

CALL TO ORDER

Session 24-15, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:33 p.m. on September 18th, 2024 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONER BARNWELL, CONLEY, VENUTI, S. SMITH, SCHNEIDER, STARK & H. SMITH

STAFF: CITY PLANNER FOSTER, COMMUNITY DEVELOPMENT DIRECTOR ENGBRETSSEN & DEPUTY CITY CLERK PETTIT

AGENDA APPROVAL

Chair S. Smith requested a motion and second to approve the agenda as presented.

SCHNEIDER/BARNWELL MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERAS AREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

A. Unapproved Regular Meeting Minutes of September 4, 2024

Chair S. Smith noted for the record that all items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. If a separate discussion is desired on an item, a Commissioner may request that item be removed from the Consent Agenda and placed on the Regular Agenda under New Business. He then requested a motion and second to adopt the consent agenda.

SCHNEIDER/BARNWELL MOVED TO ADOPT THE CONSENT AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

PRESENTATIONS / VISITORS

REPORTS

A. City Planner's Report, Staff Report 24-046

City Planner Foster reviewed his staff report included in the packet, noting the following:

- Next Commissioner Report to Council will take place on September 23rd
- Next Planning Commission Worksession and Regular Meeting is on Wednesday, October 2nd
- Open House at Islands & Oceans Visitor Center on October 22nd for review of the Homer Comprehensive Plan Growth Scenarios

Commissioner Venuti voiced concerns he had regarding the AI-generated summaries within the Zoom recordings of the Planning Commission's recorded meetings.

B. Comprehensive Plan Steering Committee Report

Commissioner Barnwell noted that there's been a lot of concern regarding the timeline for the project, adding that the Committee was recently informed of a deadline extension for the project. He also spoke to the Title 21 rewrite and the timing of its implementation. There was brief discussion about any changes the deadline extension might have to the cost of the project, but Commissioner Barnwell and City Planner Foster assured the Commission that there wouldn't be any budgetary changes regarding the extension.

PUBLIC HEARINGS

PLAT CONSIDERATION

1. Staff Report 24-036, Storm Water Works Tracts One, Preliminary Plat

Chair S. Smith introduced the item by reading of the title, and deferred to City Planner Foster. Mr. Foster provided a summary review of his report included in the packet.

Chair S. Smith reiterated the motion that was on the floor, as follows:

SCHNEIDER/BARNWELL MOVED TO ADOPT STAFF REPORT 24-036 AND RECOMMEND APPROVAL OF THE STORM WATER WORKS TRACTS ONE PRELIMINARY PLAT.

Chair S. Smith opened the public comment period. With no one coming forward to comment, Chair S. Smith closed the public comment period.

Commissioner H. Smith inquired if the City had received a justification letter given that this project proposes that the right-of-way no longer be dedicated beyond the cul-de-sacs. Community Development Director Engebretsen answered that the City of Homer is in some ways the applicant for this project, adding that in the Borough code you can ask for exceptions to certain things. She noted that in this process, the City has asked for that exception in two locations.

Ms. Engebretsen continued to explain that the western property line is proposed to have a cul-de-sac due to conservation restrictions and nearby critical habitat, while full road dedication could be required if the Commission disagrees. She added that the northern property line has standing water, making it unsuitable for road construction, and a separate subdivision proposal does not use that right-of-way. She offered

another alternative for the Commission, stating that they could recommend extending Spruce Lane along the property line.

When questioned by Commissioner H. Smith about whether this plat consideration would land-lock parcel owners in the area, Ms. Engebretsen stated that the surveyor is working with the owner of the two parcels to the north, adding that their proposal was to build a cul-de-sac through the center of these two lots for the purpose of bringing water and sewer in. She added that part of that decision was that they recognized from their subdivision activity further north that they needed some smaller lots.

Chair S. Smith asked if there was any developable property or property slated for future development that Ternview could access in the future. Ms. Engebretsen stated that it would be very unlikely to have future development in this area given that it's mostly airport and airport critical habitat property, adding that this would require a change in the State legislature.

Chair S. Smith asked for confirmation from Ms. Engebretsen that the easement is not being vacated, and therefore that means there is still a potential for a road in the future. Ms. Engebretsen stated that there's a half right-of-way dedication that exists now, and that will remain in place. She added that the north-south along Ternview is where there is a section-line easement, and that too will stay.

With no further questions from the Commission, Chair S. Smith restated that there was a motion on the floor, and asked for any Commissioners with objections to come forth.

SCHNEIDER/BARNWELL MOVED TO ADOPT STAFF REPORT 24-036 AND RECOMMEND APPROVAL OF THE STORM WATER WORKS TRACTS ONE PRELIMINARY PLAT.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

2. Staff Report 24-047, Mattox Subdivision Corbin 2024 Replat, Preliminary Plat

Chair S. Smith introduced the item by reading of the title, and deferred to City Planner Foster. Mr. Foster provided a summary review of his report in the packet.

Chair S. Smith invited the applicant to speak to the application. Katie Kirsis stated that she was there to answer any technical questions regarding the plat.

Chair S. Smith opened the public comment period of the plat consideration. With no one wishing to comment, he closed the public comment period.

Chair S. Smith then opened the floor for comments and questions from the Commission. With no comments made, Chair S. Smith requested a motion and second.

SCHNEIDER/VENUTI MOVED TO ADOPT STAFF REPORT 24-047 AND RECOMMEND APPROVAL OF THE MATTOX SUBDIVISION CORBIN 2024 REPLAT PRELIMINARY PLAT WITH THE FOLLOWING ADDITIONAL COMMENTS:

1. THE PROPERTY OWNER WILL NEED TO WORK WITH THE PUBLIC WORKS DEPARTMENT ON AN INSTALLATION AGREEMENT AND PLAN TO ABANDON ADDITIONAL SETS OF WATER AND SEWER SERVICES.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. PC Annual Calendar 2024
- B. 2024 Meeting Dates & Submittal Deadlines

Chair Smith noted the informational materials included in the packet.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

City Planner Foster thanked the Commission, Chair S. Smith and Chair David Lewis of PARCAC for the idea of holding a Joint Worksession between the two Commissions.

Deputy City Clerk Pettit stated that he looked into the idea of a disclaimer for the Zoom recordings, and added that it was a good meeting.

COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)

Mayor Castner expressed his appreciation for the Commission's work, while acknowledging the challenges that lay ahead in terms of the Comprehensive Plan and the Title 21 rewrite. He emphasized the importance of addressing current business needs in development of the Comprehensive Plan. He warned the Commission that the City Council's desire to focus on planning and zoning could lead to reactive resolutions, which he stated is not proper public process. He advised the Commission that now would be a good time to start making a list of items that need to be corrected with the Title 21 rewrite, and lastly shared that he's enjoyed being the Mayor of Homer during his tenure.

COMMENTS OF THE COMMISSION

Commissioner H. Smith thanked Mayor Castner for his service as Mayor. He also spoke to the Comprehensive Plan and the results of the survey. He spoke to the idea that sometimes the City can lose site of the associated costs in the act of balancing the budget. He thanked his fellow Commissioners for serving, as well as a thanks to City Staff and Mayor Castner.

Commissioner Stark thanked City Staff, Mayor Castner and the Commissioners. He alluded to refining the CUP process, which he believes is something that the Commission can start working on now. Mr. Stark briefly addressed the idea of public-private partnerships in the city, as well as the Harbor Expansion project.

Commissioner Conley stated that it was a great meeting, and thanked City Staff. He also thanked Mayor Castner for his service.

Commissioner Schneider thanked everyone for their service, and also thanked Mayor Castner for his service.

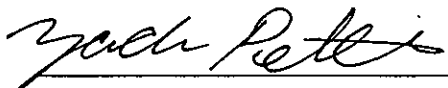
Commissioner Barnwell shared his thanks for Mayor Castner's service. He stressed the importance of wrapping up the Comprehensive Plan in order to start tackling the Title 21 rewrite. Mr. Barnwell shared that he thought the worksession and regular meeting both went well.

Commissioner Venuti thanked the other Commissioners for their service tonight, in addition to thanking Mayor Castner for his time served as Mayor.

Chair S. Smith thanked Mayor Castner for his service. He noted that serving on the Commission can be challenging at times, given that the Commission has no jurisdiction in terms of the City's budget. Mr. Smith spoke briefly about funding for parks and recreational activities around town, stating that there might be some generous individuals in and around Homer who would be willing to donate.

ADJOURN

There being no further business to come before the Commission Chair S. Smith adjourned the meeting at 7:35 p.m. The next Regular Meeting is **Wednesday**, October 2, 2024 at 6:30 p.m. A worksession is scheduled for 5:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.



Zach Pettit, Deputy City Clerk I
Approved: Oct. 2, 2024