

**CALL TO ORDER**

Session 24-16, a Regular Meeting of the Planning Commission was called to order by Vice Chair Charles Barnwell at 6:30 p.m. on October 2<sup>nd</sup>, 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, SCHNEIDER, STARK & H. SMITH

**ABSENT:** COMMISSIONER S. SMITH (EXCUSED)

**STAFF:** CITY PLANNER FOSTER & DEPUTY CITY CLERK PETTIT

**AGENDA APPROVAL**

Vice Chair Barnwell requested a motion and second to approve the agenda as presented.

SCHNEIDER/H. SMITH 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 18, 2024

Vice Chair Barnwell requested a motion and second to adopt the consent agenda.

SCHNEIDER/CONLEY 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 24-048

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

- Homer Comprehensive Plan Growth Scenarios Event at the Alaska Maritime National Wildlife Refuge Visitor Center (Islands & Oceans Visitor Center) on October 22<sup>nd</sup> from 6:00-8:00 p.m.
- Planning Commissioner Training on Sunday, October 27<sup>th</sup>
- Next Regular Meeting is October 16<sup>th</sup>
  - CUP 23-08 for the Lighthouse Village Development has been remanded back to the Planning Commission
- New Associate Planner starting next Monday
- Next Commissioner report to City Council is on October 14<sup>th</sup>

There were in-depth discussions regarding Title 21 code revisions.

#### B. Comprehensive Plan Steering Committee Report

The Commission and Shelly Wade of Agnew::Beck discussed the upcoming Title 21 rewrite and the growth scenarios. Ms. Wade also noted that the business survey results have been compiled, and further that the results will go public tomorrow with some of the cross-tabulations of the community survey. Ms. Wade informed the Commission of the upcoming Steering Committee meeting on Wednesday, October 9<sup>th</sup>.

### PUBLIC HEARINGS

#### A. Conditional Fence Permit – 4937 Alder Lane, Staff Report 24-049

Vice Chair Barnwell 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.

Vice Chair Barnwell invited the Applicant to speak to the application, but no one came forward to do so.

Vice Chair Barnwell then opened the floor for the public hearing. With no one wishing to provide testimony, Mr. Barnwell closed the public hearing.

Vice Chair Barnwell then opened the floor for questions from the Commission.

Commissioner H. Smith questioned if the fence line was going to extend into the setback, to which Mr. Foster clarified that the fence would be within the property boundaries of the property owner. Mr. Smith followed up with another question, this time asking if there was any potential for the proposed fence to interfere with any future utility easements. Mr. Foster stated that a property owner can put a fence within any type of easement; however, if access is required for that easement, a portion of the fence would likely need to be temporarily removed. Mr. Smith then asked what compelling evidence had been provided that justified the necessity for an eight-foot fence. Mr. Foster stated that this was probably a question best answered by the Applicant, but provided his assumption that a six-foot tall individual could still be viewed by the dogs of the neighboring property with a four-foot fence.

Commissioner Stark provided that he could see the purpose and reason for creating a site barrier to the neighboring kennel, sharing from his personal experiences that certain breeds of dogs get excited when they see people.

Commissioner Venuti highlighted his current living situation, where his neighbors have three dogs that go ballistic anytime he walks out of his residence. He stated that if he were the Applicant, he would put a fence in too.

Hearing no further questions from the Commission, Vice Chair Barnwell requested a motion and second.

SCHNEIDER/VENUTI MOVED TO ADOPT STAFF REPORT PC-24-049 AND RECOMMEND APPROVAL OF THE CONDITIONAL FENCE PERMIT AT 4937 ALDER LANE.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

### **PLAT CONSIDERATION**

#### **A. Staff Report 24-050, Rumley Collie Subdivision Nine, Preliminary Plat**

Vice Chair Barnwell 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.

Vice Chair Barnwell invited the Applicant to speak to the application, but no one came forward to do so.

Vice Chair Barnwell then opened the floor for the public comment period. With no one wishing to comment, Mr. Barnwell closed the public comment period.

Vice Chair Barnwell opened the floor for questions from the Commission to the City Planner, but there were none.

With no further questions or comments, Vice Chair Barnwell requested a motion and second.

SCHNEIDER/VENUTI MOVED TO ADOPT STAFF REPORT PC-24-050 AND RECOMMEND APPROVAL OF THE RUMLEY COLLIE SUBDIVISION NINE PRELIMINARY PLAT WITH THE FOLLOWING ADDITIONAL COMMENTS:

1. INDICATE CITY SEWER AND WATER MAINS LOCATED ON EAST END ROAD

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

Vice Chair Barnwell noted the informational materials included in the packet.

**COMMENTS OF THE AUDIENCE**

**COMMENTS OF THE STAFF**

Deputy City Clerk Pettit stated that it was a good meeting and shared that the Clerk's Office is back to being fully-staffed.

**COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)**

**COMMENTS OF THE COMMISSION**

Commissioner H. Smith shared that sometimes he's going to ask questions just so that there's something on the public record, not because he's necessarily opposed or against anything. He thanked the Commissioners for their service, and noted that he was happy to hear about the hired help.

Commissioner Stark stated that it was a good meeting. He thanked Vice Chair Barnwell and City Staff.

Commissioner Conley said that it was a great meeting and thanked City Staff.

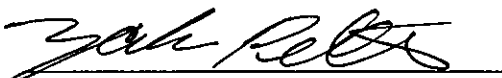
Commissioner Schneider thanked City Staff and his fellow Commissioners. He shared that he had the same question that Commissioner H. Smith asked about the conditional fence permit.

Commissioner Venuti noted the new sidewalk improvement on Ben Walters Lane. He also shared information about The Ritz Fundraiser at the Pratt Museum this upcoming Saturday, and encouraged the Commission to participate. He thanked the Commission and City Staff for a good meeting.

Vice Chair Barnwell stated that it's always hard to be in the hot seat, but thanked everyone for a good meeting.

**ADJOURN**

There being no further business to come before the Commission Vice Chair Barnwell adjourned the meeting at 7:42 p.m. A Special Meeting is scheduled for **Wednesday, October 16<sup>th</sup>, 2024**, slated for a 5:30 p.m. start. 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. 16, 2024