

CALL TO ORDER

Session 24-20, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:30 p.m. on December 4th, 2024 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

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

ABSENT: COMMISSIONER BARNWELL (EXCUSED) & CONLEY

STAFF: CITY PLANNER FOSTER, PUBLIC WORKS DIRECTOR KORT & DEPUTY CITY CLERK PETTIT

AGENDA APPROVAL

Chair S. Smith read the supplemental items into the record and requested a motion and second to adopt the agenda as amended.

SCHNEIDER/H. SMITH MOVED TO ADOPT THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERAS ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

- A. Unapproved Regular Meeting Minutes of November 6, 2024
- B. Decisions and Findings CUP 23-08, 1563 Homer Spit Road and 1491 Bay Avenue
- C. Decisions and Findings Cup 24-12, 688 Waddell Road

Chair S. Smith requested a motion and second to adopt the consent agenda.

SCHNEIDER/H. SMITH 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 24-057

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

- Comprehensive Plan Update
- Planning Commissioner Training postponement
- Next Regular Meeting on Thursday, January 2, 2025
- Next Commissioner report to Council on January 13, 2025

B. Comprehensive Plan Steering Committee Report

City Planner Foster noted that the draft plan is being prepared for a tentative spring release.

PUBLIC HEARINGS

PLAT CONSIDERATION

A. Glacier View Subdivision No. 1 Muhs 2025 Replat Preliminary Plat, Staff Report 24-058

Chair S. Smith introduced the item by reading of the title.

Commissioner Venuti stated that he needed to declare a potential conflict of interest. He added that he owns a property adjacent to the subdivision, and that he has no problem with the subdivision moving forward.

SCHNEIDER/H. SMITH MOVED THAT COMMISSIONER VENUTI HAS A CONFLICT OF INTEREST.

Commissioner H. Smith questioned if Commissioner Venuti felt that he would be able to objectively decide on this matter, and whether or not he had anything to gain financially from this project. Mr. Venuti insisted that he could remain objective, and that he had nothing to gain regardless of the outcome.

Chair S. Smith requested the Clerk to perform a roll-call vote.

VOTE: NO: S. SMITH, SCHNEIDER, H. SMITH, STARK.

Motion failed.

Chair S. Smith then deferred to City Planner Foster, who provided a summary review of his report included in the packet.

Chair S. Smith opened the floor for the Applicant, who declined to comment, but made themselves available for questions. He then opened the public comment period.

Dave Collett-Paulie, city resident, noted that he lives on the block to the east of the proposed replat. He questioned the motive behind constructing Fairview Avenue, stating that while he isn't against splitting the lots on the plat, the construction of the road would create a dangerous intersection.

Caroline Venuti, city resident, shared that she owns the lot directly to the east of the proposed plat, but that she has no objections to the plat. She shared concerns she had about the traffic hazard that would be created if Fairview Avenue were to be connected, citing various accounts of accidents in that area from her personal experience. She suggested using Morowitz Alley as an access for the proposed subdivision.

Millie Morowitz-Lewis, city resident, noted that her property abuts to the East Fairview bike path. She shared concerns she had about the traffic in the area if Fairview Avenue were to be constructed all the way through. She reiterated Mrs. Venuti's comments about using the alley as a way of access for the subdivision. She stated that she has no objection to the subdivision, but that she is strongly against turning the bike path into a public road.

Scott Adams, city resident, shared his confusion as to why Fairview Avenue has always been undeveloped, yet platted as a road. He suggested the road come to a cul-de-sac instead of tying into Kachemak Way, so that traffic would only travel to the dead end instead of creating congestion when joining with Kachemak Way.

Anna Hatch, city resident, stated that she has no problems with the subdivision, but that she didn't want East Fairview Avenue to become a road. She added that she's hopeful the City can come up with a different solution.

Bradley Parsons, city resident, echoed the traffic concerns that had been brought forth by other members of the public during the public comment period. He claimed that the Kachemak Way and Fairview trail crossing is the most dangerous stretch of roadway in Homer. He proposed that the road connect to Fairview to the west instead of Kachemak. Mr. Parsons encouraged the Commission to find an alternative to the intersection, and added that he supports the division of these plats.

Chair S. Smith closed the public comment period, and opened the floor for comments and questions from the Commission. City Planner Foster and Public Works Director Kort also responded to various questions and concerns that arose during the public comment period.

With no other comments or questions from the Commission, Chair S. Smith requested a motion and second.

SCHNEIDER/H. SMITH MOVED TO ADOPT STAFF REPORT 24-058 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT WITH THE FOLLOWING COMMENTS:

1. A CONSTRUCTION AGREEMENT WILL BE REQUIRED TO IMPROVE THE RIGHT-OF-WAY FOR THE SECTION OF FAIRVIEW AVENUE FRONTING THE FOUR LOTS AND CONNECTING TO KACHEMAK WAY TO THE EAST. THE NEW ROAD WILL BE BUILT TO CITY OF HOMER 2011 STANDARD AT SPECIFICATION.
2. THE DEVELOPER SHALL DEDICATE A 25' RADIUS FOR THE NORTHEAST CORNER OF LOT 1B.

There was a discussion among the Commission regarding the purpose of the 25' radius at the corner of the lot.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

- A. Memorandum PL 24-041, Compile Title 21 Zoning Code Issues and Areas for Improvement

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided an explanation for this business item. Discussion topics included:

- Sub-development issues with proposed number of units on a lot
- Steep slope development
- Areas that have sloughed/will slough
- Code language

NEW BUSINESS

- A. Memorandum PL 24-042, Planning Commission Request to Discuss a Moratorium on Conditional Use Permits

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided an explanation for this business item. The Commission discussed the legitimacy of instating a moratorium on all CUPs, ultimately deciding that more research was needed before bringing the idea before Council.

- B. Memorandum PL 24-043, Planning Commission Budget Request

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided an explanation of his memorandum.

H. SMITH/VENUTI MOVED TO ADOPT A BUDGET REQUEST FOR FY26 AND FY27 FOR PLANNING COMMISSIONER TRAINING IN THE AMOUNT OF \$4,500 PER YEAR, AND AMEND THE LANGUAGE WITHIN THE DESCRIPTION TO ALLOW THREE PLANNING COMMISSIONERS TO ATTEND THE ALASKA CHAPTER AMERICAN PLANNING ASSOCIATION CONFERENCE.

There was a brief discussion regarding how the \$4,500 would be broken down in the budget.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL MATERIALS

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

Chair S. Smith noted the informational materials included in the packet.

COMMENTS OF THE AUDIENCE

Scott Adams, city resident, recalled the Foothills Sunset Subdivision that was required to put a sidewalk in around 2007-2008. He questioned if the Commission was planning to allow East Fairview to extend all the way to the High School. Switching his focus to CUPs, Mr. Adams stated that he was amenable to a moratorium for CUPs in coastal areas.

COMMENTS OF THE STAFF

Public Works Director Kort shared that he appreciates the opportunity to attend the meetings and help out where he can.

City Planner Foster wished everyone a happy holiday season.

Deputy City Clerk Pettit wished everyone a happy holiday season.

COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)

COMMENTS OF THE COMMISSION

Commissioner Venuti noted that next Saturday is Chair S. Smith's birthday.

Commissioner H. Smith thanked Mr. Adams for always providing great public comment. He added that the responsibility for extending services to a certain area relies on the shoulders of both property owners and the City. He briefly spoke to special assessment districts, the Homer Accelerated Water and Sewer Program (HAWSP), and the Homer Accelerated Roads and Trails (HART) funds.


Commissioner Stark stated that all meetings are publicly noticed, and that it's incumbent upon the public to stay tuned in. He thanked Mrs. Venuti for attending the meeting, in addition to thanking City Staff and the rest of the Commission.

Commissioner Schneider thanked everyone for a good meeting, and thanked the City Staff for their work. He wished everyone a happy holiday season.

Commissioner S. Smith shared his appreciation for everyone, and wished everyone a happy holiday season.

ADJOURN

There being no further business to come before the Commission, Chair S. Smith adjourned the meeting at 8:45 p.m. The next Regular Meeting is scheduled for **Thursday, January 2nd, 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: Jan. 2, 2025