

**CALL TO ORDER**

Session 25-01, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:30 p.m. on January 2<sup>nd</sup>, 2025 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

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

**ABSENT:** COMMISSIONER SCHNEIDER (EXCUSED) & CONLEY

**STAFF:** CITY PLANNER FOSTER & 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.

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

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

**PUBLIC COMMENTS UPON MATTERAS AREADY ON THE AGENDA**

Scott Adams, city resident, spoke in opposition of the request for the extension of Daybreeze Park 59 North Subdivision. He encouraged the Commission to look at the Bridge Creek Watershed as individually owned lots, rather than looking at the area as a whole when rewriting Title 21.

**RECONSIDERATION**

**CONSENT AGENDA**

- A. Unapproved Special Meeting Minutes of November 20, 2024
- B. Unapproved Regular Meeting Minutes of December 4, 2024

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

H. SMITH/BARNWELL MOVED TO ADOPT THE CONSENT AGENDA AS PRESENTED.

Chair S. Smith asked a question regarding “napkin drawings” submitted to the Planning Department.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

## PRESENTATIONS / VISITORS

### REPORTS

#### A. Staff Report 25-001, City Planner's Report

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

- Comprehensive Plan Update
- 72 zoning permits issued in 2024 as of December 17, 2024
- Next Regular Meeting on Wednesday, January 15, 2025
- Next Commissioner report to Council on January 13, 2025

### PUBLIC HEARINGS

#### A. Staff Report PL 25-002, Amending Homer City Code 21.16 Residential Office District; 21.24 General Commercial 1 District; and 21.26 General Commercial 2 District to Add Studios as a Permitted Use in Each District. Planning Commission.

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

Chair S. Smith opened the public hearing period.

Breezy Berryman, city resident, provided her reasoning as to why she came before the Planning Commission to request the zoning code amendment. She spoke in favor of the Planning Commission approving the zoning text amendment, as it would make her pursuit of a dance school more feasible.

Tiana Hopper spoke in favor of the zoning text amendment, adding that it would provide additional opportunities for the younger demographic and the artist communities in Homer.

Chair S. Smith closed the public hearing period and opened the floor for comments/questions from the Commission.

Commissioner H. Smith made it a point to recognize that the zoning text amendment is being done for the general health, wellness, and needs of the community.

Commissioner Stark stated that he doesn't view a dance studio as more disruptive than a construction business.

Chair S. Smith compared dance studios to churches, which he noted are permitted in the residential office district, concluding that he can't see a dance studio producing more volume than a church.

BARNWELL/VENUTI MOVED TO RECOMMEND APPROVAL OF THE NEW TEXT TO THE HOMER CITY COUNCIL ALLOWING "STUDIO" AS A PERMITTED USE IN THE GENERAL COMMERCIAL 1, GENERAL COMMERCIAL 2, AND RESIDENTIAL OFFICE DISTRICTS.

Commissioner H. Smith noted that this decision ultimately falls into the hands of the City Council.

Chair S. Smith restated that he can't see a dance studio producing more volume than a church. Commissioner H. Smith rebutted that this is about studios in general, not just dance studios.

Commissioner Barnwell stated that a dance studio falls into the same category as a church in terms of noise generation the way he sees it.

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

VOTE: YES: VENUTI, S. SMITH, STARK, BARNWELL.

VOTE: NO: H. SMITH.

Motion carried.

### **PLAT CONSIDERATION**

1. Staff Report PL 25-003, Paradise South Subdivision Belieu Fabian 2025 Replat Preliminary Plat  
Public Comment Received

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

Chair S. Smith invited the Applicant to address the Commission.

Katie Kirsis noted that she was the surveyor that prepared this plat. She stated that she was available for any questions.

Chair S. Smith opened the public comment period.

Ray Kranich, city resident, stated that he owns property adjacent to Hopkins Street. He shared concerns he has regarding the traffic levels, and noted that the street running east to west is labeled "Mary Ellen Avenue," when it should read "Mary Allen Avenue." He clarified that he doesn't oppose the vacation of the lot lines for this subdivision.

Jackie Morrison, city resident, shared that she was a neighbor of the property. She added that the conservation easement should be included in the report for all parties in the future.

Chair S. Smith closed the public comment period, and opened the floor for questions from the Commission.

Chair S. Smith requested a motion and second.

VENUTI/BARNWELL MOVED TO ADOPT STAFF REPORT 25-003 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:

1. CORRECT OR REMOVE NOTE 3: THE LOT IS NOT SERVED BY CITY WATER AND SEWER.
2. THE LOCATION OF THE EXISTING UTILITIES NEED TO BE INDICATED: CITY WATER MAIN FOLLOWS SLAVIN DRIVE UP FROM THE SOUTH AND TERMINATES AT THE SOUTH WEST

CORNER OF LOT A-2A HM 86-06. CITY SEWER FOLLOWS PARADISE PLACE FROM THE EAST AND TERMINATES AT THE NORTH WEST CORNER OF LOT 3 BLK 2 HM 74-175.

3. THE CONSERVATION EASEMENT AND ASSOCIATED STIPULATIONS THAT DO NOT ALLOW DEVELOPMENT OF THIS PROPERTY BE INCLUDED AS DESIGNATED AND RECORDED IN THE RECORDS FOR THIS REPLAT IN PERPETUITY.

Commissioner Barnwell questioned Commissioner Venuti's intent with the third comment in his motion. Mr. Venuti stated that the conservation easement doesn't allow development on that property, and that it needs to be shown as such on the record.

Commissioner Stark stated that issues concerning the conservation easement are not a matter before the Commission right now.

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

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

Motion failed.

VENUTI/BARNWELL MOVED TO ADOPT STAFF REPORT 25-003 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:

1. CORRECT OR REMOVE NOTE 3.
2. LOCATION OF THE EXISTING UTILITIES NEED TO BE INDICATED.

H. SMITH/BARNWELL MOVED TO AMEND THE MOTION BY INSERTING "THE LOT IS NOT SERVED BY CITY WATER AND SEWER" TO THE END OF COMMENT #1, AND INSERTING "CITY WATER MAIN FOLLOWS SLAVIN DRIVE UP FROM THE SOUTH AND TERMINATES AT THE SOUTH WEST CORNER OF LOT A-2A HM 86-06. CITY SEWER FOLLOWS PARADISE PLACE FROM THE EAST AND TERMINATES AT THE NORTH WEST CORNER OF LOT 3 BLK 3 HM 74-175" TO THE END OF COMMENT #2.

Commissioner H. Smith noted that the preliminary plat includes Note #6, which talks specifically about the conservation easement and the associated paperwork that accompanies it, reasoning that this addresses the stipulations Commissioner Venuti was concerned with.

VOTE (AMENDMENT). NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VOTE (MAIN MOTION AS AMENDED): NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

#### **PENDING BUSINESS**

- A. Staff Report PL 24-041, Review of Title 21 Zoning Code and Create a List of Issues/Comments

#### **NEW BUSINESS**

A. Memorandum PL 25-004, Request for Extension of Daybreeze Park 59 North Subdivision

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

Chair S. Smith requested a motion and second.

H. SMITH/VENUTI MOVED TO RECOMMEND APPROVAL OF A FINAL TWO-YEAR TIME EXTENSION REQUEST FOR DAYBREEZE PARK 59 NORTH KPB#2019-067.

There was no discussion.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

**INFORMATIONAL MATERIALS**

- A. Landslide Hazard Susceptibility Mapping  
Shoreline Change Map  
Coastal Bluff Stability Map
- B. Planning Commission Annual Calendar 2025
- C. 2025 Commission Meeting Dates and Submittal Deadlines

Chair S. Smith noted the informational materials included in the packet. He encouraged everyone to go through the Landslide Hazard Susceptibility Mapping. City Planner Foster noted that it's also available on the City's website.

**COMMENTS OF THE AUDIENCE**

Scott Adams, city resident, wished everyone a Happy New Year. He stated that if a property is going to affect the Bridge Creek Watershed Protection District it should be indicated as such as part of the zoning permit process. He reiterated the need he feels for the City to look at the Bridge Creek Watershed as individual lots rather than one big swath of land. He added that non-existing properties being equated into the size of a development should also be on the criteria list for the Title 21 rewrite.

**COMMENTS OF THE STAFF**

Deputy City Clerk Pettit wished everyone a Happy New Year.

City Planner Foster wished everyone a Happy New Year, and noted that he's looking forward to the year ahead.

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

**COMMENTS OF THE COMMISSION**

Commissioner Venuti thanked everyone for serving, and wished everyone a year of success.

Commissioner Stark thanked the Commission and the City Staff, adding that he hopes everyone had a great Christmas and wishing everyone a prosperous 2025.

Commissioner Barnwell wished everyone a Happy New Year.

Commissioner S. Smith thanked the City Staff for their work. He wished everyone a Happy New Year.

#### ADJOURN

There being no further business to come before the Commission, Chair S. Smith adjourned the meeting at 8:50 p.m. The next Regular Meeting is scheduled for **Wednesday, January 15<sup>th</sup>, 2025 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: 2/15/2025