



Homer City Hall

491 E. Pioneer Avenue

Homer, Alaska 99603

www.cityofhomer-ak.gov

City of Homer Agenda

Planning Commission Regular Meeting

Wednesday, January 05, 2022 at 6:30 PM

Cowles Council Chambers and Via Zoom Webinar

Webinar ID: 979 8816 0903 Password: 976062

Dial: 1 669 900 6833 or 1 253 215 8782 Toll Free 1 877 853 5247 or 1 888 788 0099

CALL TO ORDER, 6:30 P.M.

AGENDA APPROVAL

PUBLIC COMMENTS The public may speak to the Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

RECONSIDERATION

CONSENT AGENDA All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner or someone from the public, in which case the item will be moved to the regular agenda.

- A. Planning Commission Regular Meeting Minutes of December 1, 2021 **p. 3**
- B. Decisions and Findings Document for Conditional Use Permit 21-08 to Allow a Greenhouse at 3860 Kachemak Way **p. 13**

PRESENTATIONS / VISITORS

REPORTS

- A. Staff Report 22-1, City Planner's Report **p. 18**

PUBLIC HEARINGS

PLAT CONSIDERATION

PENDING BUSINESS

- A. Staff Report 21-3, Coastal Bluff Analysis **p. 20**
- B. Staff Report 21-5, Storage Container Dwellings **p. 62**

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. City Manager's Report for December 13, 2021 City Council Meeting **p. 66**
- B. Kenai Peninsula Borough Notice of Decisions **p. 84**

COMMENTS OF THE AUDIENCE Members of the audience may address the Commission on any subject. (3 min limit)

COMMENTS OF THE STAFF

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is Wednesday, January 19, 2022 at 6:30 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