



Homer City Hall

491 E. Pioneer Avenue

Homer, Alaska 99603

www.cityofhomer-ak.gov

City of Homer Agenda

Planning Commission Regular Meeting

Wednesday, December 04, 2019 at 6:30 PM

City Hall Cowles Council Chambers

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. Minutes of the November 6, 2019 Planning Commission Meeting **p. 3**
- B. Decisions & Findings Document for CUP 19-08, two duplexes at 4155 Pennock St. **p. 21**
- C. Staff Report 19-102, Utility Easement Vacation at 4097 Mattox Road, also known as lot 6A-1, and affecting lot 20A-1, of Virginia Lynn 2006 Replat, HM 2006020 **p. 27**

PRESENTATIONS / VISITORS

REPORTS

- A. Staff Report 19-95, City Planner's Report **p. 35**

PUBLIC HEARINGS

- A. Staff Report 19-96, A request to vacate a 33 foot wide section line easement across 4097 Mattox Road, also known as Lot 6A-1 Virginia Lynn 2006 Replat, HM 2006020 **p. 37**
- B. Staff Report 19-98, An Ordinance amending the Homer City Zoning Map; to rezone a portion of the Residential Office Zoning District to Central Business Zoning District **p. 55**
- C. Staff Report 19-99, An Ordinance amending Homer City Code 21.70.040, Permit Terms; to require an as-built survey be submitted to the City Planner after completion of any building or structure **p. 75**

PLAT CONSIDERATION

- A. Staff Report 19-97, Fairview Subdivision 2019 Replat Preliminary Plat **p. 81**
- B. Staff Report 19-101, Section-line Easement Vacation Plat Preliminary Plat associated with Virginia Lynn 2006 Replat **p. 95**
- C. Staff Report 19-100, Nomar 2019 Replat Preliminary Plat **p. 109**

PENDING BUSINESS

- A. Memorandum Re: Deliberations and Vote for Staff Report 19-93 Conditional Use Permit 19-07 to allow a parking lot expansion adjacent to the Seafarer's Memorial Park on Homer Spit Road **p. 123**
- B. Staff Report 19-98, Medical Zoning District **p. 125**

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. City Manager Report for November 25, 2019 City Council Meeting **p. 147**
- B. Letter from Paul Sayer, M.D. **p. 189**
- C. Letter from Jonathon Young **p. 191**

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 **Thursday, January 2, 2020 at 6:30 p.m.** A work session will be held at 5:30p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission