



Homer City Hall

491 E. Pioneer Avenue

Homer, Alaska 99603

www.cityofhomer-ak.gov

City of Homer Agenda

Planning Commission Regular Meeting

Wednesday, October 20, 2021 at 6:30 PM

Council Chambers via Zoom Webinar

Webinar ID: 979 8816 0903 Password: 976062

Dial 669 900 6833 or 253 215 8782 or Toll Free 877 853 5247 or 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 September 15, 2021 **p. 3**
- B. Decision and Findings for Conditional Use Permit 21-07 at 1554 Homer Spit Road **p. 11**
- C. Homer Lake Street Rehabilitation Right of Way Acquisition Preliminary Plat Time Extension Request **p.16**

PRESENTATIONS / VISITORS

REPORTS

- A. Staff Report 21-61, City Planner's Report **p. 18**

PUBLIC HEARINGS

- A. Staff Report 21-64, Remand from the Board of Adjustment of Conditional Use Permit 20-15 at 106 W. Bunnell Ave. **p. 21**

PLAT CONSIDERATION

PENDING BUSINESS

- A. Staff Report 21-62, Parking Requirements for One Bedroom Dwelling Units **p. 29**

NEW BUSINESS

- A. Staff Report 21-63, Motion to Dismiss and Motion for Leave to Supplement Points on Appeal of CUP 20-15 Submitted by Frank Griswold **p. 32**

INFORMATIONAL MATERIALS

- A. City Manager's Report for September 27 & October 11, 2021 City Council Meetings **p. 86**
- B. Kenai Peninsula Borough Notice of Decisions **p. 101**
- C. Planning Commission Calendar **p. 103**

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, November 3 at 6:30 p.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