



Homer City Hall

491 E. Pioneer Avenue

Homer, Alaska 99603

www.cityofhomer-ak.gov

City of Homer Agenda

Planning Commission Regular Meeting

Wednesday, August 04, 2021 at 6:30 PM

City Hall Cowles Council Chambers

Webinar ID: 979 8816 0903 Password: 976062

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

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 June 16, 2021 **p. 3**
- B. Decisions and Findings for Conditional Use Permit 21-06 at 1308 Lakeshore Dr. **p. 8**

PRESENTATIONS / VISITORS

- A. Aaron Fleenor, Yard Manager for Northern Enterprises Boat Yard **p.**

REPORTS

- A. Staff Report 21-48, City Planner's Report **p. 13**
- B. Public Works Task Force

PUBLIC HEARINGS

PLAT CONSIDERATION

- A. Staff Report 21-41, James Waddell Homestead 2021 Replat Preliminary Plat **p. 16**
- B. Staff Report 21-44, Barnett's South Slope, Evans Addition, Preliminary Plat **p. 26**

PENDING BUSINESS

- A. Staff Report 21-43, Marijuana Onsite Consumption Endorsement **p. 36**

NEW BUSINESS

- A. Motion from City to Dismiss Appeal of the Planning Commission Decision on Conditional Use Permit (CUP) 20-15 for the reconstruction of a restaurant building at 106 W. Bunnell Avenue, Homer, Alaska **p. 63**
- B. Memorandum Re: Planning Commission Declaration of Vacancy **p. 90**
- C. Staff Report 21-46, Election of Officers **p. 92**
- D. Staff Report 21-45, Parking Code **p. 93**
- E. Staff Report 21-42, Large Retail and Wholesale Stores **p. 95**
- F. Memorandum Re: City of Homer Draft 2022-27 Capital Improvement Plan (CIP) **p. 104**

INFORMATIONAL MATERIALS

- A. City Manager Reports for June 28 & July 26, 2021 City Council Meetings **p. 176**
- B. Planning Commission Calendar **p. 188**
- C. Kenai Peninsula Borough Notice of Decision **p.189**

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, August 18 at 6:30 p.m. All meetings scheduled to be held virtually by Zoom Webinar from 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.