



Agenda

Planning Commission Regular Meeting

Wednesday, August 02, 2023 at 6:30 PM

Cowles Council Chambers In-Person & Via Zoom Webinar

Homer City Hall

491 E. Pioneer Avenue
Homer, Alaska 99603
www.cityofhomer-ak.gov

Zoom Webinar ID: 205 093 973 Password: 610853

<https://cityofhomer.zoom.us>
Dial: 346-248-7799 or 669-900-6833;
(Toll Free) 888-788-0099 or 877-853-5247

CALL TO ORDER, 6:30 P.M.

AGENDA APPROVAL

PUBLIC COMMENTS ON MATTERS ALREADY ON THE AGENDA 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 in which case the item will be moved to the regular agenda. No motion is required.

- A. PC Unapproved Minutes
Planning Commission Unapproved Meeting Minutes for June 21, 2023

PRESENTATIONS / VISITORS

- A. Presentation of the Draft 2024-2029 Capital Improvement Plan and Process by Jenny Carroll, Special Projects & Communications Coordinator

REPORTS

- A. Staff Report PC 23-042, City Planner's Report

PUBLIC HEARINGS

- A. Staff Report PC 23-043, Variance 23-01, A request to allow relief under Homer City Code (HCC) 21.72 Variances, from dimensional requirements of HCC 21.14.040 (b)(1) Buildings shall be set back 20 feet from all dedicated rights-of-way, except as allowed by subsection (b)(3) of this section at 1125 Shelley Avenue.

- B. Staff Report PC 23-044, Request for a Conditional Use Permit (CUP) 23-07 to Construct Private Stables including Paddocks or Similar Structures as an Accessory Use Incidental to Primary Residential Use per HCC 21.14.030(f) at 795 W. Fairview Avenue.

PLAT CONSIDERATIONS

- A. Staff Report PC 23-045, Approval of a Preliminary Plat to Divide One Lot, Lot 1 E Subdivision of Tr. No. 1 James Waddell Boundary Survey, HM 63-495 into Three Lots, Thomas Court Subdivision.

PENDING BUSINESS

NEW BUSINESS

- A. City of Homer Draft 2024 - 2029 Capital Improvement Plan - Review and Recommendations
Memorandum from Special Projects & Communications Coordinator as backup
- B. Memorandum PC 23-046, Election of Officers

INFORMATIONAL MATERIALS

- A. Planning Commission 2023 Annual Calendar
- B. City Manager's Report(s)

CM Report for Council Meeting on June 26, 2023
CM Report for Council Meeting on July 24, 2023
- C. City Newsletter July 2023

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

COMMENTS OF THE STAFF

COMMENTS OF MAYOR/COUNCIL MEMBER (If Present)

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is Wednesday, August 16, 2023, 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