

Session 22-13, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:36 p.m. on September 7, 2022 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONERS SMITH, CHIAPPONE, HIGHLAND, CONLEY, AND STARK

ABSENT: COMMISSIONERS BARNWELL, VENUTI (EXCUSED)

STAFF: CITY PLANNER ABBOD
DEPUTY CITY CLERK KRAUSE

AGENDA APPROVAL

Chair Smith noted that there was a request to address Plat Considerations, Item A before Public Hearing Item A and requested a motion to amend the agenda.

HIGHLAND/CONLEY MOVED TO AMEND THE AGENDA TO ADDRESS PLAT CONSIDERATION ITEM A BEFORE PUBLIC HEARING ITEM A.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Chair Smith requested a motion and second to approve the amended agenda.

HIGHLAND/CONLEY MOVED TO APPROVE THE AGENDA AS AMENDED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS ON ITEMS ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

A. Unapproved Regular Meeting Minutes for September 7, 2022

Chair Smith requested a motion and second to approve the Consent Agenda.

HIGHLAND/CONLEY MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED.

There was no further discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS / VISITORS

A. Homer Quality of Life - A Presentation of City of Homer Economic Development Advisory Commission Presented by Karin Marks, Chair and Julie Engebretsen, Economic Development Manager

Chair Smith introduced Chair Marks and Economic Development Manager Engebretsen. He then advised that the Commission will be given the opportunity to ask questions at the end of the presentation.

Ms. Marks and Ms. Engebretsen presented on what is positive economic growth for Homer and how it leads to the quality of life and growth outcomes desired by the community. They stated that the Economic Development Advisory Commission (EDC) has conducted an analysis on Strengths, Weaknesses, Opportunities and Threats (SWOT) for Homer's quality of life dividing these into four categories of Business Climate, Built Environment, Natural Environment, and Social Climate. This analysis is offered as a gateway to a larger community conversation about Homer's future as a place to live, work, and thrive.

Ms. Marks and Ms. Engebretsen responded to questions and comments regarding the following:

- Weaknesses – Local regulations is not resulting in the patterns and development the community would like to see references zoning and development in downtown Homer and where you want people to walk and have a dense community. Building setbacks and parking standards need to be addressed on Pioneer Avenue if you want downtown to be pedestrian friendly and have more activity requires changes to be made to our building blocks.
 - o Specifics were not addressed by the EDC it was general information that as things in a dense area there could be some zoning issues and differences.
- Under Business Climate, Threats and Weaknesses – too many people moving in at a rate faster than the City can increase infrastructure and housing will destroy what is here and Homer will be like everywhere else. Were there any ideas or discussions on that?
 - o The City has miles of water and sewer pipe and maintains it. The City is doing okay, but not going too far on that point, but typically the preference is for more customers per mile of pipe to have financial stability of the utility. The City needs to think about how to have more people living in the same space that it currently has rather than annexing of other areas further out which would require more pipe and then more space for people.
- Under Built Environment – Opportunities- Rethink Chamber marketing.
 - o The EDC has not come up with specific ways to do this, as there needs to be more conversation as there are always two perspectives. That is why bringing this into the discussion now the City can reflect more specifically when working on the comprehensive plan using details of what is being experienced.
 - Relationship with the Homer Chamber is interesting in that it is a private entity and at a recent meeting that even the Mayor attended and encouraged the City to have a closer relationship with the Chamber.
 - Part of the Chamber's mission is to promote businesses and sound business climate while the City has the interest not to create impediments but to control where certain types of businesses are located with like businesses. The City is in the process of getting these changes on how the town is laid out, how the town wants to work and addressing business growth in a responsible and appropriate manner.
- Under Business Climate Risk of Over-regulation – Please provide further clarification.

- Not over-regulating businesses to the point that they do not want to bring, buy, or do business in the City. The City needs to ensure the level of regulations matches our community desire or acceptance of that regulation. The EDC was careful in the language used in the SWOT and hence why the word “risk” was chosen.
 - Homer is a unique place with many perspectives
- The EDC is hoping to have this included in the structure of the Comprehensive Plan and have each Commission provide input on some of the points on how things can change.
- EDC top priorities and recommendations to the Planning Commission
 - Will be re-evaluating specifics for 2023 but continue to be interested in Housing
 - They have received informational presentation on short-term rentals
 - Transportation
 - Day Care
 - Small Business Development Assistance
 - Strategic Plan of the EDC will be provided to the Planning Commission when updated.
- EDC top three requests or suggestions to the Planning Commission
 - When considering things at the Planning Commission level consider sending to the EDC for input.

Ms. Marks stated that she could only provide her personal opinion and not speaking for the EDC in response to Commissioner Stark on what the Planning Commission should keep on their radar, would be zoning changes, conditional use permit changes, in terms of density, the need for middle housing. There is a need for year round housing for people who want to live in the area and there is no housing available.

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

A. Staff Report 22-58, City Planner's Report

City Planner Abboud provided a summary of Staff Report 22-58 for the Commission. He elaborated on the following topics:

- Homeless Coordinator Position with the Borough funded through a HUD grant for three years
- Transportation Planning – Homer can do better than just a voucher
 - Survey will be distributed soon
- RFP/RFQ being drafted for the Comprehensive Plan update.
- Work continues on the Grading ordinance and will be presented to the Commission for input
- Short term Rentals – passing around ideas, research on ways to address the issue, no policy discussion as yet

Chair Smith will submit a written report and Commissioner Stark will attend in person.

City Planner Abboud responded to questions on the following:

- Number of homeless in Homer
- Brief description on what the grading ordinance will encompass and or address.

PLAT CONSIDERATION

A. Staff Report 22-60, Bidarki Creek No. 5 Preliminary Plat

Chair Smith introduced the item by reading of the title and deferred to City Planner Abboud.

City Planner Abboud reviewed Staff Report 22-60 for the Commission. He shared screen so that a larger view of the map could be provided for those in attendance in Council Chambers.

Chair Smith noted the laydowns provided in the supplemental packet.

Tom Latimer, surveyor for the Applicant; McKennen & Rachael Lamb, Kristen Lamb-Reilly, Applicants

Mr. Latimer noted the letter included in the supplemental packet should address questions the Commission may have as the one in the packet is incorrect; the plat in the packet is incorrect please do not reference it; the encroachment of the deck they are working with Public Works on language for an easement; he understands that it is not allowed by code. The Borough will not allow it to occur. As for the 3:1 width requirement they will be providing valid reasons to allow that and the Borough is the last authority to allow the exception. He further provided comment on those reasons. He then provided information on the drainage and what the Engineer is working on to address those issues. The owners are trying to provide more affordable housing for the community. He then provided some input on neighboring properties that are built to the same percentage of 35% the one difference is they are proposing shared driveways.

Chair Smith opened the public comment portion.

Kristen Lamb-Reilly, applicant, introduced herself and her son and their intent to build a pleasing and aesthetic development and provided a brief history of their relationship living and visiting Homer.

McKennen Lamb, resident and applicant spoke to the application and the intent to work with the City and neighboring property owners on their project. If they can fix the deck encroachment they will and if a lot needs to be removed then that can happen.

Linda Rourke, adjacent property owner to the west at the end of Hillside, expressed concerns with drainage, and the density of the project and it appears very overwhelming and did not support exceptions to code. She continued by stating that the land shakes when you put large equipment on it. She has submitted written testimony as well. She opined that large development projects will make it not a nice place to live.

Jon Faulkner, city resident, close property owner, spoke in opposition to the project, in his opinion this appeared to be a subdivision plat when it should be a rezone. He believed it was effectively rezoning rural residential land. He questioned where the zoning ordinances that relate to rezoning, as they regard findings of fact that the Commission typically has to make relating to impacts of adjacent values. He questioned the public need for smaller lots, how many existing lots were for sale in town with utilities. He did not think that there was a demand for smaller lots. Mr. Faulkner then stated that it was not in character and keeping with the surrounding neighborhood which was one of the findings that typically are in conjunction with a rezone application. He stated that this is a gateway to this town and then expressed the aesthetic values that the current development on Baycrest provides. Mr. Faulkner urged the commission to consider this a back door rezone and that the entire neighborhood of Hillside is on record opposing this sort of rezone.

Sarah Faulkner, city resident, echoed the comments expressed by Linda Rourke and her husband Jon Faulkner. She stated further that they live between West Hill and Hillside Acres in neighboring subdivisions and fought really hard to keep it that way during the earlier meeting regarding rezoning earlier this year.

The neighbors are not happy with the proposed project and you have a lot letters in your packets from neighbors who are unhappy about this project. They just found out about this today as they were not included in the notification. She expressed concerns regarding the exceptions to code, the encroachments, setbacks, parking, steep slope development and fire response. Ms. Faulkner noted that there were wetlands and runoff drainages into the Bidarki Creek as well.

Susan Jeffrey, city resident, sharing a property line with the proposed development, expressed her concerns about the slope and removal of vegetation and the possible significant erosion that would cause. She noted that there was very wet soil there and it did not conduct water well and it is a jiggly mess. Ms. Jeffrey stated that she is not opposed to developing this project but thought it was overkill and requested the applicants to consider half the lots not eleven.

Mike Jeffrey, city resident, he lives right up the hill above the proposed development and he expressed concerns on installation of utilities, removal of trees, the land is hilly and not sure how they would develop them and possible erosion. He understands that the town needs more affordable places to rent or live.

Chair Smith stated for the record that the Applicants and Mr. Latimer will be able to respond to comments after the public comment period is closed.

Chair Smith hearing and seeing no other members of the public wishing to provide comment closed the public comment period. He offered rebuttal to City Planner Abboud who declined.

Chair Smith then opened the floor to questions from the Commission, noting that they could question the City Planner, Applicant, Mr. Latimer or any of the members of the public who commented.

The Following questions were responded to by the Applications and Mr. Latimer:

- Motive for creating eleven lots.
 - o The intent was to create a development of small lots and small affordable houses and to disturb the soil as minimally as possible.
 - o The reason for maximizing the number of lots was primarily to make it affordable. This cannot be accomplished with fewer lots and not naturally increase the cost of the overall project. The cost of the infrastructure would then be split between less numbers of lots. There is a need to have a safe refuge in economic troubling times.
- Creating less lots and constructing duplexes or triplexes
 - o Considerations was given to construction of condominiums which creates a clustering of homes but this does not change the infrastructure
 - o Condominiums or similar developments then depend on creation of a oversight for maintenance for the life of the project. If there is one non-payer then that share of cost is spread to all other property owners. IT is believed that the pride of ownership being a property owner and creation of requirements and rules written into the development agreement will take care of that and empower people to be responsible and not have to police each other.
- Creating underground utilities versus overhead
 - o All utilities will be underground unless there is a reason that it cannot be constructed as such.

- City Code requires underground utilities

Chair Smith recognized Mr. Faulkner stating that the public comment period has expired and he would have to request a motion to suspend the rules.

- When standing on the sidewalk at the highway level and looking at the land, the existing houses are higher up but the area between the house and road are lower, is there plans to bring in fill for that area
 - One of the issues with bringing fill in would be extensive compaction and if that is not done right you would create avalanche slope effect and the water gets underneath and wash it out which we do not want it washing into Bidarki Creek. The area was reviewed for the placement of the homes with the surveyor on the placement of the structures based on the natural clearings to minimize the amount of trees and vegetation removal and maintaining the strongest strength of soil naturally. Further explanation was provided on proposed building foundations.
- Awareness of the soils, wetlands, Bidarki Creek cutting through and in the event of an earthquake possible jellification of the slopes, was there any concerns?
 - John Bishop, Engineer has reviewed this property and while he has been very busy and has not been able to devote and extreme amount of time, he has expressed that the issues you have brought up are solvable and they will be minimizing the impact on any disturbance by using the helical piles.

There was no further questions or comments from the Commission.

Chair Smith requested a motion and second.

HIGHLAND/STARK MOVED TO ADOPT STAFF REPORT 22-60 AND RECOMMEND APPROVAL OF A PRELIMINARY PLAT TO DEDICATE A CUL DE SAC AND SUBDIVIDE TWO LOTS INTO ELEVEN LOTS WITH THE FOLLOWING COMMENTS:

1. INCLUDE A PLAT NOTE STATING "PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS."
2. DEDICATE A 15 FOOT UTILITY EASEMENT ADJACENT TO ALL RIGHTS OF WAY PER HCC 22.10.051.
3. RESOLVE THE DECK AND STAIRWAY ENCROACHMENT BETWEEN LOTS 5 AND 7 AND ENSURE ALL STRUCTURES MEET ZONING CODE SETBACK REQUIREMENTS.
4. ALL FUTURE DEVELOPMENT MUST MEET APPLICABLE REGULATIONS AT THE TIME OF CONSTRUCTION, INCLUDING SETBACK REQUIREMENTS FOR DECKS AND STAIRWAYS.
5. A STREET NAME IS REQUIRED FOR THE NEW CUL-DE-SAC.
6. THE LONG SHARED DRIVEWAY EASEMENTS SHOULD BE NOTED ON THE PLAT AND PREFERABLY NAMED FOR E- 911 PURPOSES. THE SHORTER WESTERN SHARED DRIVEWAY EASEMENT SHOULD BE NOTED ON THE PLAT BUT DOES NOT NEED TO BE NAMED.
7. VERIFY PROPERTY OWNERS TO BE INCLUDED ON THE PLAT.

Discussion ensued with Commissioners expressing their concern on the amount of development proposed for this property and while supportive of a tiny home development this property is not the appropriate place; technical issues of drainage, slope and soils can be addressed but comments from the public should be addressed; the concept of eleven different homes and properties on this property with regard to the slope and drainage issues; total of three acres and developing nine additional homes and rural residential does not encompass the number of structures on the amount of buildable property; the consideration of reducing the number of lots and constructing condominiums and or duplexes/triplexes which may be a more suitable; previously considering to rezone the area from Rural Residential to Urban Residential.

City Planner Abboud advised that if the Commission votes this down that they are very specific on the reasons for voting in opposition as it will go before the Borough and the City is advisory to the Borough.

Chair Smith expressed that there is a concern on having shared driveways and possible litigation between owners over damages, encroachments, etc., and public safety access.

McKennen Lamb responded quickly in response to the public safety concerns by relating his discussions with their attorney and the Fire Chief with regard to the proposed design.

Commissioner Chiappone commented on not wanting to make decisions based on aesthetics or if it was the right thing for Homer and did not see that there was a codified reason to vote against this action.

Further discussion followed pointing out the following:

- creating affordable housing needs to start somewhere
- Affordable housing may be developed on the outer edges of town, but then there is a lack of transportation.
- Applicant may come back with a condominium project which presents ambiguity
- Applicant can address concerns expressed and reduce the size and number of the lots which creates an area denser than expected or seen in the area.
- Commission is only voting on the preliminary plat and the Applicant has expressed a willingness to work with the neighboring property owners.

CONLEY/HIGHLAND MOVED TO SUSPEND THE RULES TO ALLOW THE PUBLIC TO COMMENT AGAIN ON THE ISSUE.

Commissioner Highland expressed that it was highly unusual to allow a second public comment period.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Smith invited Mr. Faulkner to speak to the Commission.

Mr. Faulkner, city resident, commented on raising his hand to ask a technical question and was will to wait until the end of the meeting, and stated it was not his intent to provide more testimony. He continued by asking, how is the subdivision that creates lots that are not allowed in the zoning district legal and is there a determination by an authority on this, that it is legal? he reiterated his opinion that this was a technical question.

Chair Smith deferred to City Planner Abboud.

City Planner Abboud responded that he would not recommend anything illegal, and in city code for Rural Residential District, if property is served by water and sewer, lots can be subdivided to 10,000 square feet.

Sarah Faulkner, stated that she understood the 10,000 square foot size but did not believe the contour of the parcel was not conducive to that, maybe if it was flat it may make sense. She continued by that there is so much that is undevelopable that you are squishing the development into the areas that are available. Ms. Faulkner further commented that Homer does not have a house shortage, what they have is a housing shortage due to all the short term rentals which the City still has not figured out how to manage and regulate. Ms. Faulkner continued by commenting that there are plenty of houses, it's just people of renting only short term and if that gets solved then there will be plenty of homes for people.

Mr. Jeffrey posed a question that you are making an exception to the rules you are then not following the rules.

City Planner Abboud responded that they were following Borough code and this is allowed. There is a provision for making these decisions. In Homer you can divide into 10000 square foot lots and the Commission can recommend whether they support the exceptions or not.

Commissioner Highland stated that this is the problem with this, referring to suspension of the rules to allow public comment, as members of the public and applicants were speaking without being recognized.

Mr. Lamb responded to concerns regarding lot size, 3:1 and doing what was best for the property and neighbors and if they were required to reduce by a lot then they will reduce the number of lots.

Karin Marks, city resident, commented on hearing a presentation on short term rentals and the housing issue is much more complex than having to do with short term housing. She then noted that the neighborhood that is at the corner of West Hill Road and Sterling Highway is made up of 10,000 square foot lots which is a somewhat dense complex so in her opinion it would not be unthinkable for one to see another dense neighborhood while traveling up Baycrest Hill.

Chair Smith closed the second public comment period.

Discussion continued on the concerns brought forward and the following points were reiterated:

- final decision is at the Borough level
 - o In past decisions the borough has followed the recommendations of the City and did not want the sentiment of the Borough will handle this issue to be part of this Commission's thinking.
 - o Commission appears to be divided on this action by comments expressed
- the action is meeting the regulations and requirements in code and what would direct us to request the smaller lot size
- Referral to the Comprehensive Plan recommendations
- Consideration to make an amendment to the motion to make less lots
 - o If they reduce the recommendation to lower the subdivision to five lots from eleven lots can they do this procedurally

City Planning Abboud responded that the applicant has submitted their plat and paid the fees, the Commission votes it up or down, the Applicant can make amendments to their plans and resubmit to the

Commission or they can take it to the Borough. If they submit something different to the Borough, the Borough will contact the City and ask if the Planning Commission wants to review this again which due to the response we have gotten he will tell them yes. It might be a small thing and you can reconfigure a lot but it would be worth reviewing it again at this body to get a positive recommendation up to the Borough.

Commissioner Stark commented on the application being within the legal rights but the negative response from the public and neighboring properties that the Applicants should work further with the City Planner to address the concerns expressed tonight. He then stressed they are voting on the preliminary plat.

Commissioner Highland expressed the main the concern is that if this Commission votes to recommend approval it goes to the Borough and they will approve it and this Commission will not see it again.

City Planner Abboud confirmed that the Applicant could bring this action to the Borough even though the Commission did not recommend approval.

STARK/HIGHLAND MOVED TO AMEND MOTION TO REDUCE THE NUMBER OF LOTS.

A brief discussion on just recommending the number of lots be reduced without being specific on the number of lots to reduce to; over regulations on development; provide the opportunity to the applicants to reduce the number of lots and bring it back to the Commission; amending the motion does exactly that as the Applicant has expressed a willingness to work with the city and neighbors.

VOTE. NO. SMITH, CHIAPPONE, CONLEY

VOTE. YES. HIGHLAND, STARK

Motion failed.

There was no further discussion on the main motion.

VOTE. YES. CHIAPPONE, STARK

VOTE. NO. HIGHLAND, CONLEY, SMITH.

Motion failed.

Chair Smith called for a recess at 8:50 p.m. He called the meeting back to order at 8:58 p.m.

PUBLIC HEARINGS

A. Staff Report 22-59, Conditional Uses and Structures - Draft Ordinance Amending Title 21 Sections 21.12. Rural Residential District; 21.14, Urban Residential District; 21.16 Residential Office District 21.18 Central Business District; 21.20 Town Center District; 21.22 Gateway Business District; 21.24 GC1 General Commercial District 1; 21.26 GC2 General Commercial District 2; 21.27 East End Mixed Use District Regarding Conditional Uses in Each District. Planning Commission.

Staff Report 22-59 Conditional Use Permit Reduction

Chair Smith introduced the item by reading of the title and deferred to City Planner Abboud.

City Planner Abboud reviewed Staff Report 22-59 and noted the actions taken by the Planning Commission in each of the zoning districts. He noted the ordinance provides the input from the Commissioners at the September 7, 2022 regular meeting. City Planner Abboud stated that he has made some minor changes on intent and impact and provided the comprehensive review on the proposed amendments.

Chair Smith open the Public Hearing.

Karen Marks, city resident, commented that she appreciated the Commissions work on this and believed it will move toward an easier business climate and provides the time to work on those things that exceptionally difficult.

Jon Faulkner, 35 year city resident, owner operator of Lands' End Resort urged the Commission to consider a broader outreach as this significant change warrants more than social media, newspaper, and radio as they don't quite capture getting the word out to the community. He believed that this was a community consensus-driven process, and should use direct mail to advise the community. He believed that would be worth the costs of a dollar per resident at 3200 residents. He lives here and very specifically engaged and he learned about this because of attending the meeting to comment on another matter, but he believes that there are a lot of people like himself who care a great deal about this town and they may not be aware of some of these significant changes that this Commission is putting a lot of time into and Mr. Faulkner applauded the Commission for that effort. He then stated that he is an expert in development as he has spent a lifetime doing it. Condominium, hotel, residential, etcetera, etcetera. He believed that if you are truly interested in affordable housing because it is becoming the same word and almost a justification for everything that is being done he would like the Commission to apply the brakes on it for a bit and think about the context of these changes. What developer like himself might actually think about building affordable housing? An 8000 square foot limitation is the biggest impediment in his view to multifamily inexpensive housing. You are not going to get it from detached houses and that is where you keep focusing your energy. He referenced the development by Alex Treweiler located in Old Town as being a successful model. Mr. Faulkner provided an example of developing an 8000 square foot lot and the difficulties that would present to a developer. He requested the Commission to think about direct mailing the residents so that they can gain consensus on these changes.

Ken Castner, stated that when he became Mayor it was his ambition to reduce the number of conditional use permits, because that's been the root of almost all city litigation in court, and he urged the Commission at that time to either allow it or not. When there is a condition that can be permitted under certain set of circumstances, you are going to tell them how they have to conform. So there is a conformity issue, as well as the application where what you have effectively done through this change, and I congratulate you on doing it, because he believes it brings certainty by definitively stating what is either allowed or not. A person can still go for a conditional use permit, but with the expectation that there is going to be conditions.

Chair Smith seeing no further persons coming forward to provide testimony closed the public hearing. He then deferred to questions from the Commission.

Commissioner Highland noted a typographical error on line 18 of the draft ordinance, the word should be "forth" not "for" as written. She then questioned the number of residents in Homer is more in the number of 5500 referring to the comment from Mr. Faulkner regarding mailing notice of action to all city residents.

City Planner Abboud provided clarification that there are a few more opportunities to comment on this action as it will be going before the City Council. He then provided additional clarification and purpose for the changes that the Commission is recommending.

Chair Smith requested a motion and second.

HIGHLAND/CONLEY MOVE TO ADOPT STAFF REPORT 22-59 AND FORWARD DRAFT ORDINANCE AMENDING HOMER CITY CODE SECTIONS 21.12 RURAL RESIDENTIAL DISTRICT; 21.14, URBAN RESIDENTIAL DISTRICT; 21.16 RESIDENTIAL OFFICE DISTRICT; 21.18, CENTRAL BUSINESS DISTRICT; 21.20, TOWN CENTER DISTRICT;

21.22, GATEWAY BUSINESS DISTRICT; 21.24, GENERAL COMMERCIAL 1 DISTRICT; 21.26, GENERAL COMMERCIAL 2 DISTRICT; AND HOMER CITY CODE 21.27, EAST END MIXED USE DISTRICT REGARDING CONDITIONAL USES IN EACH DISTRICT TO CITY COUNCIL.

Commissioners commented on the time spent and the efforts expending in putting the information together to make all the changes.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

- A. Memorandum from Deputy City Clerk re: Final Draft Recommendations for Ordinance 22-42

Chair Smith introduced the item by reading of the title and deferred to City Planner Abboud.

City Planner Abboud reviewed the Memorandum prepared by Deputy City Clerk Krause. Chair Smith requested any amendments from the Commission, noting that the Clerk has requested all amendments be made by a motion.

HIGHLAND/STARK MOVED TO AMEND THE MEMORANDUM, RECOMMENDATION NUMBER TWO, TO STRIKE LANGUAGE AFTER THE WORD "PLANS".

Chair Smith noted that this amended statement was more representative of the overall discussion by the Commission to be sent to Council.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Smith requested additional amendments to the memorandum and hearing none he then requested a motion and second to adopt the memorandum as amended.

HIGHLAND/STARK MOVED TO ADOPT THE MEMORANDUM REGARDING RECOMMENDATIONS ON ORDINANCE 22-42 AS AMENDED AND FORWARD TO CITY COUNCIL FOR THE SEPTEMBER 26, 2022 MEETING.

There was no further discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Castner confirmed with the Clerk that there was a position on the Council agenda for this item.

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. Memorandum from City Clerk re: Implementation of New Agenda Management Software
- B. Planning Commission Calendar 2022
- C. City Manager's Report for City Council Meeting on September 12, 2022

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

Deputy City Clerk Krause commented that the Commission did some fine work getting through everything on the agenda tonight.

COMMENTS OF THE COMMISSION

Commissioner Conley expressed his appreciation for the work provided by the staff and the Commission working through the items.

Commissioner Chiappone expressed his appreciation for the work of the Clerk and the City Planner and that it was a very interesting meeting.

Commissioner Stark expressed his appreciation for everyone wrestling through a very difficult situation.

Chair Smith thanked everyone for their work tonight and doing what their conscious allows. He then noted the Transportation meeting on October 1st and encouraged everyone to attend that event however he may not as it competition with a Mariners playoff game during the same time. His attention will be divided.

ADJOURN

There being no further business before the Commission, the meeting was adjourned at 9:30 p.m. The next Regular Meeting is Wednesday, October 5, 2022 at 6:30 p.m. A worksession is scheduled for 5:30 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom webinar.

RENEE KRAUSE, MMC, DEPUTY CITY CLERK II

Approved: _____