

CALL TO ORDER

Session 25-13, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:30 p.m. on August 6th, 2025 in the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONERS BARNWELL, SCHNEIDER, S. SMITH, WALKER, HARNESS, & VENUTI

ABSENT: COMMISSIONER H. SMITH (EXCUSED)

STAFF: COMMUNITY DEVELOPMENT DIRECTOR ENGBRETSSEN, PUBLIC WORKS DIRECTOR KORT & DEPUTY CITY CLERK PETTIT

AGENDA APPROVAL

Chair S. Smith read the supplemental items into the record. He then requested a motion and second to approve the agenda as amended.

HARNESS/BARNWELL MOVED TO ADOPT THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Jan Keiser, city resident, voiced her support for removing the Slope Stability & Erosion Mitigation Program from the Capital Improvement Plan. She requested that the Kachemak Sponge Project and the Baycrest Storm Drain Conveyance and Treatment System Project be rewritten but kept in the Capital Improvement Plan in a new format.

HARNESS/WALKER MOVED TO SUSPEND THE RULES.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

RECONSIDERATION

CONSENT AGENDA

- A. Unapproved Regular Meeting Minutes of July 16, 2025
- B. Utility Easement Vacation – Lot 2A Block 6, Fairview Subd. Flyum Add.
Memorandum PC-25-037 from Associate Planner as backup

SCHNEIDER/BARNWELL MOVED TO ADOPT THE CONSENT AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS/VISITORS

REPORTS

A. City Planner's Report, Staff Report 25-35

Community Development Director Engebretsen summarized City Planner Foster's report included in the packet, covering the following items:

- Comprehensive Plan update
- Recap of July 28, 2025 City Council Meeting
 - Resolution 25-070, A Resolution of the City Council of Homer, Alaska, Directing the Planning Commission to Review and Recommend Amendments to Homer City Code to Allow Temporary Structures for Retail Purposes on Vacant Lots in the Central Business District. Davis.
- Continued work on Title 21
 - Open house at Islands & Oceans Visitor Center on October 20th, 2025
- Next Regular Meeting is scheduled for August 20th, 2025
- Next Commissioner report to City Council on August 11th, 2025
- Candidacy Filing period is open
- City is seeking election workers

PUBLIC HEARINGS

PLAT CONSIDERATION

PENDING BUSINESS

A. Capital Improvement Plan, Jenny Carroll, Special Projects & Communications Coordinator Memorandum PC-25-038 from Special Projects & Communications Coordinator as backup Memorandum from Public Works Director as backup

The Commission reviewed the Capital Improvement Plan, with each Commissioner providing their top priority projects. There were in-depth discussions about various projects included in the Capital Improvement Plan, as well as a recap of what the Commission moved forward as its top priority projects last year.

HARNESS/SCHNEIDER MOVED TO RECOMMEND TO CITY COUNCIL TO REMOVE SLOPE STABILITY PROJECT FROM THE CIP.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

HARNESS/SCHNEIDER MOVED TO RECOMMEND TO CITY COUNCIL TO CREATE A NEW KACHEMAK SPONGE CIP PROJECT.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

HARNESS/SCHNEIDER MOVED TO RECOMMEND TO CITY COUNCIL TO CREATE A NEW CIP PROJECT FOR THE BAYCREST STORMWATER MANAGEMENT.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

SCHNEIDER/BARNWELL MOVED TO RECOMMEND CITY COUNCIL INCLUDE THE 1) HOMER HARBOR EXPANSION, 2) NEW PUBLIC WORKS ~~BUILDING~~ **CAMPUS**, AND 3) HOMER HARBOR CRITICAL FLOAT SYSTEM REPLACEMENT PROJECT IN THE LEGISLATIVE PRIORITY SECTION OF THE CAPITAL IMPROVEMENT PLAN AND PRIORITIZE THEM IN THE ORDER STATED.

BARNWELL/HARNESS MOVED TO AMEND THE MOTION TO REPLACE “BUILDING” WITH “CAMPUS.”

There was no discussion.

VOTE (AMENDMENT): NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VOTE (MAIN MOTION AS AMENDED): NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

INFORMATIONAL MATERIALS

COMMENTS OF THE AUDIENCE

Jan Keiser, city resident, noted that the Slope Stability & Erosion Mitigation Program isn’t an all or nothing proposition and can be addressed at another time. She encouraged the Commission to incentivize wetland protection, support nature-based stormwater treatment, and regulate stormwater management to protect against downstream impacts.

COMMENTS OF THE STAFF

Public Works Director Kort thanked the Commission for hearing him out.

Deputy City Clerk Pettit stated that the Commission will hold its elections for Chair and Vice Chair at the next Regular Meeting.

Community Development Director Engebretsen thanked the Commission for its work tonight.

Special Projects & Communications Coordinator Carroll shared her appreciation for the Commission's input.

COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)

COMMENTS OF THE COMMISSION

Commissioner Venuti inquired about the regular inspection schedule for the Bridge Creek Watershed Dam. Public Works Director Kort stated that it's part of a routine inspection process through the state of Alaska, noting that the inspection is scheduled for this month.

Commissioner Walker thanked everyone for their work tonight.

Commissioner Harness conveyed to the Commission that Councilmember Aderhold requested the Commission to consider stormwater. She stated that it was great to have city staff attending the meeting tonight, adding that it's hard to decide on priority projects for the CIP.

Commissioner Schneider thanked the city staff for attending and helping with the CIP discussion. He welcomed the newly elected Commissioners and thanked the members of the public who participated.

Commissioner Barnwell thanked city staff and the Commission. He added that the Comprehensive Plan and Title 21 Rewrite are going to be critical for stormwater management.

Commissioner S. Smith thanked Commissioner Harness for her report to City Council and volunteered to deliver the report on August 11th. He commended the efforts of everyone involved in the Comprehensive Plan and Title 21 Rewrite process.

ADJOURN

There being no further business to come before the Commission, Chair S. Smith adjourned the meeting at 7:54 p.m. The next Regular Meeting is scheduled for **Wednesday, August 20th, 2025 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.

Zach Pettit, Deputy City Clerk II

Approved: _____