

CALL TO ORDER

Session 25-12, a Regular Meeting of the Planning Commission was called to order by Vice Chair Charles Barnwell at 6:30 p.m. on July 16th, 2025 in the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

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

ABSENT: COMMISSIONERS SCHNEIDER & H. SMITH (BOTH EXCUSED)

STAFF: CITY PLANNER FOSTER & DEPUTY CITY CLERK PETTIT

AGENDA APPROVAL

Vice Chair Barnwell requested a motion and second to approve the agenda as presented.

HARNESS/VENUTI MOVED TO ADOPT THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

- A. Unapproved Regular Meeting Minutes of June 18, 2025
- B. Cooper Subdivision 2023 Replat Extension Request
- C. Decisions and Findings CUP 25-01, 1231 Ocean Drive

HARNESS/VENUTI MOVED TO ADOPT THE CONSENT AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS/VISITORS

- A. Capital Improvement Plan, Jenny Carroll, Special Projects & Communications Coordinator
Memorandum PC-25-036 from Special Projects & Communications Coordinator as backup

Special Projects & Communications Coordinator Carroll presented to the Commission regarding the Capital Improvement Plan. Discussion topics included the Slope Stability & Erosion Mitigation Program, the Homer All Ages & Abilities Pedestrian Pathway, and how projects are prioritized.

REPORTS

A. City Planner's Report, Staff Report 25-33

City Planner Foster reviewed his staff report included in the packet, covering the following items:

- Comprehensive Plan update
- Recap of June 23, 2025 City Council Meeting
 - Memorandum CC-25-171 from Mayor re: Appointments of Dotti Harness, Sam Walker, and Reappointment of Franco Venuti to the Planning Commission
 - Memorandum CC-25-172 from Mayor re: Reappointment of Franco Venuti to the Kenai Peninsula Borough Planning Commission
- Next Regular Meeting is scheduled for August 6th, 2025
- Next Commissioner report to City Council on July 28th, 2025 (Commissioner Harness)

There was a short conversation regarding the public hearing process and final adoption of the Comprehensive Plan.

PUBLIC HEARINGS

PLAT CONSIDERATION

A. Pioneer Vistas Unit #6 – Young Replat Preliminary Plat, Staff Report 25-34

Vice Chair Barnwell introduced the item by reading of the title and deferred to City Planner Foster. Mr. Foster provided a summary review of his report included in the packet.

Vice Chair Barnwell opened the floor for the Applicant. No one came forward to speak to the application.

Vice Chair Barnwell then opened the public comment period. There were none.

Vice Chair Barnwell then opened the floor to questions and comments from the Commission. There was brief discussion regarding sidewalks in the area.

VENUTI/S. SMITH MOVED TO ADOPT STAFF REPORT 25-34 AND RECOMMEND APPROVAL OF THE PIONEER VISTAS UNIT #6 – YOUNG REPLAT PRELIMINARY PLAT WITH THE FOLLOWING COMMENTS:

1. A 25-FOOT RIGHT-OF-WAY RADIUS RETURN SHALL BE DEDICATED FOR THE NORTHEAST CORNER OF TRACT 4-A.
2. THE 15-FOOT-WIDE UTILITY EASEMENT SHALL BE INDICATED ALONG HERNDON DRIVE AND SVEDLUND STREET.
3. THE WATER MAIN ON HERNDON DRIVE SHALL BE DEPICTED.
4. PLAT NOTES 3 AND 11 ARE DUPLICATES; REMOVE ONE.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

NEW BUSINESS

A. Title 21 Code Re-Write Update

Vice Chair Barnwell introduced the item by reading of the title and opened the floor for Shelly Wade of Agnew::Beck and Erin Perdu of Stantec. Together they presented to the Commission, discussing the following topics:

- Project goals
- Project scheduled and stakeholder engagement
- Specific use standards
- Next steps and closing comments

B. Capital Improvement Plan Recommendation

Vice Chair Barnwell introduced the item by reading of the title and requested a motion and second.

HARNESS/VENUTI MOVED TO POSTPONE THE RECOMMENDATION IN REGARDS TO THE CIP PRIORITIES TO THE NEXT PLANNING COMMISSION MEETING ON AUGUST 6TH.

Commissioner S. Smith asked if it would be possible to invite Special Projects & Communications Coordinator Carroll back to the next meeting. City Planner Foster confirmed that he would reach out to her.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL MATERIALS

A. 2025 Planning Commission Calendar

B. 2025 Planning Commission Meeting Dates & Submittal Deadlines

Vice Chair Barnwell noted the informational materials included in the packet.

COMMENTS OF THE AUDIENCE

Jan Keiser, city resident, encouraged stronger use standards due to the lack of a building code, highlighted the need for better storm water and nuisance regulations, supported differentiated standards for auto uses, and recommended incorporating community design standards and feasible green infrastructure projects.

COMMENTS OF THE STAFF

City Planner Foster noted that it was a great meeting.

Deputy City Clerk Pettit noted that it was a good meeting and welcomed the new commissioners.

COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)

COMMENTS OF THE COMMISSION

Commissioner Venuti stated that the meeting was shorter than he anticipated. He welcomed the new commissioners.

Commissioner S. Smith agreed that the meeting was much shorter than anticipated. He commended Ms. Keiser on the presentation of her public comment, and welcomed the new commissioners. He thanked Vice Chair Barnwell for filling in.

Commissioner Walker gave thanks to the Commission.

Commissioner Harness thanked the Commission for the warm welcome, Ms. Keiser for her public comment, Agnew::Beck and City Planner Foster for all their efforts, and Vice Chair Barnwell.

Commissioner Barnwell thanked Ms. Keiser for her public comment and City Staff for their work. He shared that he was happy the Commission decided to postpone the CIP recommendation. He added that he's excited about the Title 21 Rewrite, adding that there were good comments tonight.

ADJOURN

There being no further business to come before the Commission, Vice Chair Charles Barnwell adjourned the meeting at 8:50 p.m. The next Regular Meeting is scheduled for **Wednesday, August 6th, 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: _____