

CALL TO ORDER

Session 25-11, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:30 p.m. on June 18th, 2025 in the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONERS BARNWELL, VENUTI, S. SMITH, SCHNEIDER, STARK, & H. SMITH

STAFF: CITY PLANNER FOSTER & DEPUTY CITY CLERK PETTIT

AGENDA APPROVAL

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

SCHNEIDER/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

Scott Adams, city resident, shared his support for the proposed location for a new community recreation center near Alice's Champagne Palace. He noted concerns he had regarding inadequate room for parking.

RECONSIDERATION

CONSENT AGENDA

- A. Unapproved Regular Meeting Minutes of May 21, 2025

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

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS/VISITORS

- A. Proposed New Multi-Use Community Recreation Center
Site Selection Presentation by Community Recreation Manager Mike Illg

Community Recreation Manager Illg presented to the Commission on the proposed location for a new multi-use community recreation center. He fielded questions from the Commission regarding other site options, examples of self-sustaining recreation programs around Alaska, and nearby landowners to the proposed site.

REPORTS

A. City Planner's Report, Staff Report 25-031

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

- Comprehensive Plan update
- Adoption of Ordinance 25-36, Ordinance 25-37, and Resolution 25-052
- Next Regular Meeting is scheduled for July 16th, 2025
- Next Commissioner report to City Council on June 23rd, 2025 (Commissioner Barnwell)

PUBLIC HEARINGS

A. Staff Report 25-032, Conditional Use Permit 25-01 to Construct a 6000 sf Building at 1231 Ocean Drive

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of his report included in the packet.

Chair S. Smith opened the floor for the Applicant. Brett Stevenson noted that he was the general manager of All Seasons Honda, and thanked the Commission for its time and consideration.

Chair S. Smith then opened the public hearing period. With no members of the public wishing to provide comment, Chair S. Smith closed the public hearing period.

Chair S. Smith opened the floor for questions from the Commission.

Commissioner H. Smith questioned the Applicant if there was any consideration given to abandoning the lot line and combining the two parcels to avoid the CUP process. Mr. Stevenson stated that it was considered, but that the timing didn't allow for it given that he wants to get the property shelled in before the snow starts falling later this year.

BARNWELL/H. SMITH MOVED TO ADOPT STAFF REPORT 25-032 AND RECOMMEND APPROVAL OF CUP 25-01 WITH FINDINGS 1-10 AND THE FOLLOWING CONDITIONS:

1. A FINAL PARKING PLAN DEMONSTRATING COMPLIANCE WITH HCC 21.55 MUST BE SUBMITTED WITH THE ZONING PERMIT APPLICATION.
2. OUTDOOR LIGHTING MUST BE DOWN LIT PER HCC. 21.59.030 AND THE CDM.
3. SITE PLAN SHOULD SHOW NEW E STREET APPROACH LOCATION AND DIMENSIONS AND CULVERT PIPE AS WELL AS THE EAST SIDE EXISTING DITCH THAT WILL BE PROTECTED AND ACCESSIBLE FOR FUTURE CITY MAINTENANCE.

Commissioner H. Smith stated that he would feel better with a shared parking agreement as part of the conditions. City Planner Foster noted that the final parking plan referenced in condition one also includes a signed parking agreement between the properties.

Commissioner S. Smith questioned which lot the existing utilities are accessed from. Mr. Foster provided that the utilities are accessed from 1231 Ocean Drive.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PLAT CONSIDERATION

PENDING BUSINESS

NEW BUSINESS

- A. Title 21 Code Re-Write Update: Conditional Use Permit, New Districts, and District Consolidation Recommendations

Chair S. Smith 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 schedule and goals
- Engagement update
- CUP recommendations
- Housing type recommendations
- Zoning districts
- Next steps

- B. Multi-Use Community Recreation Center Site Selection Recommendation

Chair S. Smith introduced the item by reading of the title and opened the floor for continued discussion regarding the site for the community recreation center.

H. SMITH/VENUTI MOVED TO FORWARD A RECOMMENDATION THAT CITY COUNCIL EXPLORE OTHER LAND OPTIONS FOR THE MULTI-USE COMMUNITY RECREATION CENTER AND ENGAGE IN A PROCESS THAT PRODUCES SPECIFIC DATA THAT PROVIDES TANGIBLE COMPARABLES THAT ALLOW US TO MAKE A MORE INFORMED RECOMMENDATION.

There was brief discussion regarding the lengthiness and clarity of the motion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL MATERIALS

- A. Email from Chris Story re: Consideration of Allowing Banner and Feather Style Signage
- B. 2025 Annual Calendar
- C. 2025 Meeting Submittal Deadlines

Chair S. Smith noted the informational materials, and encouraged anyone who hadn't already read Chris Story's email to do so.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

City Planner Foster thanked everyone for their hard work.

Deputy City Clerk Pettit noted that it was a good meeting.

COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)

COMMENTS OF THE COMMISSION

Commissioner Venuti stated that it was a good meeting.

Commissioner H. Smith noted that he was sorry to see Commissioner Conley go. He bid farewell to Commissioner Stark and thanked him for his service on the Commission, noting that it's not always a ceremonious end. He thanked everyone for a good meeting and welcomed back Deputy City Clerk Pettit from his recent training in Tacoma, Washington.

Commissioner Stark thanked City Staff and the rest of the Commission for the work it does.

Commissioner Schneider praised everyone for their work, and gave specific thanks to Mr. Stark for his time spent serving the Commission.

Commissioner Barnwell shared that it was a good meeting and thanked Mr. Stark for his service, adding that planning isn't easy. He thanked the rest of the Commission and City Staff.

Commissioner S. Smith shared that he was shocked to hear that the Commission would be losing Mr. Stark. He thanked Mr. Stark for the years he spent serving on the Commission. He alluded to a document honoring former Planning Commissioner Roberta Highland.

ADJOURN

There being no further business to come before the Commission, Chair Scott Smith adjourned the meeting at 9:04 p.m. The next Regular Meeting is scheduled for **Wednesday, July 16th, 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:_____