

Session 21-15, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:30 p.m. on June 16, 2021 at Cowles Council Chambers in City Hall located at 491 E. Pioneer Avenue, Homer, Alaska, via Zoom Webinar. There was no worksession conducted prior to the Regular Meeting.

PRESENT: COMMISSIONERS BARNWELL, VENUTI, SMITH, CONLEY, HIGHLAND

ABSENT: COMMISSIONERS CHIAPPONE, BENTZ (both excused)

STAFF: CITY PLANNER ABOUD
DEPUTY CITY CLERK TUSSEY

APPROVAL OF THE AGENDA

Chair Smith requested a motion to approve the agenda.

HIGHLAND/VENUTI – SO MOVED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS ON ITEMS ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

- A. Planning Commission Regular Meeting Minutes of June 2, 2021
- B. Planning Commission Special Meeting Minutes for Session 21-11 Dated April 15, 2021

Chair Smith read the Consent Agenda into the record and requested a motion of approval.

HIGHLAND/VENUTI MOVED TO APPROVE THE CONSENT AGENDA.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS / VISITORS

REPORTS

A. Staff Report 21-37, City Planner's Report

Chair Smith introduced the item and deferred to City Planner Abboud.

City Planner Abboud spoke to his written staff report, highlighting the fee schedule amendments at Council level, Council's approval of the Easy Street dedication, approval of the Community Design Manual, and his involvement with the Wayfinding-Streetscape Project pop-up events. He noted that Commissioner Highland had volunteered to report at the June 28th City Council meeting.

Mr. Abboud spoke to how they soon will be entering into mitigation planning. These plans would make the City eligible for hazard mitigation grant funds before a large water main project begins. Commissioner Barnwell agreed to be a part of those meetings with the contractor once the dates have been set.

B. Public Works Campus Task Force Report

Chair Smith introduced the item and asked for Commissioner Barnwell to provide his report.

Commissioner Barnwell noted that the task force had not met recently. He will have more to report on after their next meeting on June 23rd.

PUBLIC HEARINGS

- A. Staff Report 21-38, Conditional Use Permit CUP 21-06 to add multiple structures for office space, dwellings, and guestrooms/hotel at 1308 Lakeshore Dr.
i. Review of Comprehensive Plan Land Use Chapter as a supplement to Staff Report 21-38

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

Mr. Abboud provided a summary of Staff Report 21-38 and Planning Staff's review of the CUP in accordance with the Comprehensive Plan Land Use chapter.

Chair Smith opened the public hearing.

There were no audience members in attendance.

Chair Smith closed the public hearing and invited the CUP applicants to speak to their proposal.

Stephanie Greer, CUP 21-06 applicant, thanked the commission for having them. She commented that she did not have anything else to add to their proposal, but appreciated their patience as they worked through the reapplication process. They are working with a firm out of Soldotna on the development Action Plan and the storm water and sewer design, and just have everything moving in the right direction.

Chair Smith asked for any additional comments from the commission and then called for a motion.

HIGHLAND/BARNWELL MOVED TO APPROVE CONDITIONAL USE PERMIT CUP 21-06 TO ADD MULTIPLE STRUCTURES FOR OFFICE SPACE, DWELLINGS, AND GUESTROOMS/HOTEL AT 1308 LAKESHORE DRIVE.

Commissioner Highland commented that it was a very complete application, which made it easy to read and support.

Commissioner Barnwell commended the applicant for the comprehensive map that was provided in their proposal. In response to Mr. Barnwell's request and questions, Ms. Greer spoke to the proposed development plan outlined in the map created by Z Architects, LLC included in the packet, and gave an overview of what improvements they have planned for the property.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

B. Staff Report 21-39, Re: Ordinance amending the administrative appeals process for City Planning decisions under Homer City Code 21.91 and 21.93

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

Mr. Abboud recapped how the commission had reviewed the proposed amendments to the Title 21 appeal procedures at their last meeting. They are now at the public hearing stage and ready for a motion of recommendation to City Council for adoption.

Chair Smith opened the public hearing.

There was no audience members in attendance.

Chair Smith closed the public hearing and opened the floor for questions from the commission.

City Planner Abboud facilitated discussion with the commission, clarifying that these amendments would mean the commission would not have to hear another appeal hearing. Commissioner Venuti voiced his support for that given the difficulty of the last appeal process.

Chair Smith requested a motion. In response to Commissioner Highland's request, Deputy City Clerk Tussey provided verbiage for a motion.

HIGHLAND/BARNWELL MOVED TO SUPPORT AN ORDINANCE AMENDING THE ADMINISTRATIVE APPEALS PROCESS FOR CITY PLANNING DECISIONS UNDER HOMER CITY CODE 21.91 AND 21.93 AND RECOMMEND TO CITY COUNCIL FOR ADOPTION.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PLAT CONSIDERATION

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. City Manager's Report for June 14, 2021 City Council Meeting (not provided in packet)
- B. Kenai Peninsula Borough Notice of Decisions
- C. Planning Commission Calendar
- D. Memorandum 21-088 Re: appointment of Richard Chiappone to the Planning Commission

Chair Smith noted the items listed under Informational Materials. There were no comments or discussion on the items provided.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY STAFF

Deputy City Clerk Tussey thanked the commission for a short meeting.

City Planner Abboud commented on future agenda items and requested to consult with Chair Smith at a later time to put together a plan for the remainder of the year.

COMMENTS OF THE COMMISSION

Commissioner Highland noted it was a nice, short meeting and wished everyone a happy 4th of July.

Commissioner Venuti commented on the short meeting and wished all the fathers in attendance a happy Father's Day.

Commissioner Barnwell wished everyone a happy 4th of July and commented on the significance of the appeal hearing process change.

Commissioner Conley thanked everyone for a short meeting and wished them a good summer and 4th of July.

Commissioner Smith commented on his absence from the last City Council meeting. He spoke to his involvement in game events in the State and thanked the commissioners and staff for tonight's meeting.

ADJOURN

There being no further business before the Commission, the meeting was adjourned at 7:05 p.m. Next Regular Meeting is Wednesday, July 21, 2021 at 6:30 p.m. A worksession is scheduled for 5:30 p.m. All meetings scheduled to be held virtually by Zoom Webinar from the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.



RACHEL TUSSEY, CMC, DEPUTY CITY CLERK I

Approved: August 4, 2021

