

1. CALL TO ORDER

Session 23-13, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:30 p.m. on August 2, 2023 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar. A worksession was held at 5:30 p.m. On the agenda was discussion on Ordinance 23-40. A prior joint worksession was conducted on July 19, 2023 6:00 p.m. to 9:40 p.m. with the Economic Development Advisory Commission.

PRESENT: COMMISSIONERS HIGHLAND, BARNWELL, SMITH, STARK, VENUTI AND SCHNEIDER

ABSENT: COMMISSIONER CONLEY (UNEXCUSED)

STAFF: CITY PLANNER FOSTER, DEPUTY CITY CLERK KRAUSE, SPECIAL PROJECTS & COMMUNICATIONS COORDINATOR CARROLL

COUNCIL: MAYOR CASTNER

2. AGENDA APPROVAL

HIGHLAND/VENUTI MOVED TO APPROVE THE AGENDA.

There was a brief comment on receiving answers to questions and difficulty making a decision.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

3. PUBLIC COMMENTS ON ITEMS ALREADY ON THE AGENDA The public may speak to the Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

4. RECONSIDERATION

5. CONSENT AGENDA All items on the consent agenda are considered routine and non- controversial by the Planning Commission and are approved in one motion. If a separate discussion is desired on an item, a Commissioner may request that item be removed from the Consent Agenda and placed on the Regular Agenda under New Business. No Motion is necessary

- 5. A. PC Meeting Minutes
Unapproved Regular Meeting Minutes of June 21, 2023

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

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

6. PRESENTATIONS / VISITORS

6. A. Draft City of Homer 2024-2029 Capital Improvement Plan Presentation
Jenny Carroll, Special Projects & Communications Coordinator

Special Projects and Communications Coordinator Carroll reviewed the CIP and Legislative request preparation and approval process and explained the Planning Commission's role in reviewing projects and providing feedback to provide input at the next meeting for the Commission's top three project recommendations to City Council. She provided updates on current projects and responded to a question from Commission on the timeline involved.

Chair Smith commented on the lengthy process, ranking of the proposed projects and expressed his appreciation for Ms. Carroll taking the time to speak to the Commission.

7. REPORTS

7. A. Staff Report 23-042, City Planner's Report

City Planner Foster reviewed Staff Report 23-042 providing summary reports on Council action since the last Planning Commission meeting. He remarked on the specific items addressing the following items:

- Ordinance 23-21 Amending Title 22, this will be presented at the next meeting under public hearings
- Training for the Commission presented by the City Clerk
- Elections of Officers, action item on the agenda under New Business
- Written report for the August 16th meeting for the City Council
- Attendance by Planning Staff and recommendation to cancel the second meeting in September
- Full agenda for the August 16th meeting
- STIP Public Comment to submit before September 3rd and the information was provided

8. PUBLIC HEARINGS

8. A. Staff Report 23-043, Variance 23-01, A Request to Allow Relief under Homer City Code (HCC) 21.72 Variances, from Dimensional Requirements of HCC 21.14.040 (b)(1) Buildings shall be set back 20 feet from all dedicated rights-of-way, except as allowed by subsection (b)(3) of this section at 1125 Shelley Avenue.

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

City Planner Foster reviewed Staff Report 23-043 in detail. He noted that the City of Homer does not have any other process that could be used to alleviate the issue such as an encroachment permit as other communities in Alaska or the rest of the United States. He noted that the situation is unique in that a variance is typically granted prior to construction.

Maxim Matveev, applicant, explained the process used in the previous construction of 40 plus homes in Homer over the past 6 years. He explained the possible cause for the construction error, stating that he does

not plan to use this as a way forward in the future at any time. Mr. Matveev explained that the structure does not interfere with snow clearing or maintenance.

Chair Smith opened the Public Hearing. He invited those attending the meeting via Zoom to provide testimony.

Colby Kincaid, city resident, asked if this project would impact the proposed installation of a sidewalk.

City Planner Foster did not believe that the placement of the garage five feet into the setback would impede the installation of a sidewalk, noting that the sidewalk would be within the right of way.

Chair Smith closed the Public Hearing and invited the applicant and or City Planner the opportunity for rebuttal.

Chair Smith opened the floor to questions from the Commission for the City Planner or Applicant.

Discussion was facilitated, responses provided by City Planner Foster and Mr. Matveev on the following:

- What could have been done better to prevent this issue?
 - o Municipality providing inspection
 - o Double checking the markings on the survey stakes prior to and during excavation or foundation construction.
- Requiring asbuilts was to prevent this very incident and what could the City do to further prevent this from happening, would implementing a fine discourage this from happening?
 - o There is no process in place to catch errors such as this and asbuilts are not a useful tool to prevent this from happening.
 - o Most other communities have building code and building officials.
 - o Construction/Project Management
 - o Encroachment Permit
- If a registered land surveyor made the error what would the position be
 - o Variances after the fact due to the very nature cause concerns
 - o Commission should recommend process to implement for this type of situation.
- Requiring asbuilts at foundation construction would provide easier remedy if corners were not correct or encroachment into setback specifically in smaller lots where it may occur more often.
- the purpose of an asbuilt was never intended to address errors, better construction management was needed
- Many factors leading to this error of an encroachment into the setback can be attributed loosely marked surveying stakes, lack of staffing in the planning department, or overall project management
- Policy and procedures implemented by the Applicant on smaller lots will be used to ensure that future encroachments do not occur no matter what size the lot.

Chair Smith hearing no further questions from the Commission requested a motion and second.

HIGHLAND/VENUTI MOVE TO ADOPT STAFF REPORT PC 23-043 AND APPROVE VARIANCE 23-01 TO ALLOW RELIEF UNDER HCC 21.72 VARIANCES FROM DIMENSIONAL REQUIREMENTS OF HCC 21.14.040(b)(1) EXCEPT AS ALLOWED BY HCC 21.14.040(b)(3) WITH FINDINGS 1-7.

There was no further discussion.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- B. Staff Report 23-044, Request for a Conditional Use Permit (CUP) 23-07 To Construct Private Stables including Paddocks or Similar Structures as An Accessory Use incidental to Primary Residential Use per HCC 21.14.030(f) at 795 W. Fairview Avenue

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

City Planner Foster provided a detailed review of Staff Report PC 23-044 for the Commission.

Miranda Weiss, Applicant spoke to the proposed project commenting on the increased development in the neighborhood and acknowledging the comments submitted by neighboring property owners. She specifically pointed out that they initially planned to develop more but this new direction leaves additional green space in the neighborhood, stating that they are fortunate to reside on over six acres in town. She further noted that they are working with a natural research conservation person, planning on following and implementing Alaska Department of Environmental Conservation best management practices, willing to meet the requirements of animal waste management plan, planned on implementing green infrastructure to address the animal runoff/waste and the other requirements the City Planner has outlined. Ms. Weiss stated that they will not be the first in the neighborhood to have a horse as another property had a horse for years on a much smaller piece of property within the neighborhood.

Chair Smith opened the Public Hearing. He allowed for those members attending via Zoom to provide testimony first.

Derek & Maggie Miller, city resident, agreed with the sentiment expressed by the applicant regarding the neighborhood and rapid development, and keeping some of the land for horses rather than development which they really supported keeping the green space and is needed for the neighborhood.

Karin Holzer, city resident and property owner, expressed her concerns as a former horse owner raising horses on 40 acres and knowing the impact that they can have. She suggested that a limit be required to allow the maximum of two horses on that size lot and she noted that it was not included in the conditions. She expressed her appreciation of wanting to keep the green space and agreed that a good grazing plan is needed as horses can tear up property faster than you can believe. She also commented that it was a good idea to work with NRCS and believed that runoff is also a concern, but if you are maintaining it really well and keeping it really clean it could be fine.

Raymond Walker, city resident, testified that he grew up on a farm in the panhandle of Texas, having all kinds of critters, his wife of 53 years and himself ran a ranch there as well, running 5000 head of cattle. He was providing that information to state he likes animals and if it was his choice he would be there again, but that's not quite true, if they could have both worlds they would be there again but poop stinks. There are flies and he has never seen an adequate fly fence or stink fence. He did not care what anyone states when poop gets wet, it stinks. He added that he has never experienced where it (stink/poop) was not a problem or caused

issues. His wife and he have moved into town and their view has changed since they were young. If he was to vote on this issue he would vote no.

Colletta Walker, city resident, testified that her family moved to Soundview Avenue in the early 1990's and have witnessed a lot of changes in the surrounding subdivision. In response to the statement about there not being any housing below that proposed project, is not true as there is quite a bit of housing below the property, east of the property and more going in west of the property. She reiterated the previous statement on the rapid changes to the neighborhood and increased building going on all around the subject property. The ground is moving all the time. She appreciated the comments expressed by the others and it sounds like a wonderful plan but she knows that having horses is a lot of work and can become overwhelming especially with the weather. Ms. Walker recommended that the Applicant be required to have fencing around the entire property to contain the livestock and believed that they were all a little naïve if they think it will be limited to just two horses because the way she interpreted the plan, there could be others that are considered pets, she could picture a cow, or goats since they especially go well with horses, a plethora of chickens, noting that there is rooster that crows behind them somewhere now. She further commented that there may be a lot of people that don't care what happens, but she has over 30 years invested in her property and the wind does blow from that direction constantly and she expressed concerns with the runoff as well from that property. Ms. Walker stated her love of livestock but moved into town to get away from that, to have water and sewer and does not care to have livestock nearby posing the threat of running loose. She added further comments on the increase in traffic on their neighborhood roads.

Marvin Super, city resident, adjoining property owner, testified regarding the tremendous amount of water flow that comes down that hill, noting the multiple streams and groundwater and believed that it would be very difficult to maintain adequate protection of that water as well as the wind constantly blowing in his direction. He will be directly impacted by the smell, flies and so forth that will be in the area. He did not see any restrictions in the conditions limiting the number of horses or anything to prevent the applicant from having other animals or species or restrictions to reducing the lot size by further subdivision. Mr. Super stated that if he was given the choice he would vote against this action.

Chair Smith seeing no other members of the public wishing to testify, confirmed with the Clerk there were no additional attendees on Zoom wishing to testify, closed the Public Hearing. He then offered rebuttal to the Applicant.

Ms. Weiser, applicant, acknowledged the concerns expressed by the public and requested the Commission to add a limitation to two horses. Provided information that they are not new to horses or the care that is required and have been horse owners for three years and are open to other limitations that makes sense including providing a manure management plan.

Chair Smith opened the floor to questions from the Commission for the City Planner or applicant.

City Planner Foster facilitated the following discussion and responses on these topics:

- Distance from the south lot line to the proposed paddock and stable
 - o 200 feet estimated distance with a large alder woods along the southern lot line
- Consideration of moving the barn closer to the house
 - o location of proposed stable could be relocated further north
- Wetlands in the location of the proposed stable and paddock area

- there are no wetlands in the proposed location
- Possible flooding from the stream/creek located on the property
 - There are two drainage ditches on either side of the property; to the west, there is a creek that was culverted on Eric Lane, on the east side of the property is a creek that runs under Fairview Avenue, that is seasonal
- The soils in the proposed location are well drained but composition is unknown
 - The applicant plans to create a gravel paddock which will be maintained and cleaned on a daily basis.
- Comments on previous personal horse ownership experience by Commissioner Highland regarding smell and flies
- Applicant confirmed that they would be agreeable to a limitation of two horses
- Review of Lidar Maps presented some concerns regarding the creek on the west side of the lot and the removal of vegetation and what would be done in green infrastructure to combat that effect.
 - Applicant stated that they would follow recommendations from authorities specializing in green infrastructure, as they do not have the expertise to respond to that question.
 - Previous property owners turned over a drainage easement to the property owners to the south
 - the distance of the proposed development, it is unforeseen how much and if it will affect that drainage
 - Applicant stated that development of the property previously included consideration of trail connections to Reber Trail through the property.
- Applicant's daughter provided some observed, in her opinion, beneficial aspects of some insects seen in existing barn where horses are currently stabled.
- Recommendation to require a pest management plan to deal with flies and such.

Chair Smith called for a motion and second hearing no further questions from the Commission.

HIGHLAND/VENUTI MOVE TO ADOPT STAFF REPORT PC 23-044 AND APPROVE CUP 23-07 TO CONSTRUCT PRIVATE STABLES INCLUDING PADDOCKS OR SIMILAR STRUCTURES WITH FINDINGS 1-10 AND CONDITIONS 1-5.

1. SUBMIT AN ANIMAL WASTE MANAGEMENT PLAN WITH ZONING PERMIT APPLICATION WHICH DEMONSTRATES HOW ANIMAL RUNOFF WILL BE PROPERLY MANAGED PER BEST MANAGEMENT PRACTICES AND WILL NOT NEGATIVELY IMPACT NEIGHBORING PROPERTIES WITH ANIMAL RUNOFF.

2. SUBMIT A GRAZING PLAN WITH THE ZONING PERMIT APPLICATION WHICH DEMONSTRATES HOW POTENTIAL NEGATIVE IMPACTS SUCH AS DE-NUDED VEGETATION FROM OVERGRAZING WILL BE MANAGED.

3. OUTDOOR LIGHTING MUST BE DOWNLIT PER HCC 21.59.030 AND THE COMMUNITY DESIGN MANUAL (CDM).

4. THE PADDOCK WILL BE FENCED WITH EITHER WOOD RAILS OR FIELD FENCE. BEYOND THE PADDOCK THERE WILL BE A GRAZING AREA OF APPROXIMATELY ¼ ACRE WHERE PORTABLE ELECTRIC FENCING WILL BE USED TO ROTATE GRAZING PATTERNS.

5. THE STABLE WILL BE MAINTAINED ON AN AS NEEDED BASIS WITH WALLS, ROOFING AND PADDOCK KEPT IN SUITABLE CONDITION TO COMPORT WITH COMMUNITY AESTHETIC NORMS.

HIGHLAND/VENUTI- MOVED TO AMEND THE MOTION TO INCLUDE CONDITION 6 LIMITING THE NUMBER OF HORSES TO TWO.

Discussion on amending the amendment to clarify “livestock” not limiting it specifically to horses ensued. No motion was made to amend the amendment.

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

Motion carried.

There was no further discussion on main motion as amended.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Smith called for a recess at 8:26 pm. He called the meeting back to order at 8:35 p.m.

9. PLAT CONSIDERATION

- A. Staff Report 23-045, Approval of a Preliminary Plat to Divide One Lot into Three Lots at Thomas Court Subdivision.

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

City Planner Foster provided a summary review of Staff Report PC 23-045 for the Commission.

There was no applicant present.

Chair Smith opened the public comment period.

Kyra Wagner, property owner and city resident, provided the Commission with information on her property and how it would be affected by the actions of this preliminary plat and advised the Commission on the location of existing structures, ditches, if the driveway was reconstructed into the required road width and why specific portions would be narrow as indicated. She offered to go and speak with the applicant if the Commission postponed the action as it would greatly affect her property dependent on what exactly was done with the construction of the road.

Chair Smith seeing that there was no additional members of the public present in chambers and confirming with the Clerk that there were no attendees via Zoom, closed the Public Comment period and opened the floor to questions from the Commission.

Further discussion ensued with the Ms. Wagner responding to questions regarding specifics on encroachments, road widths and Comments from the City Planner, input was provided by Mayor Castner on property dedication.

Chair Smith called for a motion and second hearing no further questions or discussion from the Commission.

HIGHLAND/VENUTI MOVED TO ADOPT STAFF REPORT PC 23-045 AND POSTPONE APPROVAL TO DIVIDE ONE LOT INTO THREE LOTS WITH COMMENTS 1-6 AS PRESENTED BY THE PLANNER TO FURTHER REQUIRE THE APPLICANT AND SURVEYOR SATISFY COMMENTS ONE THROUGH SIX AND RESUBMIT FOR APPROVAL.

The Commission clarified that it was the intent of the motion to postpone and have the applicant provide responses to Comments 1-6 and resubmit for approval.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Smith requested a motion and second to extend the meeting time noting that it was almost 9:30 p.m.

HIGHLAND/VENUTI MOVED TO EXTEND THE MEETING TIME TO 10:00 P.M.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

10. PENDING BUSINESS

11. NEW BUSINESS

A. 2024-2029 Capital Improvement Plan (CIP) Presentation Review and Discussion

Memorandum from Special Projects & Communication Coordinator as backup

Chair Smith read the title into the record, reviewed Ms. Carroll's memorandum noting the projects recommended last year by the Commission.

Mayor Castner provided direction and encouraged the Commission to put their Comprehensive Plan hat on and consider how the projects fit in with where the City is going to grow, stating that each Commission will support the projects of their focus and Planning Commission should recommend projects that support infrastructure.

Commissioners offered comments and recommendations on their top projects to recommend to City Council after much discussion and a few revisions the following projects were chosen: New Public Works Facility, Harbor Expansion Project and the A Frame Waterline Replacement with strong support for the Homer Airport Terminal Improvements.

Mayor Castner provided his opinion on the Airport Improvements project at the request of the Commissioner Stark stating that it was state building and you need to consider Kachemak Drive if you are going to improve the airport since people fly across the bay and then traverse down Kachemak Drive and there is no sidewalk so they are walking on the side of the road with luggage and the like. He added his

experience with the recent visit of the State DOT Commissioner. He did not want to go into the STIP at this time since it is out for public comment. He reiterated that the Airport is a state facility and we just lease the terminal and that the Commission should focus on any infrastructure projects.

The Commission agreed by a show of hands to select in priority order the New Public Works Facility, The Homer Harbor Expansion Project and the A Frame Waterline Replacement Project.

B. Memorandum PC 23-046, Election of Officers

Chair Smith introduced the item by reading of title and reviewed the process. He requested by a show of hands how the Commission wanted to conduct the vote. The Commission agreed by consensus to vote by a show of hands.

Chair Smith called for nominations for Vice Chair.

Commissioner Highland nominated Commissioner Barnwell.

Chair Smith closed nominations hearing no further nominations offered and confirmed with Commissioner Barnwell acceptance of the Office of Vice Chair. He congratulated Vice Chair Barnwell and turned the gavel over to conduct the election for the Office of Chair.

Vice Chair Barnwell opened the floor for nominations of Chair.

Commissioner Venuti nominated Commissioner Smith as Chair.

Vice Chair Barnwell closed nominations hearing no further candidates nominated and confirmed with Commissioner Smith that he would continue serving as Chair. He then turned the gavel back over to Chair Smith.

12. INFORMATIONAL MATERIALS

12. A. City Manager's Report for July 24, 2023

13. COMMENTS OF THE AUDIENCE

Members of the audience may address the Commission on any subject. (3 min limit)

Kyra Wagner, city resident, expressed, "Well done!" Stating she totally admires everything the Commission does, and the Commission is really important. So thanks. She did not envy them, but admired them. Ms. Wagner added that tonight made her realize that maybe it'd be good for the Commission to hear that. She then stated Now, I'm wearing my other hat, and as the district manager for Homer Soil and Water Conservation District and when issues arise with planning, and it is desirable to have a conservation plan, Homer Soil and Water works with NRCS and like Miranda Weiss was referring to, it is not an unusual precedent. The Commission has it in the Bridge Creek Watershed regulations that if people are going to do any kind of development they need to come up with a conservation plan with Homer, Soil and Water, and we do have an on-call contract with the city. So you guys are helping us get paid to do those kind of things. So just wanted you guys to know that we can support you whenever we can.

14. COMMENTS OF THE STAFF

Deputy City Clerk Krause pointed out that the agenda format was amended to include a specific spot for the Mayor and any Council members whom may be present to provide comments at the end the meeting so the Mayor did not need to comment under staff any longer. She then expressed her appreciation for the Commission to get through a very heavy agenda with some difficult items, they did a great job.

City Planner Foster had no additional comments.

15. COMMENTS OF THE MAYOR/COUNCIL MEMBERS

Mayor Castner stated that as he mentioned earlier, the State Transportation Infrastructure Plan (STIP) is out for public comment and review and closes on September 3rd. DOT Commissioner Anderson was really frank during his recent visit stating that they will probably receive 100 comments. If Homer submitted a hundred comments that would overwhelm them. Mayor Castner stated he plans to write an opinion piece for the Homer News, stating that City Council has done their job and it is now up to the community to do their job and if they really care about improving Kachemak Drive, adding that he was going to focus on that project even though there are additional projects on the STIP from Homer, Kachemak Drive is a really big, sore spot for a lot of people, and it borders the city's green infrastructure project for the Kachemak Sponge, which is to the east of the airport, and goes all the way out to the boat yard. That's an important project. The City has all these very high-value properties lining the bluff on one side of Kachemak Drive, and we're constantly flooding water over Kachemak Drive and onto those properties and it is running off the bluff. So hopefully, they will do something that actually puts pedestrian access along at least part of Kachemak Drive, including a bike path, all the way down Kachemak Drive to East End road. It's on the city website and you'll probably read about it next week in the Homer News. The second thing, the reason that I'm getting together with the chairs of the Commissions and Boards is because I ran for mayor because I really care about community; and questioned what defines community? What makes a good community? We've been edging into being a better community. We got through the pandemic remarkably well. So community planning is something that he hoped that the chairs of the Commissions and Boards can kind of find some common ground. He thought it was terrific that the Commission had the meeting with the Economic Development Commission. This Commission listened to what they had to say and took it in. So did I. Basically, he thought that the City was at a turning point right, and has been discovered. The only people that are going to control the City's destiny are volunteers that are working on these Commissions and Boards. He opined the Council has developed a new respect for the works of the Commissions and Boards and thought that there was a good opportunity right now to control destiny a little bit more than just having people come into town and say, "You know, there you go." So thank you all for your service. Thank you all for being here tonight, and that your last meeting went to 9:30. This one's till 10. Thanks. Wait till the next one.

16. COMMENTS OF THE COMMISSION

Commissioner Highland welcomed Commissioner Schneider, it has been the longest meeting in a while so welcome aboard.

Commissioner Venuti welcomed Commissioner Schneider also. He expressed his experience of his first planning commission meeting that went until 11:30 p.m. Mr. Venuti then thanked everyone and wished them a good night.

Commissioner Schneider thanked everyone for welcoming him and he appreciated it a lot. He anticipated that there would be a very steep learning curve to this, but thought maybe he has climbed the steepest part of it tonight. He looks forward to getting into this in the future.

Commissioner Barnwell welcomed Commissioner Schneider and commented that it was a good group. He agreed with the Mayor's comments regarding the STIP and that it was really important to submit their comments on it. He then noted that the map that was submitted with the laydown showing west Homer proposed trails and that it relates to the STIP but the Project 157-169 Highway improvement project. Homer Trails Alliance is pushing to have an underpass go under the Highway for pedestrians and animals. Mr. Barnwell then stated that Kachemak Drive is crazy as he himself has almost been hit by a big boat. He then encouraged everyone to comment on the STIP

Commissioner Stark expressed his appreciation for the Mayor attending the meeting and the Commissioners, welcomed Commissioner Schneider, thanking him for becoming a part of the Commission. He was happy to be back home and attending the meeting in person. Mr. Stark stated his appreciation for the leadership and good discussion as always.

Chair Smith welcomed Commissioner Schneider to the Commission and expressed his appreciation of the Mayor's advocacy for the Commissions and Boards, it has been difficult in some ways to feel like the Commissions and Boards were ignored so the support from the Mayor and presence at meetings has been really helpful. He then presented a new project concept that he was wanting to present for consideration for the CIP which would present an alternate truck route by extending FAA Drive to Turnview, he has spoken with Commissioner Stark and some business owners and met with Jenny Carroll regarding the proposed project. He is working on estimated costs and believes it would also take stress from Kachemak Drive as well as Pioneer Avenue with the large boats and big trucks. He further commented that it was a great meeting, lots of information and he appreciated the presentation from Ms. Carroll and complimented City Planner Foster on an awesome job. Ms. Smith then reminded the Commission that he would be absent for the next meeting as his son was getting married.

17. ADJOURNMENT

There being no further business Chair Smith adjourned the meeting at 10:10 p.m. The next Regular Meeting is on Wednesday, August 16, 2023 at 6:30 p.m. A Worksession will be conducted at 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.



RENEE KRAUSE, MMC, DEPUTY CITY CLERK II

Approved: 