

**REGULAR MEETING  
AGENDA**

**1. Call to Order**

**2. Approval of Agenda**

**3. Public Comment**

The public may speak to the Planning Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

**4. Reconsideration**

**5. Adoption of Consent Agenda**

All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner or someone from the public, in which case the item will be moved to the regular agenda and considered in normal sequence.

1. Approval of Minutes of January 19, 2011
2. Time Extension Requests: Lee Cole 2008 Preliminary Plat Time Extension Request
3. Approval of City of Homer Projects under HCC 1.76.030 g.
4. KPB Coastal Management Program Reports
5. Draft Decision and Findings for Conditional Use Permit (CUP) PL 11-02 to add a petroleum tank at 4755 Homer Spit Road
6. Draft Decision and Findings for Conditional Use Permit (CUP) 11-03, for a day care facility in a single family residence at 4136 Hohe Street
7. Draft Decision and Findings for Conditional Use Permit (CUP) 11-01, Bridge Creek Fire Hazard Mitigation Project

**6. Presentations**

**7. Reports**

- a. Staff Report PL 11-14, City Planner's Report

**8. Public Hearings**

Testimony limited to 3 minutes per speaker. The Commission conducts Public Hearings by hearing a staff report, presentation by the applicant, hearing public testimony and then acting on the Public Hearing items. The Commission may question the public. Once the public hearing is closed the Commission cannot hear additional comments on the topic. The applicant is not held to the 3 minute time limit.

- A. Staff Report PL 11-15, Draft Ordinance 11-xx Amending the General Commercial One (GC1) District, HCC 21.24.030 to allow single family and duplex dwelling(s) as a Conditional Use
- B. Staff Report PL 11-20, CUP 11-04, A Request for a Conditional Use Permit (CUP) at 880 East End Road for a two-story, approximately 8,000 square foot wellness clinic for the Seldovia Village Tribe Wellness Center. A CUP is required for HCC 21.16.03(h), More than one building containing a permitted principal use on a lot. HCC 21.16.030(d) Hospitals and medical clinics. HCC 21.016.040(e), No lot shall contain more than 8,000 square feet of building area (all buildings combined), without an approved conditional use permit.

**9. Plat Consideration**

- A. Staff Report PL 11-21, Land's End Subdivision Part 2 Preliminary Plat

**10. Pending Business**

- A. Staff Report PL 11-13, Bridge Creek Exclusion
- B. Staff Report PL 11-18, Draft Ordinance amending the City of Homer Comprehensive Plan to include the Homer Spit Comprehensive Plan and Recommending Adoption to the Kenai Peninsula Borough

**11. New Business**

- A. Staff Report PL 11-19, Draft Policies and Procedures

**12. Informational Materials**

- A. City Manager's Report received January 25, 2011 and
- B. Order Rescinding Decision dated January 25, 2011 regarding Refuge Room Appeal Hearing
- C. Memo from Deputy City Clerk Jacobsen regarding Ex Parte, Conflict of Interest, and Situations of Bias

**13. Comments of The Audience**

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

**14. Comments of Staff**

**15. Comments of The Commission**

**16. Adjournment**

Meetings will adjourn promptly at 10 p.m. An extension is allowed by a vote of the Commission. The next regular meeting will be held on March 2, 2011 at 7:00p.m. There will be a work session at 5:30p.m.