

**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 May 18, 2011 *Page 1*
2. Time Extension Requests
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 CUP 11-09, 3406 Main Street *Page 13*
6. Draft Decision and Findings for CUP 11-07, Alaska Village Mission *Page 17*
7. Draft Decision and Findings for CUP 11-04, 880 East End Road/Seldovia Wellness Center *Page 21*
8. Draft Decision and Findings for CUP 11-08, Amending CUP 10-04, Kachemak Bay Campus *Page 25*

6. Presentations

7. Reports

- a. Staff Report PL 11-66, City Planner's Report *Page 29*

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 11-58, CUP 11-10, A Request for a Conditional Use Permit at 5155 Kachemak Drive, Northern Enterprises Boatyard, for more than one building containing a permitted principal use on a lot, HCC 21.24.030(k) and More than 8,000 sf of building area HCC 21.24.040(d) *Page 31*

9. Plat Consideration

10. Pending Business

- A. Staff Report PL 11-60, Draft Ordinance 11-xx, Conservation District *Page 45*
- B. Staff Report PL 11-59, Draft Ordinance 11-xx, East End Mixed Use *Page 49*

11. New Business

A. Staff Report PL 11-64, Planning Commission Work List

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B. Staff Report PL 11-65, Planning Commission Meeting Times

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12. Informational Materials

A. City Manager's Report dated May 24, 2011

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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. Notice of the next regular or special meeting or work session will appear on the agenda following "adjournment."