

Session 11-12, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Minsch at 7:01 p.m. on August 17, 2011 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BOS, DOLMA, DRUHOT, ERICKSON, HIGHLAND, MINSCH, SONNEBORN, VENUTI

STAFF: CITY PLANNER ABOUD
DEPUTY CITY CLERK JACOBSEN

APPROVAL OF AGENDA

The agenda was approved by consensus of the Commission.

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).

There were no public comments.

RECONSIDERATION

There were no items for reconsideration.

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 the August 3, 2011 minutes
2. Time Extension Requests
3. Approval of City of Homer Projects under HCC 1.76.030 g
4. KPB Coastal Management Program Reports

The Consent Agenda was approved by consensus of the Commission.

PRESENTATIONS

There were no presentations scheduled.

REPORTS

- A. Staff Report PL11-89, City Planner's Report

City Planner Abboud reviewed his staff report.

- B. Transportation Advisory Committee Report

Commissioner Highland reported on the August 16, 2011 Transportation Advisory Committee meeting.

PUBLIC HEARINGS

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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 11-86, CUP 11-11, A Request for a Conditional Use Permit for the Homer Transfer Facility to construct a new 9600 s.f. building at the borough solid waste site at 3300 Sterling Highway to consolidate and bale solid waste in preparation to transfer to the central peninsula.

City Planner Abboud reviewed the staff report.

Jack Maryott, Kenai Peninsula Borough Solid Waste Director, introduced Laney Hughes, Environmental Coordinator for the Solid Waste Department, and John Hedges from the Capital Projects Department and will be project manager for this project. Mr. Maryott referenced the drawing and aerial photo while explaining the overview of the project. He explained the main difference will be access, having commercial user access separate from the general public access. The public will access the same entrance that is presently being used which will lead to the solid waste building and the recycling area. Recycling will be handled in the area where the baler is now. They plan to leave as much of a buffer as they can. They also will have the capability to manage and sort waste from the unmanned facilities like in Anchor Point. The facility will be sized to meet community needs for 25 to 30 years, and hold approximately two to three days waste if needed.

Mr. Hedges spoke to the Commission about the plans for lighting. He explained that there will be seven mounted directional luminaries about 30 feet high. All lights will be LED. The structure lighting will be mounted to the building, and they anticipate 8 fixtures that will also use LID lighting.

Chair Minsch opened the public hearing. There were no comments and the public hearing was closed.

Mr. Maryott and Mr. Hedges answered questions from the Commission. They explained that most lights will have sensors and turn on as needed. They anticipate the entrance lighting near the highway will remain illuminated during darkened hours. Slash and brush will not be shipped off site but will be burned, along with non treated wood items. They anticipate the hours to remain as they are now, and don't anticipate charging for municipal solid waste. They explained that the design firm has been tasked to do a feasibility study regarding composting at the site. At this time there are no plans for landfill gas entrapment at the Homer facility. Once the last of the waste is placed, they will close it with an impermeable cover on top which prevents leaching into the trash, and vent it. The anticipated life of the Central Peninsula facility where waste will be trucked is 30 to 35 years. When the Borough held the public hearing for the facility there were about 17 people in attendance and the main concern addressed was recycling. They intend for the facility to have an area for items that can be reused. They are aware of the building height restrictions and will meet those requirements.

BOS/HIGHLAND MOVED TO ADOPT STAFF REPORT PL 11-86, CUP 11-11, A REQUEST FOR A CONDITIONAL USE PERMIT FOR THE HOMER TRANSFER FACILITY TO CONSTRUCT A NEW 9600 S.F. BUILDING AT THE BOROUGH SOLID WASTE SITE AT 3300 STERLING HIGHWAY TO

CONSOLIDATE AND BALE SOLID WASTE IN PREPARATION TO TRANSFER TO THE CENTRAL PENINSULA WITH STAFF FINDINGS AND CONDITIONS.

The Commission had brief discussion that the City and Borough have done their parts to address the concerns and meet the requirements for this project.

Commissioner Highland recognized Borough Mayor Carey for his efforts in bringing this to the legislature's attention for funding.

VOTE: YES: BOS, MINSCH, HIGHLAND, DRUHOT, VENUTI, DOLMA

Motion carried.

PLAT CONSIDERATION

There were no plats scheduled for consideration.

PENDING BUSINESS

A. Staff Report PL 11-90, Draft Ordinance 11-xx East End Mixed Use District

BOS/DOLMA MOVED TO DISCUSS AND MAKE RECOMMENDATIONS REGARDING THE EAST END MIXED USE DISTRICT.

There was no objection and discussion ensued.

HIGHLAND MOVED TO AMEND TO READ SCREENING: WHEN ONE OR MORE LOT LINES ABUT LAND WITHIN AN RO RR OR UR DISTRICT, OR WHEN A LOT LINE IS ADJACENT TO EAST END ROAD OR KACHEMAK DRIVE, OR WHEN A SIDE OR REAR YARD AREA IS TO BE USED FOR PARKING, LOADING, UNLOADING, OR SERVICING, THEN THOSE YARD AREAS SHALL BE EFFECTIVELY SCREENED BY A WALL, FENCE, OR OTHER SITE OBSCURING SCREENING. SUCH SCREENING SHALL BE OF A HEIGHT ADEQUATE TO SCREEN ACTIVITY ON THE LOT FROM OUTSIDE VIEW BY A PERSON OF AVERAGE HEIGHT STANDING AT STREET LEVEL AND SUCH SCREENING WILL BE GIVEN UP TO TWO YEARS TO IMPLEMENT.

Motion died for lack of a second.

BOS/HIGHLAND MOVED TO ADD ITEM TWO ON STAFF REPORT PAGE 43 OUTSIDE STORAGE OF MATERIALS, EQUIPMENT AND TRASH/DUMPSTERS ADJACENT TO EAST END ROAD AND KACHEMAK DRIVE SHALL BE SCREENED. SCREENING MATERIAL MAY CONSIST OF WALLS, FENCES, LANDSCAPED, BERMS, EVERGREEN PLANTINGS, OR ANY COMBINATION THERE OF.

There brief discussion in favor of the amendment.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

ERICKSON/DOLMA MOVED TO ADD THEY WILL BE GIVEN UP TO TWO YEARS TO IMPLEMENT.

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City Planner Abboud commented about legal code language. In other areas of the code it is liberal on how long someone is given to accomplish a site plan, generally a season or more, about an 18 month range. There is a pretty good cushion in place. There are other areas in code that specify timeframes for completions.

VOTE: NO: HIGHLAND, DRUHOT, MINSCH, VENUTI, DOLMA, BOS

Motion failed.

There was brief discussion of plantings and using art as buffers.

MINSCH/BOS MOVED TO APPROVE THE DRAFT AS AMENDED AND RECOMMEND STAFF PREPARE IT FOR PUBLIC HEARING.

There was no further discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

The Commission recessed at 8:03 p.m. and the meeting resumed at 8:07 p.m.

B. Staff Report PL 11-91, Draft East End Mixed Use Map Amendments

City Planner Abboud reviewed the staff report.

MINSCH/BOS MOVED TO ADOPT THE EAST END MIXED USE MAP AMENDMENTS AND MOVE TO PUBLIC HEARING.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

C. Staff Report PL 11-92, Draft Ordinance 11-xx Sign Code Ordinance

BOS/DOLMA MOVED TO DISCUSS AND MAKE RECOMMENDATIONS REGARDING THE EAST END MIXED USE DISTRICT.

There was no objection and discussion ensued.

HIGHLAND/BOS MOVED TO AMEND 21.60.095 ELECTORAL SIGNS MAY NOT EXCEED 16 SQUARE FEET.

There was comment that it is in the best interest of Homer to have the smaller political signs for aesthetics. If the Commission gets other feedback it can be changed.

VOTE: YES: SONNEBORN, MINSCH, HIGHLAND
NO: DOLMA, ERICKSON, BOS, VENUTI

Motion failed.

BOS/VENUTI MOVED TO AMEND PAGE 70 LINE 347 REPLACING ITEM THREE WITH A TEMPORARY SIGN SHALL BE LIMITED TO THE FOLLOWING:

Commissioner Bos explained it would be clarifying the two ways or possibilities for temporary signs in the commercial district.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

MINSCH/BOS MOVED TO APPROVE THE DRAFT SIGN CODE ORDINANCE WITH AMENDMENTS AND MOVE TO PUBLIC HEARING.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

NEW BUSINESS

A. Staff Report PL 11-87, Capital Improvement Projects (CIP)

MINSCH/BOS MOVED TO RESPECTFULLY DECLINE TO PARTICIPATE IN THE CIP PROCESS.

There was brief discussion:

VOTE: YES: MINSCH, BOS, SONNEBORN
NO: DOLMA, ERICKSON, VENUTI, HIGHLAND

Motion failed.

The Commission reviewed the CIP projects and agreed to forward their top five project recommendations as follows:

Sewer Treatment Plant Bio-solids Treatment Improvements
Alternate Water Source
Ocean Drive Lane Improvements (new project)
Main Street Reconstruction/Intersection
Port and Harbor Building

B. Staff Report PL 11-88, Election of Officers

Chair Minsch opened the floor for nominations for Chair.

HIGHLAND/VENUTI MOVED TO NOMINATE COMMISSIONER MINSCH FOR CHAIR.

There were no further nominations.

VOTE: NON OBJECTION UNANIMOUS CONSENT.

Motion carried.

HIGHLAND/BOS MOVED TO NOMINATE COMMISSIONER DOLMA AS VICE CHAIR.

There was brief discussion and no further nominations were stated.

VOTE: NON OBJECTION UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL MATERIALS

A. City Manager's Report dated August 8, 2011

COMMENTS OF THE AUDIENCE

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

There were no audience comments.

COMMENTS OF STAFF

There were no staff comments.

COMMENTS OF THE COMMISSION

Commissioner's Dolma, Erickson, and Sonneborn had no comments.

Commissioner Highland wished everyone happy end of summer.

Commissioner Bos said he really enjoyed reading the minutes and is glad to have the new Commissioners. He commented that he heard the new 1 halibut limit is going into effect in the south central area. He believes that there is a discussion period going on now and he wants to make sure the business owners have a good understanding of what that's about and how it is going to affect the individual business here; not only the tourist industry but also the others who are working jobs created by the charter fishing. He encourages them to get educated about it.

Commissioner Venuti commented regarding the parking issues at Cosmic Kitchen. He enjoys the restaurant and likes the owners but their parking lot overflow results in people parking on the side of the street and creates a traffic problem. He lives in the area and has personally had some near misses and isn't sure how to address the issue. City Planner Abboud noted that the Police Department deals with parking.

Commissioner Minsch commented that this is going to be a great year, and a lot of fun. Everyone is doing great. She appreciates them and looks forward to being the Chair one more time.

ADJOURN

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There being no further business to come before the Commission, the meeting adjourned at 8:39 p.m. The next regular meeting is scheduled for September 7, 2011 at 6:30 p.m. in the City Hall Cowles Council Chambers. There is a worksession scheduled at 5:30 p.m.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____