

Session 21-09, a Regular Meeting of the Planning Commission was called to order by Vice Chair Kalie Petska-Rubalcava at 6:30 p.m. on April 7, 2021 at Cowles Council Chambers in City Hall located at 491 E. Pioneer Avenue, Homer, Alaska, via Zoom Webinar.

PRESENT: COMMISSIONERS BARNWELL, CONLEY, VENUTI, PETSKA-RUBALCAVA, AND HIGHLAND

ABSENT: COMMISSIONERS BENTZ AND SMITH (EXCUSED)

STAFF: CITY PLANNER ABBOD
DEPUTY CITY CLERK KRAUSE

APPROVAL OF THE AGENDA

Vice Chair Petska Rubalcava requested a motion to approve the agenda.

HIGHLAND/CONLEY – 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 March 17, 2021
- B. Planning Commission Special Meeting Minutes of Jan. 6, Jan. 27 & March 11, 2021
- C. Decisions and Findings for Conditional Use Permit (CUP) 21-03 to allow two duplexes and a triplex at 89 Sterling Hwy.
- D. Memorandum PL 21-03, PC Support for Road Maintenance Financial Plan

Vice Chair Petska-Rubalcava stated for the record that 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 requested a motion.

Commissioner Highland requested that the minutes for the March 17, 2021 meeting be removed from the consent agenda to make a correction.

Vice Chair Petska-Rubalcava noted that the minutes would be moved to New Business, Item A.

VENUTI/HIGHLAND – MOVED TO ADOPT THE CONSENT AGENDA AS AMENDED.

There was no discussion.

VOTE. NON- OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS / VISITORS

REPORTS

A. Staff Report 21-20, City Planner's Report

Vice Chair Petska-Rubalcava introduced the item and invited City Planner Abboud to provide his report to the Commission.

City Planner Abboud provided a summary of Staff Report 21-20. He highlighted the following from the report:

- Participation in small work groups reviewing Karen Hornaday Park campground use by homeless persons
- Trails

City Planner Abboud facilitated discussion on the trails management, inclusion in development and updates on current plans; ground water research in Bridge Creek and attendance at the April, Council meetings.

Commissioner Venuti offered to submit a written report for the April 12th meeting and Commissioner Highland stated she would attend the April 26th meeting.

PUBLIC HEARINGS

PLAT CONSIDERATION

A. Staff Report 21-21, Barnett's South Slope Subdivision Quiet Creek Park Replat Lots 35, 36 & 37 Preliminary Plat

Vice Chair Petska-Rubalcava introduced the item by reading of the title.

City Planner Abboud provided a summary of Staff Report 21-21.

Commissioner Venuti declared he may have a conflict. He noted that he has had financial gain from the company and persons involved but not for this project.

Vice Chair Petska- Rubalcava requested a motion and a second after receiving clarification from the Clerk on procedure.

HIGHLAND/BARNWELL – MOVED THAT COMMISSIONER VENUTI HAS A CONFLICT.

Staff provided information as shown in HCC 1.18. 030 Standards and prohibited acts in regards to financial interest and monetary limits.

VOTE. NO. PETSKA-RUBALCAVA, HIGHLAND, CONLEY, BARNWELL

Motion failed.

There was no applicant present.

Vice Chair Petska-Rubalcava opened the public comment period. Confirming there was no audience present she closed the public comment period and opened the floor to questions from the Commission.

City Planner Abboud responded to questions regarding:

- How the proposed application will benefit since the Comprehensive Plan outlines more development for less vehicular traffic but due to the physical characteristics of the lots more green space will be beneficial to address the slope and drainage issues
- Where water and sewer is located for the proposed project
- Noting an error in the documents provided in the packet, the reference should be for Lower Nelson Avenue which is not paved, upper Nelson is paved.

Vice Chair Petska-Rubalcava requested a motion and second.

HIGHLAND/ BARNWELL MOVE TO ADOPT STAFF REPORT 21-21 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT TO RECONFIGURE THREE LOTS INTO TWO LOTS WITH COMMENTS 1 & 2:

1. INCLUDE A PLAT NOTE STATING PROPERTY OWNERS SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION IF ANY. PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS.
2. CARRY OVER THE PARENT PLAT DRAINAGE AND WETLANDS INFORMATION.

There was no further discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

A. Staff Report 21-22, Community Design Manual

Vice Chair Petska-Rubalcava introduced the item by reading of the title and invited the City Planner to provide his report.

City Planner Abboud reviewed Staff Report 21-22 noting the sections that staff was requesting input from the Commission.

Prominent Facades

City Planner Abboud facilitated discussion on the following:

- Prominent facades, does that include color palette
 - o color and architectural treatments are personal preference
- Who determines what is attractive in regards to buildings facades.
- Use of various architectural treatments and landscaping to soften the building appearance
- Issues on how far down is reasonable and costs to comply to CDM
- If review and research been conducted to see what other communities have in place
- Having a more long term design manual that survives over time and does not get caught up with fads
- Large Retail Standards and how it affects larger structures in Homer and the expectations for compliance.
- Most larger buildings in Homer started out as something different as Homer has grown

City Planner Abboud redirected the focus on the building architecture, focusing on the prominent façade of a structure requirements focused on commercial buildings.

He then enabled additional discussion on these topics:

- Having a Community Design Manual
- Current trends and signature motifs for Homer
- Prominent Façade elements in Homer such as the Aspen Hotel and the Police Station as examples for the benefits of using the CDM in review of plans
- Homer's style has been referenced as eclectic

City Planner Abboud reviewed the staff report and recommendations under Siding and Trim to continue discouraging tile and concrete block.

Discussion on different materials that could be used such as board and batten, ribbed metal panels and it was noted that anything in the CDM must be approved by the Commission. Further comments on the following were offered:

- Creating this as a timeless document that does not expire.
- Interest in the exterior of structures is the goal of this manual.
 - o Doing away with T1-111 would be a preference for commercial development.
- Enforcement would be done if a deviation occurred from a Commission approved design.
- Verbiage is needed to describe the interest in the building's exterior recommendation to use the descriptive on page 1-9, Section D Item number one.
- Resistance to tile is very broad and generic since you could apply mosaic tile which would be attractive. Ex: Use of tile on the former bank building at the corner of Lake Street and Pioneer Avenue.
- Is stucco ruled out as an appropriate exterior material?

City Planner Abboud reported that they have information to effect some amendments and requested the Commission to submit further comments and then they will bring back the whole document for review.

The Commission was agreeable to use color but did not want bold and garish colors. Discussion ensued on the colors of business standards or branding such as Home Depot orange, Chevron standard colors used in their national branding; Wells Fargo design standards, Alaska USA branding; and that the Library design was a successful building that was subject to the design manual.

NEW BUSINESS

A. Planning Commission Regular Meeting Minutes of March 17, 2021

Vice Chair Petska-Rubalcava introduced the item by reading of the title and noted this item was removed from the Consent agenda to make a correction.

Deputy City Clerk Krause reported that in the second paragraph under Comments of the Commission starting with Commissioner Highland, end of the sentence should reflect deliberations, not appeal hearing. This was brought to her attention by Mr. Griswold who questioned the statement, and when she reviewed the recording Commissioner Highland had stated "deliberations" not "appeal hearing".

Vice Chair Petska-Rubalcava requested a motion.

VENUTI/CONLEY - MOVED TO APPROVE THE MINUTES AS AMENDED

A brief discussion ensued on the page in the packet versus the minutes.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL MATERIALS

- A. City Manager's Report for March 22, 2021 City Council Meeting
- B. Kenai Peninsula Borough Notice of Decisions
 - a. Puffin Acres SVH 2021 Replat Preliminary Plat
 - b. Vineyard Estates 2021 Preliminary Plat
 - c. Canyon Trails Amended Forquer 2021 Replat Preliminary Plat
 - d. DeGarmo Subdivision Three Preliminary Plat Time Extension
 - e. ROW Acquisition Sterling Hwy. Anchor Point to Baycrest Hill Preliminary Plat Time Extension
 - f. Oscar Munson No. 25 Preliminary Plat Time Extension

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY STAFF

City Planner Abboud expressed that Commissioner Petska Rubalcava was required to find her replacement before she could leave the Commission, then voiced that working with her has been enjoyable.

Deputy City Clerk Krause expressed that it has been her pleasure working with Commissioner Petska-Rubalcava, that she will be missed and offered her congratulations on her achievements and upcoming new arrival.

COMMENTS OF THE COMMISSION

Commissioner Venuti commented that it was an interesting meeting and thanked Commissioner Petska-Rubalcava for her service.

Commissioner Barnwell stated that they will miss Commissioner Petska-Rubalcava and that she inspired him to attend the training offered which was great, and expressed his appreciation to Deputy City Clerk Krause for all the work done on the minutes from the appeal hearing and City Clerk Jacobsen for all she has done, it is a lot of work and very well done.

Commissioner Highland commented that it was an unpleasant surprise to hear that Commissioner Petska-Rubalcava was leaving but she understood and will definitely miss her on

the Commission and laughingly repeated the requirement that she could not leave the Commission until she found her replacement.

Commissioner Conley congratulated Commissioner Petska-Rubalcava and wished the best for her family.

Commissioner Petska-Rubalcava thanked everyone and explained that she did not realize she would care so much about her involvement on the Commission, she expressed her appreciation for Commissioner Venuti encouraging her to become a Commissioner and expressed hope that she would one day come back to serve on the Commission when life was not so busy. She then informed the Commission that she was expecting a baby in June and expanding the business and she will be taking her PE test in two weeks.

ADJOURN

There being no further business before the Commission the meeting was adjourned at 8:01 p.m. Next Regular Meeting is Wednesday, April 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.



RENEE KRAUSE, MMC, DEPUTY CITY CLERK

Approved: April 21, 2021