



## Agenda

### Planning Commission Regular Meeting

Wednesday, August 07, 2024 at 6:30 PM

City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

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#### Homer City Hall

491 E. Pioneer Avenue  
Homer, Alaska 99603  
[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

#### Zoom Webinar ID: 979 8816 0903 Password: 976062

<https://cityofhomer.zoom.us>  
Dial: 346-248-7799 or 669-900-6833;  
(Toll Free) 888-788-0099 or 877-853-5247

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#### CALL TO ORDER, 6:30 P.M.

#### AGENDA APPROVAL

**PUBLIC COMMENTS** 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).

#### RECONSIDERATION

**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.

- A. Unapproved Regular Meeting Minutes of July 17, 2024

#### PRESENTATIONS / VISITORS

#### REPORTS

- A. City Planner's Report, Staff Report 24-034
- B. Comprehensive Plan Steering Committee Report

#### PUBLIC HEARINGS

- A. Staff Report 24-035, request for Conditional Use Permit (CUP) CUP 24-011 per HCC 21.12.030 (m), More than one building containing a permitted principal use on a lot without an approved conditional use permit at 3869 Jennifer Place.

#### PLAT CONSIDERATION

- A. Staff Report 24-036, Storm Water Works Tract One, Preliminary Plat
- B. Staff Report 24-037, Ageya Homestead 2024 Replat, Preliminary Plat

- C. Staff Report 24-038, Ekers Estates No. 3 Tract A-1 2024 Replat, Preliminary Plat

### **PENDING BUSINESS**

- A. Review of Capital Improvement Plan

### **NEW BUSINESS**

- A. Memorandum PC 24-039, Election of Officers

### **INFORMATIONAL MATERIALS**

- A. PC Annual Calendar 2024
- B. 2024 Meeting Dates & Submittal Deadlines

**COMMENTS OF THE AUDIENCE** Members of the audience may address the Commission on any subject. (3 min limit)

### **COMMENTS OF THE STAFF**

### **COMMENTS OF THE MAYOR/COUNCIL**

### **COMMENTS OF THE COMMISSION**

### **ADJOURNMENT**

Next Regular Meeting is **Wednesday, August 21, 2024 at 6:30 p.m.** A Worksession is scheduled for 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