



Agenda

Planning Commission Regular Meeting

Wednesday, May 20, 2026 at 6:30 PM

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

Homer City Hall

491 E. Pioneer Avenue
Homer, Alaska 99603
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

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.

PRESENTATIONS / VISITORS

REPORTS

- A. City Planner's Report, Staff Report 26-011
- B. Quarterly Chair's meeting with Mayor Lord, Chair Smith

PUBLIC HEARINGS

- A. A request for Conditional Use Permit (CUP) CUP 26-02 per HCC 21.24.040 (d), No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area without an approved conditional use permit. The applicant proposes a 3,000 square foot expansion of the existing shop space at 3267 E Street., Staff Report 26-012
- B. A request for Conditional Use Permit (CUP) CUP 26-03 per HCC 21.12.030 (l), Assisted living home. The applicant proposes an assisted living home at 139 Skyline Drive., Staff Report 26-013

- C. Vacate Portion of Public Right-of-Way Half Cul-de-Sac Adjacent to Tract A of Tracts A & B Gordon Property (HM77-82) located in the 1.615 AC. M/L SITUATED IN THE NE1/4 NE1/4 OF SECTION 23, TOWNSHIP 6 SOUTH, R. 14 W., S.M., Staff Report 26-014

PLAT CONSIDERATION

- A. Gordon Property 2026 Vacation Preliminary Plat, Staff Report 26-008
- B. Webber Subdivision Bluff Park Schneider 2026 Addition Preliminary Plat, Staff Report 26-009

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. 2026 Planning Commission Meeting Calendar

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 COMMISSION

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **Wednesday, June 3, 2026 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.