



# Agenda

## Planning Commission Regular Meeting

Wednesday, March 20, 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 ON ITEMS ALREADY ON THE AGENDA** 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, in which case the item will be moved to the regular agenda.

- A. Unapproved Regular Meeting Minutes for March 6, 2024

### PRESENTATIONS / VISITORS

### REPORTS

- A. City Planner's Report PC-24-012
- B. Comp Plan Steering Committee Report  
CPSC Unapproved Meeting Minutes for March 4, 2024

### PUBLIC HEARINGS

- A. Staff Report PC-24-007, Request for Conditional Use Permit (CUP) 24-01 for More Than One Building at 1149 Virginia Way
- B. Staff Report PC-24-008, Request for Conditional Use Permit (CUP) 24-02 for More Than One Building at 1161 Virginia Way

- C. Staff Report PC-24-009, Request for a Conditional Use Permit (CUP) 24-03 for More Than One Building at 1177 Virginia Way

**PLAT CONSIDERATION**

**PENDING BUSINESS**

**NEW BUSINESS**

**INFORMATIONAL MATERIALS**

- A. PC Annual Calendar 2024
- B. City Manager's Report for City Council March 11, 2024
- C. City of Homer Newsletter March 2024
- D. City of Homer Event Announcements  
Comprehensive Plan Rewrite Community Open House

**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 MEMBER** (If Present)

**COMMENTS OF THE COMMISSION**

**ADJOURNMENT**

Next Regular Meeting is **Wednesday, April 3, 2024**. A worksession is scheduled at 5:30 p.m. **A Joint Worksession with City Council will be conducted on Tuesday, March 26, 2024 at 3:00 p.m. to 4:50 p.m. for the Comprehensive Plan Rewrite.** 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