



## Agenda

### Planning Commission Regular Meeting

Wednesday, September 06, 2023 at 6:30 PM

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: 205 093 973 Password: 610853

<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 MATTERS 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. No motion is required.

- A. Unapproved Meeting Minutes for August 16, 2023

#### PRESENTATIONS / VISITORS

#### REPORTS

- A. City Planner's Report PC 23-052

#### PUBLIC HEARINGS

#### PLAT CONSIDERATION(S)

#### PENDING BUSINESS

- A. Ordinance 23-21(S)(A), An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Section 22.10.050 to Specify that Preliminary Plats Approved by the City Shall Include All Development Commitments Made to the City. Davis/Erickson. Introduced and Referred to Planning Commission April 10, 2023 Public Hearing August 28, 2023 Remanded Back to Planning Commission for Continued Review Postponed Public Hearing and Second Reading September 25, 2023.

1. Memorandum PC 23-053 from City Planner as backup.
  - i. Agenda Item Report CC-23-092 Ordinance 23-21 dated April 10, 2023
  - ii. Memorandum from Public Works Director dated August 7, 2023 as backup
  - iii. Memorandum dated August 9, 2023 from Public Works Director as backup  
(provided as laydown at the August 16, 2023 Regular Meeting)
  - iv. City of Homer Subdivision Development Process

## **NEW BUSINESS**

## **INFORMATIONAL MATERIALS**

- A. Planning Commission Annual Calendar 2023
- B. City Manager's Report for City Council August 28, 2023
- C. Karen Hornaday Park & Bayview Park Public Forums Flyer
- D. City of Homer Draft Transportation Plan Open House Flyer
- E. Kenai Peninsula Borough Platting Committee Notice of Decision
  1. Notice of Decision KPB 2022-160R1
  2. Notice of Decision KPB 2023-087

**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, October 4, 2023 at 6:30 p.m.** A worksession is scheduled prior to the regular meeting at 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