



Agenda

Planning Commission Regular Meeting

Wednesday, August 05, 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: 986062

<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.

- A. Unapproved Regular Meeting Minutes of June 17, 2026
- B. Unapproved Regular Meeting Minutes of May 20, 2026
- C. Unapproved Regular Meeting Minutes of May 6, 2026

PRESENTATIONS / VISITORS

REPORTS

- A. City Planner's Report, Staff Report 26-019

PUBLIC HEARINGS

- A. AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING HOMER CITY CODE 21.10.030 AMENDING THE HOMER CITY ZONING MAP TO REZONE A PORTION OF THE RURAL RESIDENTIAL (RR) ZONING DISTRICT TO RESIDENTIAL OFFICE (RO) ZONING DISTRICT, Staff Report 26-020
- B. A request for Conditional Use Permit (CUP) CUP 26-04 per HCC 21.18.030 (h), More than one building containing a permitted principal use on a lot at 3582 Main Street, Staff Report 26-021

- C. A request for Conditional Use Permit (CUP) CUP 26-05 per HCC 21.12.030 (m), More than one building containing a permitted principal use on a lot. The applicant proposes the addition of two single family dwelling units and accessory structures at 3480 Morris Avenue, Staff Report 26-022
- D. A request to Vacate Knapp Circle Public Right-of-Way and associated easement located within Miriams Ares 2016, Plat No. 2016-27 located within the NE 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, R. 13 W., S.M., Staff Report 26-023

PLAT CONSIDERATION

- A. Watson Ridge Simpson Heights Preliminary Plat, Staff Report 26-018
- B. Miriams Ares Olson Veerhusen Replat, Staff Report 26-024

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, August 19, 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.