



## Agenda

### Planning Commission Regular Meeting

Wednesday, July 16, 2025 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 June 18, 2025
- B. Cooper Subdivision 2023 Replat Extension Request
- C. Decisions and Findings CUP 25-01, 1231 Ocean Drive

#### PRESENTATIONS / VISITORS

- A. Capital Improvement Plan, Jenny Carroll, Special Projects & Communications Coordinator  
Memorandum PC-25-036 from Special Projects & Communications Coordinator as backup.

#### REPORTS

- A. City Planner's Report, Staff Report 25-33

#### PUBLIC HEARINGS

#### PLAT CONSIDERATION

- A. Pioneer Vistas Unit #6 - Young Replat Preliminary Plat, Staff Report 25-34

## **PENDING BUSINESS**

## **NEW BUSINESS**

- A. Title 21 Code Re-Write Update
- B. Capital Improvement Plan Recommendation - *Refer to* **PRESENTATIONS/VISITORS**, Item A.

## **INFORMATIONAL MATERIALS**

- A. 2025 Planning Commission Calendar
- B. 2025 Planning Commission 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 6, 2025 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