



# Agenda

## Planning Commission Regular Meeting

Wednesday, February 21, 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 Special Meeting Minutes for January 31, 2024
- B. Decision & Findings for Conditional Use Permit 2023-08 Planned Unit Development at 1563 Homer Spit Road, 1663 Homer Spit Road and 1491 Bay Avenue

### PRESENTATIONS / VISITORS

### REPORTS

- A. City Planner's Report PC-24-003

### PUBLIC HEARINGS

### PLAT CONSIDERATION

### PENDING BUSINESS

### NEW BUSINESS

- A. To Plan for the Future, Imagine the Future - How Foresight and Futures Literacy Can Refocus Urban Planning

Memorandum PC-24-004 from Commissioner Highland as back up.

- B. Ordinance 23-61(S) Short Term Rentals

Memorandum PC-24-005 from Economic Development Manager as backup.

### **INFORMATIONAL MATERIALS**

- A. City Manager's Reports
  - CM Report to City Council January 22, 2024
  - CM Report to City Council February 12, 2024
- B. City of Homer Monthly Newsletter
  - February 2024
- C. Planning Commission Annual 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 MAYOR/COUNCILMEMBER** (if present)

### **COMMENTS OF THE COMMISSION**

### **ADJOURNMENT**

Next Regular Meeting is **Wednesday, March 6, 2024 at 6:30 p.m.** A worksession will be conducted **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.