



Agenda

Planning Commission Regular Meeting

Wednesday, May 20, 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: 976062

<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.

PRESENTATIONS / VISITORS

REPORTS

- [A.](#) City Planner's Report, Staff Report 26-011
- [B.](#) Quarterly Chair's meeting with Mayor Lord, Chair Smith

PUBLIC HEARINGS

- [A.](#) A request for Conditional Use Permit (CUP) CUP 26-02 per HCC 21.24.040 (d), No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area without an approved conditional use permit. The applicant proposes a 3,000 square foot expansion of the existing shop space at 3267 E Street., Staff Report 26-012
- [B.](#) A request for Conditional Use Permit (CUP) CUP 26-03 per HCC 21.12.030 (l), Assisted living home. The applicant proposes an assisted living home at 139 Skyline Drive., Staff Report 26-013

- C. Vacate Portion of Public Right-of-Way Half Cul-de-Sac Adjacent to Tract A of Tracts A & B Gordon Property (HM77-82) located in the 1.615 AC. M/L SITUATED IN THE NE1/4 NE1/4 OF SECTION 23, TOWNSHIP 6 SOUTH, R. 14 W., S.M., Staff Report 26-014

PLAT CONSIDERATION

- A. Gordon Property 2026 Vacation Preliminary Plat, Staff Report 26-008
- B. Webber Subdivision Bluff Park Schneider 2026 Addition Preliminary Plat, Staff Report 26-009

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, June 3, 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.



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Staff Report Pl 26-011

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner
DATE: May 20, 2026
SUBJECT: City Planner's Report

Title 21 Zoning Code Re-write

The Public Review Draft of the Title 21 Zoning Code was released to the public on March 31 for a 45-day review and comment period. Please visit homert21codeupdate.com to review the draft code. Public comments closed on Friday, May 15, 2026. There is a joint work session meeting with the City Council and Planning Commission scheduled for June 22, 2026 to discuss the comments received on the Title 21 Public Review Draft.

City Council Regular Meeting of May 11, 2026

City Council approved Resolution 26-030 amending the Planning Commission Bylaws.

Meeting Schedule

The next regular meeting date is June 3, 2026.

Commissioner Report to Council

5/26/26 _____

To: Homer Planning Commission
From: Scott Smith
Date: May 12, 2026
Re: Quarterly Chair's meeting with Mayor Lord

Meeting Emphasis: Best Practices during Commission meetings.

- Absences: be sure to report your absence as soon as possible so a meeting doesn't have to be cancelled when people are already at the meeting.
- Agenda Topics: If you want to discuss a topic with any depth of discussion, that is not on the Agenda, do not introduce that topic. Go through the proper process of getting the topic onto the Agenda.
- Robert's Rules: the generally accepted process for making comments is for one Commissioner to make a single point, then wait for the other Commissioners to make their first comment. Then, after that, you are welcome to make more comments. You are still welcome to share thoughts on any topic during Comments, but again, this is not a time of discussion.
- Robert's Rules: Point of Order use – remember that Point of Order is an effective option when discussion goes down an unnecessary tangent.
- Ex Parte communication: Be cautious about the chat that can happen before, during and after a meeting related to an Agenda topic. The public has the right to hear all chat about what Commissions share as part of the decision process. Private Conversations can violate the Open Meetings Act. OMA violations can lead to litigation.



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Staff Report 26-012

TO: Homer Planning Commission
FROM: Will Anderson, Associate City Planner
DATE: May 20, 2026
SUBJECT: Conditional Use Permit (CUP) 26-02

SYNOPSIS: The applicant requests a Conditional Use Permit (CUP) CUP 26-02 per HCC 21.24.040 (d), no lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area without an approved conditional use permit. The proposal seeks expansion of an existing 3,000-square-foot automotive repair shop to a total of 6,000 square feet—totaling 34 percent lot coverage. The addition expands the existing mechanic shop to include three additional service bays, allowing increased automotive mechanical services to meet customer demand in Homer, located at 3267 E. St. T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0004029 - BS BAYVIEW SUB JOHNSON ADDN LOT 4.

Applicant: Josiah Brooks
66616 Suzis Trail Ln
Homer, AK 99603
Location: 3267 E. St
Legal Description: T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0004029 - BS BAYVIEW
SUB JOHNSON ADDN LOT 4
Parcel ID: 17923007
Size of Existing Lot: 0.41 acres
Zoning Designation: General Commercial 1 District
Existing Land Use: Commercial Automotive Repair
Surrounding Land Use: North: General Commercial
South: Residential
East: General Commercial, Residential Multi-family
West: Commercial Parking Lot, Commercial Accessory Bldg.
Comprehensive Plan: Goal A and B and Strategy 5
Wetland Status: KWF Wetland Assessment, no presence of wetlands.
Flood Plain Status: Not in a floodplain.
BCWPD: Not in the Bridge Creek Watershed Protection District
Utilities: Public utilities, water and sewer, do service the site.

Public Notice: Notice was sent to 16 property owners of 26 parcels as shown on the KPB tax assessor rolls.

ANALYSIS: The project moderately expands an existing automotive repair business located on an underutilized commercial property. The use is permitted within the zoning district and is compatible with surrounding development. The business is not located in a high-visibility area and is not anticipated to negatively impact the character of Homer.

The site, lots #4 & #5, contain no wetlands, floodplain, or designated greenspace, and the business expansion will occur entirely within the previously developed commercial lot #4. The project includes installation of a water/oil separator within the floor drain system to mitigate and control potential water pollution associated with automotive repair.

The expansion is not anticipated to adversely impact city services. Fire protection requirements will be addressed through a State Fire Marshal Plan Review, as required per issuance of the commercial zoning permit. The development is not anticipated to trigger a Development Activity Plan. However, due to the extent of impervious surface coverage, the proposal will require a stormwater plan approved under Chapter 21.75 of Homer City Code. As depicted, existing and proposed impervious surfaces will total approximately 84 percent of lot #4's area, exceeding the 60 percent threshold triggered by HCC 21.50.030(e)(1). Compliance with stormwater management standards will be required at the time of the zoning permit.

Condition 1: The applicant shall submit plans to the Alaska State Fire Marshal Plan Review Bureau, as required by HCC 21.70.020(b)(7), prior to issuance of the commercial zoning permit.

Condition 2: The applicant shall submit a Storm Water Management Plan (SWP), as required by HCC21.50.030(e)(1), prior to issuance of the commercial zoning permit.

PARKING: The applicant proposes to improve on-site traffic control by designating commercial parking separately from customer parking. The design is expected to resolve existing traffic impacts on E Street and improve overall circulation compared to existing conditions.

Parking for the expanded use is regulated by HCC 21.55.090, which requires one parking space per service stall and one per employee. The proposal identifies 40 available parking spaces located on Lot 5, which exceeds the minimum number of required parking stalls for the expanded use.

The applicant proposes six additional parking spaces accessed from E Street via a conforming 60-foot driveway. However, as shown on the submitted site plan, the configuration of the customer parking area would require vehicles to back out onto E Street. Homer City Code requires parking lots to be designed so that vehicles can enter and exit by forward motion and

that adequate on-site maneuvering space be provided. As proposed, the customer parking area does not meet these standards and cannot be approved in its current configuration. The applicant will be required to submit a revised parking plan that fully complies with applicable code requirements at the time of application for the commercial zoning permit.

Condition 3: The applicant shall submit a revised parking plan in compliance with all applicable code requirements of HCC 21.55 prior to issuance of the commercial zoning permit.

DENSITY: The minimum lot size is 10,000 square feet. Lot #4 size is approximately 17,860 square feet—1.78 times the minimum required. The total proposed building footprint for the property is 6,000 sq. ft. for a total of 33.6% lot coverage.



Existing building located at 3267 E Street.



View of existing building from Bay Ave looking north.

The criteria for granting a Conditional Use Permit is set forth in HCC 21.71.030, Review criteria, and establishes the following conditions:

a. The applicable code authorizes each proposed use and structure by conditional use permit in that zoning district;

Analysis: The following uses may be permitted in the General Commercial 1 district when authorized by conditional use permit issued in accordance with Chapter 21.71 HCC:

HCC 21.24.020 (d), Auto repair—permitted use GC1

HCC 21.24.040 (d), No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area without an approved conditional use permit.

Finding 1: The structures and uses are authorized by the applicable code.

b. The proposed use(s) and structure(s) are compatible with the purpose of the zoning district in which the lot is located.

HCC 21.24.010 Purpose. The General Commercial 1 (GC1) District is primarily intended to provide sites for businesses that require direct motor vehicle access and may require larger land area, and to provide business locations in proximity to arterials and transportation centers. It is also intended to minimize congestion and adverse effects on adjacent residential districts and on the appearance of the community.

Applicant: There is one, 3,000 square foot shop being used for auto mechanical work. Cruz unlimited is proposing to add on additional shop space and a small office to handle more auto mechanical work. The addition would connect to the existing shop, and add 3,000 square feet to the shop space.

Analysis: The applicant proposes expanding the existing structure and uses compatible with the purpose of the district.

Finding 2: The proposed structure and uses are compatible with the purpose of the district.

c. The value of the adjoining property will not be negatively affected greater than that anticipated from other permitted or conditionally permitted uses in this district.

Applicant: They will increase, likely.

Analysis: Many uses in the General Commercial 1 district have greater negative impacts than would be realized from automotive repair. Pipelines, railroads, and storage of heavy equipment would have a greater impact on nearby property values. Religious, cultural, and fraternal assembly would generate a good deal of traffic.

Finding 3: The proposed project is not expected to negatively impact the adjoining properties greater than other permitted or conditional uses.

d. The proposal is compatible with existing uses of surrounding land.

Applicant: Most of the businesses in the immediate area directly serve the citizens of Homer.

Analysis: Existing uses on surrounding parcels include a seasonal farmers' market, commercial parking, a cannabis dispensary, residential homes, and marine repair facilities.

Finding 4: The proposal is compatible with existing uses of surrounding land.

e. Public services and facilities are or will be, prior to occupancy, adequate to serve the proposed use and structure.

Applicant: Yes.

Analysis: Public services are already provided to the property.

Finding 5: Public services and facilities are adequate to serve the existing / proposed use.

f. Considering harmony in scale, bulk, coverage and density, generation of traffic, the nature and intensity of the proposed use, and other relevant effects, the proposal will not cause undue harmful effect upon desirable neighborhood character.

Applicant: The proposed project will provide better traffic flow by providing designated parking for clients, whereas of now, there is no clearly identified designated parking, therefore disrupting traffic flow on E Street. Any additional workload acquired by the building expansion would be slightly more parts deliveries, and vehicle movement by the mechanics, all which would take place on the west side of the addition, and lot #5.

Analysis: The proposed project consists of one building covering a total of 6,000 square foot building area on a 17,860 square foot lot and are not of an excessive size to create harmful effects on neighborhood character. The lot coverage, as proposed, is approximately 34%, the building size is not excessive in nature, and all other dimensional requirements such as setbacks and building height will be maintained. Traffic generated by the automotive repair is not anticipated to generate a greater amount of traffic than the existing uses. However, Homer City Code requires parking lots to be designed so that vehicles can enter and exit by forward motion and that adequate on-site maneuvering space be provided. As proposed, the customer parking area does not meet these standards and cannot be approved in its current configuration. The applicant will be required to submit a revised parking plan that fully complies with applicable code requirements at the time of application for the commercial zoning permit.

Finding 6: The proposal will not cause undue harmful effect upon desirable neighborhood character.

g. The proposal will not be unduly detrimental to the health, safety or welfare of the surrounding area or the city as a whole.

Applicant: Yes, in fact, it will have the opposite effect because the traffic flow will change from what it now is to a safer alternative.

Analysis: The proposal does not introduce a use or a scale that is not reasonably anticipated by the rules, regulations, and infrastructure developed to service such a proposal.

Finding 7: The proposal will not be unduly detrimental to the health, safety or welfare of the surrounding area and the city as a whole when all applicable standards are met as required by city code.

h. The proposal does or will comply with the applicable regulations and conditions specified in this title for such use.

Analysis: The applicant is not requesting any exception to code. The project is able to comply with the applicable regulations and conditions when gaining a CUP and subsequent zoning permit for construction.

Finding 8: The proposal will comply with applicable regulations and conditions specified in Title 21 when gaining the required permits.

i. The proposal is not contrary to the applicable land use goals and objectives of the Comprehensive Plan.

Applicant: The project will provide more space to service more vehicles for the community, accommodating desired growth, providing more job opportunities, and keeps business local.

Analysis: Goal A and B and Strategy 5 of the Homer Comprehensive Plan Land Use and Environment Chapter are supported by this project. See the attached Compliance Review of Homer Comprehensive Plan for further details.

Finding 9: The proposal is not contrary to the applicable land use and environment goals and objectives of the Comprehensive Plan. The proposal aligns with Goal A and B and Strategy 5 and no evidence has been found that it is contrary to the applicable land use goals and objectives of the Comprehensive Plan.

j. The proposal will comply with the applicable provisions of the Community Design Manual (CDM).

Analysis: Chapter 3, Outdoor Lighting is applicable to the General Commercial 1 District.

Condition 4: Outdoor lighting must be down lit per HCC 21.59.030 and the CDM.

Finding 10: Project will comply with the applicable provisions of the CDM.

HCC 21.71.040(b). b. In approving a conditional use, the Commission may impose such conditions on the use as may be deemed necessary to ensure the proposal does and will

continue to satisfy the applicable review criteria. Such conditions may include, but are not limited to, one or more of the following:

- 1. Special yards and spaces:** No specific conditions deemed necessary.
- 2. Fences and walls:** No specific conditions deemed necessary.
- 3. Surfacing of parking areas:** No specific conditions deemed necessary.
- 4. Street and road dedications and improvements:** No specific conditions deemed necessary.
- 5. Control of points of vehicular ingress and egress:** No specific conditions deemed necessary.
- 6. Special provisions on signs:** No specific conditions deemed necessary.
- 7. Landscaping:** No specific conditions deemed necessary.
- 8. Maintenance of the grounds, building, or structures:** No specific conditions deemed necessary.
- 9. Control of noise, vibration, odors or other similar nuisances:** No specific conditions deemed necessary.
- 10. Limitation of time for certain activities:** No specific conditions deemed necessary.
- 11. A time period within which the proposed use shall be developed:** No specific conditions deemed necessary.
- 12. A limit on total duration of use:** No specific conditions deemed necessary.
- 13. More stringent dimensional requirements,** such as lot area or dimensions, setbacks, and building height limitations. Dimensional requirements may be made more lenient by conditional use permit only when such relaxation is authorized by other provisions of the zoning code. Dimensional requirements may not be altered by conditional use permit when and to the extent other provisions of the zoning code expressly prohibit such alterations by conditional use permit.
- 14. Other conditions necessary** to protect the interests of the community and surrounding area, or to protect the health, safety, or welfare of persons residing or working in the vicinity of the subject lot.

PUBLIC WORKS COMMENTS:

A 60' wide driveway approach is exactly 2/5th of the lot frontage. That is approvable. I suspect they will be needing a culvert. I haven't been to the site to verify but I believe there is a ditch on that side of the road. In that case, we can approve a 40' max CMP.

PUBLIC COMMENTS: None submitted at the time this report was completed.

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission approve CUP 26-02, **Staff Report 26-012** with findings 1-10 and the following conditions.

1. The applicant shall submit plans to the Alaska State Fire Marshal Plan Review Bureau, as required by HCC 21.70.020(b)(7), prior to issuance of the commercial zoning permit.
2. The applicant shall submit a Storm Water Management Plan (SWP), as required by HCC21.50.030(e)(1), prior to issuance of the commercial zoning permit.
3. The applicant shall submit a revised parking plan in compliance with all applicable code requirements of HCC 21.55 prior to issuance of the commercial zoning permit.
4. Outdoor lighting must be down lit per HCC 21.59.030 and the CDM.

Attachments

Application

Site Plan and Elevation

Compliance Review of Homer Comprehensive Plan

Public Notice

Aerial Map



City of Homer

www.cityofhomer-ak.gov

Planning
491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

Applicant	REDACTED
Name: <u>Josiah Brooks</u> Phone: 	
Address: <u>66616 Suzs Trail Lane, Homer</u> Em: 	
Property Owner (if different than the applicant):	REDACTED
Name: <u>Jay Meltzer</u> Phone No: 	
Address: <u>3267 E. Street</u> Em: 	
PROPERTY INFORMATION:	
Address: <u>3267 E. Street</u> Lot Size: <u>0.41</u> acres KPB Tax ID # <u>17923007</u>	
Legal Description of Property: <u>T6S R13W SEC21 Bayview Sub Lot 4</u>	
<i>For staff use:</i>	
Date: _____	Fee submittal: Amount _____
Received by: _____	Date application accepted as complete _____
Planning Commission Public Hearing Date: _____	

Conditional Use Permit Application Requirements:

1. Site Plan - drawn to a scale of not less than 1" = 20' which shows existing and proposed structures, clearing, fill, vegetation and drainage
2. Right of Way Access Plan
3. Parking Plan
4. A map showing neighboring lots and a narrative description of the existing uses of all neighboring lots. (Planning staff can provide a blank map.)
5. This completed application form
6. Payment of application fee (nonrefundable)
7. Any other information required by Code or staff to review your project

Circle Your Zoning District

	RR	UR	RO	CBD	TCD	GBD	GC1	GC2	MC	MI	EEMU	BCWPD
Level 1 Site Plan	x	x	x			x	x		x			x
Level 1 ROW Access Plan	x	x							x			
Level 1 Site Development Standards	x	x										
Level 1 Lighting			x	x	x	x	x	x	x	x	x	
Level 2 Site Plan			x	x	x		x	x		x	x	
Level 2 ROW Access Plan			x	x	x		x	x		x	x	
Level 2 Site Development Standards			x*	x	x	x	x	x			x	
Level 3 Site Development Standards									x	x		
Level 3 ROW Access Plan						x						

Circle applicable additional permits. Planning staff can assist with these questions.

- Y N Are you building or remodeling a commercial structure, or multifamily building with more than three (3) apartments? If yes, Fire Marshal Certification is required.
Status: _____
- Y N Will development trigger a Development Activity Plan?
Application Status: _____
- Y N Will development trigger a Storm Water Plan?
Application Status: _____
- Y N Does the site contain wetlands? If yes, Army Corps of Engineers Wetlands Permit is required. Application Status: _____
- Y N Is development in a floodplain? If yes, a Flood Development Permit is required.
- Y N Does the project trigger a Community Design Manual review?
If yes, complete the design review application form. The Community Design Manual is online at: <https://www.cityofhomer-ak.gov/planning/community-design-manual>
- Y N Do the project require a traffic impact analysis?
- Y N Are there any nonconforming uses or structures on the property?
- Y N Have nonconforming uses or structures on the property been formally accepted by the Homer Advisory Planning Commission?
- Y N Does the site have a State or City driveway permit? Status: _____
- Y N Does the site have active City water and sewer permits? Status: _____

Conditional Use Permit Application Questions. Use additional sheets if necessary.

1. Currently, how is the property used? Are there buildings on the property? How many square feet? Uses within the building(s)?

There is 1,3000 sq. ft. shop being used for
auto mechanical work.

2. What is the proposed use of the property? How do you intend to develop the property?
Attach additional sheet if needed. Provide as much information as possible.

To add on additional shop space and a
small office to handle more auto
mechanical work. The addition would connect to
the existing shop, and add 3,000 sq. ft. of shop space.

Conditional Use Permit Review Criteria Information. Use additional sheets if necessary. Per HCC 21.71.030 Review Criteria, the applicant must produce evidence sufficient to enable meaningful review of the application. Unless exceptions or other criteria are stated elsewhere in the Code, the application will be reviewed under these criteria:

- a. What code citation authorizes each proposed use and structure by conditional use permit?

21.40.040 (d) - Homer City Code

- b. Describe how the proposed uses(s) and structures(s) are compatible with the purpose of the zoning district.

One of the permitted uses allowed under the A-1 zoning district is vehicle related services.

- c. How will your proposed project affect adjoining property values?

They will increase, likely

- d. How is your proposal compatible with existing uses of the surrounding land?

Most of the businesses in the immediate area directly serve the citizens of Homer.

- e. Are/will public services adequate to serve the proposed uses and structures?

Yes

- f. How will the development affect the harmony in scale, bulk, coverage and density upon the desirable neighborhood character, and will the generation of traffic and the capacity of surrounding streets and roads be negatively affected?

It will provide better traffic flow by providing designated parking for clients, whereas of now, there is no clearly identified designated parking, therefore disrupting traffic flow on E. Street. Any additional workload acquired by the building expansion would be slightly more parts deliveries, and vehicle movement by the mechanics, all which would take ³⁰⁻⁴⁵ place on the west side of the addition, and on Lot # 5

g. Will your proposal be detrimental to the health, safety or welfare of the surrounding area or the city as a whole?

No, in fact, it will have the opposite effect because the traffic flow will change from what it now is to a safer alternative

h. How does your project relate to the goals of the Comprehensive Plan? Find the Comprehensive Plan on the City's website:

www.cityofhomer-ak.gov/planning/comprehensive-plan

Provides more space to service more vehicles for the community, accomodating desired growth, providing more job opportunities, and keeps business local.

i. The Planning Commission may require special improvements. Are any of the following a component of the development plan, or are there suggestions on special improvements you would be willing to make? **Circle each answer and provide clarification on additional pages if Yes is selected.**

1. Y/ N Special yards and spaces
2. Y/ N Fences, walls and screening
3. Y/ N Surfacing of parking areas
4. Y/ N Street and road dedications and improvements (or bonds)
5. Y/ N Control of points of vehicular ingress and egress
6. Y/ N Special provisions on signs
7. Y/ N Landscaping
8. Y/ N Maintenance of the grounds, buildings, or structures
9. Y/ N Control of noise, vibration, odors, lighting, heat, glare, water and solid waste pollution, dangerous materials, material and equipment storage, or other similar nuisances - We plan to install a water/oil separator in the floor drain system.
10. Y/ N Time for certain activities
11. Y/ N A time period within which the proposed use shall be developed
12. Y/ N A limit on total duration of use
13. Y/ N Special dimensional requirements such as lot area, setbacks, building height
14. Y/ N Other conditions deemed necessary to protect the interest of the community

Parking Questions.

1. How many parking spaces are required for your development? 0

If more than 24 spaces are required see HCC 21.50.030(f)(1)(b)

2. How many spaces are shown on your parking plan? 8

3. Are you requesting any reductions? No

9075

I hereby certify that the above statements and other information submitted are true and accurate to the best of my knowledge, and that I, as applicant, have the following legal interest in the property:

CIRCLE ONE: Owner of record Lessee Contract purchaser

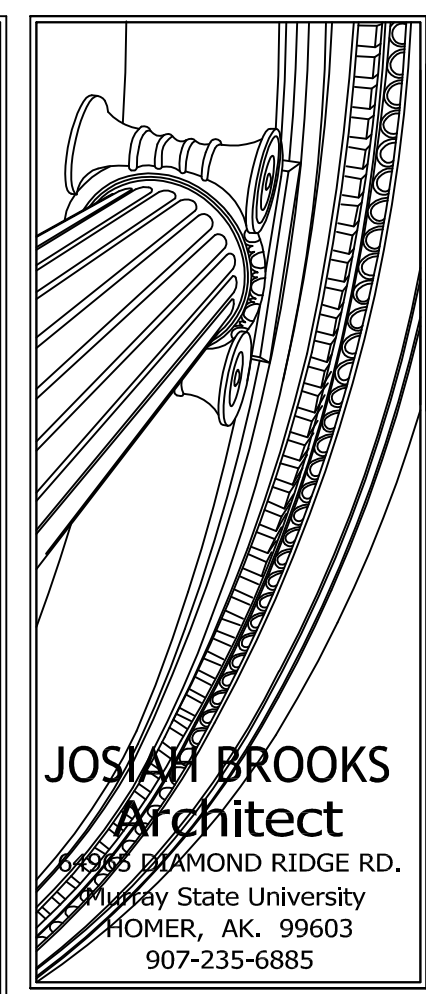
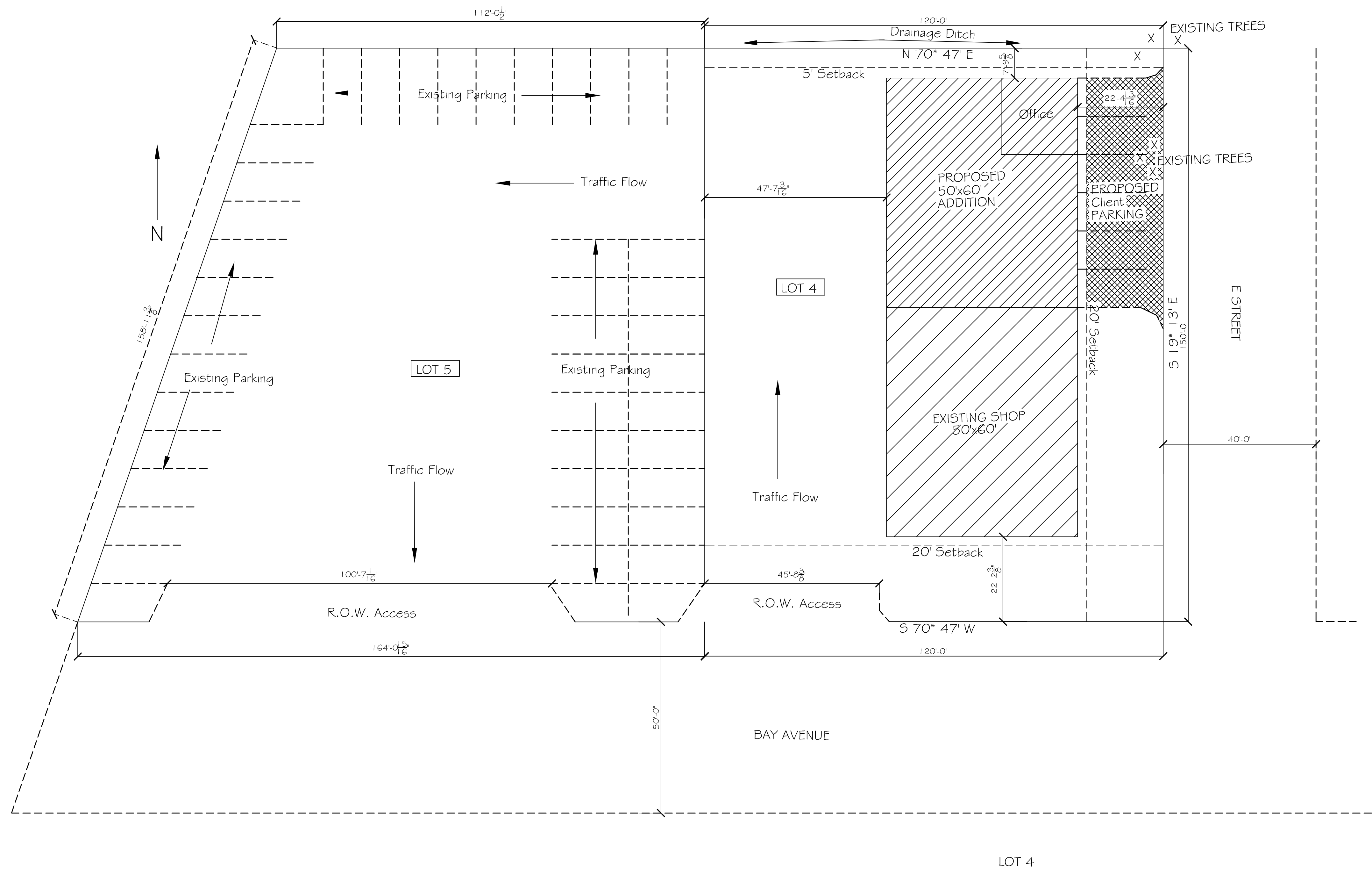
Per HCC 21.71.020(a)(9), if the applicant is not the owner of the subject lot, the owner's signed authorization grants the applicant authority to:

- (a) apply for the conditional use permit, and
- (b) bind the owner to the terms of the conditional use permit, if granted.

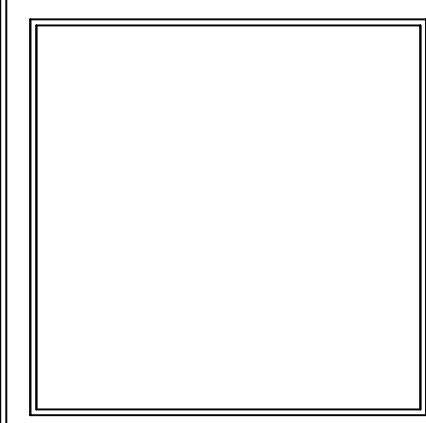
Applicant signature:  Date: 4-26-26

Property Owner signature:  Date: 4/26/26

5075



JOSIAH BROOKS
 Architect
 1435 DIAMOND RIDGE RD.
 Murray State University
 HOMER, AK. 99603
 907-235-6885

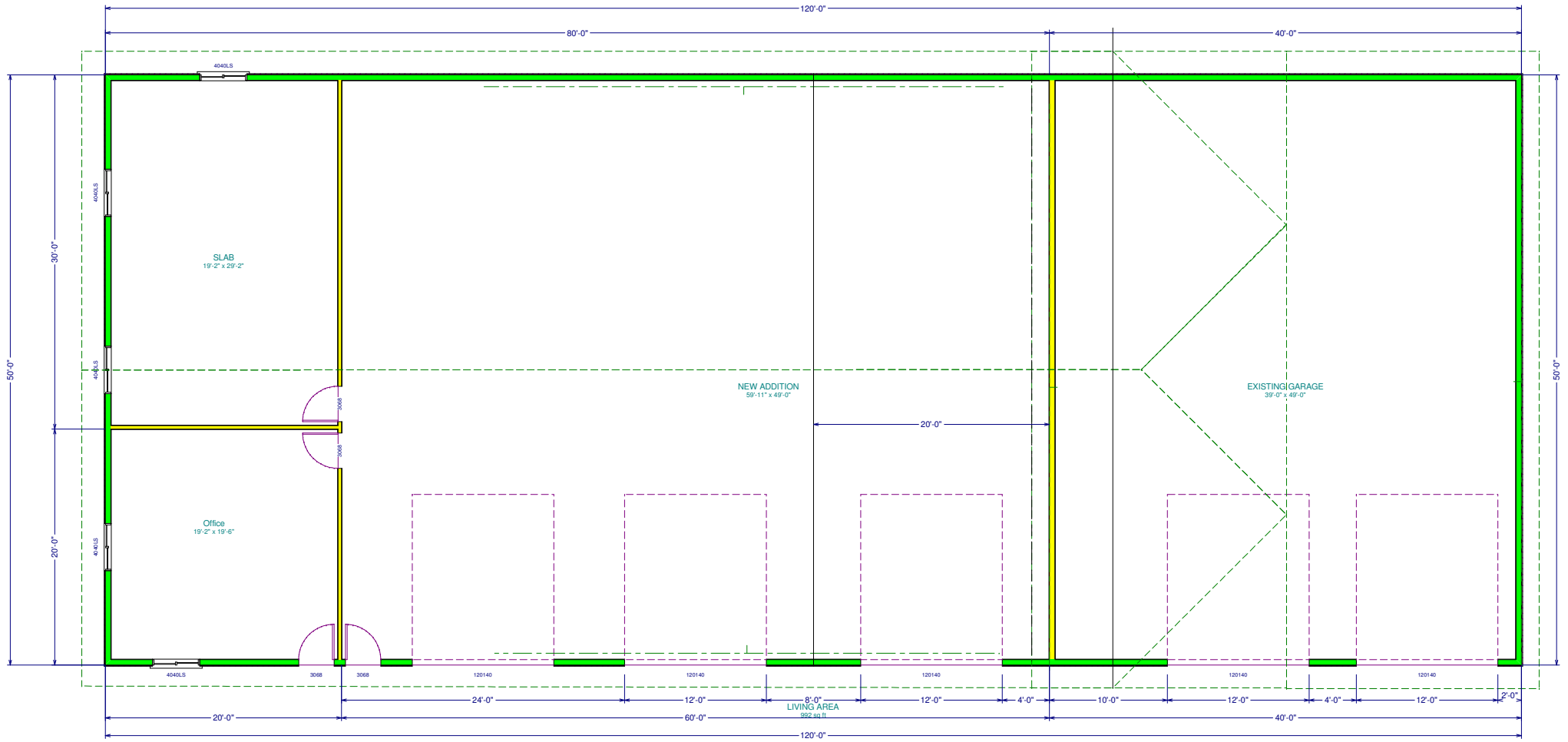


Site Plan
 3267 E Street

SITE PLAN
 Scale: 1/16" = 1'-0"

April 19, 2026
 Sheet 1 of 1
C-1



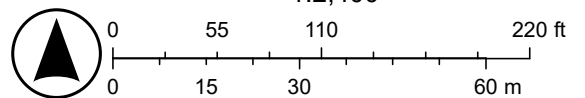


Existing Neighborhood Uses



4/28/2026, 8:58:15 AM

KPB Redacted Parcels
 KPB Roads



Attachment A.

Existing Neighborhood Uses of surrounding Lots to 3267 E Street.

1. 1155 Ocean Drive.---Seasonal Farmer’s Market, otherwise, not in use.
2. 1193 Ocean Drive.---parking for 1203 Ocean Drive.
3. 1203 and 1213 Ocean Drive. Cannabis dispensary.
4. 1231 Ocean Drive.—New Marine Shop
5. 3268 E. Street,-- private houses. Use unknown
6. 1233 Bay Ave,---Private Residential House
7. 1199 Bay Ave,--Private Residential House
8. 1193 Bay Ave.---Private Residential House

Review of comprehensive plan Land Use and Environment Chapter for CUP
26—02 RF 5.20.26

Goal A: Promote sustainable and moderate growth that preserves Homer’s small-town character.

Staff: This project supports sustainable and moderate growth, by providing a modest increase in building square footage to an existing automotive business.

Goal B: Plan for responsible development that balances environmental impacts, community connections, and infrastructure capacity.

Staff: This proposed conditional use permit has adequate capacity for existing city services, and a required stormwater plan (SWP) will ensure there are no negative environmental impacts from runoff.

Goal C: Modernize zoning and land use regulations to reflect the community’s vision.

Staff: Not applicable.

City-Led Strategies and Actions

1. Implement a Future Land Use Map that guides future decisions about land use and growth.

Staff: Not applicable.

2. Implement zoning reforms to support sustainable growth and attainable housing development.

Staff: Not applicable.

3. Strategically align development regulations with natural hazard risks and land suitability to support safe, resilient, and responsible growth.

Staff: Not applicable.

4. Protect and enhance green space in Homer to support critical habitat conservation, recreational access, and community well-being.

Staff: Not applicable.

5. Advance place-based planning and development that supports Homer’s unique community character, encourages targeted infill, and strengthens Homer’s role as a regional hub.

Staff: This project supports targeted infill with an expansion of an existing automotive use on a lot that can accommodate this expansion. While automotive uses are not typically associated strongly with place-based planning, it is a critical need for the local community, and this is an appropriate location and zoning district for this use.

Potential Partner-Led Strategies

6. Collaborate with public and private partners to enhance community spaces and recreational infrastructure.

Staff: Not applicable.

7. Coordinate with regional and state agencies to align land use policies with environmental stewardship and shared planning goals.

Staff: Not applicable.

Finding:

The proposal is not contrary to the applicable land use and environment goals and objectives of the Comprehensive Plan.

CITY OF HOMER
PUBLIC HEARING NOTICE - PLANNING COMMISSION MEETING

Public hearings on the matters below are scheduled for Wednesday, May 20, 2026 at 6:30 p.m. during the Regular Planning Commission Meeting. Participation is available virtually via Zoom webinar or in-person at Homer City Hall.

A request for Conditional Use Permit (CUP) CUP 26-02 per HCC 21.24.040 (d), No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area without an approved conditional use permit. The applicant proposes a 3,000 square foot expansion of the existing shop space at 3267 E Street. T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0004029 - BS BAYVIEW SUB JOHNSON ADDN LOT 4

In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603.

To attend the meeting virtually, visit zoom.us and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

Meeting ID: 979 8816 0903
Passcode: 976062

Additional information regarding this matter will be available by 5pm on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for May 15, 2026 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written comments must be received by 4pm on the day of the meeting.

If you have questions, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 235-3106, email: planning@ci.homer.ak.us or in-person at Homer City Hall.

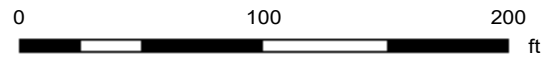
NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 300 FEET OF PROPERTY

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Legend

- Physical Addresses
- Transportation
- Mileposts
- Parcels and PLSS
- Tax Parcels



NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the operation or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correction of the data, or use of the data.



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Staff Report 26-13

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner
DATE: May 6, 2026
SUBJECT: Conditional Use Permit (CUP) 26-03

Synopsis The applicant requests a Conditional Use Permit (CUP) CUP 26-03 per HCC 21.12.030(l), Assisted living home; The applicant proposes an assisted living home at 139 Skyline Drive. This structure was built as a 12-bedroom lodge, which was annexed by the City of Homer in 2002. Presently the structure is being used as a vacation residence.

Applicant: Kachemak House, LLC
P.O. Box 579
Homer, AK 99603

Location: 139 Skyline Drive

Legal Description: T 6S R 13W SEC 7 SEWARD MERIDIAN HM 2009023 NEDOSIK 1998 TRACT C JACK HAMILTON REPLAT TRACT C1-A

Parcel ID: 17307089

Size of Existing Lot: 74.54 acres

Zoning Designation: Rural Residential District

Existing Land Use: Residential

Surrounding Land Use: North: Institutional, Residential, Vacant
South: Residential, Vacant
East: Residential, Vacant
West: Residential, Vacant

Comprehensive Plan: Goal B and Strategy 4 & 5

Wetland Status: KWF Wetland Assessment, N/A Structures Already Exist.

Flood Plain Status: Not in a floodplain.

BCWPD: Not in the Bridge Creek Watershed Protection District

Utilities: Public utilities, water and sewer, do service the site.

Public Notice: Notice was sent to 65 property owners of 51 parcels as shown on the KPB tax assessor rolls.

ANALYSIS: The property was developed with a lodge and detached 3 car garage, which according to the Kenai Peninsula Borough Assessment information, were built in the year 2000. The property was annexed by the City of Homer in the year 2002 and is now in the Rural

Residential District, where operating a lodge is a non-conforming use. Since the use has been discontinued, operating as a lodge is no longer allowed. The intention of the Conditional Use Permit is to use the multi-room former lodge as an assisted living home, per HCC 21.12.030(l). Since an assisted living home is a residential use, it would be compatible with the surrounding land uses. Access to the structure is from Nedosik Road, off Skyline Drive. There will be additional access from Kia Lane.

PARKING: 6 parking spaces are required for this project. Including the three spaces with the detached garage there is ample parking for 6 vehicles.

The following Photograph shows the end of Kia Lane with the detached garage in the background. Kia Lane is a City of Homer maintained road.



The criteria for granting a Conditional Use Permit is set forth in HCC 21.71.030, Review criteria, and establishes the following conditions:

a. The applicable code authorizes each proposed use and structure by conditional use permit in that zoning district;

Analysis: The following use may be permitted in the Rural Residential district when authorized by conditional use permit issued in accordance with Chapter 21.71 HCC:

HCC 21.12.030(l) Assisted Living Home

Finding 1: The structure and use are authorized by the applicable code.

b. The proposed use(s) and structure(s) are compatible with the purpose of the zoning district in which the lot is located.

HCC 21.12.010 Purpose. The purpose of the Rural Residential District is primarily to provide an area in the City for low-density, primarily residential, development; allow for limited agricultural pursuits; and allow for other uses as provided in this chapter.

Applicant: An assisted living home is a residence. This residence is large size and is located on a 75.54-acre property, which is plenty of room. A residence is compatible with a zoning district for residential use.

Analysis: The applicant proposes providing a use, assisted living home, which is compatible with the purpose of the district.

Finding 2: The proposed structures and uses are compatible with the purpose of the district.

c. The value of the adjoining property will not be negatively affected greater than that anticipated from other permitted or conditionally permitted uses in this district.

Applicant: The assisted living home should have no impact on the adjoining property values.

Analysis: Many uses in the Rural Residential district have greater negative impacts than would be realized from an assisted living facility. Pipelines, railroads, and storage of heavy equipment would have a greater impact on nearby property values. Religious, cultural, and fraternal assembly would generate a good deal more traffic.

Finding 3: The proposed use is not expected to negatively impact the adjoining properties greater than other permitted or conditional uses.

d. The proposal is compatible with existing uses of surrounding land.

Applicant: The assisted living home is compatible with the surrounding land because it is merely a residence. There is no use of the home that is inconsistent with the use of any residence.

Analysis: Existing uses of the surrounding land are currently institutional, residential, and vacant. Due to the residential nature of an assisted living home, the use is compatible with existing uses surrounding the land.

Finding 4: The proposed use is compatible with existing uses of surrounding land.

e. Public services and facilities are or will be, prior to occupancy, adequate to serve the proposed use and structure.

Applicant: Yes. The house is beautifully set up to serve residents with the existing available public services.

Analysis: There are no City utilities available to the property. Kia Lane is a City maintained road; the applicant proposes to curb cut to connect to Kia Lane.

Finding 5: Public services and facilities are adequate to serve the existing / proposed use.

f. Considering harmony in scale, bulk, coverage and density, generation of traffic, the nature and intensity of the proposed use, and other relevant effects, the proposal will not cause undue harmful effect upon desirable neighborhood character.

Applicant: The assisted living homer should have no impact on the scale, bulk, coverage and density of the neighborhood.

Analysis: The proposed use would be to occupy an existing structure built with multiple bedrooms, on a 75.54-acre lot. There will be two access points to the structure, one from the west from Nedosik Road, off Skyline Drive and the other from Kia Lane to the north. Traffic related to the assisted living home is not anticipated to be significant and not to the point of causing undue harmful effect upon desirable neighborhood character.

Finding 6: The proposal will not cause undue harmful effect from traffic upon desirable neighborhood character.

g. The proposal will not be unduly detrimental to the health, safety or welfare of the surrounding area or the city as a whole.

Applicant: No, the assisted living homer will not be detrimental in any way to the surrounding area or the city, and to the contrary will provide a benefit to the community.

Analysis: The proposed residential use as an assisted living home is not expected to negatively affect health, safety or welfare.

Finding 7: The proposal will not be unduly detrimental to the health, safety or welfare of the surrounding area and the city as a whole.

h. The proposal does or will comply with the applicable regulations and conditions specified in this title for such use.

Analysis: The applicant does not request any exception to code.

Finding 8: The proposal will comply with applicable regulations and conditions specified in Title 21.

i. The proposal is not contrary to the applicable land use goals and objectives of the Comprehensive Plan.

Applicant: The assisted living home will continue the use of the existing home as a residence, offering no material change to its use other than the residents need assistance for their daily lives. The home will provide several high-wage jobs to local workers, including an administrator and caregivers. Support of workforce and continuing the use of this high-quality home are both consistent with the updated Comprehensive Plan.

Analysis: Goal B and Strategy 4 & 5 of the Homer Comprehensive Plan Land Use and Environment Chapter are supported by this project. See the attached Compliance Review of Homer Comprehensive Plan for further details.

Finding 9: The proposal is not contrary to the applicable land use and environment goals and objectives of the Comprehensive Plan. The proposal aligns with Goal B and Strategy 4 & 5, and no evidence has been found that it is contrary to the applicable land use goals and objectives of the Comprehensive Plan.

j. The proposal will comply with the applicable provisions of the Community Design Manual (CDM).

Analysis: Chapter 3, Outdoor Lighting is applicable to the Residential Office District.

Condition 1: Outdoor lighting must be down lit per HCC 21.59.030 and the CDM. If existing lighting does not conform, it must be replaced with lighting that conforms to HCC 21.59.030 and the CDM

Finding 10: Lighting will comply with the applicable provisions of the CDM.

HCC 21.71.040(b). b. In approving a conditional use, the Commission may impose such conditions on the use as may be deemed necessary to ensure the proposal does and will continue to satisfy the applicable review criteria. Such conditions may include, but are not limited to, one or more of the following:

- 1. Special yards and spaces:** No specific conditions deemed necessary.
- 2. Fences and walls:** No specific conditions deemed necessary.
- 3. Surfacing of parking areas:** No specific conditions deemed necessary.
- 4. Street and road dedications and improvements:** No specific conditions deemed necessary.
- 5. Control of points of vehicular ingress and egress: Condition 2:** There shall be a connection to Kia Lane.
- 6. Special provisions on signs:** No specific conditions deemed necessary.
- 7. Landscaping:** No specific conditions deemed necessary.
- 8. Maintenance of the grounds, building, or structures:** No specific conditions deemed necessary.
- 9. Control of noise, vibration, odors or other similar nuisances:** No specific conditions deemed necessary.
- 10. Limitation of time for certain activities:** No specific conditions deemed necessary.
- 11. A time period within which the proposed use shall be developed:** No specific conditions deemed necessary.
- 12. A limit on total duration of use:** No specific conditions deemed necessary.
- 13. More stringent dimensional requirements, such as lot area or dimensions, setbacks, and building height limitations. Dimensional requirements may be made more lenient by conditional use permit only when such relaxation is authorized by other provisions of the zoning code. Dimensional requirements may not be altered by conditional use permit when and to the extent other provisions of the zoning code expressly prohibit such alterations by conditional use permit:** No specific conditions deemed necessary.
- 14. Other conditions necessary to protect the interests of the community and surrounding area, or to protect the health, safety, or welfare of persons residing or working in the vicinity of the subject lot:** No specific conditions deemed necessary.

PUBLIC WORKS COMMENTS:

The planning review for the 2009 replat did not require road construction to City Standards at the time in the dedicated Nedoski Road right-of-way. It was indicated that it would be the responsibly of a future owner further subdividing C1-A. There is no reasoning noted, only that comments were given to Julie over the phone. So, it is what it is for now. We can't require a City Standard Road unless there is a future platting action.

PUBLIC COMMENTS: None submitted at the time this report was completed.

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission approve CUP 26-03, **Staff Report 26-13** with findings 1-10 and the following conditions.

1. Outdoor lighting must be down lit per HCC 21.59.030 and the CDM.

2. There shall be connection to Kia Lane, per driveway permit #3270.

Attachments

Application
Site Plan and Parking Plan
Compliance Review of Homer Comprehensive Plan
Public Notice
Aerial Map



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

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(p) 907-235-3106

(f) 907-235-3118

Applicant

Name: Kachemak House LLC Ph
 Address: P.O. Box 579, Homer, AK 99603 E

Property Owner (if different than the applicant):

Name: Shawn Hamilton Phone
 Address: 105 Pier Ave, Riverhead, NY 11901-5417 E

PROPERTY INFORMATION:

Address: 139 Skyline Drive Lot Size: 74.54 acres KPB Tax ID # 17307089
 Legal Description of Property: T 6S R 13W SEC 7 Seward Meridian HM 2009023 NEDOSIK
1998 TRACT C JACK HAMILTON REPLAT TRACT C1-A

For staff use:
 Date: _____ Fee submittal: Amount _____
 Received by: _____ Date application accepted as complete _____
 Planning Commission Public Hearing Date: _____

Conditional Use Permit Application Requirements:

1. Site Plan - drawn to a scale of not less than 1" = 20' which shows existing and proposed structures, clearing, fill, vegetation and drainage
2. Right of Way Access Plan
3. Parking Plan
4. A map showing neighboring lots and a narrative description of the existing uses of all neighboring lots. (Planning staff can provide a blank map.)
5. This completed application form
6. Payment of application fee (nonrefundable)
7. Any other information required by Code or staff to review your project

Circle Your Zoning District

	RR	UR	RO	CBD	TCD	GBD	GC1	GC2	MC	MI	EEMU	BCWPD
Level 1 Site Plan	x	x	x			x			x			x
Level 1 ROW Access Plan	x	x							x			
Level 1 Site Development Standards	x	x										
Level 1 Lighting			x	x	x	x	x	x	x	x	x	
Level 2 Site Plan			x	x	x		x	x		x	x	
Level 2 ROW Access Plan			x	x	x		x	x		x	x	
Level 2 Site Development Standards			x*	x	x	x	x	x			x	
Level 3 Site Development Standards									x	x		
Level 3 ROW Access Plan						x						
DAP/SWP questionnaire					35	x	x	x	x		x	

Circle applicable additional permits. Planning staff can assist with these questions.

- Y N Are you building or remodeling a commercial structure, or multifamily building with more than three (3) apartments? If yes, Fire Marshal Certification is required.
Status: _____
- Y N Will development trigger a Development Activity Plan? N/A - structures already exist.
Application Status: _____
- Y N Will development trigger a Storm Water Plan? N/A - structures already exist.
Application Status: _____
- Y N Does the site contain wetlands? If yes, Army Corps of Engineers Wetlands Permit is required. Application Status: N/A - structures already exist.
- Y N Is development in a floodplain? If yes, a Flood Development Permit is required.
- Y N Does the project trigger a Community Design Manual review?
If yes, complete the design review application form. The Community Design Manual is online at: <https://www.cityofhomer-ak.gov/planning/community-design-manual>
- Y N Do the project require a traffic impact analysis?
- Y N Are there any nonconforming uses or structures on the property?
- Y N Have nonconforming uses or structures on the property been formally accepted by the Homer Advisory Planning Commission?
- Y N Does the site have a State or City driveway permit? Status: APPROVED # 3270
- Y N Does the site have active City water and sewer permits? Status: _____

Conditional Use Permit Application Questions. Use additional sheets if necessary.

1. Currently, how is the property used? Are there buildings on the property? How many square feet? Uses within the building(s)?

The property is currently used as a private family vacation home. There currently exists one very large home plus a 3+ car detached garage.
Per the Kenai Borough assessment, the house is 7,676 square feet.

2. What is the proposed use of the property? How do you intend to develop the property?

The intended use of the property is an assisted living home. The existing home, garage, and parking are sufficient for the intended use. We intend to install one new driveway cut off Kia Lane.

Conditional Use Permit Review Criteria Information. Use additional sheets if necessary. Per HCC 21.71.030 Review Criteria, the applicant must produce evidence sufficient to enable meaningful review of the application. Unless exceptions or other criteria are stated elsewhere in the Code, the application will be reviewed under these criteria:

- a. What code citation authorizes each proposed use and structure by conditional use permit?

Homer City Code Section 21.12.030(l) permits assisted living homes by conditional use permit in the Rural Residential District.

- b. Describe how the proposed uses(s) and structures(s) are compatible with the purpose of the zoning district.

An assisted living home is a residence. This residence is large size and is located on a 74.54 acre property, which is plenty of room. A residence is compatible with a zoning district for residential use.

- c. How will your proposed project affect adjoining property values?

The assisted living home should have no impact on the adjoining property values.

- d. How is your proposal compatible with existing uses of the surrounding land?

The assisted living home is compatible with the surrounding land because it is merely a residence. There is no use of the home that is inconsistent with the use of any residence.

- e. Are/will public services adequate to serve the proposed uses and structures?

Yes. The house is beautifully set up to serve residents with the existing available public services.

- f. How will the development affect the harmony in scale, bulk, coverage and density upon the desirable neighborhood character, and will the generation of traffic and the capacity of surrounding streets and roads be negatively affected?

The assisted living home should have no impact on the scale, bulk, coverage and density of the neighborhood.

- g. Will your proposal be detrimental to the health, safety or welfare of the surrounding area or the city as a whole?

No, the assisted living home will not be detrimental in any way to the surrounding area or the city, and to the contrary will provide a benefit to the community.

- h. How does your project relate to the goals of the Comprehensive Plan? Find the Comprehensive Plan on the City's website:

www.cityofhomer-ak.gov/planning/comprehensive-plan

The assisted living home will continue the use of the existing home as a residence, offering no material change to its use other than the residents need assistance for their daily lives.

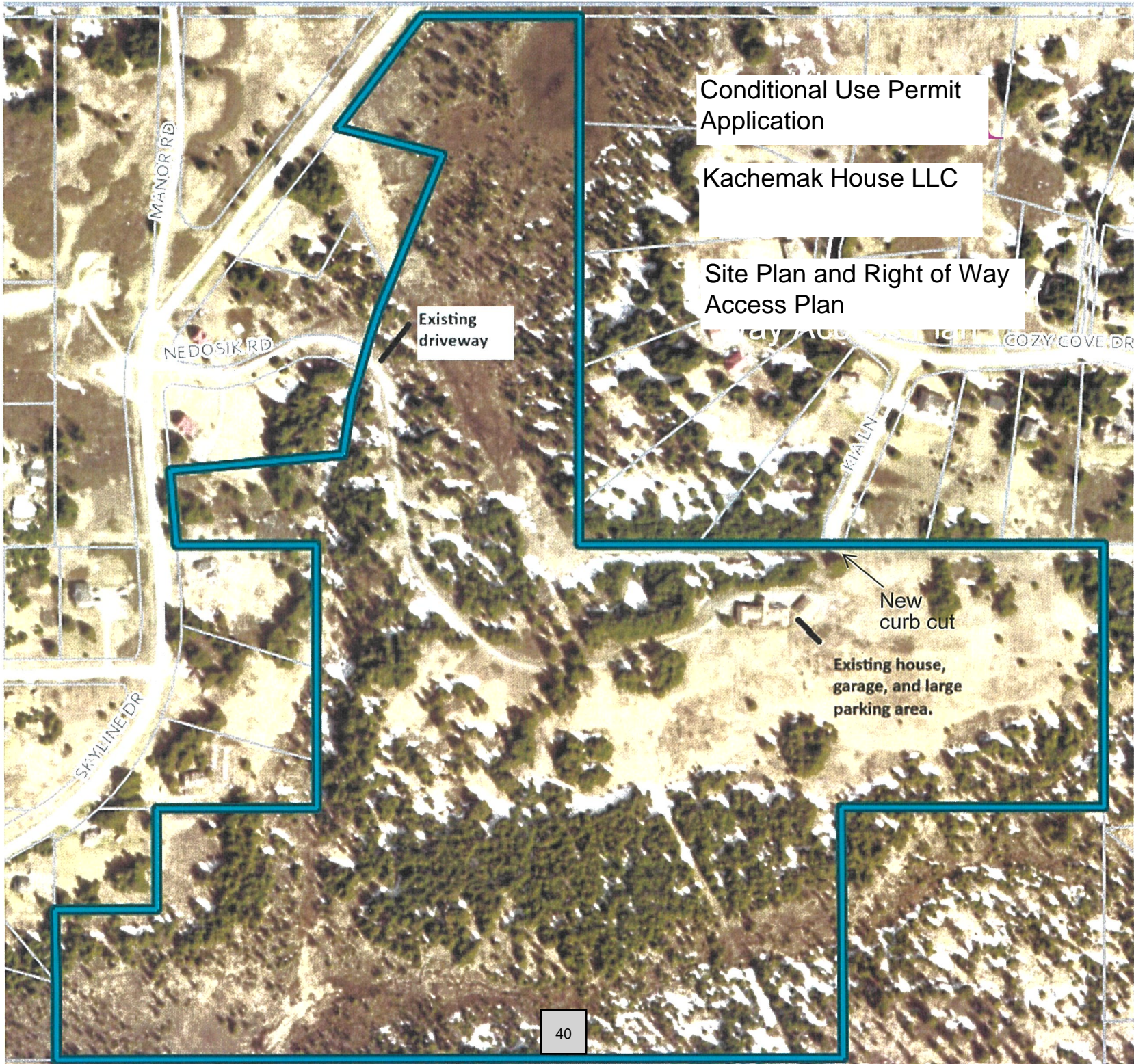
The home will provide several high-wage jobs to local workers, including an administrator and caregivers. Support of workforce and continuing the use of this high-quality home are both consistent with the updated Comprehensive Plan.

- i. The Planning Commission may require special improvements. Are any of the following a component of the development plan, or are there suggestions on special improvements you would be willing to make? **Circle each answer and provide clarification on additional pages if Yes is selected.**

1. Y/N Special yards and spaces
2. Y/N Fences, walls and screening
3. Y/N Surfacing of parking areas
4. Y/N Street and road dedications and improvements (or bonds)
5. Y/N Control of points of vehicular ingress and egress
6. Y/N Special provisions on signs
7. Y/N Landscaping
8. Y/N Maintenance of the grounds, buildings, or structures
9. Y/N Control of noise, vibration, odors, lighting, heat, glare, water and solid waste pollution, dangerous materials, material and equipment storage, or other similar nuisances
10. Y/N Time for certain activities
11. Y/N A time period within which the proposed use shall be developed
12. Y/N A limit on total duration of use
13. Y/N Special dimensional requirements such as lot area, setbacks, building height
14. Y/N Other conditions deemed necessary to protect the interest of the community

Parking Questions.

1. How many parking spaces are required for your development? Six
If more than 24 spaces are required see HCC 21.50.030(f)(1)(b)
2. How many spaces are shown on your parking plan? At least six
3. Are you requesting any reductions? No



Conditional Use Permit Application

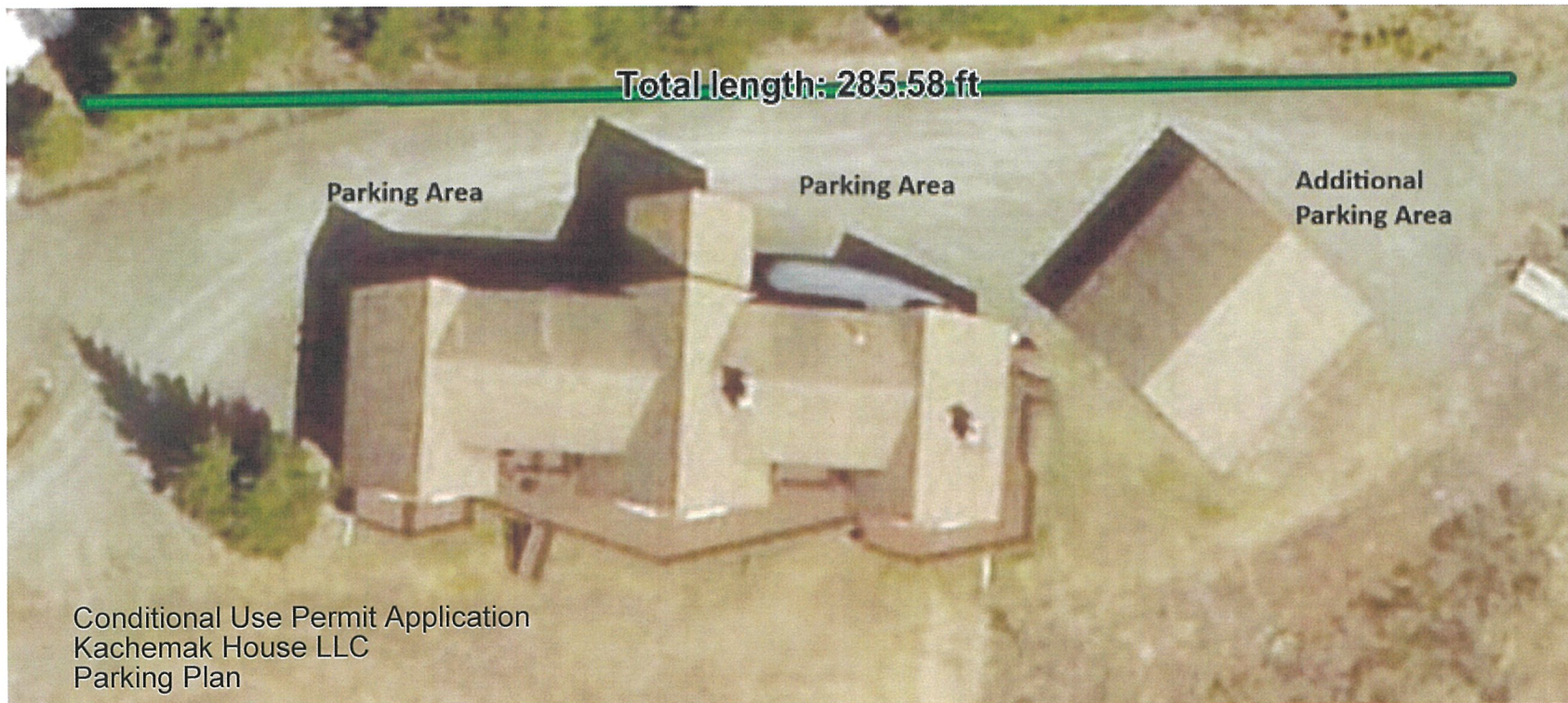
Kachemak House LLC

Site Plan and Right of Way Access Plan

Existing driveway

New curb cut

Existing house, garage, and large parking area.



**Review of comprehensive plan Land Use and Environment Chapter for CUP
26—03 RF 5.20.26**

Goal A: Promote sustainable and moderate growth that preserves Homer’s small-town character.

Staff: Not applicable.

Goal B: Plan for responsible development that balances environmental impacts, community connections, and infrastructure capacity.

Staff: This project supports stronger community connections with the proposed assisted living home. There is a strong demand for assisted living facilities in Homer, and this project would provide an important service for community members that may otherwise be forced to leave Homer without them.

Goal C: Modernize zoning and land use regulations to reflect the community’s vision.

Staff: Not applicable.

City-Led Strategies and Actions

1. Implement a Future Land Use Map that guides future decisions about land use and growth.

Staff: Not applicable.

2. Implement zoning reforms to support sustainable growth and attainable housing development.

Staff: Not applicable.

3. Strategically align development regulations with natural hazard risks and land suitability to support safe, resilient, and responsible growth.

Staff: Not applicable.

4. Protect and enhance green space in Homer to support critical habitat conservation, recreational access, and community well-being.

Staff: The property is approximately 75 acres with natural vegetation that would continue to be maintained.

5. Advance place-based planning and development that supports Homer’s unique community character, encourages targeted infill, and strengthens Homer’s role as a regional hub.

Staff: This project supports place-based planning by providing a much-needed assisted living facility on a vacant property. Without these types of facilities in Homer, many residents may be forced to leave the community.

Potential Partner-Led Strategies

6. Collaborate with public and private partners to enhance community spaces and recreational infrastructure.

Staff: Not applicable.

7. Coordinate with regional and state agencies to align land use policies with environmental stewardship and shared planning goals.

Staff: Not applicable.

Finding:

The proposal is not contrary to the applicable land use and environment goals and objectives of the Comprehensive Plan.

CITY OF HOMER
PUBLIC HEARING NOTICE - PLANNING COMMISSION MEETING

Public hearings on the matters below are scheduled for Wednesday, May 20, 2026 at 6:30 p.m. during the Regular Planning Commission Meeting. Participation is available virtually via Zoom webinar or in-person at Homer City Hall.

A request for Conditional Use Permit (CUP) CUP 26-03 per HCC 21.12.030 (l), Assisted living home. The applicant proposes an assisted living home at 139 Skyline Drive. T 6S R 13W SEC 7 SEWARD MERIDIAN HM 2009023 NEDOSIK 1998 TRACT C JACK HAMILTON REPLAT TRACT C1-A

In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603.

To attend the meeting virtually, visit zoom.us and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

Meeting ID: 979 8816 0903
Passcode: 976062

Additional information regarding this matter will be available by 5pm on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for May 15, 2026 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written comments must be received by 4pm on the day of the meeting.

If you have questions, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 235-3106, email: planning@ci.homer.ak.us or in-person at Homer City Hall.

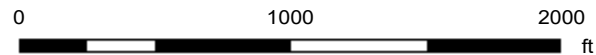
NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 300 FEET OF PROPERTY

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Legend

- Physical Addresses
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45 sula Borough assumes no liability of any kind arising from the use of this data. The operation or modification of the data. In using these data, you further agree to the data, or use of the data.



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Staff Report 26-014

TO: Homer Planning Commission
 FROM: Ryan Foster, City Planner
 DATE: May 20, 2026
 SUBJECT: Vacate Portion of Public Right-of-Way Half Cul-de-Sac Adjacent to Tract A of Tracts A & B Gordon Property

Requested Action: Conduct a public hearing and make a recommendation on the vacation of a portion of Public Right-of-Way Half Cul-de-Sac Adjacent to Tract A of Tracts A & B Gordon Property

General Information:

Applicants:	Surveyor: McLane Consulting, Inc PO Box 468 Soldotna, AK 99669	Land Owners: Doug W. Gordon 42325 Continental Way Soldotna, AK 99669
Location:	East of the undeveloped Ursala Avenue Right-of-Way	
Parcel ID:	17507016	
Zoning Designation:	Rural Residential District	
Existing Land Use:	Residential	
Surrounding Land Use:	North: Vacant South: Residential East: Residential West: Vacant, Residential	
Wetland Status:	Wetland Upland Complex	
Flood Plain Status:	Not in a floodplain	
Utilities:	City water and sewer are not available at this time.	
Public Notice:	Notice was sent to 30 property owners of 27 parcels as shown on the KPB tax assessor rolls.	

Analysis: This vacation is within the Rural Residential District. This action would vacate a half Cul-de-Sac that that will never be used/developed. This plat will dedicate a 15' Utility Easement along the west edge of the property, fronting the 25' un-named Right-of-Way as utility easement.

Unlike other platting processes, the final approval of this vacation is decided by the Homer City Council. Staff recommends the Commission recommend approval of this vacation.

City of Homer Code does not address right of way vacations, but the Kenai Peninsula Borough code does. The Borough holds platting authority and the Homer Planning Commission is advisory to the Borough on platting matters. Staff is using relevant portions of KPB code for an analysis of the right of way vacation.

KPB Code

20.65.050(D)(1-8) - Vacations

The (Kenai Peninsula Borough) planning commission shall consider the merits of each vacation request. A platted dedication to public use of land or interest in land may be vacated if the dedication is no longer necessary for present or future public use and in all cases the planning commission shall deem the area being vacated to be of value to the public. In evaluating the merits of the proposed vacation, the planning commission shall consider whether:

1. The right-of-way or public easement to be vacated is being used;

Staff Response: Right-of-Way half Cul-de-Sac is not being used. The remaining Right-of-Ways will allow public access.

2. A road is impossible or impractical to construct, and alternative access has been provided;

Staff Response: A road is impractical to construct, alternative access has been provided with the adjacent Sterling Highway to the north and Mount Augustine to the south and west.

3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;

Staff Response: The surrounding area is not developed but the Right-of-Way will remain. Staff recommends that a 15' utility easement be dedicated fronting the 25' Unnamed Right-of-Way.

4. The vacation of a public right-of-way provides access to a lake, river, or other area with public interest or value, and if so, whether equal or superior access is provided;

Staff Response: The vacated right-of-way does not provide access to a lake, river, or other area with public interest or value.

5. The proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;

Staff Response: The proposed vacation would not limit opportunities for interconnectivity with adjacent parcels.

6. Other public access, other than general road use, exist or are feasible for the right-of-way;

Staff Response: The 50' Ursala Avenue Right-of-Way and 25' Unnamed Right-of-Way will remain.

7. All existing and future utility requirements are met. Rights-of-way which are utilized by a utility, or which logically would be required by a utility, shall not be vacated, unless it can be demonstrated that equal or superior access is or will be available. Where an easement would satisfactorily serve the utility interests, and no other public need for the right-of-way exists, the commission may approve the vacation and require that a utility easement be granted in place of the right-of-way.

Staff Response: Public Works has no objection.

8. Any other factors that are relevant to the vacation application or the area proposed to be vacated.

Staff Response: There are no plans to develop the Ursala Avenue Right-of-Way or the 25' Unnamed Right-of-Way.

Public Works Comments: Public works has no objection to the vacation of the Right-of-Way half Cul-de-Sac Per Homer City Code, a 15' utility easement needs to front the unnamed right-of-way along the western boundary of the lot.

Staff Recommendation:

Staff recommends approval of the ROW vacation with the following comments:

Comment 1: Clarify the noted "25' Unnamed R/W". If a Right-of-Way exists, it shall be named and a 15' Utility Easement shall be dedicated to along the west edge of Tract A.

Attachments:

1. Vacation petition
2. Plat
3. Public Notice
4. Aerial Map



McLane Consulting Inc.
PO Box 468
Soldotna, AK 99669

City of Homer Planning Department
491 E Pioneer Ave
Homer, AK 99603

PETITION TO VACATE PUBLIC RIGHT-OF-WAY

Re: Petition to Vacate Portion of Public Right-of-Way – Half Cul-de-Sac Adjacent to Tract A of Tracts A & B Gordon Property.

McLane Consulting, Inc., acting on behalf of Douglas W. Gordon, owner, hereby petitions the City of Homer for the vacation of the public right-of-way consisting of the half cul-de-sac adjacent to **Tract A of Tracts A & B Gordon Property**.

Description of Area Proposed for Vacation

The area proposed for vacation consists of the platted half cul-de-sac right-of-way located adjacent to Tract A, as shown on the recorded plat of Tracts A & B Gordon Property HM77-82. PID 17507016, 2195 Sterling Hwy., Homer Ak 99603

Basis for Petition

The requested vacation is supported by the following findings:

- 1. No Existing Public Improvement or Constructed Access**
The adjacent unnamed 25-foot right-of-way has not been constructed and currently provides no developed public access. No known utilities are constructed in the right-of-way.
- 2. Adjacent Ursula Avenue Right-of-Way Also Unconstructed**
The platted 50-foot Ursula Avenue right-of-way likewise remains unconstructed and currently provides no developed public access.
- 3. Lack of Necessity for Future Public Access**
All surrounding lots currently possess legal access through existing recorded rights-of-way or established access routes. No parcel in the vicinity depends upon the subject cul-de-sac or adjacent unconstructed rights-of-way for legal access.
- 4. Topographic Constraints Prevent Practical Construction**
The terrain in this area contains slopes of approximately 20 percent or greater,

creating substantial physical constraints that make future road construction impractical and economically unreasonable.

5. **Low Likelihood of Future Public Need**

Given the existing legal access to all lots and significant topographic limitations, it is unlikely that either the unnamed 25-foot right-of-way or Ursula Avenue right-of-way will be constructed in the future.

6. **Public Interest Served by Vacation**

Vacating the half cul-de-sac will remove unnecessary encumbrance from the property while preserving the public interest, as no loss of access or municipal utility function will occur.

7. **No Existing Utilities**

No known utilities exist in right-of-way.

Requested Action

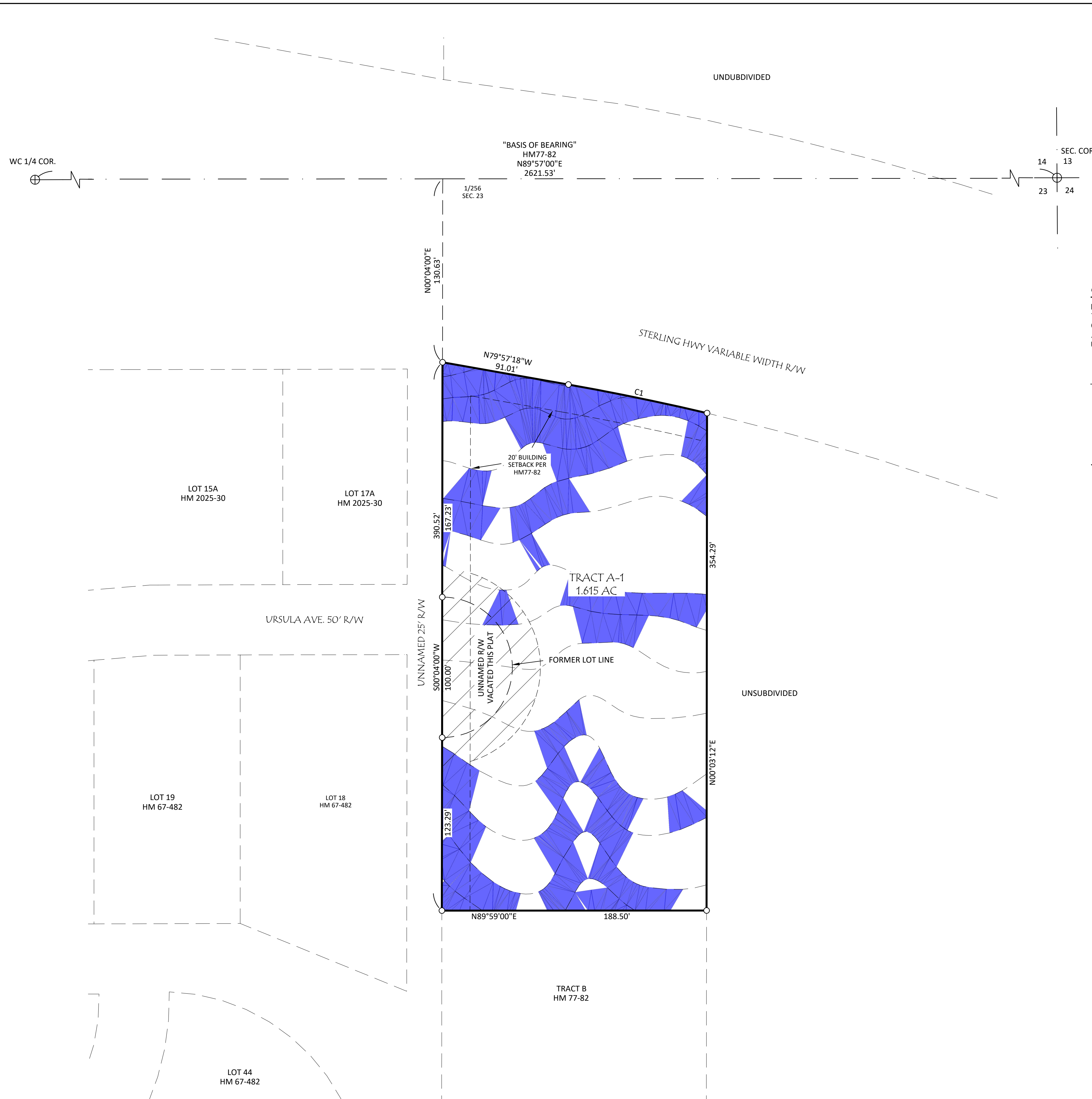
McLane Consulting, Inc. respectfully requests that the City of Homer approve the vacation of the half cul-de-sac right-of-way adjacent to Tract A of Tracts A & B Gordon Property.

Sincerely,

Andrew Hamilton, PLS

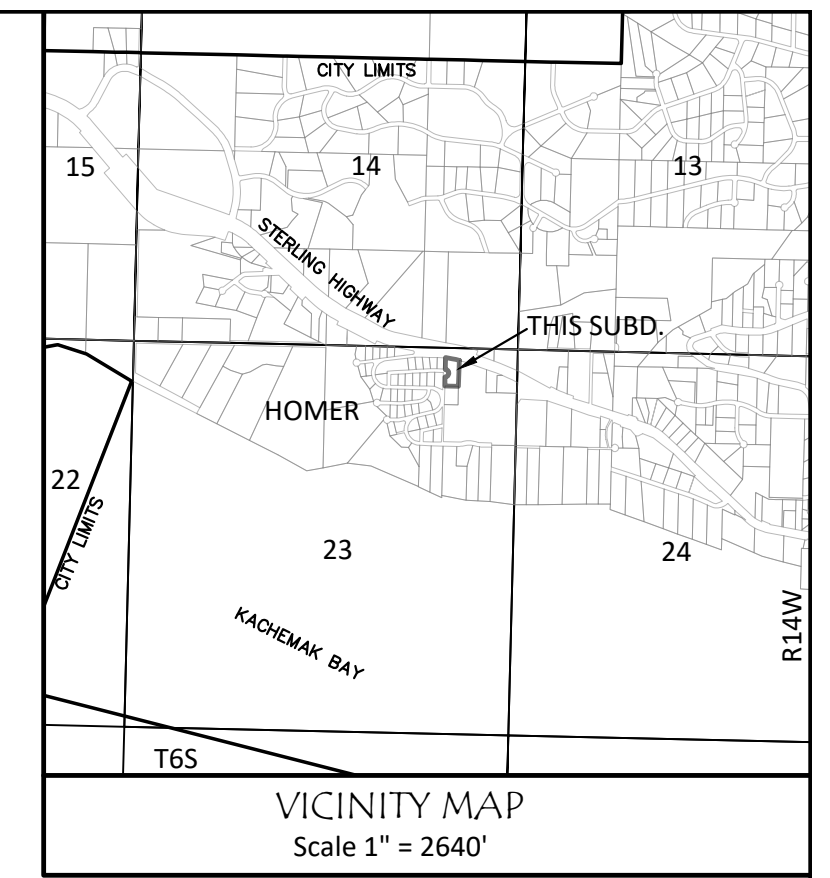
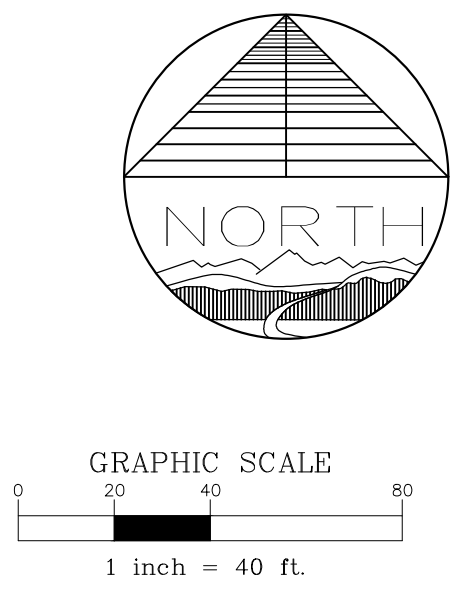
Survey Manager

McLane Consulting Inc.



LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- - - CONTOUR INTERVAL = 5'
- [Blue Hatched] SLOPES GREATER THAN 20%



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT SALAMATOF NATIVE ASSOCIATION INC., IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF SALAMATOF NATIVE ASSOCIATION INC., I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DOUG W. GORDON, OWNER
42325 CONTINENTAL WAY., SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: DOUGLAS W. GORDON
ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 2026

MY COMMISSION EXPIRES : _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
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3. THIS SUBDIVISION IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF HOMER.

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
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Plat #

Rec Dist _____

Date _____ 20____

Time _____ M



GORDON PROPERTY 2026 VACATION
REPLAT OF TRACT A TRACTS A & B GORDON PROPERTY (HM77-82)

DOUGLAS W. GORDON, OWNER
42325 CONTINENTAL WAY., SOLDOTNA, AK 99669

1.615 AC. M/L SITUATED IN THE NE1/4 NE1/4 OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 14 WEST, SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, AND THE HOMER RECORDING DISTRICT, ALASKA.

	ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 488 SOLDOTNA, AK 99669 VOICE: (907) 283-4218 WWW.MCLANECG.COM	KPB File No. 2026-XXX
	Project No. 262016	

Scale 1" = 40' Date : MARCH 2026 Drawn by : BGB

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2026.

AUTHORIZED OFFICIAL

**CITY OF HOMER PUBLIC HEARING NOTICE & NOTICE OF SUBDIVISION
PLANNING COMMISSION MEETING**

A public hearing on the matters below are scheduled for Wednesday, May 20, 2026 at 6:30 p.m. during the Regular Planning Commission Meeting. Participation is available virtually via Zoom webinar or in-person at Homer City Hall.

Vacate Portion of Public Right-of-Way Half Cul-de-Sac Adjacent to Tract A of Tracts A & B Gordon Property (HM77-82) located in the 1.615 AC. M/L SITUATED IN THE NE1/4 NE1/4 OF SECTION 23, TOWNSHIP 6 SOUTH, R. 14 W., S.M.

Public notice is hereby given that a preliminary plat has been received proposing to subdivide or replat property. You are being sent this notice because you are an affected property owner within 500 feet of a proposed subdivision and are invited to comment.

Proposed subdivision under consideration is described as follows:

Gordon Property 2026 Vacation Preliminary Plat

The location of the proposed subdivision affecting you is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the City of Homer Planning and Zoning Office. Subdivision reviews are conducted in accordance with the City of Homer Subdivision Ordinance and the Kenai Peninsula Borough Subdivision Ordinance. A copy of the Ordinance is available from the Planning and Zoning Office. **Comments should be guided by the requirements of those Ordinances.**

A copy of the proposals may be viewed at Homer City Hall, in the Clerk's Office Lobby on the lower level. In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603.

To attend the meeting virtually, visit zoom.us and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

Meeting ID: 979 8816 0903

Passcode: 976062

Additional information regarding this matter will be available by 5pm on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for May 15, 2026 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written comments must be received by 4pm on the day of the meeting.

If you have questions, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 435-3120, email: planning@ci.homer.ak.us or in-person at Homer City Hall.

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 500 FEET OF PROPERTY

Vicinity Map 52 Reverse



Legend

Transportation

Mileposts



Parcels and PLSS

Tax Parcels



NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or

Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The operation or modification of the data. In using these data, you further agree to the data, or use of the data.



City of Homer

www.cityofhomer-ak.gov

Planning
 491 East Pioneer Avenue
 Homer, Alaska 99603

Planning@ci.homer.ak.us
 (p) 907-235-3106
 (f) 907-235-3118

Staff Report 26-008

TO: Homer Planning Commission
 THROUGH: Ryan Foster, City Planner
 FROM: Edward Gross
 DATE: May 6, 2025
 SUBJECT: Vacate Portion of Public Right-of-Way Half Cul-de-Sac Adjacent to Tract A of Tracts A & B Gordon Property

Requested Action: Recommend approval of the preliminary plat

General Information:

Applicants:	Surveyor: McLane Consulting, Inc PO Box 468 Soldotna, AK 99669	Land Owners: Doug W. Gordon 42325 Continental Way Soldotna, AK 99669
Location:	East of the undeveloped Ursala Avenue Right-of-Way	
Parcel ID:	17507016	
Zoning Designation:	Rural Residential District & Scenic Gateway Corridor Overlay	
Existing Land Use:	Residential	
Surrounding Land Use:	North: Vacant South: Residential East: Residential West: Vacant, Residential	
Wetland Status:	Wetland Upland Complex	
Flood Plain Status:	Not in a floodplain	
Utilities:	City Water & Sewer are not available	
Public Notice:	27 Parcels, 30 Owners	

Analysis:

This Right-of-Way vacation is within the Rural Residential District (RR). This plat vacates a half Cul-de-Sac that that will never be used/developed. This plat will dedicate a 15' Utility Easement along the west edge of the property, fronting the 25' un-named Right-of-Way as utility easement.

Homer City Code 22.10.051 Easements and rights-of-way

- A. The subdivider shall dedicate in each lot of a new subdivision a 15-foot-wide utility easement immediately adjacent to the entire length of the boundary between the lot and each existing or proposed street right-of-way.

Staff Response: The plat does not meet this requirement. There shall be a dedicated 15-foot-wide utility easement immediately adjacent to the entire length of the un-named 25' Right-of-Way (west edge of Tract A).

- B. The subdivider shall dedicate in each lot of a new subdivision any water and/or sewer easements that are needed for future water and sewer mains shown on the official Water/Sewer Master Plan approved by the Council.

Staff Response: The plat meets these requirements. No additional easements are required for future infrastructure.

- C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities required by HCC 11.04.120.

Staff Response: The plat meets these requirements. No new streets are proposed therefore no non-motorized routes are required under this section of City Code.

- D. The City Council may accept the dedication of easements or rights-of-way for non-motorized transportation facilities that are not required by subsection (c) of this section, if the City Council determines that accepting the dedication would be Consistent with the adopted plans of the City.

Staff Response: The plat meets these requirements.

Preliminary Approval, per KPB code 20.25.070 Form and contents required. The commission will consider a plat for preliminary approval if it contains the following information at the time it is presented and is drawn to a scale of sufficient size to be clearly legible.

- A. Within the Title Block:
 - 1. Names of the subdivision which shall not be the same as an existing city, town, tract or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion;
 - 2. Legal description, location, date, and total area in acres of the proposed subdivision; and
 - 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;

Staff Response: The plat does not meet these requirements. Salamatof Native Association, Inc shall be omitted from the Certificate of Ownership and Dedication note.

B. North point;

Staff Response: The plat meets these requirements.

C. The location, width and name of existing or platted streets and public ways, railroad rights-of-way and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff Response: The plat does not meet these requirements. The existing plat indicates an HEA power pole in the center of the “25’ Unnamed Right-of-Way”. It is unclear if the noted “25’ Right-of-Way” is a utility easement or a Right-of-Way.

D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries and prominent natural and manmade features, such as shorelines or streams;

Staff Response: The plat meets these requirements.

E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions or limitation of reservations that could affect the subdivision;

Staff Response: The plat meets these requirements.

F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision; [Additional City of Homer HAPC policy: Drainage easements are normally thirty feet in width centered on the drainage. Final width of the easement will depend on the ability to access the drainage with heavy equipment. An alphabetical list of street names is available from City Hall.]

Staff Response: The plat does not meet these requirements. The existing plat indicates an HEA power pole in the center of the “25’ Unnamed Right-of-Way”. It is unclear if the noted “25’ Right-of-Way” is a utility easement or a Right-of-Way. If the noted “25’ unnamed Right-of-Way” is a Right-of-Way, it shall be named.

G. Status of adjacent lands, including names of subdivisions, lot lines, lock numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff Response: The plat meets these requirements.

H. Approximate location of areas subject to inundation, flooding or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;

Staff Response: The plat meets these requirements.

I. Approximate locations of areas subject to tidal inundation and the mean high water line;

Staff Response: The plat meets these requirements.

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

Staff Response: The plat meets these requirements.

- K. Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;

Staff Response: The plat does not meet these requirements. The HEA utility adjacent to Tract B shall be depicted.

- L. Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 10 percent on other streets;

Staff Response: The plat meets these requirements. No new roads are dedicated.

- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;

Staff Response: The plat meets this requirement.

- N. Apparent encroachments, with statement indicating how the encroachments will be resolved prior to final plat approval; and

Staff Response: The plat meets these requirements.

- O. If the subdivision will be finalized in phases, all dedications for through streets as required by KPB 20.30.030 must be included in the first phase.

Staff Response: The plat meets these requirements.

Public Works Comments: Public works has no objection to the vacation of the Right-of-Way half Cul-de-Sac Per Homer City Code, a 15' utility easement needs to front the unnamed right-of-way along the western boundary of the lot.

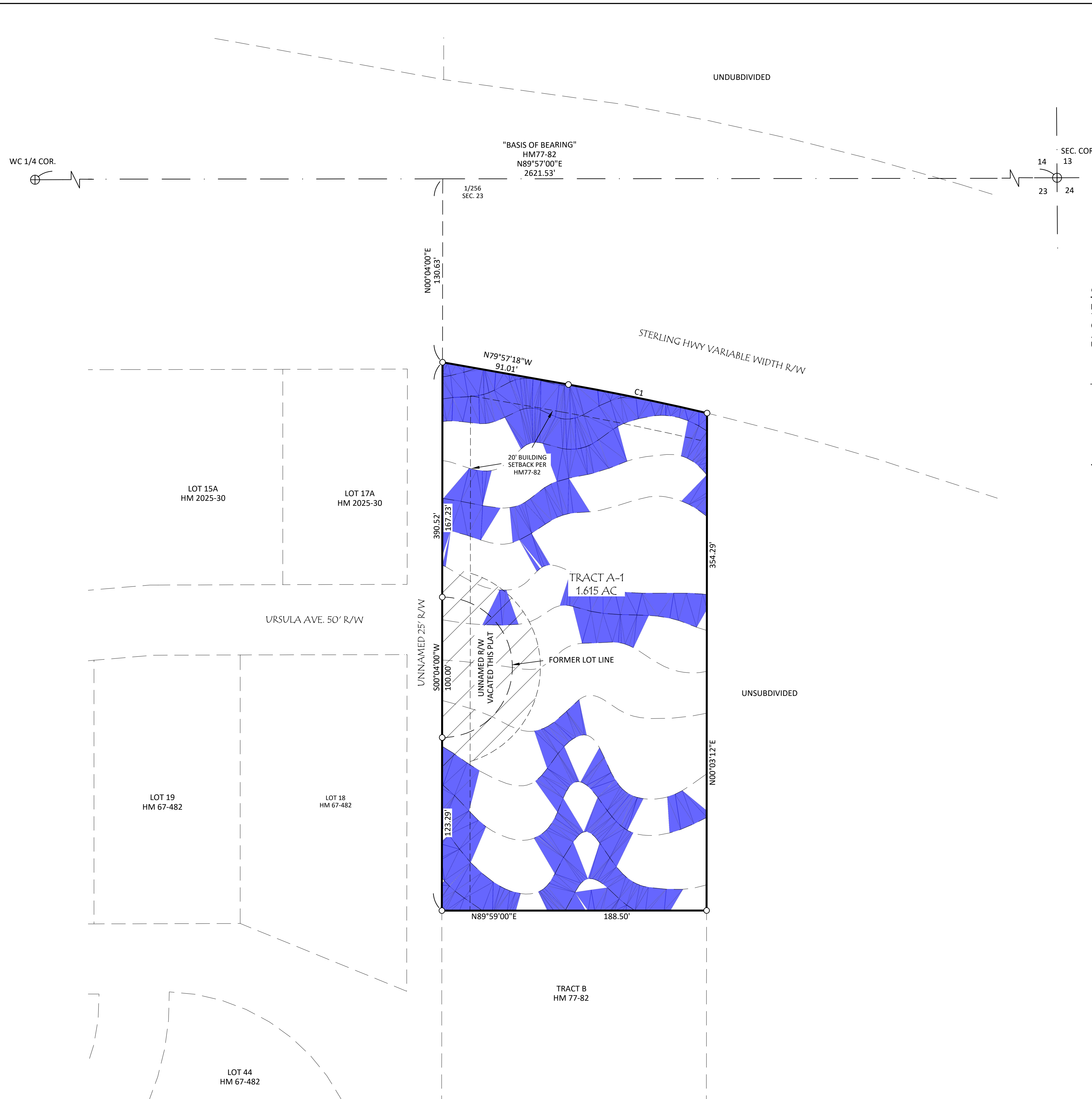
Staff Recommendation:

Planning Commission recommends approval of the preliminary plat with additional comments below.

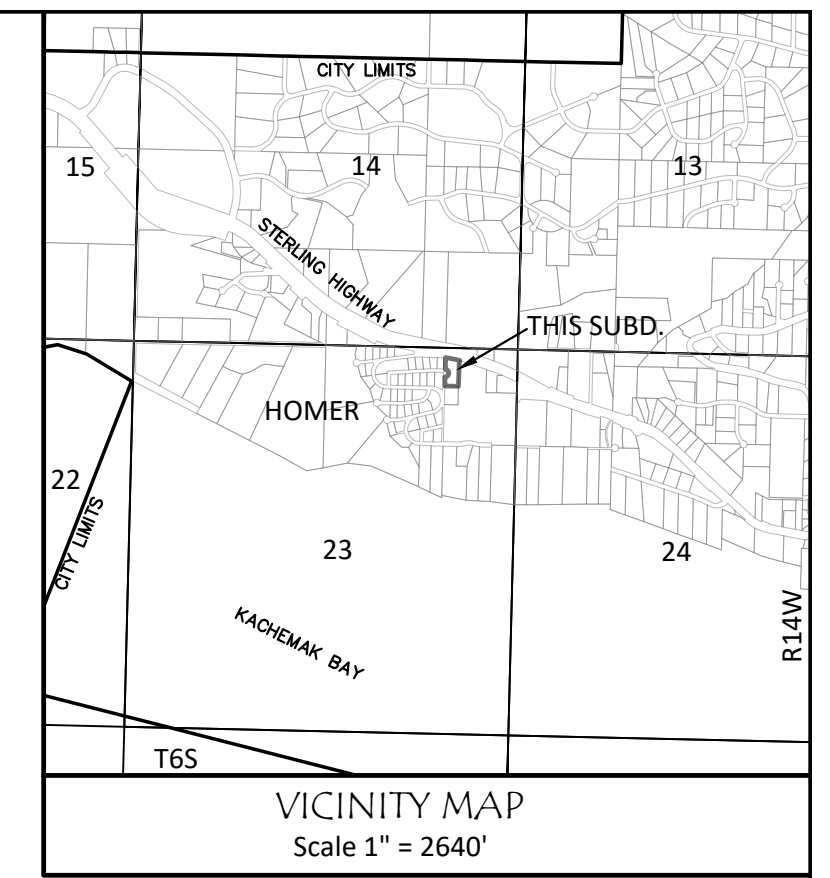
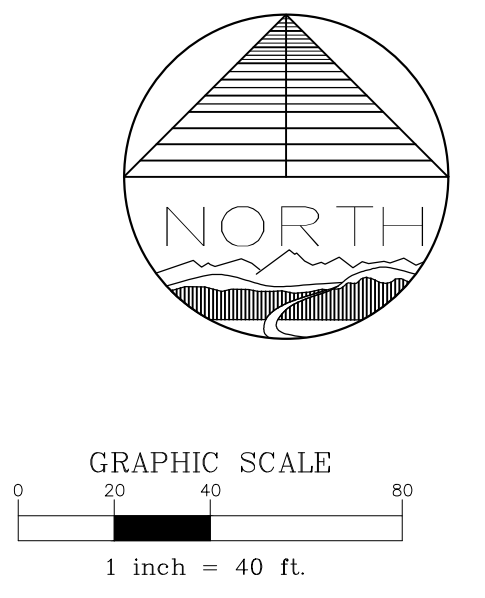
1. Omit Salamatof Native Association, Inc. from the Certificate of Ownership and Dedication.
2. Clarify the noted "25' Unnamed R/W". If a Right-of-Way exists, it shall be named and a 15' Utility Easement shall be dedicated to along the west edge of Tract A.
3. Depict the HEA Utility Easement adjacent to Tract B.

Attachments:

1. Plat
2. Surveyor's letter- Petition to Vacate Public Right-of-Way
3. Public Notice
4. Aerial Map



- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND 5/8" REBAR UNLESS NOTED
 - - - CONTOUR INTERVAL = 5'
 - █ SLOPES GREATER THAN 20%



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DOUG W. GORDON, OWNER
42325 CONTINENTAL WAY., SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: DOUGLAS W. GORDON
ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 2026

MY COMMISSION EXPIRES : _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

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Plat #	
Rec Dist	
Date	____/____/20____
Time	____:____:____ M



GORDON PROPERTY 2026 VACATION
REPLAT OF TRACT A TRACTS A & B GORDON PROPERTY (HM77-82)

DOUGLAS W. GORDON, OWNER
42325 CONTINENTAL WAY., SOLDOTNA, AK 99669

1.615 AC. M/L SITUATED IN THE NE1/4 NE1/4 OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 14 WEST, SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, AND THE HOMER RECORDING DISTRICT, ALASKA.

	ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 488 SOLDOTNA, AK 99669 VOICE: (907) 283-4218 WWW.MCLANECG.COM	KPB File No. 2026-XXX
		Project No. 262016

Scale 1" = 40'	Date : MARCH 2026	Drawn by : BGB
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PLAT APPROVAL
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2026.

AUTHORIZED OFFICIAL



McLane Consulting Inc.
PO Box 468
Soldotna, AK 99669

City of Homer Planning Department
491 E Pioneer Ave
Homer, AK 99603

Subject: Submission of Gordon Property 2026 Vacation Replat – KPB Parcel ID 17507016

Dear Planning Department,

On behalf of Douglas Gordon we are pleased to submit the Gordon Property 2026 Vacation Replat for review and approval. This replat proposes to vacate the half cul-de-sac on Tract A of Tract A & B Gordon Property plat HM77-82, Kenai Peninsula Borough Parcel ID 17507016.

Enclosed in this submittal are the following items:

- (1) Digital copy of the Plat optimized for legibility for an 11"x17" print
- (1) Vacation Petition Letter

Set via mail

- (1) Full-size paper copy of the Plat
- (1) 11"x17" reduced paper copy of the Plat
- Preliminary Plat/Vacation Processing Fee (\$600)

We respectfully request that this replat be placed on the next available Planning Commission agenda for consideration. Please let us know if any additional information or revisions are needed to complete the review process.

Thank you for your time and attention to this matter. We look forward to working with the Planning Department to finalize this replat.

Sincerely,
Andrew Hamilton, PLS
Survey Manager
McLane Consulting Inc.

**CITY OF HOMER PUBLIC HEARING NOTICE & NOTICE OF SUBDIVISION
PLANNING COMMISSION MEETING**

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Public notice is hereby given that a preliminary plat has been received proposing to subdivide or replat property. You are being sent this notice because you are an affected property owner within 500 feet of a proposed subdivision and are invited to comment.

Proposed subdivision under consideration is described as follows:

Gordon Property 2026 Vacation Preliminary Plat

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Meeting ID: 979 8816 0903
Passcode: 976062

Additional information regarding this matter will be available by 5pm on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for May 15, 2026 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

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NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 500 FEET OF PROPERTY

Vicinity Map 60 Reverse



Legend

Transportation

Mileposts



Parcels and PLSS

Tax Parcels



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City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

Staff Report 26-009

TO: Homer Planning Commission **26-009**
 FROM: William Anderson, Associate Planner
 DATE: 5/6/2026
 SUBJECT: Webber Subdivision Bluff Park Schneider 2026 Addition

Requested Action: Approve a preliminary plat that subdivides one lot into two parcels.

General Information:

Applicants:	David W. Schneider & Bonnie S. Jason P.O. Box 424 Homer, AK 99603	Katie Kirsis P.L.S. - 907 299 1580 seabrightsurvey@gmail.com 1044 East End Road, Suite A Homer AK, 99603
Location:	West end of Hidden Way, south of Sterling Highway accessed via Crittenden Dr.	
Parcel ID:	17518220	
Size of Existing Lot(s):	0.605 acres	
Size of Proposed Lot(s):	0.431 acres and 0.174 acres	
Zoning Designation:	Urban Residential District (UR)	
Existing Land Use:	Residential	
Surrounding Land Use:	North: Residential South: Residential, Vacant East: Residential West: Residential	
Wetland Status:	No wetlands present.	
Flood Plain Status:	Not located in a flood plain.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are available	
Public Notice:	Notice was sent to 48 property owners of 48 parcels as shown on the KPB tax assessor rolls.	

Analysis: This preliminary plat proposes to subdivide Lot 10-A into two parcels: Lot 10A-1A, containing approximately 0.431 acres, and Lot 10A-1B, containing approximately 0.174 acres. The property is located at the end of Hidden Way, off Crittenden Drive via the Sterling Highway, within the Urban Residential Zoning District. Each of the proposed lots meet the minimum dimensional

P:\PACKETS\2026 PCPacket\Plats\Webber Subd in Bluff Park Schneider 2026 Addition

requirements of the Urban Residential (UR) Zoning District, as set forth in the Homer City Code HCC21.14.040. The purpose of the subdivision is to create one additional lot for residential use.

City utilities are currently available for both parcels and access will remain via Hidden Way. The preceding plat, Plot Plan Webber Subdivision (HM 052-570), dedicated 50-foot rights-of-way before the adoption of Homer’s local subdivision code. At 50 feet wide, Hidden Way is narrower than the minimum 60-foot street rights-of-way standard; however, the City has no objection to its current width and finds that it poses no conflict regarding City water and sewer services.

Homer City Code 22.10.051 Easements and rights-of-way

- A. The subdivider shall dedicate in each lot of a new subdivision a 15-foot-wide utility easement immediately adjacent to the entire length of the boundary between the lot and each existing or proposed street right-of-way.

Staff Response: The plat does not meet this requirement. Prior to recording the final plat, the surveyor shall dedicate a 15-foot utility easement fronting the west and northern portion of Hidden Way, in accordance with HCC 22.10.051(a).

- B. The subdivider shall dedicate in each lot of a new subdivision any water and/or sewer easements that are needed for future water and sewer mains shown on the official Water/Sewer Master Plan approved by the Council.

Staff Response: The plat meets these requirements.

- C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities required by HCC 11.04.120.

Staff Response: The plat meets these requirements. No new streets are proposed.

- D. The City Council may accept the dedication of easements or rights-of-way for non-motorized transportation facilities that are not required by subsection (c) of this section, if the City Council determines that accepting the dedication would be Consistent with the adopted plans of the City.

Staff Response: The plat meets these requirements.

Preliminary Approval, per KPB code 20.25.070 Form and contents required. The commission will consider a plat for preliminary approval if it contains the following information at the time it is presented and is drawn to a scale of sufficient size to be clearly legible.

- A. Within the Title Block:
 - 1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat’s name shall be the primary name of the preliminary plat;
 - 2. Legal description, location, date, and total area in acres of the proposed subdivision; and

3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;

Staff Response: The plat meets these requirements.

- B. North Point;

Staff Response: The plat meets these requirements.

- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff Response: The plat meets these requirements.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

Staff Response: The plat meets these requirements.

- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions or limitation of reservations that could affect the subdivision;

Staff Response: The plat meets these requirements. No such areas are proposed.

- F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision.

Staff Response: The plat meets these requirements.

- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the proposed subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff Response: The plat meets these requirements.

- H. Approximate location of areas subject to inundation, flooding or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;

Staff Response: The plat meets these requirements.

- I. Approximate locations of areas subject to tidal inundation and the mean high-water line;

Staff Response: The plat meets these requirements.

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

Staff Response: The plat meets these requirements.

- K. Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;

Staff Response: The plat meets these requirements. Municipal water or sewer mains exist within or are adjacent to the subdivision; city services are available to the proposed lots.

- L. Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 10 percent on other streets;

Staff Response: The plat meets these requirements. No roads are dedicated.

- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;

Staff Response: The plat meets these requirements.

- N. Apparent encroachments, with statement indicating how the encroachments will be resolved prior to final plat approval; and

Staff Response: The plat meets these requirements.

- O. If the subdivision will be finalized in phases, all dedications for through streets as required by KPB 20.30.030 must be included in the first phase.

Staff Response: The plat meets these requirements. Not applicable.

Public Works Comments:

Dedicate a 15-foot utility easement fronting the west and northern portion of Hidden Way.

These lots are served by City of Homer (COH) water and sewer.

Staff Recommendation:

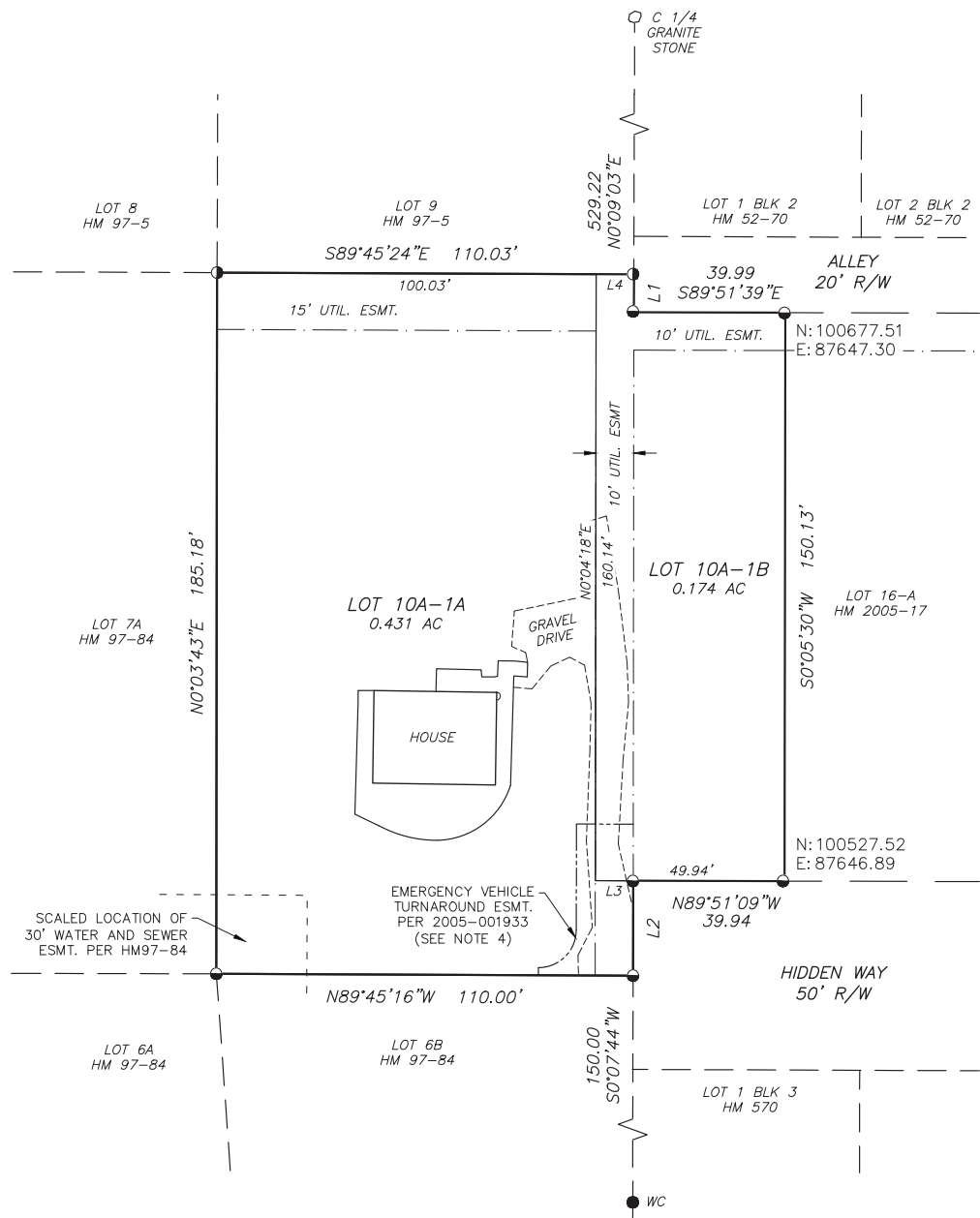
Planning Commission recommends approval of the preliminary plat with the following comment(s) below.

1. Prior to recording the final plat, the surveyor shall dedicate a 15-foot utility easement fronting the west and northern portion of Hidden Way, in accordance with HCC 22.10.051(a).

Attachments:

1. Preliminary Plat
2. Surveyor's Letter
3. Public Notice
4. Aerial Map

LINE TABLE		
LINE #	LENGTH	BEARING
L1	10.00'	S0°04'25"W
L1(R1)	10.00'	S0°10'00"W
L2	25.06'	S0°04'25"W
L2(R1)	25.06'	S0°10'00"W
L3	10.00'	N89°51'09"W
L4	10.00'	S89°45'16"E



GPS CONTROL DATA

1. FOUND MONUMENT POSITIONS AS SHOWN WERE DETERMINED USING RTK GNSS METHODS WITHIN A LOCAL U.S. SURVEY FOOT COORDINATE SYSTEM.

2. BASIS OF COORDINATES FOR THIS SURVEY ARE THE NGS PUBLISHED VALUES FOR NGS CONTROL STATION "HOMAIR" (PID=TT0155).

NAD83(2011)(NSRS2011)
 N59°38'20.35896" LAT
 W151°29'29.49546" LONG

LOCAL COORDINATES
 N: 100,000.00
 E: 100,000.00

3. BEARINGS AND DISTANCES ARE GROUND, DETERMINED BY ROTATING AND SCALING FROM GRID (AKSPC ZONE 4) USING "HOMAIR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -1°17'13.4". TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986696.

NOTES

1. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.

2. PROPERTY ACQUISITION, USAGE AND RESUBDIVISION AGREEMENT, BOOK 304, PAGE 983.

3. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS RECORDED MAY 8, 1997, IN BOOK 262, PAGE 403, AND AMENDED JUNE 29, 2001, IN BOOK 316, PAGE 302, HOMER RECORDING DISTRICT.

4. SUBJECT TO AN EASEMENT INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN FOR AN EMERGENCY VEHICLE TURNAROUND EASEMENT GRANTED BY SERIAL NO. 2005-001933, RECORDED MAY 10, 2005, HOMER RECORDING DISTRICT.

5. SUBJECT TO A RIGHT-OF-WAY EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., AND ITS ASSIGNS AND/OR SUCCESSORS IN INTEREST, TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENTS RECORDED JULY 3, 1947 IN BOOK 17, PAGE 326 AND SEPTEMBER 18, 1959 IN BOOK 17, PAGE 325, HOMER RECORDING DISTRICT WITH NO DEFINITE LOCATION.

6. SUBJECT TO AN AGREEMENT FOR USE OF UNDEVELOPED RIGHT-OF-WAY (FOR PRIVATE DRIVEWAY ACCESS) AND FOR FUTURE ASSESSMENTS INCLUDING THE TERMS AND PROVISIONS THEREOF BY INSTRUMENT DATED AUGUST 25, 1997, RECORDED JULY 3, 1997, IN BOOK 268, PAGE 76, HOMER RECORDING DISTRICT. A PORTION OF SAID RIGHT-OF-WAY WAS VACATED BY PLAT HM 97-84 AND THE REMAINING PORTION EAST OF RECORD LOT 10A AND LOT 6B HAS BEEN DEVELOPED AS HIDDEN WAY.

LEGEND

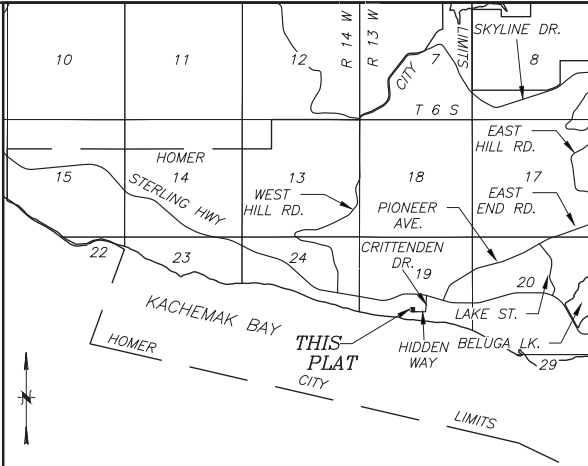
○ RECORD PRIMARY MONUMENT AS DESCRIBED

● RECORD 2" AC 4469-S 2005

● RECORD 2.5" AC 5780-S 1997

● RECORD YPC 6101-S 1996

⊥ TO SET 2" AC 204390-S 2026 ON 30" x 5/8" REBAR



VICINITY MAP

SCALE: 1" = 1 MI. U.S.G.S. QUAD. SELDOVIA (C-4)

NOTARY'S ACKNOWLEDGMENT

FOR: DAVID W. SCHNEIDER

ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR: BONNIE S. JASON

ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

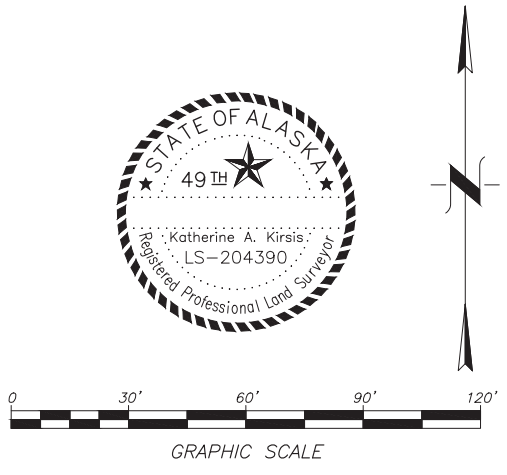
DAVID W. SCHNEIDER
 BOX 424
 HOMER, AK 99603

BONNIE S. JASON
 BOX 424
 HOMER, AK 99603

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MM/DD/YYYY.

BY: _____ DATE _____
 AUTHORIZED OFFICIAL
 KENAI PENINSULA BOROUGH



HOMER RECORDING DISTRICT KPB FILE NO. 2026-000

WEBBER SUBDIVISION BLUFF PARK SCHNEIDER 2026 ADDITION

A REPLAT OF LOT 10A-1, WEBBER SUBDIVISION BLUFF PARK REPLAT (HM 2005-17), LOCATED WITHIN THE NE1/4 SW1/4 SECTION 19, T. 6 S., R. 13 W., SEWARD MERIDIAN, HOMER RECORDING DISTRICT, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 0.605 ACRES

SEABRIGHT SURVEY + DESIGN
 KATHERINE A. KIRSIS, P.L.S.
 1044 EAST END ROAD, SUITE A
 HOMER, ALASKA 99603
 (907) 299-1580
 SEABRIGHTSURVEY@GMAIL.COM

CLIENTS: DAVID W. SCHNEIDER P.O. BOX 424 HOMER, AK 99603
 BONNIE S. JASON P.O. BOX 424 HOMER, AK 99603

DRAWN BY: BT	CHKD BY: KK	JOB #2026-22
DATE: 04/2026	SCALE: 1"=30'	SHEET #1 OF 1

SEABRIGHT SURVEY + DESIGN

Katherine A. Kirsis, P.L.S.

1044 East End Road Suite A

Homer, Alaska 99603

907.299.1580

seabrightsurvey@gmail.com

RECEIVED

APR 17 2026

**CITY OF HOMER
PLANNING/ZONING**

April 16, 2026

City of Homer
491 East Pioneer Ave
Homer, AK 99603

**RE: Preliminary Submittal for "WEBBER SUBDIVISION BLUFF PARK SCHNEIDER 2026
ADDITION"**

Dear Planning Department,

We are pleased to submit the above referenced preliminary plat for your review.
Included in this submittal packet you will find:

- 1 full size plat copy
- 1 11x17 plat copy
- Check for \$300 plat review fee

In addition, we have emailed you a digital copy of the 18X24 plat.

Please let us know if there are any concerns or clarifications we can address.

Cordially,

Katherine A. Kirsis

Katherine A. Kirsis, PLS
Seabright Survey + Design

NOTICE OF SUBDIVISION

Public notice is hereby given that a preliminary plat has been received proposing to subdivide or replat property. You are being sent this notice because you are an affected property owner within 500 feet of a proposed subdivision and are invited to comment.

Proposed subdivision under consideration is described as follows:

Webber Subdivision Bluff Park Schneider 2026 Addition Preliminary Plat

The location of the proposed subdivision affecting you is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the City of Homer Planning and Zoning Office. Subdivision reviews are conducted in accordance with the City of Homer Subdivision Ordinance and the Kenai Peninsula Borough Subdivision Ordinance. A copy of the Ordinance is available from the Planning and Zoning Office. **Comments should be guided by the requirements of those Ordinances.**

A public meeting will be held by the Homer Planning Commission on Wednesday, May 20, 2026 at 6:30 p.m. In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603. To attend the meeting virtually, visit zoom.us and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

Meeting ID: 979 8816 0903

Passcode: 976062

Additional information regarding this matter will be available by 5 p.m. on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for May 15, 2026 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written comments must be received by 4 p.m. on the day of the meeting.

If you have questions or would like additional information, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 235-3106, email: clerk@cityofhomer-ak.gov, or in-person at Homer City Hall.

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 500 FEET OF PROPERTY.

.....



Legend

Physical Addresses



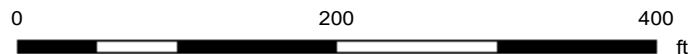
Transportation

Mileposts



Parcels and PLSS

Tax Parcels



NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or

69 sula Borough assumes no liability of any kind arising from the use of this data. The operation or modification of the data. In using these data, you further agree to the data, or use of the data.

**PLANNING COMMISSION
2026 Calendar**

	AGENDA ITEM DEADLINES	MEETING DATE	COMMISSIONER SCHEDULED TO REPORT	CITY COUNCIL MEETING FOR REPORT*	ANNUAL TOPICS FOR AGENDA AND EVENTS PLANNED
JANUARY	12/17/25 Public Hearing Items 12/19/25 Prelim Plat Submittals 12/26/25 Regular Agenda Items	01/07/26		Monday, 01/12/26 6:00 p.m.	
	12/31/25 Public Hearing Items 01/02/26 Prelim Plat Submittals 01/09/26 Regular Agenda Items	01/21/26		Monday 01/26/26 6:00 p.m.	
FEBRUARY	01/14/26 Public Hearing Items 01/16/26 Prelim Plat Submittals 01/23/26 Regular Agenda Items	02/04/26		Monday 02/9/26 6:00 p.m.	
	01/28/26 Public Hearing Items 01/30/26 Prelim Plat Submittals 02/06/26 Regular Agenda Items	02/18/26		Monday 02/23/26 6:00 p.m.	
MARCH	02/11/26 Public Hearing Items 02/13/26 Prelim Plat Submittals 02/20/26 Regular Agenda Items	03/04/26		Monday 03/09/26 6:00 p.m.	
	02/25/26 Public Hearing Items 02/27/26 Prelim Plat Submittals 03/06/26 Regular Agenda Items	03/18/26		Monday 03/23/26 6:00 p.m.	
APRIL	03/11/26 Public Hearing Items 03/13/26 Prelim Plat Submittals 03/20/26 Regular Agenda Items	04/01/26		Monday 04/13/26 6:00 p.m.	
	03/25/26 Public Hearing Items 03/27/26 Prelim Plat Submittals 04/03/26 Regular Agenda Items	04/15/26		Monday 04/27/26 6:00 p.m.	
MAY	04/15/26 Public Hearing Items 04/17/26 Prelim Plat Submittals 04/24/26 Regular Agenda Items	05/06/26		Monday 05/11/26 6:00 p.m.	
	04/29/26 Public Hearing Items 05/01/26 Prelim Plat Submittals 05/08/26 Regular Agenda Items	05/20/26		Tuesday 05/26/26 6:00 p.m.	
JUNE	05/13/26 Public Hearing Items 05/15/26 Prelim Plat Submittals 05/22/26 Regular Agenda Items	06/03/26		Monday 06/08/26 6:00 p.m.	Reappointment Applications will be sent out by the Clerk.
	05/27/26 Public Hearing Items 05/29/26 Prelim Plat Submittals 06/05/26 Regular Agenda Items	06/17/26		Monday 06/22/26 6:00 p.m.	

JULY	06/24/26 Public Hearing Items 06/26/26 Prelim Plat Submittals 07/02/26 Regular Agenda Items	07/15/26		Monday 07/27/26 6:00 p.m.	
AUGUST	07/15/26 Public Hearing Items 07/17/26 Prelim Plat Submittals 07/24/26 Regular Agenda Items	08/05/26		Monday 08/10/26 6:00 p.m.	<ul style="list-style-type: none"> • Election of Officers • Worksession: Training with City Clerk • Capital Improvement Plan Presentation by Jenny Carroll
	07/29/26 Public Hearing Items 07/31/26 Prelim Plat Submittals 08/07/26 Regular Agenda Items	08/19/26		Monday 08/24/26 6:00 p.m.	
SEPTEMBER	08/12/26 Public Hearing Items 08/14/26 Prelim Plat Submittals 08/21/26 Regular Agenda Items	09/02/26		Monday 09/14/26 6:00 p.m.	
	08/26/26 Public Hearing Items 08/28/26 Prelim Plat Submittals 09/04/26 Regular Agenda Items	09/16/26		Monday 09/28/26 6:00 p.m.	
OCTOBER	09/16/26 Public Hearing Items 09/18/26 Prelim Plat Submittals 09/25/26 Regular Agenda Items	10/07/26		Monday 10/12/26 6:00 p.m.	
	09/30/26 Public Hearing Items 10/02/26 Prelim Plat Submittals 10/09/26 Regular Agenda Items	10/21/26		Monday 10/26/26 6:00 p.m.	Annual Meeting Schedule for 2027
NOVEMBER	10/14/26 Public Hearing Items 10/16/26 Prelim Plat Submittals 10/23/26 Regular Agenda Items	11/04/26		Monday 11/09/26 6:00 p.m.	
DECEMBER	11/10/26 Public Hearing Items 11/13/26 Prelim Plat Submittals 11/20/26 Regular Agenda Items	12/02/26		Tentative: Monday 01/04/27 6:00 p.m.	There are no Council meetings in December.

*The Commission's opportunity to give their report to City Council is scheduled for the Council's regular meeting following the Commission's regular meeting, under Agenda Item 8 – Announcements/ Presentations/ Borough Report/Commission Reports. Reports are the Commission's opportunity to give Council a brief update on their work. Attend via Zoom or in Person. A written report can be submitted if no member is able to attend.