



Agenda

City Council Worksession

Friday, November 07, 2025 at 9:00 AM

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: 965 8631 4135 Password: 792566

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CALL TO ORDER, 9:00 A.M.

AGENDA APPROVAL (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 6)

DISCUSSION TOPIC(S)

- a. Discussion of the Council Public Hearing Draft, October 2025, 2045 Homer Comprehensive Plan Update.

COMMENTS OF THE AUDIENCE (3 minutes)

ADJOURNMENT

Next Regular Meeting is Monday, November 10, at 6 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.



City of Homer

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TO: Mayor Lord and Homer City Council
FROM: Julie Engebretsen, Community Development Director
DATE: November 7, 2025
SUBJECT: Comprehensive Plan Work Session

Thank you, Council, for all your amendments. Agnew::Beck has compiled a table overview of the comments from Council, as well as a table, attached.

Chapter	Content Substantive	Content Minor	Technical	Total Chapter Amendments
Land Use & Environment	9	6	0	15
Public Facilities & Services	0	2	0	2
Housing	1	1	0	2
Economic Development	0	1	0	1
Transportation	2	8	2	12
Governance	1	5	2	8
Sustainability & Resilience	0	3	0	3
All-Plan	1	2	0	3
Introduction	1	0	0	1
Executive Summary	0	3	2	5
Appendices	0	1	0	1
Total Types of Amendments	15	32	6	53

Attachment:

List of Proposed Amendments Submitted by Council Members, November 7, 2025

#	Submission Details			Plan Location		Amendment			
ID	Reference # (as numbered by CC member)	CC Member(s)	Date	Chapter	Page #	Existing Text (if provided)	Proposed Text	Rationale (if provided)	Revision Type
1	Davis-Erickson_1	Davis, Erickson	29-Oct	Land Use	20	Future Land Use Map: West Hill Road to Town reclassifications	Remove the pink commercial mixed use on both sides of the road from West Hill Road to Downtown Core Planning Area. Reclassify on the bay side of the Sterling Hwy back to Gateway, as it is now. On the West Hill side of the Sterling Highway, reclassify the current (Gateway)Commercial mixed use (pink) to be consistent with the Urban Residential, which it is physically connected to, as Urban Residential (Orange).	The bluff side of the road is already in a restricted area called the Gateway. Leave it as is. This was decided years ago, with much deliberation and intent to preserve the beauty coming into town, vs an uncontrolled business district. Along with the very active bluff and erosion that has been happening, it would be better to keep it as is, and let the owners continue under the current rules and the bluff instability and road issues play out. The issues with the main road coming into Homer, turning lanes, school etc., makes for undesired and costly consequences for a business district at any level. There is no other place for that road to be moved to in the near future. As to the Upper hillside side of the Sterling Hwy, it would be best to be consistent with what is already in place and been happening over the last few years. To allow for businesses in such a small area, it would distract from the houses behind them, would devalue the land/houses, and remove the intended benefits from the Gateway Corridor.	Content - Substantive
2	Davis-Erickson_2	Davis, Erickson	28-Oct	Land Use	20	Future Land Use Map	Remove the “Pink” Commercial Mixed use and replace it to “Red” Downtown Mixed Use.	Rationale for the Amendment: This is an area for growth and HEA lots would be grandfathered in if they are not quite within the guidelines. It will also keep consistency throughout the Downtown Core Planning Area.	Content - Substantive
3	Davis_5b	Davis	5-Nov	Land Use	20	Future Land Use Map	I would like all government-owned (state, borough and city) on the wetlands/peatland around the airport and north of Kachemak Drive to show up as “conservation” on the FLUM. May need to expand the current definition of “conservation” to make clear that this is our hope/aspiration as a city (vs. only lands already deed-restricted, though those should be included too).	Greater clarity on city aspirations for these areas over next 20 years, including for future buyers of parcels that include areas that can’t be built on due to steepness or proximity to bluffs.	Content - Substantive
4	Davis_5c	Davis	5-Nov	Land Use	20	Future Land Use Map	Any areas on the map that are too steep, or too close to a bluff edge, to be built on should also be shown as “conservation.” Some of these will include portions of private owned property.	Greater clarity on city aspirations for these areas over next 20 years, including for future buyers of parcels that include areas that can’t be built on due to steepness or proximity to bluffs.	Content - Substantive

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5	Davis_5a	Davis	5-Nov	Land Use	17	Future Land Use Map	I would like the Comp Plan's Future Land Use Map to be based on, and linked to, a detailed GIS map that would allow users to zoom in on particular areas or parcels. Please make sure the city's GIS expert is present on Friday so we can talk through the feasibility of this.	Greater clarity on city aspirations for these areas over next 20 years, including for future buyers of parcels that include areas that can't be built on due to steepness or proximity to bluffs.	Content - Substantive
6	Davis_X	Davis	4-Nov	Land Use	20	Future Land Use Map	Mark Airport CHA on the FLUM		Content - Minor
7	Lord_X	Lord		Land Use	20	Future Land Use Map	FLUM: Include airport CHA on the map.		Content - Minor
8	Lord_X	Lord		Land Use	20	Future Land Use Map	FLUM: Change map from LIMU to RR RR – for easternmost two lots that are currently LIMU.		Content - Minor
9	Erickson_6	Erickson	29-Oct	Land Use	17	Future Land Use Map	Insert the following paragraph: “The Future Land Use Map is intended to be tied to the City’s existing GIS mapping system, making it a more useful tool for city staff, property owners, potential developers and realtors; that is, anyone who is interested in researching the characteristics, existing and future, of a piece of property.” The GIS mapping system needs to include available features of streams, catchment areas, steep slopes etc., and make it available on the city web site. (Homer Soil and other agencies that have appropriate maps, should be included in the overlays). Replace map that accurately depicts the following: Existing land use designations, all private publicly owned open space, including the Diamond Creek Recreation area, property boundaries and distinct recommended land boundaries. These should show up in overlays.	(no rationale provided)	Content - Substantive

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10	Lord_X	Lord		Land Use	20		Insert language: Continue to develop a city strategy for targeted open space acquisition		Content - Substantive
11	Ventuti_6	Venuti	4-Nov	Land Use	21	Strategy 2	Add the following action, which was in the Feb. 2025 draft: Adopt building codes and incentive programs to increase energy efficiency and promote renewable energy in existing and new residential and commercial developments.	There are grants available for energy efficiency and the City does need to promote renewable energy in new residential and commercial developments. Builders have stated incentives could work to improve new housing available. There is also an action (p. 61) to transition city facilities and assets to lower-emission energy sources and conduct energy audits of city facilities.	Content - Substantive
12	Davis_X	Davis	4-Nov	Land Use	22	Strategy 4	#4 reword to “ support critical habitat conservation...” , instead of “Support habitat connectivity.” ie keep what conservation we have on public/private deed restricted lands. Don’t plan downtown around moose habitat conservation."		Content - Substantive
13	Davis_X	Davis	4-Nov	Land Use	23		include “reduce minimum lot size"		Content - Minor
14	Davis_X	Davis	4-Nov	Land Use	24		eliminate comment about moose travel to beach		Content - Minor
15	Lord_X	Lord		Land Use		Strategy/action section	Request some help here, but in the Land Use chapter, have a stated action of supporting code enforcement for land use and rights of way. IE, trying to better support that the City supports code enforcement and this includes title 21 as well as rights of way. (we get a fair amount of signage, cars, boats and general storage in rights of way		Content - Minor

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16	Lord_X	Lord		Public Facilities and Services	29		Change to clarify what is meant by parking at the base of the spit, and delete the word free. Suggested language: “Further Develop parking at the base of the spit such as on existing underutilized airport parking areas on Kachemak Drive, designate formal parking areas to minimize parking in unsuitable areas, and consider seasonal shuttles and pay-to-park options in congested areas to reduce traffic.		Content - Minor
17	Venuti_1	Venuti	4-Nov	Public Facilities and Services	28	Strategy 2: Continue to provide high-quality water and sewer services within the City to meet current and anticipated demands. Action e. Continue to limit and manage development in the Bridge Creek Watershed Protection District to maintain its suitability as a drinking water source.	Add Planning Commission and City Council under the WHO column.	The City Planning Commission should be involved in the development of the Bridge Creek Watershed Protection District, so they understand the need for careful planning. The City Council has the purse strings to funds that can be used for the protection of this area.	Content - Minor

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18	Davis_4	Davis	5-Nov	Housing	34	2 (a) Conduct a Housing Needs Assessment	Consider deleting this section.	Not sure our priority here should be hiring consultants for an expensive-sounding effort to predict housing needs based on “projected population growth.” We can see by looking at our demographics and our neighbors that there does not appear to be a shortage of housing for well-off retirees, or for “global nomads” who telecommute to well paid jobs elsewhere. And we already know that there is a lack of attainable year-round housing for our \$18/hour workforce, especially singles and young couples who grew up here and would return if they could. If we can make progress in that sector, our current population projections will probably be inaccurate anyway, because more young people will be able to return & staff, or start their own, small businesses.	Content - Substantive
19	Lord_X	Lord		Housing	33		TR: mention STR’s somewhere in the narrative. It came up a lot. Not suggesting an action, but acknowledging the public comment		Content - Minor
20	Davis_X	Davis	4-Nov	Economic Development	40		Goal C: Use the word “Support” rather than “Expand” since the city does not directly provide workforce development.		Content - Minor

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21	Parsons_X	Parsons	4-Nov	Transportation			Add "Homer has expressed a consistent opinion as to how the city should grow and the “look and feel” that residents want for the community. Key desires include a more focused and walkable downtown a more walkable and bikeable community and the development of an attractive community that mirrors the natural beauty of Homer’s setting. The community roadway system is an important component of Homer’s development and plays an important role in whether the community's goals will be realized. Street design should follow elements of complete streets, enable safe access for all users including pedestrians bicyclists and motorists of all ages and abilities. The development of a comprehensive sidewalk and trail system will require the appropriate facilities be included with the construction of each new street. Important elements include standard designs for sidewalks, trails, streetside plantings, paving requirements and inclusion of traffic calming elements in residential streets."		Content - Substantive
22	Parsons_X	Parsons	4-Nov	Transportation	48		Potential Partner Led Strategies: add #6 Explore public parking in downtown.		Content - Substantive
23	Davis_X	Davis	4-Nov	Transportation	44		cut last sentence about trucking snow from new sidewalks		Content - Minor
24	Davis_X	Davis	4-Nov	Transportation	45		45 update map to show Fairview/eric is built and also old town Ohlson lane.		Content - Minor
25	Davis_X	Davis	4-Nov	Transportation	46		Cut reference to collectors	not a lot more new residential areas are going to be built. Can simplify here.	Content - Minor
26	Parsons_X	Parsons	4-Nov	Transportation	46		under the traffic flow and safety concerns header, specifically mention Pioneer Ave.	It was such a major part of the transportation plan and truck route conversation	Content - Minor

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27	Parsons_X	Parsons	4-Nov	Transportation	45		toward the end of the paragraph add Ocean Drive and Pioneer Ave. “... bicycles could be accommodated by...such as along the Sterling Highway, on East and West Hill Roads, (insert) Ocean Drive and Pioneer Ave.”		Content - Minor
28	Parsons_X	Parsons	4-Nov	Transportation	46		Cut the second paragraph starting with ‘the natural environment.’	This seems like really detailed discussion and the space could be better used.	Content - Minor
29	Parsons_X	Parsons	4-Nov	Transportation	46		Traffic flow and safety concerns?): Include new language to encourage the implementation of concepts such as complete streets, Safe Systems, Vision Zero and the Kenai Peninsula Borough’s Safe Streets for All Plan.	These are all strategies to increase safety and its helpful to name them all as they change over time and mean different things. We want to be comprehensive here.	Content - Minor
30	Parsons_X	Parsons	4-Nov	Transportation	45		Cut footnote 13 and 15 about the Happ loop on pages 44 and 45. Instead, insert as a sentence. After the sentence that starts with ‘However, many connections...’ Insert a new sentence: “Examples of solutions include the HaPP Loop, that will connect the Senior Center, main medical district, library, post office and other community destinations.” IE use the cut foot note language or slightly revise for length if needed.		Content - Minor
31	Davis_X	Davis	4-Nov	Transportation	48		p. 48 #3– too many uses of the word operation. Cut one! Cut “operation of.” New language: “Maintain continued safe airport and ferry operations to		Technical

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32	Parsons_X	Parsons	4-Nov	Transportation	46		Move the 2024 Transportation plan goals from page 46 to page 44; it needs to be more apparent earlier in the chapter that this chapter is a synopsis and we have a whole other document specific to transportation. Could use language from the 2018 plan that has the same separate transportation plan. "This chapter is supplemented (by or to) the 2024 Homer Transportation Plan."		Technical
33	Davis_3	Davis	5-Nov	Governance	56	3f. Expand fees for City services, such as permitting and recreational activities, to align costs with service use.	Delete reference to recreational activities, replace with "monthly minimums for water and sewer"	A city that can afford to spend over a million dollars a year to provide every resident with no-cost access to books and DVDs can also afford to subsidize recreational activities. A better target for increased fee collection is the high number of property owners who do not pay their share of upkeep on water and sewer systems during the months/years that their properties stand vacant.	Content - Substantive
34	Lord_X	Lord		Governance	51		Delete Expenses and cost of services snapshot, lower half of page 51		Content - Minor
35	Davis_7	Davis	5-Nov	Governance	53	Sales tax remains the most significant revenue source for Homer, contributing 43 percent of total revenues in 2022. Sales tax revenue has grown at an average annual rate of 3.32 percent.	Replace with "Sales tax remains the most significant revenue source for Homer, contributing 75 percent of tax revenues in FY2022. In recent years, sales tax revenue has fallen both in nominal and inflation-adjusted terms, and also as a percentage of tax revenues, down to 61 percent in FY2025. "	Using 2022 numbers paints a false picture of rising sales tax numbers when in reality they have been stagnant or falling (especially in real, inflation-adjusted terms) post-pandemic. Citing their percentage of total revenue (vs. percentage of tax revenue) for FY2022 is particularly misleading, because there was a large (around 10 million) influx of presumably covid-related grant funding that year that makes it hard to see how much sales tax has been falling as a percentage of tax revenue.	Content - Minor
36	Davis_8	Davis	5-Nov	Governance	53	"Property tax revenue has remained stable but faces future risks due to [senior exemptions]..."	Delete "Property tax revenue has remained stable..." and replace with "Property tax revenue has risen steadily in recent years with higher assessments and completion of new construction projects..." but faces future risks due to....	Presenting numbers only through 2022 does not convey current reality. I would like to see new graphs based on current data but even if this is not technically feasible, the text should be updated to reflect the reality of the post-covid years, which is that year over year increases in property tax revenues have offset lagging sales tax revenues.	Content - Minor

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37	Davis_X	Davis	4-Nov	Governance	53		edit paragraph three, first sentence, eliminate the word has. "Property tax remained stable through 2022, but faces..." The original statement was true through 2022 but is not true now.		Content - Minor
38	Davis_X	Davis	4-Nov	Governance	53		cut figure 25 box about fire services.	Supported by Councilwoman Erickson as well. City has had staff changes and has an active, funded project to address concerns. Don't need to memorialize this moment in time in our plan.	Content - Minor
39	Davis_6	Davis	5-Nov	Governance	50	The city owns expensive [water and sewer] infrastructure with few customers paying for maintenance and operations...	"...infrastructure, with only year-round residents required to pay a full share of the cost..." maintenance and operations...	Existing language implies that many customers are deadbeats; new language clarifies that it's the policy that's the problem, not the customers.	Technical
40	Lord_X	Lord		Governance	58		Table: Move to narrative p. 54		Technical
41	Erickson_5a	Erickson	28-Oct	Sustainability and Resilience	59	Page: 59. Existing Content: Topic is not mentioned	After the first paragraph on page 59, insert the following language: "The City adopted a land local hazard mitigation plan in 2022, which identifies the multiple hazards from a variety of sources, including wildfires, tsunamis, volcano, earthquakes, landslides and more. It also identifies multiple recommendations, for actions that would mitigate harmful effects from these hazards. This local Hazard Mitigation Plan is part of the Homer Comprehensive Plan suite of documents. The recommendations contained there in should be considered as the actions starting on page 61, are addressed."	This Local Hazard Mitigation Plan was adopted by the City Council on July 13, 2022, as a tool for the city to identify local hazards. It constitutes a source document for the City's recommended policy and actions in a similar manner as the Homer Transportation plan. There are actions that are proactive for health/safety and practical preparedness practices. It needs to carry the same weight as other plans. This chapter is the appropriate place to put it.	Content - Minor
42	Erickson_5b	Erickson	28-Oct	Sustainability and Resilience	59	Climate Action Plan cover photo	Substitute the Picture of the Climate Action Plan to the "Hazard Mitigation Plan"	See 5a (no additional rationale provided for this specific change)	Content - Minor

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43	Venuti_4	Venuti	4-Nov	Sustainability and Resilience	62	[2E] the Public Works Department is listed as the only Who that evaluates bluff stability best practices in City infrastructure	Add the Planning Commission under the Public Works Department	the Planning Commission can hold hearings to involve the pubic in the decisions	Content - Minor
44	Venuti_7	Venuti, Erickson	4-Nov	All Plan			There is no mention of expanding the city via annexation in this plan.	It is na'ive to think that we can continue to grow our City at its current rate of growth over the next 20 years without increasing the size of its boundaries. This would not only provide room for growth but also increase the City's tax revenues.	Content - Substantive
45	Venuti_Ericks on_8	Erikson, Venuti	4-Nov	All Plan			Acknowledge faith-based organizations in the plan	Food bank, some addition treatment, etc are important things the faith based community provides, and they are a big part of the volunteer core in Homer	Content - Minor
46	Parsons_X	Parsons	4-Nov	All Plan			Number the chapters	It's hard to use the chapter strategy tables and then find the corresponding action in another chapter.	Content - Minor

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47	Erickson-Venuti_4	Erickson, Venuti	29-Oct	Introduction	2	Large picture. Existing acknowledgement language: "We respectfully acknowledge that Homer's lands and waters have been stewarded for thousands of years, since time immemorial, by the Indigenous people of this region – Dena'ina, Sugpiaq, Yup'ik and Kachemak peoples before	Replace the Picture to show the Land prior in the early 1900's with a comparable picture of a current view. Proposed acknowledgement language: "We respectfully acknowledge that Homer's lands and waters have been stewarded for thousands of years by indigenous people of this region, explorers, homesteaders and current residents. The City recognizes this enduring connection as part of Homer's heritage and its future."		Content - Substantive
48	Aderhold_1a	Aderhold	3-Nov	Executive Summary	4, 5, 6		Pages 4, 5, and 6 of the executive summary should be moved or copied to the introduction. This information can then be expanded on with explanatory text to provide additional context in the introduction. If moved, a summary of these pages should be included in the executive summary.	Logical organization of the document. An executive summary is a consolidation (highlight reel, if you will) of what is included in a full document. If it doesn't appear in the full document, it should not appear in the executive summary. There are important graphics and text that appear in the executive summary that do not appear in the introduction of the core plan. This information needs to be added to the introduction where logical. The executive summary can then be revised to be a subset of the introduction, or the executive summary can remain the same if the information is valuable enough.	Content - Minor

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49	Aderhold_1c	Aderhold	3-Nov	Executive Summary	4	[Broad comment]	Any content in executive summary should be duplicated in the core plan.	Logical organization of the document. An executive summary is a consolidation (highlight reel, if you will) of what is included in a full document. If it doesn't appear in the full document, it should not appear in the executive summary. There are important graphics and text that appear in the executive summary that do not appear in the introduction of the core plan. This information needs to be added to the introduction where logical. The executive summary can then be revised to be a subset of the introduction, or the executive summary can remain the same if the information is valuable enough.	Content - Minor
50	Aderhold_1c	Aderhold	3-Nov	Executive Summary	6	At the top of page 6 of the executive summary, three boxes state growth percentages,	there is no context for the date range for these numbers. In the boxes or in text, the date ranges need to be provided.	Logical organization of the document. An executive summary is a consolidation (highlight reel, if you will) of what is included in a full document. If it doesn't appear in the full document, it should not appear in the executive summary. There are important graphics and text that appear in the executive summary that do not appear in the introduction of the core plan. This information needs to be added to the introduction where logical. The executive summary can then be revised to be a subset of the introduction, or the executive summary can remain the same if the information is valuable enough.	Technical
51	Aderhold_1b	Aderhold	3-Nov	Executive Summary	4	In the rightmost box (pink) on page 4, the word "excellent" breaks across lines	Adjust the boxes or text to keep this from happening.		Technical
52	Davis_X	Davis	4-Nov	Executive Summary			Top Priorities box, 3rd bullet point, insert the word "key." "Preserve key open public spaces within the city from development.		Content - Minor

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53	Erickson_3	Erickson	28-Oct	Appendix	2	Appendix B: Glossary	Add the the word and definition - Geological Hazards: Earthquake, extreme wind, rain, tide, wildfire, tsunamis, volcanic eruption. (Floods and landslides are a results of the above, but could be in the list).	We live on a very active geological land movement situation. We need to have these all addressed throughout the plan under one definition as any of them could be a major issue. As the events keep ramping up it seems, we need to make sure that our evacuation route on the spit isn't just about a tsunami, but also what happens with a large earthquake or the extreme high tides with powerful storms for example. Making this safety issue more broad to include everything we know of at this point is helpful, and especially where we know there are weakness in the zoning and code, that have not been addressed adequately, but having it in the plan would give weight to dealing with the subjects. This also falls into the area of steep slope/landslides/storm water etc.	Content - Minor