



## Agenda

### Planning Commission Regular Meeting

Wednesday, March 05, 2025 at 6:30 PM

City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

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#### Homer City Hall

491 E. Pioneer Avenue  
Homer, Alaska 99603  
[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

#### Zoom Webinar ID: 979 8816 0903 Password: 976062

<https://cityofhomer.zoom.us>  
Dial: 346-248-7799 or 669-900-6833;  
(Toll Free) 888-788-0099 or 877-853-5247

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#### CALL TO ORDER, 6:30 P.M.

#### AGENDA APPROVAL

**PUBLIC COMMENTS** The public may speak to the Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

#### RECONSIDERATION

**CONSENT AGENDA** All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner or someone from the public, in which case the item will be moved to the regular agenda.

- A. Unapproved Regular Meeting Minutes of February 19, 2025

#### PRESENTATIONS / VISITORS

- A. Title 21 Code Update Introduction with Shelly Wade and Erin Perdu

#### REPORTS

- A. City Planner's Report, Staff Report 25-012

#### PUBLIC HEARINGS

#### PLAT CONSIDERATION

- A. Eagle Crest Subdivision Replat 2025 Preliminary Plat, Staff Report 25-013

#### PENDING BUSINESS

#### NEW BUSINESS

- A. Draft Comprehensive Plan Review and Comments, Staff Report 25-014

#### INFORMATIONAL MATERIALS

[A.](#) 2025 Planning Commission Calendar

[B.](#) 2025 Planning Commission Meeting Dates & Submittal Deadlines

**COMMENTS OF THE AUDIENCE** Members of the audience may address the Commission on any subject. (3 min limit)

**COMMENTS OF THE STAFF**

**COMMENTS OF THE MAYOR/COUNCIL**

**COMMENTS OF THE COMMISSION**

**ADJOURNMENT**

Next Regular Meeting is **Wednesday, March 19, 2025 at 6:30 p.m.** A Worksession is scheduled for 5:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission

## **CALL TO ORDER**

Session 25-04, a Regular Meeting of the Planning Commission was called to order by Vice Chair Charles Barnwell at 6:30 p.m. on February 19<sup>th</sup>, 2025 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

**PRESENT:** COMMISSIONER BARNWELL, VENUTI, S. SMITH, CONLEY, SCHNEIDER, & H. SMITH

*Commissioner H. Smith arrived 49 minutes after roll call*

**ABSENT:** COMMISSIONER STARK

**STAFF:** CITY PLANNER FOSTER & DEPUTY CITY CLERK PETTIT

## **AGENDA APPROVAL**

Vice Chair Barnwell requested a motion and second to adopt the agenda as presented.

SCHNEIDER/S. SMITH MOVED TO ADOPT THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

## **PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA**

Ken Castner, city resident, noted that he has municipal interests that the proposed zoning ordinance change would effect. He encouraged the Commission to revisit their decision.

Kim McNett, city resident, encouraged the Commission to reconsider the rezoning of the residential plot on Kachemak Drive. Deputy City Clerk Pettit raised a Point of Order regarding the presentation of new evidence after the public hearing period had closed. No ruling was given.

Bjorn Olson, city resident, encouraged the Commission to reconsider the proposed zoning ordinance.

Andrew Sorensen, city resident, requested that the Planning Commission reconsider the decision made at the last Planning Commission meeting regarding the proposed zoning ordinance.

## **RECONSIDERATION**

- A. Ordinance 25-xx, Amending the Homer City Zoning Map at 4787 Kachemak Drive, Staff Report 25-006  
Commissioner Barnwell

Vice Chair Barnwell introduced the item by reading of the title. He noted that he called for the Reconsideration before handing the gavel over to Commissioner Schneider.

Acting Chair Schneider requested a motion and second to reconsider the proposed ordinance.

BARNWELL/VENUTI MOVED TO RECONSIDER ORDINANCE 25-XX, AMENDING THE HOMER CITY ZONING MAP AT 4787 KACHEMAK DRIVE.

Commissioner S. Smith noted that City Planner Foster gave very clear indication that this wasn't a case of spot zoning the first time the Commission was dealing with the proposed ordinance. Addressing Mr. Barnwell's concerns about the sloppy and inaccurate application, Mr. S. Smith asserted that the City doesn't have criteria that forces applicants to have professional drawings. He concluded that the real issue with this project is the wetlands, but that no matter the orientation of the application he views the problem as resolved.

Commissioner Barnwell cited spot zoning concerns, wetlands concerns, and a sloppy and inaccurate application as his reasons for calling for the reconsideration.

Commissioner Venuti voiced his concerns that the application contained false information.

Acting Chair Schneider requested the Clerk to perform a roll-call vote.

VOTE: YES: VENUTI, SCHNEIDER, BARNWELL.

VOTE: NO: S. SMITH, CONLEY.

Motion failed.

Acting Chair Schneider passed the gavel back to Commissioner Barnwell.

### **CONSENT AGENDA**

- A. Unapproved Regular Meeting Minutes of February 5, 2025

Vice Chair Barnwell requested a motion and second to adopt the consent agenda.

S. SMITH/SCHNEIDER MOVED TO ADOPT THE CONSENT AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

### **PRESENTATIONS / VISITORS**

#### **REPORTS**

- A. City Planner's Report, Staff Report 25-007

City Planner Foster reviewed his staff report included in the packet, covering the following:

- Comprehensive Plan Update
- Update regarding a Landslide Hazard Susceptibility Mapping worksession
- Next Regular Meeting on Wednesday, March 5, 2025
- Next Commissioner report to Council on February 24, 2025

## **PUBLIC HEARINGS**

### **PLAT CONSIDERATION**

#### **A. Bayview Gardens Subdivision Addition 1 Bohrer 2025 Replat Preliminary Plat, Staff Report 25-008**

Vice Chair Barnwell introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary of his report included in the packet.

Vice Chair Barnwell opened the floor for the Applicant. Katie Kirsis noted that she was the surveyor for the project, and made herself available to answer any questions regarding the plat.

Vice Chair Barnwell opened the public comment period. With no one wishing to speak, Vice Chair Barnwell closed the public comment period and opened the floor to questions from the Commission.

SCHNEIDER/VENUTI MOVED TO ADOPT STAFF REPORT 25-008 AND RECOMMEND APPROVAL OF THE BAYVIEW GARDENS SUBDIVISION ADDITION 1 BOHRER REPLAT PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:

1. THE PROPERTY OWNER SHALL ABANDON THE MUNICIPAL WATER SERVICE FOR FORMER LOT 16 AT THE MAIN.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

#### **B. Baycrest Subdivision 2025 Replat Preliminary Plat, Staff Report 25-009**

Vice Chair Barnwell introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary of his report included in the packet.

Vice Chair Barnwell opened the floor for the Applicant. Katie Kirsis noted that she was the surveyor for the project, and made herself available to answer any questions regarding the plat.

Vice Chair Barnwell opened the public comment period. With no one wishing to speak, Vice Chair Barnwell closed the public comment period and opened the floor to questions from the Commission.

SCHNEIDER/VENUTI MOVED TO ADOPT STAFF REPORT 25-009 AND RECOMMEND APPROVAL OF THE BAYCREST SUBDIVISION 2025 REPLAT PRELIMINARY PLAT.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSET.

Motion carried.

## **PENDING BUSINESS**

## **NEW BUSINESS**

- A. Potential CUP Moratorium Applied to Coastal Lots with Multiple Structures, Memorandum 25-011

Vice Chair Barnwell introduced the item by reading of the title and deferred to Commissioner S. Smith, who provided an explanation of his memorandum included in the packet. The Commission discussed the legitimacy of the potential CUP moratorium, ultimately deciding against it and reasoning that it wouldn't be fully defensible.

## **INFORMATIONAL MATERIALS**

- A. 2025 Planning Commission Calendar
- B. 2025 Planning Commission Meeting Dates and Submittal Deadlines

Vice Chair Barnwell noted the informational materials.

## **COMMENTS OF THE AUDIENCE**

Ken Castner, city resident, insisted that the Commission has created spot zoning by approving the rezoning application at 4787 Kachemak Drive. He also encouraged the Commission to create a tiered process for rezoning applications when revising Title 21.

## **COMMENTS OF THE STAFF**

## **COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)**

## **COMMENTS OF THE COMMISSION**

Commissioner S. Smith thanked everyone for a good meeting.

Commissioner Venuti shared his confusion regarding the status of the reconsideration of the proposed ordinance. He thanked everyone for a good meeting.

Commissioner Conley commended Vice Chair Barnwell for his work tonight. He thanked the City Staff for all its hard work.

Commissioner H. Smith apologized for being tardy, noting that had he been present at the time of reconsideration, the motion would've passed. He added that he viewed the rezone as spot zoning. He concluded that the City will have to answer to the decision of the Commission ultimately.

Commissioner Schneider shared his appreciation for the City Staff and his fellow Commissioners. He commended Vice Chair Barnwell for running a good meeting.

Vice Chair Barnwell spoke to the reconsideration of the rezoning application, adding that he feels it falls under spot zoning and was a hurried decision. He commended Commissioner H. Smith for his work on his memorandum. He thanked his fellow Commissioners and City Staff for their hard work.

### **ADJOURN**

There being no further business to come before the Commission, Chair S. Smith adjourned the meeting at 7:45 p.m. The next Regular Meeting is scheduled for **Wednesday, March 5<sup>th</sup>, 2025 at 6:30 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.

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Zach Pettit, Deputy City Clerk I

Approved: \_\_\_\_\_



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

[Planning@ci.homer.ak.us](mailto:Planning@ci.homer.ak.us)

(p) 907-235-3106

(f) 907-235-3118

### Staff Report Pl 25-012

TO: Homer Planning Commission  
FROM: Ryan Foster, City Planner  
DATE: March 5, 2025  
SUBJECT: City Planner's Report

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### Comprehensive Plan Update

The Draft Comprehensive Plan is available for public review through March 14, 2025. For more information and to comment on the draft plan go to: <https://homercompplanupdate.com/>

### Meeting Schedule

The next regular meeting date is Wednesday, March 19, 2025.

### Commissioner Report to Council

3/10/25 \_\_\_\_\_





# City of Homer

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## Planning

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Homer, Alaska 99603

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

### Staff Report 25-013

TO: Homer Advisory Planning Commission  
FROM: Ryan Foster, AICP, City Planner  
DATE: March 5, 2025  
SUBJECT: Eagle Crest Subdivision Replat 2025 Preliminary Plat

**Requested Action:** Approval of a preliminary plat for Tract 1 and Tract 2 of Eagle Crest Subdivision and Tract 3 of Sea Crest Subdivision to be subdivided into six lots, involving lot line adjustments, subdivision, and vacation of existing lot lines.

#### General Information:

Applicants:	Brandon L. & Sydney L. Thielke 41241 Twitter Creek LN Homer, AK 99603	Peninsula Surveying, LLC 10535 Katrina Boulevard Ninilchik, AK 99639
	Ty Hansen Rilleau & Lauren Sutton 63540 Skyline Dr. Homer, AK 99603	
Location:	North of Skyline Drive, bordering Homer city limits from Twitter Creek Lane to Scenic Place, within the Bridge Creek Watershed Protection District.	
Parcel ID:	17366004, 17366005, 17408002	
Size of Existing Lot(s):	9.500, 8.700, 9.710 acres	
Size of Proposed Lots(s):	4.624, 4.854, 4.624, 4.600, 4.640, 5.072 acres	
Zoning Designation:	Bridge Creek Watershed Protection District	
Existing Land Use:	Vacant, Residential	
Surrounding Land Use:	North: Accessory Bldg., Residential, Vacant South: Residential, Vacant East: Residential, Vacant West: Vacant	
Comprehensive Plan:	Chapter 4 Goal 2 Objective C: Provide extra protection for areas with highest environmental value or development constraints.	
Wetland Status:	Properties contain discharge slope, kettle wetlands, and Bridge Creek riverine.	

Flood Plain Status:	Not located in a coastal flood plain
BCWPD:	Within the Bridge Creek Watershed Protection District.
Utilities:	City water and sewer are not available at this time.
Public Notice:	Notice was sent to 43 property owners of 33 parcels as shown on the KPB tax assessor rolls.

**Analysis:** This subdivision is located within the Bridge Creek Watershed Protection District, a special zoning district established to prevent water quality degradation and protect the supply source for the City's public water utility. Covering 28.414 acres, the purpose of this plat is to subdivide three existing lots into six by shifting, adding, and vacating lot lines.

Tract 3, the largest parcel, will be subdivided into two new parcels: Tract 3A, at 4.640 acres, is fronted by Twitter Creek Lane to the west and Bridge Creek Road to the north, while Tract 3B, at 5.072 acres, fronts Skyline Drive to the southeast and Bridge Creek Road to the north.

Tract 2 will also be subdivided into two parcels. Tract 2B, at 4.624 acres, will be accessible from the north by Arnold Avenue, while Tract 2A, at 4.854 acres, will be accessible to the south by Treeline Way.

Tract 1, the smallest parcel, fronts Twitter Creek Lane to the east and will be subdivided and reconfigured to create Tract 1B, at 4.624 acres, which will be accessible from the north by Arnold Avenue, and Tract 1A, at 4.600 acres, which will be located in the southern portion of Tract 1 and accessible from Twitter Creek Lane to the east.

Per the Surveyor's letter, it has been noted that careful consideration has been given to minimize potential impacts from future development on the watershed by ensuring ample upland area and clearance from identified wetlands. This reconfiguration adjusts lot boundaries while maintaining the integrity of the watershed protection district.

Right-of-way (ROW): Per the Surveyor's letter, there is no new right-of-way dedication, as each lot would be served by one of the following existing rights-of-way: Treeline Way, Twitter Creek Lane, Skyline Drive, and Arnold Avenue. For the proposed Tract 2B, legal access would be satisfied by the platted Arnold Avenue; however, practical access to this parcel would be via one of the two existing private driveways on Tract 2A or Tract 1A. Additionally, a private driveway easement benefiting Tracts 3 and 4 of the Eagle Crest Subdivision could also serve Tract 2B.

#### **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 is located outside the city limits of Homer; Homer City Code (HCC) does not apply on this criterion.

- 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 is located outside the city limits of Homer; HCC does not apply on this criterion.

- 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 is located outside the city limits of Homer; HCC does not apply on this criterion.

- D. Lots created by subdivision after February 25, 2003, shall be a minimum of four and one half acres as required by HCC 21.40.070.

**Staff Response:** The plat meets these requirements.

- E. Building Setbacks. Buildings must be set back from the Bridge Creek Reservoir and from streams as required by HCC 21.40.110 and 21.40.120.

**Staff Response:** The plat uses hatching to indicate the presence of potential riverine wetlands. The Kenai Watershed Forum (KWF) Wetlands Assessment Layer on the Kenai Peninsula Borough (KPB) Parcel Viewer locates Bridge Creek as entering the northern property line of Tract 1B from Arnold Avenue, then crossing west into Tract 2B, where it continues across the northern portion of the lot.

Staff recommends that, at a minimum, the subdivider provide a note and, ideally, indicate the location of Bridge Creek on the plat, including illustrations of the required 50-foot stream buffer and the additional 10-foot building setback from stream buffers within the Bridge Creek Watershed Protection District (BCWSPD), as required by HCC 21.40.070.

- F. Sewer Systems. Appropriate to the use of the lot, each lot shall be served by a septic or sewer system approved by the Alaska State Department of Environmental Conservation (ADEC). Stream setbacks equal to 100 feet for drain fields and subsurface discharge and 250 feet for raised septic systems are required as by HCC 21.40.070.

**Staff Response:** The plat meets these requirements; however, staff recommends that, at a minimum, the subdivider provide a note and, ideally, indicate the required stream setbacks as required by HCC 21.40.070.

**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 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.

- 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 is located outside the city limits of Homer; HCC does not apply.

- 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:** Not applicable, 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. Not within a tidal area.

- 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:** Not applicable, the plat meets these requirements. City water and waste water are not available.

- 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 being 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:** Areas of 20 percent slope are indicated with a stipple hatch, see note 12. 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:** No known encroachments. 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.

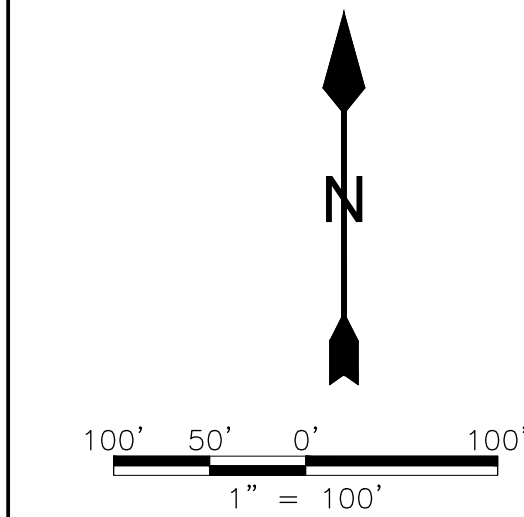
**Public Works Comments:** Public Works reviewed the plat and responded that they did not have any comments.

**Staff Recommendation:** The Planning Commission recommends approval of the preliminary plat, with the following comments:

1. Update Plat note 9: “All lots are located within the Bridge Creek Water Shed Protection District and are subject to City of Homer Regulations. Check with Homer Planning Prior to any development activities.”
2. The addition of Plat note 13: “Buildings must be set back from the Bridge Creek Reservoir and from streams as required by HCC 21.40.110 and 21.40.120. A 50-foot stream buffer is required, with an additional 10-foot building setback from the stream buffer.
3. The addition of Plat note 14: “Each lot shall be served by a septic or sewer system approved by the Alaska State Department of Environmental Conservation (ADEC). Stream setbacks of 100 feet are required for drain fields and subsurface discharge, while raised septic systems must maintain a 250-foot setback, as mandated by HCC 21.40.070.

**Attachments:**

1. Preliminary Plat
2. Surveyor’s Letter to City of Homer
3. Public Notice
4. Aerial Map



NOTES

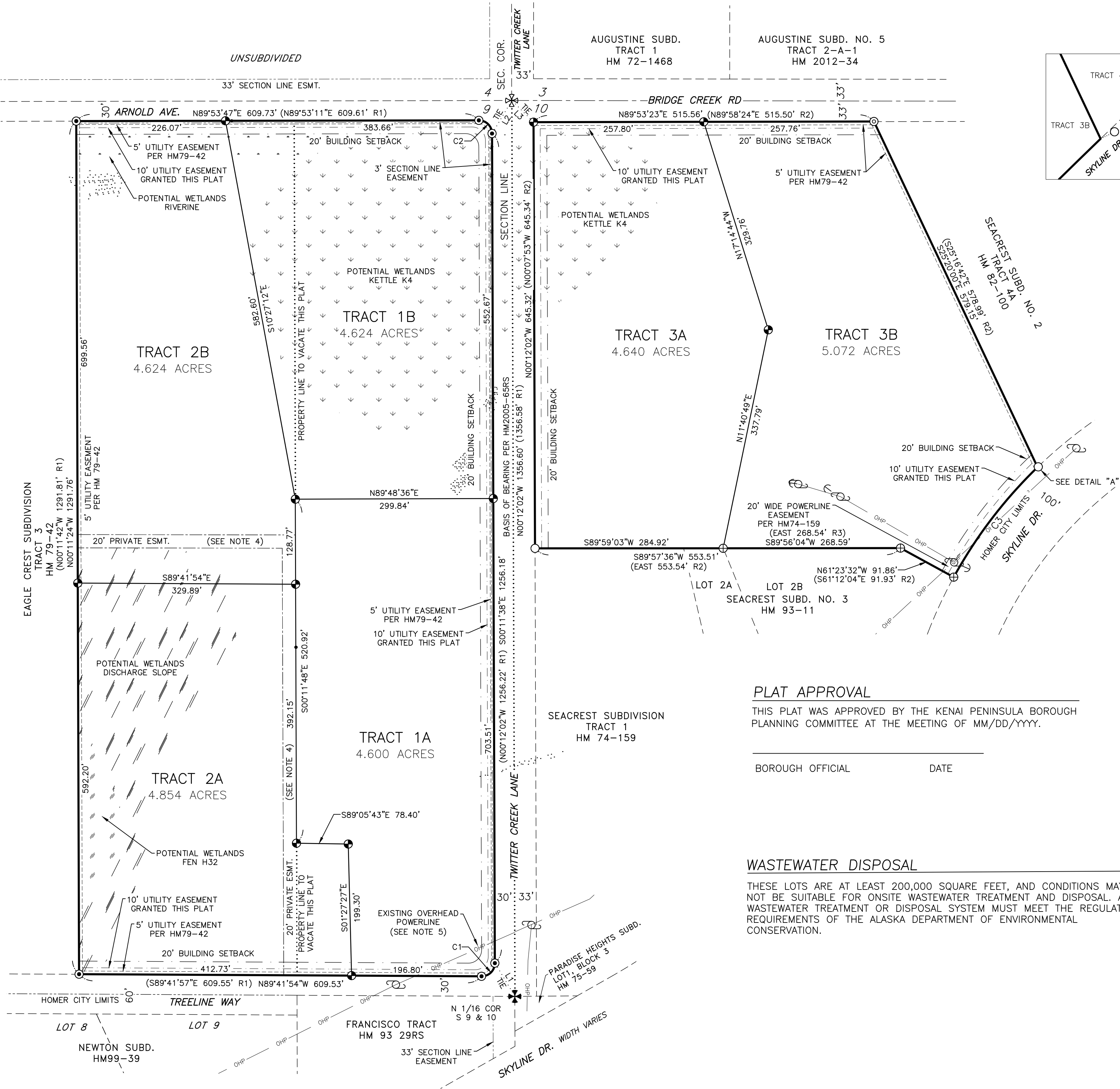
1. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK IS A UTILITY EASEMENT.
3. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
4. SUBJECT TO A GRANT OF DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT PER DOCUMENT SERIAL NUMBER 2006-003170-0 RECORDED JULY 5, 2006, HOMER RECORDING DISTRICT.
5. EXISTING OVERHEAD POWERLINE.
6. SUBJECT TO STATE OF ALASKA WATER RIGHTS PER DOCUMENT SERIAL NUMBER 2021-003780-0 RECORDED SEPTEMBER 3, 2021, HOMER RECORDING DISTRICT.
7. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
8. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
9. THIS SUBDIVISION IS WITHIN TH EBRIDGE CREEK WATERSHED AREA AND DEVELOPMENT MAY BE SUBJECT TO CITY OF HOMER EXTRATERRITORIAL REGULATIONS.
10. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. SEE FEMA FIRM PANEL 02122C-2115E FOR INFORMATION ON FLOODPLAIN ZONE X.
11. WETLAND HATCHING REPRESENTS POTENTIAL WETLANDS AS CLASSIFIED BY KENAI WATERSHED FORUM SHOWN ON KENAI PENINSULA BOROUGH GIS MAPPING. CREEK BOTTOM MAY BE SUBJECT TO FLOODING IN EXTREME WEATHER.
12. STIPPLE HATCH REPRESENTS SLOPES STEEPER THAN 20% AS SHOWN ON KPB GIS MAPPING.

LEGEND

- ✕ FOUND BRASS CAP MONUMENT GLO 1917
- ✕ FOUND 2 1/2" BRASS CAP ON 3/4" G.I.P., 1301S, 1975
- ⊙ FOUND 2" AL-CAP BY 7610S, 2004
- ⊙ FOUND 2" AL-CAP BY 5780S, 1995
- ⊕ FOUND 2" AL-CAP BY 1301S, 1992
- FOUND 5/8" REBAR
- ⦿ TO BE SET RPC ON 5/8" X 36" REBAR BY LS14488
- ⦿ POWER POLE
- ➔ ANCHOR
- (R1) RECORD DATA PER HM2005-65RS
- (R2) RECORD DATA PER HM74-159
- (R3) RECORD DATA PER HM93-11

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	31.52'	20.00'	090°18'05"	28.36'	S45°22'02"W
C1 (R1)	31.59'	20.00'	090°30'05"	28.41'	N45°03'01"E
C2	31.38'	20.00'	089°54'11"	28.26'	S45°03'47"E
C2 (R1)	31.39'	20.00'	089°54'47"	28.26'	N45°09'25"W
C3	210.13'	700.00'	017°11'58"	209.34'	S37°20'08"W
C3 (R2)	210.15'	700.00'	017°12'04"	209.36'	S37°24'00"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	58.75'	S30°58'29"E
L2	58.26'	N30°47'27"E
L3	46.62'	S45°15'18"E



PLAT APPROVAL

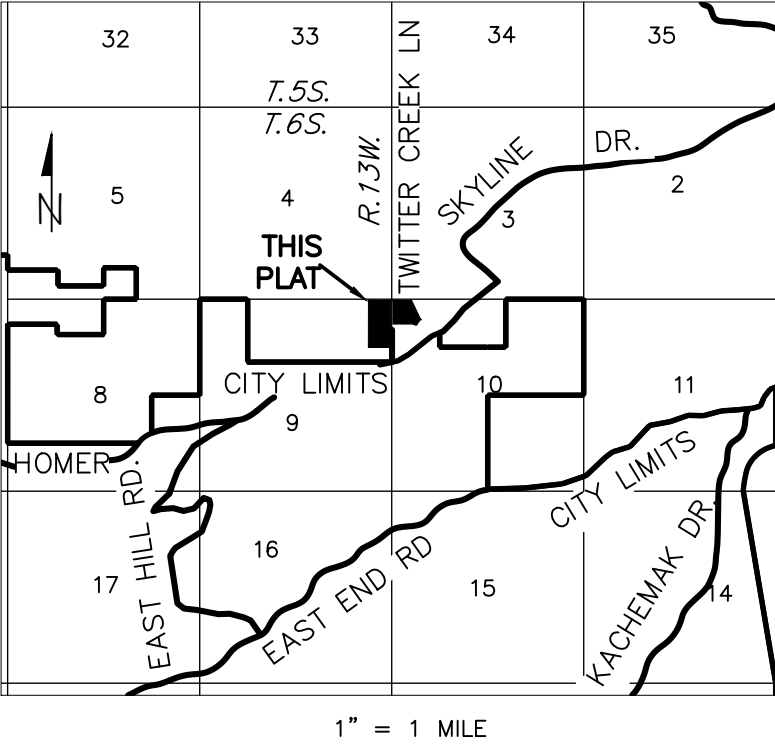
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMITTEE AT THE MEETING OF MM/DD/YYYY.

BOROUGH OFFICIAL

DATE

WASTEWATER DISPOSAL

THESE LOTS ARE AT LEAST 200,000 SQUARE FEET, AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



CERTIFICATE OF OWNERSHIP AND DEDICATION

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.

BRANDON THIELKE, AKA BRANDON L THIELKE  
OWNER: TRACTS 1 & 2 EAGLE CREST  
41241 TWITTER CREEK LN  
HOMER, AK 99603

SYDNEY THIELKE, AKA SYDNEY L THIELKE  
OWNER: TRACTS 1 & 2 EAGLE CREST  
41241 TWITTER CREEK LN  
HOMER, AK 99603

TY HANSEN RILLEAU  
OWNER: TRACT 3, SEACREST SUBDIVISION  
63540 SKYLINE DR  
HOMER, AK 99603

LAUREN SUTTON  
OWNER: TRACT 3, SEACREST SUBDIVISION  
63540 SKYLINE DR  
HOMER, AK 99603

NOTARY ACKNOWLEDGMENT

FOR: BRANDON THIELKE, AKA BRANDON L THIELKE  
SYDNEY THIELKE, AKA SYDNEY L THIELKE  
ACKNOWLEDGED BEFORE ME THIS\_\_\_\_DAY OF\_\_\_\_\_, 2025

NOTARY PUBLIC FOR: ALASKA  
MY COMMISSION EXPIRES:\_\_\_\_\_.

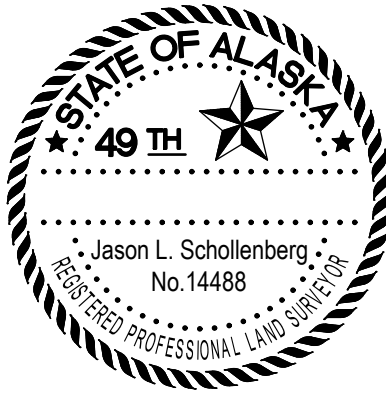
NOTARY ACKNOWLEDGMENT

FOR: TY HANSEN RILLEAU  
LAUREN SUTTON  
ACKNOWLEDGED BEFORE ME THIS\_\_\_\_DAY OF\_\_\_\_\_, 2025

NOTARY PUBLIC FOR: ALASKA  
MY COMMISSION EXPIRES:\_\_\_\_\_.

KPB FILE NUMBER: 2025-XXXX

PENINSULA SURVEYING, LLC 10535 KATRINA BOULEVARD, NINILCHIK, AK 99639 (907)306-7065	
PLAT OF <b>EAGLE CREST SUBDIVISION REPLAT 2025</b>	
A SUBDIVISION OF A SUBDIVISION OF TRACTS 1 & 2, EAGLE CREST SUBDIVISION, HM79-42, MONUMENTED AND DIMENSIONED BY RECORD OF SURVEY HM2005-65RS; AND TRACT 3, SEACREST SUBDIVISION, HM74-159 LOCATED WITHIN THE NE1/4 SEC. 9 & NW 1/4 SEC. 10, T6S, R13W, S.M., KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, STATE OF ALASKA CONTAINING 28.414 ACRES	
OWNERS: BRANDON THIELKE, AKA BRANDON L THIELKE SYDNEY THIELKE, AKA SYDNEY L THIELKE 41241 TWITTER CREEK LN HOMER, AK 99603	TY HANSEN RILLEAU LAUREN SUTTON 63540 SKYLINE DR HOMER, AK 99603
SCALE: 1" = 100'	DATE: FEBRUARY 13, 2025
DRAWN: BLT	CHECKED: BLT
SHEET: 1 OF 1	





February 14, 2025

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

Re: Preliminary Plat Submission of **EAGLE CREST SUBDIVISION REPLAT 2025**

Enclosed herewith are (1) full sized 24"X36", and (1) 11"X17" reduced copy of the preliminary plat, and a check in the amount of \$300.00 for the City of Homer Preliminary Plat Processing Fee.

The parent parcels of this subdivision are located outside of City limits but within the Bridge Creek Watershed Protection District. The proposal would create six (6) lots, each larger than 4.600 acres as allowed per Homer City Code 21.40.070(c). There is no new right-of-way dedication as each lot would be served by one of the following existing ROW's: Treeline Way, Twitter Creek Lane, Skyline Drive, and Arnold Ave.

For proposed Tract 2B, legal access would be satisfied by the platted Arnold Ave, however practical access to this parcel would be via one of the two existing private driveways on Tract 2A or Tract 1A. There is a private driveway easement benefiting Tracts 3 & 4, Eagle Crest Subdivision, that could also serve Tract 2B.

Careful consideration has been given to reduce potential impacts from future development to the watershed by providing ample upland area and clearance to identified wetlands.

Thank you for your consideration.

Sincerely,

Brandon Thielke  
Survey Technician

**RECEIVED**

**FEB 14 2025**

**CITY OF HOMER  
PLANNING/ZONING**

---

907-306-7065 P

[jason@peninsulasurveying.com](mailto:jason@peninsulasurveying.com)

907-567-1017 F

10535 Katrina Blvd. Ninilchik, AK 99639



## 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:

### **Eagle Crest Subdivision Replat 2025 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, March 5, 2025 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](https://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 February 28, 2025 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](mailto:clerk@cityofhomer-ak.gov), or in-person at Homer City Hall.

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

.....



### Legend

Transportation

Mileposts



Parcels and PLSS

Tax Parcels



0 500 1000 ft

NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. 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](http://www.cityofhomer-ak.gov)

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

[Planning@ci.homer.ak.us](mailto:Planning@ci.homer.ak.us)

(p) 907-235-3106

(f) 907-235-3118

## Memorandum 2025 – 014

TO: Homer Advisory Planning Commission  
FROM: Ryan Foster, City Planner  
DATE: March 5, 2025  
SUBJECT: Draft Comprehensive Plan Review and Comments

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In coordination with the City's consultant, Agnew Beck, the Homer's Commission and Committees are reviewing the Draft Comprehensive Plan in February/March to review and solicit comments on the plan. Submitted comments will be compiled and utilized in the creation of a Final Comprehensive Plan. This revised version of the plan will then be submitted for the public hearing processes with the Homer Planning Commission, Homer City Council, and Kenai Peninsula Borough.

The Draft Comprehensive Plan is available for public review through March 14, 2025. For more information and to comment on the draft plan go to: <https://homercompplanupdate.com/>

**Requested action:** Review the Draft Comprehensive Plan and provide comments by the March 14, 2025 deadline.

### Attachments:

"Meeting in a Box" – offers guiding questions and information that staff and commissioners can use to support review of the Public Review Draft.

A fillable comment form.



# 2035 Homer Comprehensive Plan Update

## Meeting in a Box Materials

*Updated February 20, 2025*

### Purpose

This tool is intended to help city staff, committee members and other residents quickly share information about the Public Review Draft of the 2030 Homer Comprehensive Plan Update (released February 7, 2025) at existing community meetings, events, and workplace locations around Homer. It includes talking points and a list of recommended materials to bring when presenting information about the plan. **Comments on the draft are due March 14, 2025.**



### Contents

1. Guiding Questions
2. Notetaking Template
3. About the Project and Frequently Asked Questions

### Attachments

1. Relevant sections of the 2030 Homer Comprehensive Plan Update Public Review Draft (the complete draft can be found on the project website at <https://homercompplanupdate.com/>)
2. General Comment Form

## Guiding Questions when Reviewing the Public Review Draft

The following is a list of potential questions to guide conversations.. **Use these questions to guide discussion; they do not need to be asked in any specific order or all together for input to matter; all feedback and conversation is important!**

The goal of these guiding questions is to distill:

- **What do you like about the draft comprehensive plan?**
- **What would you change?**
- **What is missing that should be included?**

### Take notes and capture feedback!

Take notes on conversations as it works best in the circumstances. It is most helpful to list the themes and topics you hear during conversations and details about any specific strategies or actions suggested. Please include page numbers when referencing specific sections of the draft plan. You can also record virtual meetings, if possible, and share the recordings with the project team. Please connect with the project team to share your notes after your event (email [shelly@agnewbeck.com](mailto:shelly@agnewbeck.com) and [rfoster@ci.homer.ak.us](mailto:rfoster@ci.homer.ak.us).)

# Notetaking Template

Meeting / Group: \_\_\_\_\_ Date: \_\_\_\_\_

## Attendees (optional)

- Insert names

## Discussion Notes

Introductions

- Record any initial comments or questions here

## Responses to Questions

What did you like about the draft plan?

- Record comments here, with page numbers if applicable

What would you change?

- Record comments here, with page numbers if applicable

What is missing that should be included?

- Record comments here, with page numbers if applicable

## Wrap Up

- Record final reflections, comments, or questions here

After the meeting, email your notes to the project team: [rfoster@ci.homer.ak.us](mailto:rfoster@ci.homer.ak.us) and [shelly@agnewbeck.com](mailto:shelly@agnewbeck.com).

# About the Project and Frequently Asked Questions

**Note:** The website <https://homercompplanupdate.com/> can be used for a reference and includes many of the same details below.

## WHAT is a comprehensive plan?

- A comprehensive plan is a process for communities to plan for their future by creating a long-term vision, community goals, and practical short-term strategies.
- The comprehensive plan is a community-driven tool that will provide direction to community leaders – especially the Planning Commission and City Council - and residents, funders, and other partners.
- While this is a city-led process, the comprehensive plan is a community document meant to be used by residents, current and prospective business owners, local, state, and federal partners, and anyone interested in the future of Homer.
- Homer's Comprehensive Plan was last updated in 2018.
- This is phase one of a two phased project; the updated comprehensive plan will help guide phase 2 which will be a revision process for Title 21 of the Homer City Code, the Zoning and Planning code.

## WHO is leading the planning process?

- The City of Homer is overseeing this effort with help from consulting team, led by Agnew::Beck Consulting with partners Corvus Design, RESPEC, Kinney Engineering, Northern Economics, and Stantec.
- A Steering Committee was created to aid in the development of the comprehensive plan. The Steering Committee is a five-member committee with designated seats for two City Council members, two Planning Commission members, and one city resident nominated by the mayor and approved by the City Council. The Steering Committee's role is to help guide the public outreach process, participates in public outreach activities, and provide feedback on Comprehensive Plan draft documents.
- City planning staff, the Planning Commission, and City Council are also guiding the process.
- Community entities will share the responsibility of plan implementation.

## WHEN did plan development happen?

- The timeframe for the comprehensive plan process is through early 2025, overlapping with the start of Phase 2, an update to the City code in Title 21. A detailed timeline is on the project website.

- The public review draft was released February 7, 2025 and is open for comment through March 14, 2025.

### WHY is it important to comment on the public review draft?

- Feedback is important! This is the community's opportunity to tell the project team what it got right and what areas of the draft plan need revising before it is presented to the Planning Commission and City Council.
- The project team will review every comment and synthesize feedback into recommended revisions for the final comprehensive plan. All comments will be available for the public to review, including the name of the person or organization who submitted the comments (commenters can also request to stay anonymous). The Planning Commission will review the comments and proposed revisions and direct the final drafting process.

### HOW can you get involved?

- View the public review draft at the project website: <https://homercompplanupdate.com/>
  - Includes details on how to submit comments.
  - **IMPORTANT: Comments are due by March 14<sup>th</sup>, 2025**





2035 Homer Comprehensive Plan Update

## **Public Review Draft Comment Form, *February/March 2025***

We want to hear from you! Write your comments below.

**Comments due March 14, 2025**

**Project Website: <https://homercompplanupdate.com/>**

**Thank you for your input!**

**Optional Contact Information**

Your Name: \_\_\_\_\_

Your Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Organization: \_\_\_\_\_

☐

Check here to be added to the project distribution list

Submit your comments via email to [shelly@agnewbeck.com](mailto:shelly@agnewbeck.com) or mail/drop off this form to the Homer City Hall, 491 E. Pioneer Ave. Homer, AK 99603.

***Thank you for your feedback! More comments or questions? Contact us:***

- **Ryan Foster**, City of Homer City Planner, **Phone:** (907) 299-8529, **Email:** [rfoster@ci.homer.ak.us](mailto:rfoster@ci.homer.ak.us)
- **Shelly Wade**, Agnew::Beck Consultant Project Manager **Cell:** (907) 242-5326 **Email:** [shelly@agnewbeck.com](mailto:shelly@agnewbeck.com)

**Project Website:** <https://homercompplanupdate.com/>

**PLANNING COMMISSION  
2025 Calendar**

	<b>AGENDA ITEM DEADLINES</b>	<b>MEETING DATE</b>	<b>COMMISSIONER SCHEDULED TO REPORT</b>	<b>CITY COUNCIL MEETING FOR REPORT*</b>	<b>ANNUAL TOPICS FOR AGENDA AND EVENTS PLANNED</b>
<b>JANUARY</b>	12/11/24 Public Hearing Items 12/13/24 Prelim Plat Submittals 12/17/24 Regular Agenda Items	01/02/25		Monday, 01/13/25 6:00 p.m.	
	12/24/24 Public Hearing Items 12/27/24 Prelim Plat Submittals 01/03/25 Regular Agenda Items	01/15/25		Monday 01/27/25 6:00 p.m.	
<b>FEBRUARY</b>	01/15/25 Public Hearing Items 01/17/25 Prelim Plat Submittals 01/24/25 Regular Agenda Items	02/05/25		Monday 02/10/25 6:00 p.m.	NFIP Staff Training
	01/29/25 Public Hearing Items 01/31/25 Prelim Plat Submittals 02/07/25 Regular Agenda Items	02/19/25		Monday 02/24/25 6:00 p.m.	
<b>MARCH</b>	02/12/25 Public Hearing Items 02/14/25 Prelim Plat Submittals 02/21/25 Regular Agenda Items	03/05/25		Monday 03/10/25 6:00 p.m.	
	02/26/25 Public Hearing Items 02/28/25 Prelim Plat Submittals 03/07/25 Regular Agenda Items	03/19/25		Monday 03/24/25 6:00 p.m.	
<b>APRIL</b>	03/12/25 Public Hearing Items 03/14/25 Prelim Plat Submittals 03/21/25 Regular Agenda Items	04/02/25		Monday 04/14/25 6:00 p.m.	
	03/26/25 Public Hearing Items 03/28/25 Prelim Plat Submittals 04/04/25 Regular Agenda Items	04/16/25		Monday 04/28/25 6:00 p.m.	
<b>MAY</b>	04/16/25 Public Hearing Items 04/18/25 Prelim Plat Submittals 04/25/25 Regular Agenda Items	05/07/25		Monday 05/12/25 6:00 p.m.	
	04/30/25 Public Hearing Items 05/02/25 Prelim Plat Submittals 05/09/25 Regular Agenda Items	05/21/25		Tuesday 05/27/25 6:00 p.m.	
<b>JUNE</b>	05/14/25 Public Hearing Items 05/16/25 Prelim Plat Submittals 05/23/25 Regular Agenda Items	06/04/25		Monday 06/09/25 6:00 p.m.	Reappointment Applications will be sent out by the Clerk.
	05/28/25 Public Hearing Items 05/30/25 Prelim Plat Submittals 06/06/25 Regular Agenda Items	06/18/25		Monday 06/23/25 6:00 p.m.	

<b>JULY</b>	06/25/25 Public Hearing Items 06/27/25 Prelim Plat Submittals 07/03/25 Regular Agenda Items	07/16/25		Monday 07/28/25 6:00 p.m.	
<b>AUGUST</b>	07/16/25 Public Hearing Items 07/18/25 Prelim Plat Submittals 07/25/25 Regular Agenda Items	08/06/25		Monday 08/11/25 6:00 p.m.	<ul style="list-style-type: none"> <li>• Election of Officers</li> <li>• Worksession: Training with City Clerk</li> <li>• Capital Improvement Plan Presentation by Jenny Carroll</li> </ul>
	07/30/25 Public Hearing Items 08/01/25 Prelim Plat Submittals 08/08/25 Regular Agenda Items	08/20/25		Monday 08/25/25 6:00 p.m.	
<b>SEPTEMBER</b>	08/13/25 Public Hearing Items 08/15/25 Prelim Plat Submittals 08/22/25 Regular Agenda Items	09/03/25		Monday 09/08/25 6:00 p.m.	
	08/27/25 Public Hearing Items 08/29/25 Prelim Plat Submittals 09/05/25 Regular Agenda Items	09/17/25		Monday 09/22/25 6:00 p.m.	
<b>OCTOBER</b>	09/10/25 Public Hearing Items 09/12/25 Prelim Plat Submittals 09/19/25 Regular Agenda Items	10/01/25		Monday 10/13/25 6:00 p.m.	
	09/24/25 Public Hearing Items 09/26/25 Prelim Plat Submittals 10/03/25 Regular Agenda Items	10/15/25		Monday 10/27/25 6:00 p.m.	Annual Meeting Schedule for 2026
<b>NOVEMBER</b>	10/15/25 Public Hearing Items 10/16/25 Prelim Plat Submittals 10/24/25 Regular Agenda Items	11/05/25		Monday 11/10/25 6:00 p.m.	
<b>DECEMBER</b>	11/12/25 Public Hearing Items 11/14/25 Prelim Plat Submittals 11/21/25 Regular Agenda Items	12/03/25		Tentative: Monday 01/05/26 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.



## 2025 Meeting Dates & Submittal Deadlines

### Homer Planning Commission

*Meeting dates are bolded and submittal deadlines are underneath*

#### **January 2, 2025**

December 11 for Public Hearing Items  
December 13 for Preliminary Plat Submittal  
December 17 for Regular Agenda Items

#### **January 15, 2025**

December 24 for Public Hearing Items  
December 27 for Preliminary Plat Submittal  
January 3 for Regular Agenda Items

#### **February 5, 2025**

January 15 for Public Hearing Items  
January 17 for Preliminary Plat Submittal  
January 24 for Regular Agenda Items

#### **February 19, 2025**

January 29 for Public Hearing Items  
January 31 for Preliminary Plat Submittal  
February 7 for Regular Agenda Items

#### **March 5, 2025**

February 12 for Public Hearing Items  
February 14 for Preliminary Plat Submittal  
February 21 for Regular Agenda Items

#### **March 19, 2025**

February 26 for Public Hearing Items  
February 28 for Prelim. Plat Submittal  
March 7 for Regular Agenda Items

#### **April 2, 2025**

March 12 for Public Hearing Items  
March 14 for Preliminary Plat Submittal  
March 21 for Regular Agenda Items

#### **April 16, 2025**

March 26 for Public Hearing Items  
March 28 for Preliminary Plat Submittal  
April 4 for Regular Agenda Items

#### **May 7, 2025**

April 16 for Public Hearing Items  
April 18 for Preliminary Plat Submittal  
April 25 for Regular Agenda Items

#### **May 21, 2025**

April 30 for Public Hearing Items  
May 2 for Preliminary Plat Submittal  
May 9 for Regular Agenda Items

#### **June 4, 2025**

May 14 for Public Hearing Items  
May 16 for Preliminary Plat Submittal  
May 23 for Regular Agenda Item

#### **June 18, 2025**

May 28 for Public Hearing Items  
May 30 for Preliminary Plat Submittal  
June 6 for Regular Agenda Items

## 2025 Meeting Dates & Submittal Deadlines

### Homer Planning Commission

*Meeting dates are bolded and submittal deadlines are underneath*

#### **July 16, 2025**

June 25 for Public Hearing Items

June 27 for Preliminary Plat Submittal

July 3 for Regular Agenda Items

#### **August 6, 2025**

July 16 for Public Hearing Items

July 18 for Preliminary Plat Submittal

July 25 for Regular Agenda Items

#### **August 20, 2025**

July 30 for Public Hearing Items

August 1 for Preliminary Plat Submittal

August 8 for Regular Agenda Items

#### **September 3, 2025**

August 13 for Public Hearing Items

August 15 for Prelim. Plat Submittal

August 22 for Regular Agenda Items

#### **September 17, 2025**

August 27 for Public Hearing Items

August 29 for Preliminary Plat Submittal

September 5 for Regular Agenda Items

#### **October 1, 2025**

September 10 for Public Hearing Items

September 12 for Preliminary Plat Submittal

September 19 for Regular Agenda Items

#### **October 15, 2025**

September 24 for Public Hearing Items

September 26 for Preliminary Plat Submittal

October 3 for Regular Agenda Items

#### **November 5, 2025**

October 15 for Public Hearing Items

October 16 for Preliminary Plat Submittal

October 24 for Regular Agenda Item

#### **December 3, 2025**

November 12 for Public Hearing Items

November 14 for Preliminary Plat Submittal

November 21 for Regular Agenda Item