



# Agenda

## Planning Commission Regular Meeting

Wednesday, May 15, 2024 at 6:30 PM

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

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### Homer City Hall

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

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

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

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

### AGENDA APPROVAL

**PUBLIC COMMENTS** 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 May 1, 2024

### PRESENTATIONS / VISITORS

### REPORTS

- [A.](#) City Planner's Report, Staff Report 24-019
- [B.](#) Comprehensive Plan Steering Committee Report

### PUBLIC HEARINGS

- [A.](#) Staff Report 24-020

### PLAT CONSIDERATION

### PENDING BUSINESS

### NEW BUSINESS

### INFORMATIONAL MATERIALS

- [A.](#) PC Annual Calendar

[B.](#) 2024 Meeting Dates & Submittal Deadlines

[C.](#) Comprehensive Plan Survey Flyer

**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, June 5, 2024 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

**CALL TO ORDER**

Session 24-08, a Regular Meeting of the Planning Commission was called to order by Vice Chair Charles Barnwell at 6:30 p.m. on May 1, 2024 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

**PRESENT:** COMMISSIONERS BARNWELL, CONLEY, HIGHLAND, SCHNEIDER, VENUTI

**ABSENT:** COMMISSIONERS SMITH AND STARK (BOTH EXCUSED)

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

**AGENDA APPROVAL**

Vice Chair Barnwell request a motion and a second to approve the agenda as presented.

SCHNEIDER/CONLEY MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

**PUBLIC COMMENTS ON ITEMS ALREADY ON THE AGENDA**

**RECONSIDERATION**

**CONSENT AGENDA**

Vice Chair Barnwell noted for the record that all items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. If a separate discussion is desired on an item, a Commissioner may request that item be removed from the Consent Agenda and placed on the Regular Agenda under New Business. He then requested a motion and second to adopt the consent agenda.

- A. Unapproved Regular Meeting Minutes of April 3, 2024
- B. Decisions and Findings CUP 24-04, 1061 East End Road

SCHNEIDER/CONLEY 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 24-017

City Planner Foster began his review of Staff Report 24-017, first providing an update on the next steps for the comprehensive plan. He noted that the City is getting ready for community visit #2 with Agnew::Beck, who will be here for an entire week during the week of May 13<sup>th</sup>. He reminded the Commission that there is a work session scheduled for May 15<sup>th</sup>, during which time the Commission will meet with Agnew::Beck. Mr. Foster added that the community survey is now live, and encouraged all Planning Commissioners to complete the survey. He shared that the interactive comment map is almost ready for release on the comprehensive plan website, and reminded everyone that the next regular meeting for the Commission is on Wednesday, May 15<sup>th</sup>.

B. Comp Plan Steering Committee Report Unapproved CPSC Meeting Minutes for March 18, 2024

Vice Chair Barnwell highlighted the recent open house event that was part of Agnew::Beck's first community visit, sharing that he heard it was a successful showing. He reiterated Mr. Foster's comments about the current survey that's live, as well as future surveys that have yet to come. Mr. Barnwell noted the great list of builders that Commissioner Venuti had provided to the consultants for inclusion in the stakeholder list. He added that he feels May is a very critical month in terms of the comprehensive plan, given the work session with Agnew::Beck on the 15<sup>th</sup>.

Commissioner Highland questioned if the advertisement of the comprehensive plan survey had been put in the newspaper and on the radio. City Planner Foster stated that there is a newspaper ad scheduled for the week of May 13<sup>th</sup>. He added that there aren't currently any scheduled PSA's, but that it is a consideration at this point in time. He said that they're continuing to make effort to get that word out in as many ways as possible.

### PUBLIC HEARINGS

A. Staff Report 24-018, AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA TO ADOPT THE CITY OF HOMER TRANSPORTATION PLAN (2024), A COMPONENT OF THE COMPREHENSIVE PLAN, AND RECOMMENDING APPROVAL BY THE KENAI PENINSULA BOROUGH.

Memorandum from City Planner as backup

City Planner Foster noted that the Commission had previously spent some time reviewing the transportation plan at both their March 6<sup>th</sup> and April 3<sup>rd</sup> meetings. He shared that in his staff report was an actionable synopsis of the comments from the Commission, and added that staff was recommending the Commission make a motion to make changes 1-4 in the table included on page 18 of the packet and recommend approval of the transportation plan to the City Council. Mr. Foster noted that the transportation plan had been included in the packet along with the draft ordinance that would go forward to City Council.

Vice Chair Barnwell opened up the public hearing period. There was no one wishing to testify on Zoom, and there were no members of the audience present in Cowles Council Chambers. Mr. Barnwell closed the public hearing period and requested a motion and a second.

SCHNEIDER/CONLEY MOVED TO MAKE CHANGES #1-4 ABOVE IN THE TRANSPORTATION PLAN AND RECOMMEND APPROVAL OF THE PLAN TO CITY COUNCIL.

Commissioner Highland pointed out a correction that needed to be made to the transportation plan on page 32 of the packet, she suggested that the map should read “Lampert Lane to Lampert” rather than Lambert Lane to Lambert.” City Planner Foster acknowledged the mistake.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

### **PLAT CONSIDERATIONS**

### **PENDING BUSINESS**

### **NEW BUSINESS**

### **INFORMATIONAL MATERIALS**

- A. PC Annual Calendar 2024
- B. City Manager’s Report for City Council April 22, 2024
- C. 2024 PC Meeting Dates & Submittal Deadlines
- D. Comprehensive Safety Action Plan Public Workshop Flyer

Vice Chair Barnwell noted the informational materials and turned the floor over to City Planner Foster. Mr. Foster spoke to the Comprehensive Safety Action Plan Public Workshop Flyer, stating that this is a Borough project for the creation of the Comprehensive Safety Action Plan. He noted that this plan will encapsulate the entire Kenai Peninsula. He added that on Tuesday, May 7<sup>th</sup> there is a workshop at the Homer High School from 5-7 p.m. pertaining to this plan.

### **COMMENTS OF THE AUDIENCE**

### **COMMENTS OF THE STAFF**

### **COMMENTS OF THE MAYOR/COUNCIL MEMBERS**

### **COMMENTS OF THE COMMISSION**

Commissioner Highland noted the record-breaking meeting time.

Commissioner Conley thanked Vice Chair Barnwell for bringing up the importance of the meetings and events coming up in May regarding the comprehensive plan. He shared his worries about people being distracted by spring and summer arriving and neglecting the comprehensive plan.

Commissioner Venuti noted that the building industry is up to a big start right now, and that all the jobs he sees happening are out of town. He stated that there are six projects taking place in Fritz Creek and three on the North Fork in Anchor Point.

Vice Chair Barnwell shared that he finds the transportation plan anticlimactic. He noted that Kinney Engineering did a great job, along with Community Development Director Engebretsen and City Planner Foster.

### **ADJOURNMENT**

There being no further business Acting Chair Highland adjourned the meeting at 6:53 p.m. The next regular meeting is scheduled for **Wednesday, May 15, 2024 at 6:30 p.m.** A worksession will be held at 5:30 p.m. prior to the regular meeting. 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

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## Planning

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

(p) 907-235-3106

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### Staff Report Pl 24-019

TO: Homer Planning Commission  
FROM: Ryan Foster, AICP, City Planner  
DATE: May 15, 2024  
SUBJECT: City Planner's Report

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### Comprehensive Plan Update Next Steps

The Comprehensive Plan's Community Visit #2 with Agnew Beck is scheduled for the week of May 13, 2024. Meetings and or presentations are scheduled with the City Council, Port & Harbor Commission, Economic Development Commission, MAPP Steering Committee, Planning Commission, Parks, Art, Recreation & Culture Advisory Commission, and the Comprehensive Plan Steering Committee. Library open hours will be held Tuesday from 1-4pm, Wednesday from 10am-12pm, and Thursday from 10am-1pm.

**The [Homer Comprehensive Plan Community Survey](#) is now live!** This 10 to 15-minute survey is open to all Homer residents of all ages.

Your response will help shape future decisions about land use, transportation, utilities, economic development, housing, and related programs in Homer for the next 20 years. We're excited for your input – please let your friends, family, network, and neighbors know!

**The survey is open until Friday, June 21<sup>st</sup>, 2024.**

**COMING SOON** – *Interactive Comment Map* – a tool for sharing your geographic/location-specific comments.

### FEMA BRIC Grant Application Status

The City's Federal Emergency Management Agency (FEMA) Building Resilient Infrastructure and Communities grant program application requested up to \$500,000 to provide funding and resources for adopting the International Building Code (IBC) 2021 Edition and implement the building code by creating a City of Homer Building Division staffed by a Building Official and Building Inspector. FEMA has identified the City of Homer's sub-application (SA) for further review and has received requests for information (RFIs) from FEMA Region 10. This will require

the City of Homer to provide additional information for FEMA reviewers to determine if it is eligible for the funds to be awarded.

### **Meeting Schedule**

The next regular meeting date is Wednesday, June 5, 2024.



**CALL TO ORDER**

Session 24-06 a Regular Meeting of the Comprehensive Plan Steering Committee was called to order by Acting Chair Shelly Erickson at 3:30 p.m. on May 6, 2024 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

PRESENT: COMMITTEE MEMBERS BARNWELL, DAVIS, ERICKSON,

ABSENT: COMMITTEE MEMBER CARSSOW

STAFF: CITY PLANNER FOSTER  
INTERIM CITY MANAGER/CITY CLERK JACOBSEN

CONSULTANTS: SHELLY WADE, AGNEW::BECK

**AGENDA APPROVAL**

Acting Chair Erickson announced the supplemental item, a flyer for the event at Alice's Champagne Palace.

BARNWELL/DAVIS MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

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

**APPROVAL OF MINUTES**

A. Steering Committee Meeting Minutes of April 17, 2024

BARNWELL/DAVIS MOVED TO APPROVE THE MINUTES.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

**VISITORS/PRESENTATIONS**

**REPORTS**

**PENDING BUSINESS**

A. Community Visit #2 & Steering Committee Opportunities & Roles

Shelly Wade reviewed the updated schedule for the May 13 through 17 community visit #2. This event will share results from last visit in April and start developing the community snapshot and emerging themes and policies. The week's schedule includes attending meetings with City Council, Economic Development Advisory Commission, Planning Commission, and Parks Art

Recreation and Culture Advisory Commission, open meeting times at the Homer Public Library, an event at Alice's Champagne Palace, and additional meeting with community partners.

- B. Public Participation Plan Refresher – key activities and update on more recent engagement activities – interviews, survey, etc.

Ms. Wade reported there have been over 100 responses to the survey in the first week. Members shared that the business cards with the QR code have been great for handing out to citizens, and they discussed having them available for Council Members and Commissioners to get some at their meetings to have in their pockets to hand out when they're out an about.

The Task Force confirmed their next meeting Friday May 17<sup>th</sup> for a visit 2 debrief, and agreed to cancel the May 20<sup>th</sup> meeting. They will discuss future meeting scheduling on the 17<sup>th</sup>.

## **NEW BUSINESS**

### **INFORMATIONAL MATERIALS**

- A. Comprehensive Plan Rewrite – Flyer for Event at Alice's Champagne Palace

### **COMMENTS OF THE AUDIENCE**

Mayor Castner commented the Commissions meet in May and it's important that they have a deadline in June to get their weighted recommendations to the consultants. Regarding growth, his interpretation of growth is geared toward population as people notice crowding. He'd be happy to record a public service announcement as the Mayor promoting this process. He noted the Comp Plan is broad strokes and the minutia comes later through policies from Council. He introduced Avram Salzman in the audience, and emphasized the important role of the Steering Committee in this Comp Plan process.

Jan Keiser, city resident, commented as the Homer Soil and Water Conservation Districts designee to follow along and report back to the District and help facilitate decision making. They expect to have some recommendation from the Board sometime within the next few months. She's interested in getting the Meeting in a Box information to help with the conversation. She reported the Guiding Growth Group will be hosting an energy conversation, May 22<sup>nd</sup> at 5:30 p.m. as part of the Comp Plan Book Club meeting, and invited Agnew::Beck to attend.

### **COMMENTS OF CITY STAFF**

There were no comments from staff.

### **COMMENTS OF THE TASK FORCE**

Member Davis had no comments.

Member Barnwell commented about the importance of clarifying the difference between the Comprehensive Plan and Zoning Code as some find it confusing.

Acting Chair Erickson commented she's enjoying engaging with people about the Comp Plan and hearing about what they're thinking.

**ADJOURN**

There being no further business to come before the Task Force Acting Chair Erickson adjourned the meeting at 4:18 p.m. The next Regular Meeting is scheduled for **Friday, May 17, 2024 at 9:00 a.m.** All meetings scheduled to be held via Zoom Webinar and in person in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

\_\_\_\_\_  
Melissa Jacobsen, Interim City Manager/City Clerk

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



# City of Homer

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## Planning

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### Staff Report 24-020

TO: Homer Planning Commission  
FROM: Ryan Foster, AICP, City Planner  
DATE: May 15, 2024  
SUBJECT: Conditional Use Permit (CUP) 24-05

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**Synopsis** The applicant requests a Conditional Use Permit (CUP) per HCC 21.12.030 (m), More than one building containing a permitted principal use on a lot at 1690 Mission Road.

Applicant: Seabright Survey + Design  
1044 East Road Suite A  
Homer, AK 99603

Location: 1690 Mission Road

Legal Description: T 06S R 13W SEC 09 SEWARD MERIDIAN HM 2022028 EKER ESTATES LUJAN  
2022 REPLAT LOT 1-A

Parcel ID: 17405130

Size of Existing Lot: 5.02 acres

Zoning Designation: Rural Residential District

Existing Land Use: Vacant

Surrounding Land Use: North: Residential & Vacant  
South: Residential  
East: Residential  
West: Residential

Comprehensive Plan: Chapter 4, Goal 1, Objective A, C, and D

Wetland Status: No KWF Wetlands Assessment is on the property.

Flood Plain Status: Not in a floodplain.

BCWPD: Not within the Bridge Creek Watershed Protection District

Utilities: Public utilities, water and sewer, do not service the site.

Public Notice: Notice was sent to 22 property owners of 18 parcels as shown on the KPB tax assessor rolls.

**ANALYSIS:** The applicant proposes four single-family dwellings at 1690 Mission Road.

The current use of 1690 Mission Road is vacant and the applicant proposes four single-family dwelling cabins. The applicant notes there will be minimal site specific clearing around some of the cabins. The area proposed for locating the cabins is gently southerly sloping and the driveway is existing. Proposed driveway improvements are detailed on the site plan.

**PARKING:** The applicant is required to provide 8 spaces (two per dwelling unit). The eight parking spaces identified in the application meets the required number of spaces.

**DENSITY:** The minimum lot area shall be 40,000 square feet, plus 40,000 square feet for each dwelling unit in excess of one unit in areas not served by public sewer and water. The lot size is approximately 218,671 square feet. The lot size required for four single-family dwellings is 160,000 square feet. The minimum lot size is met.



Proposed location of 4 single-family dwellings at 1690 Mission 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 uses 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 (m), More than one building containing a permitted principal use on a lot

**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 21.12.010 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:** The proposed cabins will be compatible with the surrounding residential use. The 5.02 acre parcel provides sufficient area to have visual separation from the neighboring properties.

**Analysis:** A single-family dwelling is a permitted outright use. This use is compatible with the Rural Residential Zoning District. The applicant proposes to provide residential housing at an allowed density where a minimum lot area shall be 40,000 square feet, plus 40,000 square feet for each dwelling unit in excess of one unit in areas not served by public sewer and water according to HCC 21.12.040(a)(1), thus providing structures and uses 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:** We don't expect any affect on the values of the neighboring properties.

**Analysis:** Many uses in the Rural Residential district have greater negative impacts than would be realized from dwellings. Pipelines, railroads, and storage of heavy equipment

would have a greater impact on nearby property values. Assisted living, group care, religious, cultural, and fraternal assembly would generate a good deal of traffic.

**Finding 3:** Residential development 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 proposed development is compatible with the existing uses along Mission Road. The cabins will provide alternatives for affordable housing in the area.

**Analysis:** Existing uses of the surrounding land are currently residential & vacant. A residential use is in character with the surrounding mix of land uses.

**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. The existing Mission Road is maintained by the City of Homer.

**Analysis:** The applicant will need to work with Homer Public Works and Alaska DEC to design and gain approval of a community system to serve sewer to the structures onsite.

**Condition 1:** Install approved community sewer service to the structures.

**Finding 5:** Water, sewer, and fire services will be, prior to occupancy, adequate to serve the existing and proposed dwellings.

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 scale and density of the proposed cabins will be in harmony and will reflect the qualities existing in the neighborhood.

**Analysis:** The proposed project provides residential development at a density allowable in code. The residences are served by a large 5.02-acre lot, with an approximate density of one dwelling unit per 1.25 acres and are not of an excessive size to create harmful effects on neighborhood character.

**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:** No. There are no aspects to this project that would be detrimental to the area or the City as a whole.

**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:** Land Use Goal 1. This proposal for four independent cabins provides diverse and affordable housing options. Goal 2. The 5.02 acre site is naturally conducive to the proposed project. Clustering the cabins reduces the footprint and preserves open space. Objective C. The project maintains and adds to the existing rural residential neighborhood. Goal 3 Objective B. Site development plan developed by Seabright Survey + Design and Bishop Engineering.

**Analysis:** Chapter 4, Objectives A, C, & D Goals of the Land Use Chapter of the Homer Comprehensive Plan are supported by this project:

This project supports Objective A, C, and D pattern of growth and density, with low density development in the outlying areas of the City and supports a desirable community character on a lot zoned Rural Residential. Four single-family dwellings



with an approximate density of one dwelling unit per 1.25 acres are similar in size and density to others nearby and contributes to a quality neighborhood. This project discourages sprawl with additional infill dwelling units at the scale and density of the Rural Residential zoning district. The location of this project is on the outer edges of the City of Homer and fits the low-density character planned outside the city core.

**Finding 9:** The proposal is not contrary to the applicable land use goals and objectives of the Comprehensive Plan. The proposal aligns with Chapter 4, Goal 1, Objectives A, C, and D 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 Rural Residential District.

**Condition 2:** 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:** None

**PUBLIC COMMENTS:** None

**STAFF COMMENTS/RECOMMENDATIONS:**

Planning Commission approve CUP 24-05, **Staff Report 24-020** with findings 1-10 and the following conditions.

**Condition 1:** Install approved community sewer service to the structures.

**Condition 2:** Outdoor lighting must be down lit per HCC 21.59.030 and the CDM.

**Attachments**

Application  
Site Plan  
Aerial Map  
Elevation Drawing  
Floor Plans  
Compliance Review of Homer Comprehensive Plan  
Public Notice and Map



# City of Homer

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**Planning**  
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### Applicant

Name: SEABRIGHT SURVEY + DESIGN Phone No.: 907-299-1580

Address: 1044 EAST ROAD SUITE A Email: SEABRIGHTZ@YAHOO.COM

### Property Owner (if different than the applicant):

Name: RUBEN LUJAN Phone No.: 480-212-3843

Address: 8228 E. CANDELARIA DR. SCOTTSDALE, AZ 85255 Email: BUENOROCK@ME.COM

### PROPERTY INFORMATION:

Address: 1690 MISSION RD. Lot Size: 5.02 acres KPB Tax ID # 17405130 Legal

Description of Property: HM 2022028 EKER ESTATES LUJAN 2022 REPLAT LOT 1-**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				x	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?  
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: Dr. permit #3037
- Y/N Does the site have active City water and sewer permits? Status: N/A

**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 are no buildings on the property.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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. We propose to construct four cabins on the five acre parcel. There will be minimal site specific clearing around some of the cabins. The area proposed for locating the cabins is gently southerly sloping and the driveway is existing. Proposed driveway improvements are detailed on the site plan.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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? 21.12.030 (m); 21.12.040 (a) (b)

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- b. Describe how the proposed uses(s) and structures(s) are compatible with the purpose of the zoning district. The proposed cabins will be compatible with the surrounding residential use. The 5.02 acre parcel provides sufficient area to have visual separation from the neighboring properties.

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- c. How will your proposed project affect adjoining property values? *We don't expect any affect on the values of the neighboring properties*

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- d. How is your proposal compatible with existing uses of the surrounding land? The proposed development is compatible with the existing uses along Mission Road. The cabins will provide alternatives for affordable housing in the area.

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- e. Are/will public services adequate to serve the proposed uses and structures? Yes. The existing Mission Road is maintained by the City of Homer.

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- 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 scale and density of the proposed cabins will be in harmony and will reflect the qualities existing in 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. There are no aspects to this project that would be detrimental to the area or the City as a whole.*
- h. How does your project relate to the goals of the Comprehensive Plan? Land Use Goal 1. This proposal for four independent cabins provides diverse and affordable housing options. Goal 2. The 5.02 acre site is naturally conducive to the proposed project. Clustering the cabins reduces the footprint and preserves open space. Objective C. The project maintains and adds to the existing rural residential neighborhood. Goal 3 Objective B. Site development plan developed by Seabright Survey + Design and Bishop Engineering.
- 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, vibrations, lighting, and glare, water, and solid waste
  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? 5 Spaces  
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 spaces
3. Are you requesting any reductions? No

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: April 19, 2024

Property Owner signature:  Date: April 19, 2024

AREA MAP

Bookmarks

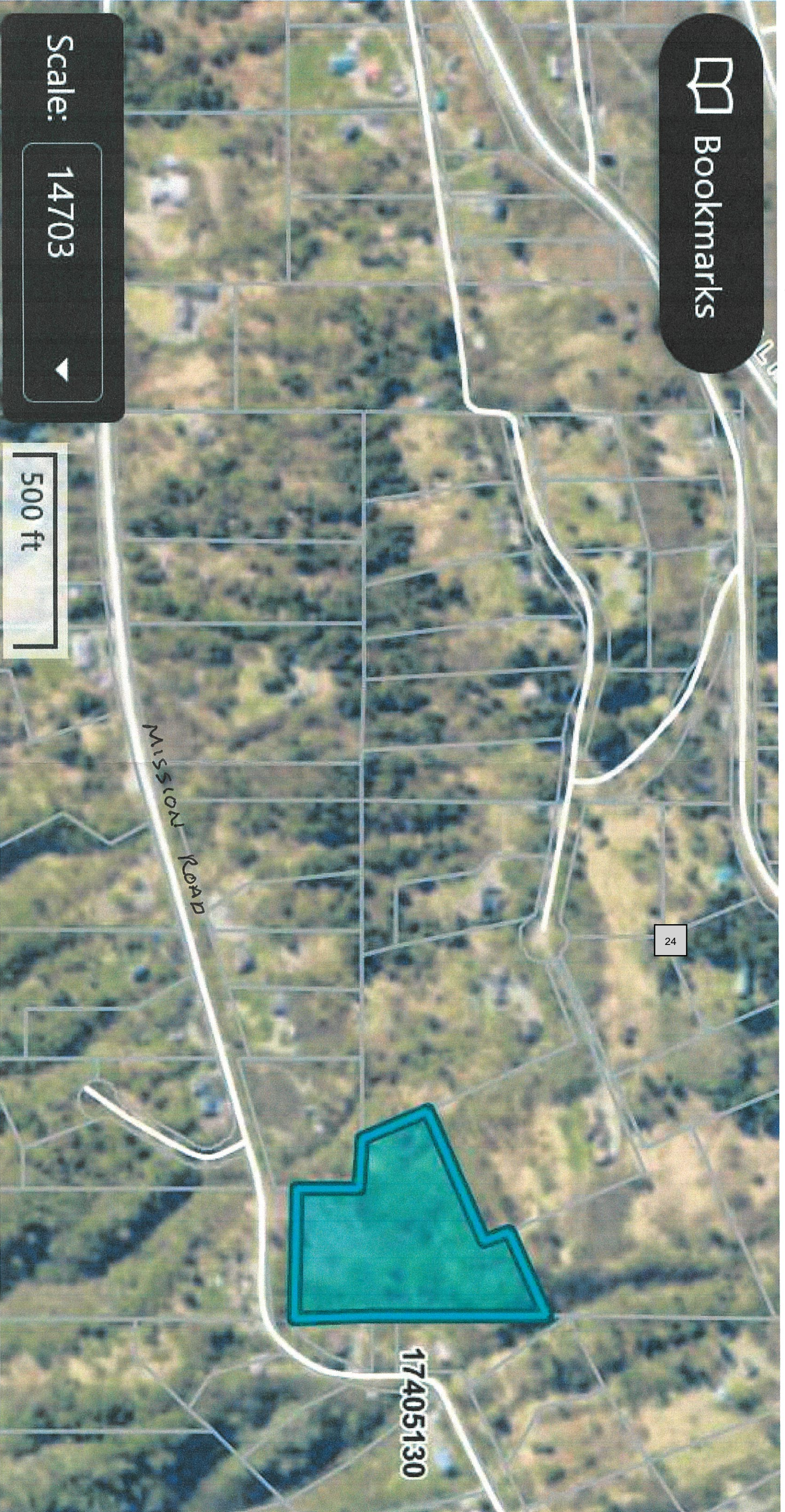
Scale: 14703

500 ft

24

17405130

MISSION ROAD





**LUJAN CABINS  
SITE PLAN**

LOT 1-A EKER ESTATES LUJAN  
2022 REPLAT (HM 2022-28)

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

DATE: 04/2024 | SCALE: 1"=40' | SHEET #1 OF 2

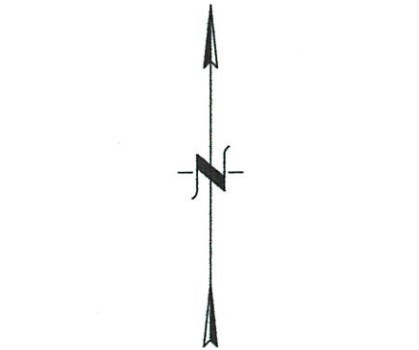
LOT 1-A  
5.017 ACRES

**NOTES**

1. CONTOUR INTERVALS ARE 2' & 10'.
2. DEVELOPMENT OF THIS PARCEL IS SUBJECT TO HOMER CITY CODE CHAPTER 21.12 "RURAL RESIDENTIAL DISTRICT".
3. DEVELOPMENT OF THIS PARCEL MAY BE SUBJECT TO HOMER CITY CODE CHAPTER 21.44 "SLOPES AND COASTAL DEVELOPMENT".
4. PROPOSED CABINS TO BE SERVED BY CISTERN AND ON-SITE SEPTIC.
5. FOUNDATION FOR CABINS WILL BE STEEL PILINGS.

LOT 2  
(HM 000-3009)

LOT 6  
(HM 79-124)



GRAPHIC SCALE  
CONTOUR INTERVAL: 2' & 10'

GUY ANCHORS

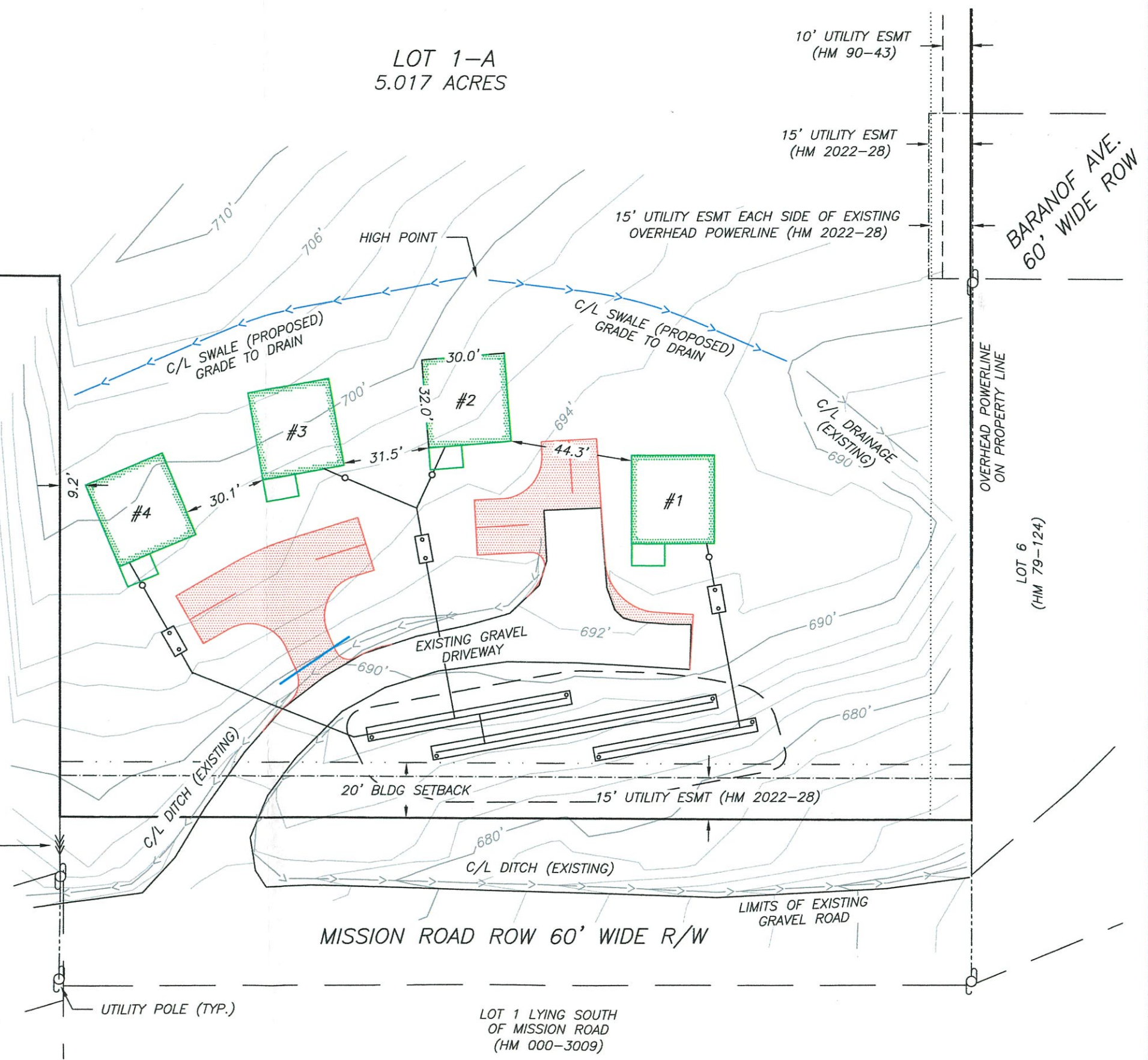
UTILITY POLE (TYP.)

APPROX. C/L DRAINAGE (EXISTING)

C/L DITCH (EXISTING)

MISSION ROAD ROW 60' WIDE R/W

LOT 1 LYING SOUTH  
OF MISSION ROAD  
(HM 000-3009)



**LUJAN CABINS  
SITE PLAN**

LOT 1-A EKER ESTATES LUJAN  
2022 REPLAT (HM 2022-28)

SEABRIGHT SURVEY + DESIGN  
KATHERINE A. KIRSIS, P.L.S.

1044 EAST ROAD, SUITE A  
HOMER, ALASKA 99603  
(907) 299-1580

DATE: 04/2024 | SCALE: 1"=20' | SHEET #2 OF 2

LOT 1-A  
5.017 ACRES

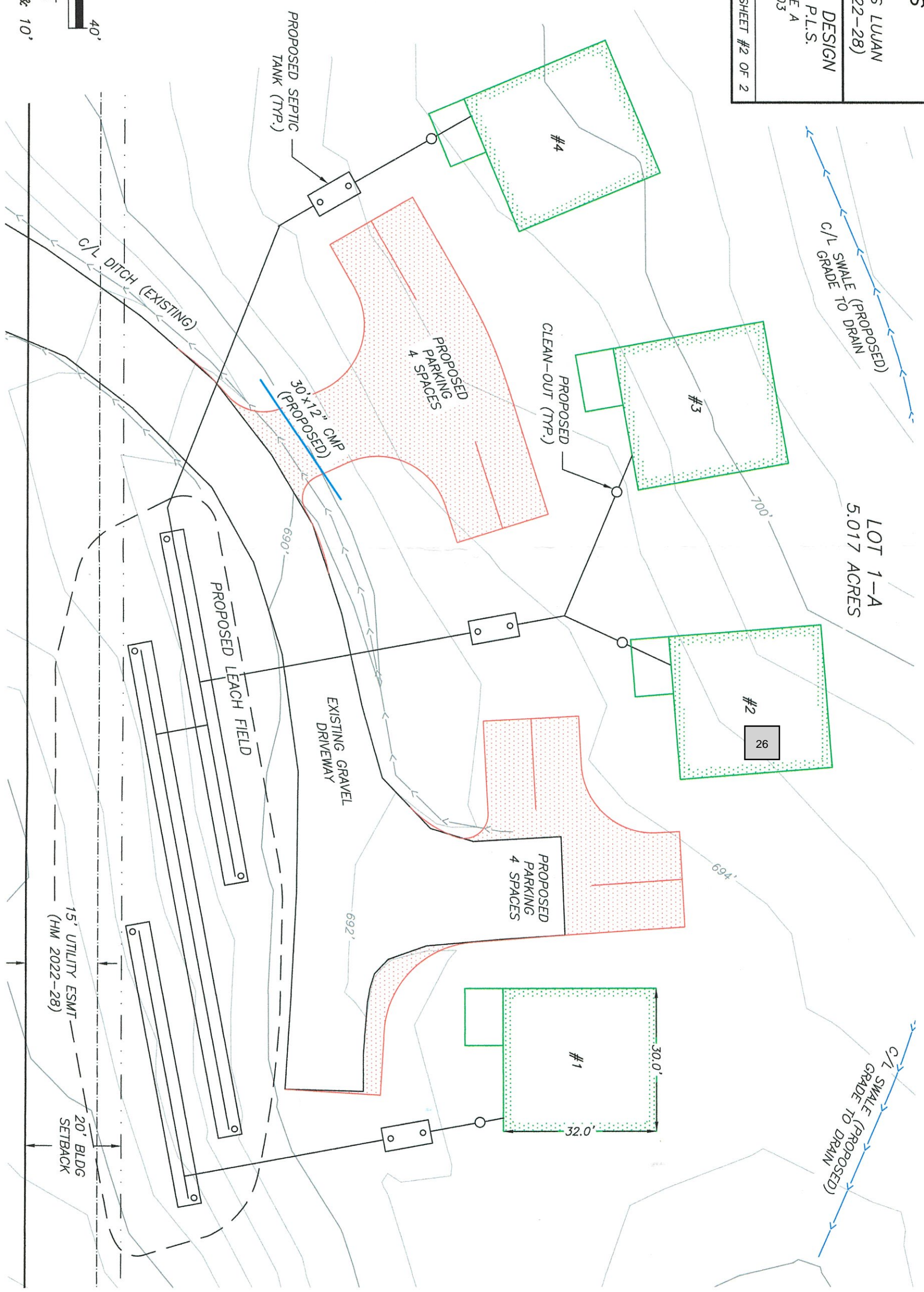
**NOTES**

1. CONTOUR INTERVALS ARE 2' & 10'.
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5. FOUNDATION FOR CABINS WILL BE STEEL PILING.

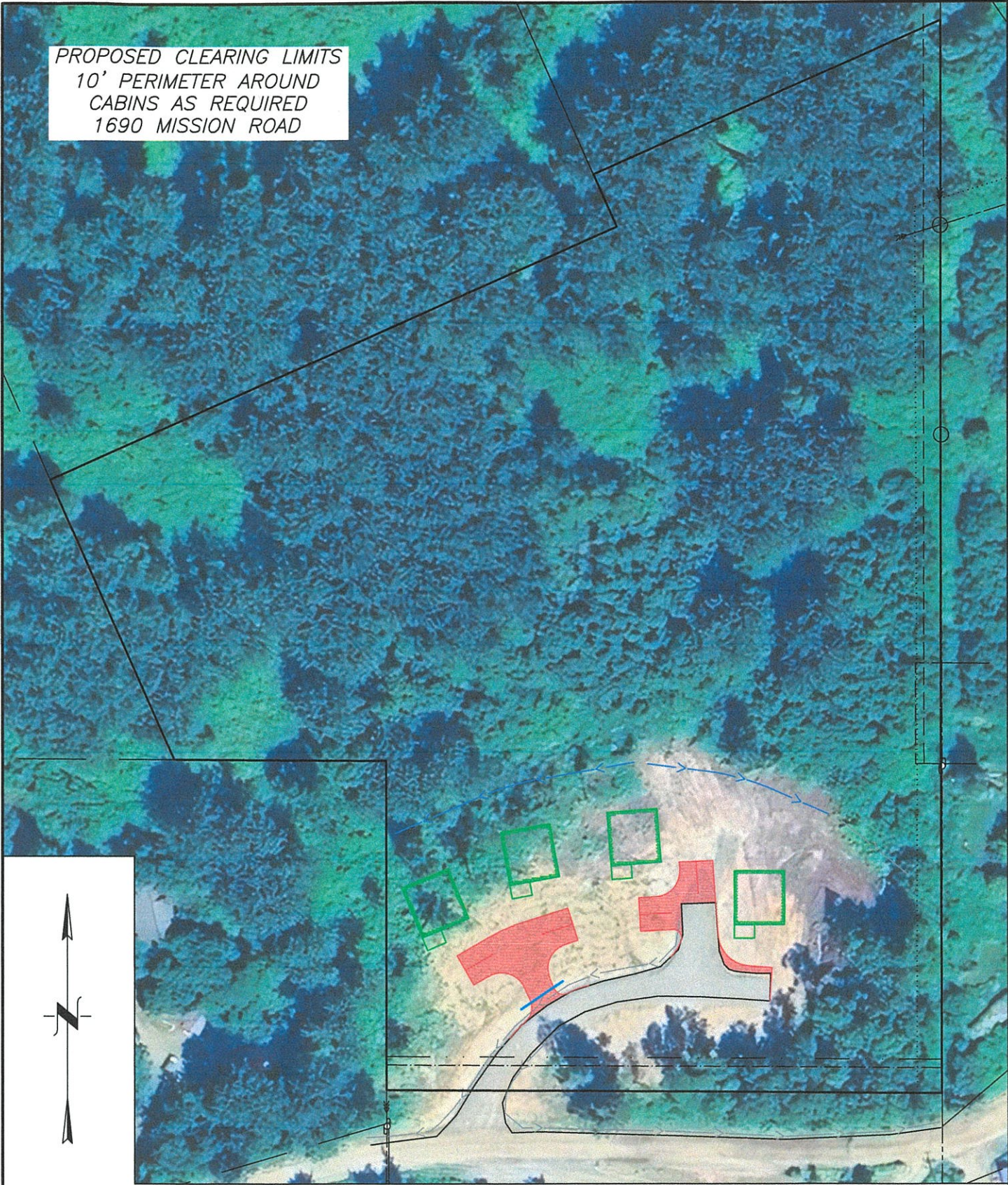


GRAPHIC SCALE

CONTOUR INTERVAL: 2' & 10'

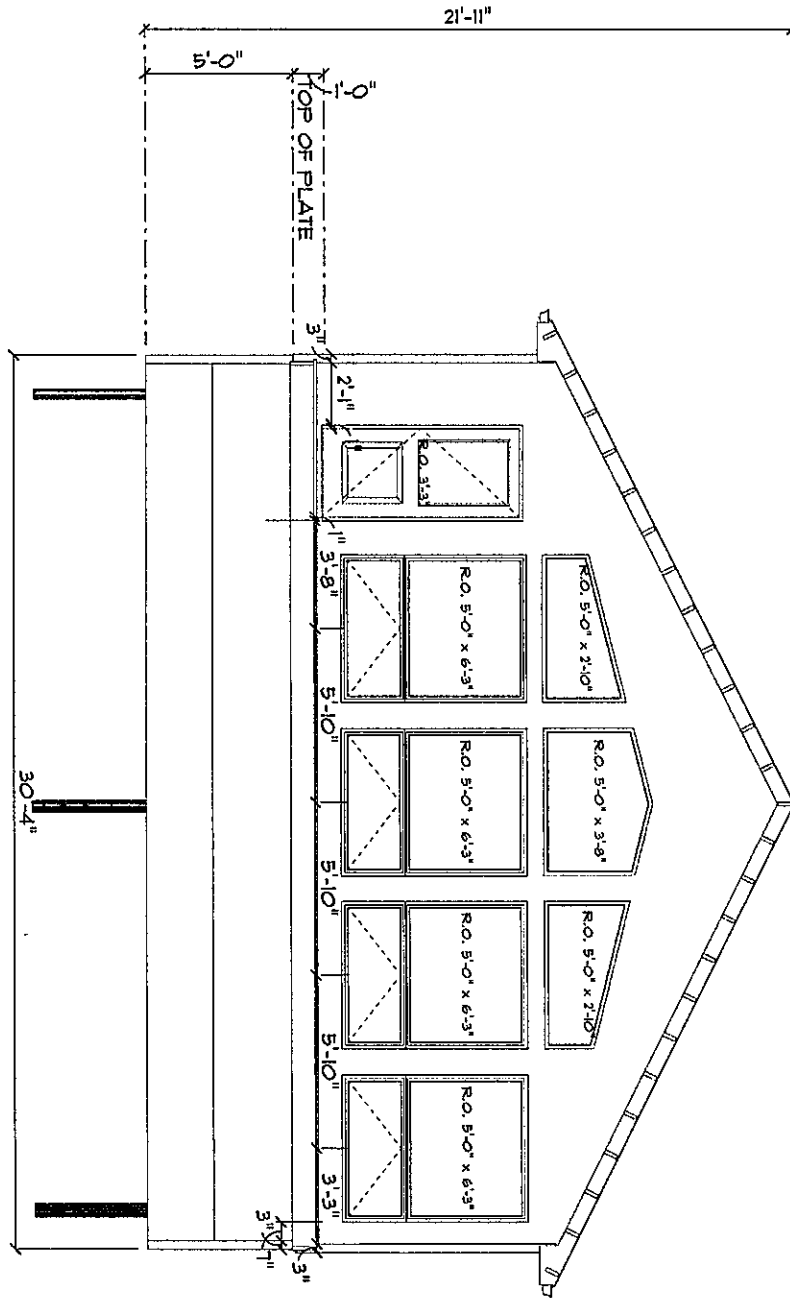


PROPOSED CLEARING LIMITS  
10' PERIMETER AROUND  
CABINS AS REQUIRED  
1690 MISSION ROAD



GRAPHIC SCALE

**South Elevation**  
SCALE: 1/4" = 1'-0"



**STRONG**  
CONSTRUCTION

**Strong Construction**  
3585 East End Road Suite #PHONE:907-235-7871  
Homer FAX:  
Alaska MOBILE:907-299-0472  
99603 don@alaskanstrong.com

SECTION LETTER  
A  
PAGE NUMBERS  
1/1

**Ruben Lujan**  
PHONE:  
FAX:  
MOBILE:

DRAWN BY: DB  
SCALE: 1/4" = 1'-0"  
DATE: Friday, April 19, 2024

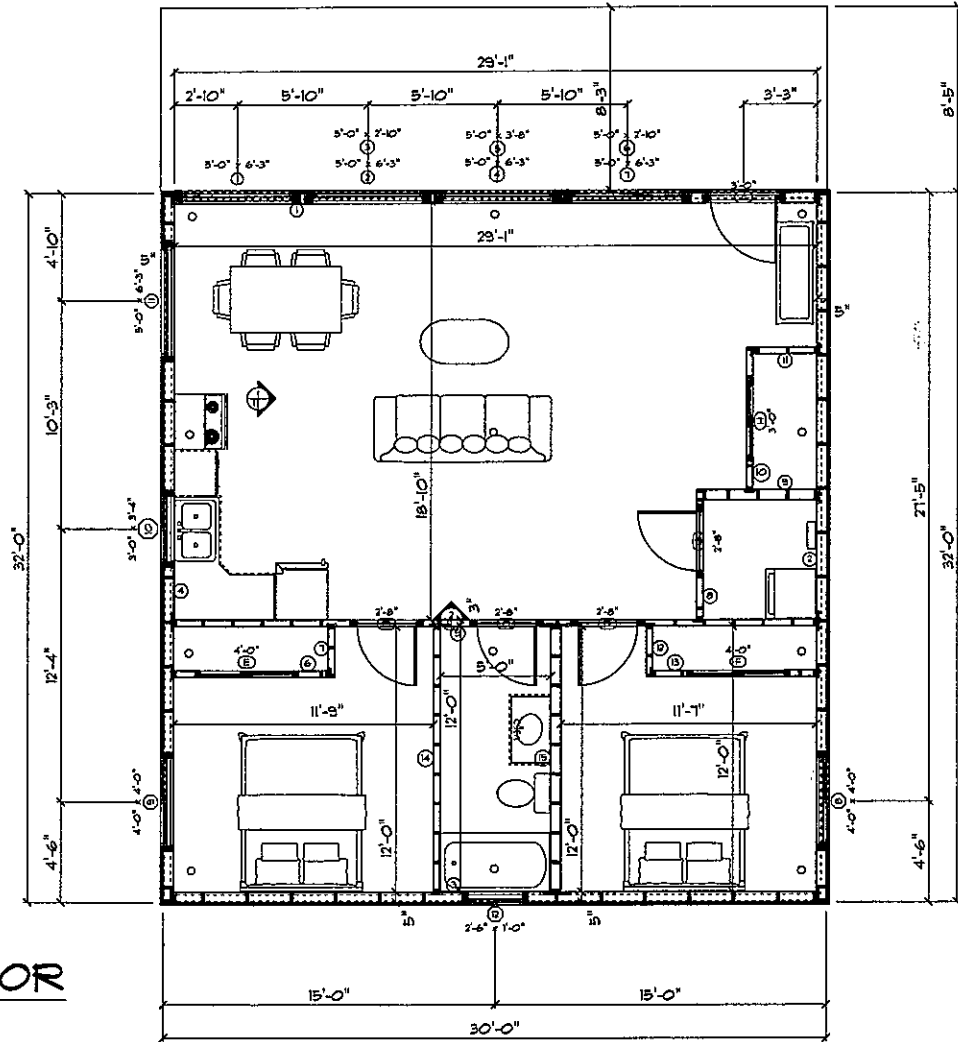
PAGE:  
**4/8**  
South Elevation

## DRAWING SCHEDULE

Main Floor	1
Crawl Space	2
Ceiling	3
South Elevation	4
North Elevation	5
East Elevation	6
West Elevation	7
Roof	8

WINDOW SCHEDULE				
PRODUCT CODE	SIZE	COUNT	OPENING ID	
60x72 PICTURE AWNING NO MULLIONS-MODIFIED	5'-0" x 6'-3"	1	1	
30x12 SLIDER	2'-6" x 1'-0"	1	12	
36x42 SLIDER-MODIFIED	3'-0" x 3'-4"	1	10	
48x42 SLIDER-MODIFIED	4'-0" x 4'-0"	1	9	
48x42 SLIDER	4'-0" x 4'-0"	1	8	
TRAPEZOID-MODIFIED	5'-0" x 3'-8"	1	5	
TRAPEZOID-MODIFIED	5'-0" x 2'-10"	1	3	
60x72 PICTURE AWNING NO MULLIONS-MODIFIED	5'-0" x 6'-3"	1	2	
60x72 PICTURE AWNING NO MULLIONS-MODIFIED	5'-0" x 6'-3"	1	4	
TRAPEZOID-MODIFIED	5'-0" x 2'-10"	1	6	
60x72 PICTURE AWNING NO MULLIONS-MODIFIED	5'-0" x 6'-3"	1	7	
60x72 PICTURE AWNING NO MULLIONS-MODIFIED	5'-0" x 6'-3"	1	11	

DOOR SCHEDULE					
PRODUCT CODE	SIZE	HINGE	REVERSED	COUNT	OPENING ID
36X80 COUNTRY A 2-1/2 Grilles	3'-0"	L	NO	1	A
32X80 COLONIAL A 1	2'-8"	L	NO	1	B
32X80 COLONIAL A 1	2'-8"	L	NO	1	C
32X80 COLONIAL A 1	2'-8"	R	NO	1	D
48X80 SLIDING COLONIAL 2	4'-0"	NH	YES	1	E
48X80 SLIDING COLONIAL 2	4'-0"	NH	YES	1	F
32X80 COLONIAL A 1	2'-8"	R	NO	1	G
30X80 SLIDING COLONIAL 2	3'-0"	NH	YES	1	H



**MAIN FLOOR**

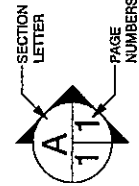
SCALE: 3/16" = 1'-0"

**Ruben Lujan**

PHONE:  
FAX:  
MOBILE:

DRAWN BY: DB  
SCALE: 3/16" = 1'-0"  
DATE: Friday, April 19, 2024

PAGE: **1/8**  
Main Floor



**STRONG**  
CONSTRUCTION

**Strong Construction**

3585 East End Road Suite # PHONE: 907-235-7871  
Homer Alaska MOBILE: 907-299-0472  
don@alaskastrong.com 99603

**Review of comprehensive plan Land Use Chapter for CUP 24–05 RF 5.15.24**

**GOAL 1:** Guiding Homer’s growth with a focus on increasing the supply and diversity of housing, protect community character, encouraging infill, and helping minimize global impacts of public facilities including limiting greenhouse gas emissions.

**Objective A:** Promote a pattern of growth characterized by a concentrated mixed-use center, and a surrounding ring of moderate-to-high density residential and mixed-use areas with lower densities in outlying areas.

**Staff:** This project supports low density development in the outlying areas of the City and supports a desirable community character.

**Objective B:** Develop clear and well-defined land use regulations and update the zoning map in support of the desired pattern of growth.

N/A – not associated with update of zoning map.

**Objective C:** Maintain high quality residential neighborhoods; promote housing choice by supporting a variety of dwelling options.

**Staff:** Four single-family dwellings with an approximate density of one dwelling unit per 1.25 acres are similar in size and density to others nearby and contributes to a quality neighborhood.

**Objective D:** Consider the regional and global impacts of development in Homer.

**Staff:** This project discourages sprawl with additional infill dwelling units at the scale and density of the Rural Residential zoning district. The location of this project is on the outer edges of the City of Homer and fits the low-density character planned outside the city core.

**GOAL 2:** Maintain the quality of Homer’s natural environment and scenic beauty.

**Objective A:** Complete and maintain a detailed “green infrastructure” map for the City of Homer and environs that presents an integrated functional system of environmental features on lands in both public and private ownership and use green infrastructure concepts in the review and approval of development projects.

N/A – not associated with mapping.

**Objective B:** Continue to review and refine development standards and require development practices that protect environmental functions.

N/A – not associated with creation of development standards.

**Objective C:** Provide extra protection for areas with highest environmental value or development constraints.

N/A – Already developed area, no change in impact is proposed.

**Objective D:** Collaborate with jurisdictions outside the City of Homer, as well as state and federal agencies, to ensure that environmental quality is maintained.

N/A – not associated with other jurisdictions.

**GOAL 3:** Encourage high-quality buildings and site development that complement Homer’s beautiful natural setting.

**Objective A:** Create a clear, coordinated regulatory framework that guides development.

**Staff:** Goal 3, objective A implementation items are all directives to review and consider new policies and are not directly applicable to CUP’s.

**Objective B:** Encourage high quality site design and buildings.

**Staff:** The proposal supports four new dwelling units that are required to submit a Zoning Permit and meet City requirements for site development.

**GOAL 4:** Support the development of a variety of well-defined commercial/business districts for a range of commercial purposes.

**Objective A:** Encourage a concentrated, pedestrian oriented, attractive business/commerce district in the Central Business District (CBD) following the guidelines found in the Town Center Development Plan.

**Staff:** The proposal is not found in the CBD.

**Objective B:** Discourage strip development along the Sterling Highway and major collectors/thoroughfares.

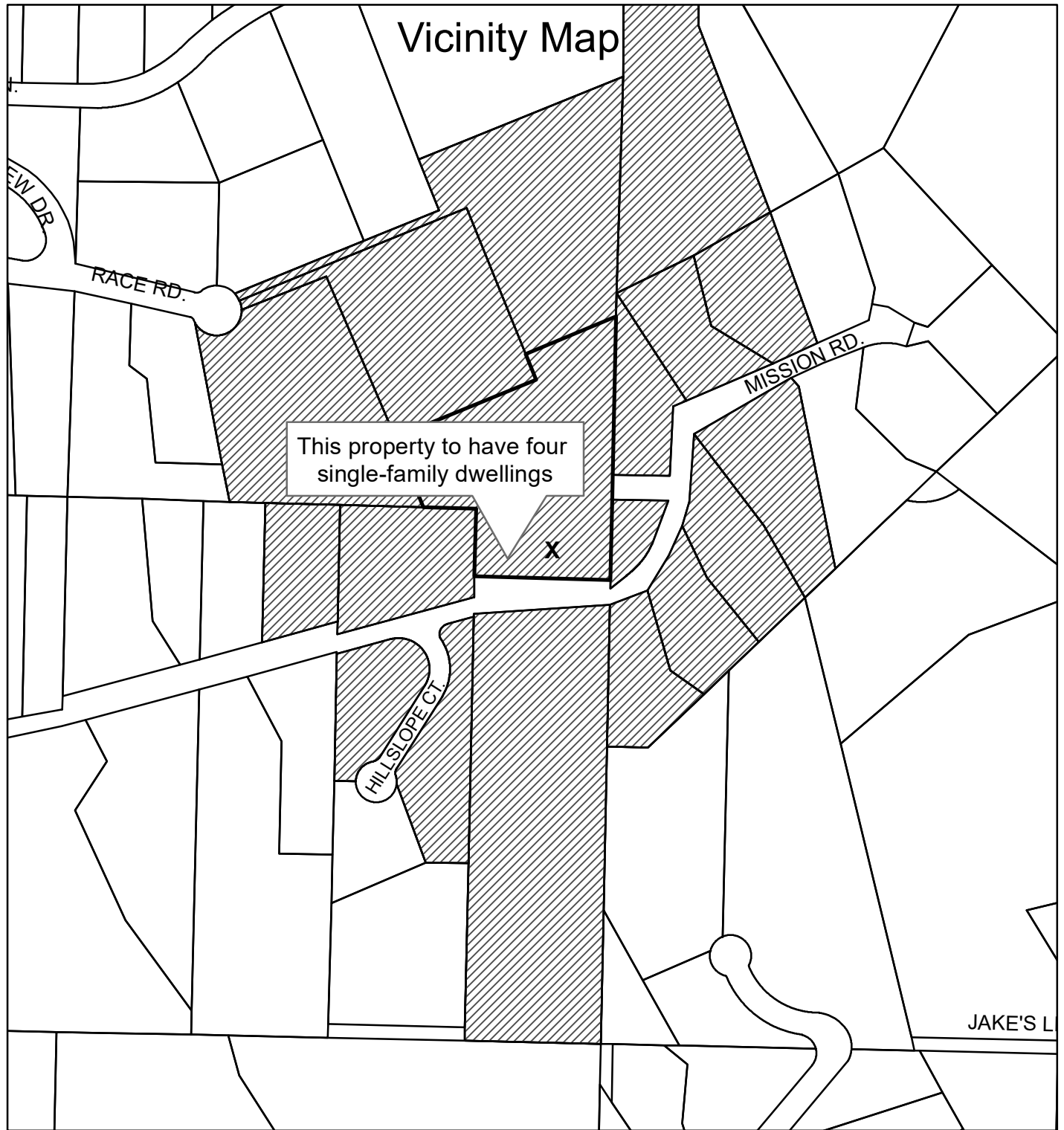
**Staff:** N/A – not associated with a commercial/business purpose.

**Finding:**

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



# Vicinity Map

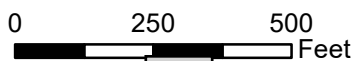


City of Homer  
Planning and Zoning Department

5/1/24

## Request for CUP 24-05

Marked lots are within 300 feet  
and property owners notified



*Disclaimer:  
It is expressly understood the City of  
Homer, its council, board,  
departments, employees and agents are  
not responsible for any errors or omissions  
contained herein, or deductions, interpretations  
or conclusions drawn therefrom.*

**CITY OF HOMER**  
**PUBLIC HEARING NOTICE - PLANNING COMMISSION MEETING**

Public hearings on the matters below are scheduled for Wednesday, May 15, 2024 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 24-05 per HCC 21.12.030 (m), More than one building containing a permitted principal use on a lot. The applicant proposes four single-family dwellings at 1690 Mission Road, T 06S R 13W SEC 09 SEWARD MERIDIAN HM 2022028 EKER ESTATES LUJAN 2022 REPLAT LOT 1-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](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 5pm on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for May 10, 2024 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](mailto:planning@ci.homer.ak.us) or in-person at Homer City Hall.

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

.....  
**VICINITY MAP ON REVERSE**

**PLANNING COMMISSION  
2024 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>	12/13/23 Public Hearing Items 12/15/23 Preliminary Plat Submittals 12/22/23 Regular Agenda Items	01/03/24		Monday, 01/08/24 6:00 p.m.	•
	12/27/23 Public Hearing Items 12/29/23 Prelim Plat Items 01/05/24 Regular Agenda Items	01/17/24		Monday 01/22/24 6:00 p.m.	•
<b>FEBRUARY</b>	01/17/24 Public Hearing Items 01/19/24 Prelim Plat Items 01/26/24 Regular Agenda Items	02/07/24		Monday 02/12/24 6:00 p.m.	• NFIP Staff Training • This meeting was canceled.
	01/31/24 Public Hearing Items 02/02/24 Prelim Plat items 02/09/24 Regular Agenda Items	02/21/24		Monday 02/26/24 6:00 p.m.	• Short Term Rental Ordinance
<b>MARCH</b>	02/14/24 Public Hearing Items 02/16/24 Prelim Plat Items 02/23/24 Regular Agenda Items	03/06/24		Monday 03/11/24 6:00 p.m.	• Transportation Plan
	02/28/24 Public Hearing Items 03/01/24 Prelim Plat Items 03/08/24 Regular Agenda Items	03/20/24		Tuesday 03/26/24 6:00 p.m.	
<b>APRIL</b>	03/13/24 Public Hearing Items 03/15/24 Prelim Plat Items 03/22/24 Regular Agenda Items	04/03/24		Monday 04/08/24 6:00 p.m.	Draft Transportation Plan Review
	03/27/24 Public Hearing Items 03/29/24 Prelim Plat Items 04/05/24 Regular Agenda Items	04/17/24		Monday 04/22/24 6:00 p.m.	• APA National Planning Conference
<b>MAY</b>	04/10/24 Public Hearing Items 04/12/24 Prelim Plat Items 04/19/24 Regular Agenda Items	05/01/24		Monday 05/13/24 6:00 p.m.	• Public Hearing on Draft Transportation Plan
	04/24/24 Public Hearing Items 04/26/24 Prelim Plat Items 05/03/24 Regular Agenda Items	05/15/24		Tuesday 05/28/24 6:00 p.m.	•
<b>JUNE</b>	05/15/24 Public Hearing Items 05/17/24 Prelim Plat Items 05/24/24 Regular Agenda Items	06/05/24		Monday 06/10/24 6:00 p.m.	• Reappointment Applications will be sent out by the Clerk
	05/29/24 Public Hearing Items 05/31/24 Prelim Plat Items 06/07/24 Regular Agenda Items	06/19/24		Monday 06/24/24 00 p.m.	

<b>JULY</b>	06/26/24 Public Hearing Items 06/28/24 Prelim Plat Items 07/05/24 Regular Agenda Items	07/17/24		Monday 07/22/24 6:00 p.m.	<ul style="list-style-type: none"> <li>• Reappointment Application Due to the Clerk</li> </ul>
<b>AUGUST</b>	07/17/24 Public Hearing Items 07/19/24 Prelim Plat Items 07/26/24 Regular Agenda Items	08/07/24		Monday 08/12/24 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>
	07/31/24 Public Hearing Items 08/02/24 Prelim Plat Items 08/09/24 Regular Agenda Items	08/21/24		Monday 08/26/24 6:00 p.m.	
<b>SEPTEMBER</b>	08/14/24 Public Hearing Items 08/16/24 Prelim Plat Items 08/23/24 Regular Agenda Items	09/04/24		Monday 09/09/24 6:00 p.m.	
	Agenda Items are determined by Council and are usually topics requested by the Commission during the previous years.	09/16/24		Monday TBD	Joint Worksession with City Council
	08/28/24 Public Hearing Items 08/30/24 Prelim Plat Items 09/06/24 Regular Agenda Items	09/18/24		Monday 09/23/24 6:00 p.m.	
<b>OCTOBER</b>	09/11/24 Public Hearing Items 09/13/24 Prelim Plat Items 09/20/24 Regular Agenda Items	10/02/24		Monday 10/14/24 6:00 p.m.	
	09/25/24 Public Hearing Items 09/27/24 Prelim Plat Items 10/04/24 Regular Agenda Items	10/16/24		Monday 10/28/24 6:00 p.m.	<ul style="list-style-type: none"> <li>• Annual Meeting Schedule for 2025</li> </ul>
<b>NOVEMBER</b>	10/16/24 Public Hearing Items 10/18/24 Prelim Plat Items 10/25/24 Regular Agenda Items	11/06/24		Tuesday 11/12/24 6:00 p.m. or Monday 11/25/24 6:00 p.m.	
<b>DECEMBER</b>	11/13/24 Public Hearing Items 11/15/24 Prelim Plat Items 11/20/24 Regular Agenda Items	12/04/24		No Meetings for Council 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.

# 2024 Meeting Dates & Submittal Deadlines

## Homer Planning Commission

*Meeting dates are bolded and submittal deadlines are underneath*

### **January 3, 2024**

- December 13 for Public Hearing Items
- December 15 for Preliminary Plat Submittal
- December 22 for Regular Agenda Items

### **January 17, 2024**

- December 27 for Public Hearing Items
- December 29 for Preliminary Plat Submittal
- January 5 for Regular Agenda Items

### **January 31, 2024**

- January 10 for Public Hearing Items
- January 12 for Preliminary Plat Submittal
- January 19 for Regular Agenda Items

### **February 7, 2024**

- January 17 for Public Hearing Items
- January 19 for Preliminary Plat Submittal
- January 26 for Regular Agenda Items

### **February 21, 2024**

- January 31 for Public Hearing Items
- February 2 for Preliminary Plat Submittal
- February 9 for Regular Agenda Items

### **March 6, 2024**

- February 14 for Public Hearing Items
- February 16 for Preliminary Plat Submittal
- February 23 for Regular Agenda Items

### **March 20, 2024**

- February 28 for Public Hearing Items
- March 1 for Preliminary Plat Submittal
- March 8 for Regular Agenda Items

### **April 3, 2024**

- March 13 for Public Hearing Items
- March 15 for Preliminary Plat Submittal
- March 22 for Regular Agenda Items

### **April 17, 2024**

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

### **May 1, 2024**

- April 10 for Public Hearing Items
- April 12 for Preliminary Plat Submittal
- May 19 for Regular Agenda Items

### **May 15, 2024**

- April 24 for Public Hearing Items
- April 26 for Preliminary Plat Submittal
- May 3 for Regular Agenda Items

### **June 5, 2024**

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

# 2024 Meeting Dates & Submittal Deadlines

## Homer Planning Commission

*Meeting dates are bolded and submittal deadlines are underneath*

### **June 19, 2024**

May 29 for Public Hearing Items

May 31 for Preliminary Plat Submittal

June 7 for Regular Agenda Items

### **July 17, 2024**

June 26 for Public Hearing Items

June 28 for Preliminary Plat Submittal

July 5 for Regular Agenda Items

### **August 7, 2024**

July 17 for Public Hearing Items

July 19 for Preliminary Plat Submittal

July 26 for Regular Agenda Items

### **August 21, 2024**

July 31 for Public Hearing Items

August 2 for Preliminary Plat Submittal

August 9 for Regular Agenda Items

### **September 4, 2024**

August 14 for Public Hearing Items

August 16 for Prelim. Plat Submittal

August 23 for Regular Agenda Items

### **September 18, 2024**

August 28 for Public Hearing Items

August 30 for Preliminary Plat Submittal

September 6 for Regular Agenda Items

### **October 2, 2024**

September 11 for Public Hearing Items

September 13 for Preliminary Plat Submittal

September 20 for Regular Agenda Items

### **October 16, 2024**

September 25 for Public Hearing Items

September 27 for Preliminary Plat Submittal

October 4 for Regular Agenda Items

### **November 6, 2024**

October 16 for Public Hearing Items

October 17 for Preliminary Plat Submittal

October 25 for Regular Agenda Item

### **December 4, 2024**

November 13 for Public Hearing Items

November 15 for Preliminary Plat Submittal

November 20 for Regular Agenda Item

# CITY OF HOMER

## Comprehensive Plan Rewrite

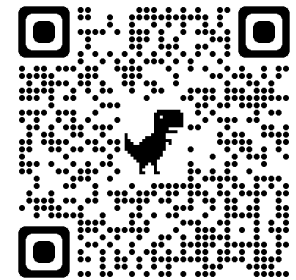


# 2024 Community Survey

Please visit [www.surveymonkey.com/r/HomerCompPlanRevCommSurvey](http://www.surveymonkey.com/r/HomerCompPlanRevCommSurvey) or scan the QR code below to participate in the 2024 Community Survey!

The information, ideas, and concerns you share will help shape future decisions about land use, transportation, public facilities and services, economic development, housing, and related infrastructure and programs in Homer over the next 20 years.

The survey is open to Homer area residents of all ages. Please share it widely with your Homer family, friends, neighbors, and co-workers. **Survey open until Friday, June 21, 2024.**



### Contact Information

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- **Project Consultant:** Shelly Wade, [shelly@agnewbeck.com](mailto:shelly@agnewbeck.com), 907-242-5326

### Resources

- **Project** website: [www.homercompplanupdate.com](http://www.homercompplanupdate.com)
- **City of Homer** on Facebook: [www.facebook.com/cityofhomerak](http://www.facebook.com/cityofhomerak)