



Agenda

Port & Harbor Advisory Commission

Worksession

Wednesday, August 27, 2025 at 4:30 PM

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

Homer City Hall

491 E. Pioneer Avenue
Homer, Alaska 99603
www.cityofhomer-ak.gov

Zoom Webinar ID: 925 6798 0403 Password: 278396

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

CALL TO ORDER, 4:30 P.M.

AGENDA APPROVAL

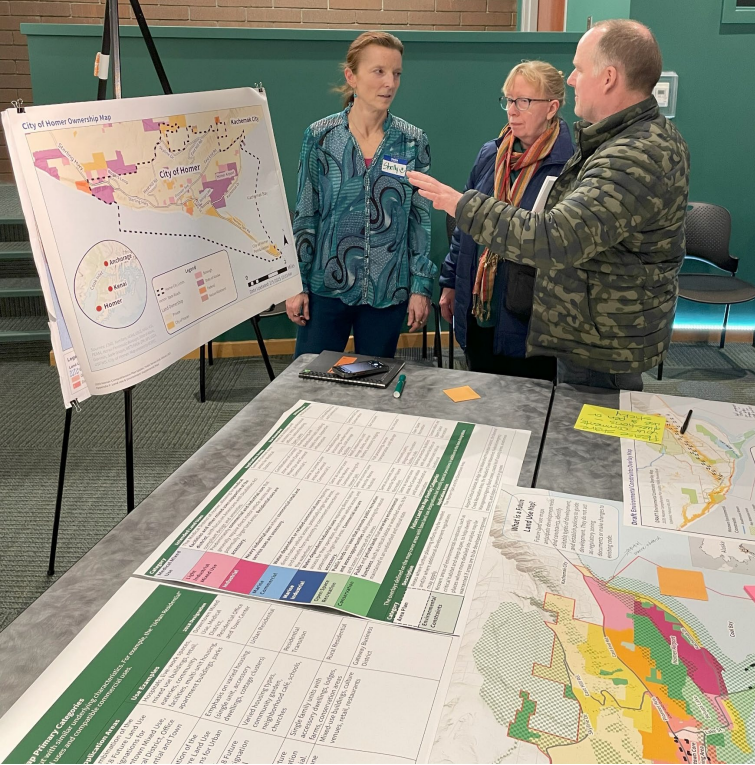
DISCUSSION TOPIC(S)

A. Phase 2: Title 21 Update

COMMENTS OF THE AUDIENCE (3 minute time limit)

ADJOURNMENT

Next Regular Meeting starts at 5:30 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.



Phase 2: Title 21 Update

Port and Harbor Advisory Commission

August 27, 2025

What We'll Cover

- Introduction and Project Purpose
- What We've Heard
- Guiding Questions
- Next Steps & Closing Comments



Introductions and Project Purpose

Introductions



Shelly Wade, AICP
Molly Mylius

Dena'inaq ełnen'aq' gheshtnu ch'q'u yeshdu.
We live and work on the land of the Dena'ina.
Translation by J. Isaak and S. Shaginoff-Stuart



Erin Perdu, AICP
Kribashini Moorthy, AICP

Project Schedule

January - March 2025

- Launch Phase 2
- Compile background and gather initial feedback from City staff and Planning Commission
- Review existing code and identify updates

April - June 2025

- Meet with key stakeholders, partners, and Planning Commission to gather input
- Develop proposed code type and structure



July - September 2025

- Gather input from public on potential changes
- Internal drafting of updated Title 21

October - December 2025

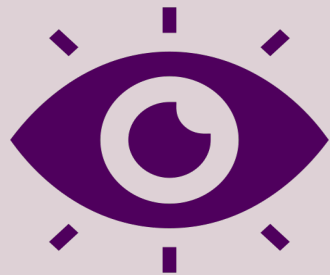
- Share code for public review
- Consider and incorporate revisions based on feedback
- *Code adoption process starts early 2026*

Ongoing: Monthly updates and/or work sessions with the Planning Commission and City Council

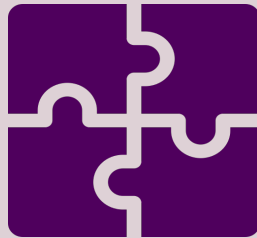
Code Revision Goals



Streamline development processes and increase predictability



Increase code clarity and flexibility



Better align the code with community plans



Consider natural hazards and preserve natural features



Simplify, reorganize, and add visuals to make the code more user friendly

What We're Hearing So Far

What We're Hearing – A Recent Snapshot

Themes	City Council Interviews (5)	Stakeholder Dialogues (3)
Modern Zoning & Land Use Reform	X	X
Diverse & Affordable Housing	X	X
Town Center & Corridor Revitalization	X	
Environmental Considerations	X	
Walkability & Transportation	X	
Implementation Tools		
Community Engagement & Input		
Reduce Development Barriers		X
Improving Coordination and Communication		X

Guiding Questions for the Port and Harbor Advisory Commission

Guiding Questions – Through your Port & Harbor Lens

#1 General

Broadly –

- What issues are you aware of where the zoning code has been a challenge to current operations or plans for the Spit?

#2 Changes for the Spit

Looking Ahead –

- What anticipated and/or planned changes or projects on the Spit may be impacted by the current zoning code?
- How could the zoning code better accommodate plans for the Spit?
- The current code includes many uses that are marine-specific – does the updated code need to include marine commercial/ industrial-**only** regulations?

Next Steps & Closing Comments

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here

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Thank you! Questions, Comments?

Ryan Foster

City of Homer City Planner

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Check out the project website
for more information:

HomerT21CodeUpdate.com

Shelly Wade

Agnew::Beck Consultant Project Manager

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