



Agenda

Planning Commission Regular Meeting

Wednesday, November 05, 2025 at 6:30 PM

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

Homer City Hall

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

Zoom Webinar ID: 979 8816 0903 Password: 976062

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

CALL TO ORDER, 6:30 P.M.

AGENDA APPROVAL

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

RECONSIDERATION

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

- A. Unapproved Regular Meeting Minutes of October 15, 2025

PRESENTATIONS / VISITORS

REPORTS

- A. City Planner's Report, Staff Report 25-49

PUBLIC HEARINGS

- A. A Request for Conditional Use Permit (CUP) CUP 25-03 per HCC 21.24.040 (d), No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area without an approved conditional use permit. The applicant proposes an 18,480 square foot building at 3145 Lampert Lane, Staff Report 25-50

PLAT CONSIDERATION

- A. Anderson 1973 Subdivision Brunner 2025 Replat, Staff Report 25-51

PENDING BUSINESS

- [A.](#) Draft Title 21 Zoning Code Review

NEW BUSINESS

- [A.](#) Approving 2026 Meeting Schedule

INFORMATIONAL MATERIALS

- [A.](#) Title 21 Open House Flyer for November 6
- [B.](#) 2025 Planning Commission Calendar
- [C.](#) 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, December 3, 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 25-17, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:30 p.m. on October 15th, 2025 in the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONERS HARNESS, H. SMITH, S. SMITH, VENUTI, & WALKER

ABSENT: COMMISSIONERS BARNWELL & SCHNEIDER (BOTH EXCUSED)

STAFF: CITY PLANNER FOSTER, ASSOCIATE PLANNER GROSS, PUBLIC WORKS DIRECTOR KORT & DEPUTY CITY CLERK PETTIT

AGENDA APPROVAL

Chair S. Smith read the supplemental items into the record. He then requested a motion and second to approve the agenda as amended.

H. SMITH/HARNESS MOVED TO APPROVE THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Penelope Haas commented regarding the Comprehensive Plan and the Title 21 Rewrite, stating that public feedback on the Comprehensive Plan indicated the Plan was slightly misaligned with public input. She encouraged the Commission to ensure that recommended code changes align with community feedback. Ms. Haas noted that a large-scale survey conducted by Agnew::Beck identified the community's top three priorities as affordable housing, year-round employment, and open space.

RECONSIDERATION

CONSENT AGENDA

- A. Unapproved Regular Meeting Minutes of September 3, 2025
- B. Decisions and Findings CUP 25-02, 160 Crossman Ridge Road

HARNESS/H. SMITH MOVED TO ADOPT THE CONSENT AGENDA.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS/VISITORS

REPORTS

A. City Planner's Report, Staff Report 25-45

City Planner Foster provided a summary of his staff report in the packet, noting the following:

- Title 21 Zoning Code Rewrite Update
 - Public Open House on **November 6, 2025** at Kenai Peninsula College
- Next Regular Meeting is scheduled for **November 5, 2025**
- Next Commission report to Council on **October 27, 2025** (Commissioner H. Smith)

PUBLIC HEARINGS

PLAT CONSIDERATION

A. W.R. Benson 2025 Replat, Staff Report 25-48

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

Chair S. Smith opened the floor for the Applicant.

Bill Certica noted that he was in attendance to represent the property owner and made himself available to answer any questions.

Chair S. Smith then opened the public comment period.

Jan Keiser, city resident, noted that she has no problems with moving the eastern property line. She encouraged the Commission to acknowledge the strip development that's starting to take place on the corner of Main Street and the Sterling Highway. She stated that the fence encroachment should not only be depicted but also addressed. Citing traffic concerns, she reasoned that the plat should show the driveway off Main Street.

With no other members of the public wishing to comment, Chair S. Smith closed the public comment period. He then opened the floor to questions from the Commission.

Commissioner S. Smith questioned if Item B. from the staff report should be included as one of staff's comments, highlighting that Item A. and Item B. differ from each other, but that only one is included as a comment under staff recommendations. City Planner Foster clarified that Item A. on page 15 corresponds with comment 1 whereas Item B. corresponds to comment 2.

HARNESS/VENUTI MOVED TO SUSPEND THE RULES TO GO BACK TO PUBLIC COMMENT.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Chair S. Smith re-opened the public comment period.

Jerry Johnson noted that he was the Applicant with Johnson Surveying and made himself available to answer any questions.

Chair S. Smith then re-closed the public comment period and resumed with the comments and questions from the Commission.

Commissioner Harness asked if it was appropriate to provide comments about including the fence encroachment and the driveway from Main Street on the plat. City Planner Foster noted that the driveway shouldn't be included as it isn't part of the Commission's review. He said that it would be appropriate to include a comment about the fence encroachment, but that the decision ultimately lies with the Borough Planning Commission.

There was brief discussion regarding utility easements.

S. SMITH/VENUTI MOVED TO ADOPT STAFF REPORT 25-48 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:

1. A 15-FOOT UTILITY EASEMENT SHALL BE DEPICTED ALONG MAIN STREET.
2. THE WATER AND SEWER LINES ALONG MAIN STREET SHALL BE DEPICTED.
3. INDICATE HOW THE FENCE ENCROACHMENT WILL BE RESOLVED PRIOR TO THE FINAL PLAT APPROVAL.

There was no discussion.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

NEW BUSINESS

A. Draft Title 21 Zoning Code Review

Chair S. Smith introduced the item by reading of the title and noted the supplemental items that were included pertaining to this business item. He then opened the floor for Shelly Wade of Agnew::Beck and Erin Perdu of Stantec. Together, they presented to the Commission covering the following items:

- Introduction and land acknowledgement
- Project schedule
- Process updates
- Areas of focus
 - Reorganization and development process
 - District consolidations
 - Housing changes
- Next steps and closing comments

INFORMATIONAL MATERIALS

- A. 2025 Planning Commission Calendar
- B. 2025 Planning Commission Meeting Dates & Submittal Deadlines
- C. Landslide Hazard Flier

Chair S. Smith noted the informational materials included in the packet.

COMMENTS OF THE AUDIENCE

Jan Keiser, city resident, emphasized the importance of maintaining the Commission's authority to impose conditions on conditional use permits to protect community interests and public welfare. She opposed administrative adjustments, stating projects should comply with regulations or seek a variance, and expressed opposition to extending legal nonconforming uses, suggesting a sunset clause. She raised concern that allowing up to 10% expansion on lots could significantly impact neighborhoods. She commented that height limits alone do not protect views and recommended adopting view protection standards. She stated the Community Design Manual should be strengthened to better support architectural and aesthetic standards. She also noted that development in the Grubstake area reflects prior planning direction to promote business expansion and view the area as a neighborhood in transition.

COMMENTS OF THE STAFF

Associate Planner Gross shared his appreciation for the slides that demonstrate some of the changes in Title 21. He added that he thinks it's smart to break the code into chunks to give a fair evaluation to each section.

Deputy City Clerk Pettit informed the Commission that tonight was his last meeting clerking for the Commission as he is preparing to move out of state at the end of the month. He noted that it's been a pleasure working with everyone.

City Planner Foster noted that Deputy City Clerk Pettit has been a great colleague and a great asset to the Planning Commission. He said that Planning Staff will be helping with staffing meetings during this transition period. He added that it was a great meeting with some great conversation.

COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)

COMMENTS OF THE COMMISSION

Commissioner Venuti noted that it was an interesting meeting. He stated that he's hopeful to have a full Commission the next time the Commission discusses Title 21. He bid farewell to Deputy City Clerk Pettit.

Commissioner Walker thanked the Commission, city staff, and those from the public who commented.

Commissioner Harness thanked Deputy City Clerk Pettit.

Commissioner H. Smith noted that it was a great discussion this evening and that he appreciated everyone's work. He wished Deputy City Clerk Pettit the best on his future endeavors. He stated that it's important to have the public involved with the Commission to temper decisions the best they can but highlighted the importance of balancing decisions in a way that can represent meaningfully.

Commissioner S. Smith thanked City Planner Foster for the training provided during the worksession. He shared his appreciation for Deputy City Clerk Pettit's work during his tenure with the Planning Commission. He thanked the rest of the Commission for a great meeting, noting that it was a great way to kickoff the Title 21 review.

ADJOURN

There being no further business to come before the Commission, Chair S. Smith adjourned the meeting at 9:15 p.m. The next Regular Meeting is scheduled for **Wednesday, November 5th, 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.

Zach Pettit, Deputy City Clerk II

Approved:_____



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Staff Report PI 25-049

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

Title 21 Zoning Code Re-write

A public open house for review and comment on the Title 21 draft zoning code is scheduled for November 6, 2025 at the Kenai Peninsula College, Kachemak Bay Campus, from 6-8pm, doors open at 5:30pm.

Meeting Schedule

The next regular meeting date is Wednesday, December 3, 2025.

Commissioner Report to Council

11/10/25 _____



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

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

Staff Report 25-050

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner
DATE: November 5, 2025
SUBJECT: Conditional Use Permit (CUP) 25-03

Synopsis The applicant requests a Conditional Use Permit (CUP) CUP 25-03 per HCC 21.24.040 (d), No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area without an approved conditional use permit. The applicant proposes an 18,480 square foot building at 3145 Lampert Lane.

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

Location: 3145 Lampert Lane

Legal Description: T 6S R 13W SEC 21 SEWARD MERIDIAN HM BEGINNING AT THE SOUTHWEST CORNER OF SEC 21 TH NORTH 450 FT TO THE POB TH NORTH 356.5 FT TH EAST 125 FT TH SOUTH 356.5 FT TH WEST 125 FT TO THE POB

Parcel ID: 17923019

Size of Existing Lot: 1.02 acres

Zoning Designation: General Commercial 1 District

Existing Land Use: Commercial

Surrounding Land Use: North: Commercial
South: Residential
East: Commercial
West: Commercial and Accessory Building

Comprehensive Plan: Chapter 4, Goal 1, Objective A and D and Goal 3, Objective B

Wetland Status: KWF Wetlands Assessment wetlands Discharge Slope is located on the property around the southern lot boundary.

Flood Plain Status: Not in a floodplain.

BCWPD: Not in the Bridge Creek Watershed Protection District

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

Public Notice: Notice was sent to 21 property owners of 24 parcels as shown on the KPB tax assessor rolls.

ANALYSIS: The applicant proposes to provide 11 - 56' x 30' garage style bays for use as storage for boats and potentially some light manufacturing or other types of storage such as supplies and materials. No onsite welding or storage of flammable liquids other than the fuel in the tanks of vehicles or boats will be allowed on the property.

The property is being used for commercial auto repair and tire changes. The existing building is 1,800 sq. ft. The existing building is slated for demolition as part of this development.

PARKING: 11 parking spaces are required for this project and are shown on the proposed site plan.

DENSITY: The minimum lot size is 10,000 square feet. The current lot size is approximately 44,431 square feet.



Existing building slated for demolition located at 3145 Lampert Lane

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

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

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

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

Per HCC 21.24.020 the following uses are permitted outright in the General Commercial 1 district:

- m. Boat and marine equipment sales, rentals, service and repair;
- q. Manufacturing, fabrication and assembly;
- z. Warehousing, commercial storage and mini-storage;

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

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

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

Applicant: This proposed project will provide 11 bays for the primary uses: boat storage, warehouse storage and light manufacturing. The site has a convenient location and provides potential for new business locations in proximity to arterials and transportation centers.

Analysis: Boat and marine storage, manufacturing, and warehouse are all permitted outright uses and are compatible with the General Commercial 1 District. The applicant proposes 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 do not envision any effects on the adjoining property values. The GC1 zone is already actively developing in accordance with the existing GC1 zoning regulations. This project is also setback over 125' from Ocean Drive, which will help diminish the visual impact of the metal sided building. The building will be constructed to high standards, as envisioned by the community.

Analysis: Many uses in the General Commercial 1 district have greater negative impacts than would be realized from boat storage, manufacturing, and a warehouse. 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: The proposed project is not expected to negatively impact the adjoining properties greater than other permitted or conditional uses.

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

Applicant: Light manufacturing and boat storage uses compliment and provide opportunities to the existing commercial uses surrounding this proposed project. The adjacent residential uses are insulated by separation distances of a minimum of 100 from the project, maintaining privacy to the residents. The existing Ocean Dr. access is State maintained.

Analysis: Existing uses of the surrounding land are currently commercial, residential & accessory buildings. Boat storage, manufacturing, and warehouse uses are in character with the surrounding mix of land uses. Screening will be required at the southern lot line bordering with a Rural Residential zoning district property.

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: We envision upgrades to the existing water and sewer services. HEA and Enstar have indicated the project can be served by the existing utility distribution networks.

Analysis: Public services are already provided to the property.

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

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

Applicant: We do not expect the storage and warehousing uses will have any substantial effect upon the existing GC1 users adjacent to this proposed project. We expect very low traffic in general. The planned upgraded access, a one way entrance exit onto Ocean Drive, will be a safer alternative to the existing ingress and egress to Ocean Drive from this property.

Analysis: The proposed project involves the demolition of the existing 1,800 square foot commercial building and the construction of an 18,480 square foot building on an

approximately 1.02 acre lot and is not of an excessive size or nature to create harmful effects on neighborhood character.

The proposed project consists of a 18,480 square foot building on a 44,431 square foot lot and are not of an excessive size to create harmful effects on neighborhood character. The lot coverage as proposed is approximately 41%, which requires the approval of a conditional use permit (over 30% coverage), but is not excessive in nature, and all other dimensional requirements such as setbacks and building height will be maintained.

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: We do not expect this project to be detrimental in any way. We expect to build a safe, well lit storage building and parking areas. The exterior access and parking areas will remain free from outdoor storage. This will be required by the facility management.

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: We have reviewed the updated Comprehensive Plan up for adoption by the City of Homer. We feel our project fits well with the goals and objectives defining the

Zoning. The existing uses in the Ocean Drive corridor reflect the intended uses within GCI. This proposed project is compatible with the updated comp plan and the GC1 zoning.

Analysis: Chapter 4, Goal 1, Objective A and D, and Goal 3, Objective B of the Homer Comprehensive Plan are supported by this project. See the attached Compliance Review of Homer Comprehensive Plan for further details.

Finding 9: The proposal is not contrary to the applicable land use goals and objectives of the Comprehensive Plan. The proposal aligns with Chapter 4, Goal 1, Objective A and D, and Goal 3, Objective B and no evidence has been found that it is contrary to the applicable land use goals and objectives of the Comprehensive Plan.

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

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

Condition 1: 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: Condition 2: Per HCC 21.24.040 f. Screening. When one or more side or rear lot lines abut land within an RO, RR, or UR district or when a side or rear yard area is to be used for parking, loading, unloading or servicing, then those side and rear yard areas shall be effectively screened by a wall, fence, or other sight-obscuring screening. Such screening shall be of a height adequate to screen activity on the lot from outside view by a person of average height standing at street level.

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: Yes, see Condition 5.

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:

- **Condition 3:** The development will require a Stormwater Plan and Development Activity Plan that demonstrates how stormwater will be managed and will not adversely impact neighboring properties.
- **Condition 4:** Snow storage is shown for the northern property, however, is not shown for the southern property. This should be addressed during the zoning permit process.
- **Condition 5:** The property will need to execute a driveway access agreement to cross the northern property at 1103 Ocean Drive.

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

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission approve CUP 25-03, **Staff Report 25-050** with findings 1-10 and the following conditions.

1. Outdoor lighting must be down lit per HCC 21.59.030 and the CDM.
2. Per HCC 21.24.040 f. Screening. When one or more side or rear lot lines abut land within an RO, RR, or UR district or when a side or rear yard area is to be used for parking, loading, unloading or servicing, then those side and rear yard areas shall be effectively screened by a wall, fence, or other sight-obscuring screening. Such screening shall be of a height adequate to screen activity on the lot from outside view by a person of average height standing at street level.

3. The development will require a Stormwater Plan and Development Activity Plan that demonstrates how stormwater will be managed and will not adversely impact neighboring properties.
4. Snow storage is shown for the northern property, however, is not shown for the southern property. This should be addressed during the zoning permit process.
5. The property will need to execute a driveway access agreement to cross the northern property at 1103 Ocean Drive.

Attachments

Application

Site Plan

Elevation Drawing

Compliance Review of Homer Comprehensive Plan

Public Notice

Aerial Map



City of Homer

www.cityofhomer-ak.gov

RECEIVED

OCT 14 2025

CITY OF HOMER PLANNING/ZONING

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Applicant

Name: Seabright Survey + Design Phone No.: 907-299-1580

Address: 1044 East Road Suite A Homer, Alaska Email: seabrightsurvey@gmail.com

Property Owner (if different than the applicant):

Name: Jose Ramos DBA HeathStree Investments LLC Phone No.: 907-229-7196

Address: 127 w. Pioneer Ave. Homer, Alaska Email: salmonalaska@yahoo.com

PROPERTY INFORMATION:

Address: 3145 Lampert Lane Lot Size: 1.02 acres KPB Tax ID # 17923019

Legal Description of Property: Deed Parcel

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				y	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: Fire Marshall review documents will be submitted by the Engineer
- Y/N Will development trigger a Development Activity Plan?
Application Status: Engineer is reviewing the required DAP information
- Y/N Will development trigger a Storm Water Plan?
Application Status: Engineer is reviewing the Storm Water Plan requirements
- Y/N Does the site contain wetlands? If yes, Army Corps of Engineers Wetlands Permit is required. Application Status: No wetland impacts are planned
- 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: Yes, upgrades are proposed
- Y/N Does the site have active City water and sewer permits? Status: Yes, upgrades proposed

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

1. Currently, how is the property used? Are there buildings on the property? How many square feet? Uses within the building(s)?
The property is being used for commercial auto repair and tire changes. The existing building is 1,800 sq. ft.
The existing building is slated for demolition as part of this development.
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.
The proposed use is to provide 11 - 56' x 30' garage style bays for use as storage for boats and potentially
some light manufacturing or other types of storage such as supplies and materials. No onsite welding
or storage of flammable liquids other than the fuel in the tanks of vehicles or boats will be allowed
on the property.

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?

HCC 21.24.20 CUP required by size of building. GC1 Permitted Uses intended this project (m), (q) and (z)

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

GC1

This proposed project will provide 11 bays for the primary uses: boat storage, warehouse storage and light manufacturing.

The site has a convenient location and provides potential for new business locations in proximity to arterials and transportation centers.

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

We do not envision any effects on the adjoining property values. The GC1 zone is already actively developing in accordance with the existing GC1 zoning regulations. This project is also setback over 125' from Ocean Drive, which will help diminish the visual impact of the metal sided building. The building will be constructed to high standards, as envisioned by the community.

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

Light manufacturing and boat storage uses compliment and provide opportunities to the existing commercial uses surrounding this proposed project. The adjacent residential uses are insulated by separation distances of a minimum of 100' from the project, maintaining privacy to the residents. The existing Ocean Dr. access is State maintained.

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

We envision upgrades to the existing water and sewer services. HEA and Enstar have indicated the project can be served by the existing utility distribution networks.

- 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?

We do not expect the storage and warehousing uses will have any substantial effect upon the existing GC1 users adjacent to this proposed project. We expect very low traffic in general. The planned upgraded access, a one way entrance and exit onto Ocean Drive, will be a safer alternative to the existing ingress and egress to Ocean Drive from this property.

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

We do not expect this project to be detrimental in any way. We expect to build a safe, well lit storage building and parking areas.

The exterior access and parking areas will remain free from outdoor storage. This will be required by the facility management.

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

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

We have reviewed the updated Comprehensive Plan up for adoption by the City of Homer. We feel our project fits well with the goals and objectives defining GC1 Zoning. The existing uses in the Ocean Drive corridor reflect the intended uses within GC1. This proposed project is compatible with the updated comp plan and the GC1 zoning.

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

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

Parking Questions.

1. How many parking spaces are required for your development? 11
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? 11
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: Kenton Bloom Date: 10/14/2025

Property Owner signature: [Signature] Date: 10/14/2025

Business

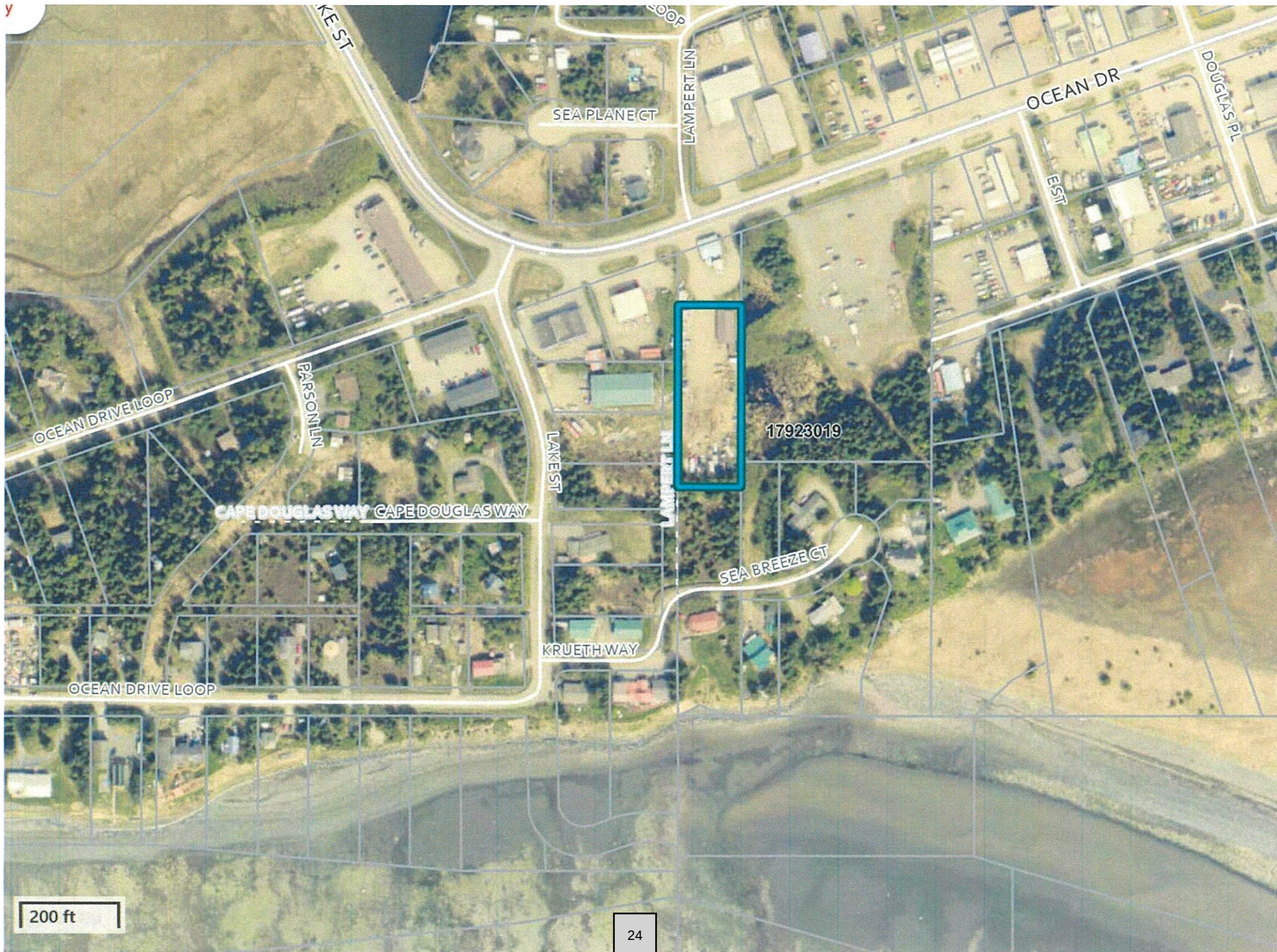
Open Space Rec

CONS

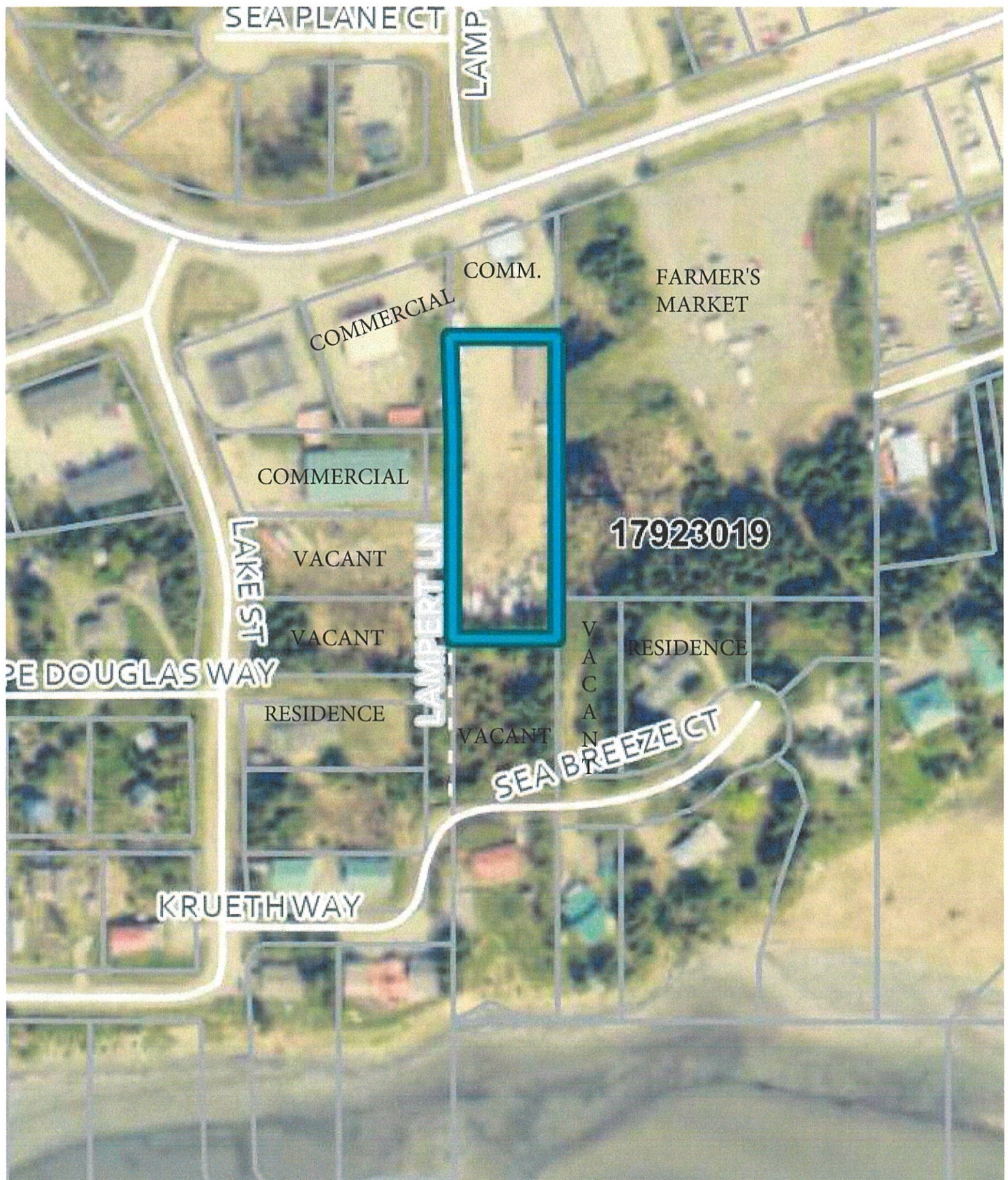
General Commercial 1

RR

OSR



200 ft





What are you looking for?



 Sign in/ Register



★ Prime Picks ▾

Outdoor Fixtures ▾

Indoor Fixtures ▾

Exit / Safety / Emergency ▾

Bulbs & Accessories ▾

Shop by Application ▾

[Home](#) [All Products](#) [LED HammerHead 200W – Adjustable Flood Light Wall Pack – 26,000 Lumens](#)



Save 40%

LED HammerHead 200W – Adjustable Flood Light Wall Pack – 26,000 Lumens

HammerHead 200W LED Wall Pack floods up to 26,250 lumens across selectable color temperatures (3000K/4000K/5000K), offering unmatched versatility for outdoor and indoor use. With dusk-to-dawn photocell control (optional switch override), this IP66-rated fixture replaces 600W–1000W metal halides while cutting energy use by up to 75%. Built from durable die-cast aluminum with a sleek dark grey finish, it includes your choice of arm mount or slip fitter. Backed by a 5-year warranty and ships free—ready for serious illumination.

★★★★★ 5 Reviews

Chat with an Expert 

LIGHT ABOVE DOOR

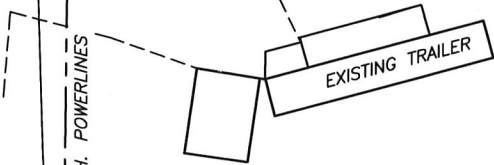
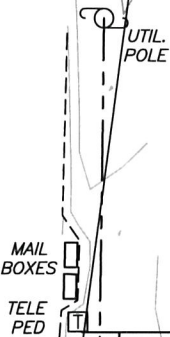
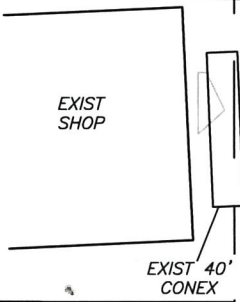
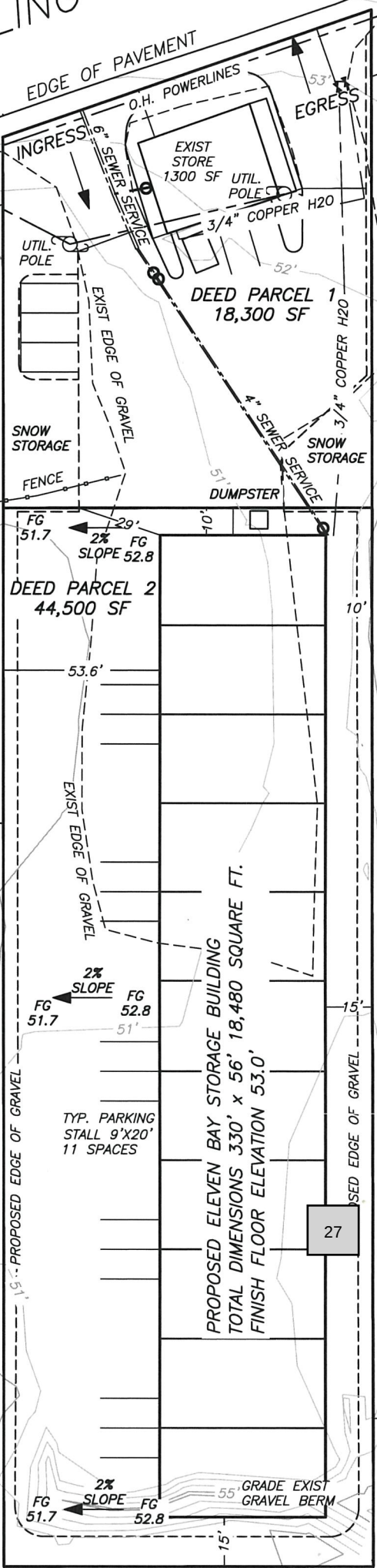


NOTE: UNDERGROUND UTILITY
LOCATIONS PER ASBUILT
DOCUMENTS PROVIDED BY THE
CITY OF HOMER



SCALE 1"=50'
1' CONTOUR INTERVAL

STERLING HIGHWAY



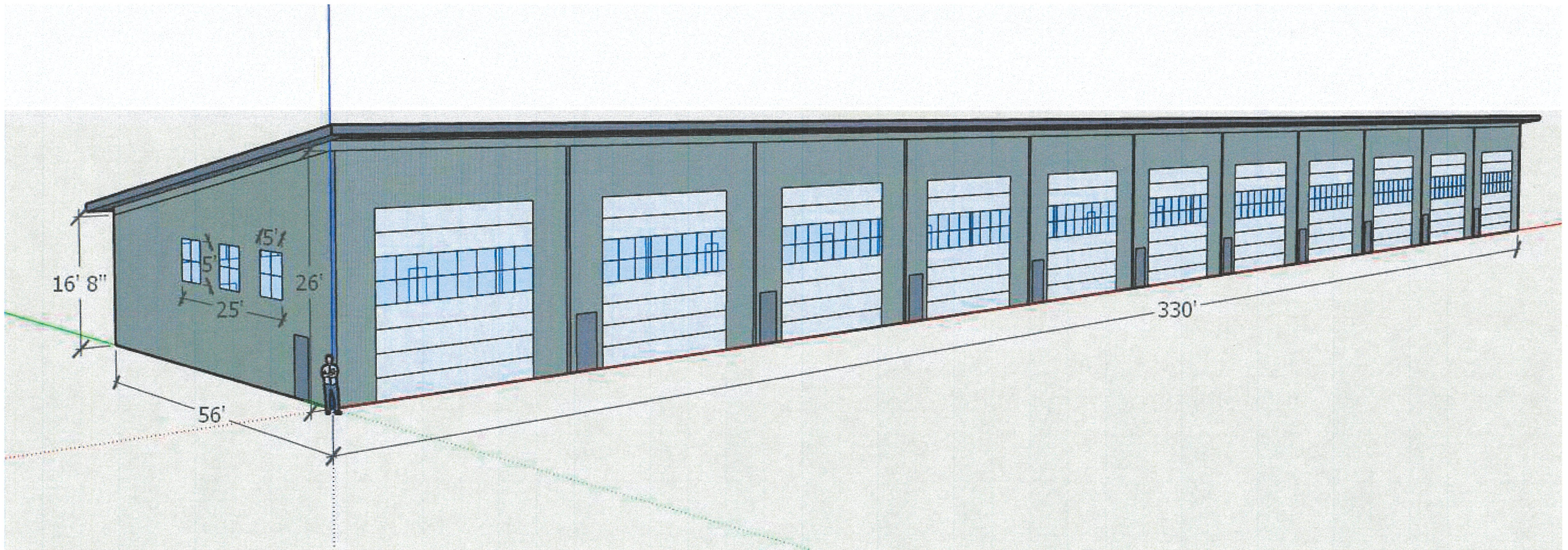
RECEIVED

OCT 14 2025

CITY OF HOMER
PLANNING/ZONING

SITE PLAN
ENCOMPASSING THE AREA WITHIN DEED PARCEL 2
LOCATED AT 3145 LAMPERT LANE & LOCATED WITHIN
SECTION 21, T. 6 S., R. 13 W., S.M., HOMER, ALASKA

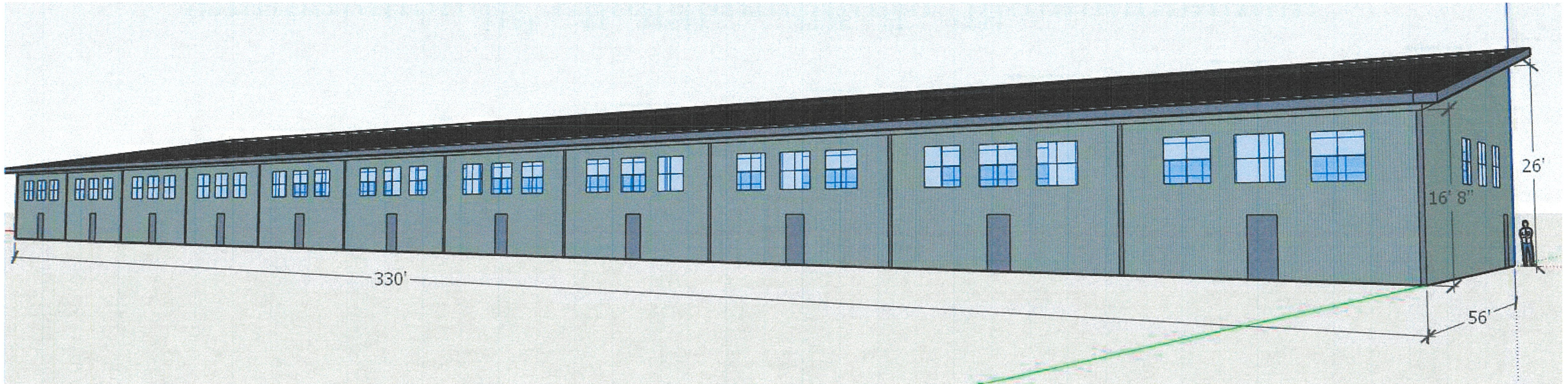
SEABRIGHT SURVEY + DESIGN
KATHERINE A. KIRSIS, P.L.S.
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580



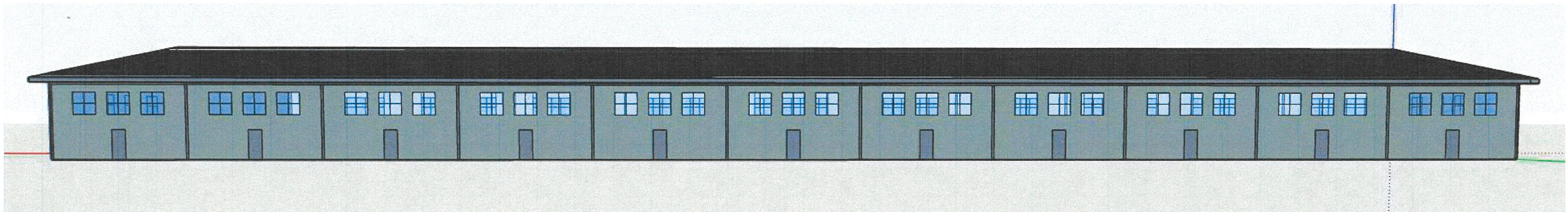
RECEIVED

OCT 14 2025

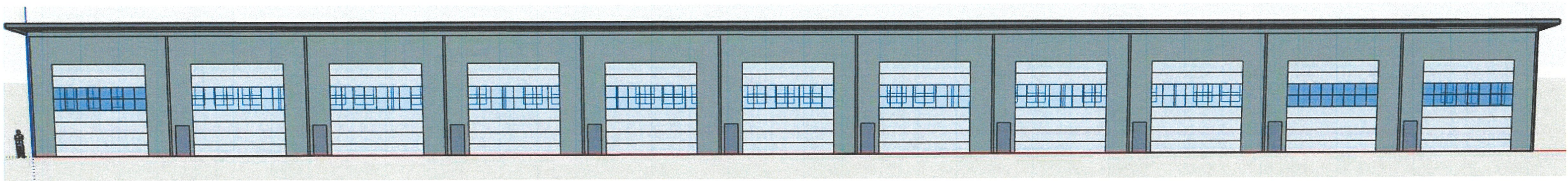
CITY OF HOMER
PLANNING/ZONING



RECEIVED
OCT 14 2025
CITY OF HOMER
PLANNING/ZONING



RECEIVED
OCT 14 2025
CITY OF HOMER
PLANNING/ZONING



RECEIVED

OCT 14 2025

CITY OF HOMER
PLANNING/ZONING

RECEIVED

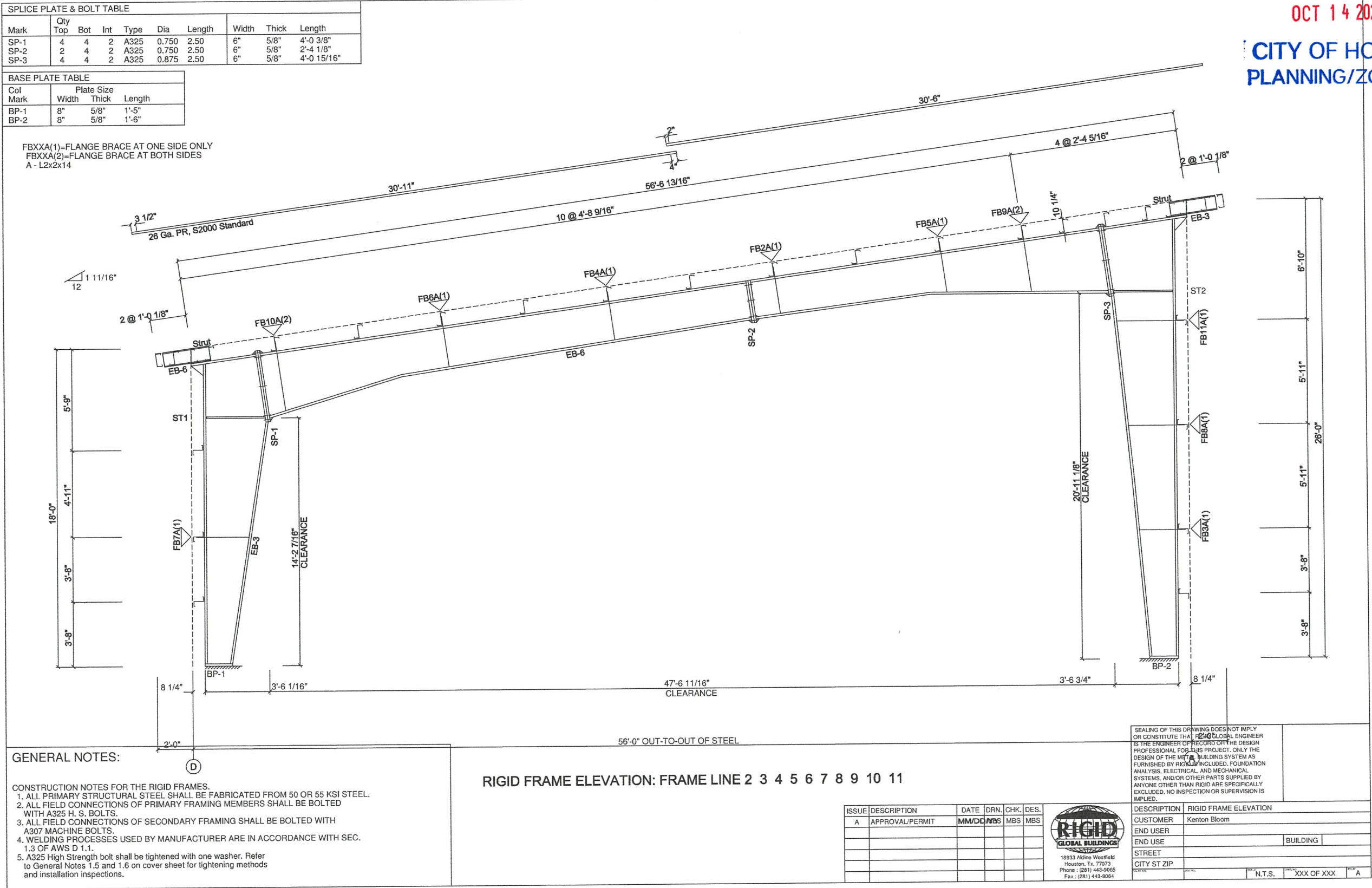
OCT 14 2025

CITY OF HOMER
PLANNING/ZONING

SPlice PLATE & BOLT TABLE									
Mark	Qty	Top	Bot	Int	Type	Dia	Length	Width	Thick
SP-1	4	4	2	2	A325	0.750	2.50	6"	5/8"
SP-2	2	4	2	2	A325	0.750	2.50	6"	5/8"
SP-3	4	4	2	2	A325	0.875	2.50	6"	5/8"

BASE PLATE TABLE			
Col	Plate Size	Width	Length
BP-1	8"	5/8"	1'-5"
BP-2	8"	5/8"	1'-6"

FBXXA(1)=FLANGE BRACE AT ONE SIDE ONLY
FBXXA(2)=FLANGE BRACE AT BOTH SIDES
A - L2x2x14



GENERAL NOTES:

- CONSTRUCTION NOTES FOR THE RIGID FRAMES.
1. ALL PRIMARY STRUCTURAL STEEL SHALL BE FABRICATED FROM 50 OR 55 KSI STEEL.
 2. ALL FIELD CONNECTIONS OF PRIMARY FRAMING MEMBERS SHALL BE BOLTED WITH A325 H. S. BOLTS.
 3. ALL FIELD CONNECTIONS OF SECONDARY FRAMING SHALL BE BOLTED WITH A307 MACHINE BOLTS.
 4. WELDING PROCESSES USED BY MANUFACTURER ARE IN ACCORDANCE WITH SEC. 1.3 OF AWS D 1.1.
 5. A325 High Strength bolt shall be tightened with one washer. Refer to General Notes 1.5 and 1.6 on cover sheet for tightening methods and installation inspections.

RIGID FRAME ELEVATION: FRAME LINE 2 3 4 5 6 7 8 9 10 11

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
A	APPROVAL/PERMIT	MM/DD/YY	MBS	MBS	MBS



SEALING OF THIS DRAWING DOES NOT IMPLY OR CONSTITUTE THAT THE ENGINEER IS THE ENGINEER OF RECORD OR THE DESIGN PROFESSIONAL FOR THIS PROJECT. ONLY THE DESIGN OF THE METAL BUILDING SYSTEM AS FURNISHED BY RIGID IS INCLUDED. FOUNDATION ANALYSIS, ELECTRICAL AND MECHANICAL SYSTEMS, AND/OR OTHER PARTS SUPPLIED BY ANYONE OTHER THAN RIGID ARE SPECIFICALLY EXCLUDED. NO INSPECTION OR SUPERVISION IS IMPLIED.

DESCRIPTION	RIGID FRAME ELEVATION
CUSTOMER	Kenton Bloom
END USER	
END USE	BUILDING
STREET	
CITY ST ZIP	
DATE	N.T.S.
SCALE	XXX OF XXX
REV	A

Review of comprehensive plan Land Use Chapter for CUP 25—03 RF 11.5.25

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 Objective A pattern of growth and density, by providing City utilities for growth and density in a surrounding ring of Homer’s core.

Objective B: Develop clear and well-defined land use regulations and update the zoning map in support of the desired pattern of growth. The availability of GC1 for future development is limited, and this property is an appropriate location for redevelopment of a commercial use property.

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.

N/A – not associated with residential development or housing choice.

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

Staff: This project discourages sprawl with redevelopment of a lot with an existing commercial use at the scale and density of the General Commercial 1 zoning district. The location of this project is on the outside of the City of Homer core and fits the moderate-density character planned adjacent to the city’s 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 is for boat storage, light manufacturing, and a warehouse, that will redevelop an existing commercial lot, which is 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: This project is not a strip development, nor is it on the Sterling Highway.

Finding:

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

CITY OF HOMER
PUBLIC HEARING NOTICE - PLANNING COMMISSION MEETING

Public hearings on the matters below are scheduled for Wednesday, November 5, 2025 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 25-03 per HCC 21.24.040 (d), No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area without an approved conditional use permit. The applicant proposes an 18,480 square foot building at 3145 Lampert Lane. T 6S R 13W SEC 21 SEWARD MERIDIAN HM BEGINNING AT THE SOUTHWEST CORNER OF SEC 21 TH NORTH 450 FT TO THE POB TH NORTH 356.5 FT TH EAST 125 FT TH SOUTH 356.5 FT TH WEST 125 FT TO THE POB

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

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

Meeting ID: 979 8816 0903
Passcode: 976062

Additional information regarding this matter will be available by 5pm on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for October 31, 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 4pm on the day of the meeting.

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

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

.....



Legend

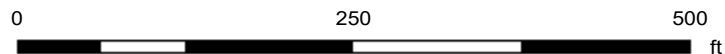
Transportation

Mileposts



Parcels and PLSS

Tax Parcels



NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the 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 use of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correction of the data, or use of the data.



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

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

Staff Report 25-51

TO: Homer Planning Commission **25-51**
FROM: William Anderson, Associate Planner
DATE: 11/5/2025
SUBJECT: Anderson 1973 Subdivision Brunner 2026 Replat

Requested Action: Approval of a preliminary plat for a lot line vacation to relocate the common lot line 10 feet to the east.

General Information:

Applicants:	Joseph R. & Fukuko Brunner 475 Rainbow Ct. Homer, AK 99603	Seabright Survey + Design Katie Kirsis P.L.S 1044 East End Road, Suite A Homer AK, 99603
Location:	Rainbow Ct., East of Kachemak Way	
Parcel ID:	17722001 and 17722002	
Size of Existing Lot(s):	0.46 acres and 0.49 acres	
Size of Proposed Lots(s):	0.503 acres and 0.445 acres	
Zoning Designation:	Urban Residential District	
Existing Land Use:	Residential and Vacant	
Surrounding Land Use:	North: Residential South: Residential East: Vacant West: Residential	
Wetland Status:	No wetlands present.	
Flood Plain Status:	Not located in a flood plain.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are present on Rainbow Ct.	
Public Notice:	Notice was sent to 49 property owners of 45 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is located within the Urban Residential District. The purpose of this plat is to adjust the common lot line between Lots 4-A and 3-A, relocating it 10 feet eastward. This platting action does not create any new encroachment conditions. However, Lot 3-A contains an accessory structure built in 1996 that currently encroaches into the Rainbow Court right-of-way, a 5-foot tree

cutting easement (per HM 73-552), a 15-foot utility easement, and the required 20-foot building setback. The structure located in the northeast corner of Lot 3-A is considered nonconforming at this time.

For reference, please see the attached Supplemental As-Built Diagram for details regarding the encroachment.

The preliminary plat identifies existing utilities, including the approximate locations of a city water service line and a city sewer line. Both utilities are located within the existing 50-foot dedicated right-of-way of Rainbow Court, which was approved by the Borough in 1973, prior to the adoption of local subdivision code.

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 meets this requirement.

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

Staff Response: The plat meets these requirements. City sewer and water are already provided. *No additional easements are needed.*

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

Staff Response: The plat meets these requirements.

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. *No such areas are proposed.*

- 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 meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

- K. Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and

immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;

Staff Response: The plat meets these requirements. The surveyor provides the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision.

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

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

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat does not meet these requirements. While apparent encroachments are identified in the supplemental as-built diagram, staff recommends the surveyor provide a fourth note stating: "Acceptance of the plat by the Borough does not include acceptance of any encroachments."

- 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: Rainbow Court, at 50 feet wide, is narrower than the minimum 60' right-of-way standard; however, there appears to be no conflict with water and sewer services related to the lot line re-location. No additional comments.

Staff Recommendation:

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

1. Recommend the surveyor provide a fourth plat note stating: "Acceptance of the plat by the Borough does not include acceptance of any encroachments."

Attachments:

1. Preliminary Plat
2. Supplemental As-built Diagram
3. Surveyor's Letter
4. Public Notice
5. Aerial Map

NOTES

1. THE FRONT 15' ALONG ALL RIGHTS-OF-WAY ARE UTILITY EASEMENTS GRANTED THIS PLAT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
2. DEVELOPMENT OF THESE LOTS IS SUBJECT TO THE CITY OF HOMER ZONING REGULATIONS. REFER TO HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PRIOR TO DEVELOPMENT ACTIVITIES.
3. THERE IS A RIGHT-OF-WAY EASEMENT OF NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC PER BK 17 PG 300 HRD.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

BY: AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

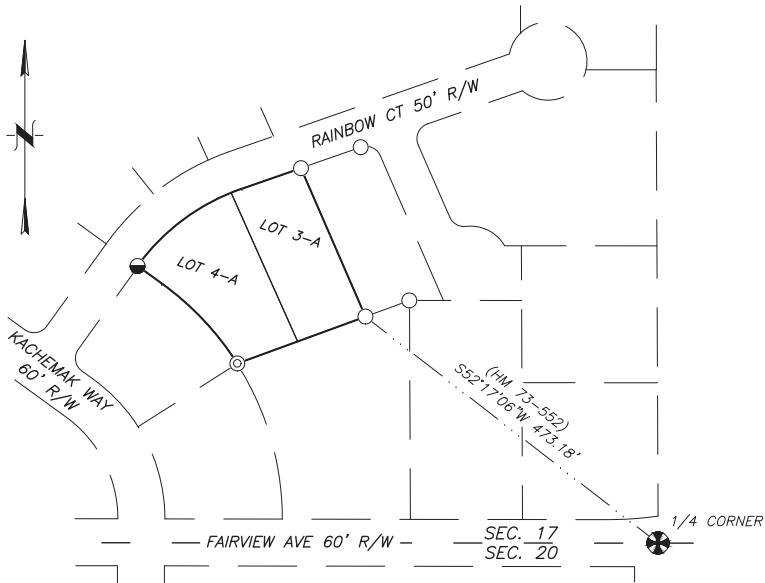
DATE

LEGEND

- FND. 2" A.C. 7610-S 2008
- FND. 5/8" RBR.
- FND. 1/2" RBR.
- FND. 3.25" BC MON USGLO 1917

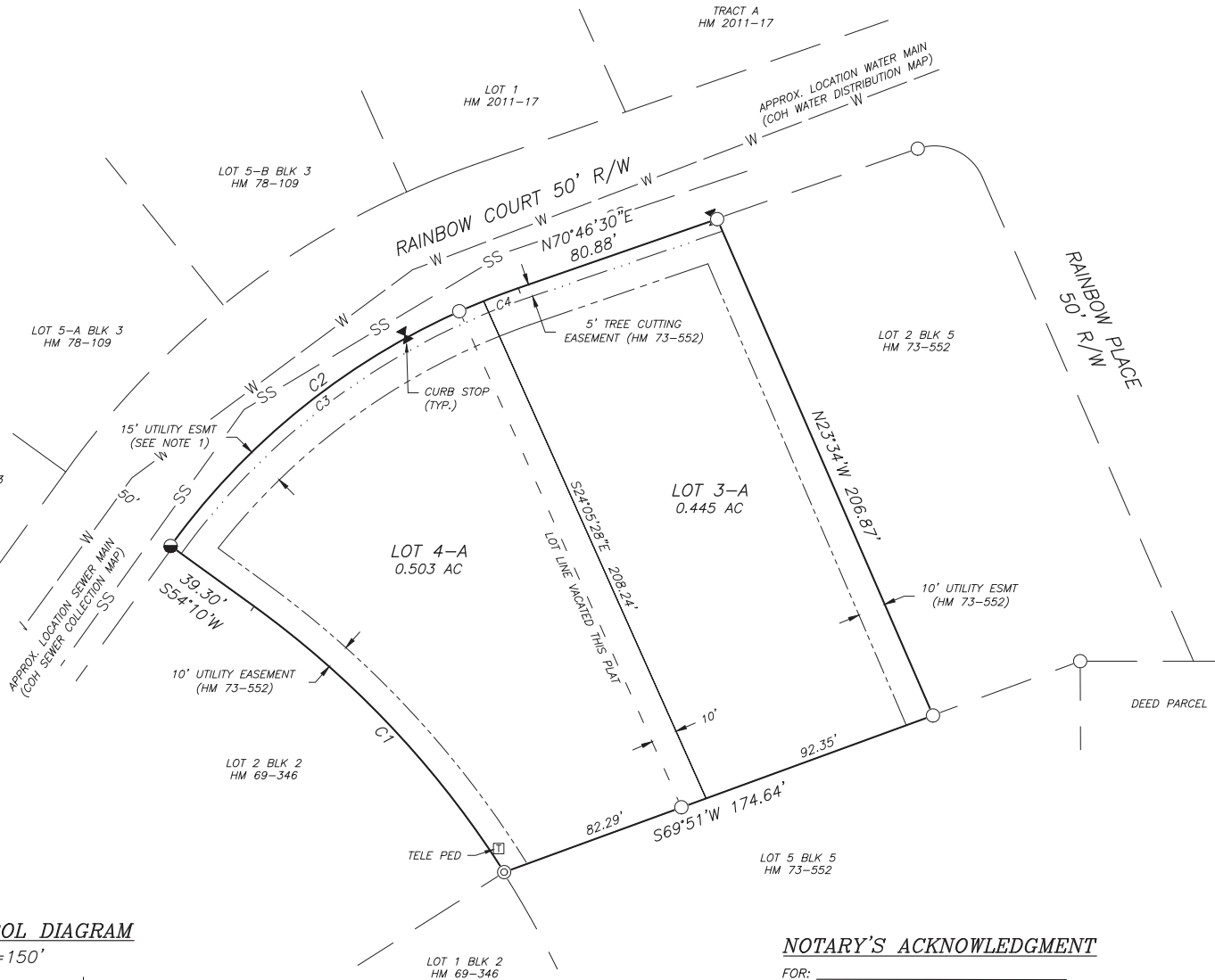
SURVEY CONTROL DIAGRAM

SCALE: 1"=150'



WASTEWATER DISPOSAL

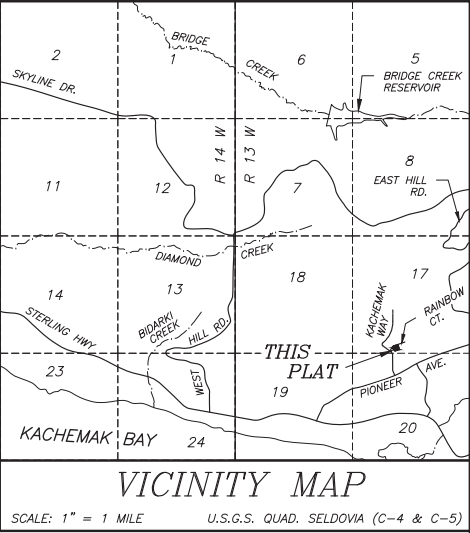
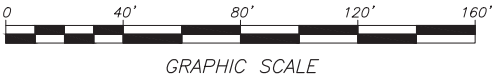
PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	140.30'	370.30'	21°42'30"
C2	167.60'	275.00'	34°55'06"
C3	153.87'	275.00'	32°03'31"
C4	13.73'	275.00'	2°51'35"

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2026
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____



CERTIFICATE OF OWNERSHIP & DEDICATION

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

JOSEPH R. BRUNNER
475 RAINBOW CT.
HOMER, AK, 99603

FUKUKO BRUNNER
475 RAINBOW CT.
HOMER, AK, 99603

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2026
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

HOMER RECORDING DISTRICT

KPB FILE NO. 2025-XXX

ANDERSON 1973 SUBDIVISION
BRUNNER 2026 REPLAT

A REPLAT OF LOTS 3 & 4 BLK 5, ANDERSON 1973 SUBDIVISION (HM 73-552), LOCATED IN THE SE1/4 SW1/4 SEC. 17, T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 0.948 ACRES

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

1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
seabrightsurvey@gmail.com

CLIENT: JOSEPH R. BRUNNER & FUKUKO BRUNNER
475 RAINBOW CT., HOMER, AK 99603

DRAWN BY: FC, KK

CHKD BY: KK

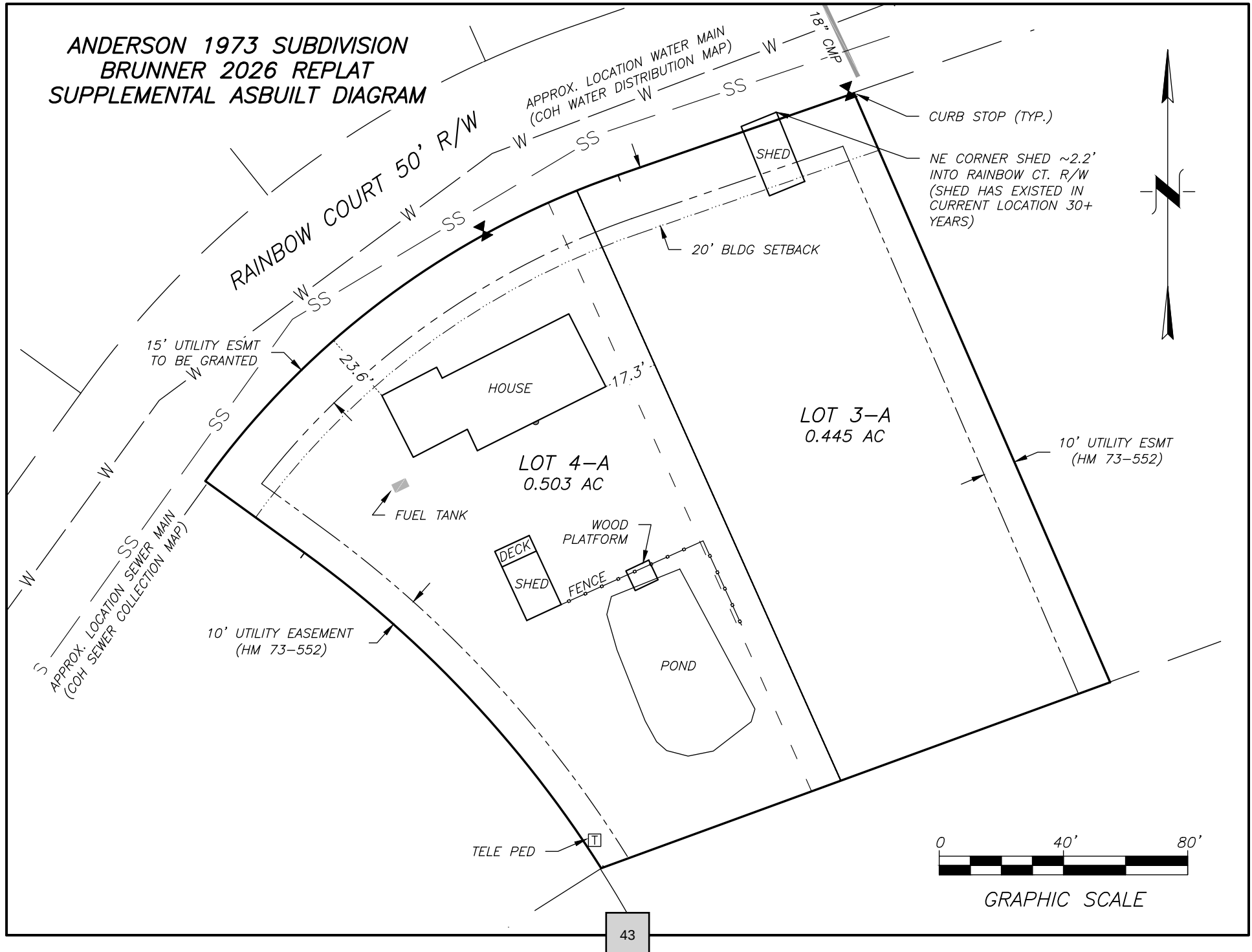
JOB #2025-74

DATE: 10/2025

SCALE: 1"=40'

SHEET #1 OF 1

**ANDERSON 1973 SUBDIVISION
BRUNNER 2026 REPLAT
SUPPLEMENTAL ASBUILT DIAGRAM**



SEABRIGHT SURVEY + DESIGN

Katherine A. Kirsis, P.L.S.

1044 East End Road Suite A

Homer, Alaska 99603

(907) 299-1580

seabrightsurvey@gmail.com

October 20, 2025

City of Homer
491 East Pioneer Ave
Homer, AK 99603

RE: Preliminary Submittal for “Anderson 1973 Subdivision Brunner 2026 Replat”

Dear Planning Department,

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

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

In addition, we have emailed you a digital copy of the 11x17 plat.

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

Cordially,

Katherine A. Kirsis

Katherine A. Kirsis, PLS
Seabright Survey + Design

RECEIVED

OCT 20 2025

CITY OF HOMER
PLANNING/ZONING

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:

Anderson 1973 Subdivision Brunner 2026 Replat 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, November 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 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 October 31, 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, or in-person at Homer City Hall.

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

.....



Legend

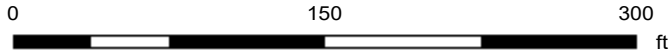
Transportation

Mileposts



Parcels and PLSS

Tax Parcels



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.

From: [Shelly Wade](#)
To: [Ryan Foster](#); [Julie Engebretsen](#); [Zach Pettit](#)
Cc: [Molly Mylius](#); [Perdu, Erin](#)
Subject: CORRECTED! RE: Title 21 Instructions for packet
Date: Thursday, October 30, 2025 7:56:51 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

We have one small edit – please use the version below instead – same attachments.

Shelly Wade, AICP

907.242.5326 Cell (call or text) | shelly@agnewbeck.com

Dena'inaq eñen'aq' gheshtnu ch'q'u yeshdu. (Dena'ina) *I live and work on the land of the Dena'ina. (English)*

Translation by J. Isaak and S. Shaginoff-Stuart

From: Shelly Wade

Sent: Thursday, October 30, 2025 7:27 AM

To: 'Ryan Foster' <rfoster@ci.homer.ak.us>; 'Julie Engebretsen' <JEngebretsen@ci.homer.ak.us>; 'Zach Pettit' <zpettit@ci.homer.ak.us>

Cc: Molly Mylius <mmylus@agnewbeck.com>; 'Perdu, Erin' <erin.perdu@stantec.com>

Subject: RE: Title 21 Instructions for packet

Good morning, everyone – Below, please find my recommended instructions to PC for inclusion in their November 5th packet.

[@Julie](#) – Please let me know if you have any edits and/or questions before this is final for Zach to include in the packet.

[@Zach](#) – this does require reference to and inclusion of the FINAL slides from the October 15th meeting and the related materials, all of which I've reattached to this email.

Thanks, everyone...and we miss you already, Zach!!! Thanks for your amazing work and partnership. Safe travels to you and your little family. Please stay in touch!

Best,

SW

Dear Planning Commissioners –

In preparation of our November 5th continued discussion on the Title 21 Update effort, please find the following outline of what we plan to cover and how you can prepare.

11-05-25 T21 PC Meeting Objectives & How PC Members Can Prepare

- A. Review Meeting Objectives – **no PC prep needed**
- B. Review Project Timeline (high level; more detailed at end of meeting) – **no PC prep needed**
- C. Touch on Plans for November 6th Open House – **no PC prep needed**
- D. Continue Review & Do Deeper Dive into Emerging Key Changes in the 10-15-25 Redlined Version of the Draft Revised Code – **PC Prep – please review:**

10-15-25 Guiding Slides that highlight the primary emerging key changes to date and relevant sections of the **10-15-25 Redlined Version of Draft Revised Code**.

■ NOTE: The **slides include citations and page numbers** that guide you to relevant specific sections of the code for each of the key themes. The project team will have additional information, including more relevant examples/language directly from the draft revised code, and explanatory language or “rationale” for why each revision is being recommended.

○ **10-15-25 Dimension & Intensity Standards Table and Land Use Table** (as relevant to the above)

○ Please also bring any questions, comments, and/or additional changes you would like your fellow Commissioners to consider on these topics.

E. PC Selected Topics – PC Prep – review the 10-15-25 Redlined Code and identify any other sections of the code and/or topics you would like to focus on and/or have questions on. The Commission can decide which of these topics to tackle on November 5th and/or which to reserve for future PC T21 work sessions and/or meetings. For example, during the November 6th Open House, we will have a station on Slopes/Wetlands – we recommend having some early PC discussion on this topic, including having a shared understanding of what the code says/does not say on slopes, etc.

F. Next Steps – no PC Prep needed

○ Project Timeline & Future PC Work Sessions, Meetings, Public Review Draft Launch Goal, etc.

○ Additional thoughts on November 6th Open House

Shelly Wade, AICP

907.242.5326 Cell (call or text) | shelly@agnewbeck.com

Dena'inaq e'nen'aq' gheshtnu ch'q'u yeshdu. (Dena'ina) *I live and work on the land of the Dena'ina. (English)*

Translation by J. Isaak and S. Shaginoff-Stuart

From: Shelly Wade

Sent: Wednesday, October 29, 2025 3:58 PM

To: 'Ryan Foster' <rfoster@ci.homer.ak.us>

Cc: Julie Engebretsen <JEngebretsen@ci.homer.ak.us>; Zach Pettit <zpettit@ci.homer.ak.us>; Molly Mylius <mmylius@agnewbeck.com>; Perdu, Erin <erin.perdu@stantec.com>

Subject: RE: Title 21 Instructions for packet

I can do that! Thanks, all, and thanks Ryan and Julie for the productive conversations today.
SW

Shelly Wade, AICP

907.242.5326 Cell (call or text) | shelly@agnewbeck.com

Dena'inaq e'nen'aq' gheshtnu ch'q'u yeshdu. (Dena'ina) *I live and work on the land of the Dena'ina. (English)*

From: Ryan Foster <rfoster@ci.homer.ak.us>
Sent: Wednesday, October 29, 2025 3:36 PM
To: Shelly Wade <shelly@agnewbeck.com>
Cc: Julie Engebretsen <JEngebretsen@ci.homer.ak.us>; Zach Pettit <zpettit@ci.homer.ak.us>
Subject: Title 21 Instructions for packet

Hi Shelly,

I just spoke with Zach and Scott, if you can send the Title 21 instructions for the PC packet by 11am tomorrow morning they can publish it in the packet (Zach is leaving at 1pm on his last day). Which is preferred, since the only other option is as a supplemental packet item.

Thanks!

Ryan Foster
City of Homer, City Planner
rfoster@ci.homer.ak.us
(907) 435-3120



Phase 2: Title 21 Update
Homer Planning Commission Meeting
FOCUS: Draft Code Highlights
October 15, 2025

Facilitated by Project Team Members: Shelly Wade, Agnew::Beck Consulting & Erin Perdu, Stantec

What We'll Cover

- Process updates
- Areas of focus:
 - Reorganization and development process
 - District consolidations
 - Housing changes
- Next Steps & Closing Comments

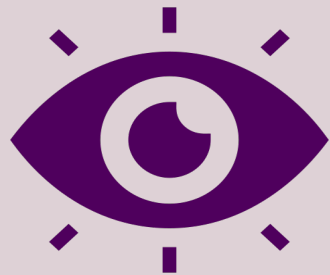


Process Updates

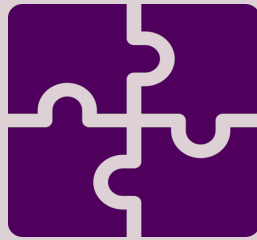
Reminder: Code Revision Goals



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

Project Schedule & Progress to Date



***We are
here***

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
- Draft preliminary revisions to Title 21

October 2025 – January 2026

- 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

Stakeholder Engagement To Date



Planning Commission Meetings

- Regular Meeting: Schedule, Roles, Examples, and Priority Areas for Code Update (March 2025)
- Work Session: Code Audit Review and PC/Staff Decisions (April 2025)
- Regular Meeting: Brief Stakeholder Engagement Update (May 2025)
- Work Session: Emerging Stakeholder Engagement Themes and Land Uses Discussion (May 2025)
- Regular Meeting: Conditional Use Permits, Land Uses, Housing Types, Zoning Districts (June 2025)
- Regular Meeting: Use Standards, Sign Code, Administrative Flexibility (July 2025)

Staff and City Commission/Advisory Board Conversations

- City staff listening session (February 2025)
- Port and Harbor Advisory Commission (August 2025)
- Monthly progress reports submitted to City Council (included in City Manager packet)

Stakeholder Dialogues, Interviews

- Dialogue with Builders and developers (April 2025)
- Dialogue with Realtors (April 2025)
- Dialogue with Business Owners (April 2025)
- Interviews with City Council members (April 2025)
- Dialogue with representatives from Guiding Growth & Mobilizing for Action through Planning and Partnerships (June 2025)
- Interviews to fill in gaps/missing perspectives from those who work most closely with the zoning code (July 2025)

Community Open House

- Rescheduled for **November 6, 2025**.
- Objective: A chance for residents to weigh in on proposed changes ahead of the official launch of the public review draft.



The open house will feature:

- An introductory presentation
- Interactive stations covering topics such as:
 - District changes
 - Housing
 - Development process

Code Revision Highlight: Reorganization

How to review the draft code...



*Consolidate topics
so they are easily
found*

Reorganization

- Administration, Procedures and Enforcement (Division II, page 27)
 - Permits
 - Planning Applications and Procedures
 - Decision-Making Bodies and Responsibilities
 - [Review matrix](#)
- [Use and Dimensional Standards Tables](#)
- Specific Use Standards (Division IV, page 146)
 - Regulations that apply to specific uses
 - Home occupations, wireless towers, etc.
- Site Development Standards (Division V, page 178)
 - Regulations that apply to all uses
 - Parking, landscaping, lighting, etc.

*Title 21 Goal:
Increase code
clarity and
flexibility*

Changes to Development Process

- Remove CUP requirement for some common requests:
 - More than one principal structure on a lot
 - Building coverage over 30% or over 8,000 sf. (increased maximum coverage in many districts, removed 8,000 sf. cap)
- Administrative adjustments (Chapter 21.10, page 36):
 - Up to 2 ft. reduction in setbacks
 - Up to 10% more lot or building coverage
 - Up to 10% of required landscaping
 - Up to 10% of accessory structure size
 - Expansions of legal nonconforming uses
 - Building height in LIMU (for boat building)
 - Lighting standards
 - Off-street parking



Discussion questions:

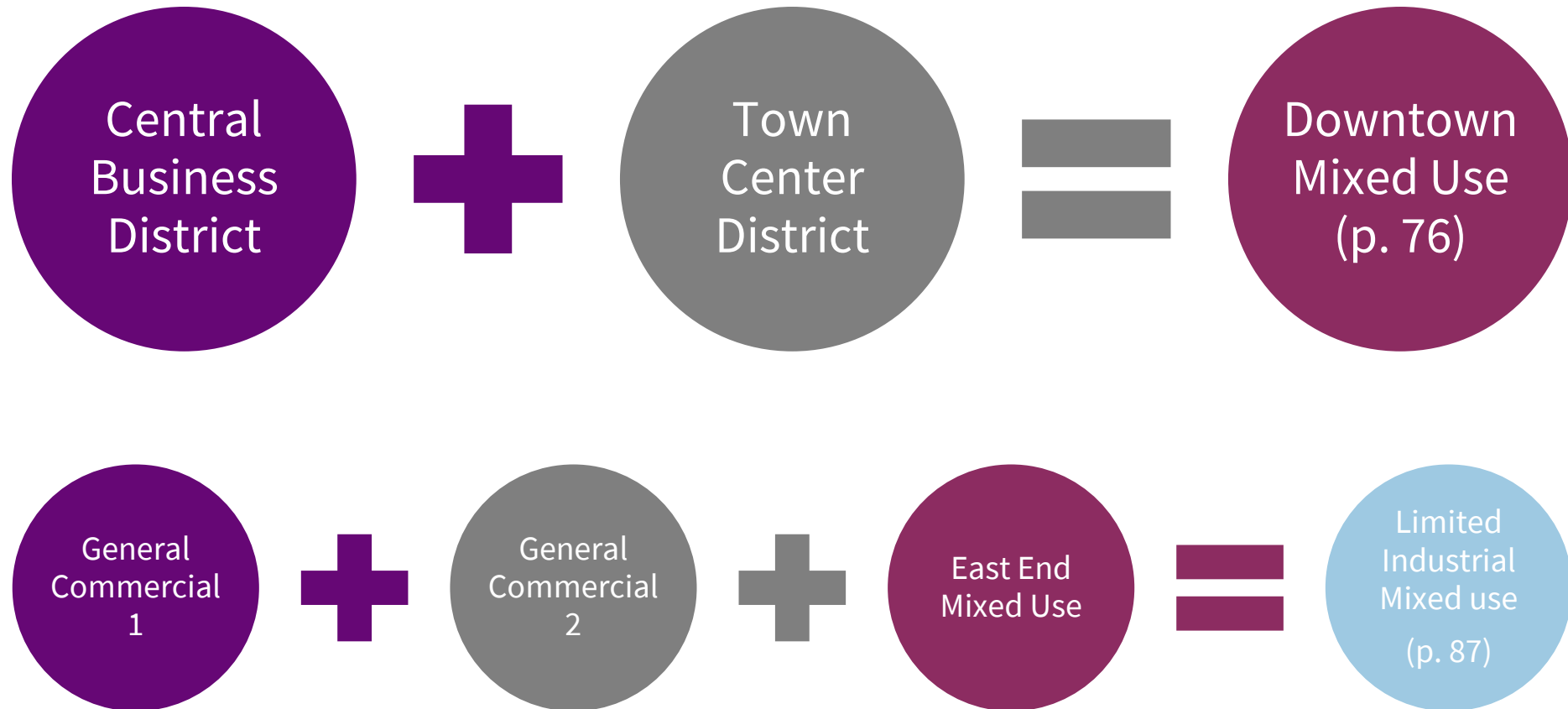
- What is your level of support for these changes?
- What areas of concern do you have?
- Are there other changes we should consider?

Code Revision Highlight: District Changes

District Consolidations

Consolidate districts that have similar standards and intent

(Division III Zoning Districts begins on page 60)



District Renames & New Districts

*Rename districts
to match intent
and standards*

*Create new
districts to match
comprehensive
plan guidance
where needed*

Gateway Business



**Community Mixed
Use (p.82)**

**Neighborhood
Flex (p.65)**

- Bridge between RR and UR
- Residential uses depending on service connectivity
- Medium to high-density residential uses
- Other compatible uses if environmental constraints allow

District Eliminations

Remove obsolete districts

Residential Office (p. 71)

- Similar uses to Urban Residential
- Eliminate – distribute to UR or Medical

Scenic Gateway Corridor (p. 106)

- Prohibited uses regulated through underlying zoning districts
- Design of development covered by Community Design Manual



Discussion questions:

- What is your level of support for these changes?
- What areas of concern do you have?

Code Revision Highlight: Housing

*Top 3 Challenge Living in
Homer (from Comp Plan):
Lack of affordable
housing*

*Land Use Strategy:
Implement zoning
reforms to support
sustainable growth and
attainable housing
development for young
people, families, seniors,
and seasonal workers*

*(from Land Use & Environment chapter on
page 21, and Housing chapter on page 34
of the Comp Plan Public Hearing Draft)*

Changes related to housing

- Simplify density calculations for multi-unit dwellings (page 70)
7,500 sf. for first dwelling unit, then 1,200 sf. for each additional dwelling unit
- Remove CUP requirement for townhomes
- Make worker housing a permitted accessory use in industrial and commercial districts (use table)

More Housing Types in More Places

Uses	Current Status	Proposed Change	Purpose
Residential Uses			
Townhouses	Permitted in UR, RO, M, CBD, TCD, GBC Conditional in GC-1	Permitted in Downtown MU, Community MU, Neighborhood Flex, Light Industrial Mixed Use	Expand areas where townhouses are allowed.
Multi-Unit Dwelling	P in RR, UR, CBD, TCD, GBD	P in Commercial, Mixed Use and Industrial districts	Allow multi-family projects in commercial and industrial districts.
Mixed use buildings	C in GC-2 and EEMU	P in CMU, LIMU	Apartments/condos above commercial or office uses
Tiny houses	Not addressed	Defined (p.21) and allowed in Neighborhood Flex and Urban Residential	Allow more housing options



Discussion questions:

- What is your level of support for these changes?
- What areas of concern do you have?
- What other housing types should we consider?

Next Steps & Closing Comments

What's Up Next?

November 5th, 2025

Regular Planning Commission Meeting

- Part two of the discussion today.
- Planning commissioners invited to do a more detailed review of the code and bring any questions, concerns.

November 6th, 2025

Community Open House

- A chance for residents to weigh in on proposed changes ahead of the official launch of the public review draft.
- Will feature topics such as proposed district changes, housing, development process.

November – December 2025

Prepare and Release Public Review Draft

- Potential special meeting with Planning Commission to share open house feedback and confirm major revisions.
- Refine draft code based on input from Planning Commission, Open House participants, City Staff, and legal review.
- Release draft code for a minimum 30-day public comment period.
- *Code adoption process will begin in early 2026*

Thank you! Questions, Comments?

Ryan Foster

City of Homer City Planner

Phone: (907) 299-8529

Email: rfoster@ci.homer.ak.us

Shelly Wade

Agnew::Beck Consultant Project Manager

Cell: (907) 242-5326 (call or text)

Email: shelly@agnewbeck.com



MEMORANDUM

Resolution 25-xxx, A Resolution of City Council of Homer, Alaska Establishing the 2025 Regular Meeting Schedule for City Council, Economic Development Advisory Commission, Library Advisory Board, Parks Art Recreation & Culture Advisory Commission, Planning Commission, Port & Harbor Advisory Commission and ADA Advisory Board. City Clerk.

Item Type: Action Item
Prepared For: Advisory Bodies
Date: October 2, 2025
From: Zach Pettit, Deputy City Clerk II

Please review the draft resolution that establishes your meetings for 2026 and make any changes by way of motion.

Requests for meeting schedule changes will then go to City Council, who will be setting the 2026 meeting schedule for Council and Advisory Bodies via resolution no later than their November 24, 2025 meeting.

Recommendation

Review the attached draft resolution; make a motion to approve the resolution either as-is or with amendments and recommend adoption by City Council.

**CITY OF HOMER
HOMER, ALASKA**

City Clerk

RESOLUTION 25-xxx

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
ESTABLISHING THE 2026 REGULAR MEETING SCHEDULE FOR CITY
COUNCIL, ECONOMIC DEVELOPMENT ADVISORY COMMISSION,
LIBRARY ADVISORY BOARD, PARKS ART RECREATION AND
CULTURE ADVISORY COMMISSION, PLANNING COMMISSION,
PORT AND HARBOR ADVISORY COMMISSION, AND AMERICANS
WITH DISABILITIES ACT (ADA) ADVISORY BOARD.

WHEREAS, Pursuant to Homer City Code (HCC) Section 1.14.020, the City Council annually sets the schedule for regular and some special meetings, noting the dates, times and places of the City Council, Planning Commission, Advisory Commissions and Boards; and

WHEREAS, The public is informed of such meetings through notices located at the City Clerk's Office, Clerk's Calendar on KBBI, the City Clerk's Website, and postings at the Public Library; and

WHEREAS, HCC 1.14.020 - 040 states that meetings may be advertised in a local paper of general circulation at least three days before the date of the meeting and that special meetings should be advertised in the same manner or may be broadcast by local radio at least twice a day for three consecutive days or two consecutive days before the day of the meeting plus the day of the meeting; and

WHEREAS, HCC 1.14.010 notes that the notice of meetings applies to the City Council and all commissions, boards, committees, subcommittees, task forces and any sub-unit of the foregoing public bodies of the City, whether meeting in a formal or informal meeting; that the failure to give the notice provided for under this chapter does not invalidate or otherwise affect any action or decision of a public body of the City; however, this sentence does not change the consequences of failing to give the minimum notice required under State Statute; that notice will ordinarily be given by the City Clerk; and that the presiding officer or the person or persons calling a meeting are responsible for notifying the City Clerk of meetings in sufficient time for the Clerk to publish notice in a newspaper of general circulation in the City; and

WHEREAS, This Resolution does not preclude additional meetings such as emergency meetings, special meetings, worksessions, and the like; and

WHEREAS, Council adopted Resolution 06-144 on October 9, 2006 establishing the Regular Meeting site for all bodies to be the City Hall Cowles Council Chambers.

NOW, THEREFORE, BE IT RESOLVED by the Homer City Council, that the 2025 meeting schedule is established for the City Council, Economic Development Advisory Commission, Library Advisory Board, Parks Art Recreation and Culture Advisory Commission, Planning Commission, Port and Harbor Advisory Commission, and the American with Disabilities Act (ADA) Advisory Board of the City of Homer, Alaska, as follows:

HOLIDAYS – City Offices closed:

January 1, New Year's Day, Wednesday	February 16, Presidents' Day, third Monday	March 30, Seward's Day, last Monday	May 25, Memorial Day, last Monday	July 3*, Independence Day, Friday	September 7, Labor Day, first Monday
October 19*, Alaska Day Monday	November 11, Veterans Day, Wednesday	November 26 Thanksgiving Day, Fourth Thursday	November 27, Friday, the day after Thanksgiving	December 25, Christmas, Friday	

*If a holiday is on a Sunday, the following Monday is observed as the legal holiday; if on a Saturday, the preceding Friday is observed as the legal holiday pursuant to the City of Homer Personnel Rules and Regulations.

CITY COUNCIL (CC)

January 12, 26	February 9, 23	March 9, 23	April 13, 27	May 11, 26*	June 8, 22
July 27**	August 10, 24	September 14, 28	October 6 Election	October 12, 26 Oath of Office October 12	Canvass Board October 09
November 3 Runoff Election	November 9, 23	December ***If needed			

*Second meeting in May will be held on a Tuesday due to Memorial Day

**There will be no First Regular Meeting in July.

*** The City Council will not schedule a regular meeting in December to allow for attendance at AML Annual Conference and may hold Special Meetings as needed.

City Council's Regular Committee of the Whole Meetings at 5:00 p.m. to no later than 5:50 p.m. prior to every Regular Meeting which are held the second and fourth Monday of each month at 6:00 p.m. Council will not conduct a First Regular Meeting in July or a meeting in December.

ECONOMIC DEVELOPMENT ADVISORY COMMISSION (EDC)

January 13	February 10	March 10	April 14	May 12	June 9
July 14	August 11	September 8	October 13	November 10	December 8

Economic Development Advisory Commission Regular Meetings are held on the second Tuesday of each month at 6:00 p.m.

LIBRARY ADVISORY BOARD (LAB)

January 20	February 17	March 17	April 21	May 19	
	August 18	September 15	October 20	November 17	December 15

Library Advisory Board Regular Meetings are held on the third Tuesday of January through May and August through December at 5:30 p.m.

PARKS, ART, RECREATION AND CULTURE ADVISORY COMMISSION (PARC)

	February 19	March 19	April 16	May 21	June 18
	August 20	September 17	October 15	November 19	

Parks, Art, Recreation and Culture Advisory Commission Regular Meetings are held on the third Thursday February through June and August through November at 5:30 p.m.

PLANNING COMMISSION (PC)

January 7, 21	February 4, 18	March 4, 18	April 1, 15	May 6, 20	June 3, 17
July 15*	August 5, 19	September 2, 16	October 7, 21	November 4*	December 2*

*There will be no First Regular Meeting in July or Second Regular Meetings in November and December.

Planning Commission Regular Meetings are held on the first and third Wednesday of each month at 6:30 p.m.

PORT AND HARBOR ADVISORY COMMISSION (PHC)

January 28	February 25	March 25	April 22	May 27	June 24
July 22	August 26	September 23	October 28	November 12*	December 9

*November meeting will be held on Thursday due to Veterans Day.

Port and Harbor Advisory Commission Regular Meetings are held on the fourth Wednesday of month January through October and the second Wednesday of November and December at 5:30 p.m.

AMERICANS WITH DISABILITIES ACT (ADA) ADVISORY BOARD (ADAAB)

	February 12		April 9	May 14	June 11
July 9	August 13		October 8	November 12	

The Americans with Disabilities Act (ADA) Advisory Board Regular Meetings are held on the second Thursday at 4:00 p.m. in the months of February, April through August, October and November, with additional meetings called as needed.

PASSED AND ADOPTED by the Homer City Council this _____ day of November, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

Fiscal Impact: Advertising of meetings in regular weekly meeting ad and advertising of any additional meetings.

Homer Title 21 Update

Working Together to Improve Homer's Zoning Code

Join us for a Community Open House!



The City of Homer is revising our community's planning and zoning code ([Title 21](#)). We want your feedback!

Thursday, November 6, 2025

6:00 – 8:00 pm

UAA/Kenai Peninsula College's Kachemak Bay Campus

533 E. Pioneer Ave., Homer, AK 99603

Overview of Activities

- 5:30 – 6:00pm Doors Open, Snacks, Check Out Topic Stations!
- 6:00 – 6:30pm Welcome & Project Team Presentation
- 6:30 – 8:00pm Information & Discussions at Five Topic Stations

Topic Stations	<i>Introduction to Zoning & its Relationship to the Comprehensive Plan</i>	<i>Consolidating &/or Creating New Zoning Districts</i>	<i>Facilitating More Housing in More Places</i>	<i>Simplifying the Development Process</i>	<i>Addressing Natural Hazards & Preserving Natural Features</i>
---------------------------	---	---	---	--	--



Contact the Team

City Planner, Ryan Foster: rfoster@ci.homer.ak.us

Project Manager, Shelly Wade: shelly@agnewbeck.com

Visit the project website to learn more: www.HomerT21CodeUpdate.com



**PLANNING COMMISSION
2025 Calendar**

	AGENDA ITEM DEADLINES	MEETING DATE	COMMISSIONER SCHEDULED TO REPORT	CITY COUNCIL MEETING FOR REPORT*	ANNUAL TOPICS FOR AGENDA AND EVENTS PLANNED
JANUARY	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.	
FEBRUARY	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.	
MARCH	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.	
APRIL	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.	
MAY	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.	
JUNE	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.	

JULY	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.	
AUGUST	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.	• Election of Officers • Worksession: Training with City Clerk • Capital Improvement Plan Presentation by Jenny Carroll
	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.	
SEPTEMBER	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.	
OCTOBER	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
NOVEMBER	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.	
DECEMBER	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