



Agenda

Planning Commission Regular Meeting

Wednesday, June 17, 2026 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: 986062

<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.](#) Decisions and Findings CUP 26-02, 3267 E Street
- [B.](#) Decisions and Findings CUP 26-03, 139 Skyline Drive

PRESENTATIONS / VISITORS

REPORTS

- [A.](#) City Planner's Report, Staff Report 26-015

PUBLIC HEARINGS

- [A.](#) Ordinance 26-XX, an Ordinance of the City Council of Homer, Alaska Amending Homer City Code 21.76.020 Review of Traffic Impact Analysis to Remove the Requirement for the City Planner to Contract with an Engineer When a Traffic Impact Analysis Is Required, Staff Report 26-016

PLAT CONSIDERATION

- [A.](#) Terra Bella Subdivision Osborne Addition Preliminary Plat, Staff Report 26-017
- [B.](#) Watson Ridge Simpson Replat Preliminary Plat, Memorandum PL 26-007

PENDING BUSINESS

NEW BUSINESS

- [A.](#) Election of Officers, Memorandum PL 26-008

INFORMATIONAL MATERIALS

- [A.](#) 2026 Planning Commission Meeting Calendar

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 COMMISSION

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **Wednesday, July 15, 2026 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.



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

HOMER PLANNING COMMISSION

Approved CUP 2026-02 at the Meeting of May 20, 2026

RE: Conditional Use Permit (CUP) 2026-02
Address: 3267 E Street

Legal Description: T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0004029 - BS BAYVIEW SUB JOHNSON ADDN LOT 4

DECISION

Introduction

Jay Meltzer, CRUZ Unlimited, (the “Owner”) applied to the Homer Planning Commission (the “Commission”) for a Conditional Use Permit (CUP) under Homer City Code 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 proposed expanding an existing 3,000 square foot automotive repair shop to a total of 6,000 square feet—totaling 34 percent lot coverage. A public hearing was held for the application before the Commission on May 20, 2026 as required by Homer City Code 21.94. Notice of the public hearing was published in the local newspaper and sent to 16 property owners of 26 parcels as shown on the Kenai Peninsula Borough tax assessor rolls. Public notices contained information on how to submit written testimony, participate telephonically, or participate on the Zoom meeting platform.

At the May 20, 2026, meeting of the Commission, five Commissioners were present. The Commission unanimously approved CUP 2026-02 with four conditions.

Evidence Presented

City Planner, Ryan Foster, provided a detailed review of Staff Report PC 26-12 for the Commission. The Applicant was available and provided responses to Commissioners questions. One member of the public provided public testimony during the public hearing portion of the meeting.

37 **Findings of Fact**

38 After careful review of the record and consideration of testimony presented at the hearing, the
39 Commission determines CUP 2026-02, to allow expansion of an automotive repair facility that
40 satisfies the review criteria set out in HCC 21.71.030 and is hereby approved.

41

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

44

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

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

48

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

51 **Finding 2:** The proposed structures and uses are compatible with the purpose of the district.

52

53 **c. The value of the adjoining property will not be negatively affected greater than that**
54 **anticipated from other permitted or conditionally permitted uses in this district.**

55 **Finding 3:** The proposed project is not expected to negatively impact the adjoining properties
56 greater than other permitted or conditional uses.

57

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

59

60 **Finding 4:** The proposed use is compatible with existing uses of surrounding land.

61

62 **e. Public services and facilities are or will be, prior to occupancy, adequate to serve the**
63 **proposed use and structure.**

64

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

66

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

70 **Finding 6:** The proposal will not cause undue harmful effect upon desirable neighborhood
71 character.

72

73 **g. The proposal will not be unduly detrimental to the health, safety or welfare of the**
74 **surrounding area or the city as a whole.**

75

76 **Finding 7:** The proposal will not be unduly detrimental to the health, safety or welfare of the
77 surrounding area and the city as a whole when all applicable standards are met as required by
78 city code.

79

80 **h. The proposal does or will comply with the applicable regulations and conditions**
81 **specified in this title for such use.**

82

83 **Finding 8:** The proposal will comply with applicable regulations and conditions specified in
84 Title 21 when gaining the required permits.

85

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

88

89 **Finding 9:** The proposal is not contrary to the applicable land use and environment goals and
90 objectives of the Comprehensive Plan. The proposal aligns with Goals A and B and Strategy 5,
91 and no evidence has been found that it is contrary to the applicable land use goals and
92 objectives of the Comprehensive Plan.

93

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

96

97 **Condition 4:** Outdoor lighting must be down lit per HCC 21.59.030 and the CDM.

98

99 **Finding 10:** Project will comply with the applicable provisions of the CDM.

100

101 **HCC 21.71.040(b).** b. In approving a conditional use, the Commission may impose such
102 conditions on the use as may be deemed necessary to ensure the proposal does and will
103 continue to satisfy the applicable review criteria. Such conditions may include, but are not
104 limited to, one or more of the following:

- 105
- 106 **1. Special yards and spaces:** No specific conditions deemed necessary.
- 107 **2. Fences and walls:** No specific conditions deemed necessary.
- 108 **3. Surfacing of parking areas:** No specific conditions deemed necessary.
- 109 **4. Street and road dedications and improvements:** No specific conditions deemed
- 110 necessary.
- 111 **5. Control of points of vehicular ingress and egress: Condition 2:** There shall be a
- 112 connection to Kia Lane.
- 113 **6. Special provisions on signs:** No specific conditions deemed necessary.
- 114 **7. Landscaping:** No specific conditions deemed necessary.
- 115 **8. Maintenance of the grounds, building, or structures:** No specific conditions deemed
- 116 necessary.
- 117 **9. Control of noise, vibration, odors or other similar nuisances:** No specific conditions
- 118 deemed necessary.
- 119 **10. Limitation of time for certain activities:** No specific conditions deemed necessary.
- 120 **11. A time period within which the proposed use shall be developed:** No specific conditions
- 121 deemed necessary.
- 122 **12. A limit on total duration of use:** No specific conditions deemed necessary.
- 123 **13. More stringent dimensional requirements, such as lot area or dimensions, setbacks,**
- 124 **and building height limitations. Dimensional requirements may be made more lenient by**
- 125 **conditional use permit only when such relaxation is authorized by other provisions of the**
- 126 **zoning code. Dimensional requirements may not be altered by conditional use permit**
- 127 **when and to the extent other provisions of the zoning code expressly prohibit such**
- 128 **alterations by conditional use permit:** No specific conditions deemed necessary.
- 129 **14. Other conditions necessary to protect the interests of the community and**
- 130 **surrounding area, or to protect the health, safety, or welfare of persons residing or**
- 131 **working in the vicinity of the subject lot:** No specific conditions deemed necessary.

132

133 **PUBLIC WORKS COMMENTS:**

134 A 60' wide driveway approach is exactly 2/5th of the lot frontage. That is approvable. I suspect

135 they will be needing a culvert. I haven't been to the site to verify but I believe there is a ditch

136 on that side of the road. In that case, we can approve a 40' max CMP.

137 **Conclusion:** Based on the foregoing findings of fact and law, Conditional Use Permit 2026-02

138 is hereby approved, with Findings 1-10 and the following conditions.

139

- 140 1. The applicant shall submit plans to the Alaska State Fire Marshal Plan Review Bureau,
141 as required by HCC 21.70.020(b)(7), prior to issuance of the commercial zoning permit.
142
- 143 2. The applicant shall submit a Storm Water Management Plan (SWP), as required by
144 HCC21.50.030(e)(1), prior to issuance of the commercial zoning permit.
145
- 146 3. The applicant shall submit a revised parking plan in compliance with all applicable
147 code requirements of HCC 21.55 prior to issuance of the commercial zoning permit.
148
- 149 4. Outdoor lighting must be down lit per HCC 21.59.030 and the CDM.
150

151
152
153 _____

154 Date Chair, Scott Smith

155
156
157 _____

158 Date City Planner, Ryan Foster

159
160
161
162 NOTICE OF APPEAL RIGHTS
163 Pursuant to Homer City Code 21.93.020 any person with standing in this decision may appeal this
164 decision to a hearing officer within fifteen (15) days of the date of distribution indicated below. A
165 hearing officer will be appointed in accordance with Homer City Code 21.91.100. Any decision not
166 appealed within that time shall be final. A notice of appeal shall be in writing and contain all the
167 information required by Homer City Code Section 21.93.080 and shall be filed with the Homer City Clerk,
168 491 E. Pioneer Avenue, Homer, Alaska 99603.
169

170 CERTIFICATION OF DISTRIBUTION
171 I certify that a copy of this Decision was mailed to the below listed recipients on _____, 2026.
172 A copy was also delivered to the City of Homer Planning Department and Homer City Clerk on the same
173 date.
174

175
176 _____

177 Date Associate Planner

Jay Meltzer
3267 E St.
Homer, AK 99603

Max Holmquist
JDO Law
3000 A Street, Suite 300
Anchorage, AK 99503

Melissa Jacobsen, City Manager
City of Homer
491 E Pioneer Avenue
Homer, AK 99603

DRAFT



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

HOMER PLANNING COMMISSION

Approved CUP 2026-03 at the Meeting of May 20, 2026

Formatted: Highlight

RE: Conditional Use Permit (CUP) 2026-03

Address: 139 Skyline Drive

Legal Description: T 6S R 13W SEC 7 SEWARD MERIDIAN HM 2009023 NEDOSIK 1998 TRACT C JACK HAMILTON REPLAT TRACT C1-A

DECISION

Introduction

Kachemak House LLC (the "Applicant") applied to the Homer Planning Commission (the "Commission") for a Conditional Use Permit (CUP) under Homer City Code 21.12.030 (I), Assisted living home. The applicant proposes to operate an assisted living home in the existing structure built as a lodge.

A public hearing was held for the application before the Commission on May 20, 2026 as required by Homer City Code 21.94. Notice of the public hearing was published in the local newspaper and sent to 65 property owners of 51 parcels as shown on the Kenai Peninsula Borough tax assessor rolls. Public notices contained information on how to submit written testimony, participate telephonically, or participate on the Zoom meeting platform.

At the May 20, 2026, meeting of the Commission, five Commissioners were present. The Commission unanimously approved CUP 2026-03 with two conditions.

Evidence Presented

City Planner, Ryan Foster, provided a detailed review of Staff Report PC 26-13 for the Commission. The Applicant was available and provided responses to Commissioners questions. Several members of the public provided public testimony during the public hearing portion of the meeting.

Findings of Fact

After careful review of the record and consideration of testimony presented at the hearing, the Commission determines CUP 2026-03, to allow an assisted living home satisfies the review criteria set out in HCC 21.71.030 and is hereby approved.

36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67

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;

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.

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.

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.

Finding 4: The proposed use 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.

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.

Finding 6: The proposal will not cause undue harmful effect upon desirable neighborhood character.

68 **g. The proposal will not be unduly detrimental to the health, safety or welfare of the**
69 **surrounding area or the city as a whole.**

70
71 **Finding 7:** The proposal will not be unduly detrimental to the health, safety or welfare of the
72 surrounding area and the city as a whole when all applicable standards are met as required by
73 city code.

74
75 **h. The proposal does or will comply with the applicable regulations and conditions**
76 **specified in this title for such use.**

77
78 **Finding 8:** The proposal will comply with applicable regulations and conditions specified in
79 Title 21 when gaining the required permits.

80
81 **i. The proposal is not contrary to the applicable land use goals and objectives of the**
82 **Comprehensive Plan.**

83
84 **Finding 9:** The proposal is not contrary to the applicable land use and environment goals and
85 objectives of the Comprehensive Plan. The proposal aligns with Goal B and Strategy 4 & 5, and
86 no evidence has been found that it is contrary to the applicable land use goals and objectives
87 of the Comprehensive Plan.

88
89 **j. The proposal will comply with the applicable provisions of the Community Design**
90 **Manual (CDM).**

91
92 **Condition 1:** Outdoor lighting must be down lit per HCC 21.59.030 and the CDM. If existing
93 lighting does not conform, it must be replaced with lighting that conforms to HCC 21.59.030
94 and the CDM

95
96 **Finding 10:** Lighting will comply with the applicable provisions of the CDM.

97
98 **HCC 21.71.040(b).** b. In approving a conditional use, the Commission may impose such
99 conditions on the use as may be deemed necessary to ensure the proposal does and will
100 continue to satisfy the applicable review criteria. Such conditions may include, but are not
101 limited to, one or more of the following:

102

- 103 **1. Special yards and spaces:** No specific conditions deemed necessary.
- 104 **2. Fences and walls:** No specific conditions deemed necessary.
- 105 **3. Surfacing of parking areas:** No specific conditions deemed necessary.
- 106 **4. Street and road dedications and improvements:** No specific conditions deemed
107 necessary.
- 108 **5. Control of points of vehicular ingress and egress: Condition 2:** There shall be a
109 connection to Kia Lane.
- 110 **6. Special provisions on signs:** No specific conditions deemed necessary.
- 111 **7. Landscaping:** No specific conditions deemed necessary.
- 112 **8. Maintenance of the grounds, building, or structures:** No specific conditions deemed
113 necessary.
- 114 **9. Control of noise, vibration, odors or other similar nuisances:** No specific conditions
115 deemed necessary.
- 116 **10. Limitation of time for certain activities:** No specific conditions deemed necessary.
- 117 **11. A time period within which the proposed use shall be developed:** No specific conditions
118 deemed necessary.
- 119 **12. A limit on total duration of use:** No specific conditions deemed necessary.
- 120 **13. More stringent dimensional requirements, such as lot area or dimensions, setbacks,
121 and building height limitations. Dimensional requirements may be made more lenient by
122 conditional use permit only when such relaxation is authorized by other provisions of the
123 zoning code. Dimensional requirements may not be altered by conditional use permit
124 when and to the extent other provisions of the zoning code expressly prohibit such
125 alterations by conditional use permit:** No specific conditions deemed necessary.
- 126 **14. Other conditions necessary to protect the interests of the community and
127 surrounding area, or to protect the health, safety, or welfare of persons residing or
128 working in the vicinity of the subject lot:** No specific conditions deemed necessary.

129

130 **PUBLIC WORKS COMMENTS:**

131 The planning review for the 2009 replat did not require road construction to City Standards at
132 the time in the dedicated Nedoski Road right-of-way. It was indicated that it would be the
133 responsibly of a future owner further subdividing C1-A. There is no reasoning noted, only that
134 comments were given to Julie over the phone. So, it is what it is for now. We can't require a
135 City Standard Road unless there is a future platting action.

136

137 **Conclusion:** Based on the foregoing findings of fact and law, Conditional Use Permit 2026-03
138 is hereby approved, with Findings 1-10 and the following conditions.

- 139
- 140 1. Outdoor lighting must be down lit per HCC 21.59.030 and the CDM. If existing lighting
141 does not conform, it must be replaced with lighting that conforms to HCC 21.59.030 and
142 the CDM.
 - 143 2. There shall be a connection to Kia Lane.

144
145
146
147 _____

148 Date Chair, Scott Smith

149
150
151 _____

152 Date City Planner, Ryan Foster

153
154
155
156 **NOTICE OF APPEAL RIGHTS**
157 Pursuant to Homer City Code 21.93.020 any person with standing in this decision may appeal this
158 decision to a hearing officer within fifteen (15) days of the date of distribution indicated below. A
159 hearing officer will be appointed in accordance with Homer City Code 21.91.100. Any decision not
160 appealed within that time shall be final. A notice of appeal shall be in writing and contain all the
161 information required by Homer City Code Section 21.93.080 and shall be filed with the Homer City Clerk,
162 491 E. Pioneer Avenue, Homer, Alaska 99603.

163
164 **CERTIFICATION OF DISTRIBUTION**
165 I certify that a copy of this Decision was mailed to the below listed recipients on _____, 2026.
166 A copy was also delivered to the City of Homer Planning Department and Homer City Clerk on the same
167 date.

168
169
170 _____

171 Date Associate Planner

|

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

Max Holmquist
JDO Law
3000 A Street, Suite 300
Anchorage, AK 99503

Melissa Jacobsen, City Manager
City of Homer
491 E Pioneer Avenue
Homer, AK 99603

DRAFT



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 Pl 26-015

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner
DATE: June 17, 2026
SUBJECT: City Planner's Report

Title 21 Zoning Code Re-write

There is a joint work session meeting with the City Council and Planning Commission scheduled for June 22, 2026 at 3:30pm in Council Chambers to discuss the comments received on the Title 21 Public Review Draft in preparation for the Public Hearing Draft of the code.

City Council Regular Meeting of May 26, 2026

City Council approved the appointment of Jan Keiser to the Homer Planning Commission.

Meeting Schedule

The next regular meeting date is July 15, 2026.

Commissioner Report to Council

6/22/26 _____



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 PL 26-016

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner
DATE: June 17, 2025
SUBJECT: ORDINANCE 26-XX, AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING HOMER CITY CODE 21.76.020 REVIEW OF TRAFFIC IMPACT ANALYSIS TO REMOVE THE REQUIREMENT FOR THE CITY PLANNER TO CONTRACT WITH AN ENGINEER WHEN A TRAFFIC IMPACT ANALYSIS IS REQUIRED

Introduction

The purpose of this ordinance is to reassign the contracting for Traffic Impact Analysis (TIA) studies from the City to the applicant. The requirement that the City Planner contract with an engineer to perform a traffic impact analysis creates an administrative burden without a commiserate increase in the quality of the traffic impact analysis process and report. All other sections of HCC 21.76 remain unchanged; including retaining the right to review and comment on the traffic impact analysis report and request further analysis and clarification when necessary.

Per HCC 21.95.010 Initiating code amendment

An amendment to this title may be initiated by any of the following:

- a. A member of the City Council;
- b. A member of the Planning Commission;
- c. The City Manager;
- d. The City Planner; or
- e. A petition bearing the signatures, and the printed names and addresses, of not less than 50 qualified City voters. [Ord. [10-58](#), 2011].

Per HCC 21.95.010, an amendment to this title has been initiated by the City Planner.

HCC 21.95.040 Planning Department review of code amendment

The Planning Department shall evaluate each amendment to this title that is initiated in accordance with HCC 21.95.010 and qualified under HCC 21.95.030, and may recommend approval of the amendment only if it finds that the amendment:

a. Is consistent with the Comprehensive Plan and will further specific goals and objectives of the plan.

Analysis: There are multiple goals and objectives from the 2045 Comprehensive Plan that support this text amendment to reassign contracting for TIA's:

Land Use and Environment Goal B: Plan for responsible development that balances environmental impacts, community connections, and infrastructure capacity.

This code amendment improves a process that provides responsible development that balances community connections and infrastructure capacity by requiring a TIA study to consider traffic impacts of a substantial project in the community.

Economic Development, Goal D: Develop and maintain sustainable, accessible infrastructure that supports a thriving local economy.

This code amendment improves a process that helps develop and maintain sustainable and accessible infrastructure that supports the local economy. TIA's are typically associated with new projects that have increased traffic impacts that should have additional analysis.

Transportation, Goal B: Maintain a safe and sustainable motorized transportation network within Homer year-round to support the movement of people and goods throughout the Greater Homer Area.

This code amendment improves a process tied directly to traffic studies that helps maintain a safe and sustainable motorized transportation network in Homer by analyzing the traffic impacts of substantial new projects/developments.

Finding: The proposed amendment is consistent with the Comprehensive Plan.

b. Will be reasonable to implement and enforce.

Analysis: The proposed amendment is simple and straightforward and is not difficult to implement and enforce, simply a reassignment of responsibility of contracting for Traffic Impact Analysis studies from the City Planner to the applicant.

Finding: The proposed amendment will be reasonable to implement and enforce.

c. Will promote the present and future public health, safety and welfare.

Analysis: The proposed amendment is an improvement to a process that is directly involved in the future public health, safety, and welfare of Homer when traffic impacts are studied via a TIA.

Finding: The proposed amendment will promote the present and future public health, safety, and welfare.

d. Is consistent with the intent and wording of the other provisions of this title.

Analysis: The intent and wording of the other provisions of this title are consistent with the proposed reassignment of contracting for TIA's. No other changes are proposed other than the contracting provision.

Finding: The proposed amendment is consistent with the intent and wording of the other provisions of this title.

Recommendation: *Staff recommends the Planning Commission recommend approval of the proposed text amendment to the Homer City Council.*

Attachments:

Draft Ordinance 26-XX

**CITY OF HOMER
HOMER, ALASKA**

City Manager/City Planner

ORDINANCE 26-xx

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING HOMER CITY CODE 21.76.020 REVIEW OF TRAFFIC IMPACT ANALYSIS TO REMOVE THE REQUIREMENT FOR THE CITY PLANNER TO CONTRACT WITH AN ENGINEER WHEN A TRAFFIC IMPACT ANALYSIS IS REQUIRED.

WHEREAS, Homer City Code 21.76.020(a) requires the City Planner to contract with an engineer to perform a traffic impact analysis when a traffic impact analysis is required by a provision of the Homer City Code; and

WHEREAS, the requirement that the City Planner contract with an engineer to perform a traffic impact analysis creates an administrative burden without a commiserate increase in the quality of the traffic impact analysis process and report; and

WHEREAS, the City of Homer has determined that it would be preferable for the developer or applicant to contract with an engineer directly to perform these studies while still retaining the right to review and comment on the traffic impact analysis report and request further analysis and clarification when necessary.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code 21.76.020 Review of Traffic Impact Analysis is hereby amended to read as follows:

21.76.020 Review of Traffic Impact Analysis

a. A traffic impact analysis must compute traffic generated by a development in accordance with the Institute of Traffic Engineers' Trip Generation Handbook (current edition). The City Planner will, in his or her discretion, require a traffic impact analysis based upon local traffic generation values. A traffic impact analysis must be prepared by an engineer licensed under AS 08.48 following guidelines approved by the City Planner and contracted by the ~~City~~ **applicant**.

b. The analysis must be submitted to the City for review and comment under HCC 21.76.200.

c. All traffic impact analysis costs will be borne by the applicant.

Section 2. This Ordinance is of a permanent and general character. and shall be included in the City Code.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of _____, 2026.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

AMY WOODRUFF, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:



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 26-017

TO: Homer Advisory Planning Commission **26-017**
 FROM: William Anderson, Associate Planner
 DATE: 6/17/2026
 SUBJECT: Terra Bella Subdivision Osborne Addition

Requested Action: Approve a preliminary plat that consolidates two lots into one parcel.

General Information:

Applicants:	Brad & Melanie Osborne 15127 Golden View Dr. Anchorage, AK 99516	Katie Kirsis P.L.S. - 907 299 1580 seabrightsurvey@gmail.com 1044 East End Road, Suite A Homer AK, 99603
Location:	West Fairview Avenue near the intersection of Mullikin St., southwest of Karen Hornaday Park.	
Parcel ID:	17504033, 17504034	
Size of Existing Lot(s):	1.08 acres and 1.08 acres	
Size of Proposed Lot(s):	2.152 acres	
Zoning Designation:	Rural Residential District (RR)	
Existing Land Use:	Residential	
Surrounding Land Use:	North: Residential Vacant South: Residential East: Residential Vacant West: Residential Vacant	
Wetland Status:	Riverine per KWF Wetlands Assessment, KPB GIS	
Flood Plain Status:	Not located in a flood plain.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are available	
Public Notice:	Notice was sent to 58 property owners of 45 parcels as shown on the KPB tax assessor rolls.	

Analysis: This preliminary plat seeks to consolidate Lot 7 and Lot 8 into one parcel: Lot 7A, containing approximately 2.152 acres. The property is located north of West Fairview Avenue near the intersection of Mullikin Street, within the Rural Residential Zoning District. The proposed lot meets minimum dimensional requirements of the Rural Residential (RR) Zoning District, as set forth P:\PACKETS\2026 PCPacket\Plats\Terra Bella Subdivision Osborne Addition

in the Homer City Code HCC21.12.040. The purpose of the replat is to consolidate two lots into a single lot for residential use.

For context, the applicant submitted two versions of the preliminary plat: the original dated May 28, 2026, and a revised version dated June 3, 2026. The original submittal did not depict the approximate locations of City utilities. The revised plat includes the approximate locations of City water and sewer services.

Additionally, a review of the plat notes finds Plat Note 7 irrelevant. As the referenced subdivision development agreement has since been satisfied, Plat Note 7 is recommended for removal.

City utilities are available and legal access will remain via West Fairview Avenue. The city has no objection.

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.

- 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. No new streets are proposed.

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. Name 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. The parent plat's name shall be the primary name of the preliminary plat;
 - 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.

Staff Response: The plat meets these requirements.

- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the proposed subdivision boundary, including names of subdivisions, lot lines, block 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. As indicated on the revised preliminary plat, dated 6.3.2026, Municipal water or sewer mains exist within or are adjacent to the subdivision; city services are available to the proposed lots.

- 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 meets these requirements. No encroachments exist.

- 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. Not applicable.

Public Works Comments:

The property owner will need to abandon a set of water and sewer services. The water service must be abandoned at the main. They can reach out to Public Works for any questions.

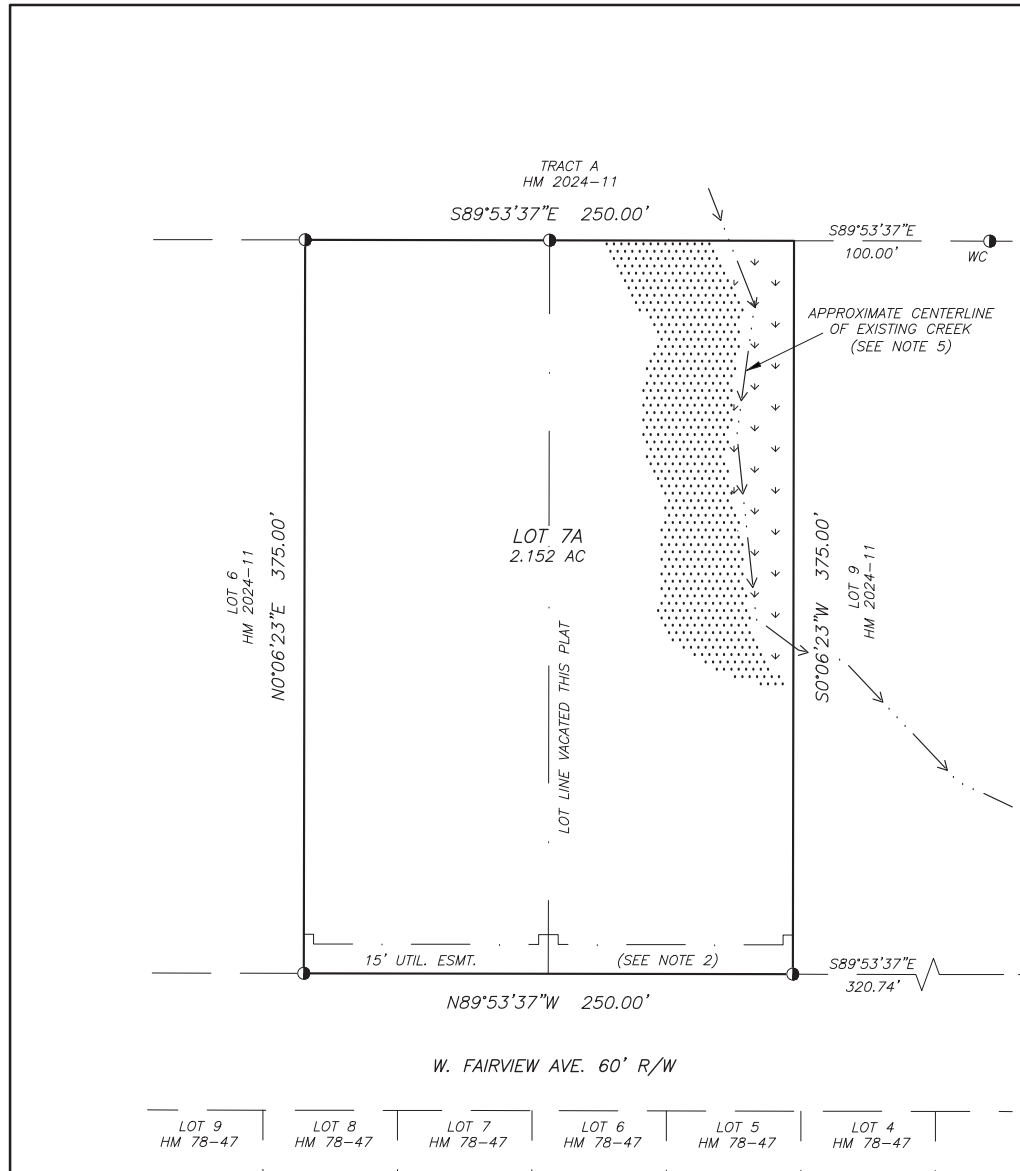
Staff Recommendation:

Planning Commission recommends approval of the preliminary plat with the following comment(s) below.

1. Prior to recording the final plat, the property owner shall abandon a set of water and sewer services. The water service must be abandoned at the main.
2. Remove plat note (7).

Attachments:

1. Preliminary Plat 5.28.2026
2. Revised Preliminary Plat 6.3.2026.
3. Surveyor's Letter
4. Public Notice
5. Aerial Map



CS 1/16 SECTION 18
2.5" BRASS CAP
BY 4374-S, 1983
N=105,178,4237
E=87,609,0955

1/4 SECTION 18/19
ORIGINAL RAILROAD SPIKE
HM 91-67RS, 7538-S, 1991
N=103,859,5788
E=87,611,3725

GPS CONTROL DATA

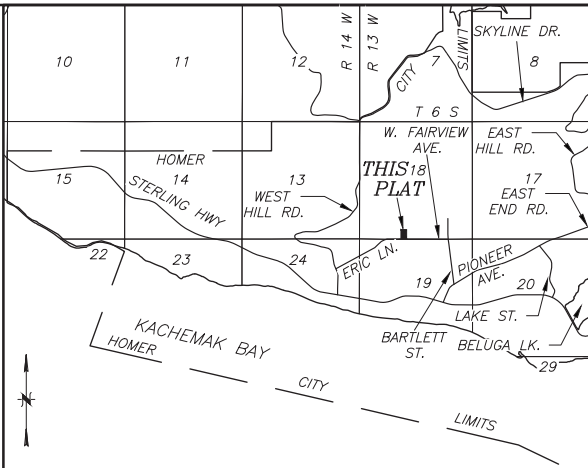
1. FOUND MONUMENT POSITIONS AS SHOWN WERE DETERMINED USING RTK GNSS METHODS WITHIN A LOCAL U.S. SURVEY FOOT COORDINATE SYSTEM.

2. BASIS OF COORDINATES FOR THIS SURVEY ARE THE NGS PUBLISHED VALUES FOR NGS CONTROL STATION "HOMAIR" (PID=TT0155).

NAD83(2011)(NSRS2011)
N59°38'20.35896" LAT
W151°29'29.49546" LONG

LOCAL COORDINATES
N: 100,000.00
E: 100,000.00

3. BEARINGS AND DISTANCES ARE GROUND, DETERMINED BY ROTATING AND SCALING FROM GRID (AKSPC ZONE 4) USING "HOMAIR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -1°17'13.4". TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986696.



VICINITY MAP

SCALE: 1" = 1 MI. U.S.G.S. QUAD. SELDOVIA (C-4)

NOTARY'S ACKNOWLEDGMENT

FOR: BRAD OSBORNE
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR: MELANIE OSBORNE
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

CERTIFICATE OF OWNERSHIP

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

BRAD OSBORNE
15127 GOLDEN VIEW DR.
ANCHORAGE, AK 99516

MELANIE OSBORNE
15127 GOLDEN VIEW DR.
ANCHORAGE, AK 99516

PLAT APPROVAL

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

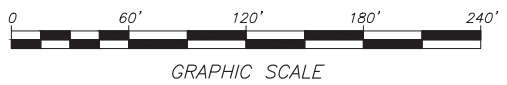
BY: _____
AUTHORIZED OFFICIAL DATE
KENAI PENINSULA BOROUGH

NOTES

1. THIS LOT IS SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.
2. THE FRONT 15' ADJACENT TO RIGHTS-OF-WAY AND THE FRONT 20' WITHIN 5' OF THE SIDE LOT LINES IS A UTILITY EASEMENT PER HM2024-11. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
3. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
4. THIS LOT IS SERVED BY CITY OF HOMER WATER AND SEWER.
5. DRAINAGE EASEMENT 30 FEET ON BOTH SIDES OF THE EXISTING CREEK GRANTED PER HM2024-11. APPROXIMATE LOCATION OF CREEK IS SHOWN.
6. SUBJECT TO A RIGHT-OF-WAY EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO HOMER ELECTRIC ASSOCIATION, IND., AND ITS ASSIGNS AND/OR SUCCESSORS IN INTEREST, TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENT RECORDED SEPTEMBER 18, 1958 IN BOOK 17, PAGE 327, H.R.D. WITH NO DEFINITE LOCATION.
7. SUBJECT TO A SUBDIVISION DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF PER DOCUMENT SERIAL NUMBER 2023-009511-0, RECORDED AUGUST 16, 2023, HOMER RECORDING DISTRICT.
8. ALL BEARINGS, DISTANCES AND MONUMENTS ARE PER RECORD PLAT HM2024-11.

LEGEND

- ⊕ RECORD PRIMARY MONUMENT AS DESCRIBED
- ⓪ RECORD 2" AC 7538-S 2022
- ▭ APPROX. AREA RIVERINE (KWF WETLANDS ASSESSMENT, KPB GIS)
- ▨ APPROX. AREAS OF 20% SLOPE OR GREATER (KPB GIS)



HOMER RECORDING DISTRICT KPB FILE NO. 2026-000

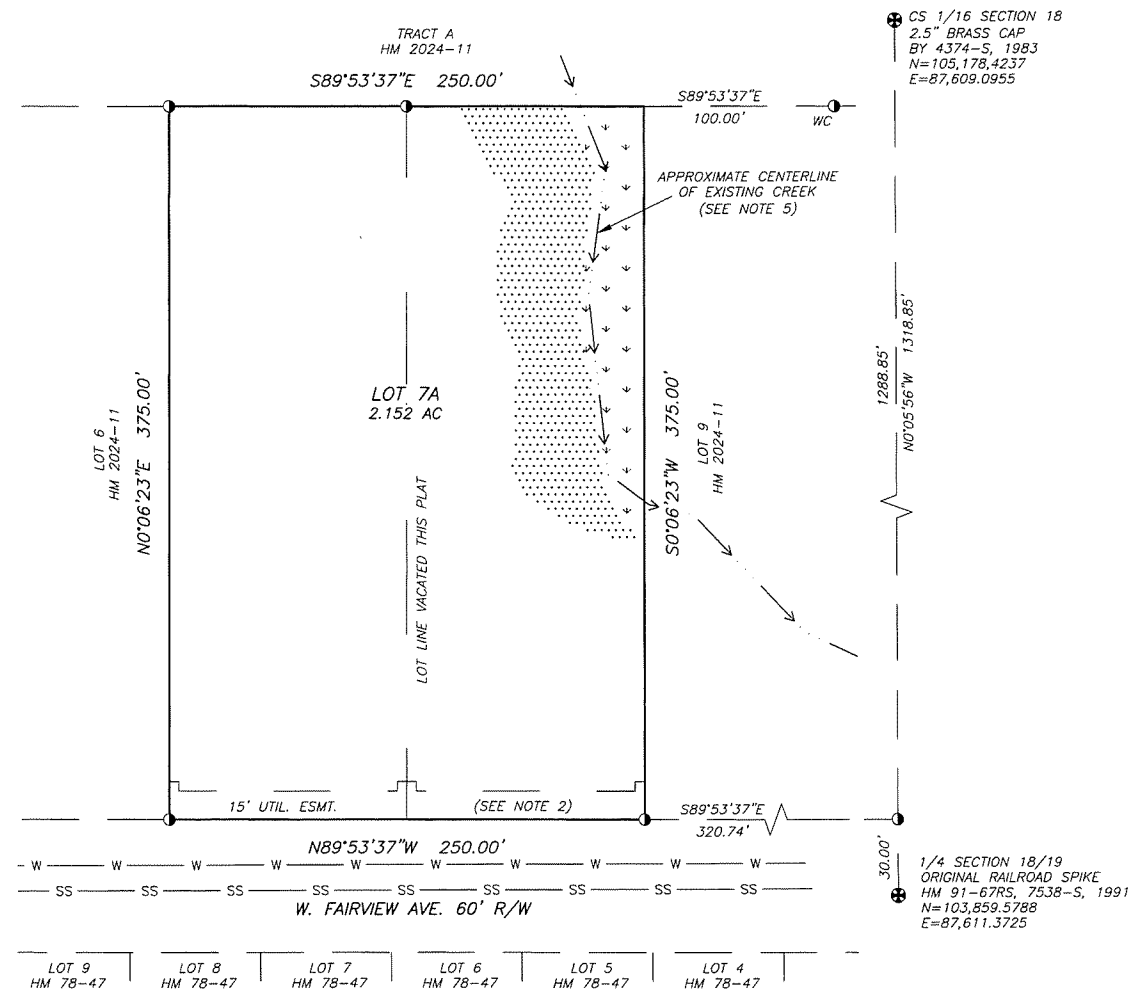
**TERRA BELLA SUBDIVISION
OSBORNE ADDITION**

A REPLAT OF LOTS 7 & 8, TERRA BELLA SUBDIVISION (HM 2024-11), LOCATED WITHIN THE SE1/4 SW1/4 SECTION 18, T. 6 S., R. 13 W., SEWARD MERIDIAN, HOMER RECORDING DISTRICT, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 2.152 ACRES

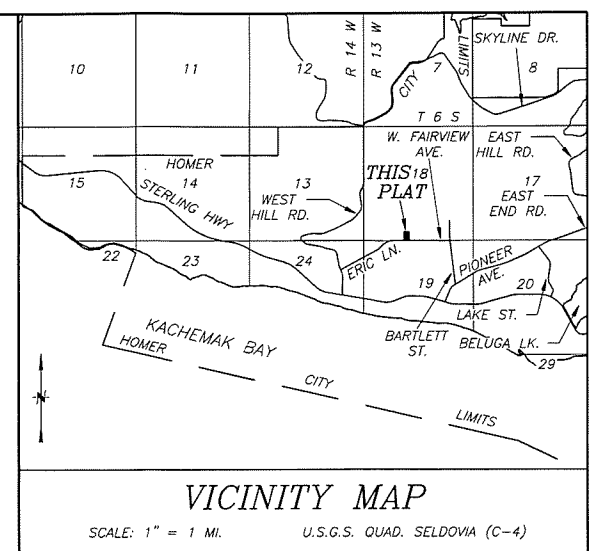
SEABRIGHT SURVEY + DESIGN
KATHERINE A. KIRSIS, P.L.S.
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
SEABRIGHTSURVEY@GMAIL.COM

CLIENTS: BRAD OSBORNE 15127 GOLDEN VIEW DR. ANCHORAGE, AK 99516	MELANIE OSBORNE 15127 GOLDEN VIEW DR. ANCHORAGE, AK 99516
DRAWN BY: BT	CHKD BY: KK
DATE: 05/2026	JOB #2026039
SCALE: 1"=60'	SHEET #1 OF 1



GPS CONTROL DATA

- FOUND MONUMENT POSITIONS AS SHOWN WERE DETERMINED USING RTK GNSS METHODS WITHIN A LOCAL U.S. SURVEY FOOT COORDINATE SYSTEM.
- BASIS OF COORDINATES FOR THIS SURVEY ARE THE NGS PUBLISHED VALUES FOR NGS CONTROL STATION "HOMAIR" (PID=TT0155).
 NAD83(2011)(NSRS2011)
 N59°38'20.35896" LAT
 W151°29'29.49546" LONG
 LOCAL COORDINATES
 N: 100,000.00
 E: 100,000.00
- BEARINGS AND DISTANCES ARE GROUND, DETERMINED BY ROTATING AND SCALING FROM GRID (AKSPC ZONE 4) USING "HOMAIR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -1°17'13.4". TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986696.



NOTARY'S ACKNOWLEDGMENT

FOR: BRAD OSBORNE

ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

CERTIFICATE OF OWNERSHIP

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

BRAD OSBORNE
15127 GOLDEN VIEW DR.
ANCHORAGE, AK 99516

NOTARY'S ACKNOWLEDGMENT

FOR: MELANIE OSBORNE

ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

MELANIE OSBORNE
15127 GOLDEN VIEW DR.
ANCHORAGE, AK 99516

PLAT APPROVAL

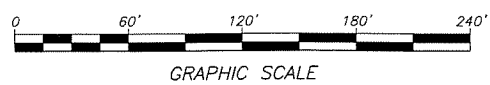
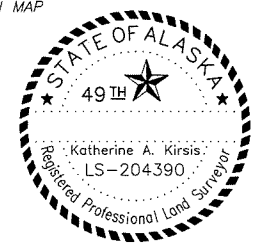
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MM/DD/YYYY.

BY: _____ DATE _____

AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

- NOTES**
- THIS LOT IS SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.
 - THE FRONT 15' ADJACENT TO RIGHTS-OF-WAY AND THE FRONT 20' WITHIN 5' OF THE SIDE LOT LINES IS A UTILITY EASEMENT PER HM2024-11. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
 - PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
 - THIS LOT IS SERVED BY CITY OF HOMER WATER AND SEWER.
 - DRAINAGE EASEMENT 30 FEET ON BOTH SIDES OF THE EXISTING CREEK GRANTED PER HM2024-11. APPROXIMATE LOCATION OF CREEK IS SHOWN.
 - SUBJECT TO A RIGHT-OF-WAY EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., AND ITS ASSIGNS AND/OR SUCCESSORS IN INTEREST, TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENT RECORDED SEPTEMBER 18, 1958 IN BOOK 17, PAGE 327, H.R.D. WITH NO DEFINITE LOCATION.
 - SUBJECT TO A SUBDIVISION DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF PER DOCUMENT SERIAL NUMBER 2023-009511-0, RECORDED AUGUST 16, 2023, HOMER RECORDING DISTRICT.
 - ALL BEARINGS, DISTANCES AND MONUMENTS ARE PER RECORD PLAT HM2024-11.

- LEGEND**
- RECORD PRIMARY MONUMENT AS DESCRIBED
 - RECORD 2" AC 7538-S 2022
 - APPROX. AREA RIVERINE (KWF WETLANDS ASSESSMENT, KPB GIS)
 - APPROX. AREAS OF 20% SLOPE OR GREATER (KPB GIS)
 - SEWER MAIN - APPROXIMATE LOCATION PER COH SEWER DISTRIBUTION MAP
 - WATER MAIN - APPROXIMATE LOCATION PER COH WATER MAIN DISTRIBUTION MAP



HOMER RECORDING DISTRICT KPB FILE NO. 2026-000

**TERRA BELLA SUBDIVISION
OSBORNE ADDITION**

A REPLAT OF LOTS 7 & 8, TERRA BELLA SUBDIVISION (HM 2024-11), LOCATED WITHIN THE SE1/4 SW1/4 SECTION 18, T. 6 S., R. 13 W., SEWARD MERIDIAN, HOMER RECORDING DISTRICT, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 2.152 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

CLIENTS: BRAD OSBORNE 15127 GOLDEN VIEW DR. ANCHORAGE, AK 99516	MELANIE OSBORNE 15127 GOLDEN VIEW DR. ANCHORAGE, AK 99516
DRAWN BY: BT	CHKD BY: KK
DATE: 06/2026	SHEET #1 OF 1

SEABRIGHT SURVEY + DESIGN

Katherine A. Kirsis, P.L.S.

1044 East End Road Suite A

Homer, Alaska 99603

907.299.1580

seabrightsurvey@gmail.com

RECEIVED

MAY 28 2026

**CITY OF HOMER
PLANNING/ZONING**

May 28, 2025

City of Homer
491 East Pioneer Ave
Homer, AK 99603

RE: Preliminary Submittal for "TERRA BELLA SUBDIVISION OSBORNE ADDITION"

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
- Check for \$300 plat review fee

In addition, we have emailed you a digital copy of the 18X24 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

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:

Terra Bella Subdivision Osborne Addition 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, June 17, 2026 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: 346-248-7799 or 669-900-6833; (Toll Free) 888-788-0099 or 877-853-5247

Meeting ID: 979 8816 0903

Passcode: 986062

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 June 12, 2026 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



Roads

- Legal Trail
- Private Road
- Proposed
- State Highway
- Town Low/Seasonal
- Town Major
- Collector
- Town Medium
- Volume-Maintained
- Town Medium
- Volume-Maintained
- Unmaintained

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.



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

Memorandum PL26 – 007

TO: Homer Advisory Planning Commission
FROM: Ryan Foster, City Planner
DATE: June 17, 2026
SUBJECT: Review of Planning Commission Bylaws

Introduction:

Katie Kirsis, of Seabright Survey + Design, has requested to withdraw the application for the Watson Ridge Simpson Replat from the June 17, 2026 Planning Commission agenda. The applicant will be meeting with City staff to discuss potential substantial revisions to the plat. Any resubmissions will go through the full notification process before being placed on a future regular meeting agenda.

Requested Action:

Acknowledge the withdrawal of the Watson Ridge Simpson Replat from the June 17, 2026 Planning Commission agenda.



MEMORANDUM

PL 26-008

Election of Officers

To: Planning Commission
From: Amy Woodruff, City Clerk
Date: June 12, 2026

Per Article E of the Planning Commission Bylaws: "A Chair and Vice-Chair shall be selected annually in April or as soon thereafter as practicable by the appointive members."

The role of the Chair is to help meetings run smoothly following the established structure. They do this by recognizing members, stating motions and putting them to a vote, and helping conversation stay on topic. Any member of an advisory body can become a Chair, and the Clerk's Office is here to support someone who wants to step up to the role and would like additional references or training.

The role of the Vice Chair is primarily to be available to serve in the Chair role if the Chair is absent.

I. Selection of Voting method:

Voting is commonly done by a Show of Hands or a Voice Vote (yes/no). The method of voting is up to the body to decide. Any advisory body member can make a motion to recommend the Planning Commission's method of voting for the elections.

II. Election of Vice Chair:

- 1) Once the election method is decided, the Chair will open the floor for nominations.
- 2) Board members are free to call out nominations, they don't need to be recognized by the Chair.
 - **These are not motions and do not require a second.**
 - It's ok for someone to nominate themselves.
 - If someone is nominated and does not want to serve, it is acceptable for that individual to speak up and decline the nomination.
- 3) Once all nominations are called out, the Chair will close the floor to nominations.
- 4) Chair will then call out each nominee's name for voting. For each name called out, board members will vote using the method selected earlier. Candidates can vote for themselves.
- 5) As soon as one of the nominees receives the majority of votes, the Chair will declare them elected. If only one person is nominated, the Chair simply declares the nominee elected.

III. Election of Chair:

- 1) The gavel is handed over to the newly elected Vice Chair to conduct the vote.
- 2) Election is conducted in the same manner as it was for the Vice Chair (see steps 1-5 above).
- 3) The gavel/meeting will be turned over to the newly elected (or re-elected) Chair. The newly elected Chair will conduct the remainder of the meeting.

2026 Meeting Dates & Submittal Deadlines

Homer Planning Commission

Meeting dates are bolded and submittal deadlines are underneath

January 7, 2026

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

January 21, 2026

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

February 4, 2026

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

February 18, 2026

January 28 for Public Hearing Items
January 30 for Preliminary Plat Submittal
February 6 for Regular Agenda Items

March 4, 2026

February 11 for Public Hearing Items
February 13 for Preliminary Plat Submittal
February 20 for Regular Agenda Items

March 18, 2026

February 25 for Public Hearing Items
February 27 for Prelim. Plat Submittal
March 6 for Regular Agenda Items

April 1, 2025

March 11 for Public Hearing Items
March 13 for Preliminary Plat Submittal
March 20 for Regular Agenda Items

April 15, 2026

March 25 for Public Hearing Items
March 27 for Preliminary Plat Submittal
April 3 for Regular Agenda Items

May 6, 2026

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

May 20, 2026

April 29 for Public Hearing Items
May 1 for Preliminary Plat Submittal
May 8 for Regular Agenda Items

June 3, 2026

May 13 for Public Hearing Items
May 15 for Preliminary Plat Submittal
May 22 for Regular Agenda Item

June 17, 2026

May 27 for Public Hearing Items
May 29 for Preliminary Plat Submittal
June 5 for Regular Agenda Items

2026 Meeting Dates & Submittal Deadlines

Homer Planning Commission

Meeting dates are bolded and submittal deadlines are underneath

July 15, 2026

June 17 for Public Hearing Items & Preliminary Plat Submittal **Four Weeks Prior to Meeting**

July 1 for Regular Agenda Items

August 5, 2026

July 15 for Public Hearing Items & Preliminary Plat Submittal

July 22 for Regular Agenda Items

August 19, 2026

July 29 for Public Hearing Items & Preliminary Plat Submittal

August 5 for Regular Agenda Items

September 2, 2026

August 12 for Public Hearing Items & Preliminary Plat Submittal

August 19 for Regular Agenda Items

September 16, 2026

August 26 for Public Hearing Items & Preliminary Plat Submittal

September 2 for Regular Agenda Items

October 7, 2026

September 16 for Public Hearing Items & Preliminary Plat Submittal

September 23 for Regular Agenda Items

October 21, 2026

September 30 for Public Hearing Items & Preliminary Plat Submittal

October 7 for Regular Agenda Items

November 4, 2026

October 7 for Public Hearing Items & Preliminary Plat Submittal **Four Weeks Prior to Meeting**

October 21 for Regular Agenda Item

December 2, 2026

November 4 for Public Hearing Items & Preliminary Plat Submittal **Four Weeks Prior to Meeting**

November 18 for Regular Agenda Item