

CALL TO ORDER

Session 24-08 a Regular Meeting of the Comprehensive Plan Steering Committee was called to order by Chair Kathy Carssow at 8:00 a.m. on August 5, 2024 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

PRESENT: COMMITTEE MEMBERS BARNWELL, CARSSOW, DAVIS, ERICKSON

ABSENT: COMMITTEE MEMBER AREVALO

STAFF: CITY PLANNER FOSTER & DEPUTY CITY CLERK PETTIT

CONSULTANTS: SHELLY WADE, AGNEW::BECK
MEG FRIEDENAUER, AGNEW::BECK

AGENDA APPROVAL

Chair Carssow read the supplemental items into the record and requested a motion and second to approve the agenda as amended.

ERICKSON/BARNWELL 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

APPROVAL OF MINUTES

A. Steering Committee Meeting Minutes of May 17, 2024

ERICKSON/BARNWELL MOVED TO APPROVE THE MAY 17TH MEETING MINUTES.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS/PRESENTATIONS

REPORTS

PENDING BUSINESS

NEW BUSINESS

A. Update on Schedule and Key Milestones

Chair Carssow introduced the item by reading of the title and deferred to Shelly Wade of Agnew::Beck. Ms. Wade explained that although the original plan was to have a draft version of the Comprehensive Plan out by the end of 2024, it's likely that the draft plan won't be available until spring of 2025 with

hopes of having the plan finalized come summer of 2025. She then reviewed the revised version of the remaining schedule, noting the following:

- Visitor Survey and Business Survey have been introduced for **Task 2: Public Participation Process**
- Aiming to release the complete survey results and interactive comment map results to the community by the end of August
- Discussions with the various City of Homer Commissions and Boards in September
- Development of approach and framework for three growth scenarios
- Tentative visit from Agnew::Beck in October for a community meeting
- Preferred scenario and draft plan to be presented early 2025

Committee Members expressed their dissatisfaction with the schedule extension, with some of the members stating that they had only committed through the end of 2024.

B. Overview of Community Survey and Interactive Comment Map Draft Results
Homer Comp Plan Revision: Community Survey Preliminary Results

Chair Carssow introduced the item by reading of the title and deferred to Meg Friedenauer of Agnew::Beck. Ms. Friedenauer reviewed the preliminary results of the Comprehensive Plan Survey with the Committee, covering the following:

- 556 total community survey responses
- Demographic representation
- Low representation of Alaska Natives in the survey responses compared to the percentage of the population that they make up
- Higher representation in the survey among higher incomes vs. median household incomes
- **Top 4 Emerging Themes:** Overall cost of living, infrastructure and transportation, affordable housing for resident, and concerns about overdevelopment
- Desire for growth across various economic sectors
- Overview of potential priorities for the greater Homer community
- 224 total comments on the interactive comment map

C. Update on Other Outreach – Business Survey, Visitor Survey, Interviews, Engagements

Chair Carssow introduced the item by reading of the title and deferred to Shelly Wade. Ms. Wade summarized the following:

- Collaboration with City Staff, Chamber of Commerce members, and also the local Bed and Breakfast Group/Association for the surveys
- Business survey has been launched in a strategic effort to ensure representation across various businesses
- August 15th deadline for both the business survey and the visitor survey

D. Update on Growth Scenarios Development

Shelly Wade explained that the project team met last Wednesday to further flesh out the framework and the approach for the growth scenarios development.

E. Discussion of Steering Committee Meeting Schedule

The Committee agreed to hold another meeting on Thursday, August 22, 2024 at 8:00 a.m.

INFORMATIONAL MATERIALS

COMMENTS OF THE AUDIENCE

COMMENTS OF CITY STAFF

COMMENTS OF THE TASK FORCE

Committee Member Erickson thanked the consultants for their hard work.

Committee Member Davis thanked the consultants for their hard work.

Committee Member Barnwell thanked the consultants for their hard work, and noted that 556 survey responses is impressive.

ADJOURN

There being no further business to come before the Task Force Chair Carssow adjourned the meeting at 9:55 a.m. The next Regular Meeting is scheduled for **Thursday, August 22, 2024 at 8:00 a.m.** All meetings scheduled to be held via Zoom Webinar and in person in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Zach Pettit, Deputy City Clerk I

Approved:_____