

CALL TO ORDER

Session 24-10 a Regular Meeting of the Comprehensive Plan Steering Committee was called to order by Chair Kathy Carssow at 8:00 a.m. on September 5, 2024 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

PRESENT: COMMITTEE MEMBERS AREVALO, BARNWELL, CARSSOW, DAVIS & ERICKSON

STAFF: CITY MANAGER JACOBSEN, 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. She then requested a motion and second to approved the agenda as amended.

ERICKSON/AREVALO 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 August 22, 2024

ERICKSON/DAVIS MOVED THE APPROVE THE AUGUST 22, 2024 MEETING MINUTES.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VISITORS/PRESENTATIONS

REPORTS

A. Update on Surveys – Business and Visitor

Chair Carssow introduced the item by reading of the title and opened the floor for Shelly Wade of Agnew::Beck. Ms. Wade covered the following:

- Business Survey closed on Sunday, August 25th
 - 66 total surveys were received
 - Results will be analyzed with the plan of releasing them on September 13th

B. Update on Growth Scenarios Development

Chair Carssow introduced the item by reading of the title and opened the floor for Ms. Wade of Agenw::Beck. Ms. Wade covered the following:

- Project team has fleshed out, in more detail, the following three scenarios:
 - **Status Quo:** continuing on the current trajectory in terms of population growth and economic growth
 - **Enhance:** economic growth of 3-5% with a focus on growing existing industries
 - **Amplify:** uptick in economic growth with a focus on maintaining existing industries, considering potential new industries (e.g. remote worker sector), and moderate population growth with a focus on retaining younger families
- Comparison of metrics – will help guide and quantify by Comprehensive Plan focus area

Commissioners shared their thoughts on the following:

- Comparison between the 2018 Comprehensive Plan and the current plan being developed
- Metrics for acreage of undeveloped land and green spaces
- Hazards and limitations for land development in Homer

C. Project Team Requests of Steering Committee Members in addition to Regular Committee Meetings:

September – Farmer’s Market Booth, Commission and Committee Meetings Attendance, Outreach to Encourage Attendance and Assistance in Preparing for Community Visit #4, Stakeholder Interviews

October – Community Workshop Outreach to Encourage Attendance and Participation in Workshop

Chair Carssow introduced the item by reading of title and opened the floor for Ms. Wade and City Planner Foster. They covered the following:

- Meeting-in-a-Box updates
- Farmer’s Market Booth on **Saturday, September 14th** and **Saturday, September 21st**
- Islands & Oceans Visitor Center Event on **Tuesday, October 22nd**
- Title 21 rewrite process

PENDING BUSINESS

NEW BUSINESS

A. Set September/October Steering Committee Meeting Schedule

Chair Carssow introduced the item by reading of the title and opened the floor for Ms. Wade. She explained to the Committee that she is planning to have the three growth development scenarios ready to present by October 8th or 9th.

ERICKSON/DAVIS MOVED TO HOLD THE COMMITTEE’S NEXT MEETING ON OCTOBER 9TH AND OCTOBER 23RD.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL MATERIALS

A. Invoicing Reports

June 2024 Invoicing Report

July 2024 Invoicing Report

B. Letter from Chair Carssow to Committee Members

C. Comprehensive Safety Action Plan Flyer

Chair Carssow noted the informational materials. There was no discussion.

COMMENTS OF THE AUDIENCE

COMMENTS OF CITY STAFF

City Manager Jacobsen commented that it was a good meeting, and stated that she liked the new layout of the agenda.

COMMENTS OF THE MAYOR

Mayor Castner thanked the Committee for the work they've accomplished thus far. He spoke to the request that he received to support a moratorium on some elements that exist in the City's code, highlighting a recent CUP seen by the Planning Commission at 955 Sterling Highway. He added that the Borough is a partner with the City in the Comprehensive Plan, and stressed the importance of each entities' Comprehensive Plan having cohesion with one another. He also made some comments regarding the risks of building near the tsunami zone. He spoke to Title 21 and how it pairs up with the Comprehensive Plan before making some final comments about the problems with platting.

COMMENTS OF THE TASK FORCE

Committee Member Arevalo stated that she was looking forward to the Farmer's Market events, and spoke to importance of garnering community feedback.

Committee Member Erickson stated that it was a good meeting and that she was happy to facilitate the Meeting-in-a-Box.

Chair Carssow informed everyone that the MAPP Housing Task Force is meeting on October 1st and has invited the Community Development Director from Valdez. She also shared her praise for the Strom Water Task Force.

Committee Member Barnwell stated that he agreed with the Mayor's comments regarding the Comprehensive Plan. He suggested focusing some of the meetings for the Meeting-in-a-Box around green infrastructure. He thanked the Committee and Chair Carssow for their work.

ADJOURN

There being no further business to come before the Task Force Chair Carssow adjourned the meeting at 9:38 a.m. The next Regular Meeting is scheduled for **Wednesday, October 9, 2024 at 8:30 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: _____