



Homer City Hall

491 E. Pioneer Avenue

Homer, Alaska 99603

www.cityofhomer-ak.gov

AGENDA

Comprehensive Plan Steering Committee

Monday, August 5th, 2024 at 8:00-10:00 AM

City Hall Upstairs Conference Room In-Person & Via Zoom
Webinar

Zoom Webinar ID: 971 1030 8124 Password: 151329

<https://cityofhomer.zoom.us>

Dial: 346-248-7799 or 669-900-6833;

(Toll Free) 888-788-0099 or 877-853-5247

CALL TO ORDER, 8:00 A.M.

AGENDA APPROVAL

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA (3 minute limit)

APPROVAL OF MINUTES

- A. Steering Committee Minutes of May 17, 2024

Page 3

VISITORS/PRESENTATIONS

REPORTS

PENDING BUSINESS

NEW BUSINESS

- A. Update on Schedule and Key Milestones
- B. Overview of Community Survey and Interactive Comment Map Draft Results
- C. Update on Other Outreach – Business Survey, Visitor Survey, Interviews, Engagements, etc.
- D. Update on Growth Scenarios Development
- E. Discussion of Steering Committee Meeting Schedule

INFORMATIONAL MATERIALS

COMMENTS OF THE AUDIENCE (3 minute limit)

COMMENTS OF CITY STAFF

COMMENTS OF THE TASK FORCE

ADJOURNMENT

CALL TO ORDER

Session 24-07 a Regular Meeting of the Comprehensive Plan Steering Committee was called to order by Chair Kathy Carssow at 9:00 a.m. on May 17, 2024 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

PRESENT: COMMITTEE MEMBERS AREVALO, BARNWELL, CARSSOW, ERICKSON

ABSENT: COMMITTEE MEMBER DAVIS (EXCUSED)

STAFF: CITY PLANNER FOSTER
INTERIM CITY MANAGER/CITY CLERK JACOBSEN

CONSULTANTS: SHELLY WADE, AGNEW::BECK
LUKE RUBALCAVA, RESPEC

AGENDA APPROVAL

Approved by consensus of the Committee that was present.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

APPROVAL OF MINUTES

A. Steering Committee Meeting Minutes of May 6, 2024

ERICKSON/BARNWELL MOVED TO APPROVE THE MINUTES.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS/PRESENTATIONS

REPORTS

PENDING BUSINESS

NEW BUSINESS

A. Community Visit #2 – Debrief

Shelly Wade of Agnew::Beck provided a synopsis of the events that took place during Community Visit #2, highlighting the following:

- **Monday:**
 - Brief presentation and overview of the Community Snapshot
- **Tuesday:**
 - Conversation with Community Development Director Engebretsen and City Planner Foster regarding growth scenarios
 - Conversation with the Guiding Growth Group at the library regarding growth scenarios

- An impromptu housing meeting with MAPP (Mobilizing for Action through Planning and Partnerships)
- Work Session with the Port & Harbor Advisory Commission
- Meeting with the Economic Development Advisory Commission
- **Wednesday:**
 - Library hours in the morning
 - Contractor's Day at Spenard Builders Supply
 - Meeting with MAPP Steering Committee
 - Work Session with the Planning Commission
 - Unfiltered conversation at Alice's Champagne Palace regarding the Community Snapshot
- **Thursday:**
 - Conversation with the Storm Water Working Group
 - Work Session with Parks, Art, Recreation & Culture Advisory Commission
- **Friday:**
 - Debrief with Comprehensive Plan Steering Committee

Committee Member Barnwell reported on a meeting he attended with the Hospital Service Area Board where the topic of discussion revolved around hospital expansion.

B. Discuss FAQ Section for Project Website

The Committee along with Ms. Wade devised some ideas for FAQ information, noting that members of the public are confused between the Comprehensive Plan and Title 21.

C. Discuss Steering Committee Meeting Schedule

The Committee discussed their meeting schedule, outlining the following events/meetings to expect in the near future:

- Agnew::Beck will continue receiving information through the summer
- Interactive comment map is opening on May 6th and will remain open until June 21st
- Agnew::Beck will synthesize and summarize all inputs to lead the Committee and consultants to a path of potential growth scenarios
- Public Service Announcement for the survey
- Interviews with police, fire and finance
- Meeting at Kachemak Gear Shed on May 24th
- Meeting with Homer Marine Trades Association on June 5th
- Various informal summer events

The Committee agreed to hold the next meeting on August 5th from 8:00-10:00 a.m.

INFORMATIONAL MATERIALS

COMMENTS OF THE AUDIENCE

Mayor Castner reasserted the concept of treating the Comprehensive Plan like a three-legged stool: one leg being current commitments, the second leg being quality of life, and the third leg being the economic base of the city. He emphasized the need to recognize the revenue streams of the city, and briefly touched on inclusive decision-making and contextual considerations.

COMMENTS OF CITY STAFF

City Planner Foster thanked the Committee Members for their efforts.

COMMENTS OF THE TASK FORCE

Committee Member Arevalo shared that she had some flyers printed out and identified poster boards where she can share the flyers. She added that she will be learning more about Title 21 and studying up on the comprehensive plan process.

Committee Member Barnwell congratulated everyone on doing a great job so far. He contrasted the differences in the 2018 Comprehensive Plan and the plan for the future Comprehensive Plan.

Chair Carssow welcomed Committee Member Arevalo to the Committee.

ADJOURN

There being no further business to come before the Task Force Chair Carssow adjourned the meeting at 10:05 a.m. The next Regular Meeting is scheduled for **Monday, August 5, 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:_____