



## Agenda

### Comprehensive Plan Steering Committee Regular Meeting

Wednesday, October 23, 2024 at 12:00-1:30 PM

Homer Public Library Conference Room In-Person & Via Zoom  
Webinar

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#### Homer City Hall

491 E. Pioneer Avenue  
Homer, Alaska 99603  
[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

#### 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

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#### CALL TO ORDER, 12:00 P.M.

#### AGENDA APPROVAL

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

#### APPROVAL OF MINUTES

- A. Steering Committee Meeting Minutes of October 9, 2024

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#### VISITORS/PRESENTATIONS

#### REPORTS

- A. Preliminary Report on the Attendance & Public Participation in the Growth Scenarios Worksession & Key Takeaways (Project Team)
- B. Plan for Collecting and Incorporating Electronic-Based Responses to the Scenarios (Project Team)
- C. Next Steps: Process and Timeline for Developing Draft Priority Strategies and Action Plan (Project Team)
- D. Schedule for Introducing the Full Code Revision Team, Discussion of that Scope of Work, Timeline and how the Comprehensive Plan Process Will Inform the Code Revision Effort (Project Team)

#### PENDING BUSINESS

#### NEW BUSINESS

- A. November and December Steering Committee Meeting Schedule

#### INFORMATIONAL MATERIALS

**COMMENTS OF THE AUDIENCE** (Members of the audience may address the Committee on any subject, 3-minute limit)

**COMMENTS OF CITY STAFF**

**COMMENTS OF MAYOR/COUNCILMEMBER** (If Present)

**COMMENTS OF THE STEERING COMMITTEE**

**ADJOURNMENT**

## **CALL TO ORDER**

Session 24-11 a Regular Meeting of the Comprehensive Plan Steering Committee was called to order by Chair Kathy Carssow at 8:30 a.m. on October 9, 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 PLANNER FOSTER & DEPUTY CITY CLERK PETTIT

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

## **AGENDA APPROVAL**

Chair Carssow requested a motion and second to amend the agenda by substituting it with the proposed agenda that each Committee Member had been presented with prior to the start of the meeting.

ERICKSON/BARNWELL MOVED TO SUBSTITUTE THE PROPOSED AGENDA WITH THE ALTERNATIVE AGENDA THAT WAS SENT OUT VIA EMAIL ON FRIDAY TO ALL MEMBERS. THE NEW AGENDA INCLUDES MOVING THE BUSINESS SURVEY AND CROSS-TABULATION OF KEY SURVEY RESULTS AND THE REVIEW OF THE GROWTH SCENARIOS UNDER REPORTS.

Chair Carssow offered an explanation for the substitution, explaining that it needs to be clear when and when not the Committee is a decision-making body. She further clarified that when the body isn't taking an action on an item, the item should come up under reports, and conversely when the body is to take an action on an item, the item should fall under either pending or new business.

Committee Member Arevalo stated that she thought Chair Carssow raised some great points and ideas.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

## **PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA**

### **APPROVAL OF MINUTES**

- A. Steering Committee Meeting Minutes of September 5, 2024

ERICKSON/BARNWELL MOVED TO APPROVE THE SEPTEMBER 5, 2024 MEETING MINUTES.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

## **VISITORS/PRESENTATIONS**

### **REPORTS**

- A. Overview of September Activities – Farmer's Market Events, Commission/Committee Presentations/Discussions

Chair Carssow introduced the item by reading of the title and opened the floor for Shelly Wade of Agnew::Beck. Ms. Wade and the Committee Members that participated in the Farmer's Market event recapped what went well and what could've been done better. Key discussion points included the lack of both signage and participation from the majority of people at the Farmer's Market. The Committee and Agnew::Beck also summarized the presentations and discussions that were held for each of the various City commissions and boards throughout the month of September. There was brief discussion regarding the Title 21 code revisions, and when the consultants plan to bring Stantec on board.

#### B. Business Survey and Cross-Tabulation of Key Survey Results

Chair Carssow introduced the item by reading of the title and opened the floor for Shelly Wade of Agnew::Beck. Discussion topics included:

- Review of the comparison results
  - Where people live (inside/outside of city limits), age, income
- Defining what a cross-tabulation analysis is
- Methodology and presentation guide
- Factors assessed in the cross-tabulation analysis
- Summary of findings
- Lack of outreach to gather input from the fishing community

Ms. Wade added that over 60 businesses in Homer were surveyed as a result of the Business Survey.

#### C. Review of Growth Scenarios (related material in packet)

Chair Carssow introduced the item by reading of the title and opened the floor for Shelly Wade of Agnew::Beck. Ms. Wade reviewed the various growth scenarios (**Status Quo**, **Enhance**, and **Amplify**) and the process for determining which of the scenarios is best suited for Homer with the Committee Members. The Committee Members held the overall sentiment that the growth scenarios should utilize more visually stimulating graphics, and less of the planning jargon that will confuse the general public. Other discussion topics included:

- Green space preservation in downtown Homer
- Growth versus land use
- More conversation regarding Title 21

### PENDING BUSINESS

#### NEW BUSINESS

##### A. Project Team Requests of Steering Committee Members, in addition to regular meetings:

- Outreach for October 22<sup>nd</sup> Work Session – hang fliers, email networks, market in Commissions and social groups, other?
- Participation in October 22<sup>nd</sup> Work Session – for example, helping to staff the growth scenarios and/or topic-specifics station

Chair Carssow introduced the item by reading of the title and opened the floor for Shelly Wade of Agnew::Beck. Ms. Wade stated that she was hopeful that the Committee would support the consultants and their effort to market the community worksession on October 22<sup>nd</sup>. She also encouraged the Committee Members to participate in the October 22<sup>nd</sup> worksession by responding to questions that arise, and listening to what is being said by community members.

B. Steering Committee Meeting Schedule

- Wednesday, October 23<sup>rd</sup>, 10:00 to 11:30 AM – Post Work Session Debrief

Committee Member Arevalo stated that she would not be able to make the 10:00 a.m. meeting time due to work commitments. Chair Carssow requested Deputy City Clerk Pettit to look into a later meeting time for the same day. Mr. Pettit stated that he would discuss moving the time back with Library Director Berry.

**INFORMATIONAL MATERIALS**

**COMMENTS OF THE AUDIENCE**

**COMMENTS OF CITY STAFF**

City Planner Foster noted the good feedback on the various growth scenarios.

**COMMENTS OF THE MAYOR**

**COMMENTS OF THE TASK FORCE**

Committee Member Arevalo stated that she was happy to have the opportunity to do a deep dive.

Committee Member Erickson stated that the Committee now knows why they're meeting. She added that those who have voiced their opinions will be able to see that their voices were heard.

Committee Member Barnwell noted that it was a positive meeting, and encourage the consultants not to take their criticism the wrong way. He reiterated that he would like to see the depictions of the growth scenarios done differently.

**ADJOURN**

There being no further business to come before the Task Force Chair Carssow adjourned the meeting at 10:36 a.m. The next Regular Meeting is scheduled for **Wednesday, October 23, 2024 at 12:00 p.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.

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Zach Pettit, Deputy City Clerk I

Approved: \_\_\_\_\_