



# Homer Title 21 Update

## Progress Report to City Council

*Prepared July 22, 2025*

*View related materials at [HomerT21CodeUpdate.com](https://HomerT21CodeUpdate.com)*

## Accomplishments to Date

### Featured in April 2025 Progress Report

- **November 2025:** Initial Introduction to City Council
- **February 2025:** Staff Listening Session
- **March 2025:** Planning Commission Kickoff Meeting
- **April 2025:** Summary Background
- **April 2025:** Code Audit
- **April 2025:** Website Launch

### Featured in June 2025 Progress Report

- **April 2025:** Planning Commission Work Session (April 16<sup>th</sup>). Presented key findings from the Summary Background and Code Audit, and related topics.
- **April 2025:** Stakeholder Dialogues. Convened three dialogues to talk with Homer-area professionals that use/engage with the code (Title 21). This included builders/developers, business owners, and realtors.
- **April 2025:** Community Site Tour. Led by City staff, toured Homer by vehicle to visit example areas where zoning policies resulted in positive outcomes, and areas of concern/tension.
- **April 2025:** City Council Interviews. Conducted five in-person interviews with Council members.
- **May 2025:** Planning Commission Work Session (May 21<sup>st</sup>). Shared an overview of April stakeholder engagement activities and guided a discussion around specific sections of the code.

### Recently Completed Activities (since last Progress Report)

- **June 5<sup>th</sup>: Additional Stakeholder Dialogue.** An additional stakeholder dialogue was held June 5<sup>th</sup> with representatives from Guiding Growth and Mobilizing for Action through Planning and Partnerships (MAPP).
- **June 18<sup>th</sup>: Planning Commission Meeting.** The project team attended and facilitated a conversation with the Planning Commission on Conditional Use Permits (CUPs), Land Uses, Housing Types, Zoning Districts.
- **June 2025: Proposed Code Type and Structure.** The project team prepared preliminary recommendations regarding how to structure the updated code. This included a current and proposed table of contents along with a companion report describing the changes and why.
- **July 15<sup>th</sup> – 16<sup>th</sup>: Additional Stakeholder Interviews.** The project team conducted additional interviews to fill in gaps/missing perspectives from groups that work most closely with the zoning code.
- **July 16<sup>th</sup>: Planning Commission Meeting.** The project team attended and facilitated a conversation with the Planning Commission focused on use standards, sign code, and administrative flexibility.

## Upcoming Activities

- **August: Port and Harbor Advisory Commission.** The project team will present and gather input from the commission at their August 27<sup>th</sup> meeting. This presentation was rescheduled after the June meeting was cancelled due to a lack of quorum.
- **August – October:** Revised code drafting.
- **September:** Planning Commission review of revised draft code.
- **October: Community Open House.** This event is slated for Wednesday, October 22<sup>nd</sup>, to coincide with release of the Public Review Draft of the updated code.

## Project Schedule



## Roles of the Planning Commission and City Council

### Planning Commission

**The Planning Commission is the advisory body for the Title 21 Update process.**

Roles:

- Share guidance, feedback, and local knowledge during the code drafting process.
- Provide feedback on draft materials, including the draft code.
- Make a recommendation to the City Council regarding adoption the Title 21 Update.

### City Council Engagement

- The project team will share periodic updates with the City Council, often via the City Manager's reports.
- City Council members are invited to stay informed about the process by attending Planning Commission meetings, reading project documents, participating in community activities, and reviewing the public review draft of the revised code.
- The City Council will be responsible for the adoption of the Title 21 Update.