

2045 Homer Comprehensive Plan Update

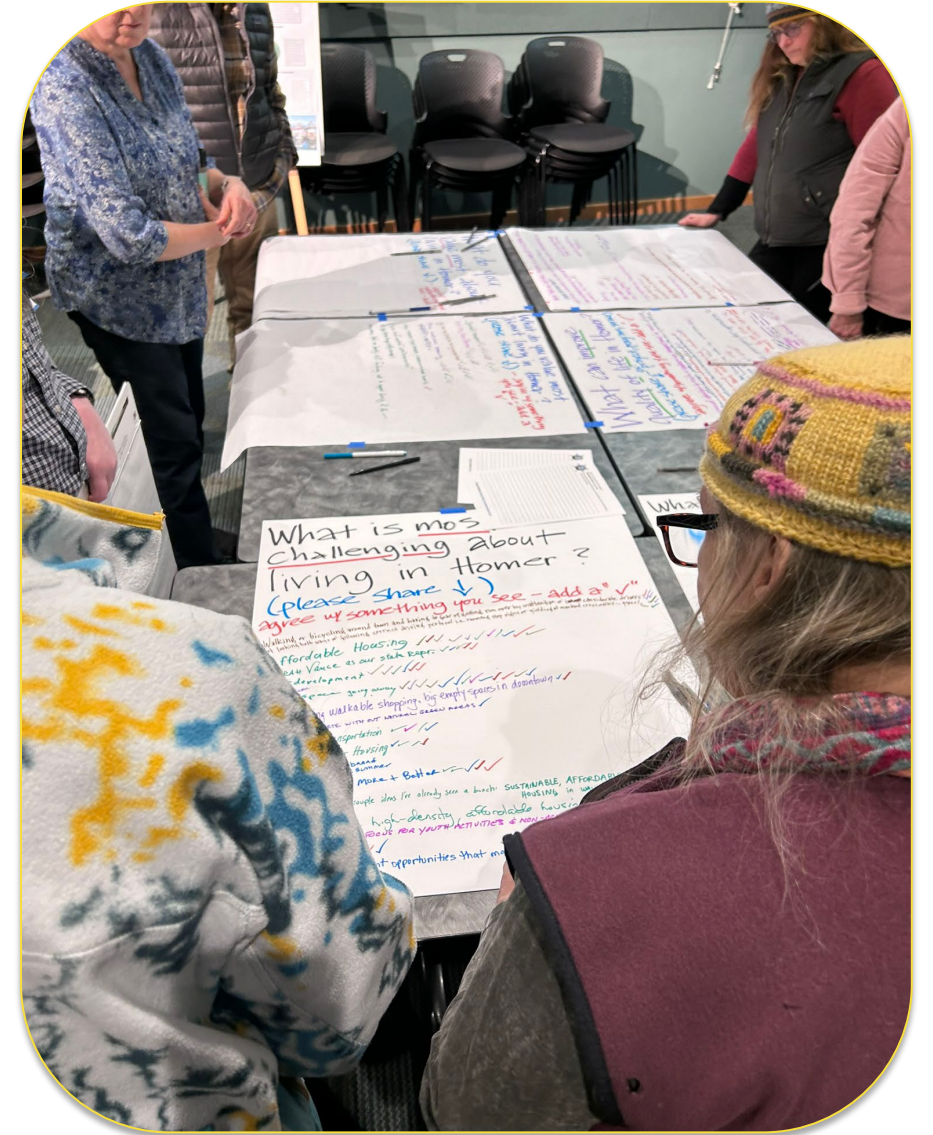
Public Hearing
Presentation to Homer City Council
October 27, 2025



Welcome and Objectives

Objectives for Today

- Confirm **timeline** to finalize and adopt the plan
- Share **process** for developing the Public Hearing Draft (PHD)
- Share **revisions** from October 13 Meeting
- Review **next steps**

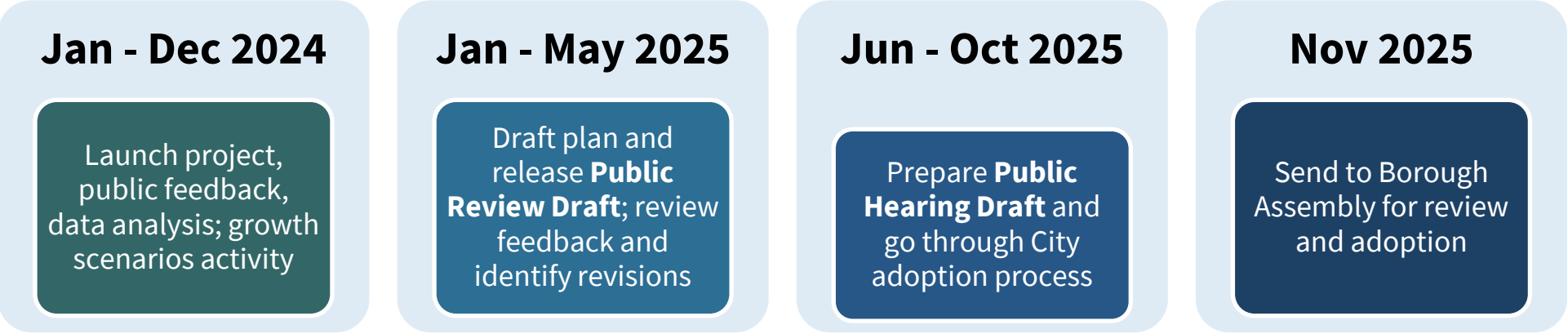


Process for Developing the Public Hearing Draft

- **Timeline**
- **Inputs**
- **Plan Evolution**
- **Future Land Use Map**

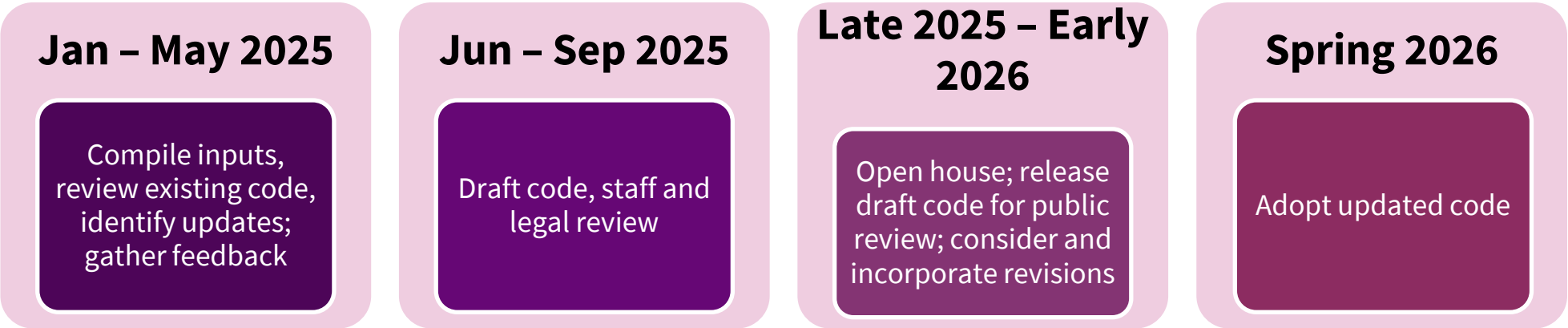
Phase 1 and Phase 2 Timelines

Phase 1: Comprehensive Plan Update



The Title 21 Update builds from the Comprehensive Plan Update

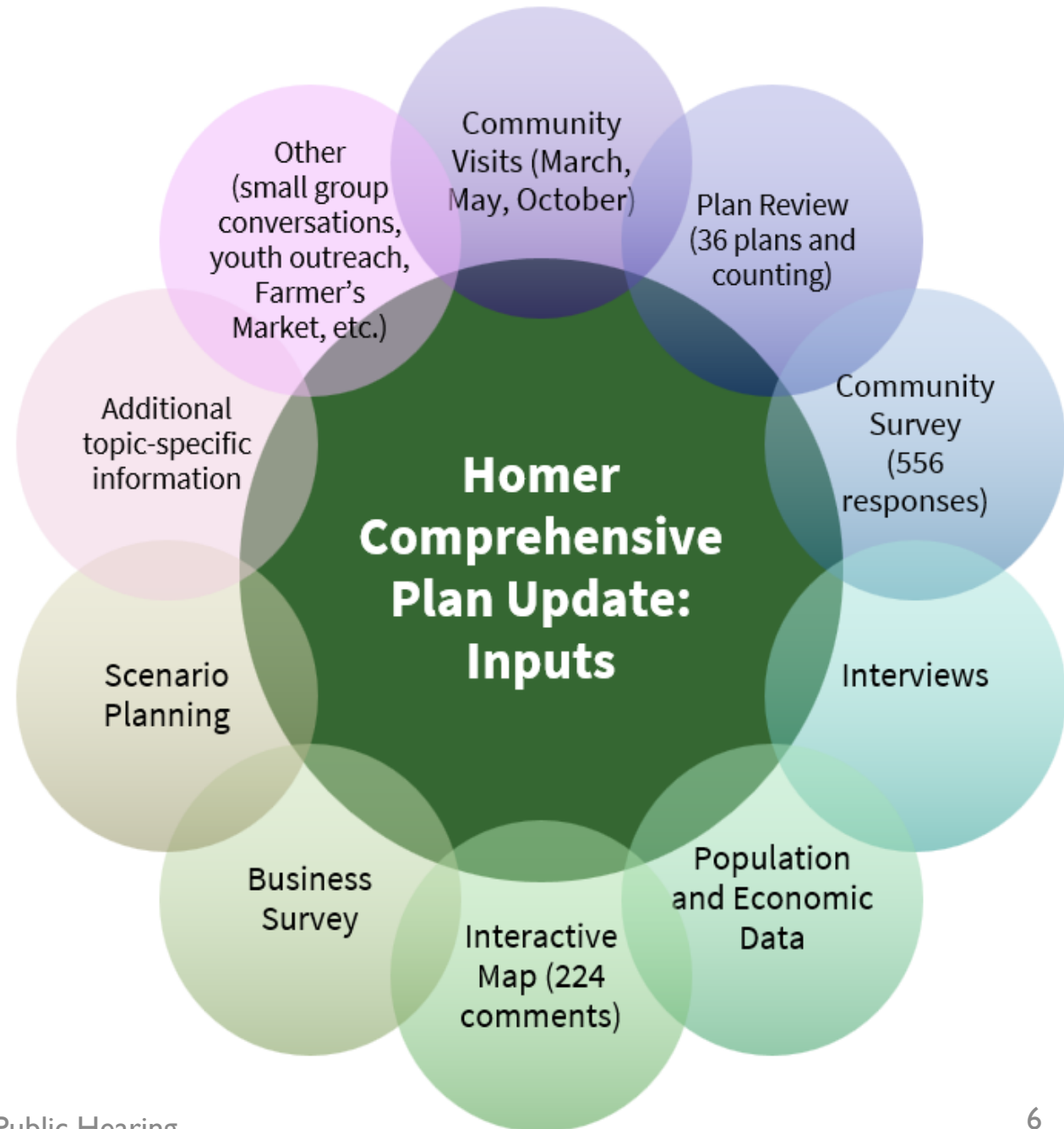
Phase 2: Title 21 Update



Process

The plan was shaped by over a year and a half of outreach, research, and collaboration.

Every step — from scenario planning to topic-specific research, from workshop to workshop— has brought us to this October 2025 public hearing.



Public Engagement Process:

Steering Committee

- Five-member committee comprised of two city council members, one city planning commissioner, one economic development commissioner, and a city resident.
- Met 15 times (February through December 2024).
- The Steering Committee meetings were noticed and open to the public.

Steering Committee Roles & Responsibilities

[from Resolution 23-129(A)]

- Assist in the refinement and execution of the public outreach process, outreach program, and schedule.
- Participate in public outreach activities and events including work with each of the member's represented organizations to keep them informed on the project and encourage their participation, solicit participation from a wide range of people and organizations in the community, participate in event exercises and provide feedback.
- Provide feedback and recommendations on Comprehensive Plan draft documents.

Public Engagement Process:

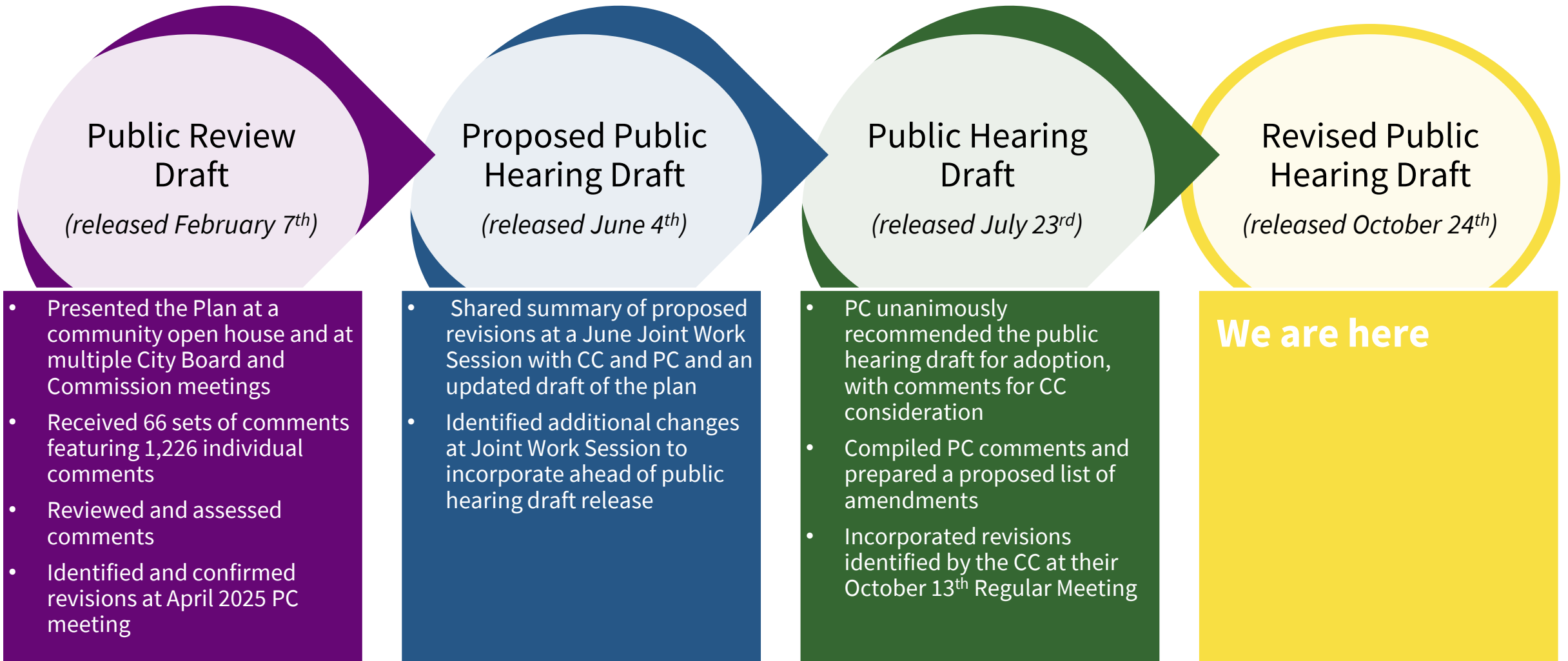
Planning Commission & City Council Meetings

Key presentation dates include:

- March 2024: Joint City Council and Planning Commission Work Session
- September 18, 2024: Joint Planning Commission and PARC Work Session
- September 23, 2024: City Council Meeting
- November 25, 2024: City Council Meeting
- March 19, 2025: Planning Commission Meeting
- April 29, 2025: Planning Commission Meeting
- June 11, 2025: Joint City Council and Planning Commission Work Session
- August 20, 2025: Planning Commission Public Hearing
- September 3, 2025: Planning Commission Meeting
- October 13, 2025: City Council Introduction

The project team also met multiple times with boards and commissions including the Port and Harbor Advisory Commission, Parks, Art, Recreation and Culture Advisory Commission, Library Advisory Board, Economic Development Advisory Commission, and Americans with Disabilities Act Advisory Board.

How the Draft Plan has Evolved



CC = City Council PC = Planning Commission

Next Steps for Adoption

Immediate Next Steps

- **Hear and consider** written and in-person testimony on the Public Hearing Draft.
- **Balance** public hearing input with what's been learned throughout the 22-month planning process from various other inputs (PC hearing and recommendations, April + June workshops, all public comments, open houses, survey, analyses, etc.)
- Hold a **work session** to discuss plan finalization.



City Council Timeline



October 13

Council Introduction

Public Hearing Draft recommended for adoption by Planning Commission with consideration of amendments.

October 27

Council Public Hearing

Public Hearing Draft presented as revised from October 13 Council Meeting; Public testimony heard.

November 7

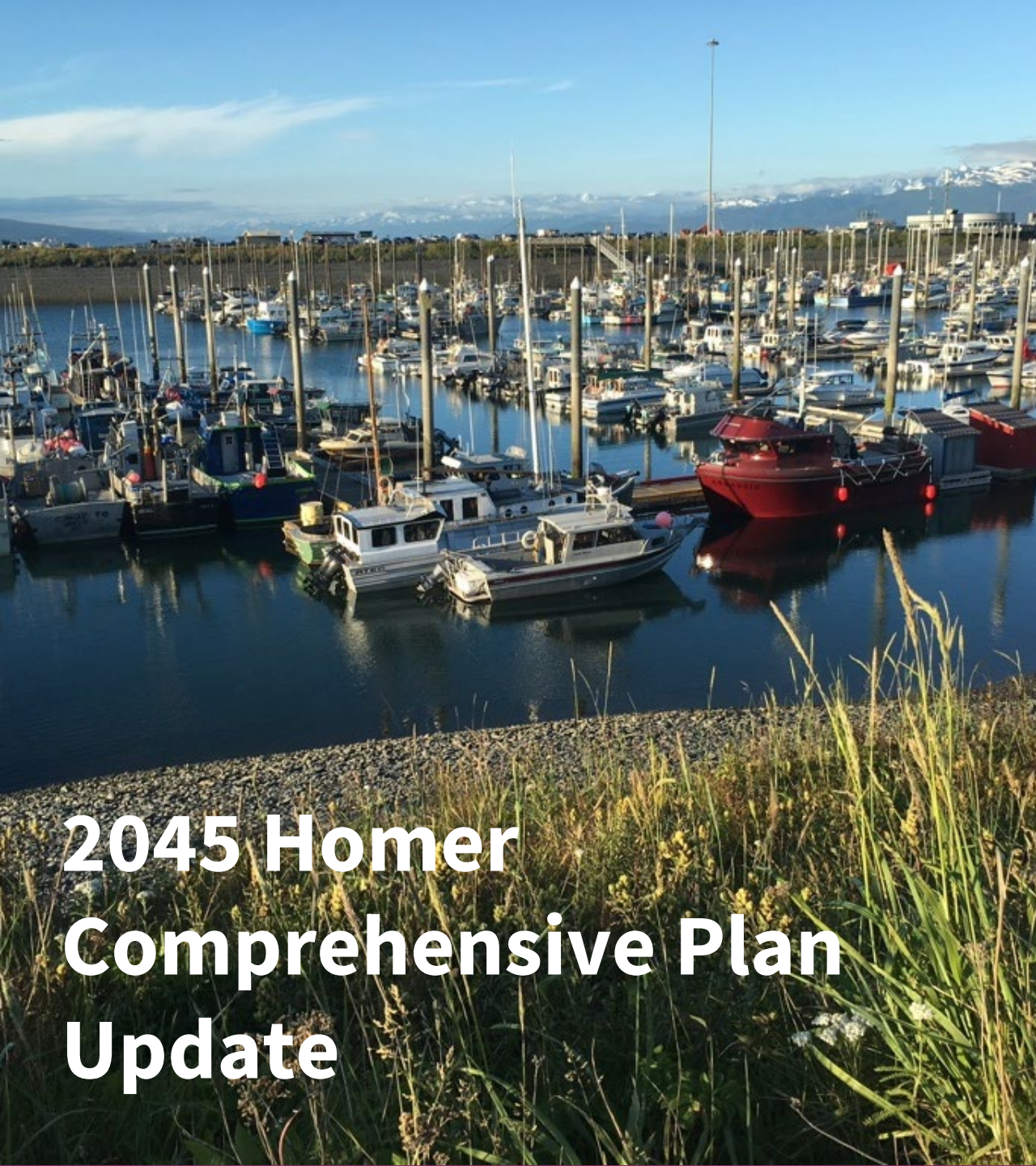
Council Work Session

Work Session with City Council to share and discuss Public Hearing Draft and confirm process for adoption.

November 10

Council Regular Meeting

Adopt, recommend KPB adoption.



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Thank You!

- Ryan Foster
City of Homer City Planner
Phone: (907) 299-8529
Email: rfoster@ci.homer.ak.us
- Shelly Wade
Agnew::Beck Consultant Project Manager
Cell: (907) 242-5326 (call or text)
Email: shelly@agnewbeck.com