



# MEMORANDUM

CC-25-279

---

## Ordinance 25-64, An Ordinance of the City Council of Homer, Alaska, Adopting the City of Homer 2045 Comprehensive Plan and Recommending Adoption by the Kenai Peninsula Borough

**Item Type:** Backup  
**Prepared For:** City Council and Mayor  
**Date:** November 24, 2025  
**From:** Julie Engebretsen, Community Development Director

---

This evening is the third public hearing and scheduled second reading on Ordinance 25-64 to adopt the City of Homer 2045 Comprehensive Plan. Council has the public hearing draft dated November 18th, 2025, and it is included in the meeting packet.

Council members Aderhold and Venuti submitted final amendments over the weekend. Staff have worked with consultants Agnew::Beck to prepare a spreadsheet of amendments to be reviewed this evening. Council may move and make any final amendments prior to adoption. (See spreadsheet attachment.) Staff has also prepared the information below on some last questions that have come up. City staff and our consultants will be available at the Committee of the Whole as well as the regular meeting and public hearing.

### 10 vs 20-year plan

Public comment was received regarding the timeframe of the plan. City Planner Ryan Foster has provided the following response:

This topic was discussed with the steering committee and 20 years was selected as the timeframe (originally started at 10 years). This timeframe is appropriate for the vision, goals, and objectives currently in the plan. It would be unfeasible to complete them in a 10-year timeframe. There is nothing inherently wrong with a 10-year comprehensive plan, but the current plan is clearly written with a focus on completing goals and objectives within 20 years. In addition, Homer can always review and update the Comprehensive Plan at any time we think it is appropriate or have a need to.

### Public Comment Responses

Janet Keiser submitted public comment dated November 21, 2025; staff will address four of the comments/questions she raised.

**1(a) Future Land Use Map (FLUM).** Ms. Keiser pointed out that the revised map does not properly show the amendment Council made regarding the Gateway Business District.

**Staff Response:** Thanks for catching that! The draft meeting minutes reflect the Council motion and amendments (attached). Agnew::Beck will correct the map; no further action by Council is needed.

**#3; Proposed amendment ID 15 regarding code enforcement.**

**Staff Response:** The new action can be found on page 71, Chapter 7 Governance, Strategy 4, Action (g).

**#4: Proposed amendment ID 26, regarding including language about Pioneer Ave.**

**Staff Response:** Please see page 61. The new language was inserted under the paragraph related to “Residents Walk and Bike Year-Round.” The last two sentences of the first section on page 61 address the request.

**#5:** Ms. Keiser clarified that the term Complete Streets should be capitalized.

**Staff Response:** Thank you—the consultants will make that correction.

#### **Attachments**

1. Table of proposed amendments
2. Draft Minutes of 11/10/2025 Council Meeting