



MEMORANDUM

Resolution 26-026, A Resolution of the City Council of Homer, Alaska Approving a Contract Extension with Agnew Beck Consulting of Anchorage, Alaska, for the Completion of the 2045 Comprehensive Plan and the Update of the Title 21 Zoning and Planning Code and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: April 2, 2026
From: Ryan Foster, City Planner
Through: Melissa Jacobsen, City Manager

On October 23, 2023, the Homer City Council approved Resolution 23-119 approving a contract to Agnew::Beck consulting to develop a new comprehensive plan and a complete update of the Title 21 Zoning and Planning Code. The Homer City Council adopted the 2045 Homer Comprehensive Plan Update on November 24, 2025. The Kenai Peninsula Borough adopted the 2045 Homer Comprehensive Plan on March, 17 2026. On March 31, 2026, the consultant released a public review draft of the new Title 21 Zoning Code for a 45-day public comment period. The contract for this project was for a total of two years expiring on December 18, 2025. A contract extension to July 1, 2026 was approved by the City Council on November 24, 2025 to allow the consultant to continue working with the community on the zoning code update. An additional extension is necessary to allow the consultant to continue working with the community and submit a public hearing draft of a new zoning code by August 15, 2026.

There are two changes in this contract extension, the contract expiration date, which would be extended to August 15, 2026 and that City staff will take the Public Hearing Draft of the code through the Public Hearing processes with the Planning Commission and City Council. There will be no additional cost to the City of Homer for this contract extension.

RECOMMENDATION:

Approve the contract extension to August 15, 2026.

44 WHEREAS, The City of Homer Biennial FY24/25 Capital Budget included \$400,000 for the
45 Comprehensive Plan update; and

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47 WHEREAS, The project scope of work needs to clarify that the comprehensive plan
48 components to update include the 2018 Comprehensive Plan, 2011 Spit Comprehensive Plan,
49 2006 Town Center Development Plan; and

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51 WHEREAS, The project scope of work needs to establish deliverables and review time
52 built into the entire process including a 35%, 65%, 95%, and final deliverable for both the
53 Comprehensive Plan and Title 21 Zoning and Planning Code; and

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55 WHEREAS, The project scope of work needs to create a steering committee to aid in the
56 guidance of developing the comprehensive plan and zoning code update; and

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58 WHEREAS, This award is not final until notice is received by Agnew Beck Consulting
59 from the City of Homer.

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61 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, hereby
62 awards the contract for developing a new Comprehensive Plan and a complete update of the
63 Title 21 Zoning and Planning Code to Agnew Beck of Anchorage, Alaska in an amount not to
64 exceed \$650,000 and authorizes the City Manager to negotiate and execute the appropriate
65 documents.

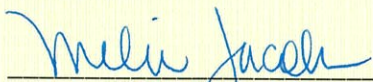
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67 PASSED AND ADOPTED by the Homer City Council this 23rd day of October, 2023.

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69 CITY OF HOMER

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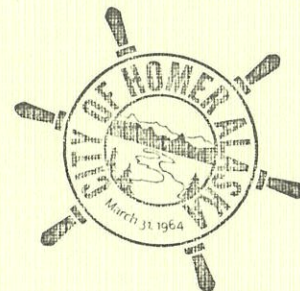
71 _____
72 KEN CASTNER, MAYOR

73 ATTEST:

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76 MELISSA JACOBSEN, MMC, CITY CLERK

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78 Fiscal note: Ordinance 23-11 appropriates \$250,000, Ordinance 23-23 appropriates \$400,000



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**CITY OF HOMER
HOMER, ALASKA**

City Manager

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RESOLUTION 25-103

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA APPROVING A CONTRACT EXTENSION WITH AGNEW BECK CONSULTING OF ANCHORAGE, ALASKA, FOR THE COMPLETION OF THE 2045 COMPREHENSIVE PLAN AND THE UPDATE OF THE TITLE 21 ZONING AND PLANNING CODE AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, At the October 23, 2023 City Council meeting the Homer City Council approved Resolution 23-119 approving a contract Agnew::Beck consulting to develop a new comprehensive plan and a complete update of the Title 21 Zoning and Planning Code; and

WHEREAS, The contract was for a total of two years, expiring on December 18, 2025; and

WHEREAS, The consultant has provided the final draft of the 2045 Homer Comprehensive Plan Update to the City for public hearing and adoption at the November 24, 2025 City Council meeting; and

WHEREAS, The consultant is currently working with the Homer Planning Commission on development of a public review draft of the new Title 21 Zoning Code with anticipated release to the public in late January 2026; and

WHEREAS, An extension is necessary to allow the consultant to continue working with the community to adopt a new zoning code by July 1, 2026; and

WHEREAS, The only change in this contract extension is the contract expiration date would be extended to July 1, 2026; and

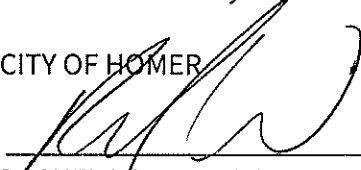
WHEREAS, There is no additional cost to the City of Homer for this contract extension; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, hereby extends the existing contract for developing a new Comprehensive Plan and a complete update of the Title 21 Zoning and Planning Code with Agnew Beck of Anchorage, Alaska to July 1, 2026 and authorizes the City Manager to negotiate and execute the appropriate documents.

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PASSED AND ADOPTED by the Homer City Council this 24th day of November, 2025.

CITY OF HOMER



RACHEL LORD, MAYOR

ATTEST:



AMY WOODRUFF, CITY CLERK

