



MEMORANDUM

CC-26-157

Title 21 Zoning Code Update

Item Type: Informational Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: August 10, 2026
From: Julie Engebretsen, Community Development Director
Through: Melissa Jacobsen, City Manager

Title 21 Zoning Code Update

The Title 21 zoning code update is moving into Planning Commission review! Visit the project website for documents, timeline, meeting dates and ways to comment. A paper copy of the code can be viewed at Homer City Hall and the Homer Public Library.

What's next: The Planning Commission will review the draft over the next several months. The attached schedule is current as of August 5, 2026; updates will be posted online. Community Development staff will support adoption of the new code and zoning map as the Agnew:Beck contract ends.

What's the adoption process?

The Planning Commission reviews the draft, hears public comments, and recommends changes to the City Council. The City Council makes the final decisions on adoption and amendments.

Have a comment? Share it on the [Title 21 Public Hearing Draft Comments page](#).

Questions? Give Planning a call at 907-235-3106.

ATTACHMENTS:

Project Schedule as of August 5, 2026

Month	Date	Work sessions (20-40 Minutes)	Regular meetings (60 minutes)
August	8/5	T21 adoption process	Non-T21 business
	8/19	Steep slopes; administrative adjustments	Motions Boot Camp training
September	9/2	Zoning Map	Public Hearing – Listening Session only
	9/16	Non-T21 business	Formal motions on steep slopes, admin adjustments, and 9/2 topics
October	10/7	Wetlands	Non-T21 business
	10/21	Wetlands	Motions on wetlands
November	11/4	Short-term rentals (STR)	STR + all amendments public hearing (The EDC will finish their work on STR's in October)
December	12/2		Public Hearing and any last amendments