



**Homer City Hall**  
491 E. Pioneer Avenue  
Homer, Alaska 99603  
[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## **AGENDA**

### **Planning Commission Regular Meeting**

**Wednesday, June 21, 2023 at 6:30 PM**

City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

**Zoom Webinar ID: 979 8816 0903 Password: 976062**

<https://cityofhomer.zoom.us>

Dial: 346-248-7799 or 669-900-6833;

(Toll Free) 888-788-0099 or 877-853-5247

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#### **1. CALL TO ORDER, 6:30 P.M.**

#### **2. AGENDA APPROVAL**

**3. PUBLIC COMMENTS ON ITEMS ALREADY ON THE AGENDA** The public may speak to the Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3-minute time limit).

#### **4. RECONSIDERATION**

**5. CONSENT AGENDA** All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner in which case the item will be moved to the regular agenda.

5. A. Planning Commission Regular Meeting Minutes for June 7, 2023

5. B. Decisions and Findings CUP 23-06 for more than one building with a permitted principle use on a lot at 3153 Sterling Highway

#### **6. PRESENTATIONS / VISITORS**

#### **7. REPORTS**

7. A. Staff Report 23-36, City Planner's Report

#### **8. PUBLIC HEARING(S)**

#### **9. PLAT CONSIDERATION(S)**

9. A. Staff Report 23-37, Cooper Subdivision 2023 Replat

9. B. Staff Report 23-38, W.R. Bell Subdivision 2023 Addition

## **10. PENDING BUSINESS**

## **11. NEW BUSINESS**

11. A. Ordinance 23-40, Amending Homer City Code Sections 21.12, Rural Residential District; 21.14 Urban Residential District; 21.18 Central Business District; 21.24 General Commercial 1 District; 21.26 General Commercial 2 District Regarding Conditional Uses in each District

Memorandum PC 23-39 from Acting City Planner as backup

11. B. Resolution 23-51, A Resolution of the City Council of Homer, Alaska, Amending the Regular Meeting Scheduled for the Planning Commission.

Memorandum PC 23-40 from Acting City Planner as backup

## **12. INFORMATIONAL MATERIALS**

12. A. City Manager's Report for June 12, 2023

**13. COMMENTS OF THE AUDIENCE** Members of the audience may address the Commission on any subject. (3 min limit)

## **14. COMMENTS OF THE STAFF**

## **15. COMMENTS OF THE COMMISSION**

## **16. ADJOURNMENT**

Next Regular Meeting is **Wednesday, July 19, 2023 at 6:30 p.m.** A Worksession is scheduled for 5:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.