



City of Homer

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Planning

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Memorandum

Agenda Changes/Supplemental Packet

TO: PLANNING COMMISSION
FROM: ZACH PETTIT, DEPUTY CITY CLERK II
DATE: SEPTEMBER 17, 2025
SUBJECT: SUPPLEMENTAL

12. INFORMATIONAL MATERIALS

12. C. Letter from Kathryn Carssow re: Draft Comprehensive Plan

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Kathryn Carssow
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September 11, 2025

Mayor Rachel Lord
City Council
City of Homer
491 E. Pioneer Avenue
Homer, Alaska 99603

Dear Mayor Lord and Members of the City Council,

As former chair of the Comprehensive Plan Steering Committee, initially responsible for guiding public participation in developing the Homer Comprehensive Plan Update, I believe that the public review of the public hearing draft has been poorly timed and is inadequate. Last fall, I shared my concern with you when the project timeline was substantially extended that the public hearing draft would be released during the summer months when Homer residents would be least available to review and respond to it. Indeed that happened with the release of the public hearing draft on July 23rd and the Planning Commission public hearing held on August 20th.

I'm concerned that the public hearing draft is overwhelming and confusing and too much to expect concerned citizens returning from summer work and play to digest and interpret. Much of it isn't of immediate concern in that it just sets out goals that may or may not be realized. But the Land Use Map is immediately relevant to Title 21 revisions and critical land use issues before our community now.

The Planning Commission Chair's and Vice Chair's memorandums to you advise you that the final plan land use recommendations conflict radically from recorded public input (the Survey and other). Those two reports further make extensive recommendations for plan additions and revisions. Homer citizens deserve the opportunity to be fully informed of and to weigh in on the future land use map and environmental policies set out in the plan and the impact their implementation will have on the quality of life in our community. This is especially important given the 20 year timeframe of this plan. Also, it is important in that the Future Land Use Map will guide the revised Zoning Map (assuming the Zoning Map is revised which is not clear).

I urge you to refer the public hearing draft of the comprehensive plan back to the Planning Commission for further public notice and hearing, giving the public a meaningful opportunity to discuss and debate it. I urge you to request that the Planning Commission direct revisions to the draft plan as it finds necessary in order to forward a document that the Commission endorses for adoption by the City Council.

Sincerely,

Kathryn Carssow

Cc: Planning Commission