



## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Planning

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# Memorandum

## Agenda Changes/Supplemental Packet

TO: PLANNING COMMISSION  
FROM: ZACH PETTIT, DEPUTY CITY CLERK I  
DATE: SEPTEMBER 4, 2024  
SUBJECT: SUPPLEMENTAL

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### 7. REPORTS

#### 7.B. Comprehensive Plan Steering Committee Report

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## **Report to COH Planning Commission**

### **Comprehensive Plan Steering Committee**

**9/4/24**

**By: Charles Barnwell, CPSC Member**

**Since the last Planning Commission meeting, there has been lots of discussion and work in constructing the refined timeline. The focus now and in the next 3 months is on Growth Scenarios. These are described below.**

**Preliminary Growth Scenarios Materials** – A “working draft” Growth Scenarios Framework was provided by AgnewBeck that outlines an evolving process and methodology for developing three potential growth scenarios (i.e., “alternatives”) as a core component and starting the Growth Scenarios. This is a key starting point for updating the 2018 Comprehensive Plan. September—October is the main timeframe for Growth Scenario development.

The 3 scenarios are:

1. Status Quo: Maintain current trends.

For example, keep current zoning and land use, maintain existing City services, and take no new actions to influence housing or economic trends.

2. Amplify: Increase density minimally and focus on current economic drivers.

For example, update zoning to allow for slight increases in density in key land uses such as residential; encourage growth in existing industries such as marine trades, education, healthcare, retail, and hospitality.

3. Diversify: Increase density moderately and encourage new economic drivers.

For example, update zoning to allow for a moderate increase in density in land uses such as residential and commercial; encourage growth into new industries such as professional services/remote work, agriculture/mariculture, university collaborations.

**Comp Plan Focus Areas:** The project team also provided an Excel spreadsheet of preliminary metrics for identifying each comp plan focus area, and preliminary data for the status quo scenario (i.e., life essentially continues as is – driven by what we know about past, current, projected population, economic and related trends).

The project team just met to do additional work on defining the parameters for Growth Scenarios 2 and 3 and will be reviewing our proposed approach with the city team on Wednesday, ideally presenting CPSC for discussion at the CPSC September 5th meeting. COH staff input was requested on the proposed metrics, to identify “priority” metrics, not excluding qualitative considerations (i.e., quality of life/other factors that are hard to quantify).

The primary driver for scenarios development is community input, coupled with data, best practices, and other factors. The project team is also identifying potential code revision challenges/changes (preliminary list forthcoming).

**Public Participation –**

- a. The project team is identifying at least two dates for a comp plan booth at the September Farmers Markets.
- b. We are refreshing the “Meeting in a Box” materials for that purpose and any other opportunity to showcase the comp plan process
- c. The project team is also working toward an October community visit (tentatively, October 22 – 24).

**Surveys:** Thanks to Nicole and Shelly Erickson, for input on the business survey outreach . The project team received 66 responses. This was a dramatic uptick from the less than 20 from the last CPSC meeting.

**Next CPSC Meeting: 9/5/24**

### **CALL TO ORDER**

Session 24-09 a Regular Meeting of the Comprehensive Plan Steering Committee was called to order by Chair Kathy Carssow at 8:02 a.m. on August 22, 2024 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

PRESENT: COMMITTEE MEMBERS AREVALO, BARNWELL, CARSSOW, DAVIS, ERICKSON

STAFF: CITY PLANNER FOSTER & DEPUTY CITY CLERK PETTIT

CONSULTANTS: SHELLY WADE, AGNEW::BECK  
MEG FRIEDENAUER, AGNEW::BECK

### **AGENDA APPROVAL**

Chair Carssow requested a motion and second to approved the agenda.

ERICKSON/BARNWELL MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

### **PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA**

Penelope Haas thanked the Committee for continuing to carry out the work for the Comprehensive Plan during the summer months. She urged the Committee Members to do their best to stay on schedule, and added that the 2018 Comprehensive Plan was a good plan that shouldn't be thrown out the window.

### **APPROVAL OF MINUTES**

A. Steering Committee Meeting Minutes of August 5, 2024

ERICKSON/BARNWELL MOVED THE APPROVE THE AUGUST 5<sup>TH</sup> MEETING MINUTES.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

### **VISITORS/PRESENTATIONS**

### **REPORTS**

### **PENDING BUSINESS**

### **NEW BUSINESS**

A. Overview – Revised Project Timeline and Proposed Steering Committee 3-Month Schedule of Activities

Chair Carssow introduced the item by reading of the title and introduced Shelly Wade of Agnew::Beck. Ms. Wade noted the following:

- Growth Scenarios and the Draft Plan were originally coupled; those two items have been separated given that the Growth Scenarios will help set the framework for the community's future vision of a draft plan
- Need for a code revision process is a clear concern in talking with members of the community

Ms. Wade then provided an overview of the revised project timeline, noting the following milestones:

- **October:** public review and further refinement
- **November:** arriving at a clear picture of the community's desired future direction
- **December:** plan drafting and staff review
- **January:** public review draft, sharing with the Committee, working through the process of reviewing the current code, and the launch of Phase 2 – kickoff of Title 21 Rewrite
- **February:** comment period deadline and consideration of any revisions
- **March:** finalize the plan and work towards adoption

B. Update on Growth Scenarios Development – Focus: Methodology and Characteristics of Three Scenarios

Ms. Wade reviewed the various growth scenarios with the Committee. She briefly covered the three scenarios as follows:

- **Status Quo:** maintaining current trends in Homer
- **Amplify:** increasing the density slightly and focus on current economic drivers
- **Diversify:** increasing the density moderately and encourage new economic drivers

Ms. Wade added that the primary drivers around these three scenarios are population and economic shifts. She stated that the population and economic shifts in the "Status Quo" scenario don't look drastically different than what would be projected in the "Amplify" and "Diversify" scenarios. She continued, adding that the "Amplify" and "Diversify" scenarios focus primarily on the economic drivers, but also consider the community's desire to recruit and retain younger families while also addressing the community's aging population.

C. Update on Other Outreach – Business and Visitor Surveys, Interviews, Engagements

Ms. Wade noted that the plan is to let the visitor survey round itself out while Agnew::Beck obtains other visitor industry data, including data from the Kenai Peninsula Economic Development District, that will be useful in conducting the business survey. Ms. Wade stated that there are already 16 business surveys that have been received. Other updates included prioritization of a list of potential groups/people to reach out to, updating the "meeting in a box," and a flyer outlining all of the September opportunities for individuals to engage at various Commission/Committee meetings regarding the Comprehensive Plan.

D. August and September Activities – Committee Member Asks – Farmer's Market Participation, Commission/Committee Meetings Outreach/Participation, Growth Scenario Development, Community Visit Prep, etc.

- E. October and November Activities – Committee Member Asks – Growth Scenario Development Feedback, Community Visit Outreach/Participation, Preliminary Draft Plan Outline and Emerging Policies

Ms. Wade stated that the primary activities for the Steering Committee during this time are focused on helping with the dissemination of information. She added that Agnew::Beck will be developing outreach materials to garner participation in the October community visit events that are primarily focused on the scenario roll out and selection. Ms. Wade said that ultimately the Committee and Agnew::Beck will be working together to review the public review draft material.

## **INFORMATIONAL MATERIALS**

### **COMMENTS OF THE AUDIENCE**

Penelope Haas stated that she is a little confused about how the Steering Committee makes decisions. She alluded to a possible compromise of marrying the visualization of the growth scenarios with the conversations around what specific codes the City will be revising. She shared concerns about excluding the public from the code revision conversation.

### **COMMENTS OF CITY STAFF**

#### **COMMENTS OF THE TASK FORCE**

Committee Member Barnwell reiterated Ms. Haas' idea of the three policy ideas from the Commissions to get the code discussions going.

Committee Member Arevalo stated that she agreed with what Ms. Haas had said as well in terms of code change options and ideas from the community as part of the visualization. She stressed the importance of code being highlighted as not only a tool, but also something that, when misused, can cause undesired growth scenarios.

Committee Member Erickson noted that it's been a healthy discussion and thanked the consultants for their work. She added that it's nice to have plans and actions to follow them.

Committee Member Davis thanked the consultants for the hard work they've been putting in. He shared that he agrees with Committee Members Barnwell and Arevalo regarding including code in the growth scenarios, but also said that he wouldn't want to put people to sleep by including references to the actual code itself.

## **ADJOURN**

There being no further business to come before the Task Force Chair Carssow adjourned the meeting at 10:00 a.m. The next Regular Meeting is scheduled for **Thursday, September 5, 2024 at 8:00 a.m.** All meetings scheduled to be held via Zoom Webinar and in person in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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Zach Pettit, Deputy City Clerk I

Approved: \_\_\_\_\_



# Public Workshop 2

The Kenai Peninsula Borough, along with the Cities of Homer, Kenai, Seldovia, Seward, and Soldotna, is developing the first ever Safe Streets and Roads for All Comprehensive Action Plan, funded through a grant from the U.S. Department of Transportation. Feedback from all users of our transportation routes is vital - we want to hear from you!

Please join the team at one of the upcoming public workshops, and visit the plan website at <https://kpb.us/safestreets> to learn more.

- **September 10, 2024;** 5-7 PM, Seward Library, 239 6th Ave, Seward - Community Room
- **September 11, 2024;** 5-7 PM, Challenger Center, 9711 Kenai Spur Hwy, Kenai - North Star Classroom
- **September 12, 2024;** 5-7 PM, Kachemak Bay Campus, 533 E Pioneer Ave, Homer - Pioneer Room 201/202  
Virtual; TBD



<https://kpb.us/safestreets>