

Economic Development Advisory Commission

Packet

Tuesday, January 13, 2026



Regular Meeting 6:00 p.m.

Meetings at Homer City Hall
Cowles Council Chambers
491 E. Pioneer Ave.
Homer, Alaska



Agenda

Economic Development Advisory Commission Regular Meeting

Tuesday, January 13, 2026 at 6:00 PM

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

Homer City Hall
491 E. Pioneer Avenue
Homer, Alaska 99603
www.cityofhomer-ak.gov

Zoom Webinar ID: 990 0366 1092 Password: 725933
<https://cityofhomer.zoom.us>
Dial: 346-248-7799 or 669-900-6833;
(Toll Free) 888-788-0099 or 877-853-5247

CALL TO ORDER, PLEDGE OF ALLEGIANCE, 6:00 P.M.

AGENDA APPROVAL

PUBLIC COMMENTS ON MATTERS ALREADY ON THE AGENDA (3 minute time limit)

RECONSIDERATION

CONSENT AGENDA (Items listed below are considered routine and non-controversial by the Commission and are approved in one motion. If a separate discussion is desired on an item, a Commissioner may request that item be removed from the Consent Agenda and placed on the Regular Agenda under New Business.)

- A. Approval of November Regular Meeting Minutes

VISITORS/PRESENTATIONS (10 minute time limit)

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

- A. January Staff Report
- B. Strategic Plan Staff Report
- C. Itinerant Merchants Staff Report
- D. CEDS Staff Report
- E. Annual Calendar Staff Report

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

COMMENTS OF THE AUDIENCE (3 minute time limit)

COMMENTS OF THE CITY STAFF

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **Tuesday, February 10th, at 6:00 p.m.** All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

CALL TO ORDER

Session 25-09 a regular meeting of the Economic Development Advisory Commission was called to order by Chair Karin Marks at 6:00pm on November 12, 2025, at the City Hall Cowles Council Chambers located at 491 E, Pioneer Avenue, Homer, Alaska and via Zoom Webinar, and opened with the pledge of allegiance.

PRESENT: COMMISSIONERS MARKS, NOOMAH, YOUNG, ZUBEK, STARK AND ISSAK

ABSENT: AREVELO

STAFF: COMMUNITY DEVELOPMENT DIRECTOR ENGEBRETSEN & DEPUTY CITY CLERK LYNN

AGENDA APPROVAL

Chair Marks request a motion and a second to approve the agenda.

YOUNG/NOOMAH MOVED TO APPROVE THE AGENDA

There was no discussion

VOTE: NON- OBJECTION: UNANIMOUS CONSENT

Motion carried.

PUBLIC COMMENTS ON MATTERS ALREADY ON THE AGENDA (3-minute time limit)

RECONSIDERATION

CONSENT AGENDA

A. Unapproved Regular Meeting Minutes of September 9th , 2025

YOUNG/NOOMAH MOVED TO APPROVE THE MEETING MINUTES OF September 9th , 2025

There was no discussion

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS/PRESENTATIONS (10-minute time limit)

A. Homer Chamber of Commerce Annual Presentation

Brad Anderson presents the Chambers Annual Presentation

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

A. Community Development Director Staff Report

Community Development Director Engebretson talked of the Title 21 Workshop and that the Planning Commission is going to hold 3 worksessions between now and the first part of January. Title 21 public review draft out by the end of January or first part of February.

Director Engebretson tells the commission that Amy Woodruff is now the new City Clerk.

B. Chamber Director Report

Brad Anderson gave PowerPoint presentation to the commission a year in review for the Chamber

C. Homer Marine Trades Association (HMTA) Report

D. Kenai Peninsula Economic Development District (KPEDD) Report

Chair Marks reported

F. Housing/Guiding Growth Update

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

A. Annual Meeting Schedule

YOUNG/NOOMAH MOVE TO CANCEL REGULAR MEETINGS IN JULY AND DECEMBER AND THE REST OF THE CALENDAR TO SAY AS WRITTEN

There was no discussion

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

B. Cancellation of December EDC regular meeting

NOOMAH/ZUBEK MOVE TO CANCEL THE DECEMBER 2025 MEETING

There was no discussion

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

C. Annual Work Plan

The Commission discussed their approach to economic development and the need to define their priorities more clearly. They considered whether to maintain their current format or move to a two-year cycle aligned with the city council's budget. The commission agreed to have worksessions to

develop a more specific and organized plan, with a focus on long-term goals and effectiveness in achieving results. They identified affordable housing as a key priority and discussed potential strategies to stimulate development, including policies to support mixed-use development and second-story buildings in Pioneer Avenue.

INFORMATIONAL MATERIALS

- A. City Managers Report

COMMENTS OF THE AUDIENCE (3-minute time limit)

COMMENTS OF THE CITY STAFF

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **Tuesday, October 14, 2025, at 6:00p.m.** All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.



AGENDA ITEM REPORT

January Staff Report

Item Type: Information Memorandum

Prepared For: Economic Development Advisory Commission

Meeting Date: January 13, 2025

Staff Contact: Julie Engebretsen, Community Development Director

Comprehensive Plan Update: Thank you for your time and comments on the Comprehensive Plan. The City Council recommended approval of the plan on November 24th. LAST step in this long process: the plan goes to the Kenai Peninsula Borough for approval by the Assembly.

Title 21 Zoning Code Update: See attached project information. We're anticipating a 45-day public review period, February-March.

Question: How would the EDC like to participate? The code itself is really long; I'm not expecting the EDC as a group to go through it all.

Suggestion: Housing is a big topic for EDC: do we want to set aside some time at the February meeting to talk about the new code as it relates to housing? And if some Commissioners want to take a deeper dive on the topic, they can bring comments to the meeting for group discussion? (looking at you Commissioners Marks and Noomah!).

- Other than housing, anything else the group wants to talk about?
- I'm not expecting every commission to make comments – preferably interested commissioners will comment as members of the public. If you want to comment as a group, let me know. But I'm not planning on writing a memo from the EDC to the consultants at this time.

HERC Update: TENATIVE: I'm working with AK DEC and the college to host a presentation on Thursday February 12th about the HERC. There is a recent report with rough cost estimates for remediation, and someone from DEC will be in Homer to answer questions and talk about next steps.

Attachments:

1/7/26 Homer Title 21 Update Progress Report



Homer Title 21 Update

Progress Report to City Council

Prepared January 7, 2026

View related materials at HomerT21CodeUpdate.com

Upcoming Activities

- **Through January 16, 2026:** Promote the virtual open house. See details under “December Open House Follow Up”.
- **January 21, 2026:** Facilitate work Session with the Planning Commission to go over the process for the public review draft, comment collection, and next steps toward adoption.
- **January 26, 2026:** Facilitate Work Session with the City Council to go over the process for the public review draft, comment collection, and next steps toward adoption.
- **Late January 2026:** Release the Public Review Draft version of the Title 21 code. The public release is tentatively set for late January for a 45-day review and comment period.

Recently Completed Activities

- **December: Open House Follow Up.** Shared results from the community open house on November 6th and created additional opportunities for residents who missed the event to share their feedback.
 - Visit the [project website](#) to view the open house summary, posters, presentation slides, and a link to a Homer News story about the event.
 - To accommodate residents who were unable to attend the open house, a [virtual open house](#) has also been configured for residents to share comments, questions, and levels of support for the emerging changes to Title 21. The virtual open house is structured like the in-person event with the same materials and ways to weigh in with comments, questions, and levels of support. This virtual open house is open through January 16, 2026.
- **November – December: One-on-one conversations with Planning Commissioners.** Offered to meet one-on-one with each Planning Commissioner to talk through ideas, concerns, and questions about the draft code. As of this report, four interviews have been completed.
- **December 2025 – January 2026: Planning Commission Work Sessions.** Facilitated a series of work sessions with the Planning Commission to review sections of the draft zoning code in greater detail. These work sessions provided an opportunity for the Planning Commission to inform the draft code ahead of the release of the Public Review Draft. The agenda packet and videos of the work sessions are on the City’s [website](#), and will be linked on the [project website](#) as they become available.
 - December 3 from 4pm-6:20pm (before the regular meeting at 6:30 pm): This session focused on Housing and Zoning Districts.
 - December 17 as a Special Meeting Work Session from 5-8pm (no regular meeting): This session focused on Development Processes.
 - January 7 from 4-6:20pm: This work session focused on the topic of Steep Slopes/Environmental Constraints.

Cumulative Accomplishments to Date

Featured in November 2025 Progress Report

- **October:** Planning Commission review of proposed draft code at the October 15th regular meeting (part one).
- **November:** Planning Commission review of proposed draft code at the November 5th regular meeting (part two).
- **November:** Community Open House on Thursday, November 6th. Approximately 50 people attended the open house.

Featured in September 2025 Progress Report

- **August:** Presented and gathered input from the Port and Harbor Advisory Commission at an August 27th Work session.
- **September:** Staff conducted an initial review of the draft code; project team is planning for an Open House.

Featured in August 2025 Progress Report

- **July and August:** Facilitated conversations with staff around zoning administration, enforcement, district consolidations, and allowed uses to inform code drafting.
- **August 15th:** Shared the draft Title 21 code with City staff for review, including an initial legal review.

Featured in July 2025 Progress Report

- **June 5th:** Held an additional stakeholder dialogue with representatives from Guiding Growth and Mobilizing for Action through Planning and Partnerships (MAPP).
- **June 18th:** Attended and facilitated a conversation with the Planning Commission on Conditional Use Permits (CUPs), Land Uses, Housing Types, Zoning Districts.
- **June:** Prepared preliminary recommendations on how to structure the updated code. This included a current/proposed table of contents, with a companion report describing the changes.
- **July 15th – 16th:** Conducted additional interviews to fill in gaps/missing perspectives from groups that work most closely with the zoning code.
- **July 16th:** Attended and facilitated a conversation with the Planning Commission focused on use standards, sign code, and administrative flexibility.

Featured in June 2025 Progress Report

- **April 16th:** Planning Commission Work Session. Presented key findings from the Summary Background and Code Audit, and related topics.
- **April:** Stakeholder Dialogues. Convened three dialogues to talk with Homer-area professionals that use/engage with the code (Title 21). This included builders/developers, business owners, and realtors.
- **April:** Community Site Tour. Led by City staff, toured Homer by vehicle to visit example areas where zoning policies resulted in positive outcomes, and areas of concern/tension.
- **April:** City Council Interviews. Conducted five in-person interviews with Council members.
- **May 21st:** Planning Commission Work Session. Shared an overview of April stakeholder engagement activities and guided a discussion around specific sections of the code.

Featured in April 2025 Progress Report

- **November 2024:** Initial Introduction to City Council
- **February 2025:** Staff Listening Session
- **March 2025:** Planning Commission Kickoff Meeting
- **April 2025:** Summary Background
- **April 2025:** Code Audit
- **April 2025:** Website Launch

Project Schedule



January – March 2025	June – November 2025	November 2025 – Summer 2026
<ul style="list-style-type: none">• Compile background and gather initial feedback from City staff, Planning Commission, and key stakeholders.• Review existing code and identify updates.• Develop proposed code type and structure.	<ul style="list-style-type: none">• Draft early version of revised code.• Staff and legal team conduct review of draft code.• Share preliminary revisions to Title 21 ("lined version").• Gather input from public on potential changes, including November Open House.	<ul style="list-style-type: none">• Conduct Planning Commission work sessions on key topics.• Share Public Review Draft of Revised Code (<i>tentatively late January</i>)• Consider and incorporate revisions based on feedback.• <i>Code adoption process starts spring 2026.</i>

Ongoing: Monthly updates and/or work sessions with the Planning Commission and City Council

Roles of the Planning Commission and City Council

Planning Commission

The Planning Commission is the advisory body for the Title 21 Update process.

- Share guidance, feedback, and local knowledge during the code drafting process.
- Provide feedback on draft materials, including the draft code.
- Make a recommendation to the City Council regarding adoption the Title 21 Update.

City Council Engagement

- The project team will share periodic updates with the City Council, often via the City Manager's reports.
- City Council members can stay informed about the process by attending Planning Commission meetings, reading project documents, participating in community activities, and reviewing the public review draft of the revised code.
- The City Council will be responsible for the adoption of the Title 21 Update.



AGENDA ITEM REPORT

Strategic Plan

Item Type: Action Memorandum
Prepared For: Economic Development Advisory Commission
Meeting Date: January 13, 2026
Staff Contact: Julie Engebretsen, Community Development Director

Requested Action: Review the draft work plan, make any changes, and adopt for the January-May timeframe.

Background

The Commission previously used a "Strategic Plan" for annual priorities. At the November 3rd All Hands meeting, the Mayor suggested Commissions create more focused 1-year plans aligned with Council priorities.

After meeting with the Mayor and City Manager, I learned the goal is better alignment between Commission work plans, Council priorities, the City budget, Capital Improvement Plan, and Comprehensive Plan. The Mayor recommended that generally topics should take no more than 2-3 meetings to formulate a recommendation to Council (or City Manager) for action. Larger projects should be discussed through Council or the City Manager with attention to the staff time and city resources required to complete the project, and likelihood of adoption.

The attached draft work plan lists specific agenda topics. The Commission will continue regular activities and training, but these items are the focused priorities for the year. I greatly simplified the document from prior strategic plans – ideally if we're doing annual plans with short term projects, we can compile the basic outline of what we're working on in one or two meetings.

Requested Action: Review the draft work plan, make any changes, and adopt for the January-May timeframe.

Attachment:

2025 EDC Work Plan DRAFT January 2026

2025 EDC Work Plan
DRAFT January 2026

January:

1. Annual work plan
2. Discuss Itinerant Merchants/draft code

February:

3. Discuss 5 year CEDS update
4. Discuss and make any budget recommendations
5. Continue Itinerant Merchants/draft code (finalize?)

March

6. Discuss Title 21 Update
7. Update Bylaws with meeting schedule
8. Update City code for meeting schedule and CEDS role

April

9. KPEDD Industry Outlook Forum (Seward)
10. Start looking at comp plan, compare with CIP, budget and Commission work plan

May

11. Continue/complete comp plan/budget/CIP comparison for 2026.
12. Identify 2-3 tasks to work on for remainder of 2026

June- November – work on identified tasks from May meeting

August

September

October

November



AGENDA ITEM REPORT

Itinerant Merchants

Item Type: Action Memorandum

Prepared For: Economic Development Advisory Commission

Meeting Date: January 13, 2025

Staff Contact: Julie Engebretsen, Community Development Director

Requested Action: Understand different types of itinerant merchants (door to door vs location based or mobile) and determine the desired outcome of regulation.

Discussion

Homer City Code Title 8 lays out a permit process for temporary businesses, defined as operating 60 or less within Homer City limits. This section of code has not been updated in a very long time and it's not really used. Rather than try to revise existing code, I'd like the Commission to start by defining what regulation is desired, or what problem we're trying to solve through regulation.

There is a lot of variation between Cities on how they regulate different types of vendors. At this meeting I'd like to talk about types of itinerant merchants, understand how much regulation the EDC would like to see, and what is our desired outcome? Once the Commission identifies the specific problem and desired outcome, the regulatory approach becomes much clearer.

Types of Itinerant Merchants to Consider

1. Door-to-Door Sales

- Home repair/improvement services (asphalt, roofing, etc.)
- Product sales (vacuums, books, etc.)
- Solicitation

2. Location-Based Temporary Vendors

- Pop-up retail (rugs, leather goods, jewelry)
- Seasonal vendors (Christmas trees, fireworks)

3. Mobile Vendors

- Mobile services (knife sharpening, etc.)
- Food trucks/carts (regulated separately)

Key Questions for the Commission

What problem are we trying to solve?

- Consumer protection (scams, fly-by-night operators)?
- Public safety concerns?
- Sales tax collection and compliance?
- Zoning/location management (traffic, nuisance)?
- Fair competition with permanent businesses?
- Is there a problem?

What's the desired outcome?

- Protect consumers from fraud
- Ensure public safety
- Generate tax revenue
- Support local brick-and-mortar businesses
- Encourage entrepreneurship and economic activity
- Keep administrative burden minimal
- Some combination of the above

Discussion Points

Given the current code hasn't been updated or actively used, consider:

1. **Is regulation actually needed?** Are there documented problems with itinerant merchants in Homer, or is this preventative?
2. **Should different types be regulated differently?** Door-to-door salespeople present different considerations than a pop-up vendor at a fixed location.
3. **What's proportionate?** A \$340 total permit cost for 60 days might be reasonable for a pop-up business but prohibitive for an individual trying to earn extra income.
4. **What can existing laws handle?** Fraud, trespassing, and sales tax evasion are already illegal without a specific itinerant merchant ordinance.

- Take a look at the permit Pros and Cons table. These are a few of the considerations that come up on a google search on this topic.
- If you want more information on current regulations, take a look at existing code, specifically the first few pages with definitions and application requirements. (permit fees are \$10 for an application and \$330 for a 60 day permit)

Attachments:

Pros and Cons table

Title 8 Homer City Code Itinerant Merchants

Itinerant Merchant Permits – Pros and Cons

PRO

CON

<p>Consumer protection - Permits help establish accountability. If a traveling merchant sells faulty goods or scams someone, authorities need a way to track them down. A permit creates a paper trail with contact information and business details.</p> <p>Fraud prevention - The permit system helps filter out fly-by-night operations and scammers who might take money and disappear, or misrepresent their products.</p>	<p>Over-regulation - Some view it as government overreach into activities that don't genuinely threaten public welfare, particularly when existing laws already cover fraud, theft, and public nuisances.</p>
<p>Public safety - The permitting process typically includes background checks, ensuring that people going door-to-door or setting up temporary sales operations don't pose a safety risk to residents.</p>	<p>Barrier to entry - Permits create bureaucratic hurdles and costs that can prevent small entrepreneurs trying to start small businesses.</p> <p>Enforcement challenges - Permit systems require staff, monitoring, and enforcement resources. For small communities, the administrative costs may exceed any benefits, and enforcement can be inconsistent or discriminatory.</p>
<p>Fair competition - Local brick-and-mortar businesses pay property taxes, and ongoing fees. Permits level the playing field by requiring traveling merchants to also contribute and follow local regulations.</p>	<p>Protectionism - Critics argue permits primarily protect established businesses from competition rather than genuinely serving public interest, essentially creating a government-enforced advantage for existing retailers.</p>
	<p>Stifles innovation and flexibility - Food trucks, pop-up markets, and mobile businesses represent innovative commerce models. Overly restrictive permits can prevent these adaptive business forms from thriving.</p>

Chapter 8.08

ITINERANT OR TRANSIENT MERCHANT'S LICENSE¹

Sections:

8.08.010 Definitions.

8.08.020 Itinerant or transient merchant – License required – Exemptions.

8.08.030 Itinerant or transient merchant license – Application.

8.08.040 Referral – Fees.

8.08.050 License – Revocation.

8.08.060 License – Expiration.

8.08.070 License – Nontransferable.

8.08.080 Exhibition of license.

8.08.100 Use of streets and other public places.

8.08.110 Report of convictions for chapter violations.

8.08.120 Appeals from action of the Chief of Police.

8.08.140 State laws applicable.

8.08.145 Nonapplicability of chapter.

8.08.150 Violation – Penalty.

8.08.010 Definitions.

For the purposes of this chapter the following shall mean:

“Isolated or casual sales” means the transfer of personal or real property from one individual to another on an occasional basis, for an agreed-upon fee.

“Temporary business” is a business or enterprise that is to be carried on for a period of less than 60 days per calendar year duration within the City.

"Transient or itinerant merchant" means any person, firm or corporation, whether as owner, agent, consignee or employee, whether a resident of the municipality or not, who engages in a temporary business of selling and delivering goods, and/or services, wares and merchandise within the City, and who, in furtherance of such purpose, peddles from door to door or hires, leases, uses or occupies any building, structure, motor vehicle, tent, railroad car, boat, any room in a hotel, lodging house, apartment, shop, or any street, alley, or other place within the municipality, for the exhibition and sale of such goods, wares and merchandise, and/or the performance of services, either privately or publicly. The person, firm or corporation so engaged shall not be relieved from complying with the provisions of this chapter merely by reason of associating temporarily with any local dealer, trader, merchant or auctioneer, or by conducting such transient business in connection with, as a part of, or in the name of any local dealer, trader, merchant or auctioneer, provided the temporary business is conducted in conformance with HCC Title 21 as it pertains to the residential zones which prohibits selling from homes. [Ord. 89-9(A) § 1, 1989; Ord. 86-21 § 1, 1986; Ord. 84-36 §§ 1, 2, 1984; Ord. 83-2 § 1, 1983].

8.08.020 Itinerant or transient merchant – License required – Exemptions.

It is unlawful for a transient or itinerant merchant, as defined in HCC 8.08.010, to engage in business within the City without first obtaining a license therefor in compliance with the provisions of this chapter. The licensing requirements of this chapter do not extend to isolated or casual sales of personal goods, wares, vehicles, animals, etc., or to the sale of similar items at such functions as garage sales, flea markets, and bazaars, nor to activities conducted at conferences that cater to a specialized audience. A commercial fisherman who has a valid commercial fishing license issued by the State of Alaska and who has completed and filed with Alaska Department of Fish and Game the forms required to qualify as a "catcher-seller" shall be exempt from this chapter. [Ord. 89-9(A) § 1, 1989; Ord. 83-2 § 1, 1983].

8.08.030 Itinerant or transient merchant license – Application.

Applicants for an itinerant or transient merchant license, whether a person, firm, or corporation, shall file a written, sworn application signed by the applicant, if an individual, by all partners, if a partnership, and by the president, if a corporation, with the Homer Police Department, on a form to be furnished by the Homer Police Department, which shall give the following information:

- a. Name and description of the applicant (applicant must produce valid identification with photo affixed thereon);
- b. Address, both legal and local;
- c. A brief description of the nature of the business and the goods to be sold and, in the case of products of farm or orchard, whether produced or grown by the applicant;
- d. If employed, the name and address of the employer, together with credentials establishing the exact relationship;
- e. The length of time for which the right to do business is desired;
- f. If a vehicle is to be used, a description of the same, together with the license number or other means of identification;
- g. A photograph of the applicant, taken within 60 days immediately prior to the date of the filing of the application, showing the head and shoulders of the applicant in a clear and distinguishing manner;
- h. The names of at least two reliable property owners of the City, who will certify as to the applicant's good character and business responsibility, or, in lieu of the names and references, any other available evidence as to the good character and business responsibility of the applicant as will enable an investigator to properly evaluate such character and business responsibility;
- i. A statement as to whether or not the applicant has been convicted of any crime, misdemeanor or violation of any municipal ordinance, the nature of the offense and the punishment or penalty assessed therefor and a criminal history background check supplied by the State of Alaska within the preceding 30 days;
- j. A copy of the applicant's business license and his certificate of registration for collection of Kenai Peninsula Borough sales tax, and when applicable a health certificate, letter of approval or other appropriate notification from State authorities for a food vending business;
- k. At the time of filing the application, a fee as set forth in the most current City of Homer fee schedule shall be paid to cover the cost of processing the application;
- l. Waiver of objection to criminal history check. By the act of filing, applicant waives all claims he may have arising under any act or principle of common law protecting individual privacy, and consents to an investigation from any source or sources as to criminal history. [Ord. 21-51 § 2, 2021; Ord. 01-20 § 1, 2001; Ord. 92-21, 1992; Ord. 89-9(A) § 1, 1989; Ord. 86-21 § 2, 1986; Ord. 83-2 § 1, 1983].

8.08.040 Referral – Fees.

- a. Upon receipt of the application described in HCC 8.08.030, the original shall be referred to the Chief of Police or designee who shall cause an investigation of the applicant's business responsibility and moral character to be made. The application shall be approved or denied by the Chief of Police or his designee within 48 hours of its receipt.
- b. The Chief of Police shall find that an application's background is unsatisfactory if:
 1. The applicant has been convicted of a felony within the three-year period immediately preceding the date of his application;
 2. The applicant has been convicted of a misdemeanor or violation of a municipal ordinance involving a monetary consideration within the same three-year period;
 3. The applicant does not have proper business license, certificate of registration for collection of sales tax or health certificate when applicable.
- c. If, as a result of such investigation, the applicant's character or business responsibility is found to be unsatisfactory, the Chief of Police shall endorse on such application his disapproval and his reasons for the same and shall notify the applicant that his application is disapproved and that no permit and license will be issued.
- d. If, as a result of such investigation, the character and business responsibility of the applicant are found to be satisfactory, the Chief of Police or designee shall endorse on the application his approval. The Homer Police Department shall, upon payment of the prescribed fee, deliver to the applicant his license. Such license shall contain the signature and seal of the Chief of Police or designee and shall show the name and photograph of the licensee, the class of license issued and the kinds of goods to be sold thereunder, the amount of fee paid, the operative, as well as the license number and other identifying description of any vehicle used in the business. The Homer Police Department shall keep a permanent record of all licenses issued.
- e. For each license issued hereunder, the fee shall be the amount as set forth in the most current City of Homer fee schedule for a 60-day license. For each assistant or sublicense associated with the principal license the fee shall be \$10.00 each. [Ord. 21-51 § 2, 2021; Ord. 10-51(A), 2011; Ord. 01-20 § 1, 2001; Ord. 92-21, 1992; Ord. 89-9(A) § 1, 1989; Ord. 86-21 § 3, 1986; Ord. 83-2 § 1, 1983].

8.08.050 License – Revocation.

Licenses issued under the provisions of this chapter may be revoked by the Chief of Police subject to appeal under HCC 8.08.120 for any of the following causes:

- a. Fraud, misrepresentation or false statement contained in the application for license;
- b. Fraud, misrepresentation or false statement made in the course of carrying on his business as a peddler;
- c. Any violation of this chapter;
- d. Conviction of any crime or misdemeanor involving moral turpitude;
- e. Conducting business hereunder in an unlawful manner or in such a manner as to constitute a breach of the peace or to constitute a menace to the health, safety or general welfare of the public. [Ord. 89-9(A) § 1, 1989; Ord. 83-2 § 1, 1983].

8.08.060 License – Expiration.

All licenses issued under the provisions of this chapter shall expire 60 days following date of issue.

Land uses for which a temporary license is issued must cease upon expiration of the permit including the immediate removal of any temporary structure. [Ord. 89-9(A) § 1, 1989; Ord. 84-36 § 3, 1984; Ord. 83-2 § 1, 1983].

8.08.070 License – Nontransferable.

No license issued under the provision of this chapter shall be used at any time by any person other than the one to whom it was issued. [Ord. 83-2 § 1, 1983].

8.08.080 Exhibition of license.

Persons licensed under this chapter shall display their licenses as follows:

- a. All door to door vendors and person soliciting or conducting business other than at a fixed business location shall physically wear their permit in plain view attached to their lapel, external jacket, or shirt, at all times while engaged in any business-related public contact.
- b. All other persons shall openly display their license at the front counter (or primary area of public contact) of their business.

c. All licensees shall produce their license for physical examination at the request of any citizen or peace officer authorized to enforce this chapter. [Ord. 01-20 § 1, 2001; Ord. 89-9(A) § 1, 1989; Ord. 88-4 § 1, 1988].

8.08.100 Use of streets and other public places.

No licensee shall have exclusive right to any location in the public streets, nor shall anyone be permitted to operate in any congested area, to include areas designated as public parking, campgrounds, parks or open spaces or where his operation might impede or inconvenience the public. For the purpose of this chapter, the judgment of the peace officer, exercised in good faith, shall be deemed conclusive as to whether the area is congested or the public impeded or inconvenienced. [Ord. 90-19(A) § 1, 1990; Ord. 89-9(A) § 1, 1989; Ord. 84-12 § 1, 1984; Ord. 83-2 § 1, 1983].

8.08.110 Report of convictions for chapter violations.

The Homer Police Department shall maintain a record of each license issued and record the reports of violations therein. [Ord. 92-21, 1992; Ord. 89-9(A) § 1, 1989; Ord. 83-2 § 1, 1983].

8.08.120 Appeals from action of the Chief of Police.

Any person aggrieved by the action of the Chief of Police in the denial of an application for a permit or license as provided in HCC 8.08.040, or in the decisions with reference to the revocation of license as provided in HCC 8.08.050, shall have the right of appeal to the City Council. Such appeal shall be taken by filing with the City Council, within 14 days after the action of the Chief of Police, a written statement setting forth fully the grounds for appeal. The City Council shall set a time and place for a hearing on such appeal, and notice of such hearing shall be mailed to the appellant postage prepaid at his last known address at least five days prior to the date set for the hearing. The decision and order of the City Council on such appeal shall be final and conclusive. [Ord. 01-20 § 1, 2001; Ord. 89-9(A) § 1, 1989; Ord. 83-2 § 1, 1983].

8.08.140 State laws applicable.

Notwithstanding any provisions of this chapter, any peddler operating under any license issued by the City pursuant to this chapter shall not be exempted from any and all licenses, permits, laws, or ordinances as required by the State of Alaska and the Kenai Peninsula Borough. [Ord. 89-9(A) § 1, 1989; Ord. 83-2 § 83].

8.08.145 Nonapplicability of chapter.

The provisions of this chapter shall not apply to a person who solicits funds for any purpose or disseminates information in connection with an authorized activity of a charitable, religious, political or civic organization of which that person is a member, adherent or representative; provided, that such activity is carried out in an orderly manner and in no way disturbs the peace or creates a public or private nuisance. [Ord. 89-9(A) § 1, 1989; Ord. 83-15 § 1, 1983].

8.08.150 Violation – Penalty.

The penalty for an offense in this chapter is the fine listed in the fine schedule in HCC 1.16.040. If no fine is listed for the offense in HCC 1.16.040, then the defendant must appear in court and, if convicted, is subject to the general penalty as provided in HCC 1.16.010 unless another penalty is specifically provided. [Ord. 18-11 § 7, 2018].

¹For statutory provisions authorizing cities to regulate the sale of goods, see AS 29.35.200(b). Ordinance 85-11, adopted May 13, 1985, repealed HCC 8.08.090.



AGENDA ITEM REPORT

CEDS – Comprehensive Economic Development Strategy

Item Type: Action Memorandum

Prepared For: Economic Development Advisory Commission

Meeting Date: January 13, 2026

Staff Contact: Julie Engebretsen, Community Development Director

Requested Action: Brief discussion of the CEDS, postpone to February Meeting

<https://kpedd.org/ceds/>

The Kenai Peninsula Economic Development District updates its Comprehensive Economic Development Strategy (CEDS) every 5 years. This document covers the entire borough.

I've been part of the KPEDD working group for about nine months. The draft isn't released yet, but a 30-day public comment period is coming soon. I wanted to make you aware so you can comment if you'd like as an individual. We can postpone Commission recommendations until February, but wanted to give the Commission a heads up because it's a moderately long and dense document. I will send an email link when the document and comment process is live.

Note: Reviewing the CEDS is part of the EDC's duties under city code, but our code doesn't align well with the formal CEDS process. We should address this when we update city code and EDC bylaws this year.



AGENDA ITEM REPORT

Annual Calendar

Item Type: Action Memorandum

Prepared For: Economic Development Advisory Commission

Meeting Date: January 13, 2026

Staff Contact: Julie Engebretsen, Community Development Director

Requested Action: Review the Annual Calendar and identify any speakers you'd like to hear from.

The Annual Calendar helps us plan meetings and workload for the year. Please suggest any speakers or presentation topics you'd like to include. We typically hear from the Chamber annually, and periodically from the Pratt Museum, Homer Marine Trades, and South Peninsula Hospital when relevant. If you'd like to invite other groups or agencies, let's discuss it! (Suggest a maximum of 3 additional presentations.) With a short list of ideas, I can invite and schedule speakers.

Requested Action: Review the Annual Calendar and identify any speakers you'd like to hear from.

Attachment:

EDC 2026 Calendar

ECONOMIC DEVELOPMENT ADVISORY COMMISSION
2026 Calendar

	AGENDA DEADLINE	MEETING	CITY COUNCIL MEETING FOR REPORT*	ANNUAL TOPICS/EVENTS
JANUARY	Wednesday 1/7 5:00 p.m.	Tuesday 1/13 6:00 p.m.	Monday 1/26 6:00 p.m.	<ul style="list-style-type: none"> • Annual Review of EDC's Strategic Plan/Goals & BR&E • KPEDD CEDS Review
FEBRUARY	Wednesday 2/4 5:00 p.m.	Tuesday 2/10 6:00 p.m.	Monday 2/23 6:00 p.m.	<ul style="list-style-type: none"> • KPC Job Fair • City Budget requests, even years (mid budget cycle)
MARCH	Wednesday 3/5 5:00 p.m.	Tuesday 3/10 6:00 p.m.	Tuesday 3/23 6:00 p.m.	<ul style="list-style-type: none"> • Clerk Reappointment Notices Sent Out
APRIL	Wednesday 4/1 5:00 p.m.	Tuesday 4/14 6:00 p.m.	Monday 4/27 6:00 p.m.	<ul style="list-style-type: none"> • Terms Expire April 1st • KPEDD Industry Outlook Forum
MAY	Wednesday 5/6 5:00 p.m.	Tuesday 5/12 6:00 p.m.	Tuesday 5/26 6:00 p.m.	<ul style="list-style-type: none"> • Annual Review of Commission's Bylaws • Advisory Body Training Work session • Election of EDC Officers
JUNE	Wednesday 6/3 5:00 p.m.	Tuesday 6/09 6:00 p.m.	Monday 6/22 6:00 p.m.	<ul style="list-style-type: none"> • Comprehensive Plan Review • Update from Public Works Director
JULY	No Regular Meeting			
AUGUST	Wednesday 8/5 5:00 p.m.	Tuesday 8/11 6:00 p.m.	Monday 8/24 6:00 p.m.	<ul style="list-style-type: none"> • Capital Improvement Plan Review
SEPTEMBER	Wednesday 9/2 5:00 p.m.	Tuesday 9/8 6:00 p.m.	Monday 9/14 6:00 p.m.	<ul style="list-style-type: none"> • Workforce Development Speaker • Land Allocation Plan Review
OCTOBER	Wednesday 10/7 5:00 p.m.	Tuesday 10/13 6:00 p.m.	Monday 10/26 6:00 p.m.	<ul style="list-style-type: none"> • City Budget Review/Develop Requests (odd years, main budget cycle)
NOVEMBER	Wednesday 11/4 5:00 p.m.	Tuesday 11/10 6:00 p.m.	Monday 11/23 6:00 p.m.	<ul style="list-style-type: none"> • Chamber's Annual Presentation to EDC • Approve Meeting Schedule for Upcoming Year
DECEMBER	No Regular Meeting			

*The Commission's opportunity to give their report to City Council is scheduled for the Council's regular meeting following the Commission's regular meeting, under Agenda Item 8 – Announcements/ Presentations/ Borough Report/Commission Reports.