



Agenda

Planning Commission Regular Meeting

Wednesday, September 16, 2026, 6:30 PM

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

Homer City Hall

491 E. Pioneer Avenue

Homer, Alaska 99603

[City of Homer Website](#)

Zoom Webinar ID: 990 0366 1092 Password: 725933

[Zoom Meeting Link](#)

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

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

Call to Order, 6:30 pm

Agenda Approval

Public Comments

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).

Reconsideration

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.

- a. Unapproved Regular Meeting Minutes of September 2, 2026

Presentations / Visitors

Reports

- a. City Planner's Report, Staff Report 26-028

Public Hearing(s)

Plat Consideration

- a. Bay View Subdivision Bouman 2026 Replat Preliminary Plat, Staff Report 26-029
- b. Tortora Acres Preliminary Plat, Staff Report 26-030

Pending Business

- a. ORDINANCE 26-XX, AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING HOMER CITY CODE TITLE 21 ZONING AND PLANNING CODE AND AMENDING THE HOMER CITY ZONING MAP, Staff Report 26-027
Materials for this item are available in the September 2, 2026 Planning Commission Packet.

New Business

- a. Memorandum 2026-14, Planning Commissioner Training on Conditional Use Permit Process

Informational Materials

- a. 2026 Planning Commission Meeting Calendar

Comments of the Audience

Members of the audience may address the Commission on any subject. (3 min limit)

Comments of the Staff

Comments of the Mayor/Council

Comments of the Commission

Adjournment

Next Regular Meeting is Wednesday, October 7, 2026, at 6:30 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.



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Staff Report PI 26-028

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner
DATE: September 16, 2026
SUBJECT: City Planner's Report

Title 21 Zoning Code Re-write

The Economic Development Commission expects to complete their work on short term rentals (STRs) at their October 13 meeting, we anticipate discussing STRs at the November 4 Planning Commission work session.

Meeting Schedule

The next regular meeting date is October 7, 2026.

Commissioner Report to Council

9/28/26 _____

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



NOTES

1. THIS LOT IS SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.
2. THE FRONT 15' ADJACENT TO RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
3. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
4. THE 20 FOOT WIDE ALLEY EASEMENT CENTERED ON THE BACK LOT LINE WAS VACATED BY ACTION OF THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT ITS MEETING ON AUGUST 6, 1979. SAID VACATION IS REFERENCED AS KPB RESOLUTION 79-1 AND RECORDED IN BOOK 108, PAGE 649, HRD.
5. THIS LOT IS SERVED BY CITY OF HOMER WATER AND SEWER.
6. ALL BEARINGS, DISTANCES AND MONUMENTS ARE PER RECORD PLAT HM 53-839 UNLESS OTHERWISE NOTED. NO FIELD SURVEY THIS PLAT.

LEGEND

- 1 RECORD 5/8" x 24" REBAR 5522-S HM2006-49
- 2 RECORD COPPER NAIL 268-S HM 53-839
- 3 RECORD 5/8" REBAR
- 4 RECORD COPPERWELD IN MON BOX
- 5 RECORD PRIMARY MONUMENT
- 6 APPROX. DISCHARGE SLOPE (KWF WETLANDS ASSESSMENT, KPB GIS)
- 7 SS SEWER MAIN - APPROXIMATE LOCATION PER COH SEWER DISTRIBUTION MAP
- 8 W WATER MAIN - APPROXIMATE LOCATION PER COH WATER MAIN DISTRIBUTION MAP

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.040.

BY: _____ DATE _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

NOTARY'S ACKNOWLEDGMENT

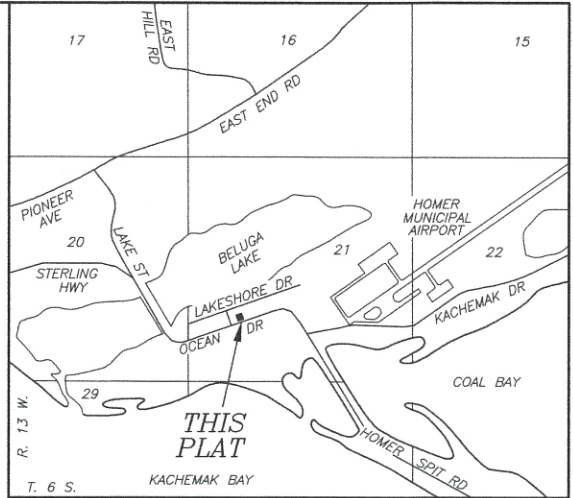
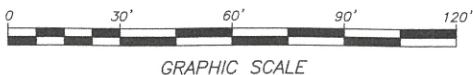
FOR: JENNIFER LISTON, HOMER PROPERTIES, LLC
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2026
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR: JOHN BOUMAN, HOMER PROPERTIES, LLC
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2026
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR: WILLIAM B. OLEY III, HOMER PROPERTIES, LLC
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2026
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____



VICINITY MAP

SCALE: 1" = 1/2 MILE U.S.G.S. QUAD. SELDOVIA (C-4 & C-5)

CERTIFICATE OF OWNERSHIP & DEDICATION

WE HEREBY CERTIFY THAT HOMER PROPERTIES, LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND ON BEHALF OF HOMER PROPERTIES, LLC, WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

JENNIFER LISTON
HOMER PROPERTIES, LLC
41420 STERLING HWY
HOMER, AK 99603

JOHN BOUMAN
HOMER PROPERTIES, LLC
41420 STERLING HWY
HOMER, AK 99603

WILLIAM B. OLEY III
HOMER PROPERTIES, LLC
41420 STERLING HWY
HOMER, AK 99603

HOMER RECORDING DISTRICT KPB FILE NO. 2026-000

BAY VIEW SUBDIVISION
BOUMAN 2026 REPLAT

A REPLAT OF LOTS 27 & 28, BAY VIEW SUBDIVISION (HM 53-839), LOCATED WITHIN THE SW1/4 SECTION 21, T. 6 S., R. 13 W., SEWARD MERIDIAN, HOMER RECORDING DISTRICT, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 0.482 ACRES

SEABRIGHT SURVEY + DESIGN
KATHERINE A. KIRSIS, P.L.S.

1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
SEABRIGHTSURVEY@GMAIL.COM

CLIENTS: HOMER PROPERTIES, LLC
41420 STERLING HWY
HOMER, AK 99603

DRAWN BY: KK	CHKD BY: KK	JOB #2026068
DATE: 08/2026	SCALE: 1"=30'	SHEET #1 OF 1

RECEIVED
AUG 26 2026
CITY OF HOMER
PLANNING/ZONING

SEABRIGHT SURVEY + DESIGN

Katherine A. Kirsis, P.L.S.

1044 East End Road Suite A

Homer, Alaska 99603

907.299.1580

seabrightsurvey@gmail.com

August 26, 2026

City of Homer
491 East Pioneer Ave
Homer, AK 99603

RE: Preliminary Submittal for "BAY VIEW SUBDIVISION BOUMAN 2026 REPLAT"

Dear Planning Department,

We are pleased to submit the above referenced revised preliminary plat for your review. Included in this submittal packet you will find:

- 1 full size plat copy
- 1 11x17 plat copy
- Check for \$300 plat review fee
-

In addition, we have emailed you a digital copy of the plat.

Please let us know if there are any concerns or clarifications we can address.

Cordially,

Katherine A. Kirsis

Katherine A. Kirsis, PLS
Seabright Survey + Design

RECEIVED

AUG 26 2026

**CITY OF HOMER
PLANNING/ZONING**

NOTICE OF SUBDIVISION

Public notice is hereby given that a preliminary plat has been received proposing to subdivide or replat property. You are being sent this notice because you are an affected property owner within 500 feet of a proposed subdivision and are invited to comment.

Proposed subdivision under consideration is described as follows:

Bay View Subdivision Bouman 2026 Replat Preliminary Plat

The location of the proposed subdivision affecting you is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the City of Homer Planning and Zoning Office. Subdivision reviews are conducted in accordance with the City of Homer Subdivision Ordinance and the Kenai Peninsula Borough Subdivision Ordinance. A copy of the Ordinance is available from the Planning and Zoning Office. **Comments should be guided by the requirements of those Ordinances.**

A public meeting will be held by the Homer Planning Commission on Wednesday, September 16, 2026 at 6:30 p.m. In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603. To attend the meeting virtually, visit zoom.us and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 346-248-7799 or 669-900-6833; (Toll Free) 888-788-0099 or 877-853-5247

Meeting ID: 979 8816 0903

Passcode: 986062

Additional information regarding this matter will be available by 5 p.m. on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for September 11, 2026 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written comments must be received by 4 p.m. on the day of the meeting.

If you have questions or would like additional information, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 235-3106, email: clerk@cityofhomer-ak.gov, or in-person at Homer City Hall.

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 500 FEET OF PROPERTY.

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Legend

Transportation

Mileposts

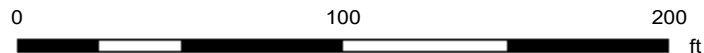


Roads

- Private Road
- Proposed
- State Highway
- Town Low/Seasonal
- Town Major
- Collector
- Town Medium
- Volume-Maintained
- Town Medium
- Volume-Unmaintained
- Trail

Parcels and PLSS

Tax Parcels



NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use, operation or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correctness of the data, or use of the data.



City of Homer

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Planning

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(f) 907-235-3118

Staff Report 26-029

TO: Homer Planning Commission
THROUGH: Ryan Foster, City Planner
FROM: Ed Gross, Associate Planner
DATE: September 16, 2026
SUBJECT: Bay View Subdivision Bouman 2026 Replat

Requested Action: Approval of a preliminary plat to consolidate Lots 28 and 27 of the Bay View Subdivision into a single lot, designated as Lot 27A, through the vacation of the shared lot line.

General Information:

Applicants:	John Bouman & Jennifer Liston, Owners Homer Properties, LLC 41420 Sterling Hwy Homer, AK 99603	Katherine Kirsis, P.L.S. Seabright Survey + Design 1044 East End Rd, Suite A Homer, AK 99603
Location:	North of Ocean Drive, located east of the intersection of Douglas Place and Ocean Drive, within Homer City limits.	
Parcel ID:	17918326, 17918325	
Size of Existing Lot(s):	0.240, 0.240 acres	
Size of Proposed Lot(s):	0.482 acres	
Zoning Designation:	General Commercial 1 District	
Existing Land Use:	General business offices and professional offices/ Vacant	
Surrounding Land Use:	North: Residential South: Commercial East: Commercial West: Commercial	
Wetland Status:	Small amount of discharge slope in Northwest corner of Lot 28.	
Flood Plain Status:	Zone X	
BCWPD:	Outside the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are available	
Public Notice:	Notice was sent to 51 property owners of 61 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is located within the General Commercial 1 District. Covering 0.482 acres, the purpose of this plat is to consolidate two existing lots into one by vacating the common lot line.

The owner has proposed to vacate the lot line to allow connection to the water utility from Lot 28, to connect to future buildings on Lot 27. Lot 27 currently has a stop-work enforcement order for construction that was started without a zoning permit. This platting action is a key step in working toward issuance of a zoning permit and lifting of the order.

Homer City Code 22.10.051 Easements and rights-of-way

- A. The subdivider shall dedicate in each lot of a new subdivision a 15-foot-wide utility easement immediately adjacent to the entire length of the boundary between the lot and each existing or proposed street right-of-way.

Staff Response: The plat meets these requirements. Utility easements are shown on the plat as 15 feet along Ocean Drive, as also specified in Note #2.

- B. The subdivider shall dedicate in each lot of a new subdivision any water and/or sewer easements that are needed for future water and sewer mains shown on the official Water/Sewer Master Plan approved by the Council.

Staff Response: The plat meets these requirements. City sewer and water mains are located on Ocean Drive.

- C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities required by HCC 11.04.120.

Staff Response: The plat meets these requirements.

Preliminary Approval, per KPB code 20.25.070 Form and contents required. The commission will consider a plat for preliminary approval if it contains the following information at the time it is presented and is drawn to a scale of sufficient size to be clearly legible.

- A. Within the Title Block:
 - 1. Names of the subdivision which shall not be the same as an existing city, town, tract or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion;
 - 2. Legal description, location, date, and total area in acres of the proposed subdivision; and
 - 3. Name and address of owner(s), as shown on the KPB records and registered land surveyor;

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

- C. The location, width and name of existing or platted streets and public ways, railroad rights-of-way and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff Response: The plat meets these requirements.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries and prominent natural and manmade features, such as shorelines or streams;

Staff Response: The plat meets these requirements.

- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions or limitation of reservations that could affect the subdivision;

Staff Response: The plat meets these requirements. *No such areas are proposed.*

- F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision; [Additional City of Homer HAPC policy: Drainage easements are normally thirty feet in width centered on the drainage. Final width of the easement will depend on the ability to access the drainage with heavy equipment. An alphabetical list of street names is available from City Hall.]

Staff Response: The plat meets these requirements.

- G. Status of adjacent lands, including names of subdivisions, lot lines, lock numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff Response: The plat meets these requirements.

- H. Approximate location of areas subject to inundation, flooding or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;

Staff Response: The plat meets these requirements.

- I. Approximate locations of areas subject to tidal inundation and the mean high water line;

Staff Response: The plat meets these requirements. Not within a tidal area.

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

Staff Response: The plat meets these requirements.

- K. Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;

Staff Response: The plat meets these requirements. City water and sewer are available.

- L. Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 10 percent on other streets;

Staff Response: Not applicable, the plat meets these requirements. No roads are being dedicated.

- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;

Staff Response: The plat meets these requirements. *There are no slopes over 20%.*

- N. Apparent encroachments, with statement indicating how the encroachments will be resolved prior to final plat approval; and

Staff Response: No known encroachments. The plat meets these requirements.

- O. If the subdivision will be finalized in phases, all dedications for through streets as required by KPB 20.30.030 must be included in the first phase.

Staff Response: Not applicable, the plat meets these requirements.

Public Works Comments:

The developer will work with Public Works for utilities. They will be utilizing the existing utility connections for additional structures. The water service to former lot 27 will remain in place. The lot has the potential for future re-subdivision based upon the development plan. It is unreasonable to expect them to dig up (paved) Ocean Drive ADOT Right-of-Way to abandon a water service that could be used in the future.

Staff Recommendation: The Planning Commission recommends approval of the preliminary plat, with the following comments:

1. The developer shall work with Public Works for utilities.

Attachments:

1. Preliminary Plat
2. Surveyor's Letter to City of Homer
3. Public Notice
4. Aerial Map



City of Homer

www.cityofhomer-ak.gov

Planning

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Staff Report 26-030

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner **26-030**
DATE: September 16, 2026
SUBJECT: Tortora Acres

Requested Action: Approval of a preliminary plat subdividing the existing 20-acre lot into two proposed lots; Tract A at 18.82 acres, and Lot 1 at 1 acre with partial right-of-way cul-de-sac dedications at Bell Avenue and Alpine Way.

General Information:

Applicants:	Giulia Tortora PO Box 1489 Homer, AK 99603	Seabright Survey & Design 1044 East End Rd, Suite A Homer, AK 99603
Location:	East of West Hill Rd, East of Miller Lane	
Parcel ID:	17504004	
Size of Existing Lot(s):	20 acres	
Size of Proposed Lots(s):	18.82 acres and 1 acre	
Zoning Designation:	Rural Residential District	
Existing Land Use:	Vacant	
Surrounding Land Use:	North: Vacant South: Vacant East: Residential, Vacant West: Residential, Vacant	
Wetland Status:	Discharge slope in the center of the Tract	
Flood Plain Status:	Not in a floodplain.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are not available at this time.	
Public Notice:	Notice was sent to 27 property owners of 31 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is within the Rural Residential District. This plat subdivides a portion of Tract A into proposed Lots: Lot 1 at 1.0 acres, and Tract A at 18.82 acres with a partial right-of way cul-de-sac dedications at Bell Avenue and Alpine Way.

Homer City Code 22.10.051 Easements and rights-of-way

- A. The subdivider shall dedicate in each lot of a new subdivision a 15-foot-wide utility easement immediately adjacent to the entire length of the boundary between the lot and each existing or proposed street right-of-way.

Staff Response: The plat meets this requirement. The plat illustrates a 15-foot utility easement.

- B. The subdivider shall dedicate in each lot of a new subdivision any water and/or sewer easements that are needed for future water and sewer mains shown on the official Water/Sewer Master Plan approved by the Council.

Staff Response: The plat meets this requirement.

- C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities required by HCC 11.04.120.

Staff Response: The plat meets these requirements, though the City anticipates requesting a trail easement for the east side of the property (east of the canyon) after the proposed conceptual trail alignment has been completed for the Woodard Canyon Trail.

Preliminary Approval, per KPB code 20.25.070 Form and contents required. The commission will consider a plat for preliminary approval if it contains the following information at the time it is presented and is drawn to a scale of sufficient size to be clearly legible.

- A. Within the Title Block:
 - 1. Names of the subdivision which shall not be the same as an existing city, town, tract or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion;
 - 2. Legal description, location, date, and total area in acres of the proposed subdivision; and
 - 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

- C. The location, width and name of existing or platted streets and public ways, railroad rights-of-way and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff Response: The plat meets these requirements.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries and prominent natural and manmade features, such as shorelines or streams;

Staff Response: The plat meets these requirements.

- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions or limitation of reservations that could affect the subdivision;

Staff Response: The plat meets these requirements. *The proposed Right-of-Way dedication for partial cul-de-sacs at Bell Avenue and Alpine Way are indicated.*

- F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision; [Additional City of Homer HAPC policy: Drainage easements are normally thirty feet in width centered on the drainage. Final width of the easement will depend on the ability to access the drainage with heavy equipment. An alphabetical list of street names is available from City Hall.]

Staff Response: The plat does not meet these requirements. A 30' drainage easement needs to be dedicated along the depicted centerline of drainage.

- G. Status of adjacent lands, including names of subdivisions, lot lines, lock numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff Response: The plat meets these requirements.

- H. Approximate location of areas subject to inundation, flooding or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;

Staff Response: The plat meets these requirements.

- I. Approximate locations of areas subject to tidal inundation and the mean high water line;

Staff Response: The plat meets these requirements.

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

Staff Response: The plat meets these requirements.

- K. Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;

Staff Response: The plat meets these requirements.

- L. Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 10 percent on other streets;

Staff Response: The plat meets these requirements.

- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;

Staff Response: The plat meets this requirement.

- N. Apparent encroachments, with statement indicating how the encroachments will be resolved prior to final plat approval; and

Staff Response: The plat meets these requirements.

- O. If the subdivision will be finalized in phases, all dedications for through streets as required by KPB 20.30.030 must be included in the first phase.

Staff Response: The plat meets these requirements.

Public Works Comments:

1. Road access across the ravine to serve the land locked parcels is unrealistic. Dedications would not be able to be built to city standard roads, so we would not require the right-of-way.
2. The cul-de-sac dedications are acceptable.
3. We have no objection with the plat as presented, however, in the future we will be requesting a trail easement for the east side of the property (east of the canyon) after the proposed conceptual trail alignment has been completed for the Woodard Canyon Trail.

Staff Recommendation:

Planning Commission recommends approval of the preliminary plat with the following comments:

1. A 30' drainage easement needs to be dedicated along the depicted centerline of drainage.
2. Road access across the ravine to serve the land locked parcels is unrealistic. Dedications would not be able to be built to city standard roads, so we would not require the right-of-way.
3. The City anticipates requesting a trail easement for the east side of the property (east of the canyon) after the proposed conceptual trail alignment has been completed for the Woodard Canyon Trail.

Attachments:

1. Preliminary Plat
2. Surveyor's Letter
3. Public Notice
4. Aerial Map

NOTES

1. THIS LOT IS SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.
2. THE FRONT 15' ADJACENT TO RIGHTS-OF-WAY AND THE FRONT 20' WITHIN 5' OF THE SIDE LOT LINES IS A UTILITY EASEMENT PER HM2024-11. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
3. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.

GPS CONTROL DATA

1. FOUND MONUMENT POSITIONS AS SHOWN WERE DETERMINED USING RTK GNSS METHODS WITHIN A LOCAL U.S. SURVEY FOOT COORDINATE SYSTEM.
2. BASIS OF COORDINATES FOR THIS SURVEY ARE THE NGS PUBLISHED VALUES FOR NGS CONTROL STATION "HOMAR" (PID=TT0155).
- NA083(2011)(NRS2011)
N59°38'20.35896" LAT
W151°29'29.49546" LONG
- LOCAL COORDINATES
N: 100,000.00
E: 100,000.00
3. BEARINGS AND DISTANCES ARE GROUND, DETERMINED BY ROTATING AND SCALING FROM GRID (AKSPC ZONE 4) USING "HOMAR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -11°17'13.4". TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986696.

WASTEWATER DISPOSAL

WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF HOMER FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED BY THIS PLAT IDENTIFIED AS FOLLOWS: ALPINE WAY, BELL AVENUE. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE OR MAINTAIN IMPROVEMENTS.

CITY MANAGER
CITY OF HOMER, ALASKA

DATE

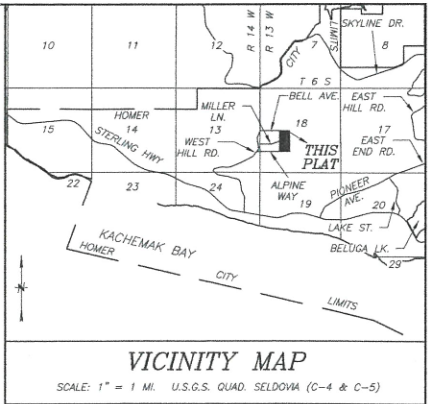
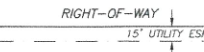
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	124.90'	50.00'	143°07'48"	N71°44'43"E	94.87'
C2	78.70'	50.00'	90°10'52"	S44°57'54"E	70.82'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	30.00'	N0°03'20"W
L2	89.73'	S89°49'11"E
L3	50.00'	N0°03'20"W
L4	50.00'	N89°52'30"W

LEGEND

- RECORD PRIMARY MONUMENT AS DESCRIBED
- APPROX. AREA DISCHARGE SLOPE (KWF WETLANDS ASSESSMENT, KPB GIS)
- APPROX. AREAS OF 20% SLOPE OR GREATER (KPB GIS)

R/W TYPICAL DETAIL



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

GIULIA TORTORA
BOX 1489
HOMER, AK 99603

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

RECEIVED

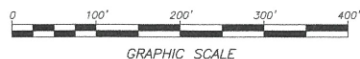
AUG 26 2026

CITY OF HOMER
PLANNING/ZONING

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MM/DD/YYYY.

BY: _____ DATE _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH



HOMER RECORDING DISTRICT			KPB FILE NO. 2026-000					
TORTORA ACRES								
THE W1/2 NE1/4 SW1/4 SECTION 18, T. 6 S., R. 13 W., SEWARD MERIDIAN, HOMER RECORDING DISTRICT, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA, CONTAINING 20.015 ACRES								
SEABRIGHT SURVEY + DESIGN KATHERINE A. KIRSIS, P.L.S. 1044 EAST END ROAD, SUITE A HOMER, ALASKA 99603 (907) 299-1580 SEABRIGHTSURVEY@GMAIL.COM								
CLIENTS: GIULIA TORTORA P.O. BOX 1489 HOMER, AK 99603								
DRAWN BY: BT		CHKD BY: KK		JOB #2026031				
DATE: 08/2026		SCALE: 1"=100'		SHEET #1 OF 1				

SEABRIGHT SURVEY + DESIGN

Katherine A. Kirsis, P.L.S.

1044 East End Road Suite A

Homer, Alaska 99603

907.299.1580

seabrightsurvey@gmail.com

August 19, 2026

City of Homer
491 East Pioneer Ave
Homer, AK 99603

RE: Preliminary Submittal for "TORTORA ACRES"

Dear Planning Department,

We are pleased to submit the above referenced revised preliminary plat for your review. Included in this submittal packet you will find:

- 1 full size plat copy
- 1 11x17 plat copy
- Check for \$300 plat review fee
-

In addition, we have emailed you a digital copy of the plat.

Please let us know if there are any concerns or clarifications we can address.

Cordially,

Katherine A. Kirsis

Katherine A. Kirsis, PLS
Seabright Survey + Design

RECEIVED

AUG 26 2026

**CITY OF HOMER
PLANNING/ZONING**

NOTICE OF SUBDIVISION

Public notice is hereby given that a preliminary plat has been received proposing to subdivide or replat property. You are being sent this notice because you are an affected property owner within 500 feet of a proposed subdivision and are invited to comment.

Proposed subdivision under consideration is described as follows:

Tortora Acres Preliminary Plat

The location of the proposed subdivision affecting you is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the City of Homer Planning and Zoning Office. Subdivision reviews are conducted in accordance with the City of Homer Subdivision Ordinance and the Kenai Peninsula Borough Subdivision Ordinance. A copy of the Ordinance is available from the Planning and Zoning Office. **Comments should be guided by the requirements of those Ordinances.**

A public meeting will be held by the Homer Planning Commission on Wednesday, September 16, 2026 at 6:30 p.m. In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603. To attend the meeting virtually, visit zoom.us and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 346-248-7799 or 669-900-6833; (Toll Free) 888-788-0099 or 877-853-5247

Meeting ID: 979 8816 0903

Passcode: 986062

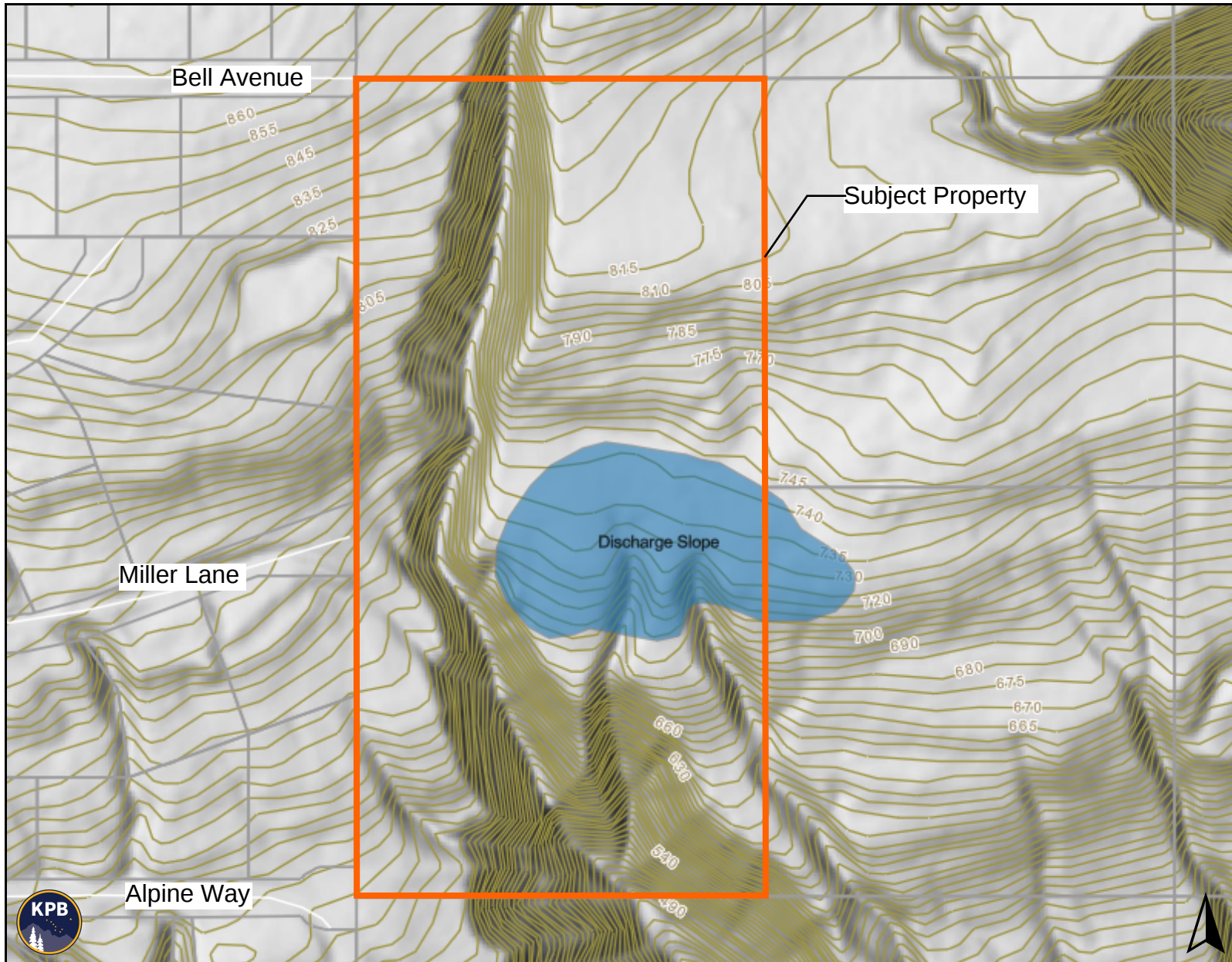
Additional information regarding this matter will be available by 5 p.m. on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for September 11, 2026 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written comments must be received by 4 p.m. on the day of the meeting.

If you have questions or would like additional information, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 235-3106, email: clerk@cityofhomer-ak.gov, or in-person at Homer City Hall.

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 500 FEET OF PROPERTY.

.....



Legend

Transportation

Mileposts



Roads

- Private Road
- Proposed
- State Highway
- Town Low/Seasonal
- Town Major
- Collector
- Town Medium
- Volume-Maintained
- Town Medium
- Volume-Unmaintained
- Trail

Parcels and PLSS

Tax Parcels



Landscape

KWF Wetlands Assessment

- DISTURB
- Depression
- Discharge Slope
- Drainageway
- Floating Island
- Unassessed

0 400 800
ft

NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use, operation or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correctness of the data, or use of the data.



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Memorandum PL26 – 014

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner
DATE: September 16, 2026
SUBJECT: Planning Commission Training on Conditional Use Permits

Introduction:

The Planning Commission has requested training on the conditional use permit process. Conditional use permits are an important and common permit approved by the Planning Commission in a public hearing process. This training is intended to provide a foundation for their understanding of the process and aid in their decision making.

Requested Action:

Conduct Planning Commission training on conditional use permits.

Attachments:

Planning Commission CUP Training Slide Deck

Planning Commission Training

Conditional Use Permits

ORD 25-XX

Agenda

- Code, Intent, Special Considerations
- Application Process
- Public Hearing Process
- Analysis
- Deliberation, Findings & Decision



HCC 21.71 Conditional Use Permit

- 21.71.010 Scope and purpose of chapter.
 - a. This chapter applies to the review and approval of conditional use permit applications when a conditional use permit is required by other provisions of the zoning code.
 - b. **A conditional use permit may be granted to approve land uses and structures with special design or site requirements, operating characteristics, or potential adverse effects on surroundings.** Approval may occur through Planning Commission review and, where necessary, the imposition of special conditions of approval.
 - c. **Nothing in the zoning code shall be construed to require the granting of a conditional use permit.**

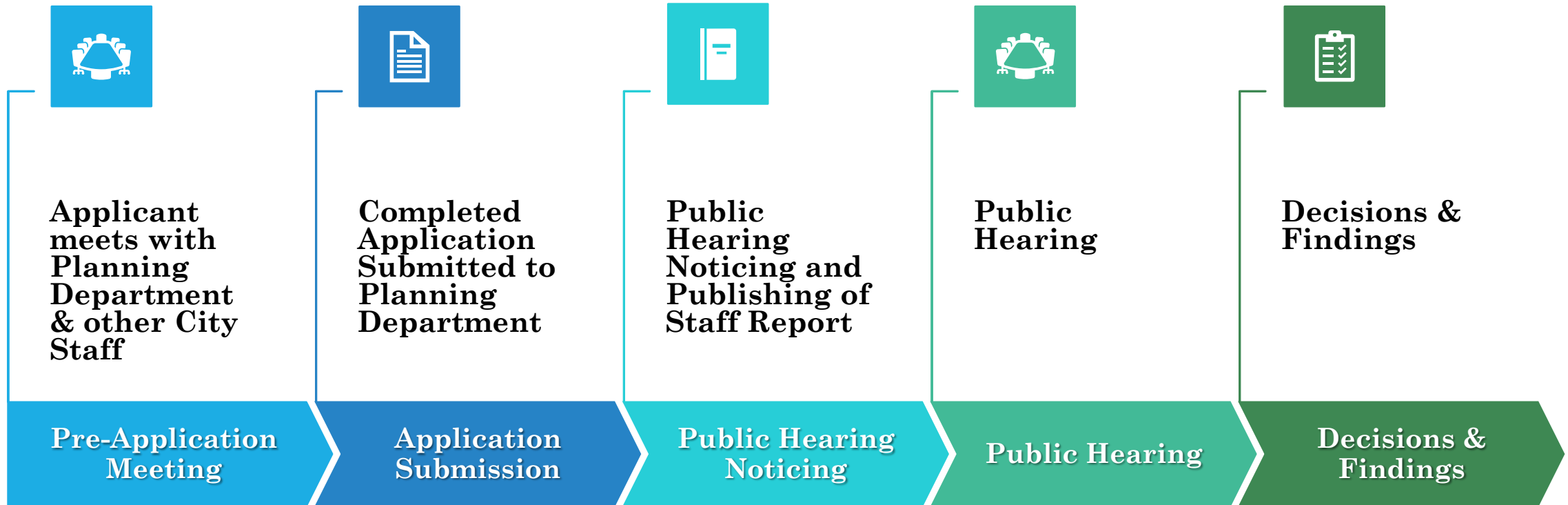
Special Considerations

- **Quasi-Judicial:** "court-like" and describes an action or body outside the traditional court system that holds hearings, weighs evidence, and makes binding decisions affecting specific rights or rules.
- **Key Characteristics:**
 - **Not a real court:** These groups belong to administrative agencies, local governments, or boards rather than the judicial branch.
 - **Court-like steps:** They hold formal hearings, review facts, allow testimony, and apply existing rules to specific situations.
 - **Limited powers:** Permit approval, approval with conditions, or denial.
 - **Subject to review:** A traditional court can review their final decisions to make sure the body followed the law.

Special Considerations

- **Ex-Parte Communications:** a Latin phrase that means "from one side only" or "by or for one party."
- **Record:** in legal terms, any documented information—whether on paper or stored electronically—that is created, received, and kept to preserve evidence of actions, business, or legal proceedings
- **Deference:** in law, deference means a court or higher authority yields to the judgment, decision, or interpretation of another institution or official body.
 - Administrative Deference: Courts accept a government agency's interpretation of a statute or its own rules because of the agency's specialized expertise.
- **Arbitrary and Capricious:** an action or decision made without a reasonable basis, solid cause, or proper consideration of the facts.

Process Overview





Pre-Application Meeting

- Schedule meetings with applicants to discuss application requirements before completion/submission
- Applicants often bring in sketches of their project for discussion and determination of what permits are required
- Projects requiring a CUP Permit:
 - Land use by zoning district
 - More than one principal structure on a lot
 - Over 8,000 sf building footprint or 30% building lot coverage
 - Fences, steep slopes, Bridge Creek Watershed Protection District, etc.



21.71.020 Application for conditional use permit

- a. An application for a conditional use permit shall be submitted to the City Planner on a form provided by the City. The application shall include:
 - 1. Name and mailing address of the owner of the subject lot.
 - 2. Name and mailing address of the applicant for the permit.
 - 3. A legal description and the street address of the subject lot.
 - 4. A narrative description of all proposed uses and structures, specifically identifying those that require conditional use permit approval.
 - 5. A level one or higher site plan prepared according to Chapter 21.73 HCC. In addition to the requirements of Chapter 21.73 HCC, the site plan shall show the location of all outdoor areas to be used for the conditional use.
 - 6. A map showing neighboring lots and a narrative description of the existing uses of all neighboring lots.
 - 7. All additional information (including any permits, plans and analyses) required by other provisions of the zoning code applicable to the proposed use within the subject zoning district.
 - 8. Any additional information the City Planner may require to determine whether the application satisfies the criteria for issuance of a permit.
 - 9. If the applicant is not the owner of the subject lot, the owner's signed authorization granting applicant the authority to (a) apply for the conditional use permit and (b) bind the owner to the terms of the conditional use permit, if granted.
 - 10. The applicant's signed certification that all the information contained in the application is true and correct.



Application Submission

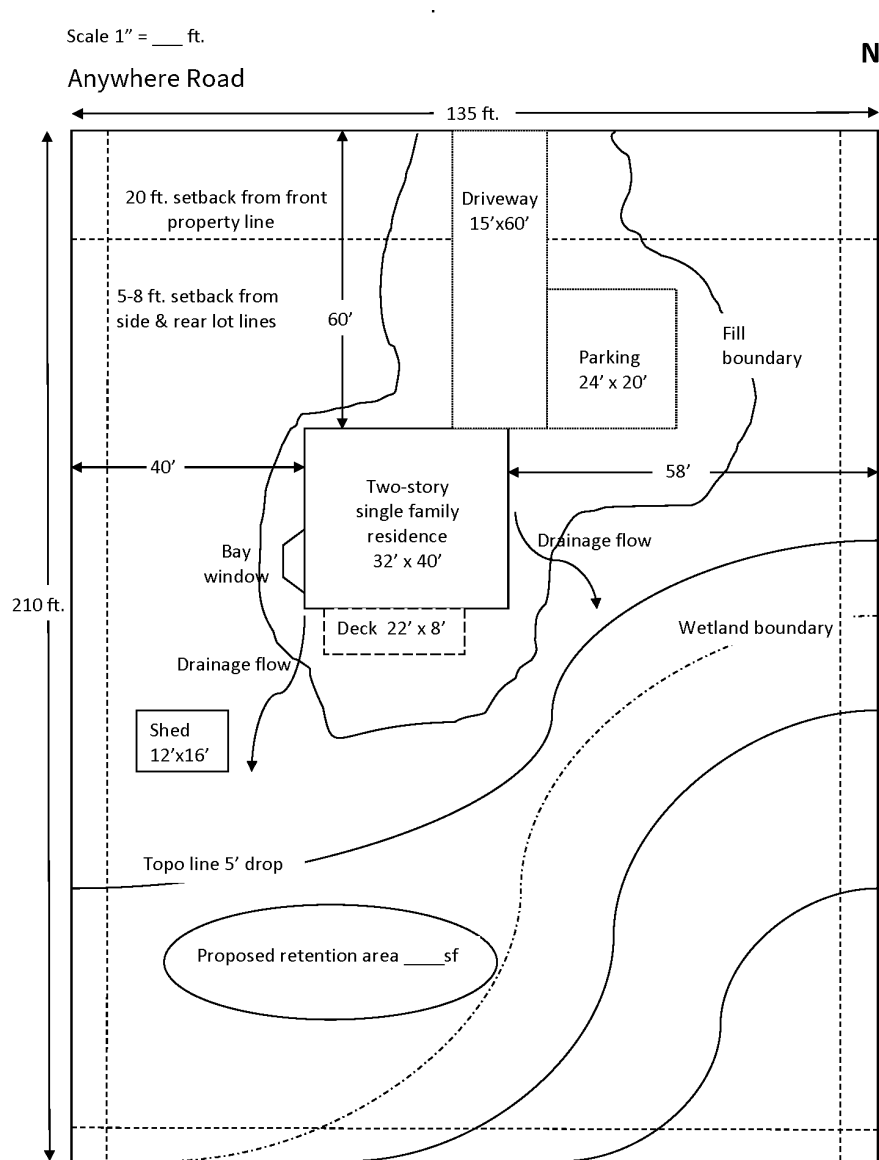
21.71.020 Application for conditional use permit

- b. The City Planner will determine if the application is complete. If not complete, the City Planner will advise the applicant what corrective actions should be taken to complete the application.



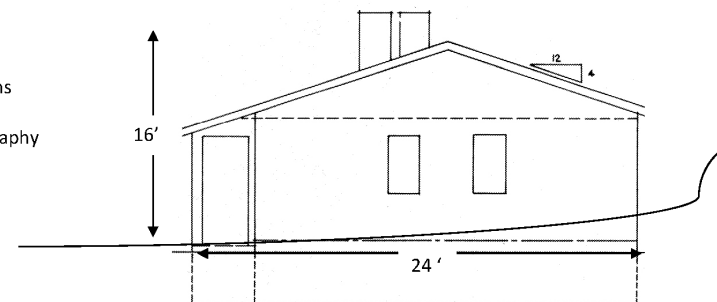
Application Submission

Submission Drawings

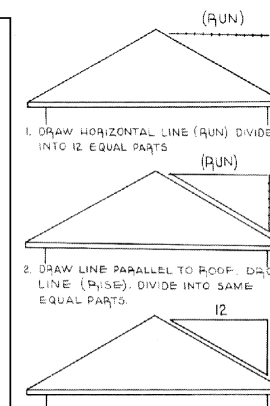


Example building elevation drawing (exterior view)

- ☐ Building height
- ☐ Wall dimensions
- ☐ Grade / topography



Draw your elevation(s) below or provide on separate sheet(s)





Public Hearing Noticing

- HCC 21.94.020 Public hearing procedures.
 - a. Notice of the public hearing shall be published at least once in a paper of general circulation within the City. The notice shall be published at least once during the calendar week prior to the public hearing date.
 - b. The notice shall contain at least the following information:
 - 1. A brief description of the proposal on which the public body is to act;
 - 2. A legal or common description of the property involved and a street address;
 - 3. Date, time and place of the public hearing;
 - 4. A statement that the complete proposal is available for review, specifying the particular City office where the proposal may be examined.
- HCC 21.94.030 Notification of neighboring property owners.
 - a. Except as provided in subsection (b) of this section, a copy of the aforementioned newspaper notification or notice containing at least the same information shall be mailed to owners of record on the Borough Assessor's records of real property within a 300-foot periphery of the site that is the subject of the proposed action.



Public Hearing Noticing

- Packet, with staff report and all application materials, is published the Friday before the Wednesday Planning Commission regular meeting
- Staff report provides the staff liaisons analysis of review criteria, findings, recommendation, and any recommended conditions of approval

**Any Questions before moving on to Public Hearing &
Decisions and Findings?**



Public Hearing

- At the Public Hearing:
 - The applicant or their representative should attend the public hearing.
 - The public hearing begins with the staff outlining the project in relation to the City Code and the staff recommendation(s).
 - The applicant may present the project. Visuals with architectural designs are helpful. Be concise.
 - Each community member has three minutes to address the Commission. Prior to the close of the public hearing, the applicant may respond to comments from the public and/or answer questions.
 - Once the public hearing is closed, no new information can be submitted.
 - There is an opportunity for a rebuttal from City Staff and the applicant.



Public Hearing

- Planning Commission Deliberation
 - Once the hearing is closed, the Commission will deliberate and talk over the proposal. They may do so in the meeting, or, they may go into what is called “closed door deliberations.” This means they may leave the chambers and go to another room to speak in private.
 - The Commission may make a decision right away, or they may ask for more information, and may conduct another public hearing.
- The Decisions and Findings Document and Appeals
 - Using the approved minutes from the Commission meeting(s), staff prepares a legally binding document called a Decisions and Findings.
 - If the applicant or member of the public wishes to appeal the Commissions’ decision, they must file within 15 days after the Decisions and Findings document has been signed.
 - If a conditional use permit is approved then the applicant can move forward and apply for a zoning permit, which must be approved before construction begins.



Process

- Conditional Use Permit Process Participants
 - Planning Commission
 - Staff Liaison
 - City Clerk
 - Consulting members: Mayor, City Manager, Public Works Director, Community Development Director
 - Applicant and design professionals such as engineer, architect, surveyor
 - Property owner(s) within 300 feet of subject property and the general public



21.71.030 Review Criteria

- The applicant must produce evidence sufficient to enable meaningful review of the application. Unless exceptions or other criteria are stated elsewhere in this code, the application will be reviewed under these criteria:
 - a. The applicable code authorizes each proposed use and structure by conditional use permit in that zoning district.
 - b. The proposed use(s) and structure(s) are compatible with the purpose of the zoning district in which the lot is located.
 - c. The value of the adjoining property will not be negatively affected greater than that anticipated from other permitted or conditionally permitted uses in this district.
 - d. The proposal is compatible with existing uses of surrounding land.
 - e. Public services and facilities are or will be, prior to occupancy, adequate to serve the proposed use and structure.



21.71.030 Review Criteria

- f. Considering harmony in scale, bulk, coverage and density, generation of traffic, the nature and intensity of the proposed use, and other relevant effects, the proposal will not cause undue harmful effect upon desirable neighborhood character.
- g. The proposal will not be unduly detrimental to the health, safety or welfare of the surrounding area or the City as a whole.
- h. The proposal does or will comply with the applicable regulations and conditions specified in this title for such use.
- i. The proposal is not contrary to the applicable land use goals and objectives of the Comprehensive Plan.
- j. The proposal will comply with all applicable provisions of the Community Design Manual.



21.71.040 Approval of Conditional Use

- a. The Planning Commission will review and may approve, approve with conditions, or deny an application for conditional use permit. **The application shall not be approved unless it is established that the proposal, with conditions if necessary, satisfies the applicable review criteria.**



21.71.040 Approval of Conditional Use

- b. In approving a conditional use, the Commission may impose such conditions on the use as may be deemed necessary to ensure the proposal does and will continue to satisfy the applicable review criteria. Such conditions may include, but are not limited to, one or more of the following:
 - 1. Special yards and spaces.
 - 2. Fences, walls and screening.
 - 3. Surfacing of vehicular ways and parking areas.
 - 4. Street and road dedications and improvements (or bonds).
 - 5. Control of points of vehicular ingress and egress.
 - 6. Special restrictions on signs.
 - 7. Landscaping.
 - 8. Maintenance of the grounds, buildings, or structures.



21.71.040 Approval of Conditional Use

- 9. Control of noise, vibration, odors, lighting or other similar nuisances.
- 10. Limitation of time for certain activities.
- 11. A time period within which the proposed use shall be developed and commence operation.
- 12. A limit on total duration of use or on the term of the permit, or both.
- 13. More stringent dimensional requirements, such as lot area or dimensions, setbacks, and building height limitations. Dimensional requirements may be made more lenient by conditional use permit only when such relaxation is authorized by other provisions of the zoning code. Dimensional requirements may not be altered by conditional use permit when and to the extent other provisions of the zoning code expressly prohibit such alterations by conditional use permit.
- 14. Other conditions necessary to protect the interests of the community and surrounding area, or to protect the health, safety, or welfare of persons residing or working in the vicinity of the subject lot.



Decisions & Findings

- The Planning Commission will deliberate after reviewing the entire record including, application, staff report, staff presentation, applicant presentation, public testimony, rebuttal, and Commissioner questions
- Discuss findings and any proposed conditions or amendments to proposed conditions and vote on them
- Render a decision by either unanimous consent or roll call vote
- The Planning Commission has 45-days to make a decision after the close of the public hearing



Decisions & Findings

- The Planning Commission's decision is final the evening it is rendered (48 hours for reconsideration)
- The physical permit, in the form of a Decisions & Findings Document, is placed on the consent agenda at the next regular meeting
- A Conditional Use Permit is tied to the property in perpetuity, conditions of approval must be maintained
- There is a 15-day appeal period, appeals are filed with the Clerk's Office
- Appeal applications that are accepted are sent to the Office of Administrative Hearings (OAH) for review. It is possible for cases to be remanded back to the Planning Commission
- Zoning permit applications may be submitted with an approved CUP and conditions are verified/enforced

Questions and Discussion

2026 Meeting Dates & Submittal Deadlines

Homer Planning Commission

Meeting dates are bolded and submittal deadlines are underneath

January 7, 2026

December 17 for Public Hearing Items
December 19 for Preliminary Plat Submittal
December 26 for Regular Agenda Items

January 21, 2026

December 31 for Public Hearing Items
January 2 for Preliminary Plat Submittal
January 9 for Regular Agenda Items

February 4, 2026

January 14 for Public Hearing Items
January 16 for Preliminary Plat Submittal
January 23 for Regular Agenda Items

February 18, 2026

January 28 for Public Hearing Items
January 30 for Preliminary Plat Submittal
February 6 for Regular Agenda Items

March 4, 2026

February 11 for Public Hearing Items
February 13 for Preliminary Plat Submittal
February 20 for Regular Agenda Items

March 18, 2026

February 25 for Public Hearing Items
February 27 for Prelim. Plat Submittal
March 6 for Regular Agenda Items

April 1, 2025

March 11 for Public Hearing Items
March 13 for Preliminary Plat Submittal
March 20 for Regular Agenda Items

April 15, 2026

March 25 for Public Hearing Items
March 27 for Preliminary Plat Submittal
April 3 for Regular Agenda Items

May 6, 2026

April 15 for Public Hearing Items
April 17 for Preliminary Plat Submittal
April 24 for Regular Agenda Items

May 20, 2026

April 29 for Public Hearing Items
May 1 for Preliminary Plat Submittal
May 8 for Regular Agenda Items

June 3, 2026

May 13 for Public Hearing Items
May 15 for Preliminary Plat Submittal
May 22 for Regular Agenda Item

June 17, 2026

May 27 for Public Hearing Items
May 29 for Preliminary Plat Submittal
June 5 for Regular Agenda Items

2026 Meeting Dates & Submittal Deadlines

Homer Planning Commission

Meeting dates are bolded and submittal deadlines are underneath

July 15, 2026

June 17 for Public Hearing Items & Preliminary Plat Submittal **Four Weeks Prior to Meeting**

July 1 for Regular Agenda Items

August 5, 2026

July 15 for Public Hearing Items & Preliminary Plat Submittal

July 22 for Regular Agenda Items

August 19, 2026

July 29 for Public Hearing Items & Preliminary Plat Submittal

August 5 for Regular Agenda Items

September 2, 2026

August 12 for Public Hearing Items & Preliminary Plat Submittal

August 19 for Regular Agenda Items

September 16, 2026

August 26 for Public Hearing Items & Preliminary Plat Submittal

September 2 for Regular Agenda Items

October 7, 2026

September 16 for Public Hearing Items & Preliminary Plat Submittal

September 23 for Regular Agenda Items

October 21, 2026

September 30 for Public Hearing Items & Preliminary Plat Submittal

October 7 for Regular Agenda Items

November 4, 2026

October 7 for Public Hearing Items & Preliminary Plat Submittal **Four Weeks Prior to Meeting**

October 21 for Regular Agenda Item

December 2, 2026

November 4 for Public Hearing Items & Preliminary Plat Submittal **Four Weeks Prior to Meeting**

November 18 for Regular Agenda Item