



# Homer Title 21 Update

## Progress Report to City Council

Prepared January 7, 2026

View related materials at [HomerT21CodeUpdate.com](https://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 6<sup>th</sup> 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 15<sup>th</sup> regular meeting (part one).
- **November:** Planning Commission review of proposed draft code at the November 5<sup>th</sup> regular meeting (part two).
- **November:** Community Open House on Thursday, November 6<sup>th</sup>. 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 27<sup>th</sup> 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 15<sup>th</sup>:** Shared the draft Title 21 code with City staff for review, including an initial legal review.

## Featured in July 2025 Progress Report

- **June 5<sup>th</sup>:** Held an additional stakeholder dialogue with representatives from Guiding Growth and Mobilizing for Action through Planning and Partnerships (MAPP).
- **June 18<sup>th</sup>:** 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 15<sup>th</sup> – 16<sup>th</sup>:** Conducted additional interviews to fill in gaps/missing perspectives from groups that work most closely with the zoning code.
- **July 16<sup>th</sup>:** 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 16<sup>th</sup>:** 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 21<sup>st</sup>:** 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"><li>• Compile background and gather initial feedback from City staff, Planning Commission, and key stakeholders.</li><li>• Review existing code and identify updates.</li><li>• Develop proposed code type and structure.</li></ul> | <ul style="list-style-type: none"><li>• Draft early version of revised code.</li><li>• Staff and legal team conduct review of draft code.</li><li>• Share preliminary revisions to Title 21 ("lined version").</li><li>• Gather input from public on potential changes, including November Open House.</li></ul> | <ul style="list-style-type: none"><li>• Conduct Planning Commission work sessions on key topics.</li><li>• Share Public Review Draft of Revised Code (<i>tentatively late January</i>)</li><li>• Consider and incorporate revisions based on feedback.</li><li>• <i>Code adoption process starts spring 2026.</i></li></ul> |

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.