

**From:** Shelly Wade

**Sent:** Wednesday, January 14, 2026 12:28 PM

**Cc:** Ryan Foster

**Subject:** January 2026, Homer Title 21 Update: Virtual Open House Closing Soon & Project Schedule Update



**Happy New Year, Homer! Check out the latest happenings on the Title 21 Update effort and how you can get involved now and throughout the Code Revision process.**

### **Last Few Days to Participate in the Virtual Open House!**

If you were unable to attend the in-person open house on November 6, 2025, or if you attended and have additional thoughts to share, the [Virtual Open House](#) provides another opportunity to review emerging ideas and submit comments. The Virtual Open House includes the same five topic areas and materials presented at the November event and the same opportunities to provide feedback. **The last day to participate is this Friday, January 16, 2026.** Have more thoughts than the virtual open house space provides? Email the project team directly (contact info below!).

[Click Here for the Virtual Open House](#)

### **Updated Project Schedule**

Since the November open house, the Homer Planning Commission has held three “deep dive” work sessions on 1) [housing & zoning districts](#), 2) [the development review process](#) (conditional use permits, variances, administrative adjustments, building inspections) and, 3) [environmental features](#) (wetlands, watercourses, steep slopes), using a combination of inputs (see graphic below) to refine proposed code changes. These topics were selected for Planning Commission deep dives because they have continuously emerged as topics of concern, through comprehensive plan and zoning update processes, and as sections of the code that do not align with the recently adopted 2045 Homer Comprehensive Plan, related research, and community input. Collectively, they continue to warrant more detailed discussion with the Planning Commission. Below is an updated schedule that includes an additional Planning Commission work session aimed at getting the Commission’s feedback on outstanding issues from December and early January deep dives that are important as the project team develops the Public Review Draft of the Revised Code.

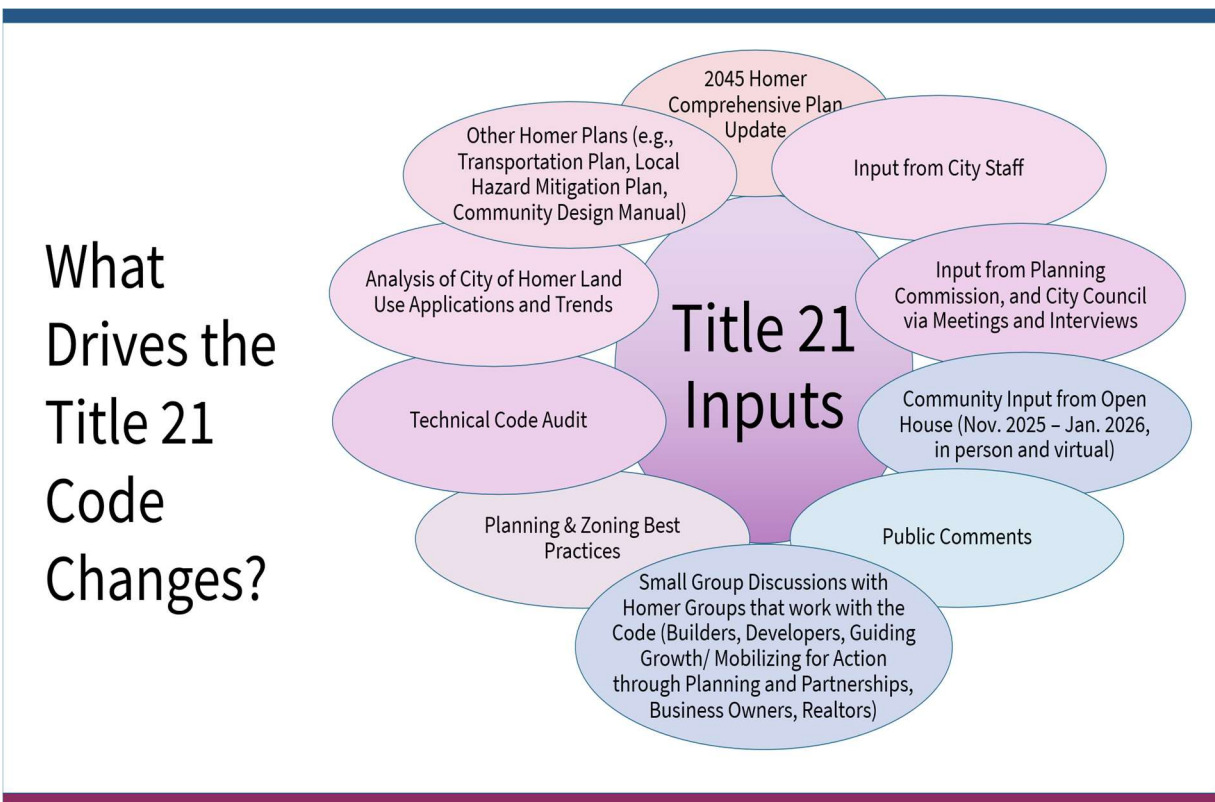
- **December 2025 – January 2026:** The Planning Commission held a series of deep dive work sessions focused on housing and zoning districts (December 3), the development review process (December 17), and environmental features (January 7).
- **January 21, 2026:** The Planning Commission will hold a work session with the project team to provide feedback on outstanding issues from the topic-specific deep dives (see above) and to review the timeline

and next steps in the code revision process. Commission feedback will help shape the Public Review Draft of the Code.

- **January 26, 2026:** The City Council will hold a work session with the project team to review and provide feedback on Title 21 revision progress to date, the project timeline, and next steps.
- **Mid-February 2026:** The **Public Review Draft of the Revised Title 21 Code** will be released for a minimum **30-day Public Comment Period**. This is a key opportunity for the community to closely review and respond to proposed changes. All comments will be documented and responded to in a “Public Comments Tracker” that will be published on [the project website](#).
- **Late Spring 2026:** The adoption process will begin for the Revised Title 21 Code, which will include additional opportunities for public comment during the public hearing process.

### Other Ways to Contribute Your Input

- Submit a virtual comment card [here](#) to share your ideas. Have more thoughts than the virtual comment card provides? Email the project team directly (contact info below!).
- Contact the team:
  - City Planner, Ryan Foster, 907-299-8529, [rfoster@ci.homer.ak.us](mailto:rfoster@ci.homer.ak.us)
  - Project Manager, Shelly Wade, 907-242-5326, [shelly@agnewbeck.com](mailto:shelly@agnewbeck.com)
- Review and share your comments when the public review draft of the Title 21 code is released (anticipated mid-February 2026).



Visit the project website to view project materials, a timeline, and more:  
[HomerT21CodeUpdate.com](http://HomerT21CodeUpdate.com)