



# Homer Title 21 Update

## Progress Report to City Council

Prepared February 4, 2026

View related materials at [HomerT21CodeUpdate.com](https://www.homerak.com/HomerT21CodeUpdate.com)

## Upcoming Activities

- **January 21, February 4<sup>th</sup>, 2026:** Facilitate Work Session with the Planning Commission for final clarity on areas of the code ahead of Public Review Draft release.
- **Late February 2026 (tentative):** Release the Public Review Draft version of the Title 21 code. The public release is tentatively set for late February for a 45-day review and comment period.

## Recently Completed Activities

- **January 7<sup>th</sup>, 2026:** Facilitated Planning Commission Work Session focused on the topic of Steep Slopes/Environmental Constraints.
- **January 26<sup>th</sup>, 2026:** Facilitated Work Session with the City Council to go over the process for the public review draft, comment collection, and next steps toward adoption.

## Cumulative Accomplishments to Date

### Featured in January 2026 Progress Report

- **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](#) was configured. This virtual open house was open through January 16, 2026 and received 14 responses.
- **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.
- **December 2025 – January 2026: Planning Commission Work Sessions.** Facilitated a series of work sessions with the Planning Commission (December 3, December 17, January 7; February 4 is scheduled) 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.

### 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



<b>January – March 2025</b> <ul style="list-style-type: none"><li>• Compile background and gather initial feedback.</li><li>• Review existing code and identify updates.</li><li>• Develop proposed code type and structure.</li></ul>	<b>June – November 2025</b> <ul style="list-style-type: none"><li>• Staff and legal team conduct review of draft code.</li><li>• Gather input from public on potential changes, including November Open House.</li></ul>	<b>November 2025 – February 2026</b> <ul style="list-style-type: none"><li>• Conduct Planning Commission work sessions on key topics.</li><li>• Refine draft code for public review.</li></ul>	<b>Spring - Summer 2026</b> <ul style="list-style-type: none"><li>• Release Public Review Draft for comment</li><li>• Analyze and respond to feedback</li><li>• Prepare public hearing draft and initiate adoption process</li></ul>
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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.