



Homer Title 21 Update

Progress Report to City Council

Prepared July 22, 2026

View related materials at HomerT21CodeUpdate.com

Upcoming Activities

- **August 5th:** Planning Commission workshop to discuss the proposed Public Hearing Draft. This will be facilitated by City staff.
- **August 19th:** Tentative date for Planning Commission Public Hearing. This will be facilitated by City staff.

Recently Completed Activities

- **Public Hearing Draft of the Code:** The project team prepared a proposed Public Hearing Draft and transmitted all related materials to City staff for their review ahead of an August 5th Planning Commission workshop.
- **Website Updates:** Updated the project website (HomerT21CodeUpdate.com) to feature details about the public hearing process, along with a revised comment tracker.

Cumulative Accomplishments to Date

Featured in June 2026 Progress Report

- **June 22nd: City Council and Planning Commission Joint Work Session:** *The Planning Commission and City Council reviewed Public Review Draft comments and discussed recommendations to guide preparation of the Public Hearing Draft. The project team synthesized approximately 785 comments from 86 individuals (excluding petitions) and preparing a comment tracker for consideration. The most frequently discussed topics are short-term rentals, review process and administration, wetlands and environmental regulation, definitions, and large-format development.*
- **Public Outreach:** *The project team conducted a final e-blast during the week of May 11 to boost participation prior to the May 15 comment period deadline. Additionally, the project website has been updated to outline next steps, including comment synthesis, preparation of the comment tracker, the June 22 joint work session, and the anticipated release of the Public Hearing Draft.*

Featured in May 2026 Progress Report

- **May 4th: Targeted Outreach to Homer Realtors, Business Owners, and Builders and Developers.** *Distributed tailored emails to three stakeholder groups highlighting key changes in the Public Review Draft most relevant to their interests and inviting feedback prior to the May 15th comment deadline.*
- **April 15th: Planning Commission Project Update & Walkthrough of Public Review Draft of the Revised Code –** *Provided an update to the Planning Commission and discuss [How to Navigate the March 31st Public Review Draft \(PRD\) of the Revised Code](#), which includes key changes, structure, and guidance on how to review and provide comments.*
- **April 15th: Public Review Draft Documents Updated:** *Revised key PRD files to improve navigation, formatting, and clarity, including addition of titles and tables of contents; updated the redline version to correct tracking gaps and added a summary of moved and renamed sections to improve readability where content had been reorganized.*

Featured in April 2026 Progress Report

- **April 1st:** Presented a proposed Planning Commission Public Review Draft Amendment Form and shared a brief overview of the “How to Navigate the Revised Code” tool to the Planning Commission.
- **March 31st: Release of the Public Review Draft (PRD) of the Title 21 Code Revision.** The launch included a coordinated public notification campaign and website update with a full suite of supporting materials, including clean and redline versions of the draft code, summary tables (allowable uses and dimensional standards), an updated zoning map, and a navigation guide to support efficient review.

Featured in March 2026 Progress Report

- **December 2025 – February 2026: Planning Commission Work Sessions.** Facilitated a series of work sessions with the Planning Commission (December 3, December 17, January 7; February 4, February 18) 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 February 2026 Progress Report

- **January 7th, 2026:** Facilitated Planning Commission Work Sessions focused on Steep Slopes/Environmental Constraints (January 7th)
- **January 26th, 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.

Featured in January 2026 Progress Report

- **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.
- **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.

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
• 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.	• 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.	• Conduct Planning Commission work sessions on key topics. • Share Public Review Draft of Revised Code. • Consider and incorporate revisions based on feedback. • Initiate Code adoption process in summer 2026.

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.