Docusign Envelope ID: 2F471FDC-142A-4736-A44D-D4945B88AFFC

Kenai Peninsula Borough
Planning Department

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Members, KPB Assembly

THRU: Peter A. Micciche, Mayor PAM

FROM: Robert Ruffner, Planning Director RR

DATE: February 5, 2026

RE: Ordinance 2026-04, Amending KPB 2.56.030 to Adopt the 2045 Homer Comprehensive Plan as the Official Comprehensive Plan for that Portion of the Borough within the Boundaries of the City of Homer (Mayor)

The City of Homer (the City), working with Agnew Beck as their consultant, has completed a new City Comprehensive Plan (Plan). Development of the Plan occurred over a two-year public process and is a major update to the previous 2018 City Comprehensive Plan. The Plan also supplants both the 2006 Homer Town Center Development Plan and the 2010 Homer Spit Plan. The Plan was formally adopted by unanimous consent of the City Council on November 24, 2025. The KPB Planning Director was present for this meeting as well as two other public hearings as the plan was working its way through the City's process.

On January 27, 2026, City of Homer Planner Ryan Foster transmitted the Plan with a request to adopt the Plan into the Kenai Peninsula Borough Comprehensive Plan. Pursuant to KPB 21.01.025 Comprehensive Plans – Amendments, the Kenai Peninsula Borough Planning Commission is scheduled to hear and offer a recommendation to the Assembly on the requested changes at its regularly scheduled meeting on February 23, 2026.

Your consideration is appreciated.