Agenda
City Council Regular Meeting

Monday, November 24, 2025 at 6:00 PM
City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

Homer City Hall	**Zoom Webinar ID: 205 093 973 Password: 610853**
491 E. Pioneer Avenue	https://cityofhomer.zoom.us
Homer, Alaska 99603	Dial: 346-248-7799 or 669-900-6833;
www.cityofhomer-ak.gov	(Toll Free) 888-788-0099 or 877-853-5247

CALL TO ORDER, PLEDGE OF ALLEGIANCE

AGENDA APPROVAL (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual)

MAYORAL PROCLAMATIONS AND RECOGNITIONS

a. 2025 Small Business Saturday Proclamation

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA (Items listed below will be enacted by one motion. If a separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of a Councilmember.)

a. Homer City Council Unapproved Regular Meeting Minutes of October 13, October 27, and November 10, 2025. City Clerk. Recommend approval.

b. Memorandum CC-25-262 from Mayor Re-appointment of Lucas Parsley to the Park, Arts, Recreation and Culture Advisory Commission. Recommend approval.

c. Memorandum CC-25-263 from City Clerk Authorizing the Issuance of a Letter of Non-Objection to the Alcoholic Beverage Control Board Regarding Liquor License Transfer for Wall Enterprises, LLC. Recommend approval

d. Memorandum CC-25-264 from City Clerk Authorizing the Issuance of a Letter of Non-Objection to the Marijuana Control Board Regarding Marijuana License Renewal for Kachemak Cannabis, LLC. Recommend approval.

e. Ordinance 25-69, An Ordinance of The City Council of Homer, Alaska, Amending the FY26 Capital Budget by Accepting and Appropriating a State of Alaska Online With Libraries (OWL) Grant for FY26 in The Amount of $6,462 for Internet Service, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Library Director.

Recommended Dates Introduction November 24, 2025 Public Hearing and Second Reading January 12, 2026.

Memorandum CC-25-265 from Library Director as backup.

f. Ordinance 25-70, An Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget by Appropriating $7,000 from the Homer Education and Recreation Complex (HERC) Capital Asset Repair and Maintenance Allowance (CARMA) for the Replacement of the Floor of the Activity Room in the Herc 1 Building. City Manager/Public Works Director. Recommended Dates Introduction November 24, 2025 Public Hearing and Second Reading January 12, 2026.

Memorandum CC-25-266 from Public Works Director as backup.

g. Resolution 25-098, A Resolution of The City Council of Homer, Alaska, Establishing the 2026 Regular Meeting Schedule for City Council, Economic Development Advisory Commission, Library Advisory Board, Parks Art Recreation and Culture Advisory Commission, Planning Commission, Port and Harbor Advisory Commission, and Americans with Disabilities Act (ADA) Advisory Board Meeting Schedule. City Clerk. Recommend adoption.

Memorandum CC-25-267 from City Clerk as Backup

h. Resolution 25-099 A Resolution of The City Council of Homer, Alaska Approving the Renewal of a Lobbyist Contract with J & H Consulting, LLC Of Juneau, Alaska, for a Term of One Year Commencing on December 15, 2025 and Ending December 15, 2026 in the Amount of $42,000 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend adoption.

Memorandum CC-25-268 from Special Projects and Communications Coordinator as Backup.

i. Resolution 25-100, A Resolution of the City Council of Homer, Alaska, Acknowledging the Results of the Invitation to Bid for City Owned Cold Storage 2026 Seasonal Rental Units. City Manager/Port Director. Recommend adoption.

Memorandum CC-25-269 from Port Director as backup.

j. Resolution 25-101, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Negotiate and Execute the Appropriate Documents for the Real Property Acquisition of 160 Acres and Designating the Use as Conservation. City Manager/ Community Development Director. Recommend adoption.

Memorandum CC-25-270 from the Community Development Director as backup.

k. Resolution 25-102, A Resolution of the City Council of Homer, Alaska Approving a Contract With the Kachemak Heritage Land Trust as a Subaward Recipient in an Amount not to Exceed $60,000 to Assist with Acquisition of Properties in the Bridge Creek Watershed Protection District and Other Grant Activities Outlined in Ordinance 25-62 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. Recommend adoption.

Memorandum CC-25-271 from the Community Development Director as backup.

l. Resolution 25-103, A Resolution of the City Council of Homer, Alaska Approving a Contract Extension with Agnew Beck Consulting of Anchorage, Alaska, for the Completion of the 2045 Comprehensive Plan and the Update of the Title 21 Zoning and Planning Code and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. Recommend adoption.

Memorandum CC-25-272 from the Planning Director as backup.

VISITORS

a. Homer Chamber of Commerce – Brad Anderson, Executive Director (15 Minutes)

ANNOUNCEMENTS / PRESENTATIONS / REPORTS (5 Minute limit per report)

a. Worksession Report

b. Committee of the Whole Report

d. Mayor's Report

e. Borough Report

f. Library Advisory Board

h. Economic Development Advisory Commission

i. Parks Art Recreation and Culture Advisory Commission

j. Port and Harbor Advisory Commission

l. Conversations with a Councilmember - Parsons

PUBLIC HEARING(S)

a. Ordinance 25-64, An Ordinance of the City Council of Homer, Alaska, Adopting the City of Homer 2045 Comprehensive Plan and Recommending Adoption by the Kenai Peninsula Borough. City Manager. Introduction October 13, 2025 Public Hearing October 27, 2025 Public Hearing and Second Reading November 10, 2025 Public Hearing November 24, 2025.

Memorandum CC-25-273 from Community Development Director as backup.

Memorandum CC-25-254 from City Manager as backup.

Memorandum CC-25-242 from Planning Director/Community Dev. Director as backup.

b. Ordinance 25-67, An Ordinance of the City Council of Homer, Alaska, Approving a Sublease Between Alaska Custom Seafoods, Inc. and Ind and Tide, LLC DBA Peninsula Seafoods Occupying a portion of Internal Building Space for an Office and Additional space as well as Yard Space Consisting of Shared Parking Spaces, Space for an Ice Making Machine and

Equipment Storage on the Property Entitled T7S R13W Sec 1 Seward Meridian HM 0920050 Homer Spit Sub No Two Amended Lot 88-4, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Property Associate. Introduction November 10, 2025 Public Hearing and Second Reading November 24, 2025.

Memorandum CC-25-258 from Port Property Manager as backup.

c. Ordinance 25-68, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 10, Port and Harbor, Sections 10.04.035 Homer Port and Harbor Tariff, 10.04.040 Port Director, 10.04.055 Fees, 10.04.090 Underway Requirement, 10.04.120 Impounded Vessel Procedure, and 10.04.140 Annual Review. City Manager/Port Director. Introduction November 10, 2025 Public Hearing and Second Reading November 24, 2025.

Memorandum CC-25-259 from Port Administrative Supervisor as backup.

ORDINANCE(S)

a. Ordinance 25-71, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 11.04.050, Master Roads and Street Plans-Adopted, 11.04.058, Design Criteria Manual-Adopted, and 11.04.060 Geometric Design Requirements. Davis/Parsons. Recommended dates Introduction November 24, 2026 Public Hearing and Second Reading January 12, 2026.

Memorandum CC-25-274 from Councilmembers Davis & Parsons as backup

CITY MANAGER'S REPORT

a. City Manager's Report

b. FY26 October Monthly Report

PENDING BUSINESS

NEW BUSINESS

a. Memorandum CC-25-275 from City Clerk Authorizing the Issuance of a Letter of Non-Objection to the Alcohol Beverage Control Board Regarding Marijuana Cultivation Facility License Renewal for Alaska Loven It, LLC DBA Wildflower Farms.

RESOLUTIONS

a. Resolution 25-104 A Resolution of the City Council of Homer, Alaska, Awarding the Contract for the Development of the 2025 Water and Wastewater Master Plan to Bristol Engineering Services Company, LLC Of Anchorage Alaska in the Amount of $149,987 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director.

Memorandum CC-25-276 from Public Works Director as backup.

b. Resolution 25-105, A Resolution of the City Council of Homer, Alaska, Awarding the Contract for Design & Construction of the Homer Harbor's System 4 Float Replacement to Turnagain Marine Construction of Anchorage, Alaska in the Amount Of $22,459,855 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/City Engineer

Memorandum CC-25-277 from the City Engineer as backup.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY ATTORNEY

COMMENTS OF THE CITY CLERK

COMMENTS OF THE CITY MANAGER

COMMENTS OF THE MAYOR

COMMENTS OF THE CITY COUNCIL

ADJOURNMENT

Next Regular Meeting is Monday, January 12, 2026, at 6:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

CITY OF HOMER
HOMER, ALASKA
Mayoral Proclamation

Acknowledging November 29, 2025, as Small Business Saturday

WHEREAS, According to the United States Small Business Administration, there are over 34 million small businesses in the United States, which represent over 99% of all businesses with paid employees and are responsible for more than 60% of net new jobs created since 1995; and

WHEREAS, Small businesses are the backbone of Alaska's economy, accounting for over **99%** of all businesses in the state and employing nearly **140,000** hardworking Alaskans; and

WHEREAS, Homer's small businesses, from the galleries and studios lining Pioneer Avenue to the halibut charter operations on the Spit, from organic farms in the surrounding hills to the cafes where artists and fishermen gather, reflect the independent, creative spirit that has earned our community its reputation as the "Halibut Fishing Capital of the World" and Alaska's premier arts colony; and

WHEREAS, Alaska's small business exporters generate over **53% of the state's $4.6 billion in total export revenue**, with Homer's fishing fleet, seafood processors, and value-added food producers shipping premium Alaska products across the globe from our deep-water port; and

WHEREAS, Positioned at the end of the road where Kachemak Bay meets the mountains and glaciers beyond, Homer's entrepreneurs have built a diverse economy that balances commercial fishing, tourism, agriculture, and the arts, creating a community where visitors and residents alike experience authentic Alaska hospitality; and

WHEREAS, By choosing to spend locally, whether provisioning a boat, purchasing artwork directly from makers, or enjoying fresh-caught seafood prepared by local chefs, we sustain the economic ecosystem that allows Homer to remain both a working waterfront and a cultural destination; and

WHEREAS, Small Business Saturday—celebrated on the Saturday after Thanksgiving—offers Homer residents and our winter visitors a meaningful opportunity to support the merchants, restaurateurs, and service providers who keep our "cosmic hamlet by the sea" thriving year-round; and

WHEREAS, Residents and visitors to Homer are encouraged to explore our locally-owned shops and galleries, savor meals featuring ingredients from nearby farms and waters, and engage the creative entrepreneurs whose businesses capture the essence of life at land's end.

NOW, THEREFORE, I, Rachel Lord, Mayor of the City of Homer, do hereby proclaim **November 29, 2025**, as **Small Business Saturday** in the City of Homer, Alaska, and encourage all residents and visitors to join in celebrating and supporting the entrepreneurial spirit of our small business owners, whose efforts keep Homer strong, prosperous, and vibrant.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Homer to be affixed.

ATTEST

_____
AMY WOODRUFF, CITY CLERK

Dated this 24th day of November, 2025

_____
RACHEL LORD, MAYOR

Session 25-25 a Regular Meeting of the City Council of Homer, Alaska was called to order on October 13, 2025 by Mayor Rachel Lord at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COUNCILMEMBERS ADERHOLD, DAVIS, ERICKSON, HANSEN, LORD, VENUTI

STAFF: CITY MANAGER JACOBSEN
CITY CLERK KRAUSE
CHIEF TECHNOLOGY OFFICER JIRSA
COMMUNITY DEVELOPMENT DIRECTOR ENGEBRETSEN
FINANCE DIRECTOR FISCHER
PUBLIC WORKS DIRECTOR KORT
CITY PLANNER FOSTER
RECREATION MANAGER ILLG
CITY ATTORNEY GATTI

AGENDA APPROVAL (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual)

Mayor Lord announced the following supplemental items: **ORDINANCES** item a. Ordinance 25-64, Adopting the City of Homer 2045 Comprehensive Plan and Recommending Adoption by the Kenai Peninsula Borough. Public Comment Received. **CITY MANAGER'S REPORT** a. City Manager's Report Fourth Quarter Project Update Report. **RESOLUTIONS** item a. Resolution 25-088, Selecting Two City Owned Properties in Downtown Homer as the Preferred Location for a Future Multi-Use Community Center. Erickson/Mayor Memorandum CC-25-244 from Councilmember Erickson as backup and Public Comment received. item b. Resolution 25-089, Certifying the Results of the City of Homer Regular Election held October 7, 2025, to Elect One City Council Member for a One Year Term and Two City Council Members for Three Year Terms Each. City Clerk/Canvass Board. Substitute Resolution of the same title, Official Certification of the Election and Canvass Board Oath.

ADERHOLD/VENUTI MOVED TO APPROVE THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

There were no proclamations or recognitions presented.

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Jan Keiser, city resident, commented regarding Ordinance 25-64 and the draft Comprehensive Plan. She summarized her comments from the previous meetings, emphasizing that words matter in the plan. She

commented regarding the Future Land Use Map, the need to get definitions made, and shared what she considered errors and omissions on the Future Land Use Map.

Mike Illg, city resident and City of Homer Recreation Manager, commented in support of Resolution 25-088, designating two city owned properties in downtown Homer as the preferred location for a future Multi-Use Community Center. He noted the benefits of the area and the importance of this step in moving forward.

Amy Christensen, city resident, commented regarding Ordinance 25-64 and the draft Comprehensive Plan. She noted the cost of the project and doesn't feel it addresses a lot of the citizens concerns about the areas the City owns. Renewable energy isn't addressed and she hopes they look at the citizen comments that she doesn't believe were taken into account.

Kathy Carrsow, city resident, commented regarding Ordinance 25-64 and the draft Comprehensive Plan, and noted her letter to Council on September 11th urging them to refer the public hearing draft back to the Planning Commission. She's concerned the draft hasn't had the opportunity for citizens review over the summer months, in addition to the consultant responses to the Planning Commissioner's comments provided at this meeting. She proposed a committee to work on the land use environment chapter.

Judith Miller, non-resident, commented regarding Ordinance 25-64 and the draft Comprehensive Plan and requested an extended public review period. She's interested in encouraging aviation economic development and related housing, and feels the plan falls short in relation to the Homer Airport. She noted areas of the plan that are hard to follow, and little to no recommendations for the airport or aviation.

Penelope Haas, non-resident commenting on behalf of the Kachemak Bay Conservation Society, commented regarding Ordinance 25-64 and the draft Comprehensive Plan and urged Council to take it slow and seriously. She feels the document is more or less out of sync with what the public is saying. From the survey, the top 3 priorities were affordable or attainable housing, year-round jobs, and protecting open space from development. She said there isn't a map in the plan on how we get there and emphasized the importance of open space, and added the survey shows people don't want the Harbor expansion.

Ed Berg, city resident, Geology instructor at KPC and retired ecologist from the US Fish and Wildlife Service, commented regarding Ordinance 25-64 and the draft Comprehensive Plan. He believes the Beluga Slough needs to be classified as a conservation area and explained about soil matters and peatlands in that area to emphasize his reasonings.

Shirley Evans, non-resident, commented regarding Ordinance 25-64 and the draft Comprehensive Plan. She thinks the consultants did well with community outreach and compiling results. She doesn't feel the task is completed, it lacks GIS map overlays and how the maps relate to specific properties. She is concerned about the lack of attention to impacts of short-term rentals.

Kate Finn, city resident, commented regarding Ordinance 25-64 and the draft Comprehensive Plan. She feels it's incomplete and isn't very reflective of what citizens prioritized during the public input sessions. She noted an example of a private property on the spit who's owners are interested in filling the lot, and suggested the City purchase it and designate it open space. She has concerns about the notion of neighborhood flex and who reviews that, and the area at the bottom of West Hill.

Sandy Garrity, city resident, commented regarding Ordinance 25-64 and the draft Comprehensive Plan. She doesn't feel short term rentals are adequately addressed, and they are negatively impacting the neighborhoods. She also expressed concern about a marine industrial property in an open space area. She supports the plan going back to the Planning Commission and a plan that incorporates their recommendations.

Pat Case, city resident, commented regarding Ordinance 25-64 and the draft Comprehensive Plan. He commented on the importance of affordable housing, and encouraged we keep that in mind and ensure it's addressed in the plan.

Robert Roth, city resident, commented if and when a community center is built that they make it accessible to all and big groups don't take it over.

Landa Bailey, city resident, commented regarding Ordinance 25-64 and the draft Comprehensive Plan and the importance of the plan in making decisions for the City. She echoes the comments of those before her and emphasized her care for housing. She encouraged that the plan address short term rentals and their impacts on affordable housing. She's concerned about the plan and impacts of federal and state funding drying up. She encouraged the committee that Ms. Carrsow recommended and sending it back to the Planning Commission.

Scott Adams, city resident, commented regarding the rising price of homes in Homer. We've gone past affordability here. He commented regarding Ordinance 25-64 and the draft Comprehensive Plan and the past work of the Planning Commission on a recent development, and the value of public comments.

Mark Zeiset, city resident, thanked Council for the Marine Industrial space. He's able to work and support his family because of that.

Karin Marks, city resident, commented regarding Ordinance 25-54 and noted that the Economic Development Advisory Commission (EDC) would be willing to take on the task in the memo. Regarding Ordinance 25-64 and the draft Comprehensive Plan, she noted there are a lot of views out there that aren't being represented at the meeting. In her view the plan is an overview not a laundry list, and more specifics will be addressed in Title 21. She'd like to see it stay with Council and move forward. Title 21 is the meat of the issue. She commented on the EDC's work related to short-term rentals.

RECONSIDERATION

CONSENT AGENDA

a. Homer City Council Special and Regular Meeting Minutes for September 22, 2025. City Clerk. Recommend approval.

b. Memorandum CC-25-239 from City Clerk re: Letter from City Council to the Alaska Delegation re: Oil and Gas Lease Sale Draft Supplemental Environmental Impact Statement Public Hearing and Comment Period. Recommend approval.

c. Ordinance 25-63, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Authorizing the Expenditure of $10,000 from the Multi-Purpose Community Recreation Fund to Create the Multi-Purpose Community Fund Non-Endowed Field of Interest

Fund with the Homer Foundation. Erickson. Introduction October 13, 2025 Public Hearing and Second Reading October 27, 2025.

d. Resolution 25-086, A Resolution of the City Council of Homer, Alaska, Commending the Alaska Municipal League on its 75th Anniversary and Recognizing the Impact of its "Stronger at 75" Campaign to Celebrate and Strengthen Local Govt. Aderhold. Recommend adoption.

e. Resolution 25-087, A Resolution of the City Council of Homer, Alaska, Confirming the City Manager's Appointment of Daniel Jager as Fire Chief for the City of Homer. City Manager. Recommend confirmation.

Memorandum CC-25-240 from City Manager as backup.

ADERHOLD/VENUTI MOVED TO APPROVE THE CONSENT AGENDA AS READ.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS

a. Prince William Sound Regional Citizens' Advisory Council Annual Report - Robert Archibald, President (10 Minutes)

Robert Archibald provided a brief history of the Prince William Sound Regional Citizens' Advisory Council (RCAC). Issues they've been working on include dealings with the Joint Pipeline office that was formed after the Exxon Valdez oil spill and the digression of people with the office, resulting in the RCAC initiating a Government Accountability Office audit. Early retirement and personnel reductions have significantly impacted the ability to comprehensively monitor operations to ensure compliance with applicable laws. The RCAC continues to monitor the situation and plans for further conversation with the Alaska delegation. Another issue is a secondary containment liner at the Valdez Marine Terminal. He explained more about the importance of the liner and said they're working to hire the best people in the field to determine a way to inspect this liner. He reported on the impact of the reduction of funding and staffing for NOAA and the National Data Bouy Center, and reductions of workforce for Conoco Philips and Alyeska. Lastly he reported on Governor Dunleavy's Regulatory Reduction Administration Order 360, which is concerning because it reduces the number of state regulatory requirements for agencies.

ANNOUNCEMENTS / PRESENTATIONS / REPORTS (5 Minute limit per report)

a. Worksession Report

City Manager Jacobsen reported that Finance Director Fischer provided the FY25 Year in Review report and Council engaged in discussion.

b. Committee of the Whole Report

Councilmember Aderhold reported that Council discussed Memorandum CC-25-239 and the letter to the Alaska delegation, Ordinance 25-64 and the Comprehensive Plan, Resolution 25-088 and the two parcels being designated for a future Multi-Use Community Recreation Center, the heard an introduction from new Fire Chief Dan Jager.

c. Mayor's Report

Mayor Lord acknowledged today is Indigenous Peoples Day. She expressed support for the folks in the YK Delta and Bering Strait Region who have been impacted by significant flooding, impacts locally from the king tides we've experience, and our ongoing work with our partners at AKDOT. She commented about PARCAC's proposal of a resolution to form a task force to talk about the high school pool and theater, and that is a matter more appropriately addressed with our partners with the City at the table, but not in the lead. She explained the process for conducting city task forces and the open meetings act. Mayor Lord reminded listeners about the upcoming All Hands Training with Council, Commissions, and Boards, and talked about some of the planning that's gone in to it.

d. Borough Report

e. Port and Harbor Advisory Commission

f. Americans with Disabilities Act Advisory Board

ADA Board Member Pat Case reported the Board discussed the doors to City Hall and they've begun their annual review of the City's Transition Plan. He also commented about accessible voting being available at City Hall. They appreciate the addition of a lift for the harbor being included in the Capital Improvement Plan. Last summer they did an inspection of the Poopdeck Trail and he's been working on a plan for improvement of the pitch at the upper part.

g. Canvass Board Report

City Clerk Krause reported the Canvass Board met on Friday, October 10th to canvass the October 7th election and count eligible absentee, special needs, and question ballots. The Canvass Board reconvened on Monday, October 13th to finalize the counting of additional ballots that were overlooked and not counted on the 10th. Upon discovering the oversight, the clerk's office staff immediately verified the ballot's chain of custody and took prompt corrective action to ensure all valid ballots were included in the final Canvas totals.

PUBLIC HEARING(S)

a. Ordinance 25-61, An Ordinance of the City Council of Homer, Alaska, Appropriating an Additional $5,000 from the Water Capital Asset Repair Maintenance Allowance (CARMA) Fund to the Paintbrush Booster Pump Station Project. City Manager/Public Works Director. Introduction September 22, 2025 Public Hearing and Second Reading October 13, 2025.

   Memorandum CC-25-232 from City Engineer as backup.

Mayor Lord opened the public hearing. There were no comments, and the public hearing was closed.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-61 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

b. Ordinance 25-62, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Accepting and Appropriating a National Oceanic and Atmospheric Administration Grant in the Amount of $1,500,000 for Land Acquisition and Work Related to the Bridge Creek Watershed Protection District and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. Community Development Director/City Manager. Introduction September 22, 2025 Public Hearing and Second Reading October 13, 2025.

   Memorandum CC-25-241 from Community Development Director as backup.
   Memorandum CC-25-234 from Community Development Director as backup.

Mayor Lord opened the public hearing.

Scott Adams, city resident, noted the City is buying large swaths of land outside city limits and he wonders if the public can hunt on them. He also commented that this property could have been sold and subdivided for more housing.

Jan Keiser, city resident, commented in support of Ordinance 25-62 and applauds the City for taking this action to help protect our watershed.

Pat Case, city resident, commented in support of getting grants and has questions about the parameters of the grant and how much the City will have to expend in additional funds.

Rika Mouw, city resident, supports Ordinance 25-62 and mirrors Jan Keiser's comments supporting protecting the City's watershed.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-62 BY READING OF TITLE FOR SECOND AND FINAL READING.

Councilmember Aderhold explained there is no match associated with this grant with NOAA. It's funding that was set aside to conserve properties and is similar to the grant we used to purchase properties in the Beluga Lake Wetlands area. She noted this is the last opportunity for this type of grant funding.

VOTE: NON-OBJECTION: UNANMOUS CONSENT.

Motion carried.

ORDINANCE(S)

a. Ordinance 25-64, An Ordinance of the City Council of Homer, Alaska, Adopting the City of Homer 2045 Comprehensive Plan and Recommending Adoption by the Kenai Peninsula Borough. City Manager. Introduction October 13, 2025 Public Hearing and Second Reading October 27, 2025.

   Memorandum CC-25-242 from Planning Director/Community Dev. Director as backup.

ADERHOLD/VENUTI MOVED TO INTRODUCE ORDINANCE 25-64 BY READING OF TITLE ONLY.

Mayor Lord provided an overview of the process to date and the information in the packet, including the summarized Planning Commission comments and staff's recommendations on the comments. She feels this is before the Council now and it should not be referred back to the Planning Commission, and she is committed to doing her part to help Council work through it. She supports the notion that there be a final draft to come before Council prior to final adoption.

Council discussed next steps. Some felt sending it back to the Planning Commission was appropriate, but no action was taken to do so. Council members concurred this will take time to work through and will have additional meetings to do so, it was proposed they have an extended off cycle worksession. They addressed some of the previous challenges with the drafts that had been provided. In relation to information presented and proposed amendments, it was suggested that the technical edits should be included in an updated draft and more substantial amendments should be provided in a list for ease of reference and consideration.

Council discussed availability for an extended work session. City Manager Jacobsen will put together a calendar invitation to get something scheduled. Staff will work with the consultant to prepare a document for council members to provide proposed amendments.

ERICKSON/ADERHOLD MOVED TO ADOPT SUBTANTIVE AMENDMENTS 1 AND 2 AND TECHNICAL AMENDMENTS 1 THROUGH 17 TONIGHT.

Councilmember Aderhold commented against including technical amendment 1 because she wants the formatting addressed as she outlined in her comments.

ADHEROLD/ERICKSON MOVED TO REMOVE TECHNICAL AMENDMENT 1 FROM THE LIST.

There was no discussion.

VOTE (amendment): NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

There was brief discussion about process for seeing updates and working through an iterative process.

VOTE (main motion as amended): NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

ADERHOLD/DAVIS MOVED TO ADD A COVER PAGE FOR THE EXECUTIVE SUMMARY, THAT THE PAGE NUMBERS FOR THE EXECUTIVE SUMMARY AND THE CORE PLAN BE DIFFERENTIATED, THAT ALL COVER PAGES AND ALL CHAPTER START OF EACH CHAPTER BEGIN ON FACING ODD NUMBER PAGE, AND THAT IN THE CORE PLAN THE PAGINATION AND HEAD OR FOOTER INDICATE WHICH CHAPTER YOU'RE IN.

Councilmember Erickson suggested including an appendix that reflects changes. Mayor Lord noted that the changes will be captured and tracked through the process they're working on.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

ADERHOLD/ERICKSON MOVED TO ADD SECOND PUBLIC HEARING AT THEIR FIRST MEETING IN NOVEMBER. VOTE NON-OBJECTION UNANIMOUS CONSENT.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VOTE (introduction): NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

CITY MANAGER'S REPORT

a. City Manager's Report

City Manager Jacobsen noted her written report in the packet and commented regarding efforts by the State in forward movement on a spit erosion plan.

There was brief conversation regarding interest in continuing to put staff effort into researching speed monitoring devices with enhanced camera features. Councilmember Davis has the goal of asking for prices and having the intention of taking a closer look at traffic calming in the city. A device that flashes and takes a picture has been shown to reduce speeding and what happens after a picture is taken is up to the police. Other Councilmembers supported looking into the cost and what the pros and cons would be.

Councilmember Erickson appreciated the opportunity to meet the Fire Chief Jager when he Zoomed in at Committee of the Whole, and she asked about the status of the Deputy Fire Chief position. City Manager Jacobsen explained the position is unfunded in the budget but she'll be working with the Finance Director on the possibility of getting it funded before the mid-biennium budget amendments.
Councilmember Aderhold will be out of town during the landslide hazard presentations and she hopes someone will have some notes to share when she's back.

PENDING BUSINESS

a. Ordinance 25-54, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 8 Permits, Licenses and Regulations by Adding Chapter 8.13 Temporary Retail Services. Davis/Aderhold. Introduction Postponed and Referred August 11, 2025 to Planning Commission and Economic Development Advisory Commission. Introduction on September 22, 2025 Postponed to October 13, 2025. Public Hearing and Second Reading October 27, 2025.

   Memorandum CC-25-243 from Councilmembers Aderhold and Davis as backup.
   Memorandum CC-25-231 from Community Development Director as backup.
   Memorandum CC-25-204 from City Manager as backup.

Mayor Lord announced the motion on the floor from August 11, 2025: "DAVIS/ADERHOLD MOVED TO INTRODUCE ORDINANCE 25-54 BY READING OF TITLE ONLY.", and opened the floor for discussion.

Councilmember Davis explained this ordinance was referred to the Planning Commission and EDC and both groups recommended denial. The intent was not to ask for a recommendation but to seek their input on how to improve on the ordinance. His intent is to refer it back to the Commissions with the memo in the packet and ask that they consider matters that would improve the language and how to improve on issues they addressed in their discussions.

Councilmember Venuti questioned sending it back again. She felt they had the ability to recommend a denial if they don't agree with the ordinance.

Councilmember Erickson suggested putting it off until spring and after the work on the Comp Plan and Title 21 is completed. By that time they will have some land uses where something like this might be appropriate. She prefers to see more planned development than allowing temporary buildings right now. She thinks this is putting the cart before the horse. She likes the idea of a deep dive into the itinerant merchant permit code.

Councilmember Davis suggested perhaps they didn't give them clear direction about what they were looking for, and the Economic Development Advisory Commission Chair mentioned earlier they're interested in taking this up again. He also acknowledged there isn't a rush and perhaps expecting them to turn it around so quickly wasn't helpful.

Councilmember Aderhold expressed her preference would be a more substantial review of the itinerant merchant permit. She's unsure sending this back to the Commissions would help that aspect of the conversation or only focus it on Pioneer Avenue. Her understanding is that the EDAC is looking at taking a look at the broader picture with the itinerant merchant code.

Councilmember Parsons shared his support of getting more feedback on the general idea of what's being proposed in the ordinance.

DAVIS/ADERHOLD MOVED TO REFER ORDINANCE 25-54 BACK TO THE ECONOMIC DEVELOPMENT ADVISORY COMMISSION AND PLANNING COMMISSION FOR ADDITIONAL REVIEW, INCLUDING A REVISION OF THE ITENERANT MERCHANT CODE, AND FOR RECOMMENDATIONS AS NOTED IN THE MEMORANDUM IN THE PACKET.

City Manager Jacobsen noted the motion should be referred to a date specific. She reminded them that key staff for this work is currently committed to the Comp Plan and Title 21 work, Homer Accelerated Roads and

Trails (HART) Plan work, Multi-Purpose Community Recreation Center work, and there is an upcoming ballot proposition that staff will be working on in the spring, so direction on how to prioritize this will be needed.

Mayor Lord acknowledged the City Manager's comments and working within staff capacity.

DAVIS/PARSONS MOVED TO AMEND THE MOTION TO INCLUDE A DATE OF COUNCILS FIRST MEETING IN FEBRUARY.

There were comments that seems pretty fast, given there's limited meetings in December, and February is not that far away. Mayor Lord noted priorities of Council that staff is working on, as were mentioned earlier by the City Manager, this is an important topic, and right now this is the busiest she's experienced. She's concerned about the ability to do this topic justice.

VOTE (amendment): NO: ADERHOLD, HANSEN, PARSONS, VENUTI, ERICKSON, DAVIS

Motion failed.

DAVIS/ADERHOLD MOVED TO AMEND THE MOTION TO ADD THE CLAUSE "TO BE TAKEN UP WHEN THE COMMISSIONS LOOK AT ITENERANT MERCHANT CODE AS HAS BEEN RECOMMENDED BY THE COMMUNITY DEVELOPMENT DIRECTOR.

There were comments that this addressed the EDC but not the Planning Commission, and that this code would need to be done by April for people coming in the spring to set up, so Council would have to have it back by March. Discussion on process related to the need to postpone to a date certain continued, and point was raised that itinerant merchant is in another section of code and while they may be related, it would be a separate ordinance.

Councilmember Aderhold asked to pull her name as co-sponsor on this ordinance. She thinks there's a plan to look at this code, there is a lot of things going on right now, and she will be voting no.

VOTE (amendment): YES: PARSONS, HANSEN
NO: ADERHOLD, DAVIS, ERICKSON, VENUTI

Motion failed.

VOTE: (motion to postpone): YES: DAVIS, HANSON
NO: VENUTI, ERICKSON, ADERHOLD, PARSONS,

Motion failed.

VOTE (introduction): YES: HANSEN, PARSONS, DAVIS
NO: VENUTI, ADERHOLD, ERICKSON,

Mayor Lord voted no to break the tie. Motion failed.

NEW BUSINESS

RESOLUTIONS

a. Resolution 25-088, A Resolution of the City Council of Homer, Alaska, Selecting Two City Owned Properties in Downtown Homer as the Preferred Location for a Future Multi-Use Community Center. Erickson/Mayor.

ERICKSON/ADERHOLD MOVED TO ADOPT RESOLUTION 25-088 BY READING OF TITLE ONLY.

Councilmember Erickson shared her enthusiasm for taking this step in designating a recreation center location. The location will bring water and sewer into the town center area, there is room for expansion at a future date, room for parking, and potential to designate an area for itinerant merchants. She talked about things that happened in the past like the Street Fair, that don't happen anymore and accessing this area could change that.

Councilmember Aderhold added there have been comments that current HERC location is the best place, and she agrees, but there are too many complications with that location now. She was rooting for the HEA lot, but that's cost prohibitive. Although it's not her favorite option, it's a good location and will bring some vibrancy to the area.

Councilmember Parsons asked for clarification on this decision. He noted some Commissions were not in support of this location.

Mayor Lord explained that the resolution is a statement of Council's intent. There is other work that needs to be done and they will be focusing their work here.

Councilmember Venuti shared her support for this location, given the issues at the HERC site.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

b. Resolution 25-089, A Resolution of the City Council of Homer, Alaska, Certifying the Results of the City of Homer Regular Election held October 7, 2025, to Elect One City Council Member for a One Year Term and Two City Council Members for Three Year Terms Each. City Clerk/Canvass Board.

Resolution 25-089(S), A Resolution of the City Council of Homer, Alaska, Certifying the Results of the City of Homer Regular Election held October 7, 2025, to Elect One City Council Member for a One Year Term and Two City Council Members for Three Year Terms Each. City Clerk/Canvass Board.

ADERHOLD/VENUTI MOVED TO ADOPT RESOLUTION 25-089 BY READING OF TITLE ONLY.

ADERHOLD/VENUTI MOVED TO SUBSTITUTE RESOLUTION 25-089 WITH RESOLUTION 25-089(S).

There was no discussion on the motion to substitute.

VOTE (substitution): NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

There was no discussion.

VOTE (main motion): NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

City Clerk Krause administered the oath of office to newly elected Councilmembers Hansen, Davis, and Parsons.

COMMENTS OF THE AUDIENCE

Michael Armstrong, non-resident, shared about his 23 year history working with the Homer News starting as an editorial assistant and up to editor for five years. He commented regarding the recent matter of the current owner of the Homer News, Carpenter Media Group acquiescing to a public official's demands rather than working with its editors on a story she challenged. He encouraged support for the First Amendment.

Nona Safra, city resident, shared her history of work in journalism, and commented in support of free press and the importance of having an independent local newspaper in the Homer. The First Amendment matters for all.

Pat Case, city resident, congratulated the newly elected Councilmembers, he looks forward to working with them. He announced the new co-directors of the Independent Living Center, Lisa Ellison is the Director of Operations and Maggie Winston is the Director of Community Outreach and Advocacy.

Robert Roth, city resident, commented in opposition of speed cameras. It would be an invasion of privacy, and people who drive to slow should be ticketed also.

Jan Keiser, city resident, congratulated the newly elected Councilmembers. She encouraged them to follow through on the challenges of working through the work on the Comprehensive Plan. She noted sections regarding short-term rentals and contaminated properties, and ways the topics needs to be addressed.

Kathy Carrsow, city resident, appreciated the celebration on the Comprehensive Plan, she hopes they don't hate themselves for the path they decided to take. She expressed its going to be challenging, and the land use map needs to be much more specific.

Scott Adams, city resident, commented about the Homer football team going to State, upcoming volleyball, Kevin Bell Ice Area, Halloween, and the Navy's 250th birthday. He also commented about the money allocated to the Paintbrush Booster Station and issues with water pressure that need to be addressed, support for speed monitoring devices, replacing signage at the Harbor, and the natural gas surcharge.

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti congratulated newly elected Councilmembers.

COMMENTS OF THE CITY CLERK

City Clerk Krause announced openings on the Parks, Art, Recreation and Culture Advisory Commission.

COMMENTS OF THE CITY MANAGER

City Manager Jacobsen congratulated the newly elected Councilmembers, reported an opening for a Deputy City Clerk, and wished the Navy happy birthday.

COMMENTS OF THE MAYOR

Mayor Lord said she lives up above the high school and enjoys listing to the football games, and added that the cross country boys and girls teams won state, and middle school boys soccer won Boroughs. She shared about the importance of keeping kids engaged in activities.

COMMENTS OF THE CITY COUNCIL

Councilmember Venuti commented that Katie Bynagle was recognized as Vice Principal of the Year, she's well deserving of the award. Her heart goes out to all the people in Western Alaska who have been impacted by the floods, she also suffered the loss of her home in the 1964 earthquake so understands what they're going through. She thanked KBBI, they've just had another successful fund drive, and recognized Melissa Coe, a high school reporter who is on air from time to time. She reminded drivers to turn on their headlights, and thanked all the candidates who ran for Council

Councilmember Parsons shared his appreciation for the community, he appreciated the comments tonight, and for people who reached out to him this past week.

Councilmember Aderhold congratulated the newly elected Councilmembers, she looks forward to working with them. She thanked the election workers, they work hard and need to be recognized. She shared that she'll be participating by Zoom for the next meeting and encouraged people to take a walk down Ohlson Lane. The paving looks good and noted the tactile pads crossing Jenny Way point the wrong direction. She hopes in the future road designs that we are aware of that. She supports free press and misses having the reporters here in the room.

Councilmember Davis is glad the election is over and he appreciated having so many people participate. Having the three incumbents win by such a large margin says there's some public confidence in the governance of the City. He shared that the Homer High School Choir is in Soldotna today and tomorrow for the Borough-wide Honors Choir. On Saturday, there will be a citizens Town Hall on the First Amendment and separation of church and state.

Councilmember Erickson shared she's been reflecting after seeing media coverage of different leaders from the Middle Eastern countries and Europe walking hand and hand in friendship, despite different backgrounds to witness freeing of hostages and for the hope of peace. She believes in free speech and thinks its time for rallies in the City that unite us toward something good in our town, rather than dividing us. She acknowledged divisive language she sees on Homer Communications that creates fear around recent rallies. She announced the upcoming Snowmads membership meeting and shared about the work they've been doing.

Councilmember Hansen commented about humbling moment she's had since the election. She's working a second job that keeps her running and she had a few minutes behind a slow-moving person who opened up

about a personal situation, and she took time slow down and listen. She also feels very humbled to have been re-elected and appreciates the support.

ADJOURNMENT

There being no further business to come before Council Mayor Lord adjourned the meeting at 9:53 p.m. The next Regular Meeting is Monday, October 27, 2025 at 6:00 p.m., Committee of the Whole at 5:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

_____
Melissa Jacobsen, City Manager

Approved:_____

Session 25-26, Regular Meeting of the City Council of Homer, Alaska was called to order on Monday, October 27, 2025 by Mayor Rachel Lord at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COUNCILMEMBERS ADERHOLD, DAVIS, ERICKSON, HANSEN, PARSONS, VENUTI

STAFF: ACTING CITY MANAGER ENGEBRETSEN
DEPUTY CITY CLERK PETTIT
PORT DIRECT HAWKINS
HR DIRECTOR BROWNING
PUBLIC WORKS DIRECTOR KORT
FINANCE DIRECTOR FISCHER
CHIEF TECHNOLOGY OFFICER JIRSA
SPECIAL PROJECTS & COMMUNICATIONS COORDINATOR CARROLL

AGENDA APPROVAL (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual)

Mayor Lord announced the supplemental items: **CONSENT AGENDA** Item e. Memorandum CC-25-248 from Library Director with revised header information. Item i. Memorandum CC-25-252 from Public Works Director with revised header information. **ANNOUNCEMENTS/PRESENTATIONS/REPORTS** Item e. Planning Commission Report from Chair Scott Smith. Item g. Library Advisory Board Report from Boardmember Kuszmaul. **PUBLIC HEARINGS** Item b. Public Comments Received. **CITY MANAGER'S REPORT** Item A. Homer Title 21 Update Flier.

DAVIS/VENUTI MOVED OT APPROVE THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Jan Keiser, city resident and Parks, Art, Recreation, and Culture Advisory Commission member, commented that Council will enjoy the Friends of Homer Skate Park presentation. They've got a plan and a great idea that the Commission endorsed.

RECONSIDERATION

CONSENT AGENDA

a. Memorandum CC-25-244 from Acting City Clerk re: Authorizing the Issuance of a Letter of Non-Objection to the Marijuana Control Board Regarding Cosmic Cannabis Company. Recommend approval.

b. Memorandum CC-25-245 from Acting City Clerk re: Approving the Reappointment of Peter Roedl to the Parks Art Recreation & Culture Advisory Commission. Recommend approval.

c. Memorandum CC-25-246 from Acting City Clerk re: Authorizing the Issuance of a Letter of Non-Objection to the Kenai Peninsula Borough Regarding the Vacation of a Portion of the Section Line Easement Lying Inside Homer City Limits for T6S R 14W SEC 13 Seward Meridian HM 2001078 Arno Sub Lot #2. Recommend approval.

d. Memorandum CC-25-247 from Acting City Clerk re: Authorizing the Mayor and Council Attendance at the 2025 Alaska Municipal League Annual Conference in Anchorage, Alaska December 8-12, 2025. Recommend approval.

e. Ordinance 25-65, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Accepting and Appropriating a Rasmuson Foundation Grant in the Amount of $19,000 for a Security Grille at the Homer Public Library. Library Director/City Manager. Introduction October 27, 2025 Public Hearing and Second Reading November 10, 2025.

   Memorandum CC-25-248 from Library Director as backup.
   Memorandum CC-25-248 from Library Director with revised header information.

f. Ordinance 25-66, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Operating Budget by Accepting and Appropriating the 2020 Gulf of Alaska Pacific Cod Federal Fishery Disaster Relief Funds in the Amount of $13,137.38 to the Port and Harbor Enterprise Fund. City Manager/Port Director. Introduction October 27, 2025 Public Hearing and Second Reading November 10, 2025.

   Memorandum CC-25-249 from City Manager as backup.

g. Resolution 25-090, A Resolution of the City Council of Homer, Alaska, Awarding the Contract for Design of the A-Frame Transmission Line Replacement Project to RESPEC Company, LLC of Anchorage, Alaska, in the Amount of $190,289 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. Public Works Director/City Manager. Recommend adoption.

   Memorandum CC-25-250 from Public Works Director as backup.

h. Resolution 25-091, A Resolution of the City Council of Homer, Alaska, Awarding a Contract for the Construction of the Raw Water Transmission Line Replacement Project to Southcentral Construction, Inc. of Anchorage, Alaska, in the Amount of $1,413,485.37 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

   Memorandum CC-25-251 from Public Works Director as backup.

i. Resolution 25-092, A Resolution of the City Council of Homer, Alaska, Awarding Term Contracts for Engineering, Architectural, and Survey Services and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum CC-25-252 from Public Works Director as backup.
Memorandum CC-25-252 from Public Works Director with revised header information.

j. Resolution 25-093, A Resolution of the City Council of Homer, Alaska, Authorizing the City Manager to Negotiate and Execute a Loan Agreement with the Alaska Department of Environmental Conservation for an Alaska Clean Water State Revolving Loan in the Not to Exceed Principal Amount of $75,000 for the Water Master Plan Project. City Manager/Public Works Director. Recommend adoption.

Memorandum CC-25-253 from City Manager as backup.

k. Resolution 25-094, A Resolution of the City Council of Homer, Alaska, Authorizing the City Manager to Negotiate and Execute a Loan Agreement with the Alaska Department of Environmental Conservation for an Alaska Clean Water State Revolving Loan in the Not to Exceed Principal Amount of $75,000 for the Wastewater Master Plan Project. City Manager/Public Works Director. Recommend adoption.

Memorandum CC-25-253 from City Manager as backup.

DAVIS/ERICKSON MOVE TO APPROVE THE CONSENT AGENDA AS READ.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VISITORS

a. Friends of Homer Skate Park – Kevin Lahaie (10 minutes)

Kevin Lahaie presented on behalf of the Friends of the Homer Skatepark regarding The Homer Skate Park Project. Their goal is to provide a facility where individuals of all ages can recreate outdoors, practice healthy risk taking, and provide a new third space for the community. They hope to raise $250,000 to construct the first phase of the skate park plan and plan to apply for grants, fundraise, and seek donations. Mr. Lahaie shared the benefits of a skatepark in the community. He explained the proposed location is the grass field attached to the existing skateparks and the HERC building. They are asking that 25,000 square feet of space be donated for their multi-phase project that will be a nice improvement to the entrance to town. They've selected the firm Gridline as contractor for the project. They have 20+ years of experience in building skateparks all over the US including Alaska. He shared pictures of two skateparks in Anchorage.

Mayor Lord and Councilmembers shared comments in support of the concept and noted the uncertainty of the proposed location and possible new location of a community recreation center. Mr. Lahaie responded it will be a bit of time until any construction starts and wanted to bring this project to their attention to what they're working towards. If another location needs to be considered, they are open to looking at that. Mr. Lahaie was encouraged to look at the Land Allocation Plan to see what city properties there are and contact the Kenai Peninsula Borough for possible locations and support. Council looks forward to future updates on the project.

b. 2045 Comprehensive Plan – Shelly Wade, Agnew::Beck (15 minutes)

Shelly Wade used a series of slides to share the objectives for this meeting are to confirm a timeline for finalizing the Comprehensive Plan, process for developing the public hearing draft, share revisions from the October 13th meeting, and review next steps. She reviewed the community visits, work with the Comprehensive Plan Steering Committee, engagement with Council and the Planning Commission throughout the public engagement process, multiple meetings with City Advisory Boards and Commissions, and evolution of the draft plans. Immediate next steps include public testimony on the public hearing draft, balancing public hearing input with the 22+ month planning process, and the upcoming worksession to discuss plan finalization. The slide deck is posted on the meetings webpage.

ANNOUNCEMENTS / PRESENTATIONS / REPORTS (5 Minute limit per report)

a. Worksession Report

Acting City Manager Engebretsen reported Shelly Wade with Agnew::Beck presented on the updated draft of the Comprehensive Plan. They discussed the future land use map, and short-term rentals. There were public comments concerning development in sensitive areas such as bluffs, peatlands, and drainage. There were also some suggestions for managing future development. The Council is scheduled for a public hearing on November 10th.

b. Committee of the Whole Report

Councilmember Davis reported they dove right into the Comprehensive Plan, discussing differences in the current versions from February to today, short-term rentals, and changes to the future land use map.

c. Mayor's Report

Mayor Lord reported she's been having lots of conversations about the Comprehensive Plan, as others have. She's been hearing concerns about the status of the HERC building and having conversations around code enforcement around Homer. She welcomed new Fire Chief Dan Jager who was at Committee of the Whole earlier. She attended the Landslide Hazards Workshop along with some City staff. There were presenters from several agencies including Community Development Director Engebretsen from the City. She took away that we know a lot of things, and don't know a lot of things, but there's an appetite to learn and grow, and expand our preparedness. She expressed appreciation for everyone's patience and engagement, and for Deputy City Clerks Pettit and Lynn for their work.

d. Borough Report

Borough Assemblymember Kelly Cooper reported that five new assembly members were recently sworn in, typically there are only 3. There's a new law in effect for restaurants who hire people under 21 to serve alcohol, that they need a new endorsement to do that. With the increase of the tax exemptions on the October ballot it created some unintended consequences with the code chapters, which they will be working through related to stacking and capping exemptions. All property owners with the $50,000 need to reapply for the $75,000 exemption. The Borough is working with DEC regarding the transfer station, and they are accepting brush currently. They're also working on a new baler, a shredder for tires for re-use and get back to shredding cardboard, and they have received grants to improve the building. There is more information and a flyer on the Borough website. The Borough owns the buildings at the hospital and they're hosting community conversations about the hospital's needs.

There was discussion confirming the City's $20,000 is separate from the Borough's exemption, supporting the mailing of election booklets, and noting this year's pamphlet didn't include any fiscal impact of the increase of the tax exemption or on the fiscal impacts of changing the election date.

e. Planning Commission Report

A written report was provided in the supplemental packet.

f. Parks Art Recreation and Culture Advisory Commission Report

Commissioner Lucas Parsley reported they heard the Homer Skatepark presentation at their October 16th meeting and will have discussion at their November meeting. They scheduled their fall park walk-through from Ohlson Lane to Bishop's Beach. Public Works requested more time to review the adopt-a-trail program and what the needs of the city are. They reviewed the draft Community Recreation Policies and Procedures document and recommended it be moved to the City Manager. In November they'll approve their 2026 meeting schedule and election of chair and vice chair.

g. Library Advisory Board Report

A written report was provided in the supplemental packet.

h. Port and Harbor Advisory Commission Report

i. Conversations with Councilmember Report (Venuti)

Councilmember Venuti reported 11 people attended along with the City Manager. There was discussion about the landfill, how City elections are impacted by the election date change by the Borough, ADA regulations, and ways to help those impacted in Western Alaska.

PUBLIC HEARING(S)

a. Ordinance 25-63, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Authorizing the Expenditure of $10,000 from the Multi-Purpose Community Recreation Fund to Create the Multi-Purpose Community Fund Non-Endowed Field of Interest Fund with the Homer Foundation. Erickson. Introduction October 13, 2025 Public Hearing and Second Reading October 27, 2025.

Mayor Lord opened the public hearing. There were no comments and the hearing was closed.

ERICKSON/VENUTI MOVED TO ADOPT ORDINANCE 25-63 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

b. Ordinance 25-64, An Ordinance of the City Council of Homer, Alaska, Adopting the City of Homer 2045 Comprehensive Plan and Recommending Adoption by the Kenai Peninsula Borough. City Manager. Introduction October 13, 2025 Public Hearing October 27, 2025, Public Hearing and Second Reading November 10, 2025.

Mayor Lord opened the public hearing.

Jan Keiser, city resident, commented she wants to see policies and actions that support the city to go farther and be stronger. After comparing the versions, she feels the February version of the plan was bolder and she'd like to see us be bold and visionary. We shouldn't constrain ourselves over staff capacity or physical constraints in the next 20 years. This plan is used by Planning Commission to make their decisions and it's worth the effort because it establishes the vision for our future.

Landa Bailey, city resident, commented regarding the necessity of including strongly worded policy and goals for short term rentals and for affordable and attainable housing. Failure to do so promotes the de facto conversion of lots in Homer from commercial to residential. Current code requires owner occupied bed and breakfasts, short term rental language should be added to regulation and add policy goals to the Comprehensive Plan.

Karen Murdoch, non-city resident, commented the 2045 comp plan will affect her quality of life. She questioned why it was a 10-year plan in the February draft and it's now a 20-year plan. What was the process of changing that. She encouraged adopting it as 10-year plan.

Jennifer Bernard, non-city resident, likes the value placed on sustainable development in the Comprehensive Plan. She encouraged that we don't lose too much of open space and give thought to certain areas to target purchase for conservation purposes and open space. She also commented about walkability in town and the complete streets approach that promotes pedestrian usability.

Kim McNett, commented in support of maintaining green spaces and conservation of wildlife habitat. The wording in the Comprehensive Plan supports this greatly. She encouraged that the future land use map and environmental overlays reflect that vision. The Beluga Wetlands are identified as are the Moose Habitat properties, and there is overwhelming support for more green space. The peatland areas shouldn't be proposed for light industrial, but zoned to reflect the environmental overlays for peat depth. She advocated for rezoning intertidal flatlands where migratory birds pass through.

Karin Marks, city resident, appreciates the acknowledgement of the huge amount of public comment between the February and July drafts. There is still the possibility that some comments are more code related than Comprehensive Plan related, and the plan work is getting us ready for the code. There is a lot to balance with community, walkability, business, and taxes to support some of it. There isn't a lot of land currently without issue, and there are usually ways to use the land.

Rick Foster, city resident, commented his primary concern is the Comprehensive Plan's failure to acknowledge access to potable water in Homer area as a leading factor to limiting growth in Homer, specifically how availability to water has driven population growth outside city limits, particularly to the east. Many of these

areas depend on Homer for potable water. The City doesn't track water deliveries, and the plan doesn't mention it. A truly comprehensive plan should provide guidance in that area. His written comments and recommendations were provided in the packet.

Hal Shepherd, non-city resident and President of the Kachemak Bay Watershed Council, expressed the need for the City to work with groups in the area including the Watershed Council to develop a watershed management plan for the bay, it would address a lot of the concerns that are being brought up this evening. He highlighted steps that could be taken regarding open space, protecting watersheds, and peatlands.

Robert Archibald, city resident, commented about the graph that shows 37% in favor of moderate growth. Then 27% for minimum, 8% for no growth, and 4% for smaller economy which totals 39% which is a bigger percentage than moderate. The Planning Commission uses the Comprehensive Plan as a guiding document, so we need to get it right and don't rush it. And don't be afraid of protecting wetlands, unstable slopes and water courses.

Charles Barnwell, city resident and Planning Commissioner, thinks the plan is 85-90% complete. He addressed nine amendments he proposed for Council that were submitted as written comments. They relate to area plans for the Gateway Business District, Diamond Creek Recreation Area, Woodard Creek Watershed and downtown Homer, and emergency hazard mitigation planning. The remaining are in his written submittal.

Hannah Gustafson, city resident, commented that as part of her local coalition work, housing has been an increasing concern over the years. In our most recent Community Health Needs Assessment, shortage of housing here is the #1 priority. Housing is fundamental and has a direct impact on health outcomes, especially for vulnerable populations. It's clear that there is no silver bullet to resolve our housing issue and we can't regulate or build our way out of this situation. However, an approach to a myriad of small changes and solutions can make a big difference for our community. She encouraged slowing down and ensuring the plan is the best it can be.

Penelope Haas, non-city resident commenting on behalf of the Kachemak Bay Conservation Society, echoes the sensibility that the previous plan was more visionary and specific in terms of policy. She commented on the differences between the February and July drafts. She agreed with the approach of making small changes related to housing. The City hasn't used the exemption tool like the Borough did. We could push harder for a bed tax. Don't be afraid to pursue open space, it will be appreciated by future generations.

Mayor Lord thanked everyone for their public testimony and written comments. Council will be holding a worksession on November 7th and another public hearing on November 10th. Council will decide then whether to vote on the 10th. Staff will be working with individual Councilmembers for their input, and forms are available for them to propose amendments that staff will compile.

There was brief discussion regarding the Transportation Plan which has already adopted and stands alone, and is referenced in the Comprehensive Plan, but not duplicated in it. Ms. Wade from Agnew::Beck noted where it's addressed in the current draft page 47 and work done to ensure references were made properly.

ORDINANCE(S)

CITY MANAGER'S REPORT

a. City Manager's Report
Homer Title 21 Update Flier

b. FY26 Monthly Report through September 2025

Acting City Manager Engebretsen announced the Title 21 Open House on November 6th at the college, doors will open at 5:30 p.m. and presentation at 6:00 p.m. She also noted Public Works has reported that the Highland Drive road repairs are progressing nicely, and we're on schedule to open the road on time and on budget.

Mayor Lord reminded Councilmembers to connect with staff on AML travel.

Councilmember Davis asked for an update on the Landslide Hazard Group visit to the new City lot adjacent to Hornaday Park. Acting City Manager Engebretsen noted the group did not go up the trail but one area member, Hig, was open to some future conversation and a possible visit to the site.

PENDING BUSINESS

NEW BUSINESS

a. Memorandum CC-25-255 from Acting City Clerk re: Selection of Mayor Pro Tempore for 2025/2026

Mayor Lord explained the role of Mayor Pro Tempore and opened the floor for nominations.

Councilmember Davis nominated Councilmember Erikson. Councilmember Venuti nominated Councilmember Aderhold.

Councilmembers were provided with slips of paper to cast their vote. Acting City Manager Engebretsen collected the slips and Acting City Clerk Pettit counted the ballots. He announced Councilmember Erickson had five votes and Councilmember Aderhold had one vote.

Councilmembers chose to retain their current seating arrangement.

b. Memorandum CC-25-256 from Councilmembers Davis and Parsons re: Eric Lane – Council Direction on Sidewalk and Paving.

Councilmember Davis explained he has been approached by several people who live in the vicinity of Eric Lane about a potential project to pave the remainder of Eric Lane. They have concerns about it being too wide or too fast without any traffic calming measures. In talking to Public Works about this he was reminded that they're waiting for direction on the area that's set aside for a sidewalk before planning for the pavement. The recommendation from staff is to leave the site of the future sidewalk as gravel, until there is budget to build it. The other part of this is the question of paving width and lane width on those types of collector roads.

Councilmember Parsons noted the current Design Criteria Manual is about 40 years old and no longer has contemporary recommendations, including lane widths. Based on the current manual a minor collector, like Fairview, would have a 24-foot travel way and 12-foot lanes, which are massive compared to what a local area

needs. This is important because it's a residential street. He shared guidelines from the Nation Association of City Transportation (NACTO) that Lane widths of 10 feet are appropriate in urban areas and have a positive impact on street safety without impacting traffic operations. For designated truck and transit routes, one travel lane of 11 feet may be used. He noted that we're waiting on a plan for what the developer has in mind for Fairview and we'd like it communicated that we want narrower lanes.

Councilmember Davis added that currently the paved portions of Fairview already have 10-foot lanes and people are hoping that the new lanes will be matched to what's already on Fairview in terms of driving width.

Public Works Director Kort was asked to provide comments. The Design Criteria Manual isn't intended to be prescriptive guidance but general guidance for what the City of Homer likes. The engineer doesn't design strictly by the manual but uses it as reference and use engineering judgment for the design. Our City Engineer designed the western part of Eric Lane when worked as a consultant. It has 11-foot lanes and Public Work intention is to eventually and incrementally carry it uniformly all the way through. Narrowing it to 10-foot lanes will create an hourglass effect, which could be considered as traffic calming, but uniformity is lost and ends up as different sections of roads built over time by different people with different visions along the way. His goal is for Public Works to be able to work with the design engineer on a design that Council can provide comments on, then they can finalize it and move forward.

There was conversation about process and expecting Council to comment on every road isn't reasonable. The Design Criteria Manual must be updated, they've been asking for that for some time now. If it's just a guide, it needs to be based on our expectations, and they can discuss other improvements the engineer might want to make. Traffic calming is a big deal in this community and to this Council.

Councilmember Parsons addressed page 8 section f. of the Design Criteria Manual that it shall include designated lane widths. Public Works Director Kort noted the Design Criteria Manual reads that an urban residential street is 10-13 foot per lane, and situations are unique and road design is based on conditions of the site. Staff and Council continued to debate the matter, reiterating points about traffic lane sizes and road designs.

There were comments to clarify what the developer is asking for, which is if the City wants the sidewalk paved or not. The conversation deviated back to road widths and road striping.

DAVIS/PARSONS MOVED TO DIRECT THE CITY MANAGER TO WORK WITH STAFF IN ADDRESSING THE CRITERIA OUTLINED FOR ERIC LANE IN MEMORANDUM CC-25-256.

Councilmember Aderhold questioned if the direction is that Councilmembers Davis and Parsons will work with staff? She feels Council agrees where we'd like road design to go, but thinks the memorandum is going a little too far.

Councilmember Davis explained it directs the City Manager to work with staff to address the criteria outline for Eric Lane.

Acting City Manager Engebretsen confirmed this is asking for 28 feet of pavement, 10-foot lanes are preferred, and there's some flexibility based on input from the engineer who is stamping the design and looking at traffic safety, which is the premise the City will work with the engineer on.

Mayor Lord noted the expectation is that the Council will receive updates on this and that their intentions are honored and not come to Council for approval.

DAVIS/VENUTI MOVED TO AMEND THE MOTION TO REPLACE THE WORD ADDRESSING WITH IMPLEMENTING.

There were comments in opposition to the motion.

VOTE (amendment): NO: VENUTI, ERICKSON, ADERHOLD, PARSONS, DAVIS, HANSEN

Motion failed.

There was no further discussion on the main motion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

RESOLUTIONS

COMMENTS OF THE AUDIENCE

Jackie Eisenburg, city resident, commented she was hired by Peninsula Seafoods to expand their business to Homer to buy commercial fish. They're working with Brad Faulkner on a sub-lease on his leased property. She explained their plan for including equipment and parking. They've had issue in re-submitting the sub-lease and having problems with moving forward. She asked for Council support with their endeavor.

Brad Faulkner, city resident and city lessee since 1994, shared statistics on the history of his lease and commented about issues he has with the need to come to Council for sub-leases, it really ties his hands. He talked through issues with trying to work through the Peninsula Seafoods sub-lease.

Former Mayor Ken Castner, city resident, congratulated the newly elected Councilmembers. He commented regarding standards being uniformly applied. He's interested in Title 21 and would like to see it locked in on what a zoning district is and eliminate the concept that an adjacent lot in a different district have some of the same rights. He also wants to see conditions on conditional use permits, whether it be parking, fencing, or something. Lastly, the City's awash with rabbits and he wants to know what they're going to do about it.

Robert Archibald, city resident, commented regarding sidewalks as a Parks Art Recreation and Culture Advisory Commissioner. Who's going to put them in? City? Contractor? A lot of places put sidewalks in when roads are build and we're remiss in not making that happen in this town. He also commented about his previous Prince William Sound Regional Citizens Advisory Council report that he has copies of the Annual Report and invited folks to reach out to him if they have questions. https://www.pwsrcac.org/document/2024-2025-annual-report/

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti thanked everyone for an interesting meeting.

COMMENTS OF THE CITY CLERK

Acting City Clerk Pettit noted the written public comments in the worksession packet should have been included in the regular packet.

COMMENTS OF THE CITY MANAGER

Acting City Manager Engbretsen commented she's happy to meet with people on the sub-lease paperwork.

COMMENTS OF THE MAYOR

Mayor Lord commented that Julius Ceasar was amazing, she's grateful for theater in this town, it was a great show with modern adaptation. Shoutout to Matt Clarke for being awarded the Harbormaster of the Year by the Alaska Association of Harbormasters and Port Administrators. She acknowledged there are a ton of people in this town who work for the federal government, and they are not getting paychecks. She's thinking about all our friends around the community who are impacted. Additionally, USDA has decided to direct states to discontinue SNAP funding, that is a huge hit and the Food Pantry put out a call for support. Halloween is a big favorite in our home, she gave preemptive shoutout to those making it a success around Homer.

COMMENTS OF THE CITY COUNCIL

Councilmember Aderhold had no comment.

Councilmember Venuti, commented the Empty Bowl project is scheduled for November 7th at the Methodist Church. She agrees with the Mayor that the Food Pantry could use donations. She wished everyone a safe Halloween, be safe and wear a costume that lights up. She thanked Deputy City Clerk Pettit who's leaving, he's served the City well. Young's is gone, down to bare ground and that building is about the same age as the HERC. She was on Zoom for parts of the hazardous bluff gathering, and was amazed at the number of people there. She encouraged people to watch out for the moose and wished everyone Happy Halloween.

Councilmember Parsons, thanked Deputy City Clerk Pettit and the Clerk's Office, and Acting City Manager Engebretsen for filling in. Halloween in Homer is one of his favorites, it make him think of ET the Extra Terrestrial movie where kids are running around all over the place, and that what it feels like in Homer.

Councilmember Davis, commented that at 6 pm tomorrow at KPC is a showing of God and Country about Christian Nationalism.

Councilmember Erickson, shared her appreciation working with Deputy City Clerk Pettit, he'll will be missed here and at the hockey rink. She was pleasantly surprised to see that Matt Clarke won the Harbormaster of the Year award. She did the tour of the landslides and we don't think about how much water we've gotten over the past years. There's an issue every once in a while, and in January there was a lot more. We ask ourselves what can we do to make the bluff more stable, and there's a big thing about being responsible and paying attention. She shared her experience with friends impacted by bluff instability and the importance of being there to help them. She thanked Council for their faith in her as Mayor Pro Tem.

Councilmember Hansen, commented that Homer football was amazing, and Homer will be having a local wrestling tournament in Homer on November 7th and 8th. Kudos to Matt Clarke, it's fun to grow up in Homer and see all these kids growing up. She shared that Homer Council on the Arts has been making bowls for the soup

so there should be some awesome ones, and there are lots of critters at the Homer Animal Shelter that need adopted.

ADJOURNMENT

There being no further business to come before the Council Mayor Lord adjourned the meeting at 9:05 p.m. The next Regular Meeting is Monday, November 10, 2025 at 6:00 p.m., Committee of the Whole at 5:00 p.m. and a Worksession at 4:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

_____

Melissa Jacobsen, City Manager

Approved:_____

Session 25-27 a Regular Meeting of the City Council of Homer, Alaska was called to order on Monday, November 10, 2025 by Mayor Rachel Lord at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COUNCILMEMBERS ADERHOLD, DAVIS, ERICKSON, HANSEN, PARSONS, VENUTI

STAFF: CITY MANAGER JACOBSEN
CITY ATTORNEY GATTI
CITY CLERK WOODRUFF
PORT DIRECTOR HAWKINS
PLANNING DIRECTOR FOSTER
COMMUNITY DEVELOPMENT DIRECTOR ENGEBRETSEN

AGENDA APPROVAL (Only those matters on the noticed agenda may be considered pursuant to City Council's Operating Manual)

Mayor Lord read the Supplemental Items into the Record as follows: Under the **PUBLIC HEARINGS** Item a. Memorandum from Community Development Director Engebretsen and written public comments provided as laydowns.

ADERHOLD/PARSONS MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

a. Mayoral Recognition for Jason Hoffman for Wastewater Operator of the Year Award

Mayor Lord read a description of Jason's professional accomplishments and contributions to the City's Water and Wastewater treatment programs, presented Jason with the award, and stood for pictures with Jason Hoffman and Todd Cook.

b. Mayoral Recognition for Harbormaster of the Year Award - Matt Clarke

Mayor Lord read a description of Matt Clarke's contributions to the Port department and stood for pictures.

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

William Roth, nonresident, expressed support for Ordinance 25-67 and expanding local fish processing capacity.

Brad Faulkner, city resident, expressed support for Ordinance 25-67 approving a sublease under his lease with the City.

RECONSIDERATION

CONSENT AGENDA (Items listed below will be enacted by one motion. If a separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of a Councilmember.)

b. Ordinance 25-67, An Ordinance of the City Council of Homer, Alaska, Approving a Sublease Between Alaska Custom Seafoods, Inc. and Ind and Tide, LLC DBA Peninsula Seafoods Occupying a portion of Internal Building Space for an Office and Additional space as well as Yard Space Consisting of Shared Parking Spaces, Space for an Ice Making Machine and Equipment Storage on the Property Entitled T7S R13W Sec 1 Seward Meridian HM 0920050 Homer Spit Sub No Two Amended Lot 88-4, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Property Associate. Recommended Dates Introduction November 10, 2025 Public Hearing and Second Reading November 24, 2025.

   Memorandum CC-25-258 from Port Property Manager as backup.

b. Ordinance 25-68, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 10, Port and Harbor, Sections 10.04.035 Homer Port and Harbor Tariff, 10.04.040 Port Director, 10.04.055 Fees, 10.04.090 Underway Requirement, 10.04.120 Impounded Vessel Procedure, and 10.04.140 Annual Review. City Manager/Port Director. Recommended Dates Introduction November 10, 2025 Public Hearing and Second Reading November 24, 2025.

   Memorandum CC-25-259 from Port Administrative Supervisor as backup.

c. Resolution 25-095, A Resolution of the City Council of Homer, Alaska, Amending the Homer Public Library's Policy to Include Confidentiality of Patrons' Phone Numbers and Text-Messaging Choices. City Manager/Library Director. Recommend Adoption.

   Memorandum CC-25-260 from Library Director as backup.

d. Resolution 25-096, A Resolution of the City Council of Homer, Alaska, Awarding a Contract to GCI Corporation for Providing Public Internet Service at the Homer Public Library and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Library Director. Recommend Adoption.

   Memorandum CC-25-261 from Library Director as backup.

e. Resolution 25-097, A Resolution of the City Council of Homer, Alaska Confirming the Appointment of Amy Woodruff as City Clerk. Recommend Adoption.

Deputy City Clerk Lynn read the Consent Agenda as presented into the record.

ERICKSON/ADERHOLD MOVED TO ADOPT THE CONSENT AGENDA AS READ.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Lord congratulated City Clerk Woodruff on her appointment.

VISITORS

ANNOUNCEMENTS / PRESENTATIONS / REPORTS (5 Minute limit per report)

a. Worksession Report

City Manager Jacobsen noted that Council met on Friday, November 7th to discuss the Homer Comprehensive Plan, proposed amendments, and input from the Planning Commission. At the Monday, November 10th 4pm Worksession, Council reviewed a revised list of amendments that will be heard tonight.

b. Committee of the Whole Report

Councilmember Erickson reported that the Council continued to review proposed amendments and technical aspects and ended early to prepare for the Regular Meeting.

c. Mayor's Report

Mayor Lord thanked Council, City staff, the contractors, members of the public, and commissioners for their time and effort contributed to the Comprehensive Plan process in addition to the regular duties of their role. She reported attending a conversation convened by the Kenai Peninsula Borough School District regarding funding for pools in schools across the district and noted that this is an ongoing conversation that will need to bring in the borough as a participant since they are the owner of the school buildings. Mayor Lord reminded councilmembers of the importance of communicating with City Staff as one body, and engaging through the City Manager.

d. Borough Report

There was no report for this meeting.

e. Planning Commission

There was no report for this meeting.

f. Port & Harbor Advisory Commission

Commissioner Roth reported that the commission reviewed a fiscal report, discussed tariff edits and rate changes, provided feedback on office staffing, approved the 2026 meeting schedule, and is awaiting a report on the status of the Harbor's steel grid.

g. All Hands Training Report

Mayor Lord reported on the November 3, 2025 All Hands Training held at the College. Councilmembers, Commissioners, and Board Members reviewed roles and responsibilities, Robert's Rules of Order and

Parliamentary Procedure, and the importance of prioritizing projects and being mindful of resources and limited staff capacity. A mock meeting helped demonstrate how to operate under Robert's rules.

PUBLIC HEARING(S)

a. Ordinance 25-64, An Ordinance of the City Council of Homer, Alaska, Adopting the City of Homer 2045 Comprehensive Plan and Recommending Adoption by the Kenai Peninsula Borough. City Manager. Introduction October 13, 2025 Public Hearing October 27, 2025 Public Hearing and Second Reading November 10, 2025.

   Memorandum CC-25-254 from City Manager as backup.

   Memorandum CC-25-242 from Planning Director/Community Dev. Director as backup.

Mayor Lord opened the public hearing for Ordinance 25-64.

Brad Faulkner, City Resident, testified regarding the prioritization of walkability and funding for trails in the Comprehensive Plan. He stated that the bike path on the spit has never been plowed since it was constructed in 2011. He expressed further concern about the routing of pedestrians on the spit and asked that the Council take walkability seriously.

Mayor Lord closed the public hearing and requested a motion.

ERICKSON/VENUTI MOVED TO ADOPT ORDINANCE 25-64 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Mayor Lord deferred to Community Development Director Engebretsen who presented a summary screen displaying proposed amendments and suggested motions.[1]

ERICKSON/ADERHOLD MOVED TO AMEND THE OCTOBER 2025 COUNCIL PUBLIC HEARING DRAFT OF THE 2045 HOMER COMPREHENSIVE PLAN BY ADOPTING AMENDMENTS 2, 6, 7,8, 10, 12, 16,17,20-30, 34-38, 41-43, 45, 46,48, 49 AND 52.

No Discussion.

VOTE (AMENDMENT) NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ERICKSON/ADERHOLD MOVED TO AMEND THE OCTOBER 2025 COUNCIL PUBLIC HEARING DRAFT OF THE 2045 HOMER COMPREHENSIVE PLAN BY ADOPTING TECHNICAL AMENDMENTS 31, 32, 39, 40, 50 AND 51

No Discussion.

VOTE (AMENDMENT) NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

[1] Clerk's note- details of the amendments referenced by number in the minutes are available in the supplemental meeting packet beginning on page 3

ERICKSON/ADERHOLD MOVED TO AMEND THE OCTOBER 2025 COUNCIL PUBLIC HEARING DRAFT OF THE 2045 HOMER COMPREHENSIVE PLAN BY ADOPTING AMENDMENTS 44 REVISED, 11, 13, 14, 15, 19 REVISED, 33, 47, 53, 55, 56.

No Discussion.

VOTE (AMENDMENT) NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ERICKSON/DAVIS MOVED TO AMEND THE OCTOBER 2025 COUNCIL PUBLIC HEARING DRAFT OF THE 2045 HOMER COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP TO CHANGE THE NORTHERN PART OF THE GATEWAY BUSINESS DISTRICT, FROM THE STERLING HIGHWAY NORTH, TO URBAN RESIDENTIAL.

ADERHOLD/PARSONS MOVED TO AMEND THE MOTION BY MAKING THE ENTIRE AREA NORTH AND SOUTH OF THE STERLING HIGHWAY GATEWAY BUSINESS DISTRICT.

Councilmember Erickson requested more information about what is in the gateway district on the North side of the Sterling Highway.

Community Development Director Engebretsen indicated that there are some commercial businesses in the northern section of the area in question, and acknowledged that there is some concern about how residential use set back from the highway might be impacted by commercial use up against the Sterling Highway.

Councilmember Aderhold clarified that the amendment is to retain the area as it currently is, and that the Title 21 rewrite process could allow for refining the requirements for that district.

VOTE (AMENDMENT) YES: ADERHOLD, DAVIS, HANSEN, PERSONS, VENUTI NO: ERICKSON.

Motion carried.

VOTE (MOTION AS AMENDED) YES: ADERHOLD, DAVIS, HANSEN, PERSONS, VENUTI NO: ERICKSON.

Motion carried.

ERICKSON/VENUTI MOVED TO DELETE ACTION 2A ON P. 34 OF THE OCTOBER 2025 COUNCIL PUBLIC HEARING DRAFT OF THE 2045 HOMER COMPREHENSIVE PLAN.

Councilmember Venuti noted that this amendment to remove the recommendation to conduct a housing needs assessment was proposed during that day's Worksession due to past comments of Councilmember Davis, who was not present at the worksession.

Councilmember Aderhold expressed that she would be voting no on this amendment, and that recommendation meant that it was an action that the City may or may not take in the future, but it gives the City the opportunity to do that.

Councilmember Erickson expressed that she thought it was important because an assessment could cost $60,000, and she didn't want pressure to complete an assessment now.

VOTE YES: DAVIS, ERICKSON, HANSEN, VENUTI. NO: ADERHOLD, PARSONS.

Motion carried.

ERICKSON/ADERHOLD MOVED TO AMEND THE OCTOBER 2025 COUNCIL PUBLIC HEARING DRAFT OF THE 2045 HOMER COMPREHENSIVE PLAN BY ADOPTING THE AMENDMENT #57: (LORD) P 22 3(C) UPDATE DEVELOPMENT STANDARDS FOR STEEP SLOPES, DRAINAGE WAVES, AND EROSION PRONE AREAS SUCH AS SHOWN ON THE ENVIRONMENTAL CONSTRAINTS OVERLAY INCLUDED IN THIS PLAN, TO MANAGE GRADING, EROSION, RUNOFF, AND VEGETATION CLEARING. ENCOURAGE THE USE OF GREEN INFRASTRUCTURE AND SITE-RESPONSIVE DESIGN SOLUTIONS TO IMPROVE DRAINAGE AND REDUCE HAZARD EXPOSURE.

Councilmember Aderhold wondered whether the words 'such as' were intentional. Community Development Director Engebretsen indicated that 'such as but not limited to' is standard language meaning 'including what is shown here, but could mean other things not shown in the plan today'

VOTE (AMENDMENT) NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ERICKSON/ADERHOLD MOVED TO AMEND THE OCTOBER 2025 COUNCIL PUBLIC HEARING DRAFT OF THE 2045 HOMER COMPREHENSIVE PLAN BY ADOPTING THE AMENDMENT NEW AMENDMENT #58: (DAVIS) P.34, CITY-LED ACTIONS AND ACTIONS 2.(E) AMEND TO: MONITOR SHORT MONITOR SHORT TERM RENTALS AND THEIR IMPACT ON THE HOUSING MARKET AND DEVELOP STRATEGIES TO MITIGATE ANY IMPACT OF SHORT-TERM RENTALS ON YEAR-ROUND HOUSING.

Councilmember Davis shared that in the February version of the comprehensive plan, significant public comment was received that requested additional action regarding Short Term Rentals.

Mayor Lord suggested that the body consider the use of the word 'any' in the amendment, noting that it is sweeping language.

Councilmember Davis acknowledged that the amendment as stated implies that the City would mitigate every single aspect of impacts, and suggested removing the word 'any'

ADERHOLD/DAVIS MOVED TO AMEND THE MOTION BY MODIFYING THE WORDING TO SAY 'AND DEVELOP STRATEGIES TO MITIGATE IMPACTS OF SHORT-TERM RENTALS ON YEAR-ROUND HOUSING.'

No Discussion.

VOTE (AMENDMENT TO THE MOTION) NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VOTE (MOTION AS AMENDED) NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ERICKSON/ADERHOLD MOVED TO AMEND THE OCTOBER 2025 COUNCIL PUBLIC HEARING DRAFT ON PAGE 22 ADD ACTION G UNDER STRATEGY 4: DEVELOP FILL REQUIREMENTS FOR PARCELS LOCATED IN TARGETED AREAS DOCUMENTED TO CONTAIN 66% OR GREATER HYDRIC SOILS.

Councilmember Erickson expressed concern about the 66% and wondered what the consequences would be of that number, and whether it was realistic. Community Development Director Engebretsen explained that wetlands are based on soils mapping, and if two-thirds of a property have really wet soil, that's a likely trigger for identifying wetlands and drainage in general. This strategy suggests a path for future regulation, the regulation itself would look into the matter further and figure out what a good boundary would be.

VOTE (AMENDMENT) NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ERICKSON/ADERHOLD MOVED TO AMEND THE OCTOBER 2025 COUNCIL PUBLIC HEARING DRAFT ON P. 33 TO INSERT THE SENTENCE THAT IS BOLD AND UNDERLINED BELOW UNATTAINABLE HOUSING AND THE HIGH COST OF LIVING ARE BARRIERS TO ECONOMIC GROWTH AND QUALITY OF LIFE LIMITED ACCESS TO AFFORDABLE, ATTAINABLE HOUSING CONTINUES TO CHALLENGE HOMER'S ABILITY TO RETAIN ESSENTIAL WORKERS, SUPPORT LOCAL BUSINESSES, AND MEET THE NEEDS OF A CHANGING POPULATION. HOMER BUSINESS SURVEY RESULTS SHOW THAT 13 PERCENT OF RESPONDENTS IDENTIFIED A LACK OF HOUSING FOR SEASONAL EMPLOYEES AS A KEY HIRING BARRIER, SECOND ONLY TO THE SHORTAGE OF QUALIFIED APPLICANTS. IN INTERVIEWS, THE HIGH COST OF HOUSING WAS ALSO CITED AS A REASON WHY MORE FISHERMEN DO NOT LIVE IN HOMER YEAR-ROUND. SENIORS SEEKING TO AGE IN PLACE AND YOUNGER RESIDENTS STARTING FAMILIES OR ATTENDING COLLEGE LOCALLY OFTEN FACE LIMITED CHOICES THAT ARE AFFORDABLE, ACCESSIBLE, AND AVAILABLE YEAR-ROUND. CONVERSION OF EXISTING HOMES TO SHORT-TERM RENTALS HAS FURTHER CONSTRAINED AVAILABLE YEAR-ROUND HOUSING SUPPLY. WHILE SOME WORKERS FIND MORE ATTAINABLE HOUSING OUTSIDE CITY LIMITS, THEY MAY LACK ACCESS TO CITY SERVICES AND REPRESENTATION, WEAKENING CIVIC CONNECTION AND ECONOMIC PARTICIPATION. MORE BROADLY, HOMER'S HIGH COST OF LIVING—INCLUDING HOUSING, TRANSPORTATION, AND CONSTRUCTION—ADDS ON RESIDENTS AND LOCAL EMPLOYERS ALIKE. EXPANDING HOUSING OPTIONS FOR YEAR-ROUND WORKERS, SENIORS, AND YOUNG PEOPLE IS ESSENTIAL TO SUSTAINING THE LOCAL ECONOMY AND ENSURING HOMER REMAINS A LIVABLE COMMUNITY FOR ALL GENERATIONS.

VOTE (AMENDMENT) NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Lord offered congratulations to Council, Staff, and the Public for their efforts.

Councilmember Aderhold asked about next steps for the Comprehensive Plan process, and expressed interest in seeing a final version of the document as amended.

Community Development Director Engebretsen confirmed that the amended plan would be available in advance of the next Council meeting.

Mayor Lord informed Council that they could either postpone the motion to the next Council meeting and it would come up under pending business, or they could postpone to the next Council meeting with another public hearing.

PARSONS/ADERHOLD MOVED THAT THE MOTION BE POSTPONED TO THE NEXT COUNCIL MEETING ON NOVEMBER 24TH WITH ANOTHER PUBLIC HEARING.

Councilmember Erickson asked whether the plan was to pass the plan at the next meeting or to postpone until January.

Councilmember Parsons said he envisioned that the postponement to the November 24th meeting would allow for public feedback and that his vote would be based on the feedback he heard.

Councilmember Venuti said she agreed that it would depend on the public comment.

Mayor Lord expressed hope that the plan could be adopted at the next meeting.

VOTE (POSTPONEMENT) NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

b. Ordinance 25-65, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Accepting and Appropriating a Rasmuson Foundation Grant in the Amount of $19,000 for a Security Grille at the Homer Public Library. Library Director/City Manager. Introduction October 27, 2025 Public Hearing and Second Reading November 10, 2025.

   Memorandum CC-25-248 from Library Director as backup.

Mayor Lord opened the public hearing for Ordinance 25-65

There was no public testimony.

Mayor Lord closed the public hearing and requested a motion.

ERICKSON/VENUTI MOVED TO ADOPT ORDINANCE 25-65 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

No Discussion.
VOTE. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Lord expressed gratitude to the Rasmusen foundation and to Library Director Berry.

c. Ordinance 25-66, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Operating Budget by Accepting and Appropriating the 2020 Gulf of Alaska Pacific Cod Federal Reserve Fishery Disaster Relief Funds in the Amount of $13,137.38 to the Port and Harbor Enterprise Fund. City Manager/Port Director. Introduction October 27, 2025 Public Hearing and Second Reading November 10, 2025.

   Memorandum CC-25-249 from City Manager as backup.

Mayor Lord opened the public hearing for Ordinance 25-66.

There was no public testimony.

Mayor Lord closed the public hearing and requested a motion.

ADERHOLD /PARSON MOVED TO ADOPT ORDINANCE 25-66 BY READING OF THE TITLE ONLY FOR SECOND AND FINAL READING.

No Discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ORDINANCE(S)

CITY MANAGER'S REPORT

a. City Manager's Report

Mayor Lord introduced the topic and deferred to City Manager.

City Manager Jacobsen acknowledged that the report in the packet was short because she has been out of the office to attend the International City-County Management Association Annual Conference in Tampa, Florida. The next manager's report will include 'catch up' information. She noted that the conference included several useful sessions on Council-Manager relationships. In a follow-up to a July report, the City Manager noted that several out-of-service fire hydrants on Pioneer Avenue will be replaced this week, and that the work will require the removal of a tree near City Hall.

Councilmember Venuti asked whether there will be public outreach regarding the removal of the tree, the City Manager agreed that there would be.

City Manager Jacobsen congratulated City Clerk Woodruff on her appointment and acknowledged the contributions of Scott Lynn, Deputy City Clerk, who put in significant effort as the only Clerk in the office the previous week.

City Manager Jacobsen reported that she is participating in an Asset Management Cohort with the Alaska Municipal League where she gets to experiment with different tools. She looks forward to completing the course and coming back to Council with results to consider. Mayor Lord expressed enthusiasm to learn more.

Councilmember Aderhold noted that on a recent walked she realized that consecutive fire hydrants are out of service on Pioneer Avenue, and recognized the importance of the work to bring them back into service. We can't not have fire hydrants on Pioneer Avenue.

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

COMMENTS OF THE AUDIENCE

William Roth, nonresident, commented on the tariff increase for the harbor. The scheduled increase is for a small percentage each year, which he doesn't mind. However, the daily rate is out of balance with most of the

state, to the point where after five days you have to pay for a month. He pointed out that if he is paying for a month, he might as well use it. He asked Council to consider a 10-day rate or something similar. He expressed gratitude for the recent training for commissioners and councilmembers. He stated his opposition to any rent control model, as that would discourage people from building long-term rentals.

Robert Roth, City resident, commented that he had complaints about the Harbor's insurance policy and daily rates. He stated that there's a consensus that the harbor is against short-term users. He requested that the City not spend money on studies for speed cameras or the HERC center, noting that the farmer's market is more popular.

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti recognized the hard work of the Mayor and Council to address the issues in the Comprehensive Plan. He thanked and congratulated City Clerk Woodruff for accepting her new position.

COMMENTS OF THE CITY CLERK

Deputy City Clerk Lynn thanked the Council for having him at their meeting, and reminded the community that Veteran's day is tomorrow, and the American Legion Parade is at 11 AM.

COMMENTS OF THE CITY MANAGER

City Manager Jacobsen wished all the veterans out there a happy Veterans Day and expressed appreciation for all that they have done for our country. She noted that there are two vacancies open for employment with the City.

COMMENTS OF THE MAYOR

Mayor Lord wished everyone a happy Veteran's Day. She thanked community members, Homer Police Department, and the Homer Volunteer Fire Department for their contributions to the one-way Halloween event, expressing that it is community at its best. She is grateful to be a part of the City and serving this community.

COMMENTS OF THE CITY COUNCIL

Councilmember Davis shared that he is on the Big Island doing a beekeeping gig, and will be back for the next meeting.

Councilmember Hansen thanked the other councilmembers for their hard work at the Comprehensive Plan Worksession the previous week. She thanked her community for showing up to help take care of her family during an absence.

Councilmember Erickson recounted a recent experience where she witnessed numerous vehicles not yielding to an emergency vehicle with lights and sirens, and encouraged people to pay attention on the roads. She appreciated the Police Department for playing dodgeball with Junior High and High School students, and the Police and Fire Departments for playing in a softball game together. She noted that she has witnessed wild and feral animals predating the rabbit population in nature without us having to go out and do anything about it.

Councilmember Aderhold thanked the Clerk's office for the work they've been doing, congratulating Amy and thanking Scott for his wonderful attitude. She noted that she was out of town for three weeks and the opportunity reminded her of how much community we have in Homer and how much she missed in that short time. She appreciates that this in an active community and one that is easy to get involved in.

Councilmember Parsons thanked City Manager Jacobsen for everything she's been doing, acknowledging that it's been a lot. He thanked Community Development Director Engebretsen for her leadership through the Comp Plan process and as Acting City Manager. He thanked Shelly Wade with Agnew::Beck and her team for their efforts. He thanked the Planning Commission and other Commissions and Boards who weighed in on the draft Comprehensive Plan. He expressed specific thanks to community members for their detailed feedback informing Council. He noted that he also enjoyed Halloween and reminded the community that he was hosting the next Conversation with a Councilmember. He noted that Alaska is the state with the highest per capita population of veterans in the United States, and that those 1 in 10 Alaskans who are veterans are our friends and neighbors. He wished everyone a fulfilling and rewarding Veterans' Day.

Councilmember Venuti expressed gratitude to Veterans and acknowledged Veterans on City Staff including City Manager Jacobsen and Deputy City Clerk Lynn. She acknowledged the Army and Navy, and said *Semper Fi* to the Marine Corps, acknowledging their 250th birthday. She said she hoped that the community would come out for the Veteran's Day parade, and called out housing and health care as two ways that Alaskan communities can take care of veterans in their communities. She said she met some nice young people at the Title 21 meeting at the college who expressed concerns about finding housing when their current housing arrangements went away at the end of March. She celebrated the most successful Empty Bowls fundraiser in the history of the event, which had over 168 bowls donated and raised funds for the Food Pantry. She encouraged listeners to support the food pantry if they have the funds to do so, as they helped a record 177 families. There will be a free thanksgiving meal at the Methodist church on Thanksgiving day at 2pm. She thanked Duncan House for a burger fundraiser that raised over $4,000 for the food pantry.

ADJOURNMENT

Mayor Lord adjourned the meeting at 7:30 p.m. The next Regular Meeting is Monday, November 24, 2025 at 6:00 p.m., Committee of the Whole at 5:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

_____

AMY WOODRUFF, CITY CLERK

APPROVED:_____

CC-25-262

MEMORANDUM

Re-appointment of Lucas Parsley to the Park, Arts, Recreation and Culture Advisory Commission

Item Type: Action Memorandum

Prepared For: Homer City Council

Date: November 19, 2025

From: Mayor Lord

Lucas Parsley is re-appointed to the his seat on the Park, Arts, Recreation and Culture Advisory Commission with a term that will expire on October 31, 2028.

Recommendation:
Confirm the appointment of Lucas Parsley to the Park, Arts, Recreation and Culture Advisory Commission

Attachments:
Application of Lucas Parsley

Advisory Body Application
For Reappointment to Committees, Commissions, Board & Task Forces

Office of the City Clerk
491 East Pioneer Avenue
Homer, Alaska 99603
Phone: (907) 235-3130
Fax: (907) 235-3143
clerk@cityofhomer-ak.gov

The Information provided on this form will provide the basic information to the Mayor and City Council on your interest in serving on the selected Advisory Body. It is considered public and will be included in the City Council meeting packet. This information will be published in the City Directory and within city web pages if you are reappointed by the Mayor and your reappointment is confirmed by the City Council.

Applicant Information

Full Name: Lucas Wayne Parsley

Physical Address Where you Claim Residency: 41241 Twitter Creek Lane

Mailing Address: PO Box 3231

City: Homer State: AK Zip: 99603

Phone Number(s): [redacted]

Email: [redacted]

Advisory Body You Are Requesting Reappointment To

- ☐ Planning Commission
- ☒ Parks, Art, Recreation & Culture Advisory Commission
- ☐ Port & Harbor Advisory Commission
- ☐ Economic Development Advisory Commission
- ☐ Library Advisory Board
- ☐ ADA Advisory Board
- ☐ Other – Please Indicate _____

Please Answer the Following

Do you have a current Public Official Conflict of Interest Disclosure Statement on file with the City Clerk as required by HCC 1.18.043? ☒ Yes ☐ No

What resident type is your current seat? ☒ City Resident ☐ Non-City Resident

Has your residency changed since your last appointment? ☒ Yes ☐ No

How long have you served on this advisory body? 1 ½ years (18 months)

Background Information

Please list any current memberships or organizations that you belong to related to the advisory body you serve on:

Kachemak Bay Running Club (Vice President)
Friends of Kachemak Bay State Park (member)

Please explain why you wish to be reappointed to the Advisory Body to which you currently serve. This may include information on accomplishments or projects completed, future goals for the body, or any additional information that may assist the Mayor in the decision making process. You may attach an additional page if needed.

My primary motivation for seeking reappointment to ~~Parco~~ PARCAC is to use the platform to continue advocating for an expanded community rec footprint in the Homer Area. Homer would gain so much from more interconnected trail systems, a larger and more accommodating community recreation center, and affordable camping opportunities, among other things. During my tenure, PARCAC has played an important role in advocating for these ideas and more. The decisions made in the coming years with respect to community recreation will have a generational impact, and I'd like to help advise the city council as they navigate these decisions.

CC-25-263

MEMORANDUM

Authorizing the Issuance of a Letter of Non-Objection to the Alcoholic Beverage Control Board Regarding Liquor License Transfer for Wall Enterprises, LLC

Item Type: Action Memorandum

Prepared For: Mayor Lord and City Council

Date: November 19, 2025

From: Amy Woodruff, City Clerk

Through: Melissa Jacobsen, City Manager

The City Clerk's Office has been notified by the AMCO Board of a Transfer of Ownership Applications for Liquor License Permits within the City of Homer for the following license:

Type:	Restaurant or Eating Place
License #:	6040
DBA Name:	Homeslice Pizza
Service Location:	4246 Homer Spit Rd, Homer, AK 99603
Owner:	Voglco LLC
Mailing Address:	64310 Bridger Rd
Transferee:	La Casa de Monana
Designated Licensee:	Monica Romero-Curiel

RECOMMENDATION: Voice non objection and approval for the liquor license transfer of ownership application.

Fiscal Note: Revenues.

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development
ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

November 13, 2025

City of Homer
Kenai Peninsula Borough

VIA Email: mjacobsen@ci.homer.ak.us; rkrause@ci.homer.ak.us; clerk@ci.homer.ak.us; micheleturner@kpb.us; sessert@kpb.us; mjenkins@kpb.us; nscarlett@kpb.us; mboehmler@kpb.us; rraidmae@kpb.us; slopez@kpb.us; jrasor@kpb.us; hmills@kpb.us

License Type:	Restaurant or Eating Place	**License Number:**	6040
Licensee:	Wall Enterprises, Llc		
Doing Business As:	La Casa de Monana		
Premises Address	4246 Homer Spit Road #4, Homer, AK 99603		
Endorsement(s):	None/ n/a		

☐ **New Application**
☒ **Transfer of Ownership Application**
☐ **Transfer of Location Application**
☐ **Transfer of Controlling Interest Application**

We have received a completed application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 305.085(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable. To protest the application referenced above, please submit your protest within 60 days and show proof of service upon the applicant.

AS 04.11.491 – AS 04.11.509 provide that the board will deny a license application if the board finds that the license is prohibited under as a result of an election conducted under AS 04.11.507.

AS 04.11.420 provides that the board will not issue a license when a local governing body protests an application on the grounds that the applicant's proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the alcohol establishment, unless the local government has approved a variance from the local ordinance.

Sincerely,
Kristina Serezhenkov, Local Government Specialist
For,
Kevin Richard, Director
amco.localgovernmentonly@alaska.gov

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
https://www.commerce.alaska.gov/web/amco
Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

This transfer license application form is required for all individuals or entities seeking to apply for the transfer of ownership and/or location of an existing liquor license. Applicants should review **Title 04** of **Alaska Statutes** and **Chapter 305** of the **Alaska Administrative Code**. All fields of this form must be completed, per AS 04.11.260, AS 04.11.280, AS 04.11.290, 3 AAC 305.045 and 3 AAC 305.060.

This form must be completed and submitted to AMCO's Anchorage office, along with all other required forms and documents before any license application will be considered complete.

Section 1 – Transferor Information

Enter information for the ***current*** licensee and licensed establishment.

Licensee:	Voglco LLC		**License #:** 6040		
License Type:	Restaurant or Eating Place		**Statutory Reference:**		AS 04.09.210
Doing Business As:	Homeslice Pizza				
Premises Address:	4246 Homer Spit Road #4				
City:	Homer	**State:**	AK	**ZIP:**	99603
Local Governing Body/Bodies:	City of Homer				

Transfer Type:

- [✓] Regular transfer
- [ ] Transfer with security interest
- [ ] Involuntary retransfer
- [ ] Controlling interest transfer
- [ ] Location transfer

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OFFICE USE ONLY			
Complete Date:		***Transaction #:***	
Board Meeting Date:		***License Years:***	
Issue Date:		***Examiner:***	

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Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 2 – Transferee Information

Enter information for the ***new*** applicant and/or location seeking to be licensed.

Licensee:	Wall Enterprises LLC				
Doing Business As:	La Casa de Monana				
Premises Address:	4246 Homer Spit Rd #4				
City:	Homer	**State:**	AK	**ZIP:**	99603
Community Council, (If applicable):	N/A				

Mailing Address:	64310 Bridger Rd				
City:	Homer	**State:**	AK	**ZIP:**	99603
Email:	[redacted]	**Phone:**	[redacted]		

Designated Licensee:	Monica Romero-Curiel		
Contact Phone:	[redacted]	**Business Phone:**	
Contact Email:	[redacted]		

Seasonal License? Yes ☑ No ☐ **If "Yes", write your six-month operating period:** May – October

Section 3 – Premises Information

Premises to be licensed is:

☑ an existing facility ☐ a new building ☐ a proposed building

The next two questions must be completed by beverage dispensary (including tourism) and package store applicants only:

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the outer boundaries of the nearest school grounds? Include the unit of measurement in your answer (Must be in feet).

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the public entrance of the nearest church building? Include the unit of measurement in your answer (Must be in feet.)

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Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 4 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 5.
If more space is needed, please attach a separate sheet with the required information.
The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		**State:**		**ZIP:**	
Email:		**Phone:**			

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		**State:**		**ZIP:**	
Email:		**Phone:**			

Section 5 – Entity Ownership Information

This section must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 6.
If more space is needed, please attach a separate sheet with the required information.

- If the applicant is a **corporation**, the application shall be executed by an authorized officer of the Corporation. Information must be completed below for each ***stockholder who owns 10% or more*** of the stock in the corporation, and for each ***president, vice-president, secretary***, and ***managing officer***.
- If the applicant is a **limited liability organization**, whether manager managed or member managed, the following information must be completed for each ***member with an ownership interest of 10% or more*** and for each ***manager regardless of ownership share***.
- If the applicant is a **partnership**, including a **limited partnership**, the following information must be completed for each ***partner with an interest of 10% or more***, and for each ***general partner***.
- For **any entity**, identify all affiliates for your organization as defined at 3 AAC 305.950.

Entity Official:	Monica Romero-Curiel				
Title(s):	Member	**Phone:**	[redacted]	**% Owned:**	50
Address:	64310 Bridger Rd.				
City:	Homer	**State:**	AK	**ZIP:**	99603
Email:	[redacted]				

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Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Entity Official:	Daniel Wall				
Title(s):	Member	**Phone:**	[redacted]	**% Owned:**	50
Address:	64310 Bridger Rd.				
City:	Homer	**State:**	AK	**ZIP:**	99603
Email:	[redacted]				

Entity Official:					
Title(s):		**Phone:**		**% Owned:**	
Address:					
City:		**State:**		**ZIP:**	
Email:		**Phone:**			

Entity Official:					
Title(s):		**Phone:**		**% Owned:**	
Address:					
City:		**State:**		**ZIP:**	
Email:		**Phone:**			

This subsection must be completed by any applicant that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC). The registered agent is either an individual resident of the state or domestic corporation authorized to transact business in the state and whose business office is the same as the registered office.

CBPL Entity #:	10305636	**AK Formed Date:**		**Home State:**	AK
Registered Agent:	Daniel Wall	**Agent's Phone:**	[redacted]		
Agent's Mailing Address:	64310 Bridger Rd				
City: Homer		**State:** AK		**ZIP:** 99603	
Email:	[redacted]				

Residency of Agent: (Yes) No

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Does your registered agent satisfy the requirement of AS 04.11.430? ☐ ☐

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alcohol.licensing@alaska.gov
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Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 6 – Other Licenses

Ownership and financial interest in other alcoholic beverage businesses: Yes No

Does any representative or owner named as a transferee in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska? ☐ ☒

If "Yes", disclose which individual(s) has the financial interest, what the type of business is, and if licensed in Alaska, which license number(s) and license type(s):

Section 7 – Authorization

Communication with AMCO staff: Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff? ☐ ☒

If "Yes", disclose the name of the individual and the reason for this authorization:

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Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 8 – Transferor Certifications

Additional copies of this page may be attached, as needed, for the controlling interest of the current licensee to be represented.

I declare under penalty of perjury that the undersigned represents a **controlling interest** of the current licensee. I additionally certify that I, as the current licensee (either the sole proprietor or the controlling interest of the currently licensed entity) have examined this application, approve of the transfer of this license, and find the information on this application to be true, correct, and complete.

Signature of transferor

Mary K Vogl
Printed name of transferor

Subscribed and sworn to before me this 6th day of May, 2025.

Signature of Notary Public

AMBER ANDERSON My Commission Expires NOTARY PUBLIC May 6, 2027 STATE OF ALASKA

Notary Public in and for the State of AK.

My commission expires: 5-6-27

Signature of transferor

Evan J Vogl
Printed name of transferor

Subscribed and sworn to before me this 6th day of May, 2025.

Signature of Notary Public

AMBER ANDERSON My Commission Expires NOTARY PUBLIC May 6, 2027 STATE OF ALASKA

Notary Public in and for the State of AK.

My commission expires: 5-6-27

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AMCO accepted signed by Daniel Wall/Initialled by Marie Romero-Curiel .krs

Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 9 – Transferee Certifications

Read each line below, and then sign your initials in the box to the right of each statement:	Initials
I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.	MRC
I certify that all proposed licensees have been listed with the Division of Corporations.	MRC
I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.	MRC
I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 305.700.	MRC
I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.	MRC
I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.	MRC
I certify that I and any individual identified in the business entity ownership section of this application, has, or will read AS 04 and its implementing regulations.	MRC

Signature of transferee

Daniel S. Wall

Printed name

Signature of Notary Public

Notary Public in and for the State of Alaska.

My commission expires: 08/14/28

ANGEL BONILLA
Notary Public
State of Alaska
My Commission Expires Aug 14, 2028

Subscribed and sworn to before me this _____ day of _____, 20_____.

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USED as Restaurant Questionnaire. amco krs

AB-03 Form retired as RDP no longer in use.

Alaska Alcoholic Beverage Control Board

~~Form AB-03:~~ ~~Restaurant~~ Designation ~~Permit Application~~

Why is this form needed?

A restaurant designation permit application is required for a licensee desiring designation under 3 AAC 304.715 – 3 AAC 304.795 as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049. Designation will be granted only to a holder of a beverage dispensary, club, recreational site, golf course, or restaurant or eating place license, and only if the requirements of 3 AAC 304.305, 3 AAC 304.725, and 3 AAC 304.745, as applicable, are met. A **menu** or expected menu listing the meals, including entrées prepared on-site and offered to patrons, and copy of the DEC Food Service Permit (or corresponding DHHS documentation for licenses located in the Municipality of Anchorage) must accompany this form. Applicants should review AS 04.16.049 – AS 04.16.052 and 3 AAC 304.715 – 3 AAC 304.795. All fields of this form must be completed. The required $50 permit fee may be made by credit card, check, or money order.

Section 1 – Establishment Information

Enter information for licensed establishment.

Licensee:	Wall Enterprises LLC				
License Type:	Restaurant or Eating Place	**License Number:**	6040		
Doing Business As:	La Casa de Monana				
Premises Address:	4246 Homer Spit Rd #4				
City:	Homer	**State:**	AK	**ZIP:**	99603
Contact Name:	Monica Romero-Curiel	**Contact Phone:**	[redacted]		

Section 2 – Type of Designation Requested

This application is for the request of designation as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049, and for the request of the following designation(s) (check all that apply):

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1. ☐ **Dining after standard closing hours:** AS 04.16.010(c)
2. ☑ **Dining by persons 16 – 20 years of age:** AS 04.16.049(a)(2)
3. ☑ **Dining by persons under the age of 16 years, accompanied by a person over the age of 21:** AS 04.16.049(a)(3)
4. ☑ **Employment for any persons under 21 years of age:** AS 04.16.049(c)
   NOTE: Under AS 04.16.049(d), a Department of Labor and Workforce Development work permit is not required to employ a person 18 - 20 years of age.

OFFICE USE ONLY			
Transaction #:		***Initials:***	

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Anchorage, AK 99501
alcohol.licensing@alaska.gov
https://www.commerce.alaska.gov/web/amco
Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

Section 3 – Minor Access

Review AS 04.16.049(a)(2); AS 04.16.049(a)(3); AS 04.16.049(c)

List where within the premises minors are anticipated to have access in the course of either dining or employment as designated in Section 2. (Example: Minors will only be allowed in the dining area. OR Minors will only be employed and present in the kitchen.)

Minors will only be allowed in designated dining areas.
Hiring policies are that all dining staff shall be TAP trained and legal serving age. Minors shall only be employed in the kitchen areas and shall not be allowed access to dining areas.

Describe the policies, practices and procedures that will be in place to ensure that minors do not gain access to alcohol while dining or employed at your premises.

All dining areas and all access points are always in full view of all staff. All outside dining access points have chain barriers at 36 " height with directional signage for guest entry through main doors and " No Alcohol Beyond this Point " . Non-entry points have existing rail barriers.

House policies include mandatory TAP training for all dining area staff.

Is an owner, manager, or assistant manager who is 21 years of age or older always present on the premises during business hours?

Yes ☑ No ☐

Section 4 – DEC Food Service Permit

Per 3 AAC 304.910 for an establishment to qualify as a Bona Fide Restaurant, a Food Service Permit or (for licenses within the Municipality of Anchorage) corresponding Department of Health and Human Services documentation is required.

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Please follow this link to the DEC Food Safety Website: http://dec.alaska.gov/eh/fss/food/
Please follow this link to the Municipality Food Safety Website:
http://www.muni.org/Departments/health/Admin/environment/FSS/Pages/fssfood.aspx

IF you are unable to certify the below statement, please discuss the matter with the AMCO office: Initials

I have attached a copy of the current food service permit for this premises OR the plan review approval. MK-V

**Please note, if a plan review approval is submitted, a final permit will be required before finalization of any permit or license application.*

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
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Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

Section 3 – Minor Access

Review AS 04.16.049(a)(2); AS 04.16.049(a)(3); AS 04.16.049(c)

List where within the premises minors are anticipated to have access in the course of either dining or employment as designated in Section 2. (Example: Minors will only be allowed in the dining area. OR Minors will only be employed and present in the Kitchen.)

Describe the policies, practices and procedures that will be in place to ensure that minors do not gain access to alcohol while dining or employed at your premises.

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	Yes	No
Is an owner, manager, or assistant manager who is 21 years of age or older always present on the premises during business hours?	☑	☐

Section 4 – DEC Food Service Permit

Per 3 AAC 304.910 for an establishment to qualify as a Bona Fide Restaurant, a Food Service Permit or (for licenses within the Municipality of Anchorage) corresponding Department of Health and Human Services documentation is required.

Please follow this link to the DEC Food Safety Website: http://dec.alaska.gov/eh/fss/food/
Please follow this link to the Municipality Food Safety Website:
http://www.muni.org/Departments/health/Admin/environment/FSS/Pages/fssfood.aspx

IF you are unable to certify the below statement, please discuss the matter with the AMCO office:	Initials
I have attached a copy of the current food service permit for this premises OR the plan review approval.	MBC

**Please note, if a plan review approval is submitted, a final permit will be required before finalization of any permit or license application.*

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Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

Section 5 – Hours of Operation

Review AS 04.16.010(c).

Enter all hours that your establishment intends to be open. Include variances in weekend/weekday hours, and indicate am/pm:

7 days a week 8am – 10pm

Section 6 – Entertainment & Service

Review AS 04.11.100(g)(2)

Are any forms of entertainment offered or available within the licensed business or within the proposed licensed premises?

Yes ☐ No ☑

If "Yes", describe the entertainment offered or available and the hours in which the entertainment may occur:

Food and beverage service offered or anticipated is:

☐ table service ☐ buffet service ☑ counter service ☐ other

If "other", describe the manner of food and beverage service offered or anticipated:

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Dept. of Commerce
AMCO

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
https://www.commerce.alaska.gov/web/amco
Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

Section 7 – Certifications and Approvals

Read each line below, and then sign your initials in the box to the right of each statement: Initials

There are tables or counters at my establishment for consuming food in a dining area on the premises. MRC

I have included with this form a menu, or an expected menu, listing the meals to be offered to patrons. This menu includes entrées that are regularly sold and prepared by the licensee at the licensed premises. MRC

I certify that the license for which I am requesting designation is either a beverage dispensary, club, recreational site, golf course, or restaurant or eating place license. MRC

I have included with this application a copy of the most recent AB-02 or AB-14 for the premises to be permitted. MRC

*(AB-03 applications that accompany a new or transfer license application will **not** be required to submit an additional copy of their premises diagram.)*

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification. MRC

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Monica Romero-Curiel
Printed name of licensee

Signature of licensee

Local Government Review (to be completed by an appropriate local government official): Approved ☐ Denied ☐

Signature of local government official

Date

Printed name of local government official

Title

MENU

Breakfast: Huevos rancheros, Chilaquiles, breakfast burritos.
Tacos: Al Pastor, Birria, Carnitas and Asada.
Soups and Stews: Pozole, Caldo, and chili.
Milanesa: Beef and Chicken
Tortas de Papas (potato cakes smothered in red or green sauce).
Enchiladas (red, green, mole, and Suizas).
Chicken and Beef Fajitas.
Burritos: Carnitas, Steak and Tinga.
Chips and a variety of salsas.
Fresh Drinks: Horchata, Pina Colada (non-alcoholic), beer and wine).
Deserts will include: Polvorones (Mexican wedding cookies), Buñuelos, flan, tres leches cakes.
We are thinking about including a small section of non-Mexican fare. It would include jambalaya, beef and vegetables in cowboy butter, pasta, and artisan bread.

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Gmail

Moni Romero-Curiel <[redacted]>

Approval To Operate - Casa de Monana

1 message

[redacted] Mon, May 5, 2025 at 10:41 AM

Good Morning,

Thank you for meeting with me this morning for a virtual walk through of your new operation. Your application has been approved. You will be receiving a copy of your permit in the mail, please consider this email your approval to operate until you receive your permit.

I am attaching a number of handouts that we spoke about during the walk-through. Please do not hesitate to ask if you have any questions.

Thank you and have a great summer!

Heidi Isernhagen

Environmental Health Officer 3

ADEC Food Safety and Sanitation

43335 Kalifornsky Beach Rd, Ste. 11, Soldotna AK 99669

Phone: (907) 262-3416 | Cell: (907) 741-1007

Email: heidi.isernhagen@alaska.gov

9 attachments

- **cooking_temps.pdf** 61K
- **Cooling Handout.pdf** 200K
- **cooling.pdf** 95K
- **Fact_Consumer_Advisory.pdf** 157K

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AMCO

Alaska Food Code
2025 Establishment Permit

Division of Environmental Health
Food Safety & Sanitation Program

Permit Number:	17510
Issued to:	**WALL ENTERPRISES LLC**
For:	**LA CASA DE MONANA**
For Operation Of:	**FF-6 Deli/Takeout/Drive-in Food Service**
Located at:	**4246 Homer Spit RD UNIT 4 Homer, AK 99603**

This permit, issued under the provisions of 18 AAC 31, is valid until the noted expiration date or unless suspended or revoked by the department.

This permit is not transferable for change of ownership, facility location, or type of operation. It must be posted in plain view in the establishment and is the property of the State of Alaska.

Expiration Date:
December 31, 2025

Program Manager:

If you have questions or concerns regarding safe food handling practices call or text 907-764-9825 or visit our website to file a complaint (dec.alaska.gov/eh/fss/report-illness-issue/)

AMCO Received 11/4/25

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Alaska Alcoholic Beverage Control Board

Form AB-02: Premises Diagram

Why is this form needed?

A detailed diagram of the proposed licensed premises is required for all alcohol license applications, per AS 04.11.260, 3 AAC 305.630 and 3 AAC 305.660. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, consumption, and manufacturing.
This form must be completed and submitted to AMCO's Anchorage office before any license application will be considered complete. You may attach blueprints or other detailed drawings that meet the requirements of this form.

The diagram MUST include:

- You must use a **solid, contiguous red line** to outline the outer perimeter of your premises with no breaks or separations.
  - The red outline is required to follow a physical barrier (wall, fence and even across doorways).
  - There should be no red lines within the perimeter
- Each area should be clearly labeled in any color other than red where alcohol is:
  - Stored
  - Served/Sold
  - Manufactured
  - Consumed
- All diagrams must include:
  - Dimensions (AMCO does not accept diagrams drawn to scale)
  - Cross streets
  - Points of reference, such as a compass rose indicating True North
  - All entrances, exits, walls, bars, and fixtures
- If your premises include multiple floors, please include a separate diagram of each floor.
  - You must identify the stairs between each floor, and each hallway/corridor that leads to each set of stairs.
- If your premises includes multiple floors, please include a separate diagram of each floor. You must identify the stairs between each floor, and each hallway/corridor that leads to each set of stairs.
- If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.
- **Any license applications that include outdoor space** are required to submit a security plan that includes information about the barriers, practices, and personnel that are to be used to ensure that alcohol is not introduced or removed from the permitted premises and to prevent the access of alcohol by a minor during the permitted event. A security plan may be requested for other proposed locations on a case-by-case basis.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Wall Enterprises LLC	**License Number:**	6040
License Type:	Restaurant or Eating Places		
Doing Business As:	La Casa de Monana		
Premises Address:	4246 Homer Spit Rd #4		
City:	Homer	**State:** AK	**ZIP:** 99603

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Dept. of Commerce

AMCO Received 11/4/25

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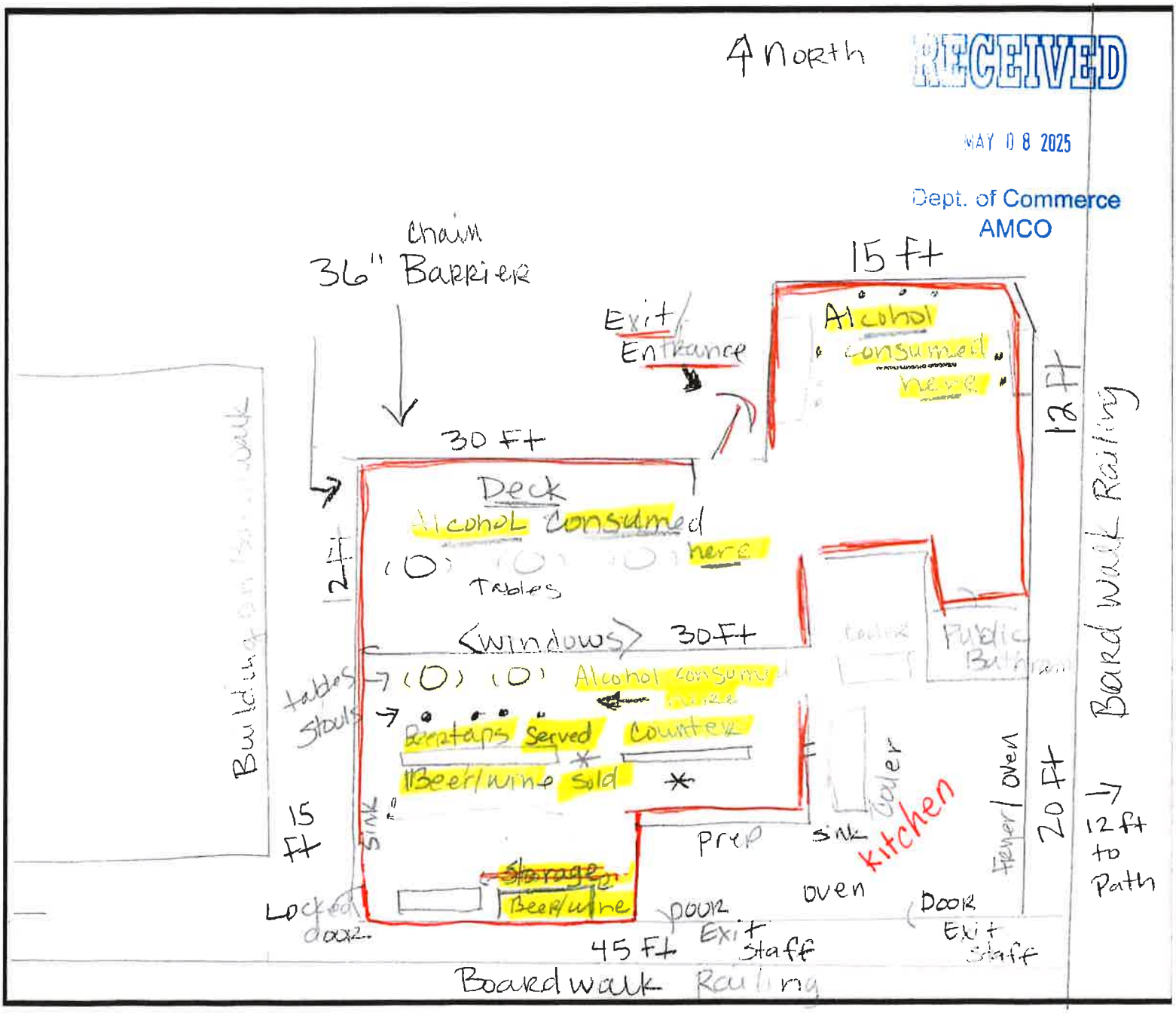
Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Form AB-02: Premises Diagram

Section 2 – Detailed Premises Diagram

Clearly indicate the boundaries of the premises and the proposed licensed area within that property. See above for detailed instructions.



AMCO Received 11/4/25

Outside Service Plan - La Casa de Monana

We have a small area just outside the restaurant where people can enjoy beer and wine. Our plan to ensure that minors do not gain access to alcohol is as follows.

1) The area will be cordoned off with a rope or chain.
2) We will include all requisite signage telling people they cannot take open containers outside the area and that minors may not consume alcohol within the area.
3) The wall leading to this area is comprised of a series of large windows, giving full view of that area to anyone working the cash register or the bar. Staff will frequently take food out to the area and clean tables when guests leave. At all times, staff will be on the lookout for inappropriate conduct in the outside service area. First and foremost, they will be checking to ensure that no minors consume alcohol.

Daniel S. Wall

Monica Romero-Curiel

AMCO Received 11/4/25

Amy Woodruff

From: Ryan Browning
Sent: Tuesday, November 18, 2025 10:32 AM
To: Amy Woodruff
Cc: Lisa Linegar; Mark Robl
Subject: RE: 6040 LGB Notice of Transfer of Ownership

Follow Up Flag: Follow up
Flag Status: Completed

Hi Amy,

No objections on this one.

Ryan

From: Department Police <police@ci.homer.ak.us>
Sent: Monday, November 17, 2025 5:58 PM
To: Mark Robl [redacted]
Subject: FW: 6040 LGB Notice of Transfer of Ownership

FYI.

Wina

From: Amy Woodruff [redacted]
Sent: Monday, November 17, 2025 2:51 PM
To: Department Police <police@ci.homer.ak.us>
Subject: FW: 6040 LGB Notice of Transfer of Ownership

Hello, one more license for HPD review—hoping to have a response by tomorrow afternoon if possible. Sorry for the short notice!
Amy

Amy Woodruff
City Clerk
City of Homer, Alaska
907.235.8121 x2226

From: Serezhenkov, Kristina R (CED) [redacted]
Subject: 6040 LGB Notice of Transfer of Ownership

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning,

Attached is correspondence regarding a complete liquor license application within your jurisdiction. This is a transfer of ownership for license 5115 dba AK Burger Zone Tikhatnu.

We have scheduled this application for board consideration at the 12/2/2025 meeting.

If you have any questions or concerns, please direct them to amco.localgovernmentonly@alaska.gov.

Thank you,

Kristina Serezhenkov
Local Government Specialist
Alcohol and Marijuana Control Office
kristina.serezhenkov@alaska.gov
amco.localgovernmentonly@alaska.gov
Tel: 907-269-0359

City of Homer
www.cityofhomer-ak.gov

Planning
491 East Pioneer Avenue
Homer, Alaska 99603
Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

M E M O R A N D U M

TO: MAYOR LORD AND HOMER CITY COUNCIL
THROUGH: MELISSA JACOBSEN, CITY MANAGER
FROM: RYAN FOSTER, ASSOCIATE PLANNER
DATE: NOVEMBER 24, 2025
SUBJECT: KACHEMAK CANNABIS, LLC RETAIL MARIJUANA STORE LICENSE COMBINED RENEWAL

I have received and reviewed the license combined renewal application for Kachemak Cannabis, Retail Marijuana Store, License number 33236, located at 3585 East End Road, Suite 3, Homer, AK.

I have no objection to the application for renewal on zoning related issues.

KENAI PENINSULA Borough

Office of the Borough Clerk

144 North Binkley Street, Soldotna, AK 99669 | (P) 907-714-2160 | (F) 907-714-2388 | www.kpb.us

Monday, November 17, 2025

Sent via email: clerk@ci.homer.ak.us

Amy Woodruff, City Clerk
City of Homer

RE: Non-Objection of Application

Licensee/Applicant	:	Wall Enterprises LLC
Business Name	:	La Casa de Monana
License Type	:	Restaurant/Eating Places
License Location	:	4246 Homer Spit Road #4, City of Homer
License No.	:	6040
Application Type	:	Transfer of Name Transfer of Owner

Dear Ms. Woodruff,

This serves to advise that the Kenai Peninsula Borough has reviewed the above referenced application and has no objection.

Should you have any questions, or need additional information, please do not hesitate to let us know.

Sincerely,

Michele Turner, CMC
Borough Clerk

cc: monav4@gmail.com;

mailto:amco.localgovernmentonly@alaska.gov

CC-25-264

MEMORANDUM

Authorizing the Issuance of a Letter of Non-Objection to the Marijuana Control Board Regarding: Marijuana License Renewal for Kachemak Cannabis, LLC

Item Type: Action Memorandum

Prepared For: Mayor Lord and Homer City Council

Date: November 19, 2025

From: Amy Woodruff, City Clerk

The City Clerk's Office has been notified by the Alcohol and Marijuana Control Office of a Marijuana License Application for Renewal for a Retail Marijuana Store within the City of Homer for the following:

Type:	Retail Marijuana Store
License #:	33236
DBA Name:	Kachemak Cannabis, LLC
Service Location:	3585 East End Rd, Suite #3 Homer, AK 99603
Licensee:	Kachemak Cannabis
Designated Licensee:	Amanda Piaskowski
Mailing Address:	3585 East End Rd, Suite #3 Homer, AK 99603

Recommendation:

Voice non-objection and approval for the Marijuana License Renewal Application.

Attachments:

AMCO Application Packet Information for Kachemak Cannabis, LLC

City Planner Non-Objections

Kenai Peninsula Borough Non-objections

Homer Police Department Non-Objections

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

November 6, 2025

Licensee: Kachemak Cannabis, LLC
DBA: Retail Marijuana Store
VIA email: kachemakcannabis@gmail.com
Local Government: Homer/Kenai Peninsula Borough
Via Email: [redacted]

Community Council:
Via Email:

BCC: amco.admin@alaska.gov

Re: Retail Marijuana Store License Combined Renewal Notice

License Number:	33236
License Type:	Retail Marijuana Store
Licensee:	Kachemak Cannabis, LLC
Doing Business As:	Retail Marijuana Store
Physical Address:	3585 East End Road Suite #3 Homer, AK 99603
Designated Licensee:	Jesse Sherwood
Phone Number:	[redacted]
Email Address:	[redacted]

☒ **License Renewal Application** ☐ **Endorsement Renewal Application**

Dear Licensee:

After reviewing your renewal documents, AMCO staff has deemed the application complete for the purposes of 3 AAC 306.035(c).

Your application will now be sent electronically, in its entirety, to your local government, your community council (if your proposed premises is in Anchorage or certain locations in the Mat-Su Borough), and to any non-profit agencies who have requested notification of applications. The local government has 60 days to protest your application per 3 AAC 306.060.

At the May 15, 2017 Marijuana Control Board meeting, the board delegated to AMCO Director the authority to approve renewal applications. However, the board is required to consider this application independently if you have been issued any notices of violation for this license, if your local government protests this application, or if a public objection to this application is received within 30 days of this notice under 3 AAC 306.065.

If AMCO staff determines that your application requires independent board consideration for any reason, you will be sent an email notification regarding your mandatory board appearance. Upon final approval, your 2025/2026 license will be provided to you during your annual inspection. If our office determines that an inspection is not necessary, the license will be mailed to you at the mailing address on file for your establishment.

Please feel free to contact us through the marijuana.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

AMCO has received a complete renewal application and/or endorsement renewal application for a marijuana establishment within your jurisdiction. This notice is required under 3 AAC 306.035(c)(2). Application documents will be sent to you separately via ZendTo.

To protest the approval of this application pursuant to 3 AAC 306.060, you must furnish the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of the date of this notice, and provide AMCO proof of service of the protest upon the applicant.

3 AAC 306.060 states that the board will uphold a local government protest and deny an application for a marijuana establishment license unless the board finds that a protest by a local government is arbitrary, capricious, and unreasonable. If the protest is a "conditional protest" as defined in 3 AAC 306.060(d)(2) and the application otherwise meets all the criteria set forth by the regulations, the Marijuana Control Board may approve the license renewal, but require the applicant to show to the board's satisfaction that the requirements of the local government have been met before the director issues the license.

At the May 15, 2017, Marijuana Control Board meeting, the board delegated to AMCO Director the authority to approve renewal applications with no protests, objections, or notices of violation. However, if a timely protest or objection is filed for this application, or if any notices of violation have been issued for this license, the board will consider the application. In those situations, a temporary license will be issued pending board consideration.

If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Sincerely,

Kevin Richard, Director
907-269-0350

Alcohol & Marijuana Control Office

License Number: 33236
License Status: Active-Operating
License Type: Retail Marijuana Store
Doing Business As: Kachemak Cannabis
Business License Number: 2157350
Designated Licensee: Jesse Sherwood
Email Address: kachemakcannabis@gmail.com
Local Government: Homer
Local Government 2: Kenai Peninsula Borough
Community Council:
Latitude, Longitude: 59.668640, -151.440110
Physical Address: 3585 East End Road
Suite #3
Homer, AK 99603
UNITED STATES

Licensee #1

Type: Entity
Alaska Entity Number: 10196333
Alaska Entity Name: Kachemak Cannabis, LLC
Phone Number: [redacted]
Email Address: [redacted]
Mailing Address: PO Box 3226
Homer, AK 99603
UNITED STATES

Entity Official #1

Type: Individual
Name: Jesse Sherwood
[redacted]
Phone Number: [redacted]
Email Address: [redacted]
Mailing Address: PO Box 3226
Homer, AK 99603
UNITED STATES

Entity Official #2

Type: Individual
Name: Amanda Piaskowski
[redacted]
Phone Number: 9[redacted]
Email Address: [redacted]
Mailing Address: PO Box 3226
Homer, AK 99603
UNITED STATES

Note: *No affiliates entered for this license.*

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
marijuana.licensing@alaska.gov
https://www.commerce.alaska.gov/web/amco
Phone: 907.269.0350

Alaska Marijuana Control Board

Form MJ-20: 2025-2026 Renewal Application Certifications

Why is this form needed?

This renewal application certifications form is required for all marijuana establishment license renewal applications. Each person signing an application for a marijuana establishment license must declare that he/she has read and is familiar with AS 17.38 and 3 AAC 306. A person other than a licensee may not have direct or indirect financial interest (as defined in 3 AAC 306.015(e)(1)) in the business for which a marijuana establishment license is issued, per 3 AAC 306.015(a).

This form must be completed and submitted to AMCO's Anchorage office by each licensee (as defined in 3 AAC 306.020(b)(2)) before any license renewal application will be considered complete.

Section 1 – Establishment Information

Enter information for the licensed establishment, as identified on the license application.

Licensee:	Kachemak Cannabis, LLC	**License Number:**	33236		
License Type:	Retail Marijuana Store				
Doing Business As:	Kachemak Cannabis				
Premises Address:	3585 East End Road, Suite #3				
City:	Homer	**State:**	Alaska	**ZIP:**	99603

Section 2 – Individual Information

Enter information for the individual licensee who is completing this form.

Name:	Amanda Piaskowski
Title:	Manager, Member

Section 3 – Violations & Charges

Read each line below, and then sign your initials in the box to the right of any applicable statements: Initials

I certify that I have **not** been convicted of any criminal charge in the previous two calendar years. AP

I certify that I have **not** committed any civil violation of AS 04, AS 17.38, or 3 AAC 306 in the previous two calendar years. AP

I certify that a notice of violation has **not** been issued for this license between July 1, 2024, and June 30, 2025. AP

Sign your initials to the following statement only if you are unable to certify one or more of the above statements: Initials

I have attached a written explanation for why I cannot certify one or more of the above statements, which includes the type of violation or offense, as required under 3 AAC 306.035(b). N/A

Doc ID: 9a49c81bc2af54852c4ca104ad5a382301145e80

Form MJ-20: 2025-2026 Renewal Application Certifications

Section 5 – Certifications

Read each line below, and then sign your initials in the box to the right of each statement: Initials

I certify that no person other than a licensee listed on my marijuana establishment license renewal application has a direct or indirect financial interest, as defined in 3 AAC 306.015(e)(1), in the business for which the marijuana establishment license has been issued. AP

I certify that I meet the residency requirement under AS 43.23 or I have submitted a residency exception affidavit (MJ-20a) along with this application. AP

I certify that this establishment complies with any applicable health, fire, safety, or tax statute, ordinance, regulation, or other law in the state. AP

I certify that the license is operated in accordance with the operating plan currently approved by the Marijuana Control Board. AP

I certify that I am operating in compliance with the Alaska Department of Labor and Workforce Development's laws and requirements pertaining to employees. AP

I certify that I have not violated any restrictions pertaining to this particular license type, and that this license has not been operated in violation of a condition or restriction imposed by the Marijuana Control Board. AP

Initial this box if you are submitting an original fingerprint card and the applicable fees to AMCO for AMCO to obtain criminal justice information and a national criminal history record required by AS 17.38.200 and 3 AAC 306.035(d). If I have multiple marijuana licenses being renewed, I understand one fingerprint card and fee will suffice for all marijuana licenses being renewed. N/A

If multiple licenses are held, list all license numbers below:

N/A

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification. AP

Amanda Piaskowski
Printed name of licensee

Signature of licensee

Doc ID: 9a49c81bc2af54852c4ca104ad5a382301145e80

Title	MJ-20 33236 Retail - Amanda V.1 BB.pdf
File name	MJ-20%2033236%20R...da%20V.1%20BB.pdf
Document ID	9a49c81bc2af54852c4ca104ad5a382301145e80
Audit trail date format	MM / DD / YYYY
Status	● Signed

This document was requested from app.clio.com

Document History

SENT	**05 / 22 / 2025** 16:45:27 UTC	Sent for signature to Amanda Piaskowski [redacted] from [redacted] IP: 24.237.42.39
VIEWED	**05 / 23 / 2025** 19:19:19 UTC	Viewed by Amanda Piaskow[redacted] IP: 98.97.38.57
SIGNED	**05 / 23 / 2025** 19:20:29 UTC	Signed by Amanda Piaskows[redacted] IP: 98.97.38.57
COMPLETED	**05 / 23 / 2025** 19:20:29 UTC	The document has been completed.

Alcohol and Marijuana Control Office
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Phone: 907.269.0350

Alaska Marijuana Control Board

Form MJ-20: 2025-2026 Renewal Application Certifications

Why is this form needed?

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This form must be completed and submitted to AMCO's Anchorage office by each licensee (as defined in 3 AAC 306.020(b)(2)) before any license renewal application will be considered complete.

Section 1 – Establishment Information

Enter information for the licensed establishment, as identified on the license application.

Licensee:	Kachemak Cannabis, LLC	**License Number:**	33236		
License Type:	Retail Marijuana Store				
Doing Business As:	Kachemak Cannabis				
Premises Address:	3585 East End Road, Suite #3				
City:	Homer	**State:**	Alaska	**ZIP:**	99603

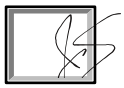
Section 2 – Individual Information

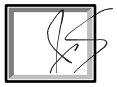
Enter information for the individual licensee who is completing this form.

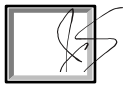
Name:	Jesse Sherwood
Title:	Manager, Member

Section 3 – Violations & Charges

Read each line below, and then sign your initials in the box to the right of any applicable statements: Initials

I certify that I have **not** been convicted of any criminal charge in the previous two calendar years. 

I certify that I have **not** committed any civil violation of AS 04, AS 17.38, or 3 AAC 306 in the previous two calendar years. 

I certify that a notice of violation has **not** been issued for this license between July 1, 2024, and June 30, 2025. 

Sign your initials to the following statement only if you are unable to certify one or more of the above statements: Initials

I have attached a written explanation for why I cannot certify one or more of the above statements, which includes the type of violation or offense, as required under 3 AAC 306.035(b). N/A

Doc ID: df7de6a53166a75071b8d0cc197ca6e6a23de03d

Form MJ-20: 2025-2026 Renewal Application Certifications

Section 5 – Certifications

Read each line below, and then sign your initials in the box to the right of each statement: Initials

I certify that no person other than a licensee listed on my marijuana establishment license renewal application has a direct or indirect financial interest, as defined in 3 AAC 306.015(e)(1), in the business for which the marijuana establishment license has been issued.

I certify that I meet the residency requirement under AS 43.23 or I have submitted a residency exception affidavit (MJ-20a) along with this application.

I certify that this establishment complies with any applicable health, fire, safety, or tax statute, ordinance, regulation, or other law in the state.

I certify that the license is operated in accordance with the operating plan currently approved by the Marijuana Control Board.

I certify that I am operating in compliance with the Alaska Department of Labor and Workforce Development's laws and requirements pertaining to employees.

I certify that I have not violated any restrictions pertaining to this particular license type, and that this license has not been operated in violation of a condition or restriction imposed by the Marijuana Control Board.

Initial this box if you are submitting an original fingerprint card and the applicable fees to AMCO for AMCO to obtain criminal justice information and a national criminal history record required by AS 17.38.200 and 3 AAC 306.035(d). If I have multiple marijuana licenses being renewed, I understand one fingerprint card and fee will suffice for all marijuana licenses being renewed. N/A

If multiple licenses are held, list all license numbers below:

N/A

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Jesse Sherwood
Printed name of licensee

Signature of licensee

Doc ID: df7de6a53166a75071b8d0cc197ca6e6a23de03d

Title	MJ-20 33236 Retail - Jesse V.1 BB.pdf
File name	MJ-20%2033236%20R...se%20V.1%20BB.pdf
Document ID	df7de6a53166a75071b8d0cc197ca6e6a23de03d
Audit trail date format	MM / DD / YYYY
Status	● Signed

This document was requested from app.clio.com

Document History

SENT	**05 / 22 / 2025** 16:42:35 UTC	Sent for signature to Jesse Sherwood [redacted]m brer[redacted] IP: 24.237.42.39
VIEWED	**05 / 23 / 2025** 19:17:59 UTC	Viewed by Jesse Sherwood [redacted] IP: 98.97.38.57
SIGNED	**05 / 23 / 2025** 19:18:35 UTC	Signed by Jesse Sherwood ([redacted] IP: 98.97.38.57
COMPLETED	**05 / 23 / 2025** 19:18:35 UTC	The document has been completed.

KENAI PENINSULA
Borough

Office of the Borough Clerk

144 North Binkley Street, Soldotna, AK 99669 | (P) 907-714-2160 | (F) 907-714-2388 | www.kpb.us

Friday, November 7, 2025

Sent via email: clerk@ci.homer.ak.us

Renee Krause, City Clerk
City of Homer

RE: Renewal Application for Retail Marijuana Store

Business Name	:	Kachemak Cannabis
License Location	:	Homer/3585 East End Road Suite #3 Homer, AK 99603
License No.	:	33236
License Type	:	Retail Marijuana Store

Dear Ms. Krause,

This serves to advise that the Kenai Peninsula Borough (KPB) has reviewed the above referenced application and has no objection to the issuance of the license.

Should you have any questions, or need additional information, please don't hesitate to let us know.

Sincerely,

Michele Turner, CMC
Borough Clerk

cc: kachemakcannabis@gmail.com

City of Homer
www.cityofhomer-ak.gov

Police Department
625 Grubstake Avenue
Homer, Alaska 99603
police@cityofhomer-ak.gov
(p) 907-235-3150
(f) 907-235-3151/ 907-226-3009

MEMORANDUM

To: Amy Woodruff, City Clerk

From: Lieutenant Ryan Browning, Homer Police RBL

Date: 11-15-2025

Subject: Retail Marijuana Store License Combined Renewal for Kachemak Cannabis, LLC; Lic#33236

The Department has no objections to this license renewal.

CC-25-265

MEMORANDUM

Ordinance 25-69 An Ordinance of The City Council of Homer, Alaska, Amending the FY26 Capital Budget by Accepting and Appropriating a State of Alaska Online With Libraries (OWL) Grant for FY26 in The Amount of $6,462 for Internet Service, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents.

Item Type: Backup Memorandum

Prepared For: Homer Mayor and City Council

Date: Oct. 21, 2025

From: Library Director Dave Berry

Through: City Manager Melissa Jacobsen

I'm pleased to announce that Homer Public Library has received an Online With Libraries (OWL) grant from the Alaska State Library. The grant provides $6,462 to partially offset the cost of providing internet access to library patrons.

The library already receives funding from the federal government through the e-rate program, which pays 70% of our internet costs. The OWL grant will be applied to the remaining 30% through June 30, 2026. There is no match requirement.

RECOMMENDATION:
Accept the funds from the Online With Libraries (OWL) grant.

ATTACHMENTS:
Award Letter from the Alaska State Library

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Education & Early Development
DIVISION OF LIBRARY, ARCHIVES & MUSEUMS
P.O. Box 110571
Juneau, Alaska 99811-0571
Main: 907.465.4837
Fax: 907.465.215

2025-10-09

The **Online with Libraries (OWL) Internet Cost Assistance Program** award for FY2026 for **Homer Public Library** will be $**6462** The Alaska State Library is pleased that your library is eligible to receive this grant for high-speed internet costs to help your library provide the best possible service to your library patrons.

To receive this award, please return a signed copy of the attached grant agreement within forty-five (45) days of this award letter. Two different people (the librarian and the appropriate legal authority) must sign the grant agreement as it is a legal document committing your library to certain obligations in return for receiving the OWL Internet Cost Assistance Program award. Upon return of the signed grant agreement, the division will be able to electronically deposit your grant award (or mail a paper check in specific instances).

Librarians and officials should carefully review the conditions governing the administration of this OWL award. To remain eligible for future grants from the Alaska State Library, some of the most important grant requirements are highlighted below:

1. Maintain **internet access for public use** at the library.
2. Maintain accurate financial records for auditing purposes.
3. Use funds only for **public library internet access** (not school or staff-only internet).
4. Return any grant funds unexpended or unencumbered by **June 30, 2026**.
5. Submit a final report and copies of all internet bills for the fiscal year by **July 31, 2026**.
6. Notify the OWL Program Manager of changes in director or library contact information within 30 days.
7. Maintain eligibility as a public library by meeting the statutory requirements for the Public Library Assistance Grant (4 AAC 57.064. and 4 AAC 57.067.), including:
    a. Establish and maintain a collection of books and other materials for loan;
    b. Provide access to interlibrary loans;
    c. Provide reference information;
    d. Provide programming for children;
    e. Maintain the number and timing of open hours;
    f. Maintain the existing and ongoing educational requirements for the library director;
    g. Have trained paid or volunteer staff on duty in the library during scheduled open hours;
    h. Submit an Alaska Public Library Annual Report; and
    i. Uphold specific governance requirements for non-profits and school/public libraries.

Any portion of this grant money not spent or encumbered by **June 30, 2026**, must be returned to the Alaska State Library. You may request a short extension to spend unused grant funds. The Alaska State Library audits the records of selected libraries at the end of the grant year. The Alaska State Library will reclaim any unused grant funds and funds not properly accounted for.

Please return the signed agreement to the OWL Program Manager at **eed.owlprogram@alaska.gov** within 45 days or request an extension if you need more time. After receiving your FY26 OWL grant funds, please send an email to confirm that funds were received to: **eed.owlprogram@alaska.gov**.

Questions should be directed to the email above or you may call 907.465.2921.

Sincerely,

Stacy R.J. Tomaszewski
Library Technology Consultant & OWL Program Manager
Alaska State Library

Alaska State Library
Online With Libraries (OWL)
Internet Cost Assistance Grant Agreement FY2026

This agreement, made and entered into on September 30, 2025, by and between the **Alaska State Library,** hereafter referred to as the Grantor; and **Homer Public Library,** hereafter referred to as the Grantee. The FY26 grant period spans July 1, 2025 to June 30, 2026.

Whereas, the State of Alaska has appropriated funds for the Online with Libraries (OWL) Program; and whereas, the application of the Grantee for a grant for Internet Cost Assistance has been approved. NOW THEREFORE, for and in consideration of the mutual covenants herein contained the parties hereto agree as follows:

The Grantor will agree to:

1. Furnish funds in the amount **of $6462** (dispersed after the signed agreement is received).
2. Provide advisory services in furtherance of the grant project.
3. Acknowledge the Grantee's eligibility for additional OWL grants and services.

The Grantee will agree to:

8. Abide by the conditions set forth in its application, and approved by the Grantor, which includes:
    a. Maintain **internet access for public use** at the library.
9. Maintain accurate financial records for auditing purposes.
    a. Expended funds must be clearly attributable to **public library internet access** (not school or staff-only internet).
    b. Return any grant funds unexpended or unencumbered by **June 30, 2026**, and all funds for which there is no proper accounting.
10. Respond to communication, provide reports, and maintain contact information, such as:
    a. Submit a final report and copies of all internet bills for the fiscal year by **July 31, 2026**.
    b. Notify the OWL Program Manager of any changes in director or library contact information within 30 days.
11. Maintain eligibility as a public library by meeting the statutory requirements for the Public Library Assistance Grant (4 AAC 57.064. and 4 AAC 57.067.), including:
    a. Establish and maintain a collection of books and other materials for loan;
    b. Provide access to interlibrary loans;
    c. Provide reference information;
    d. Provide programming for children;
    e. Maintain the number and timing of open hours;
    f. Maintain the existing and ongoing educational requirements for the library director;
    g. Have trained paid or volunteer staff on duty in the library during scheduled open hours;
    h. Submit an Alaska Public Library Annual Report; and
    i. Uphold specific governance requirements for non-profits and school/public libraries.

Funding for this grant is dependent on the following source:

EOWL01004 - OWL **OWL26-HOMER** **$6462**

By accepting this award or agreement, the grantee may become subject to the audit requirements of the State of Alaska Administrative Code 2 AAC 45.010. As a result, the grantee may be required to provide for an audit and permit independent auditors to access their records and financial statements. The grantee should consult with an independent auditor for assistance in determining audit requirements for each fiscal year.

The undersigned understands and agrees to the conditions of this agreement. Both signatures are required.

For the Library

_____
Signature

_____
Title Date

For the Legal Entity

_____
Signature

_____
Title Date

MAIL TO: OWL Program Manager Alaska State Library, P.O. Box 110571, Juneau, AK 99801
or SCAN TO: **eed.owlprogram@alaska.gov**
or FAX TO: 907-465-2151

CITY OF HOMER
HOMER, ALASKA

City Manager/
Library Director

ORDINANCE 25-69

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING THE FY26 CAPITAL BUDGET BY ACCEPTING AND APPROPRIATING A STATE OF ALASKA ONLINE WITH LIBRARIES (OWL) GRANT FOR FY26 IN THE AMOUNT OF $6,462 FOR INTERNET SERVICE, AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, The City submitted an application for an Online With Libraries (OWL) grant from the State of Alaska, to be used for offsetting the cost of providing internet access to patrons of the Homer Public Library; and

WHEREAS, The State awarded the grant in the amount of $6,462.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby accepts and appropriates a State of Alaska Online With Libraries (OWL) grant in the amount of $6,462 for internet service as follows:

Fund	Description	Amount
XXX-XXX	State of Alaska Online With Libraries Grant	$6,462.00

Section 2. The City Manager is authorized to negotiate and execute the appropriate documents.

Section 3. This ordinance is a budget amendment only, is not of a permanent nature and shall not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this _____day of January, 2026.

CITY OF HOMER

_____
RACHEL LORD, MAYOR

ATTEST:

_____

AMY WOODRUFF, CITY CLERK

YES:
NO:
ABSTAIN:
ABSENT:

First Reading:
Public Hearing:
Second Reading:
Effective Date:

CC-25-266

MEMORANDUM

Ordinance 25-70: An Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget by Appropriating $7,000 from the Homer Education and Recreation Complex (HERC) Capital Asset Repair and Maintenance Allowance (CARMA) fund for the Replacement of the Floor of the Activity Room in the HERC 1 Building.

Item Type: Backup Memorandum

Prepared For: Mayor Lord and City Council

Date: November 12, 2025

From: Daniel Kort, Public Works Director

Through: Melissa Jacobsen, City Manager

BACKGROUND:

The activity room of the HERC 1 building is a space available for use by numerous athletic and other classes. Current users include: youth and adult karate classes, youth ballet classes, adult and youth fitness classes, drop-in yoga classes, drop-in tai chi classes, Homer Flex and homeschool fitness classes, Pilates classes, theater classes, meditation classes, youth and adult Zumba dance classes, partner dance classes and flexible classroom space for instructional classes if needed.

The HERC 1 building was constructed in 1956, so a variety of materials were used in its construction which were considered safe at the time, but which are now known to pose health risks. One such material is lead-based paint, which was used on the window trim of the activity room. One of the City's Building Maintenance staffers received training to abate lead-based paint and so the paint on the window trim of the activity room was removed where it was flaking off to alleviate the health risk posed by it and other areas where it was not peeling off, the paint was encapsulated with a paint intended and approved for lead based paint encapsulation. The work to remove the paint from the walls left paint chips and potentially lead dust on the floor, so the floor material was removed as part of the abatement process.

Currently the activity room has no usable floor as it is awaiting replacement. The Public Works Department estimates that replacement of the floor will cost $7,000. Sufficient funds are available in the HERC CARMA to pay for the project. If funding is approved at the January 12, 2026 Council meeting, the Public Works Department estimates that the room will be available for use again in late February or late April, depending on whether flooring is available or must be special ordered.

RECOMMENDATION:

Adopt ordinance appropriating funds for replacement of activity room flooring.

CITY OF HOMER
HOMER, ALASKA

City Manager/Public Works Director

ORDINANCE 25-70

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING THE FY26 CAPITAL BUDGET BY APPROPRIATING $7,000 FROM THE HOMER EDUCATION AND RECREATION COMPLEX (HERC) CAPITAL ASSET REPAIR AND MAINTENANCE ALLOWANCE (CARMA) FUND FOR THE REPLACEMENT OF THE FLOOR OF THE ACTIVITY ROOM IN THE HERC 1 BUILDING.

WHEREAS, The activity room in the HERC 1 building is frequently used for numerous athletic and other classes; and

WHEREAS, The floor needed to be removed as part of the lead-based paint abatement due to the potential for contamination from lead based paint chips and lead dust; and

WHEREAS, The Public Works Department estimates that replacement of the floor will cost $7,000; and

WHEREAS, Sufficient funding is available in the HERC CARMA to pay for the replacement of the activity room floor.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY26 Capital Budget by appropriating $7,000 from the HERC CARMA to replace the floor in the HERC 1 building activity room as follows:

Fund	Description	Amount
156-0396	HERC CARMA	$7,000

Section 2 This ordinance is a budget amendment only, is not of a permanent nature and is a non code ordinance.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this 12th day of January, 2026.

CITY OF HOMER

_____
RACHEL LORD, MAYOR

ATTEST:

_____
AMY WOODRUFF, CITY CLERK

YES:
NO:
ABSTAIN:
ABSENT:

First Reading:
Public Hearing:
Second Reading:
Effective Date:

CC-25-267

MEMORANDUM

Resolution 25-098, A Resolution of City Council of Homer, Alaska Establishing the 2025 Regular Meeting Schedule for City Council, Economic Development Advisory Commission, Library Advisory Board, Parks Art Recreation & Culture Advisory Commission, Planning Commission, Port & Harbor Advisory Commission and ADA Advisory Board. City Clerk.

Item Type: Action Item

Prepared For: City Council

Date: November 19, 2025

From: Amy Woodruff, City Clerk

The Proposed 2026 meeting schedule for Council, Boards, and Commissions has been reviewed by Economic Development Advisory Commission, Library Advisory Board, Parks Art Recreation & Culture Advisory Commission (*at their November 20th Meeting; excerpt from draft minutes will be available in supplemental packet*), Planning Commission, Port & Harbor Advisory Commission. The ADA Advisory Board did not meet in November and did not have the opportunity to review the proposed schedule. Approving this schedule does not preclude the ADA Advisory Board from amending their 2026 meeting schedule when they next meet.

The schedule proposed in Resolution 25-098 reflects any changes requested in the motions summarized below.

Excerpt from the Unapproved Planning Commission Minutes from Wednesday November 5, 2025

SNYDER/HARNESS MOVE TO APPROVE THE PLANNING COMMISION 2026 CALENDAR
There was no discussion
VOTE: NON – OBJECTION: UNANIMOUS CONSENT
Motion carried

Excerpt from the Unapproved Library Advisory Board Minutes from Tuesday November 18, 2025

MCKINNEY/CURTIS MOVE TO APPROVE THE 2026 MEETING CALENDAR
There was no discussion
VOTE: NON – OBJECTION: UNANIMOUS CONSENT
Motion carried

Excerpt from the Unapproved Economic Development Advisory Commission Minutes Wednesday November 12, 2025

YOUNG/NOOMAH MOVE TO CANCEL MEETINGS IN DECEMBER AND JULY AND THE REST OF THE CALENDAR STAY AS LISTED
There was no discission
VOTE: NON – OBJECTION: UNANIMOUS CONSENT
Motion carried

Excerpt from the Unapproved Port & Harbor Advisory Commission Minutes of Wednesday, October 22, 2025

ROTH/PITZMAN MOVED TO APPROVE THE 2026 COMMISSION MEETING SCHEDULE AS WRITTEN.
There was no discussion.
VOTE: NON-OBJECTION: UNANIMOUS CONSENT.
Motion carried.

Recommendation

Adopt the resolution setting 2026 meeting schedule.

CITY OF HOMER
HOMER, ALASKA

City Clerk

RESOLUTION 25-098

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, ESTABLISHING THE 2026 REGULAR MEETING SCHEDULE FOR CITY COUNCIL, ECONOMIC DEVELOPMENT ADVISORY COMMISSION, LIBRARY ADVISORY BOARD, PARKS ART RECREATION AND CULTURE ADVISORY COMMISSION, PLANNING COMMISSION, PORT AND HARBOR ADVISORY COMMISSION, AND AMERICANS WITH DISABILITIES ACT (ADA) ADVISORY BOARD.

WHEREAS, Pursuant to Homer City Code (HCC) Section 1.14.020, the City Council annually sets the schedule for regular and some special meetings, noting the dates, times and places of the City Council, Planning Commission, Advisory Commissions and Boards; and

WHEREAS, The public is informed of such meetings through notices located at the City Clerk's Office, Clerk's Calendar on KBBI, the City Clerk's Website, and postings at the Public Library; and

WHEREAS, HCC 1.14.020 - 040 states that meetings may be advertised in a local paper of general circulation at least three days before the date of the meeting and that special meetings should be advertised in the same manner or may be broadcast by local radio at least twice a day for three consecutive days or two consecutive days before the day of the meeting plus the day of the meeting; and

WHEREAS, HCC 1.14.010 notes that the notice of meetings applies to the City Council and all commissions, boards, committees, subcommittees, task forces and any sub-unit of the foregoing public bodies of the City, whether meeting in a formal or informal meeting; that the failure to give the notice provided for under this chapter does not invalidate or otherwise affect any action or decision of a public body of the City; however, this sentence does not change the consequences of failing to give the minimum notice required under State Statute; that notice will ordinarily be given by the City Clerk; and that the presiding officer or the person or persons calling a meeting are responsible for notifying the City Clerk of meetings in sufficient time for the Clerk to publish notice in a newspaper of general circulation in the City; and

WHEREAS, This Resolution does not preclude additional meetings such as emergency meetings, special meetings, worksessions, and the like; and

WHEREAS, Council adopted Resolution 06-144 on October 9, 2006 establishing the Regular Meeting site for all bodies to be the City Hall Cowles Council Chambers.

NOW, THEREFORE, BE IT RESOLVED by the Homer City Council, that the 2025 meeting schedule is established for the City Council, Economic Development Advisory Commission, Library Advisory Board, Parks Art Recreation and Culture Advisory Commission, Planning Commission, Port and Harbor

Advisory Commission, and the American with Disabilities Act (ADA) Advisory Board of the City of Homer, Alaska, as follows:

HOLIDAYS – City Offices closed:

January 1, New Year's Day, Thursday	February 16, Presidents' Day, third Monday	March 30, Seward's Day, last Monday	May 25, Memorial Day, last Monday	July 3*, Independence Day, Friday	September 7, Labor Day, first Monday
October 19*, Alaska Day Monday	November 11, Veterans Day, Wednesday	November 26 Thanksgiving Day, Fourth Thursday	November 27, Friday, the day after Thanksgiving	December 25, Christmas, Friday	

*If a holiday is on a Sunday, the following Monday is observed as the legal holiday; if on a Saturday, the preceding Friday is observed as the legal holiday pursuant to the City of Homer Personnel Rules and Regulations.

CITY COUNCIL (CC)

January 12, 26	February 9, 23	March 9, 23	April 13, 27	May 11, 26*	June 8, 22
July 27**	August 10, 24	September 14, 28	October 6 Election	October 12, 26 Oath of Office October 12	Canvass Board October 09
November 3 Runoff Election	November 9, 23	December ***If needed			

*Second meeting in May will be held on a Tuesday due to Memorial Day
**There will be no First Regular Meeting in July.
*** The City Council will not schedule a regular meeting in December to allow for attendance at AML Annual Conference and may hold Special Meetings as needed.

City Council's Regular Committee of the Whole Meetings at 5:00 p.m. to no later than 5:50 p.m. prior to every Regular Meeting which are held the second and fourth Monday of each month at 6:00 p.m. Council will not conduct a First Regular Meeting in July or a meeting in December.

ECONOMIC DEVELOPMENT ADVISORY COMMISSION (EDC)

January 13	February 10	March 10	April 14	May 12	June 9
July 14	August 11	September 8	October 13	November 10	December 8

Economic Development Advisory Commission Regular Meetings are held on the second Tuesday of each month at 6:00 p.m.

LIBRARY ADVISORY BOARD (LAB)

January 20	February 17	March 17	April 21	May 19	
	August 18	September 15	October 20	November 17	December 15

Library Advisory Board Regular Meetings are held on the third Tuesday of January through May and August through December at 5:30 p.m.

PARKS, ART, RECREATION AND CULTURE ADVISORY COMMISSION (PARC)

	February 19	March 19	April 16	May 21	June 18
	August 20	September 17	October 15	November 19	

Parks, Art, Recreation and Culture Advisory Commission Regular Meetings are held on the third Thursday February through June and August through November at 5:30 p.m.

PLANNING COMMISSION (PC)

January 7, 21	February 4, 18	March 4, 18	April 1, 15	May 6, 20	June 3, 17
July 15*	August 5, 19	September 2, 16	October 7, 21	November 4*	December 2*

*There will be no First Regular Meeting in July or Second Regular Meetings in November and December.

Planning Commission Regular Meetings are held on the first and third Wednesday of each month at 6:30 p.m.

PORT AND HARBOR ADVISORY COMMISSION (PHC)

January 28	February 25	March 25	April 22	May 27	June 24
July 22	August 26	September 23	October 28	November 12*	December 9

*November meeting will be held on Thursday due to Veterans Day.

Port and Harbor Advisory Commission Regular Meetings are held on the fourth Wednesday of month January through October and the second Wednesday of November and December at 5:30 p.m.

AMERICANS WITH DISABILITIES ACT (ADA) ADVISORY BOARD (ADAAB)

	February 12		April 9	May 14	June 11
July 9	August 13		October 8	November 12	

The Americans with Disabilities Act (ADA) Advisory Board Regular Meetings are held on the second Thursday at 4:00 p.m. in the months of February, April through August, October and November, with additional meetings called as needed.

PASSED AND ADOPTED by the Homer City Council this 24th day of November, 2025.

CITY OF HOMER

_____
RACHEL LORD, MAYOR

ATTEST:

_____
AMY WOODRUFF, CITY CLERK

Fiscal Impact: Advertising of meetings in regular weekly meeting ad and advertising of any additional meetings.

CC-25-268

MEMORANDUM

Resolution 25-099, A Resolution of the City Council of Homer, Alaska Approving the Renewal of a Lobbyist Contract with J&H Consulting, LLC of Juneau, Alaska for a Term of One Year Commencing on December 15, 2025 and Ending December 15, 2026 in the amount of $42,000 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager.

Item Type: Backup Memorandum

Prepared For: Mayor Lord and City Council

Date: October 29, 2025

From: Jenny Carroll, Special Projects and Communications Coordinator

Through: Melissa Jacobsen, City Manager

Since bringing J&H Consulting on board as our Juneau lobbying firm in late 2020, the City has benefited from a highly productive partnership. J&H Consulting has proven instrumental in opening doors and facilitating meaningful connections on the City's behalf. They coordinate strategic meetings with Legislators and State agencies to promote City legislative and capital project priorities. During the Juneau legislative session, they arrange meetings for City leadership with key legislators and commissioners and provide regular, timely email updates on relevant bills and policy developments.

This collaboration has yielded tangible results, including State appropriations of $750,000 and $288,523 for the Homer Harbor Expansion General Investigation, funding for the Municipal Harbor Grant Program, expanded community jails budget allocations, and helped cultivate valuable agency relationships that have unlocked additional project funding opportunities, including Alaska Department of Transportation funds for Homer Spit Road Erosion Mitigation last year.

Two years ago they additionally arranged for a lobbying trip to Washington D.C. which helped secure Federal continuation funding for the General Investigation from the U.S. Army Corps of Engineers FY24 Discretionary Work Plan funds and highlighted other City capital priority projects seeking Congressionally Directed Spending.

Staff Recommendation

Approve the resolution to renew a one-year contract with J&H Consulting for 2026.

CITY OF HOMER
HOMER, ALASKA

City Manager

RESOLUTION 25-099

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA APPROVING THE RENEWAL OF A LOBBYIST CONTRACT WITH J & H CONSULTING, LLC OF JUNEAU, ALASKA, FOR A TERM OF ONE YEAR COMMENCING ON DECEMBER 15, 2025 AND ENDING DECEMBER 15, 2026 IN THE AMOUNT OF $42,000 AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, In 2020 the City issued a request for proposals for lobbying services and as a result approved a one year contract with J & H Consulting with Resolution 20-120; and

WHEREAS, Throughout the subsequent contract years, J & H Consulting has gotten to know City issues and capital project needs, advocated successfully for capital projects and legislation on behalf of the City of Homer, as well as the Large Vessel Harbor Expansion General Investigation; and

WHEREAS, Per the terms of the contract, performance may be extended for additional periods by written contract of both parties and as approved by City Council via resolution; and

WHEREAS, Funds were allocated in the FY 26/27 budgets for lobbying services and it is in the City's best interest to retain J & H Consulting to continue their work in advocating for the City of Homer at the State Capitol; and

WHEREAS, This award is not final until notice is received by J & H Consulting, LLC of Juneau, Alaska, from the City of Homer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, hereby approves the contract for Lobbyist for the City of Homer to the firm of J & H Consulting, LLC of Juneau, Alaska, for a term of one year commencing on December 15, 2025 and ending on December 15, 2026 in the amount of $42,000 and authorizes the City Manager to negotiate and execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 24th day of November 2025.

CITY OF HOMER

_____

RACHEL LORD, MAYOR

ATTEST:

_____
AMY WOODRUFF, CITY CLERK

Fiscal Note: $21,000 – Mayor/Council Lobbying Account 100-0100-5248; $21,000 – Port Administration Lobbying Account 400-0600-5248

CITY OF HOMER
HOMER, ALASKA

City Manager/Port Director

RESOLUTION 25-100

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, ACKNOWLEDGING THE RESULTS OF THE INVITATION TO BID FOR CITY OWNED COLD STORAGE 2026 SEASONAL RENTAL UNITS.

WHEREAS, In accordance with the Procurement Policy an Invitation to Bid for the City owned Cold Storage Rental Units was advertised in the Homer News on September 25th, 2025, and October 2nd, 2025, submitted to three plans rooms in the state, and posted on the City of Homer website; and

WHEREAS, There are eight 8'x10' units and one 22'x10' unit located at the City Ice Plant on the Fish Dock, sealed bids included a completed cold storage unit agreement, and were due on Thursday, October 30th, 2025; and

WHEREAS, The season shall start no later than March 15th and end as early as October 20th and no later than November 5th; and

WHEREAS, Thirty-one bids were received and either met or exceeded the minimum required bid, the winning bidders and amounts in the Invitation to Bid are as follows:

1. Locker #1 to Cory Decook for $3,300
2. Locker #2 to Cory Decook for $3,510
3. Locker #3 to The Dragging Anchor for $3,555
4. Locker #4 to Cory Decook for $3,400
5. Locker #5 to North Country for $3,500
6. Locker #6 to Cory Decook for $3,400
7. Locker #7 to Homer Halibut Hunters for $3,103
8. Locker #8 to Cory Decook for $3,510
9. Locker #9 to Cory Decook for $9,250

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby acknowledges the results of the City Owned Cold Storage Seasonal Rental Units Invitation to Bid for Lockers #1 through #9.

PASSED AND ADOPTED by the Homer City Council this 24th day of November, 2025.

CITY OF HOMER

_____

RACHEL LORD, MAYOR

ATTEST:

_____

AMY WOODRUFF, CITY CLERK

Fiscal Note: Revenues Fish Dock Cold Storage 400-0603-4621

CC-25-269

MEMORANDUM

Resolution 25-100, A Resolution of the City Council of Homer, Alaska, Acknowledging the Results of the Invitation to Bid for City Owned Cold Storage 2026 Seasonal Rental Units.

Item Type: Back Up Memorandum

Prepared For: Mayor Lord and Homer City Council

Date: November 11, 2025

From: Bryan Hawkins, Port Director

Through: Melissa Jacobsen, City Manager

Background

To meet the growing demand for use of the Ice Plant's cold storage lockers, we've had several businesses reach out asking if they could reserve space in advance of each fishing season. Many of them pre-order bait and supplies as part of their business planning and need to know they'll have a place to store it when the next season begins.

To make sure access to these lockers remains fair and transparent for everyone, staff put in place an Invitation to Bid (ITB) process. The bidding period this year began September 25th and closed October 30th, allowing anyone interested to submit bids for locker reservations for the upcoming season.

The ITB gives everyone the same opportunity to secure a locker through a clear and open process. If a locker doesn't receive a bid meeting the minimum amount, it simply goes back into the general pool and is offered on a first-come, first-served basis once the Ice Plant starts up in the spring.

Results for the 2026 Season

This year, we received 31 bids, all of which met or exceeded the minimum bid requirements. The results are listed below:

1. Locker #1 – Cory Decook, $3,300
2. Locker #2 – Cory Decook, $3,510
3. Locker #3 – The Dragging Anchor, $3,555
4. Locker #4 – Cory Decook, $3,400
5. Locker #5 – North Country, $3,500
6. Locker #6 – Cory Decook, $3,400

7. Locker #7 – Homer Halibut Hunters, $3,103
8. Locker #8 – Cory Decook, $3,510
9. Locker #9 – Cory Decook, $9,250

Successful bidders have until January 31, 2026, to pay in full for their lockers. Any lockers not paid for by the date will be added to the first-come, first-served pool when the Ice Plant opens spring of 2026.

Recommendation

Adopt resolution acknowledging the results of the 2026 Cold Storage Locker Invitation to Bid.

CC-25-270

MEMORANDUM

Resolution 25-101, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Negotiate and Execute the Appropriate Documents for the Real Property Acquisition of 160 Acres and Designating the Use as Conservation.

Item Type: Backup Memorandum

Prepared For: Mayor Lord and City Council

Date: November 13, 2025

From: Julie Engebretsen, Community Development Director

Through: Melissa Jacobsen, City Manager

Introduction

The City of Homer is purchasing a 160-acre property to expand conservation land in the Bridge Creek Watershed Protection District. The parcel is strategically located; surrounded on three sides by existing conservation lands (both private and City-owned), acquisition will create a larger, uninterrupted area under permanent protections.

Funding

- **Source**: NOAA grant awarded in 2025
- **Authorization**: City Ordinance 25-62
- **Purchase price**: $1,125,000 (based on fall 2024 appraisal)
- **Grant also covers**: New NOAA-compliant appraisal and Phase 1 Environmental Site Assessment

Timeline & Process

- **Current status**: Ready to begin negotiation and purchase
- **Due diligence period**: Summer 2026 (growing season allows for proper environmental assessment)
- **NOAA review**: 90 days after due diligence completion
- **Expected closing**: Fall 2026

Key Details

- The process requires multiple NOAA approvals before federal funds are released
- If the new appraisal shows a different value, the City Manager has authority to negotiate price adjustments with the budget approved by the funding source and Ordinance 25-62.

Attachments:

Ordinance 25-62 and backup materials
Appraisal Fall 2024
Draft Purchase and Sales Contract
*title documents forthcoming prior to closing per City code

CITY OF HOMER
HOMER, ALASKA

Community Development
Director/City Manager

ORDINANCE 25-62

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING THE FY26 CAPITAL BUDGET BY ACCEPTING AND APPROPRIATING A NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION GRANT IN THE AMOUNT OF $1,500,000 FOR LAND ACQUISITION AND WORK RELATED TO THE BRIDGE CREEK WATERSHED PROTECTION DISTRICT.

WHEREAS, The City of Homer is the recipient of a $1,500,000 National Oceanic and Atmospheric Administration (NOAA) grant for the protect titled "Acquiring Land to Foster Resilience in Homer, Bridge Creek Watershed Protection District;" and

WHEREAS, The project includes purchasing land in the Bridge Creek Watershed Protection District, public education, and the installation of a weather station on City Land in the watershed to collect rainfall and other data; and

WHEREAS, This NOAA grant will support land acquisition as prioritized for many years in the City's Capital Improvement Plan; and

WHEREAS, The Bridge Creek Watershed is the sole drinking water source for the City's municipal water system and maintaining water quality and quantity is a priority of the City.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY26 Capital Budget by accepting and appropriating a grant from the National Oceanic and Atmospheric Administration in the amount of $1,500,000 as follows:

Fund	Description	Amount
151-XXXX	NOAA Bridge Creek Watershed Grant	$1,500,000

Section 2. The City Manager is authorized to negotiate and execute the appropriate documents.

Section 3. This is a budget amendment ordinance, is temporary in nature, and shall not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 13th day of October, 2025.

~~Strike-out~~ is deleted language, **bold underline** is new language

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

~~RENEE KRAUSE, MMC, ADAC, CITY CLERK~~
Zach Pettit, Acting City Clerk

YES: 6
NO: 0
ABSENT: 0
ABSTAIN: 0

First Reading: 9/22/2025
Public Hearing: 10/13/2025
Second Reading: 10/13/2025
Effective Date: 10/14/2025

CC-25-241

MEMORANDUM

Ordinance 25-62, An Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget by Accepting and Appropriating a National Oceanic and Atmospheric Administration Grant in the Amount of $1,500,000 for Land Acquisition and Work Related to the Bridge Creek Watershed Protection District and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. Community Development Director/City Manager.

Item Type: Backup Memorandum

Prepared For: Mayor Lord and Homer City Council

Date: October 13, 2025

From: Julie Engebretsen, Community Development Director

Through: Melissa Jacobsen, City Manager

Introduction

The purpose of this memo is to provide clarification on this project which includes land acquisition and two sub-awards.

Sub-awards

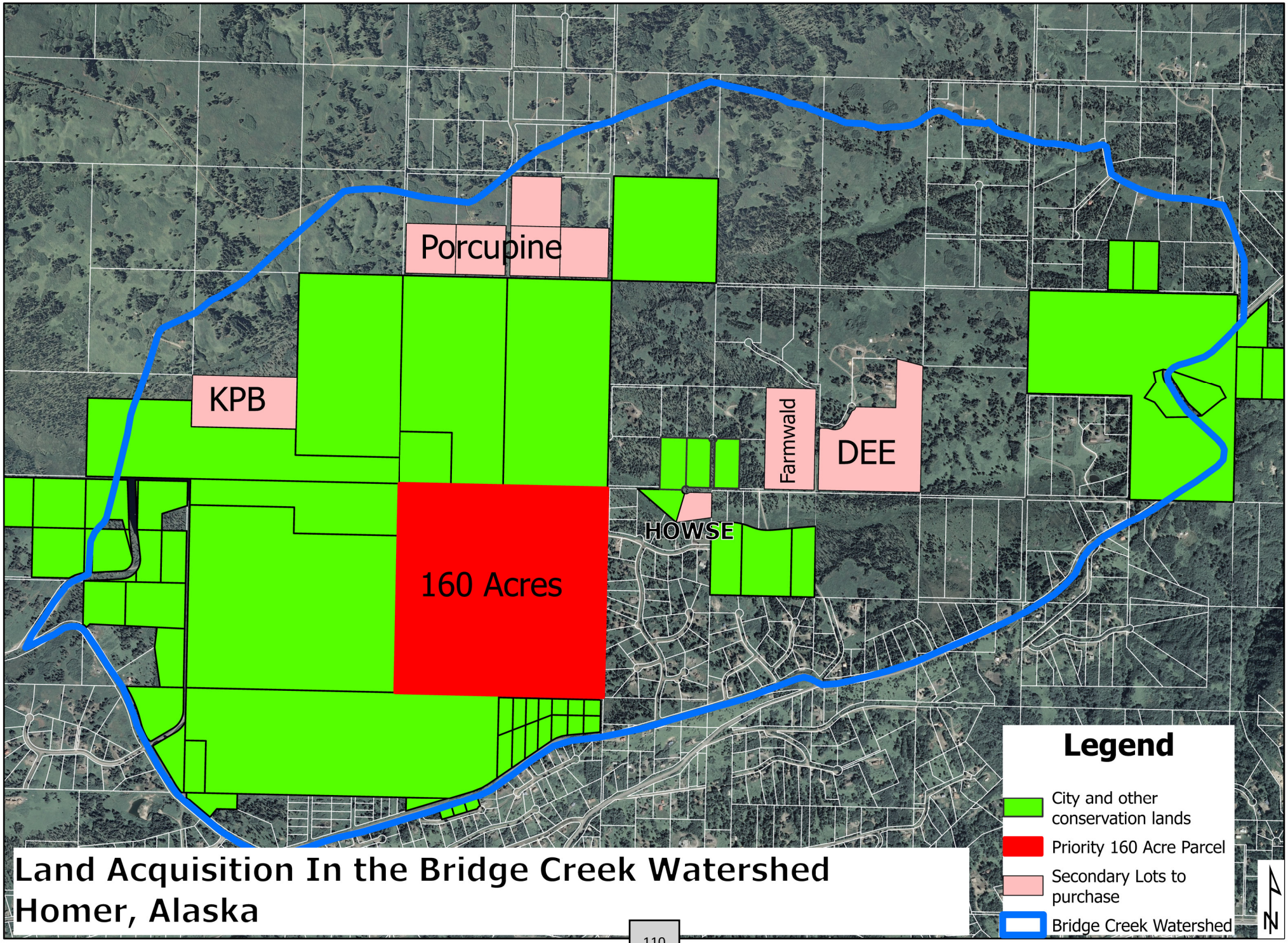
Under the system of federal grants, subawards are specific to contractors who helped develop the grant application and whose participation in the project is key. This project includes two subawards: one to the Kachemak Bay Research Reserve, which is the NOAA partner that makes the City eligible for these funds and the second is the Kachemak Heritage Land Trust (KHLT) which is the Land Trust that serves the Kenai Peninsula. Buying conservation lands with federal dollars is a complicated process, and KHLT has been instrumental in the Kachemak Peatlands Project. Staff will bring forward resolutions to award these subcontracts at a future Council meeting.

Land Acquisition

This project includes potential land purchases as outlined in the attached map. NOAA required the City to be specific about which lands we *may* purchase. The 160-acre tract is the priority land purchase, but should that acquisition fall through, the City has identified, and NOAA has approved the additional properties shown as approved under this grant program. Staff will bring forward a resolution before the end of the year to initiate the first land purchase. It will take approximately a year to complete a land purchase.

Attachments

Grant application property map



Land Acquisition In the Bridge Creek Watershed
Homer, Alaska

CC-25-234

MEMORANDUM

Ordinance 25-62, An Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget by Accepting and Appropriating a National Oceanic and Atmospheric Administration Grant in the Amount of $1,500,000 for Land Acquisition and Work Related to the Bridge Creek Watershed Protection District and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. Community Development Director/City Manager.

Item Type: Backup Memorandum

Prepared For: Mayor Lord and Homer City Council

Date: September 22, 2025

From: Julie Engebretsen, Community Development Director

Through: Melissa Jacobsen, City Manager

Recommendation: Approve Ordinance 25-62

Resolution 24-077 supported a partnership between the City, University of Alaska and the Kachemak Bay National Estuarine Research Reserve to submit a grant application to the National Oceanic and Atmospheric Administration for funding to acquire and protect lands within the Bridge Creek Watershed Protection District. The City was the applicant and has been awarded a $1,500,000 grant to purchase land for conservation, provide public education, and install a meteorological station near the water treatment plant on Skyline Drive. There is no long-term weather data for the Homer hillside – only rainfall near sea level is tracked - so data from this installation will provide precipitation information very close to the reservoir. Data collection will also allow for the future opportunity to look at rainfall patterns and potential landslide hazards.

This is a reimbursable grant that includes sub-awards to the University of Alaska and the Kachemak Bay National Estuarine Research Reserve and the Kachemak Heritage Land Trust and will include contract work as needed grant tasks. The project is anticipated to be largely completed in two years, with project wrap up in year three.

Attachments:
Resolution 24-077
NOAA Notice of Award
Budget Narrative from grant application

CITY OF HOMER
HOMER, ALASKA

Aderhold

RESOLUTION 24-077

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, SUPPORTING A PARTNERSHIP BETWEEN THE CITY, UNIVERSITY OF ALASKA AND THE KACHEMAK BAY NATIONAL ESTUARINE RESEARCH RESERVE TO SUBMIT A GRANT APPLICATION TO THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION FOR FUNDING TO ACQUIRE AND PROTECT LANDS WITHIN THE BRIDGE CREEK WATERSHED PROTECTION DISTRICT.

WHEREAS, Land Acquisition in the Bridge Creek Watershed Protection District has been a priority in the City's Capital Improvement Plan for over a decade; and

WHEREAS, The Kachemak Bay Research Reserve through the University of Alaska is eligible to apply for grant funding which would pay for acquisition and protection of lands within the watershed; and

WHEREAS, The City of Homer has long worked on strategic land acquisition in the watershed and these grant funds would leverage ongoing City efforts; and

WHEREAS, A partnership between the City and the Research Reserve would allow for a grant application and potential award of funds to benefit the City of Homer and would further efforts to preserve lands within the Bridge Creek Watershed Protection District, the sole source of public drinking water for the City of Homer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska supports a partnership between the City, University of Alaska and the Kachemak Bay National Estuarine Research Reserve to submit a grant application to the National Oceanic and Atmospheric Administration for funding to acquire and protect lands within the Bridge Creek Watershed Protection District.

PASSED AND ADOPTED by the Homer City Council this 22nd day of July, 2024.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

Renée Krause

RENEE KRAUSE, MMC, ACTING CITY CLERK

Fiscal Note: NA

CC-24-144

MEMORANDUM

Resolution 24-077, A Resolution of the City Council of Homer, Alaska, Supporting a Partnership between the City, University of Alaska and the Kachemak Bay National Estuarine Research Reserve to Submit a Grant Application to the National Oceanic and Atmospheric Administration for Funding to Acquire and Protect Lands within the Bridge Creek Watershed Protection District.

Item Type: Backup Memorandum

Prepared For: Mayor Castner and City Council

Date: July 10, 2024

From: Julie Engebretsen, Community Development Director

Recommendation: Approve Resolution 24-144 to pursue funding for the purchase of lands in the Bridge Creek Watershed Protection District.

Background

The Kachemak Bay Research Reserve is eligible to apply for grant funding that would pay for the purchase of property in the Bridge Creek Watershed Protection District. This is the same funding source as the Kachemak Sponge project, however this Bridge Creek project is much less complicated. (An update on the Kachemak Sponge project will be included in the City Manger's Report at this meeting.) While the sponge project is groundbreaking in many respects, the Bridge Creek project is straightforward land acquisition. This grant presents an excellent opportunity to leverage city efforts to acquire key properties in the watershed. The City's Capital Improvement Plan has land acquisition in the watershed as a long term goal, and has listed this project for twenty some years.

Attached to this memo is the project as it was submitted to NOAA last year for funding. Despite being a thorough letter of interest, NOAA declined the project. With Council approval of this resolution, staff and Research Reserve and Kachemak Heritage Land Trust staff will collaborate to refine this proposal and resubmit the project.

Public Works Director Kort and Community Development Director Engebretsen will attend the Committee of the Whole to discuss the resolution with Council.

Attachments

Letter from Katherine Schake, Reserve Manager, Kachemak Bay Research Reserve
Draft 2023 Submittal to NOAA

Kachemak Bay National Estuarine Research Reserve
Alaska Center for Conservation Science
University of Alaska Anchorage
2181 Kachemak Drive Homer, Alaska 99603 (907) 235-4799

July 15, 2024

Homer City Council and Staff
Re: NOAA Bipartisan Infrastructure Law Funding Opportunity: NERRs Land Acquisition and Restoration

Dear Homer City Council,

On behalf of the Kachemak Bay National Estuarine Research Reserve (KBNERR), this memo serves as an invitation to the City of Homer to collaborate with KBNERR in applying for funds to acquire and protect lands in the Bridge Creek Watershed. The NOAA Bipartisan Infrastructure Law NERRs Land Acquisition and Restoration grant provides an excellent opportunity to leverage federal dollars to meet the City's long-term goal of preserving the quantity and quality of the sole source of public drinking water, which is predominately recharged through groundwater filtering through surrounding properties in the Bridge Creek Watershed (Brigino et al., 2023). Project partners include the Kachemak Heritage Land Trust (KHLT) and the KBNERR Community Council. Pre-proposals are due August 15th, finalists for the full proposal stage are alerted in November, and full proposals are due in January 2025. Funds are awarded spring of 2025 with a 3-year project period.

The Research Reserve does not own or manage any land, yet has a rare opportunity to pass through federal funds to acquire lands for the protection and conservation of threatened, important habitats. KBNERR has and will continue to apply for the NOAA BIL funding that is specifically available to the NERR system to purchase ecologically important land and/or implement restoration projects that significantly benefit surrounding watersheds. Over the past two years KBNERR has held community meetings to receive input on priority locations and conservation opportunities surrounding Kachemak Bay. KBNERR's Community Council Lands Committee and KHLT have thoroughly evaluated the properties suggested, and prioritized those that best fit the funding criteria. This is the same source of funding that KBNERR applied for and received for the City of Homer to purchase lands along Kachemak Drive to support the city's stormwater infrastructure project (aka 'Kachemak Sponge' project).

This past spring, community members submitted new project ideas, and priorities were updated in preparation for drafting new proposals. Applying for funding to purchase lands in the Bridge Creek Watershed resurfaced as a priority for community partners. Last year, KBNERR, KHLT and the City of Homer collaborated on a letter of intent that served as a pre-proposal for acquiring lands in the Bridge Creek Protection District (Attachment A). This project was not selected to the full proposal stage due to a lack of landowner interest in selling at the time. However, by expanding the geographic scope of the project to the entire Bridge Creek Watershed, not just the Protection District, KHLT has received interest from landowners who would like conservation outcomes for their properties.

Therefore, KBNERR is inviting the City of Homer to collaborate on a pre-proposal to acquire lands in the Bridge Creek Watershed in order to protect the City's drinking water, and continue to provide water for the fish of the Anchor River. Similar to the Kachemak Sponge project, KBNERR would pass through the majority of funding to the City of Homer to purchase and own the lands with conservation easements. A

Kachemak Bay National Estuarine Research Reserve
Alaska Center for Conservation Science
UNIVERSITY of ALASKA ANCHORAGE
2181 Kachemak Drive Homer, Alaska 99603 (907) 235-4799

subaward to the Kachemak Heritage Land Trust (KHLT) would enable KHLT to handle landowner negotiations and deed restrictions on behalf of the city.

Details regarding this funding opportunity are described below:

Specifically, this NOAA BIL funding opportunity seeks projects that enhance coastal resilience. Examples of strengthening coastal resilience are: protecting lives and property; sustaining commercial, recreational, and subsistence fishing; recovering threatened and endangered species; and maintaining and fostering vibrant coastal economies and lifestyles. NOAA aims to fund high-impact projects that can have a transformational effect on an ecosystem or community.

Land Acquisition Projects: $500,000 - $1.5 million each
Lands must be free from any infrastructure and preserved for conservation in perpetuity. KBNERR does not own or manage land. A final landowner must be identified.

BASIC CRITERIA FOR PROPOSED LAND ACQUISITION: Projects must…

- Demonstrate a significant ecological value
- Demonstrate the need for protection
- Demonstrate a clear public benefit
- Be managed and protected in perpetuity by a non-federal entity
- Be located within the Reserve Boundary or Targeted Watershed
- Be purchased at fair market value

TIMELINE

August 15th:	Pre-proposals (aka Letters of Intent) due to NOAA
November:	NOAA invites finalists to full proposal phase
January 2025:	Full Proposals due to NOAA

Please let me know if you have any questions or concerns.

Sincerely,

Katherine Schake, Reserve Manager
Kachemak Bay National Estuarine Research Reserve
kschake@alaska.edu
907-235-1593

Enclosed: Attachment A: Bridge Creek Watershed Protection District Letter of Intent 2023

2023 DRAFT

COVER PAGE

Applicant:
Kachemak Bay National Estuarine Research Reserve

Project Title:
Acquiring Land to Protect Drinking Water in the Bridge Creek Watershed Conservation District

Type of Project:
Land Conservation

Names and Affiliations of the lead principal investigators (PI) with contact information
Katherine Schake
Reserve Manager, Kachemak Bay NERR
Alaska Center for Conservation Science, University of Alaska Anchorage
kschake@alaska.edu (907)235-4799
2181 Kachemak Drive, Homer, AK 99603

Julie Engebretsen
Economic Development Manager, City of Homer
jengebretsen@ci.homer.ak.us (907)435-3119
491 East Pioneer Ave, Homer, AK 99603

Proposed Project Start and End Dates
August 1, 2024 - July 31, 2027

Total Federal Funding Request
$2,081,450

Statement of Purpose: Water scarcity is a growing concern for rural Alaskan communities including the City of Homer and the surrounding populations due to recent climate change impacts and development pressures. The Bridge Creek Reservoir is the primary source of potable water for Homer residents, providing drinking water to over 1600 residential and 500 commercial customers in addition to water that is trucked to residents outside of the city limits. With this BIL project, KBNERR will partner with the City of Homer to purchase and protect properties within the Bridge Creek Watershed Protection District to prevent the degradation of the watershed's water quality and quantity, ensuring the reservoir continues to be a suitable public water source for the City while functionally recharging salmon-bearing streams.

Brief Project Description: KBNERR and the City of Homer have a rich history of partnering in research, conservation, and water quality and weather monitoring. The lands being considered for acquisition revolve around the Bridge Creek Watershed and Reservoir as the focal area, considering the reservoir's value as a drinking water source and KBNERR's expertise in long-term monitoring. Currently the Reserve is near the conclusion of a study that will result in a water budget for the City of Homer, providing valuable insight into the City's changing water needs. This study puts into practice the decades of Reserve research developed with the University of South Florida's groundwater team to understand the hydrology, recharge, and discharge of groundwater in the landscape of the southern Kenai Peninsula. Groundwater models developed by this team indicate that the properties in this project as well as those adjacent to them contain flow paths that are necessary for directing water to the reservoir and nearby salmon-bearing streams. Ongoing research indicates that during the summer the majority of water in the reservoir comes from groundwater seeps and springs and during the winter 100% of the water resource is dependent on groundwater. That same groundwater is vital to the survival of juvenile salmon in headwater streams, regulating stream temperatures so that sections of salmon habitat remain unfrozen during the winter and cold water refugia are available during the summer. Groundwater flow paths also deliver essential nutrients to these streams, carrying nitrogen and carbon from upland alders and peatlands respectively. With the residential population of Homer growing rapidly, the demand for drinking water increases, and because the reservoir is reliant on groundwater recharge from the watershed, the availability of water for other people and juvenile salmon decreases concurrently. Protecting these properties will have a transformational effect by ensuring that these groundwater flow paths remain intact, protecting vital salmon habitat and drinking water resources for the residents of Homer.

Furthermore, conserving the Bridge Creek Watershed properties will expand the monitoring opportunities available to the Reserve. KBNERR is in the preliminary stages of establishing a new System-Wide Monitoring Program (SWMP) weather and water quality station, and the Bridge Creek Reservoir offers many benefits both to KBNERR and the partnership with the City of Homer as a potential SWMP site. This will broaden the Reserve's capability to track patterns in water use, sample groundwater, and provide further insight into the changing water needs of the Homer area. Continuing KBNERR's involvement in this high priority area will greatly enhance awareness and understanding of the Reserve's mission. Currently KBNERR is developing a communications plan to reach a broader audience beyond the immediate stakeholders and partners. By utilizing the Reserve's expertise in research and monitoring to ensure the protection of such a vital resource, the City of Homer validates the Reserve's role as a source for science that benefits the public and strengthens the public perception of the Reserve.

Ecosystem and community benefits of acquiring these properties extends beyond the protection of water resources and juvenile salmon. They currently provide intact habitat for local, culturally significant wildlife with open meadows, wetlands, cottonwood groves, spruce, and mature willow. The vegetation provides food for

hundreds of moose to browse during the summer and fall, black bears are drawn to the abundance of berries, birdlife is diverse attracting many birders, dolly varden and rainbow trout reside in the reservoir itself, and numerous other animals including wolves, porcupines, and hares can be found making their way through this habitat. However, all of these things: wildlife, fish, and water security, are threatened by the possibility of development in this region.

Over the last decade, Homer has led all other Kenai Peninsula cities in new home construction. The continued tremendous growth of residential subdivisions has resulted in land clearing, ditching to direct water away from and dewater building sites, and increased impervious surfaces. The northeast properties in this project have already been subdivided with intent to develop for residential use. A platted road runs just north of these properties, making them easily accessible for development. The central properties directly border the reservoir, making them the highest priority for conservation for source water protection. Because the properties of this project are within the boundaries of the Bridge Creek Watershed Protection District, there is a clear precedent to prioritize their conservation. The City of Homer has continued to purchase properties within the Watershed Protection District as they become available and contingent on funding. Since 2009, the City has purchased over 85 acres within the Watershed Protection District specifically for conservation. They also paid the stewardship fee to help protect the 302 acres that the Kachemak Heritage Land Trust (KHLT) holds a conservation easement on. Currently funding for the City is exhausted for this purpose. The Alaska Department of Environmental Conservation (ADEC) has also identified the Bridge Creek Watershed as a priority in their Drinking Water Program.The properties are located within the ADEC Drinking Water Protection Zones. In addition to alignment with city and state watershed protection plans, several other private owners and non-profits including Kachemak Moose Habitat Inc. and Center for Alaska Coastal Studies have purchased land adjacent to those in this project for the sole purpose of conserving important wildlife habitat. This project will both expand the range of continuous protected acreage for local wildlife, and support the City in achieving the drinking water goals established for the Bridge Creek Watershed Protection District.

Milestones: Years 1-2: Execute Letters of Intent to Purchase Property Owners; Appraisal; Draft Phase I Environmental Reports; Title Reports
Year 2: Establish Conservation Easements; Documentation review
Years 2-3: Property closing - Purchase Property / Property Protected
Communications Products Developed & Published: Engaging with community stakeholders will be on-going throughout the process of real estate acquisition. The Research Reserve and the City will develop a Communication Plan, which will include news releases, Fact Sheets on the City's/Reserve's website and other materials will be developed and published as new information arises.
Site Monitoring Begins: The properties will be monitored to document the efficacy of the conservation efforts.
Site-Based Field Opportunities: Field Trips and other activities will be developed to showcase the ecological value of the wetlands and peatlands comprising the properties.

Equity and Inclusion: The Bridge Creek Watershed Protection District was selected by community members as one of two of the highest priority conservation areas from a list of community-identified conservation projects. Planning for this project involved a participatory process that started with KBNERR's twelve-member volunteer Community Council. Council membership represents residents from the communities and Indigenous populations that surround Kachemak Bay and was established to provide an organized structure for substantive and meaningful dialogue. Recommendations among agencies, local governments, researchers, environmental educators, conservation groups and those interested in natural science research and education,

including KBNERR staff, have co-developed the identified priority lands for conservation. Public outreach by KBNERR alongside the Kachemak Heritage Land Trust, an organization with extensive experience in conservation land acquisition and prioritization, provided public information sessions to orient community members, stakeholders, and partners to the BIL opportunity. This inclusive process garnered a total list of 19 projects, and ultimately, the Community Council decided that the Bridge Creek Watershed was a top priority for its significant ecological value, public benefit via water resource protection, and the imminent threat of development.

Populations living on the Southern Kenai Peninsula are classified as "underserved communities" as defined by Executive Order 13985, wherein rural populations meet the condition of being systematically denied a full opportunity to participate in aspects of social, economic, and civic life. Schools in the southern Kenai Peninsula are particularly underfunded and have high rates of poverty. If this project is funded KBNERR and the City of Homer will host field trips to the reservoir for Chapman School, a local Title I school, to tour the water treatment plant, learn about groundwater, and visit juvenile salmon habitat.

Climate: Water scarcity is a growing concern in Alaska and the reality of seasonal droughts and increasing populations threaten the available supply. In recent years, local villages such as Seldovia and Nanwalek have experienced near to complete depletion of their water resources. During the summer, water usage in the Homer area increases markedly, as the residential population nearly triples and tourists arrive. Protecting and monitoring properties like the ones in this project is vital to ensuring the availability of the already-limited freshwater resource to a consistently growing population. While KBNERR develops a water budget to assess and forecast the needs of the area, this project will provide a critical safeguard to the source water quality and quantity.

Geography and Maps: The targeted properties are vacant lands located in or adjacent to the Bridge Creek Watershed Protection District which lie within the City of Homer limits. The City, situated at the south end of the Kenai Peninsula and within the boundaries of the Kachemak Bay National Estuarine Research Reserve has a population of 5,515 and is the regional commercial hub for an additional 14,000 residents outside city limits. Soils are primarily Beluga silt loam and peat. The parcels contain "Moderate Rank" to "High Rank" wetlands, Discharge Slope Wetlands and Drainageway Wetlands that gently slope downward towards the reservoir.

Pre-Existing Uses: A Kenai Peninsula Borough Road runs between the western properties to access the reservoir. The central property just east of the reservoir access road is adjacent to the water line that runs along the western property boundary.

Partnerships: This project represents a continuation of the collaborative partnership between KBNERR, University of Alaska Anchorage (UAA), and the City of Homer, formalized in a Memorandum of Understanding (MOU). After the Community Council unanimously supported this project in their assessment of local conservation priorities, KBNERR and the City partnered with Kachemak Heritage Land Trust (KHLT) to strategically develop a plan to initiate due diligence and acquire these properties.The City of Homer will be the final landowner once these properties are acquired and protect them in perpetuity. The proposal will be submitted through KBNERR, UAA. UAA, the fiscal agent, has experience with grant management and project oversight. The City of Homer is a municipal government, experienced in the planning, design, construction and operation of municipal infrastructure as well as in the protection of sensitive open spaces. The City already actively manages and protects many acres of land for public benefit, specifically 172 acres with formal

conservation easements purchased with Exxon Valdez Oil Spill funding, and notably acreage in the Bridge Creek Watershed Protection District to protect the quality of the City's drinking water supply.

It is intended that KHLT will be a subcontractor for the City of Homer to perform the landowner contact and all necessary phases of the due diligence in this project. As a nonprofit land conservation organization founded in 1989, KHLT land conservation work has focused, in part, on land conservation projects in Bridge Creek in partnership with the City of Homer, including a recent 302-acre conservation easement within the watershed protected in perpetuity.

Project Readiness: KHLT and KBNERR jointly sent letters to eight landowners in the Bridge Creek Reservoir. Two landowners have since responded to KHLT indicating that they would be interested in a conservation outcome for their properties. Negotiations will continue and purchase and sale agreements will be entered into with the landowners, contingent upon acceptance of appraised fair market value. Working with KHLT and with City of Homer approval, contractors, due diligence in the field and appraisals, title opinions and other documents will be completed within the performance period. Due diligence will confirm that these parcels do not have title uncertainties or the need for remediation.

Project Timeline: During the first three months of the project, UAA will establish the award and sub-award with the City of Homer. The first project year will involve conducting necessary due diligence to consummate real estate transactions which consists of acquiring property purchase agreements, appraisals, phase I environmental reports, and title reports. In the second year conservation easements will be established, documents will be reviewed, and properties will be purchased and protected. Communications products will be created and delivered throughout the remainder of the project period beginning in the second year. Once properties are purchased, site monitoring will begin and field opportunities will be implemented.

Budget Summary: The total project request is $2,081,450
KBNERR Personnel: $36,241
Subaward to City of Homer: $2,028,029

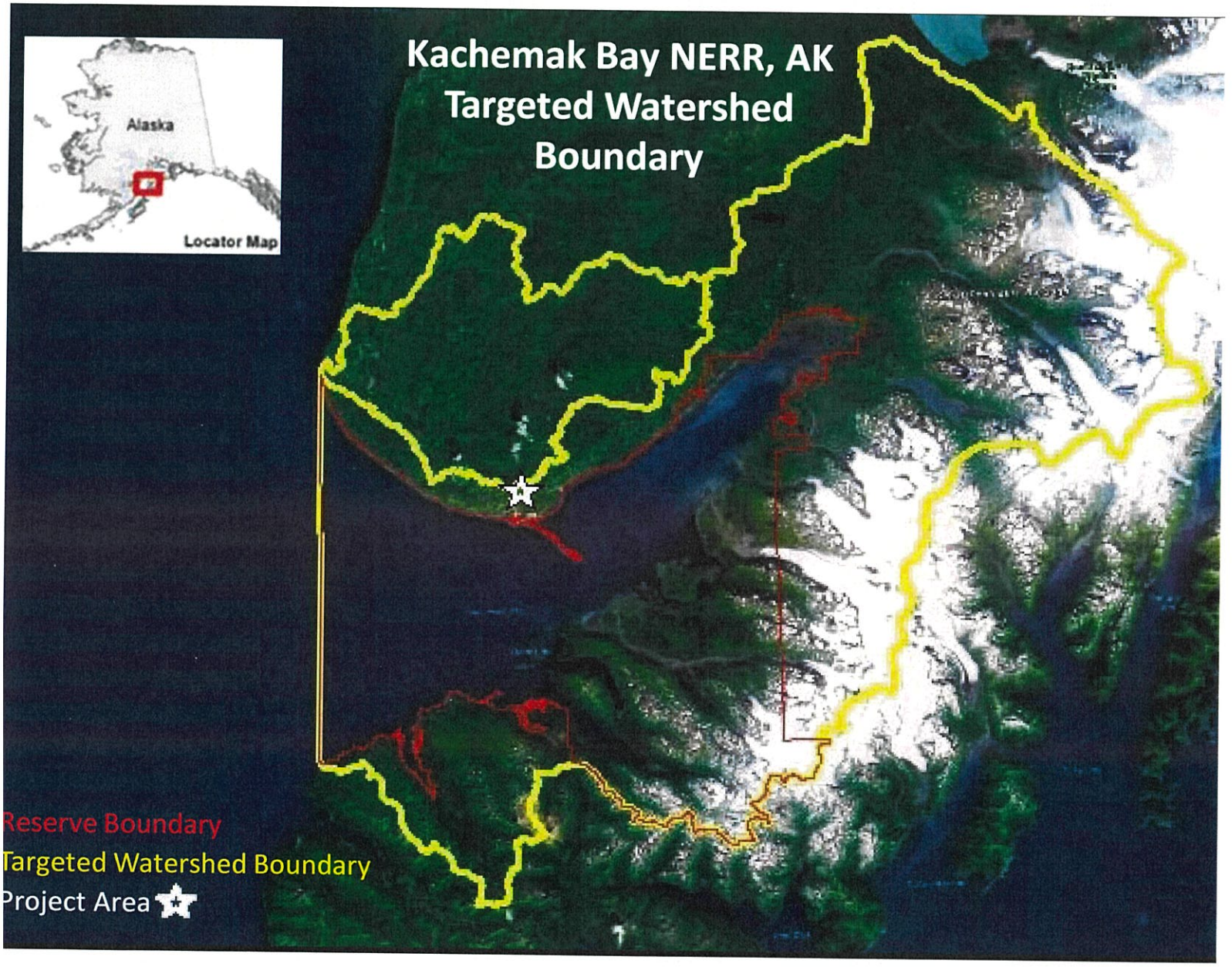
- Personnel: $32,280
- City of Homer Contracts: $527,383 includes Kachemak Heritage Land Trust ($55,383); Engineering & survey services, appraisals, environmental review, legal services and recording fees ($472,000)
- Land Acquisition: $1,284,000 for ten parcels totaling 85.73 acres
- City of Homer 10% Indirect: $184,366

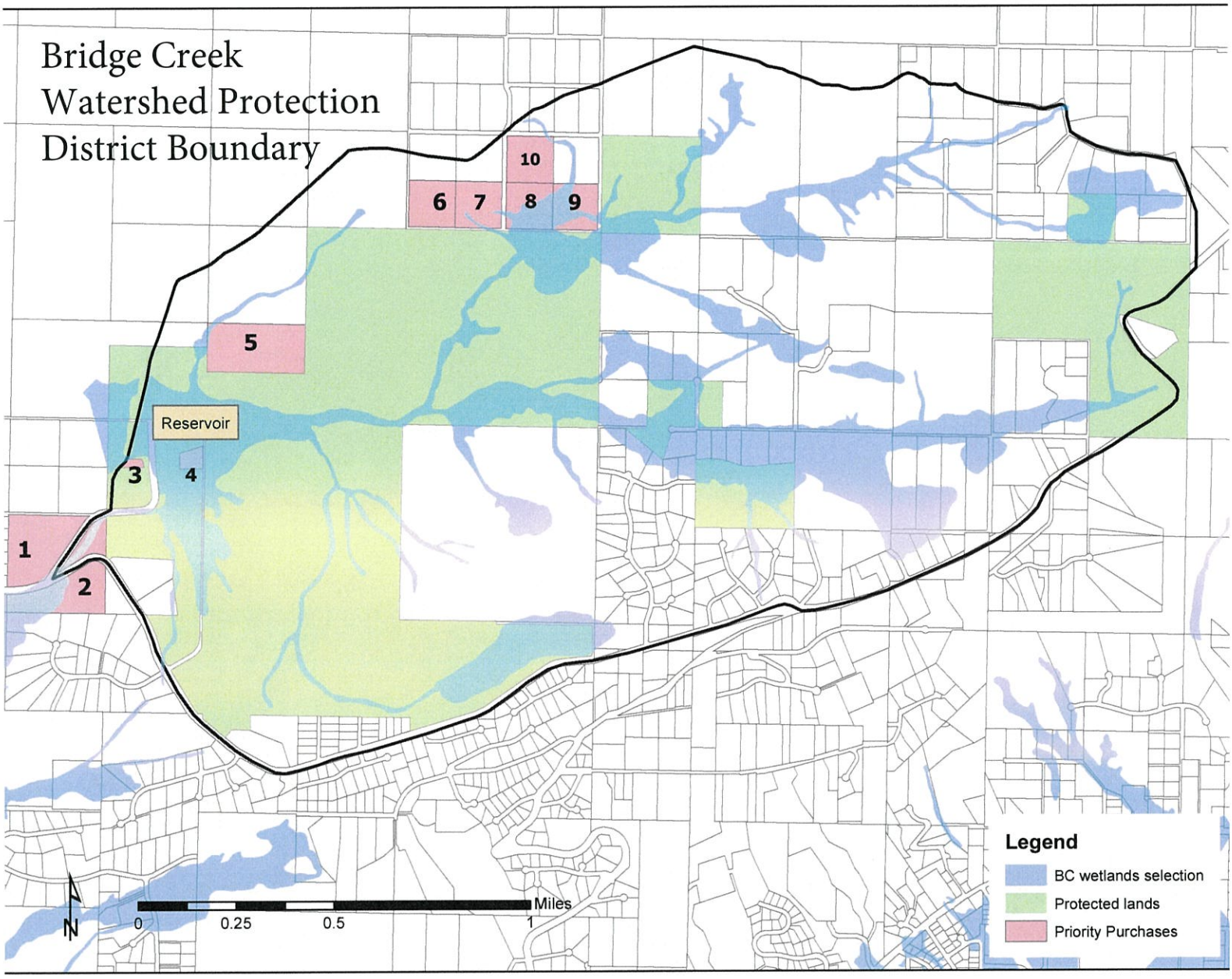
Other Direct Costs: $5,500

- Signage acknowledging NOAA Funding $5,500

KBNERR/UAA Project Indirect: $11,680
Calculated for UAA costs and first $25,000 of subaward. Facilities and Administrative (F&A) Costs for Cooperative Ecosystem Studies Unit projects are calculated at 17.5% of the Modified Total Direct Costs.

Match & Leveraged Funds: Informally, leveraged funds include a KBNERR weather & water quality station valued at $50,000 to be established at the City of Homer Reservoir; BIL Non-competitive Capacity Building Funds distributed to KBNERR, secured at $200,000 for supporting project engagement and monitoring activities; and this work builds on a 2023 award of $50,000 from City of Homer to KBNERR and the University of South Florida to establish a Bridge Creek Reservoir water budget.


Kachemak Bay NERR, AK
Targeted Watershed
Boundary
Alaska
Locator Map
Reserve Boundary
Targeted Watershed Boundary
Project Area


Bridge Creek
Watershed Protection
District Boundary
10
6
7
8
9
5
Reservoir
3
4
1
2
N
0
0.25
0.5
Miles
1
Legend
BC wetlands selection
Protected lands
Priority Purchases

Department of Commerce
National Oceanic and Atmospheric Administration (NOAA)
NOS Office for Coastal Management (OCM)

Notice of Award (NoA)
NA25NOSX473C0192-T1-01

RECIPIENT INFORMATION

1. Recipient Name
CITY OF HOMER
491 E PIONEER AVE
HOMER, AK 99603

2. Congressional District of Recipient
00

3. Employer Identification Number (EIN)
920030963

4. UEI
QPAPRFMET7Q1

5. Recipient Point of Contact
Julie Engebretsen (Contact)
jengebretsen@ci.homer.ak.us

6. Authorized Official
Ms. Julie Engebretsen
jengebretsen@ci.homer.ak.us

FEDERAL AGENCY CONTACT INFORMATION

7. Grant Specialist
Kylie Brock
kylie.brock@noaa.gov

8. Program Officer
Melissa Rietfors
melissa.rietfors@noaa.gov

9. Grant Officer
Jewel Linzey
jewel.linzey@noaa.gov

FEDERAL AWARD INFORMATION

10. Award Number / FAIN
NA25NOSX473C0192-T1-01 / NA25NOSX473C0192 / Mod 0

11. Award Type
Cooperative Agreement

12. Period of Performance Start Date & End Date
10/01/2025 – 09/30/2028

13. Budget Period Start Date & End Date
10/01/2025 – 09/30/2028

14. Federal Share of Cost
$1,500,000

15. Recipient Share of Cost
$0

16. Total Federal and Recipient Cost
$1,500,000

17. Opportunity Number
NOAA-NOS-OCM-2024-27098

18. Project Title
Acquiring Land to Foster Community Resilience in Homer, Alaska Bridge Creek Watershed

19. Assistance Listing Number and Name
11.473 Office for Coastal Management

20. R&D Award?
No

21. Construction Award?
No

22. Grants Officer – Signature and Award Date
Halima Turner – 09/08/2025

Version: 3 - 2/19/2025 7:2 ed on: 9/8/2025 12:01 AM

NOTICE OF NOAA AWARD COVER LETTER

You are the recipient of NOAA award Number NA25NOSX473C0192-T1-01.

The Notice of Award (NoA) serves as the official legal document issued to notify the recipient and others that an award has been made. The NoA contains all terms and conditions of the grant award.

The complete NoA can be found and downloaded under eRA Commons using the following instructions: View Notice of Award | eRA

This NoA was sent to the specified email address entered in the NoA email field by the recipient organization when completing the electronic Research Administration (eRA) Commons registration process. The Signing Official (SO) can update this email address through the Institutional Profile section in eRA Commons. The NoA can also be viewed from the Status Information page in eRA Commons. By accepting the award, the recipient agrees to comply with the award provisions specified on the award document.

As the Signing Official (SO) you are authorized to legally bind the institution in grant-administration matters. In providing your signature approval on the grant application submission you are responsible for monitoring grant related activities and authorizing expenditures under this award.

Additional Information about your award is shown below:

- Assistance Listing Number: 11.473
- Project Period: 10/01/2025 – 09/30/2028
- Program Office: NOS Office for Coastal Management (OCM)
- Program Officer: Melissa Rietfors
- Program Officer Phone:
- Program Officer Email: melissa.rietfors@noaa.gov
- Total Federal Funding: $1,500,000
- Total Non-Federal Funding: $0
- Organization Name: CITY OF HOMER
- Project Title: Acquiring Land to Foster Community Resilience in Homer, Alaska Bridge Creek Watershed
- Name of Principal Director/Project Investigator (PI/PD) as identified in the negotiated application:
    - Julie Engebretsen (contact)
    - Leon Galbraith
    - Dan Kort
    - Katherine Schake

This email was sent from a source that is not monitored for responses. If you need assistance, contact your Program/Project Officer (for programmatic issues) or the eRA Help Desk (for technical issues).

SECTION I – BUDGET INFORMATION

Approved Budget

	Year 1 Federal	Year 2 Federal	Year 3 Federal	Total
Supplies	$0	$0	$2,191	$2,191
Contractual	$72,000	$5,700	$800	$78,500
Other	$1,303,729	$80,580	$20,000	$1,404,309
Total Direct Charges	$1,375,729	$86,280	$22,991	$1,485,000
Indirect Charges	$7,500	$7,500	$0	$15,000
Federal	$1,383,229	$93,780	$22,991	$1,500,000
Non-Federal	$0	$0	$0	$0

Authorized

	Cumulative
Federal	$1,500,000
Non-Federal	$0
Total	$1,500,000

Authorized Funding Codes

					Cumulative
140Y8KMNKR	24P00	141017000000000000	41001300	NERRS BIL PROV 10	$1,500,000
				Total	$1,500,000

SECTION II – NOAA STANDARD TERMS AND CONDITIONS

- 2 CFR PART 200, UNIFORM ADMINISTRATIVE REQUIREMENTS, COST PRINCIPLES, AND AUDIT REQUIREMENTS, AS ADOPTED PURSUANT TO 2 CFR § 1327.101
  https://www.ecfr.gov/current/title-2/subtitle-A/chapter-II/part-200?toc=1

- DEPARTMENT OF COMMERCE FINANCIAL ASSISTANCE GENERAL TERMS AND CONDITIONS
  https://www.commerce.gov/oam/policy/financial-assistance-policy
  The Department of Commerce Financial Assistance General Terms and Conditions (GT&Cs) issued October 1, 2024, are incorporated by reference into this award.
- Bureau Financial Assistance Standard Terms and Conditions
  Administrative Standard Award Conditions for National Oceanic and Atmospheric Administration (NOAA) Financial Assistance Awards U.S. Department of Commerce

- Department of Commerce Pre-Award Notification Requirements for Grants and Cooperative Agreements (REF: 79FR 78390)
  https://www.govinfo.gov/content/pkg/FR-2014-12-30/pdf/2014-30297.pdf

SECTION III – SPECIFIC AWARD CONDITIONS

SPECIAL TERMS

New Award

This competitive award number NA25NOSX473C0192 to City of Homer supports the work described in the Recipient's proposal entitled *Acquiring Land to Foster Community Resilience in Homer, Alaska Bridge Creek Watershed* , dated 01/02/2025 as revised on 06/12/2025, 07/11/2025 and 7/21/2025, which is incorporated into the award by reference. This award is made under the following statutory authorities: Coastal Zone Management Act, 16 U.S.C. 1456c (Technical Assistance), 16 U.S.C. 1456-1 (CELCP), and the Infrastructure Investment and Jobs Act, Public Law 117-58. Where the terms of the award and proposal differ, the terms of the award shall

prevail.

The terms in Section II of the Notice of Award applicable to this award are the version in effect at the time of award, unless the award is amended. Historical versions of 2 CFR 200 are available by clicking links at the top of the eCFR weblink in the Notice of Award.

Foreign Air Carrier

The recipient shall comply with the provisions of the Fly America Act (49 U.S.C. 40118). The implementing regulations of the Fly America Act are found at 41 C.F.R. 301-10.131 through 301-10.143. If a foreign air carrier is anticipated to be used for any portion of travel under a DOC financial assistance award the recipient must receive prior approval from the Grants Officer.

Required Use of American Iron, Steel, Manufactured Products, and Construction Materials

Buy America Preference. Recipients of an award of Federal financial assistance from the Department of Commerce (Department) for a program for infrastructure are hereby notified that none of the funds provided under this award may be used for an infrastructure project unless:

1. all iron and steel used in the project are produced in the United States this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States;

2. all manufactured products used in the project are produced in the United States this means the manufactured product was manufactured in the United States; and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard that meets or exceeds this standard has been established under applicable law or regulation for determining the minimum amount of domestic content of the manufactured product; and

3. all construction materials are manufactured in the United States this means that all manufacturing processes for the construction material occurred in the United States. The construction materials standards are listed below.

Incorporation into an infrastructure project. The Buy America Preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. As such, it does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Nor does a Buy America Preference apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project but are not an integral part of the structure or permanently affixed to the infrastructure project.

Categorization of articles, materials, and supplies. An article, material, or supply should only be classified into one of the following categories: (i) Iron or steel products; (ii) Manufactured products; (iii) Construction materials; or (iv) Section 70917(c) materials. An article, material, or supply should not be considered to fall into multiple categories. In some cases, an article, material, or supply may not fall under any of the categories listed in this paragraph. The classification of an article, material, or supply as falling into one of the categories listed in this paragraph must be made based on its status at the time it is brought to the work site for incorporation into an infrastructure project. In general, the work site is the location of the infrastructure project at which the iron, steel, manufactured products, and construction materials will be incorporated.

Application of the Buy America Preference by category. An article, material, or supply incorporated into an infrastructure project must meet the Buy America Preference for only the single category in which it is classified.

Determining the cost of components for manufactured products. In determining whether the cost of components for manufactured products is greater than 55 percent of the total cost of all components, use the following instructions:

a. For components purchased by the manufacturer, the acquisition cost, including transportation costs to the place of incorporation into the manufactured product (whether or not such costs are paid to a domestic firm), and

any applicable duty (whether or not a duty-free entry certificate is issued); or

b. For components manufactured by the manufacturer, all costs associated with the manufacture of the component, including transportation costs as described in paragraph (a), plus allocable overhead costs, but excluding profit. Cost of components does not include any costs associated with the manufacture of the manufactured product.

Construction material standards. The Buy America Preference applies to the following construction materials incorporated into infrastructure projects. Each construction material is followed by a standard for the material to be considered produced in the United States. Except as specifically provided, only a single standard should be applied to a single construction material.

1. Non-ferrous metals. All manufacturing processes, from initial smelting or melting through final shaping, coating, and assembly, occurred in the United States.

2. Plastic and polymer-based products. All manufacturing processes, from initial combination of constituent plastic or polymer-based inputs, or, where applicable, constituent composite materials, until the item is in its final form, occurred in the United States.

3. Glass. All manufacturing processes, from initial batching and melting of raw materials through annealing, cooling, and cutting, occurred in the United States.

4. Fiber optic cable (including drop cable). All manufacturing processes, from the initial ribboning (if applicable), through buffering, fiber stranding and jacketing, occurred in the United States. All manufacturing processes also include the standards for glass and optical fiber, but not for non-ferrous metals, plastic and polymer-based products, or any others.

5. Optical fiber. All manufacturing processes, from the initial preform fabrication stage through the completion of the draw, occurred in the United States.

6. Lumber. All manufacturing processes, from initial debarking through treatment and planing, occurred in the United States.

7. Drywall. All manufacturing processes, from initial blending of mined or synthetic gypsum plaster and additives through cutting and drying of sandwiched panels, occurred in the United States.

8. Engineered wood. All manufacturing processes from the initial combination of constituent materials until the wood product is in its final form, occurred in the United States.

Waivers

When necessary, recipients may apply for, and the Department may grant, a waiver from these requirements.

To help federal agencies and recipients meet BABA requirements, the U.S. Department of Commerce, National Institute for Standards and Technology (NIST), Hollings Manufacturing Extension Partnership (MEP) National Network provides a service to connect stakeholders, including recipients, to U.S. manufacturers that have relevant production capabilities and capacities to help fulfill current market and supply chain needs. Recipients considering a BABA nonavailability waiver are strongly encouraged to contact the NIST/MEP for assistance with supplier scouting services prior to seeking a BABA nonavailability waiver. Further information on the NIST/MEP supplier scouting services is available at: https://nist.gov/mep/supply-chain/supplier-scouting.

When the Department has made a determination that one of the following exceptions applies, the awarding official may waive the application of the Buy America Preference in any case in which the Department determines that:

applying the Buy America Preference would be inconsistent with the public interest (public interest waiver);

the types of iron, steel, manufactured products, or construction materials are not produced in the United States in sufficient and reasonably available quantities or of a satisfactory quality (nonavailability waiver); or

the inclusion of iron, steel, manufactured products, or construction materials produced in the United States will increase the cost of the overall project by more than 25 percent (unreasonable cost waiver).

A request to waive the application of the Buy America Preference must be in writing. The Department will provide

instructions on the format, contents, and supporting materials required for any waiver request. Waiver requests are subject to public comment periods of no less than 15 days and must be reviewed by the Made in America Office.

There may be instances where an award qualifies, in whole or in part, for an existing waiver described on the Department s Build America, Buy America website found at https://www.commerce.gov/oam/build-america-buy-america.

Definitions

Buy America Preference means the domestic content procurement preference set forth in section 70914 of the Build America, Buy America Act, which requires the head of each Federal agency to ensure that none of the funds made available for a Federal award for an infrastructure project may be obligated unless all of the iron, steel, manufactured products, and construction materials incorporated into the project are produced in the United States.

Construction materials means articles, materials, or supplies that consist of only one of the items listed in paragraph (1) of this definition, except as provided in paragraph (2) of this definition. To the extent one of the items listed in paragraph (1) contains as inputs other items listed in paragraph (1), it is nonetheless a construction material.

1. The listed items are:

i. Non-ferrous metals;

ii. Plastic and polymer-based products (including polyvinylchloride, composite building materials, and polymers used in fiber optic cables);

iii. Glass (including optic glass);

iv. Fiber optic cable (including drop cable);

v. Optical fiber;

vi. Lumber;

vii. Engineered wood; and

vii. Drywall.

2. Minor additions of articles, materials, supplies, or binding agents to a construction material do not change the categorization of the construction material.

Infrastructure means public infrastructure projects in the United States, which includes, at a minimum, the structures, facilities, and equipment for roads, highways, and bridges; public transportation; dams, ports, harbors, and other maritime facilities; intercity passenger and freight railroads; freight and intermodal facilities; airports; water systems, including drinking water and wastewater systems; electrical transmission facilities and systems; utilities; broadband infrastructure; and buildings and real property; and structures, facilities, and equipment that generate, transport, and distribute energy including electric vehicle (EV) charging.

Infrastructure project means any activity related to the construction, alteration, maintenance, or repair of infrastructure in the United States regardless of whether infrastructure is the primary purpose of the project. See also paragraphs (c) and (d) of 2 CFR 184.4.

Iron or steel products means articles, materials, or supplies that consist wholly or predominantly of iron or steel or a combination of both.

Manufactured products means:

1. Articles, materials, or supplies that have been:

i. Processed into a specific form and shape; or

ii. Combined with other articles, materials, or supplies to create a product with different properties than the individual articles, materials, or supplies.

2. If an item is classified as an iron or steel product, a construction material, or a Section 70917(c) material under 2 CFR 184.4(e) and the definitions set forth in 2 CFR 184.3, then it is not a manufactured product. However, an article, material, or supply classified as a manufactured product under 2 CFR 184.4(e) and paragraph (1) of this definition may include components that are construction materials, iron or steel products, or Section 70917(c) materials.

Predominantly of iron or steel or a combination of both means that the cost of the iron and steel content exceeds 50 percent of the total cost of all its components. The cost of iron and steel is the cost of the iron or steel mill products (such as bar, billet, slab, wire, plate, or sheet), castings, or forgings utilized in the manufacture of the product and a good faith estimate of the cost of iron or steel components.

Section 70917(c) materials means cement and cementitious materials; aggregates such as stone, sand, or gravel; or aggregate binding agents or additives. See Section 70917(c) of the Build America, Buy America Act.

IMPLEMENTATION OF DOMESTIC SOURCING REQUIREMENT

Prior to initiation of any construction that may arise in this award, the Recipient is required to inform the NOAA Grants Officer and the Federal Program Officer whether it is using iron, steel, manufactured products, or construction materials as described in the Specific Award Condition in this award on Required Use of American Iron, Steel, Manufactured Products, and Construction Materials. In addition, the Recipient is required to inform the NOAA Grants Officer and the Federal Program Officer whether those materials are produced or manufactured in the United States, or alternatively, it is requesting one or more waivers, as described in the award condition. The Recipient is required to coordinate with NOAA regarding its compliance with this Term.

Substantial Involvement For Cooperative Agreement

This award is a cooperative agreement as described in 2 C.F.R. 200.1, meaning that the NOAA is substantially involved in the project. NOAA s participation involves the following:

NOAA Office for Coastal Management (OCM) staff will provide technical assistance and guidance to the Recipient and participate in programmatic activities beyond normal stewardship responsibilities in the administration of the award. OCM staff will closely monitor the award, and in its discretion, may review or monitor local programs for which the Recipient remains responsible. NOAA will collaborate and coordinate with the recipient on the project, and/or provide training on project-related matters to project staff, and provide assistance in the management and technical performance of the project activities. NOAA may require milestones before subsequent stages of the project may continue. NOAA may limit the recipient s discretion with respect to the scope of work, organizational structure, staffing, mode of operations, and other management processes, which will be coupled with close monitoring of operational involvement during performance.

Programmatic Requirements for CZM & NERRS Habitat Protection and Restoration Awards

A. Implementing Project Activities: Prior to implementing a project activity developed as part of a planning activity funded under this award, the applicant must ensure that the work will be conducted in accordance with appropriate Federal, state and local laws.

B. Field Work: The applicant must ensure that any field work conducted as part of educational, training or volunteer programs/activities will be conducted in accordance with appropriate Federal, state and local laws and will follow recognized best practices for minimizing impacts to the human and natural environment.

C. Safety: The Recipient is responsible for safety in the project, including the safety of project personnel, associates, visitors, and volunteers. In addition, for any Self-Contained Underwater Breathing Apparatus (SCUBA) diving activities in a project, it is the responsibility of the Recipient to ensure that SCUBA divers are certified to a level commensurate with the type and conditions of the diving activity being undertaken. Furthermore, it is the responsibility of the Recipient to ensure that any SCUBA diving activities under this award meet, at a minimum, all applicable Federal, State, and local laws and regulations pertaining to the type of SCUBA diving being undertaken.

D. Supplemental Guidance on Acknowledgement of Sponsorship for Coastal Management Program Awards: The following provision supplements the Department of Commerce Financial Assistance Standard Terms and Conditions G.05 and the Environmental Data and Publications Special Award Condition in this award: The cover of the title page of all reports, studies, or other documents, published or distributed electronically or hard copy, and acknowledgment pages of websites and web pages, that are supported in whole or in part by this award or any subawards shall acknowledge the financial assistance provided by the Coastal Zone Management Act of 1972, as amended, administered by the Office for Coastal Management, National Oceanic and Atmospheric Administration.

F. International Travel: Consistent with Department of Commerce Financial Assistance Standard Term and Condition G.05.d., all international travel is required to comply with the regulations set forth in the Fly America Act, 49 U.S.C. 40118.

G. Subaward and Contract Extensions: The Recipient is responsible for administering any requests for extensions of performance periods for any approved subaward or contract up to, but not beyond, the full Federal award period without prior approval by NOAA. NOAA must be notified in writing of any such task extension in semi-annual performance reports.

H. Funding Acknowledgement Sign: For any real property acquired under the award, the Recipient shall cause to be erected at the property a permanent plaque or sign satisfactory to NOAA that identifies the project and credits the National Oceanic and Atmospheric Administration as a funding source. The Recipient's final project report shall include photographs of the sign installed at the property as evidence that this award condition has been met, and sign guidance .

Post Award Environmental Review Process

National Environmental Policy Act (NEPA) Requirements for Change of Scope: Under Department of Commerce Standard Terms and Conditions G.04.a., the Recipient is required to identify to NOAA any impact the award will have on the quality of the human environment, and assist NOAA in complying with NEPA and associated environmental laws and policies. For any tasks or sub-tasks with a Special Award Condition attached requiring further NOAA Office for Coastal Management review prior to full approval, the Office for Coastal Management will review these tasks to determine the appropriate level of National Environmental Policy Act analysis, and if additional information is necessary.

If the scope of an award amendment has changed from the original grant scope (e.g., funding is being awarded for additional construction not originally considered), then NOAA will consider if the change implicates the National Environmental Policy Act even if it was considered in the original award of the grant. A Categorical Exclusion, Environmental Assessment, or Environmental Impact Statement may be prepared for grant amendments, depending on scope of the amendment and what type of analysis is appropriate. For additional grant cycle steps, such as the release of funds, cost extensions, and other administrative steps that do not change the scope of the original grant award where NEPA was conducted, a NEPA review will not need to be conducted again.

NOAA may require additional information to fulfill post award NEPA and environmental compliance review requirements. If NOAA determines that an environmental assessment is required, applicants may also be required to assist in drafting the assessment. Applicants may also be required to cooperate with NOAA in identifying and implementing feasible measures to reduce or avoid any identified adverse environmental impacts of their proposal.

Land Acquisition General Requirements

A. General requirements on land acquisitions and conservation easements:

The Recipient shall comply with all requirements set forth in the Department of Commerce Financial Assistance Standard Terms and Conditions and 2 CFR 200, including 2 CFR 200.311, and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA - 42 USC 4601 et seq., and implementing regulations issued at 15 CFR Part 11 and 49 CFR 24). The URA includes providing for fair and equitable treatment of displaced persons or of persons whose property is acquired as a result of Federal or Federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases. The URA also includes requirements regarding notifications to the property owner and conflict of interest considerations. Consistent with these requirements, the term real property as used in these Conditions includes fee interests as well as conservation easements. Unless approved by NOAA, conservation easements shall be perpetual in nature (as opposed to a conservation easement for a set term of years).

The Recipient agrees (a) Not to use any power of eminent domain available to the Recipient (including the commencement of eminent domain proceedings) for use in connection with the project for the purpose of advancing

the economic interests of private parties; (b) Not to accept title to land, easements, or other interest in land acquired by the use of any power of eminent domain for use in connection with the project for such purposes; and (c) Any use of the power of eminent domain to acquire land, easements or interests in land, whether by the recipient or any other entity that has the power of eminent domain, in connection with the project without prior written consent of the operating unit constitutes an unauthorized activity and/or use of funds under the award, and subjects the recipient to appropriate enforcement action by the Grants Officer, including but not limited to the disallowance of award costs and the termination of an award.

B. Post-acquisition requirements: The Recipient shall manage the Property in accordance with the award. With the written approval of NOAA, Recipient may transfer the property to a public agency or entity that in the transfer document agrees to continue to manage the property in accordance with the award and to not further transfer the property without the written approval of NOAA. In the event NOAA becomes aware of title discrepancies or encumbrances that NOAA deems to interfere with the purpose for which these funds were granted, or if NOAA determines that the property has ceased to be used for the original purpose as approved by NOAA, the Recipient shall reimburse NOAA for the Federal funds received for the project as provided in 2 CFR 200.311.

C. Deed Restriction Language: Pursuant to 2 C.F.R. 200.316, the deed(s) for the real property(ies) acquired with funds from this award shall contain substantially the following provision:

"This property has been acquired (in part -if applicable)] with funds from Federal financial assistance award NA25NOSX473C0192 through NOAA's FY2024 National Estuarine Research Reserve System Habitat Restoration and Conservation funding under the Infrastructure Investment and Jobs Act. Title to the property conveyed by this deed shall vest upon acquisition in the City of Homer, subject to the conditions that the property shall be managed for conservation purposes and consistent with the purposes for which it was acquired. The City of Homer shall not dispose of, exchange, encumber its title or other interests in, or convert the use of this property without the approval of NOAA or its successor agencies."

For each property acquired under the award, a copy of the recorded deed showing the required language shall be submitted with the final project report.

D. Reimbursement of Grant Funds: In the event NOAA becomes aware that the property or easement has been disposed of, transferred, or exchanged; there are title discrepancies or encumbrances that NOAA deems interfere with the purpose for which these funds were granted; or if NOAA determines that the property has ceased to be used for the purposes for the original purposes as approved by NOAA, the Recipient is subject to 2 CFR Part 200.311(c) Real Property Use and Disposition requirements, which include reimbursement to NOAA for the share of the federal funds received for the project based on the fair market value of the interest in the land at the time of disposal.

Complete Acquisition Project Documentation

The Recipient will complete all necessary due diligence tasks, including those referenced below, unless Recipient requests, and NOAA determines, the task is not applicable. No NOAA funds may be expended on the acquisition until the Recipient has submitted the resulting due diligence documents to NOAA and NOAA has approved them.

A. Appraisal: Recipient shall commission an independent appraisal by a certified appraiser as set forth in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and 49 C.F.R. 24. Appraisals are to be prepared according to those requirements which establish fair market value of the property, including the Uniform Appraisal Standards for Federal Land Acquisition (UASFLA / Yellow Book) appraisal standard, and the Uniform Standards of Professional Appraisal Practice (USPAP) appraisal standard as applicable. The appraisal needs to have an effective date within one year prior to the date of acquisition. The purchase price of the property should be based on the appraisal. Older appraisals or negotiated purchase prices above the appraised value may be acceptable upon consultation with NOAA. The Recipient should also submit an independent review appraisal from a qualified review appraiser. Please note that NOAA retains the right to conduct a separate and/or additional appraisal review, depending on the issues raised within the appraisal as well as the amount of federal investment.

B. Willing Seller Letter: The recipient should submit a letter from the seller affirming that s/he is a willing participant in negotiations to sell the property at a mutually agreeable price.

C. Evidence of Agreement: Recipient shall provide documentation (such as an option agreement, purchase agreement, or letter of intent) between the seller and Recipient that indicates agreement to the sale (or intent to agree if terms of a contract can be reached) and the price to be paid for the property.

D. Preliminary Evidence of Title: Recipient shall provide evidence that the seller of the property is the owner and has marketable title free and clear of any liens or encumbrances that materially affect the value of the property. An Attorney s Preliminary Opinion on Title or title insurance binder in favor of the Recipient may serve as evidence. Recipient shall supply a copy of the title evidence along with copies of recorded exceptions to NOAA, and NOAA shall make a determination as to whether the condition of title is sufficient for the project to proceed. Rights of way for public streets and utilities are generally acceptable unless NOAA determines that the encumbrance is inconsistent with the goals of the restoration project.

E. Environmental Site Assessment: If available, the applicant should submit any environmental assessment (e.g. phase 1 or phase 2 assessment) or environmental impact statement that has been done for the property.

F. Survey: The Recipient shall provide a survey of the property in accordance with American Land Title Association/American Congress on Surveying and Mapping Minimum Standard Detail Requirements unless NOAA waives this requirement or determines the survey may be performed to lesser standards.

G. Draft Deed, Conservation Easement or other use agreements: The Recipient shall provide copies of any proposed deeds, conservation easements or other use agreements that may affect long term use of the property. All secondary easements and agreements must be consistent with the purposes of the award.

Funding Restriction for Land Acquisition

Federal funds are not permitted to be expended for land acquisition under this award until NOAA reviews and approves the complete land acquisition project documentation. Specifically, the Recipient is not authorized to expend federal funds in the amount of $1,201,000 for property acquisition until the recipient provides to NOAA: [evidence of agreement with a willing seller, draft evidence of title, appraisal, survey, draft conservation easement, and draft deed for each site], and NOAA has reviewed and approved them.

This information should be submitted via a Satisfy Specific Conditions Revision Request in eRA to NOAA s Office for Coastal Management by 12/31/2027 which is at least 90 days prior to the proposed acquisition date, in order to allow for due diligence review.

SPECIAL CONDITIONS

Executive Order 14173: Ending Illegal Discrimination and Restoring Merit-Based Opportunity

This award term implements Executive Order 14173, 90 FR 8633 (Jan. 21, 2025), Ending Illegal Discrimination and Restoring Merit-Based Opportunity. By accepting this U.S. Department of Commerce financial assistance award, the recipient:

(1) agrees that compliance in all respects with all applicable Federal anti-discrimination laws is material to the government s payment decisions for purposes of section 3729(b)(4) of Title 31 United States Code; and
(2) certifies to the Department that it does not operate any programs promoting diversity, equity, and inclusion that violate any applicable Federal anti-discrimination laws.

Leverage Reporting

The recipient has proposed to use $479,000.00 in leveraged funds as part of the overall support for the NOAA-funded project under this award. The recipient must include in each Performance Progress Report a description of the leverage used during the relevant reporting period. The reporting must also include an explanation for any proposed leverage cited in the proposal that will not be available or is otherwise not implemented as planned in association with the project. The recipient acknowledges that if the leverage cited in the proposal is not actually available for use on the project, NOAA may take this into account as applicable when assessing overall Performance Progress and any impact on the NOAA project.

STANDARD TERMS AND CONDITIONS

Performance Progress Report (PPR)-Award Start Date Semi-Annual

Project Progress Reports are due on a semi-annual basis, no later than 30 days following the end of each six (6) month period from the start date of the original award. A comprehensive final Project Progress Report is due within 120 days after the award expiration date and will include the last interim reporting period.

DUE DATE	TASK NAME	DUE DATE STATUS	DECISION DATE
04/30/2026	Reporting Period 10/01/2025 - 3/31/2026. See Specific Award Conditions and CD-450/CD-451.	Unresolved	
10/30/2026	Reporting Period 4/01/2026 - 9/30/2026. See Specific Award Conditions and CD-450/CD-451.	Unresolved	
04/30/2027	Reporting Period 10/01/2026 - 3/31/2027. See Specific Award Conditions and CD-450/CD-451.	Unresolved	
10/30/2027	Reporting Period 4/01/2027 - 9/30/2027. See Specific Award Conditions and CD-450/CD-451.	Unresolved	
04/30/2028	Reporting Period 10/01/2027 - 3/31/2028. See Specific Award Conditions and CD-450/CD-451.	Unresolved	

Unmanned Aircraft Systems

If this project involves Unoccupied Aircraft Systems (UAS or drone technology), the Recipient is responsible for coordinating with the Federal Program Officer regarding any applicable policies and standards in NOAA's Office of Marine and Aviation Operations (OMAO) Handbook (June 2022, and any updates).

See Uncrewed Aircraft Systems | Office of Marine and Aviation Operations.

In addition, for any UAS activities in a project, it is the responsibility of the Recipient to ensure it has complied with applicable federal/state/local laws and have the appropriate permits in hand prior to conducting drone operations.

Budget Narrative and Justification

1. **Project title**
   Acquiring Land in Homer, Alaska Bridge Creek Watershed

2. **Type of Project**
   Land Conservation

3. **Project Location (latitude and longitude coordinates)**
   Homer Bridge Creek Watershed Protection District, Homer, Alaska. Multiple parcels, approximate location: 59.677447 N, -151.528782 W.

4. **Project Start and End Dates:**
   October 1, 2025 –Septeber 30, 2028

Applicant: City of Homer

Lead PI, City of Homer
Julie Engebretsen
Community Development Director, City of Homer
jengebretsen@ci.homer.ak.us (907) 435-3119
491 East Pioneer Ave, Homer, AK 99603

Co- PI, City of Homer
Dan Kort
Public Works Director
dkort@ci.homer.ak.us (907)235-3170
3575 Heath Street, Homer AK 99603

Co- PI, City of Homer
Leon Galbraith
City Engineer
lgalbraith@ci.homer.ak.us (907)235-3170
3575 Heath Street, Homer AK 99603

Co-PI, Kachemak Heritage Land Trust Subaward
Marie McCarty
Executive Director, Kachemak Heritage Land Trust
marie@kachemaklandtrust.org (907 235-5263
315 Klondike Avenue, Homer, AK 99603

Co-PI, University of Alaska Anchorage (UAA), Kachemak Bay National Estuarine Research Reserve (KBNERR) Subaward
Katherine Schake
Reserve Manager, Kachemak Bay National
Alaska Center for Conservation Science, University of Alaska Anchorage
kschake@alaska.edu (907)235-1593

2181 Kachemak Drive, Homer, AK 99603

5. **Total Federal Funding Request:**
   $1,500,000
   Informal Leveraged Funds
   $479,000

a. Personnel

- **Total Request:** $0

Years One through Three: No personnel costs requested.

The City is using the de minimis cost rate of 15%, and is included under the “Other” budget category. The City is prioritizing the use of funds to purchase as much land for conservation as possible.

b. Fringe Benefits

- **Total Request:** $0

Years One through Three: No direct personnel funding is requested therefore no fringe benefit costs are incurred.

c. Travel

- **Total Request:** $0

Years One through Three: No travel funds are requested. The subject area is a 15-minute drive from municipal and project partner offices.

d. Equipment

- **Total Request:** $0

Years One through Three: No equipment is being purchased so no funds are requested. One of the subawards included under the “Other” budget line does include equipment. That information is provided in the attachments of the UAA/KBNERR scope of work and budget.

e. Supplies

- **Total Request: $0**

f. Contractual*

- **Total Request:** $78,500
- **Year One Request:** $62,934
- **Year Two Request:** $14,766
- **Year Three Request:** $800

Nine contracts will be executed over the course of this grant.

Homer Soil and Water Conservation District contract is for providing technical assistance to co-develop training for NRCS and local landowners. Costs include staff time for co-developing trainings with NRCS staff and outreach materials for land owners on soils, hydrology and groundwater best management / best building practices; informally leverages Know Your Lands Public Information Events.

Dr. Mark Rains, University of South Florida contract is for two researchers to participate in decision-maker and Tribal leader site-based learning and knowledge sharing trainings.

JOA Surveys contract is for installation of Meteorological station on City of Homer property.

Geovera - contract is for a 3rd party surveyor and consultant under contract to City of Homer, to conduct boundary surveys if necessary*

MacSwain Associates, LLC contract is for a 3rd party consultant, USFLA certified appraisers, under contract to City of Homer*

Jemaine, Dunnagan & Owens PS 3rd party consultant, law firm under contract to City of Homer, to prepare real estate transactions for the real properties to be acquired for conservation. *

BGES contract is for Phase I Environmental Analysis. *

Kachemak Bay Title Agency contract is for title search, escrow services deed restriction and recording services. *

Apple Bus contract is for transportation for early career training excursion to city drinking water reservoir and treatment plant.

Homer Soil and Water Conservation District Contract:

- **Total Request:** $10,000
- **Year One Request:** $5,000
- **Year Two Request:** $5,000
- **Year Three Request:** $0

Method of Selection: Sole source local quasi-governmental entity for the State of Alaska.

Period of Performance: October 1, 2025-July 31, 2027

Scope of Work: Lump sum funding in the amount of $10,000 is requested for a subcontract to provide technical assistance to co-develop training for NRCS (Natural Resource Conservation Service) and local landowners on groundwater and surface water nutrient flows, and how they interact with peatlands and salmon streams. On the Kenai Peninsula, the USDA NRCS is known most widely for its cost share programs that combat erosion, encourage wildlife[illegible]ove soil health and make agriculture less

destructive to the natural habitat. Because of their reputation of helping landowners financially, landowners willingly come to the NRCS office to discuss their plans for their land.. Year 1 funds Planning/Design costs; Year 2 funds cover cost of Implementation.

Method for Maintaining Performance Accountability: Project coordinator will oversee contract and remain in regular communications with Homer Soil and Water Conservation District regarding progress, schedule, and expenditures. HSWCD will provide quarterly progress reports and billing when services are rendered.

Itemized Budget:

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Personnel	$5,000	$5,000		$10,000

Dr. Mark Rains, University of South Florida Contract:

- **Total Request:** $10,000
- **Year One Request:** $10,000
- **Year Two Request:** $0
- **Year Three Request:** $0

Method of Selection: Sole source due to many years of partnership with the KBNERR and conducting groundwater research in the region and within the Bridge Creek Watershed Protection District.

Period of Performance: October 1, 2025- July 31, 2026

Scope of Work: Funding in the amount of $10,000 is requested for a subcontract with Dr. Mark Rains, University of South Florida for two researchers to participate in decision-maker site- based learning and knowledge sharing trainings/technical assistance related to USF's groundwater research in the Bridge Creek Reservoir, Anchor River watershed, and lower Kenai Peninsula. This lump sum includes travel from Florida to Homer, Alaska, meals and accommodations.

Method for Maintaining Performance Accountability: Project coordinator will oversee contract and remain in regular communications with Dr. Rains regarding progress, schedule, and expenditures. Dr.Rains will provide quarterly progress reports and billing when services are rendered.

Itemized Budget:

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Personnel	10,000			$10,000

JOA Surveys:

- **Total Request:** $9,066
- **Year One Request:** $0
- **Year Two Request:** $9,066
- **Year Three Request:** $0

Method of Selection: Sole source due to the specialty nature of this work and limited number of firms in Alaska. This firm specializes in tides and water level measurement, vertical datums and geodetic networks.

Period of Performance: October 1, 2025 - September 31, 2027. Work is anticipated in the first year, but construction scheduling sometimes can be difficult due to the very short construction season at the anticipated elevation of the weather station. In a heavy snow year, it can be June before the snow is gone and into July before the ground is dry.

Scope of Work: Funding in the amount of $9,066 is requested for a subcontract with JOA Surveys for the installation of a Meteorological station on City of Homer property in the Bridge Creek Watershed Protection District. The lump sum contract amount includes travel to Homer from Anchorage, AK and personnel costs.

Method for Maintaining Performance Accountability: Project coordinator will oversee contract and remain in regular communications with JOA Surveys regarding progress, schedule, and expenditures. JOA Surveys will provide quarterly progress reports and billing when services are rendered.

Itemized Budget:

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Contractual		9,066		$9,066

Geovera Contract:

- **Total Request:** $0
- **Year One Request:** $0
- **Year Two Request:** $0
- **Year Three Request:** $0

Method of Selection: The City conducted an RFQ process and Geovera was a responsive survey firm. The City alternates between local survey firms and selected this contractor for this project due to other work he has completed in the watershed.

Period of Performance: October 1, 2025- September 30-2028

Scope of Work: While no survey needs are presently anticipated for the project, we included Geovera in the budget narrative as it is possible that NOAA may require a Record of Survey or other document describing the legal area of the 160-acre desired parcel. This is anticipated to be a nominal cost, under $5,000.

Method for Maintaining Performance Accountability: Project coordinator will oversee contract and remain in regular communications with Geovera regarding progress, schedule, and expenditures. Geovera will provide quarterly progress reports and billing when services are rendered.

Itemized Budget: Contractual expense for survey work, if incurred, would likely under $5,000 based on previous similar work by the contractor. If grant funds are not available, the City will cover the cost.

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Contractual	0	0	0	0

MacSwain Associates, LLC Contract:

- **Total Request:** $26,000
- **Year One Request:** $26,000
- **Year Two Request:** $ 0
- **Year Three Request:** $0

Method of Selection: The City conducted and RFQ process and this firm was responsive. They are also one of the only firms in the state that conducts this work.

Period of Performance: October 1, 2026 - September 30, 1, 2028

Scope of Work: Conduct appraisals to NOAA specifications for property acquisition(s). If only one property is acquired, this cost will fall to $7,500-$9,500 based on a lump sum verbal estimate from the appraiser. The above is an estimate for appraising and associated travel for three properties, if buying several smaller parcels becomes necessary. Travel cost is based on a recent invoice for a preliminary appraisal conducted on the subject property. Appraisals are typically a day trip from Anchorage using commercial airline service and car rental.

Method for Maintaining Performance Accountability: Project coordinator will oversee contract and remain in regular communications with MacSwain Associates regarding progress, schedule, and expenditures. MacSwain Associates will provide quarterly progress reports and billings when services are rendered.

Itemized Budget:

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Personnel	24,500			$24,500
Travel	1500			$1,500

Jermaine, Dunnagan & Owens PS Contract:

- **Total Request:** $3,334
- **Year One Request:** $3,334
- **Year Two Request:** $0
- **Year Three Request:** $0

Method of Selection: Jermaine, Dunnagan & Owens PS (JDO) was contracted by the City of Homer through an open RFP process, and provides all legal services to the City.

Period of Performance: October 1, 2025- September 30, 2028

Scope of Work: Lump sum funding in the amount of $3,334 is requested for a subcontract with JDO to draft land acquisition contracts (purchase agreements and deeds), review deed restriction language and all contracts with the City. It is anticipated this work will occur during year one.

Method for Maintaining Performance Accountability: Project coordinator will oversee contract and remain in regular communications with JDO regarding progress, schedule, and expenditures. JDO will provide quarterly progress reports when services are rendered for this project. JDO already provides monthly progress reports and billing for the City as part of its existing work for the City.

Itemized Budget:

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Contractual	3,334			$3, 334

BGES Contract:

- **Total Request:** $15,000
- **Year One Request:** $15,000
- **Year Two Request:** $0
- **Year Three Request:** $0

Method of Selection: The City has requested quotes for other projects and found this firm to be the lowest cost.

Period of Performance: October 1, 2025 - September 30, 2028

Scope of Work: Funding in the amount of $15,000 is requested for a subcontract with BGES for Phase 1 Environmental Assessment work. A single Phase 1 Environmental Assessment is anticipated to be $8,000 lump sum for one large lot, however additional funds have been budgeted to cover if assessment of additional properties (smaller lots at a lower cost) is required. The City does have additional funds to cover this expense if costs rise above $15,000. Funding includes personnel costs and round trip day travel from Anchorage to Homer via commercial air carrier and car rental.

Method for Maintaining Performance Accountability: Project coordinator will oversee contract and remain in regular communications with BGES regarding progress, schedule, and expenditures. BGES company will provide quarterly progress reports and billings when services are rendered.

Itemized Budget:

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Personnel	$15,000			$15,000

Kachemak Bay Title Contract:

- **Total Request:** $3,600
- **Year One Request:** $0
- **Year Two Request:** $0
- **Year Three Request:** $0

Method of Selection: This company is one of two local title companies. The City alternates between companies and has selected this firm for this project

Period of Performance: October 1, 2025-September 30, 2028

Scope of Work: Lump sum funding in the amount of $3,600 is requested for a subcontract with Kachemak Bay Title Company for title report, escrow, closing and recording services. If there is only one land transaction this amount may be reduced.

Method for Maintaining Performance Accountability: Project coordinator will oversee contract and remain in regular communications with Kachemak Bay Title Company regarding progress, schedule, and expenditures. Kachemak Bay Title company will provide quarterly progress reports and billing when services are rendered.

Itemized Budget:

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Personnel	$3,600			$3,600

Apple Bus Contract:

- **Total Request:** $1,500
- **Year One Request:** $0
- **Year Two Request:** $700
- **Year Three Request:** $800

Method of Selection: Sole Source; only school bus company in the region to support transport for early career training.
Period of Performance: October 1, 2026 - September 30, 2028

Scope of Work: Lump sum funding in the amount of $1,500 is requested for a subcontract with Apple Bus Company for early career training transportation to site based field visits. Cost is an estimate as charter rates increase annually.

Method for Maintaining Performance Accountability: Project coordinator will oversee scheduling and payment for bus services.

Itemized Budget:

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Contract	0	$700	$800	$1,500

g. Construction (Not applicable, $0)

h. Other*

- **Total Request:** $1,406,500
- **Year One Request:** $1,303,729
- **Year Two Request:** $80,580
- **Year 3 Request:** $22,191

* This grant budget includes the purchase of Priority 1 parcel: one large 160-acre parcel. The seller is working in good faith with the City and project partners on this transaction (letter indicating willingness to sell is in the appendix of the main project narrative). However, Homer is a dynamic real estate market and should this purchase not be completed for some reason, the funds requested will cover due diligence and land acquisition of Priority 2 parcels. The budget is adequate for conducting due diligence on up to three parcels which includes phase 1 environmental assessments, title reports, etc. This backup strategy to conserve land is supported by a letter of willingness to sell for a smaller parcel (included in the application appendices), a second lot is owned by the Kenai Peninsula Borough, a willing seller at fair market value, and several private lots that are currently on the market. See Appendices with Land Acquisition Map showing Priority1 and Priority2 parcels for more details.

Primary Land Purchase

A total of $1,201,000 is requested for direct land acquisition costs. This is the purchase price of the Priority 1: 160 acre parcel (with a market increase contingency) that will be paid to the land owner and is anticipated to occur in year one. This single large parcel is the priority purchase for the City and presents the greatest opportunity to conserve the largest area of contiguous land with valuable habitat and water resources. This property is currently listed for sale on the open real estate market. Other costs such as title work, survey and other due diligence are listed under the contract section.

Alternative Land Purchases of Primary Land is sold to another party

Should the land owner of the 160 acre parcel choose not to sell to the City, five other parcels have been identified within Priority 2 as alternative options. All parcels are located within the relatively compact 2,000 acre Bridge Creek Watershed, and land owners have expressed interest in exploring the sale of their lands for conservation. All contain either wetland, surface water or groundwater resources, and are contiguous or very close to other conservation lands. The properties are similar in composition and will contribute to the same conservation outcomes as the 160 acre primary land purchase, should that transaction not be completed.

Rank	Estimated cost	Acreage	Notes	Other notes
#1	330000	23.324	"Dee Property" Large lot adjacent to Bridge Creek with groundwater resources, willing land owner letter included in application. Land is listed for sale and this sales price.	The top three transactions are the most likely. All five property owners have indicated willingess to consider selling.
#2	197000	14.0566	"Farmwald Property" Large lot west of the Dee property, no creek frontage, groundwater resources present and willing land owner.	
#3	180000	20	"KPB property" Very close to the reservoir with wetland resources and adjacent to city owned lands.	
#4	36720	3.06	"Howse Property" Smaller lot adjacent to bridge creek with wetlands present. Adjacent to other city conservation purchases.	
#5	389000	45	"Porcupine properites" Large lot (collection of 4 lots sold all together) with groundwater recharge resources, contiguous to other city lands. This transaction may be more difficult as we question the sales price. Actively on the market for about two years.	
Total	**1132720**	**105.4406**		

SIGNS

- **Total Request:** $2,191
- **Year One Request:** $0
- **Year Two Request:** $0
- **Year Three Request:** $2,191

The purchase and installation of required signage for NOAA funded land purchases is requested in year three. Cost is based on similar signage procured by project partner Kachemak Heritage Land Trust.

Kachemak Bay National Estuarine Research Reserve (KBNERR):

- **Total Request:** $143,309
- **Year One Request:** $82,729
- **Year Two Request:** $60,580
- **Year Three Request:** $0

Funding in the amount of $143,309 is requested for a subaward to **Kachemak Bay National Estuarine Research Reserve (KBNERR)** in order to provide Coastal Training Program (CTP) and Education Program Site Based Learning to Decision-makers, Municipal Managers, Natural Resources Conservation Service (NRCS) Staff Training, Workforce Development and Early Career Trainings,Public Information Materials on groundwater science, and Install Meteorological (MET) Station to meet KBNERR System Wide Monitoring Program (SWMP) Standards.

Funding in the amount of $60,000 is requested for a subaward to **the Kachemak Heritage Land Trust** (KHLT) in order to provide public outreach, wo[illegible] the City to facilitate all due diligence for land

acquisition, deed preparation, and create a site monitoring program consistent with NOAA requirements.

See appendix (at end) for full scope of work and details. A synopsis is provided below.

Method of Selection: KBNERR is the City's NOAA project partner.

Period of Performance: October 1, 2025-September 30, 2027.

Scope of Work: KBNERR will provide training and education components to build community resilience and transfer knowledge of maintaining municipal freshwater sources integrating past KBNERR research. This includes teachers, students, community decision makers and members of the general public. KBNERR has been highly successful in this work over the past twenty years and is well integrated in the community to provide this service for this project. KBNERR will also oversee the installation of a Meteorological (MET) Station to meet KBNERR System Wide Monitoring Program (SWMP) Standards.

Method for Maintaining Performance Accountability: Quarterly progress meetings will be held to monitor progress. Success will be measured by the creation of and conducting of CTP, TOTE and Discovery Lab programing, training for NRCS staff and completion of the installation of the MET station.

Itemized Budget: (see also appendix at end of this document)

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Personnel	29,952	30,701		$60,653
Fringe Benefits	14,822	15,193		$30,015
~~Travel~~	~~[amount]~~	~~[amount]~~	~~[amount]~~	~~[amount]~~
Equipment	$23,627			$23,627
~~Supplies~~	~~[amount]~~	~~[amount]~~	~~[amount]~~	~~[amount]~~
~~Contractual~~	~~[amount]~~	~~[amount]~~	~~[amount]~~	~~[amount]~~
~~Other~~	~~[amount]~~	~~[amount]~~	~~[amount]~~	~~[amount]~~
Indirect Charges	14,328	14,686		$29,014
TOTAL				**$143,309**

Kachemak Heritage Land Trust:

- **Total Request:** $60,000
- **Year One Request:** $20,000
- **Year Two Request:** $20,000
- **Year Three Request:** $20,000

See appendix (attached) for full scope of work and details. A synopsis is provided below.

Method of Selection: Sole source; only accredited Land Trust within the region.

Period of Performance: October 1, 2025-September 30, 2028

Scope of Work: Provide public outreach, facilitate due diligence on land purchase(s) and provide draft deed restriction language. Work to create a site monitoring program consistent with NOAA requirements that the City can use to monitor all municipally owned lands within the watershed.

Method for Maintaining Performance Accountability: Monthly meetings to review progress, identify problems as they arise and timely solutions. Meetings may be bi-weekly during property acquisition.

Itemized Budget: (see also appendix this document)

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Personnel	12,980	12,980	12,980	$38,940
Fringe Benefits	2,780	2,780	2,780	$8,340
~~Travel~~	~~[amount]~~	~~[amount]~~	~~[amount]~~	~~[amount]~~
~~Equipment~~	~~[amount]~~	~~[amount]~~	~~[amount]~~	~~[amount]~~
~~Supplies~~	~~[amount]~~	~~[amount]~~	~~[amount]~~	~~[amount]~~
~~Contractual~~	~~[amount]~~	~~[amount]~~	~~[amount]~~	~~[amount]~~
~~Other~~	~~[amount]~~	~~[amount]~~	~~[amount]~~	~~[amount]~~
Indirect Charges	4,420	4,420	4,420	$12,720
				TOTAL $60,000

h. Indirect Charges

- **Total Request:** $15,000
- **Year One Request:** $7500
- **Year Two Request:** $7500
- **Year Three Request:** $0

Indirect charges are calculated at a de minimis indirect rate of 15% and apply to the following direct costs for a total of $15,000. The City is prioritizing the use of funds to purchase as much land for conservation as possible.

- Personnel: $0
- Fringe Benefits: $0
- Travel: $0
- Equipment: $0
- Supplies: $0
- Other: $1,404,309*
- **Total:** $15,000

*There are two subawards over $50,000. The City is using the de minimis indirect rate of 15% on the first $50,000 on both of them.

Subaward 1: $50,000 x 0.15 = $7,500
Subaward 2: $50,000 x 0.15 =$7,500
Total: $15,000

i. Cost Sharing : N/A

- Informal Leveraged funds: $479,000. This is not part of any formula match or cost share amount, and not part of the 424 or 424A budget.

Project PI Julie Engebretsen will be donating over 300 hours of her time to the project for an in-kind donation valued over $20,000. Additionally, the City of Homer is in the process of spending $70,000 on land acquisition in the watershed, and a private conservation buyer is purchasing nearly 50 acres at a cost of $389,000. These land purchases have assisted in the design and support of this grant application and land conservation in the Bridge Creek Watershed Protection District.

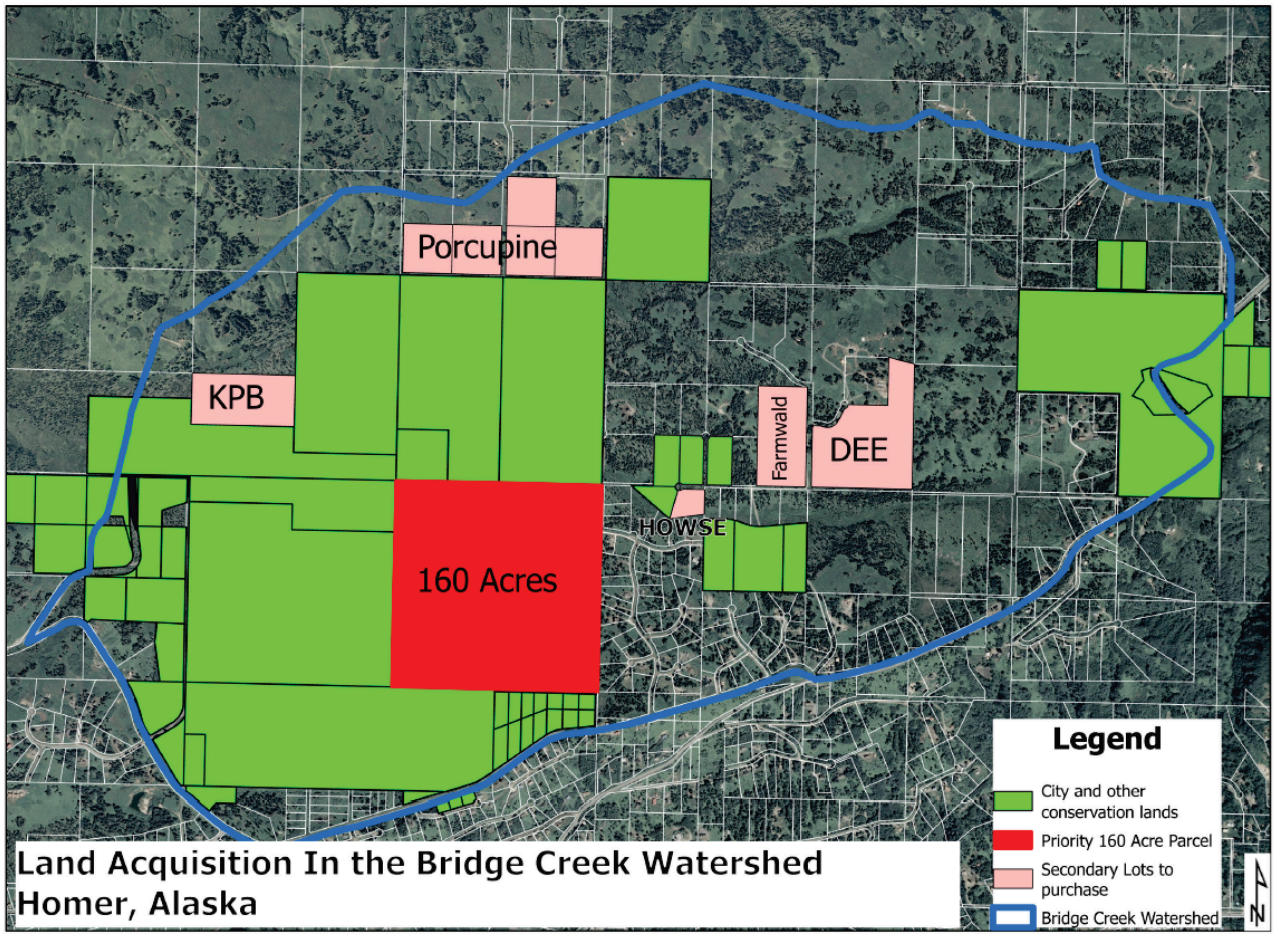
Leveraged Funds Table

Activity	**Value**
City Staff Time	$20,000
Additional land acquisition by the City	$70,000
Private conservation land purchase	$389,000
Total Leveraged Funds	**$479,000**

Appendix:

1) Land map of Priority 1 and Priority 2 Parcels
2) Kachamak Bay NERR subaward detailed budget

1) Land map of Priority 1 and Priority 2 Parcels



2) Subaward to: Kachemak Bay National Estuarine Research Reserve
Alaska Center for Conservation Science
University of Alaska Anchorage

Funding Opportunity: NOAA-NOS-OCM-2024-27098

Project Lead Applicant: City of Homer

Project Title: Acquiring Land in Homer, Alaska Bridge Creek Watershed

Names and Affiliations of Subaward Principal Investigators (PI):

Katherine Schake, Subaward Principal Investigator
Reserve Manager, Kachemak Bay NERR
Alaska Center for Conservation Science
University of Alaska Anchorage
kschake@alaska.edu | (907) 235-1593
2181 Kachemak Drive; Homer, AK 99603

Syverine Bentz, Co-PI
Coastal Training Program Coordinator, KBNERR
Alaska Center for Conservation Science
University of Alaska Anchorage
syverine@alaska.edu | (907) 235-1593
2181 Kachemak Drive; Homer, AK 99603

Project Start and End Dates: October 1, 2025 – September 30, 2027

Total Subaward Request: **$143,309**

MACSWAIN ASSOCIATES

4401 Business Park Boulevard, Suite 22, Anchorage, Alaska 99503

RESTRICTED APPRAISAL REPORT

160± Acres with Cabin
NE¼ of Section 8, T6S, R13W, SM
651 Quinalt Avenue, Homer, Alaska

Date of Value: October 23, 2024 File No. 24-3961

Submitted To:

Julie Engebretsen, Acting City Manager
City of Homer
491 E. Pioneer Avenue
Homer, AK 99603

MacSwain Associates

4401 Business Park Blvd., Suite 22
Anchorage, Alaska 99503
Phone: 907-561-1965
a.kleinke@macswain.com

October 28, 2024

Julie Engebretsen, Acting City Manager
City of Homer
491 E. Pioneer Avenue
Homer, AK 99603

Re: Market Value Estimate
160± Acres with Cabin
NE¼ of Section 8, T6S, R13W, SM
651 Quinalt Avenue, Homer, Alaska

Dear Ms. Engebretsen:

We have prepared a *Restricted Appraisal Report* of the above-referenced property in Homer, Alaska. Owned by Thomas M. Haeg, the appraised 160± acres sets above Skyline Drive within the City of Homer's Bridge Creek Watershed Protection District, which controls development potential. A cabin is situated on the parcel, accessed by a City-maintained gravel road to the property's east boundary. The purpose of the appraisal is to assist the City of Homer with evaluating the property for a potential purchase. Kachemak Heritage Land Trust (KHLT) is an additional intended user of the appraisal, and is assisting the City of Homer with the project. We appraise the market value of the *fee simple estate*. This report is prepared in accordance with the *Uniform Standards of Professional Appraisal Practice* (USPAP).

Based on the result of our investigation and analysis, the market value of the appraised property, as of October 23, 2024, is estimated as follows.

Market Value Estimate	**$1,125,000**

Your attention is directed to the Assumptions and Limiting Conditions of this report. If you have any questions, please contact our office.

Sincerely,

Alex Kleinke
State of Alaska Certificate No. 148873

Appraiser Certification

The undersigned certifies that to the best of their knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- We have not performed any services as an appraiser or in any other capacity, regarding the property that is the subject of this report, within the three-year period immediately preceding acceptance of this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The reported analyses, opinion, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- Alex Kleinke inspected the appraised property on October 23, 2024.
- No one provided significant real property appraisal assistance or analytical support to the person signing this certification.
- As of the date of this report, Alex Kleinke is a certified General Real Estate Appraiser in the State of Alaska and has completed the education requirements through June 2025.
- As of the date of this report, Alex Kleinke has completed the Standards and Ethics Education Requirements for Practicing Affiliates of the Appraisal Institute.

➔ As of the date of this report, Alex Kleinke has completed the continuing education program for Practicing Affiliates of the Appraisal Institute.

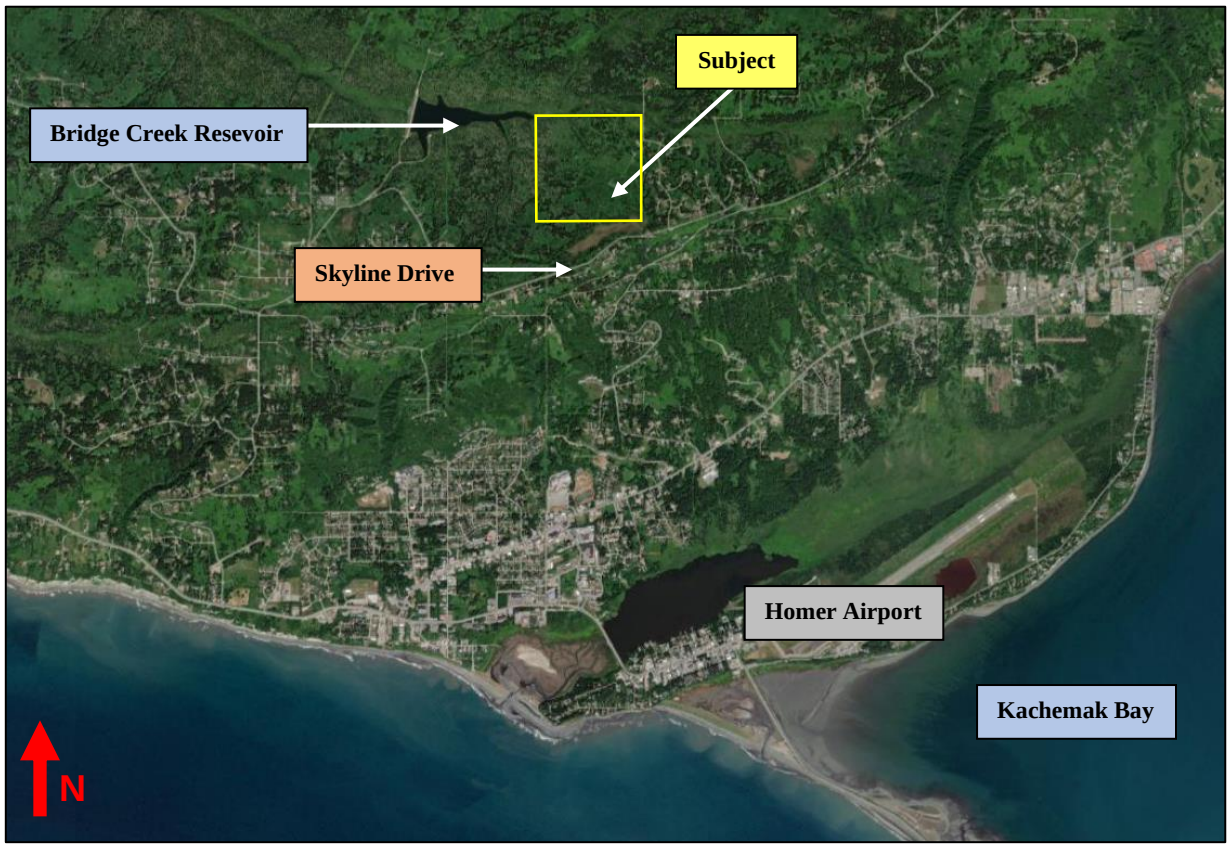
10/28/24

Alex Kleinke Date
State of Alaska Certificate No. 148873

Appraisal Overview

This is a *Restricted Appraisal Report* prepared to comply with USPAP. The data, reasoning, and analyses that are used to develop an opinion of value are retained on file. The information contained in this report addresses the specific needs of the client and the appraisers are not responsible for the unauthorized use of this report.

Location Map



Client: Julie Engebretsen, City of Homer (City)

Appraiser: Alex Kleinke (State of Alaska Certificate No. 148873)

Intended Use: Assist with potential purchase of subject property

Intended Users: City and KHLT

Value Type: The type of value estimated is *market value*. Market value is defined on the following page.

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

a. buyer and seller are typically motivated;

b. both parties are well informed or well advised, and acting in what they consider their own best interests;

c. a reasonable time is allowed for exposure in the open market;

d. payment is made in terms of cash in US dollars or in terms of financial arrangements comparable thereto; and

e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. [1]

Property Inspection Date: October 23, 2024

Effective Appraisal Date: October 23, 2024

Report Date: October 28, 2024

Property Type/Current Use: Recreational/residential land overlooking Homer containing small cabin

Property Rights Appraised: Fee simple estate

Property Address: 651 Quinalt Avenue, Homer, AK 99603

Legal Description: Public records indicate the following legal description:

The Northeast one-quarter (NE1/4) in Section 8, Township 6 South, Range 13 West, Seward Meridian, Homer Recording District, Third Judicial District, State of Alaska.

Ownership: Kenai Property Borough Assessment records list the property owner as:

Thomas M. Haeg
PO Box 4022
Homer, AK 99603-4022

Three-Year Sale History: Public records indicate a sale of the subject property transpired in July 2022 between The Reagen Family Irrevocable Trust (grantor) and Thomas M. Haeg (grantee), who is the current property owner. The reported sale price was just under $600,000.

[1] *Appraisal of Real Estate*, Fifteenth Edition (2020), by the Appraisal Institute, p. 49.

A recorded deed of trust indicates the seller financed $400,000 of the sale price. The property owner indicated financing terms include quarterly interest only payments at 8%. The property is currently listed for sale with an asking price of $2,025,000 and has been exposed to the market for approximately one year. We are not aware of any official written offers on the property. The property owner reported he has had interest from several parties in acquiring smaller portions of the property.

Appraisal Methodology: We utilize the sales comparison approach to estimate the market value of the appraised property. Neither the cost nor the income capitalization approaches reflect market behavior for similar properties. Our comparative market analysis uses qualitative techniques to measure differences between the comparable sales and the subject. Known as a relative comparison analysis, we rate various features of the comparable sales that affect market behavior. This report is a brief recapitulation of the appraisers' data, analyses, and conclusions with supporting documentation retained on file.

Appraisal Scope: The scope of the appraisal is summarized as follows.

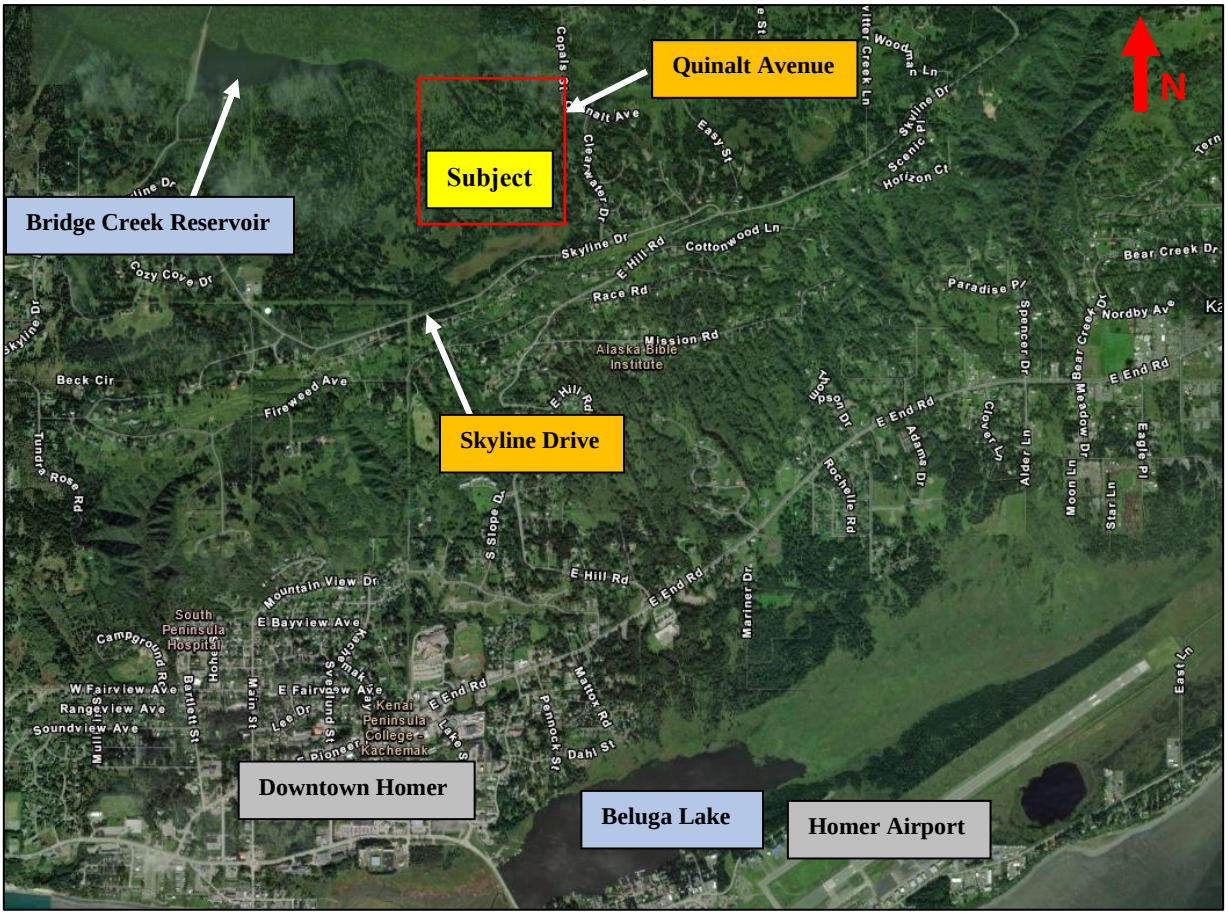
- ➔ Inspected the appraised property with Julie Engebretsen with City of Homer, prospective buyer on October 23, 2024;
- ➔ Discussed the property and appraisal assignment with Julie Engebretsen with the City of Homer, prospective buyer;
- ➔ Discussed property, property history, and neighborhood dynamics with Tom Haeg, property owner;
- ➔ Discussed property and listing with Joleen Brooks, listing agent with Berkshire Hathway;
- ➔ Reviewed KPB Tax Parcel Map No. 173-050;
- ➔ Reviewed Plat Map No. 82-14;
- ➔ Reviewed wetland mapping, aerial mapping, and topographical mapping made available by the Kenai Peninsula Borough (KPB) and State of Alaska;
- ➔ Reviewed City of Homer Bridge Creek Watershed Protection district regulations published in Chapter 21.40;
- ➔ Observed neighborhood land use patterns;
- ➔ Collected and analyzed economic data pertaining to the Homer real estate market;
- ➔ Performed a land use analysis that concludes with an opinion of highest and best use;
- ➔ Collected and analyzed comparable land sales;
- ➔ Collected and analyzed comparable homesite sales improved with cabins;
- ➔ Developed the sales comparison approach to arrive at market value indications; and
- ➔ Reconciled the value indications into a final estimate of market value.

Exposure Time: A period of 12 months prior to our effective date of value is a reasonable exposure time.

Property Description

Neighborhood Description: The appraised property sets above Skyline Drive adjacent to Homer City Limits, within the City's Bridge Creek Watershed Protection District. This area covers several hundred acres and has limits on development. Setting 4.5± road miles north of the Homer Commercial Core, and 1,000± feet above Downtown Homer, the neighborhood is comprised of low-density residential development. Much of the land to the north is owned by the City of Homer. Bridge Creek Reservoir sets to the northwest and provides the City's water supply. Vacant lands to the west and south are owned by Nancy Hillstrand and Kachemak Heritage Land Trust, while a residential subdivision (Kelly Ranch Estates) bounds the subject to the east. Utility service in the neighborhood includes natural gas and electricity. Road maintenance is provided by the City of Homer, and roads within the immediate neighborhood are gravel surfaced. Skyline Drive (paved) to the south is maintained by the State of Alaska. To summarize, the subject neighborhood is more rural in character, but proximate to urban services as it sets adjacent to City of Homer boundaries.

Neighborhood Aerial Map



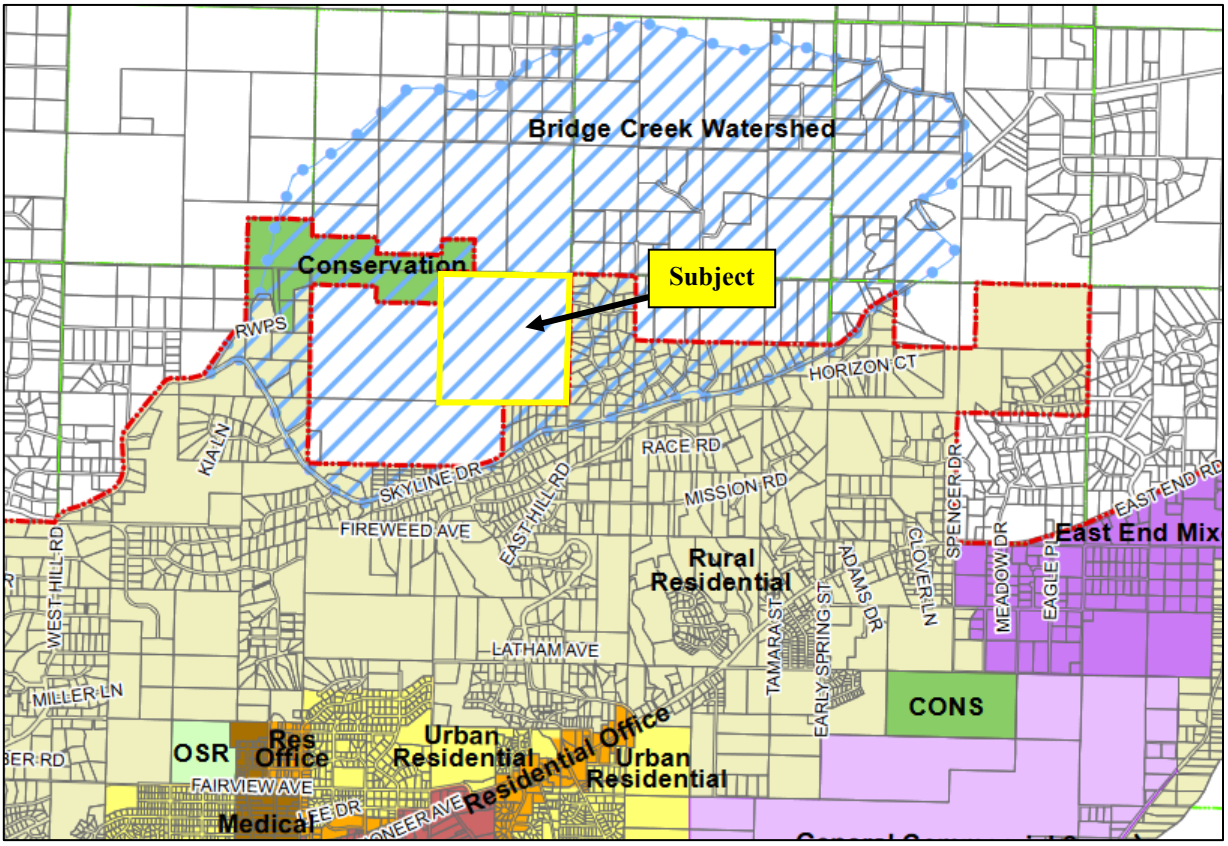
Property Description: This description is based on the October 23, 2024 property inspection, review of publicly-available mapping, aerial imagery, and drone photographs included in the subject listing package. We also reviewed KPB Assessor Map 173-050. The parcel is a rectangular-shaped containing 160± acres comprised of predominantly raw land setting above Skyline Drive. Topography is undulating and sloping with 180± foot elevation differential, and

three distinct valley drainages. Spruce trees define the majority of the parcel while pockets of low-lying vegetation are evident in the wetland-impacted areas. Access is maintained to the northeast corner via Quinalt Street. A lengthy gravel driveway meanders to the cabin improving the property near the southeast corner. The property benefits from mountain views, including Mt. Iliamna across Cook Inlet. Partial Kachemak Bay views are also possible on portions of the parcel, but are generally obstructed from ground level. Utility infrastructure includes electricity and natural gas to the property.

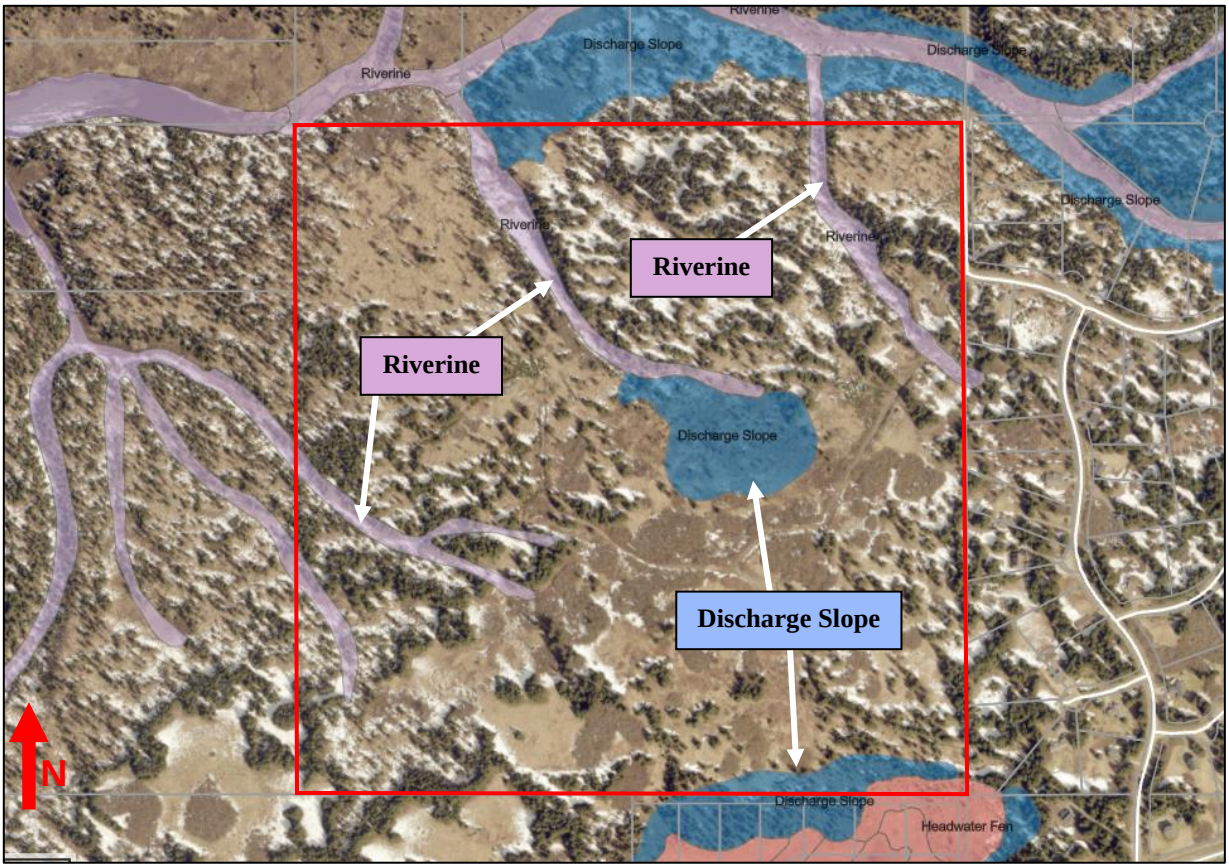
Wetlands are identified by the Kenai Watershed Forum (KWF) as riverine, with multiple drainages bisecting the parcel from Bridge Creek to the north. A discharge slope wetland feature sets in the center of the property and along the south border. The wetlands rank per the City of Homer is high for the riverine wetlands and low for the discharge slope wetlands. The property is situated outside of FEMA flood mapping areas per Panel 02122C2020E while most surrounding areas within City Limits are within Zone D, Areas in which flood hazards are undetermined, but possible.

Chapter 21.40 defines the subject's zoning designation, despite officially setting outside City Limits. The Bridge Creek Watershed Protection District limits allowable coverage to 4.2% of the parcel. This development includes house footprint, driveways, decks, and parking pads. Subdivision is permitted, with minimum lot sizes of 4.5 acres.

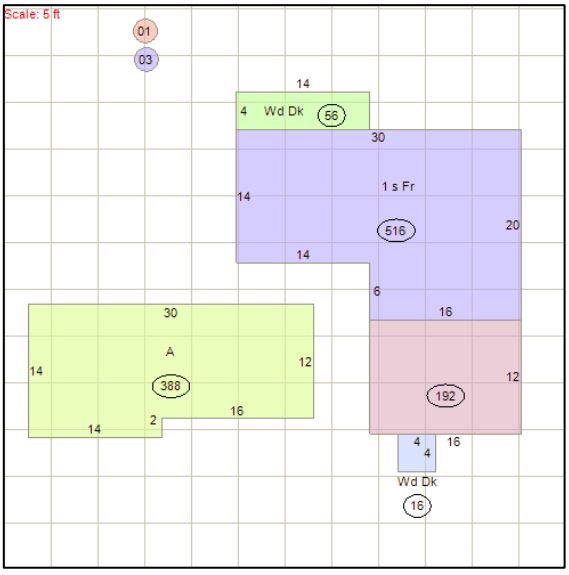
City of Homer Zoning Map



KWF Wetland Assessment



As mentioned, a cabin improves the property. Per KPB, this cabin was constructed in 2002 with 516± square feet of finished living area. The KPB building sketch is included on this page.

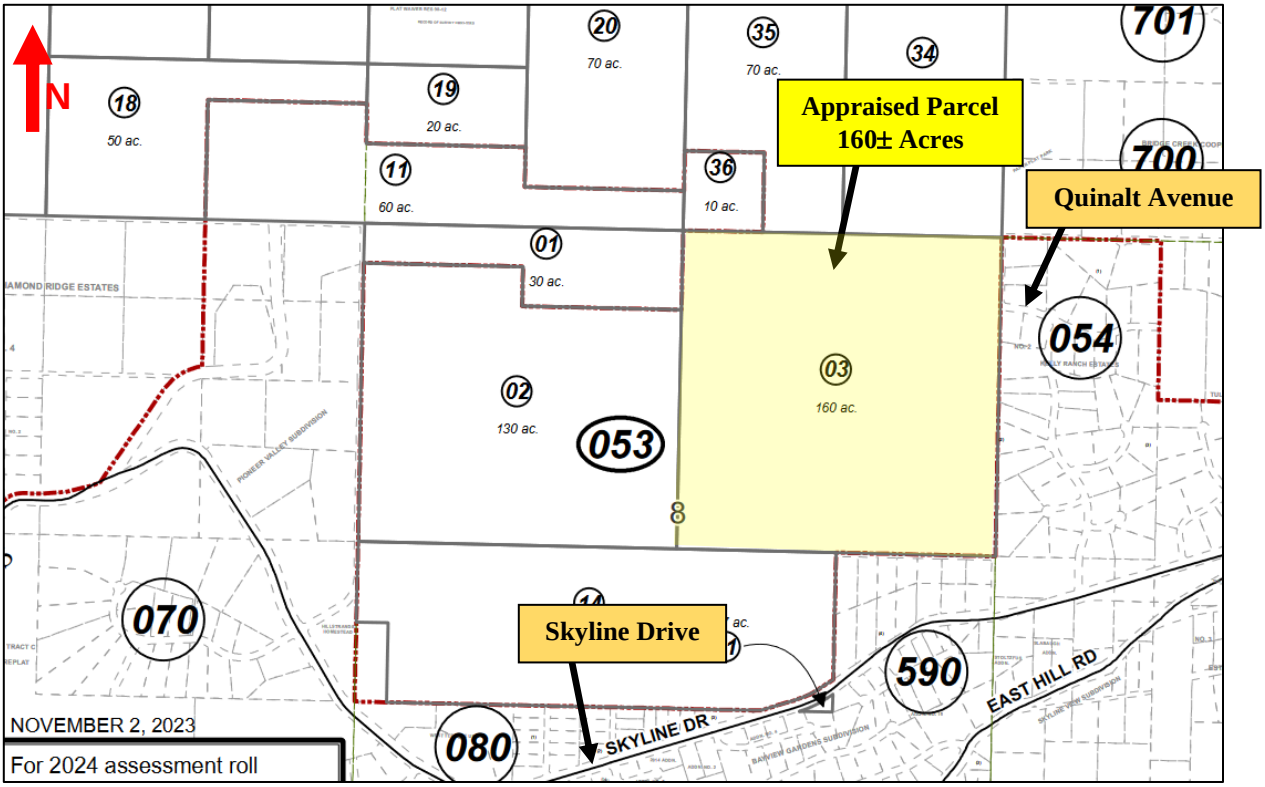


The primary construction is log, with a wood-frame addition creating an L-shape structure. A wood porch with overhang measures 12′×16′. A partial second-level attic is not included in the square footage. The structure was moved on-site from Jakolof Bay near Seldovia and placed onto wood crib foundation. A covered 12′×16′ porch extends from the front of the cabin. Two small wood decks are also evident. The structure is heated with a wood stove. Electricity is provided by a generator. A small cistern well collects water from a nearby creek. Propane fuel supplies the cooking stove. There is an outhouse proximate to the cabin. Site improvements include approximately 2,100 lineal feet of driveway/trail leading to the improvement from Quinalt Avenue. Numerous additional trails meander across the property.

Historical KPB Property Assessments (173-053-03)

Year	Land	Improvements	Total	Mill Rate	RE Taxes
2024	$125,000	$41,600	$166,600	10.82	$1,802.62
2023	$125,000	$40,500	$165,500	11.48	$1,899.94
2022	$119,100	$40,100	$159,200	11.80	$1,878.56

KPB Assessor Map 173-050



Highest and Best Use: Remote recreation/residential with future limited subdivision potential

Property Photographs Taken by Alex Kleinke on October 23, 2024

North view of property taken from center/south portion

Northwest view from property showing Mt. Iliamna in far background

Property Photographs Taken by Alex Kleinke on October 23, 2024

Cabin on property

Clearing off property trail near east boundary

Property Photographs Taken by Alex Kleinke on October 23, 2024

West view near entrance to property from Copalis Street / Quinalt Avenue

East view from cabin site area

Property Valuation – Thomas M. Haeg Property

Sales Comparison Approach

Overview: The sales comparison approach is a systematic procedure of estimating the subject's market value by comparing it directly to property sales afforded similar physical and economic character. The approach is founded on the principle of substitution, theorizing value is a function of a knowledgeable investor's (buyer) intent to pay no more for a specific property than the cost of acquiring an alternative property offering similar utility (economic satisfaction). The sales comparison approach is the best approach for valuing under improved land with recreational and remote residential appeal.

Comparable Sales: A summary of property sales used in comparative analysis follows. These sales include properties in more remote Homer neighborhoods that contain 40 acres or more. We emphasize sales with a variety of topographical and wetland constraints. The land sales are analyzed on a per acre basis. In addition, we reviewed sales of small cabin/dwelling homesites in Homer (see table on following page). After extracting the value of land contribution, we present the price per square foot attributed to the structures on the property. Additional details of these transactions are retained on file.

Comparable Land Transactions

No.	Location	Date	Sale Price	Size	$/Acre
1	North side of Virginia Avenue, just west of Sterling Highway Mile 166.8	2/22	$675,000	80.00± Ac.	$8,438
2	Off Stone Step Circle and Cookie court right-of-way, fronting Resurrection Bay in Fritz Creek	3/21	$825,000	94.72± Ac.	$8,710
3	North of Easy Street off Skyline Drive and East Hill Road	3/21	$184,000	40.00± Ac.	$4,600
4	North and south sides of Easterday Road, off Ohlson Mountain Road, five miles northwest of Skyline Drive	3/21	$220,000	66.50± Ac.	$3,308
5	North of Misty Ridge Road, one-half mile north of Diamond Ridge Road	12/20	$300,000	93.78± Ac.	$3,100
6	North side of East End Road Mile 3.5 at Fanning Road/Kachemak Drive	6/18	$640,000	93.95± Ac.	$6,812
7	West end of Quinalt Avenue above Skyline Drive *(Subject Sale)*	7/22	$600,000	160.00± Ac.	$3,750
L1	West end of Quinalt Avenue above Skyline Drive *(Subject Listing)*	Active	$2,025,000	160.00± Ac.	$12,656
--	**West end of Quinalt Avenue above Skyline Drive (Subject)**	**10/24** ***DoV***	**-- --**	**160.00± Ac.**	**-- --**

Homesite Sales (Improvement Contribution)

No.	Location	Date	Sale Price w/o Land	Building Area	$/SF Bldg. Area
1	Remote area off Totem Pole Avenue	6/20	$55,000	384± SF	$143
2	NWC of Lasalle Avenue and Paton Street ROWs	3/20	$90,000	558± SF	$161
3	NWC of Treeline Way and Twitter Creek Lane	4/20	$27,000	288± SF	$94
--	**West end of Quinalt Avenue above Skyline Drive (Subject)**	**10/24** ***DoV***	-- --	**516± SF**	--

Comparable Land Sales: The comparable land sales indicate a unit value range from $3,308 to $8,710 per acre. Additionally, the subject is currently listed for $12,656 per acre, which includes the contribution of the cabin.

Land Sale 1 is the February 2022 sale of an 80-acre parcel setting west of the Sterling Highway at the terminus of Virginia Avenue. The property sets below the highway and slopes from east to west, affording views of Kachemak Bay and mountains across Cook Inlet. The property contains wetland inundation identified by KWF as primarily kettle and lakebed. Access is from a gravel road. KPB road maintenance terminates 1,000± feet east of the property at the corner of Denny Lane. The property was exposed to the market for approximately one year at $799,000. The list price was reduced to $675,000 or $8,438 per acre, and sold thereafter. The broker would not share the sale price citing confidentiality; however, we believe the sale price to approximate the reduced list price. Comparatively, downward adjustments are necessary for size differential, topography, and lack of developmental restrictions. Partially offsetting upward adjustments are required for the extent of wetland inundation and lack of maintained access. The net adjustment is downward, indicating a unit value less than $8,438 per acre for the subject land contribution.

Land Sale 2 is the March 2021 sale of a 94.72± acre parcel in the Fritz Creek area. The property consists of a large, platted tract containing 88.277± acres and three bluff lots within Stone Step East subdivision. A portion of the large tract is encumbered with Stone Step Lake. Overall, mapped wetland inundation includes lakebed, kettle, riverine, and discharge slope. Topography is undulating with multiple high points enabling premier Kachemak Bay and mountain views. Total bay frontage approximates 1,162± feet. Access is limited to the larger tract, but it is unmaintained. Utility infrastructure is limited to electricity. The property was listed for $825,000 and reportedly sold immediately. Despite the broker not reporting the sale price, we believe the sale price is close to the list price. This indicates a unit value of $8,710 per acre. The property was purchased by an out-of-state investor group, which now has the property listed for sale at a higher price of $1,995,000. Moreover, the larger tract is listed separately for $1,475,000 with the bluff lots listed for $285,000 each or $855,000 combined. The listings have been active for 125 days. Comparatively, the 2021 sale is rated superior in terms of lack of restrictive development potential, bay frontage, and size differential. Conversely, location and

access are rated inferior. The net adjustment is downward, indicating a unit value less than $8,710 per acre for the subject land contribution.

Land Sale 3 is the March 2021 sale of a 40± acre parcel setting north of Skyline Drive, just east of the subject. Located within the Bridge Creek Watershed Protection District, Bridge Creek bisects the parcel on the north half. Topography is sloping and the property has Cook Inlet and mountain views. The majority of the property is wetland inundated with discharge slope, riverine, and upland complex designations. Access is from Easy Street, a Borough-maintained road bisecting the southwest corner. Electricity and natural gas are available as well. The seller had owned the property since the 50s, and it remained undeveloped. Listed several times over the past decade, it sold after 261 days of market exposure at $195,000. The $184,000 sale price indicates a unit value of $4,600 per acre. Comparatively, size differential is rated superior. Conversely, wetland inundation is rated inferior. Moreover, topography is inferior as the parcel slopes from north to south with descending contour, hampering Kachemak Bay and Cook Inlet view potential. After accounting for consideration of improving market conditions, this sale indicates a unit value greater than $4,600 per acre for the subject land contribution.

Land Sale 4 is the March 2021 sale of a 66.50± acre parcel located on the north and south sides of Easterday Road off Ohlson Mountain Road, five miles northwest of Skyline Drive. Situated along Diamond Ridge, the property's topography ranges from level to undulating, creating mountain and ocean views. Easterday Road bisects the property and is seasonally maintained by the Borough. Twitter Creek flows south of the parcel, but inundation is limited to the southwest corner. The property was listed for $250,000 and sold after 206 days of market exposure for $220,000 or $3,308 per acre. The seller acquired the property in 1999, which was originally granted as a State agricultural patent. Therefore, further subdivision of the property is not possible. A discussion with the broker indicated conversion to fee simple is possible, however. Despite this possibility, an upward adjustment is required for inferior legal characteristics. Moreover, location and access are inferiorities that require additional upward adjustments. Partially offsetting downward adjustments are necessary for size differential and wetland inundation. The net adjustment is upward, indicating a unit value greater than $3,308 per acre for the subject land contribution.

Land Sale 5 is the December 2020 sale of a 96.78± acre parcel located north of Misty Ridge Road, one-half mile north of Diamond Ridge Road. The property is accessed by an unmaintained gravel road, and is primarily undulating and comprised of kettle, wetland/upland complex, discharge slope, and riverine wetlands. Certain elevated level benches have Kachemak Bay and Cook Inlet view potential. Electricity runs adjacent to the south boundary. The seller acquired title the same year of the sale, via an exchange for other property and performing services. A full-price offer culminated immediately upon listing. Reportedly, the buyer was aware of the property from previous listings and had designs for developing a peony farm. The $300,000 sale price indicates a unit value of $3,100 per acre. Comparatively, downward adjustments are necessary for size differential and lack of development restrictions. A multitude of inferiorities culminate in overriding upward adjustments that indicate a unit value greater than $3,100 per acre for the subject land contribution.

Land Sale 6 is the June 2018 sale of a 93.95± acre property situated on the north side East End Road between Miles 3 and 4. At the time of sale, the parcel was unsubdivided and inundated with discharge slope and riverine wetlands. The parcel slopes to the north with ascending contour, creating Kachemak Bay and mountain view potential. Access is paved and maintained, and electricity and natural gas are available. The parcel is unzoned as it is located just outside of City of Homer zoning boundaries. The property sold shortly after listing for a price that exceeded the list price. The sale price of $640,000 indicates a unit value of $6,812 per acre. The buyer was a developer that subdivided the parcel into a 44-lot subdivision called The Meadows. Comparatively, downward adjustments are necessary for size differential, access, and lack of development restrictions. Conversely, an upward adjustment is required for more significant wetland inundation. Moreover, improving market conditions over the past eight-year interval mandates an additional upward adjustment. Finally, we adjust the comparable upward for conditions of sale. Atypical sale characteristics include a very short marketing time, a sale price exceeding the list price, and the seller representing an out-of-state family trust. After careful review, we consider the upward adjustments and downward adjustments to generally offset, indicating a unit value approximating $6,812 per acre for the subject land contribution.

Land Sale 7 is July 2022 of the 160± acre subject parcel. The seller originally acquired the title in 1970 from Donald C. Nelson. The cabin on the property was reportedly constructed near Seldovia and placed on site in 2002. Property ownership was conveyed ownership into a family trust in 2022. After offering the property for sale in 2022, the current property owner acquired ownership utilizing partial seller financing with a recorded $400,000 deed of trust financed at 8% with quarterly interest only payments. The $600,000 sale price indicates $3,750 per acre on a unit basis. We give consideration to the subject sale in reconciliation but recognize it was a below-market transaction. The property was not actively marketed, and the buyer, who lives nearby became aware of the offer for sale before it became public knowledge. According to the buyer, the sellers did not want to list the property with an agent. The buyer believes he paid a significantly below-market price for the property. Subsequent to the sale, it was apparent that some cabin refurbishment had occurred.

The table below shows a ranking grid of the comparable land sales utilized along with their respective net adjustments.

Land Sale	$/Acre	Rank	Net Adjustment
2	$8,710	Superior	↓
1	$8,438	Superior	↓
Subject	-- --	-- --	-- --
6	$6,812	Similar	-- --
3	$4,600	Inferior	↑
7	$3,750	Inferior	↑
4	$3,308	Inferior	↑
5	$3,100	Inferior	↑

After adjustments, the land sales indicate a unit value greater than $4,600 per acre and less than $8,400 per acre. Moreover, the land sales indicate a unit value approximating $6,800 per acre. After analysis, we conclude with a land contribution from $6,500 to $7,000 per acre. This equates to a land contribution range below.

160 Acres × $6,500/acre = $1,040,000

160 Acres × $7,000/acre = $1,120,000

Recounting the improved homesite sales on page 15 indicates a unit range from $94 to $161 per square foot of building area. This was developed using the land residual technique which relies on improved homesite sale and extracts the land contribution. Given the subject's cabin type, condition, age, and site improvements, we estimate a unit value range of $110 to $120 per square foot. This develops the following range.

516 SF × $110/SF = $56,760

516 SF × $120/SF = $61,920

Aggregating the land contribution and improvement contribution results in the following overall property value range.

Lower Indicator: $1,040,000 + $56,760 = $1,096,760

Upper Indicator: $1,120,000 + $61,920 = $1,181,920

Reconciliation: When weighing the subject's positive characteristics, including access, utilities, and view potential, with those that detract from utility such as developmental restrictions, topographical constraints, and wetland inundation, we estimate a value near the middle of the range. Additionally, we were unable to confirm precise sale prices regarding Land Sales 1 and 2 and exercise caution when weighing these comparables.

In final reconciliation and considering the subject's sale history, we conclude with a value slightly below the middle of the range. Based on the preceding analysis, the market value of the appraised property, as of October 23, 2024 is reconciled as follows.

Estimated Market Value of Thomas M. Haeg Property	**$1,125,000**

Assumptions and Limiting Conditions

This appraisal is subject to the following general assumptions and limiting conditions.

- No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed marketable unless otherwise stated.
- The property is appraised free and clear of all liens or encumbrances unless otherwise stated.
- The information furnished by others is believed to be reliable, but we do not guarantee its accuracy.
- All maps, land use plans, and other illustrative material are believed to be accurate, but are included only to help the reader visualize the property.
- It is assumed there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
- It is assumed the appraised property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.
- It is assumed the appraised property conforms to all applicable zoning, land use regulations, and platting restrictions unless the nonconformity is identified, described, and considered in the appraisal report.
- It is assumed that the use of the land and improvements is within the property boundaries and that there is no encroachment or trespass unless noted in the report.
- The appraisers are not required to give consultation, testimony, or to attend court proceeding pertaining to the appraised property without prior arrangements.
- Neither all nor any part of the contents of this report shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraisers.
- The appraisers are not aware of any hazardous materials or other type of environmental contamination on the appraised property. Furthermore, we do not have any knowledge that such substances exist. However, the presence of these substances may affect the property value. Therefore, we urge the client to retain an environmental report for discovery and risk assessment.

MacSwain Associates

4401 Business Park Boulevard, Suite 22, Anchorage, Alaska 99503

Appraiser: Alex Kleinke
State of Alaska, Certified General Real Estate Appraiser – License #148873

Education: Bachelor of Business Administration, Finance, University of Alaska Anchorage (2009)
Master of Business Administration (MBA), University of Alaska Anchorage (2012)

Professional Experience: 2009 to Present – MacSwain Associates

Real estate appraiser of all property types throughout Alaska including commercial, industrial, land, rights-of-way, and special-purpose properties. Appraisals performed for financing, right-of-way acquisitions, conservation easements, leasing, insurance, taxation, estate planning, investment analysis, and buy-sell decisions.

Appraisal Education: The following is a list of completed appraisal courses and seminars.

2024 – Advanced Concepts & Case Studies by the Appraisal Institute, Woburn, MA
2024 – 7-Hour National USPAP 2024-2025 Update Course by the Appraisal Institute, Online
2024 – Advanced Income Capitalization by the Appraisal Institute, Chicago, IL
2023 – 7-Hour National USPAP 2022-2023 Update Course by the Appraisal Institute, Sandy, UT
2022 – UASFLA: Practical Applications by the Appraisal Institute, Freeport, ME
2022 – Valuation of Conservation Easements by the Appraisal Institute, Bordentown, NJ
2022 – Fundamentals of UASFLA by the Appraisal Institute, Online
2021 – Cool Tools: New Technology for Real Estate Appraisers by the Appraisal Institute, Online
2021 – Analyzing Operating Expenses by the Appraisal Institute, Online
2021 – Business Practices and Ethics by the Appraisal Institute, Online
2020 – 7-Hour National USPAP 2020-2021 Update Course by the Appraisal Institute, Anchorage, AK
2017 – Business Practices and Ethics by the Appraisal Institute, Online
2017 – 7-Hour Equivalent USPAP Update Course by the Appraisal Institute, Online
2016 – Advanced Market Analysis and Highest and Best Use by the Appraisal Institute, Chicago, IL
2016 – General Sales Comparison Approach by the Appraisal Institute, Chicago, IL
2015 – Real Estate Finance, Statistics, and Valuation Modeling by the Appraisal Institute, San Diego, CA
2015 – General Report Writing and Case Studies by the Appraisal Institute, Las Vegas, NV
2015 – General Income Approach Part II by the Appraisal Institute, San Diego, CA
2015 – General Income Approach Part I by the Appraisal Institute, San Diego, CA
2013 – The Discounted Cash Flow Model: Concepts, Issues, and Apps. by the Appraisal Institute, San Diego, CA
2013 – General Appraiser Site Valuation and Cost Approach by the Appraisal Institute, Fort Lauderdale, FL
2012 – General Market Analysis and Highest and Best Use by the Appraisal Institute, San Diego, CA
2011 – 15-Hour National USPAP Course by the Appraisal Institute, Anchorage, AK
2010 – Basic Appraisal Procedures by the Appraisal Institute, Anchorage, AK
2010 – Basic Appraisal Principles by the Appraisal Institute, Anchorage, AK

Sample of Significant and Project Assignments:

2024 – USFWS land acquisitions including "hypothetical parcel" for DOI-AVSO, Fairbanks
2023-2024 – Conservation easement encumbering 49,863± acres around Point Lay
2023-2024 – NPS conservation easement acquisitions for DOI-AVSO, Lake Clark Region
2022-2023 – USFWS land acquisitions for DOI-AVSO, Fairbanks
2022-2023 – Lions Club Park land exchange with five conversion parcels including 10,160± acres on Pioneer Peak

2022 – Agricultural Land Easement in Palmer for Alaska Farmland Trust, USDA/NRCS
2021 – Transportation corridor for DOI-AVSO on Native Allotment in Knutson Bay, Iliamna,
2020-21 – Eight right-of-way appraisals for Knik-Goose Bay Road Reconstruction Project
2020 – 43 City of Seward Lease Parcels including commercial, industrial, and marine-type properties
2020 – 41 City of Kenai Lease Parcels including aviation, commercial, industrial, and marine-type properties
2019 – City of Kodiak Lease Parcels including aviation and communication sites, seaplane base, and shipyard
2018 – Fractional interest of land and sandwich leases for Anchorage hotel and fuel station properties
2017 – Pacific Spaceport Complex, market rent of launch complex facilities within PSCA on Kodiak Island
2016-2017 – Provided insurable value project appraisals for properties in Utqiaġvik, Dillingham, Iliamna, Kotzebue, Nome, Cordova, Naknek, Angoon, Haines, Hoonah, Juneau, Kake, Anchorage, Bethel, and Yakutat
2015 – 40 City of Seward Lease Parcels including commercial, industrial, and marine-type properties
2015 – 97 City of Kenai Lease Parcels including aviation, commercial, industrial, and marine-type properties
2015 – Assisted with cost estimate to acquire lands to develop proposed AKLNG from Pt. Thomson to Nikiski
2014-2020 – 50+ Right-of-way appraisals for Parks Highway MP 48.8 to 52.3 Reconstruction Project
2014 – Assisted with project management and appraisals of Nikiski properties for Alaska LNG acquisitions
2012 – Assisted in the income analysis portion of the Trans Alaska Pipeline System (TAPS)
2010-2022 – Alaska Railroad Corporation (ARRC) land lease appraisals in Anchorage, Seward, and Whittier

Professional Affiliation: Practicing Affiliate – Appraisal Institute

License #: 148873
Effective: 5/18/2023
Expires: 06/30/2025

State of Alaska
Department of Commerce, Community, and Economic Development
Division of Corporations, Business, and Professional Licensing

Board of Certified Real Estate Appraisers

Licensee: **ALEXANDER H KLEINKE**

License Type: **Certified General Real Estate Appraiser**

Status: **Active**

Commissioner: Julie Sande

REAL ESTATE

PURCHASE AND SALE AGREEMENT

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT this ("Agreement") is entered into as of the ___ day of _____, 2025, by and between the City of Homer, a municipal corporation organized and existing under the laws of the State of Alaska, whose address is 491 E. Pioneer Avenue, Homer, Alaska 99603 ("Buyer"), and Thomas M Haeg whose address is PO Box 4022, Homer, Alaska 99603 ("Seller"), for the purchase and sale of certain real property located in the City of Homer, Alaska.

RECITALS

WHEREAS, Seller owns that certain real property, of approximately 160 acres, located on the southern Kenai Peninsula and legally described as set forth in Exhibit A, attached hereto and made part of this Agreement (the "Property").

WHEREAS, Buyer wishes to acquire the Property for the purpose of conservation (particularly to conserve habitat critical to local moose populations and salmon health, and also to protect peatland as a nature-based solution for stormwater collection, which will simultaneously recharge the peat, protect the water quality of Kachemak Bay, and mitigate coastal erosion), in part with federal funds for conservation awarded by the National Oceanic and Atmospheric Administration (NOAA).

WHEREAS, Seller wishes to sell to Buyer, and Buyer wishes to purchase the Property for the consideration and subject to the terms and conditions set forth in this Agreement.

AGREEMENT

NOW THEREFORE, in consideration of the mutual promises, covenants, and conditions set forth in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. PROPERTY

Subject to the terms and conditions of this Agreement, Seller agrees to sell and Buyer agrees to purchase the Property, together with any and all improvements, structures, buildings and fixtures located thereon or hereafter located thereon; all privileges, rights, water rights, easements, hereditaments and appurtenances thereto belonging; and all right, title and interest of Seller in and to any streets, passages and other rights of way included therein or adjacent thereto.

2. PURCHASE PRICE AND PAYMENT TERMS

The purchase price to be paid for the Property shall be One Million One Hundred Twenty-Five Thousand and No/Hundred Dollars ($1,125,000.00) ("Purchase Price"), which Purchase Price shall be confirmed by an appraisal of the fair market value of the Property prepared by an appraiser selected by Buyer after consultation with Seller.

3. DEED

Title to the Property shall be conveyed to Buyer free and clear of any liens or encumbrances by a Statutory Warranty Deed (the "Deed") duly executed by Seller and recorded at Closing. The Deed shall be in the form and content acceptable to Buyer and containing the following language or other similar language required by Buyer or Buyer's funding sources:

> "SUBJECT TO: This Property has been acquired with funds from Federal financial assistance award NA25NOSX473CO192-T1-01 through NOAA's FY2024 Bipartisan Infrastructure Law National Estuarine Research Reserve Habitat Restoration and Conservation funding under the Inflation Reduction Act. Title to the property conveyed by this deed shall vest upon acquisition in the City of Homer subject to the conditions that the Property shall be managed for conservation purposes and consistent with the purposes for which it was acquired. The City of Homer shall not dispose of, exchange, encumber its title or other interests in, or convert the use of this Property without the approval of NOAA or its successor agencies."

4. OWNER'S TITLE INSURANCE

At Closing, Title Company shall issue to Buyer, at Buyer's expense, a standard owner's title insurance policy issued by Title Company's underwriter, in the amount of the purchase price, insuring Buyer's title to the Property, subject only to the printed exceptions normally contained in such policies, and any other exceptions approved by Buyer prior to Closing.

5. SELLER LIMITED REPRESENTATIONS

Seller represents and warrants to Buyer as follows:

5.1. City of Homer is duly organized and in good standing under the laws of Alaska.

5.2. Seller has all requisite power and authority to enter into this Agreement. All necessary action on the part of Seller has been taken to authorize the execution and delivery of this Agreement, the performance of their obligations hereunder and the consummation of the transactions contemplated hereby. This Agreement has been duly and validly executed and delivered by Seller.

5.3. Seller has received no notification and has no knowledge that the Property is not in compliance with any law (including environmental laws and laws dealing with the storage and handling of hazardous substances), rule, regulation, ordinance, zoning ordinance,

fire or safety code, insurance requirement, covenant, condition, restriction, agreement or right applicable to the Property.

5.4. Seller has no knowledge that any action, suit, proceeding or investigation is pending or threatened against or relating to the Property in any court or before any federal, state, municipal or other governmental department, agency, commission, board or bureau and Seller has no knowledge of any basis for, and has received no notice with respect to, any such action, suit, proceeding or investigation.

5.5. There are no persons other than Seller in possession or occupancy of the Property or any part thereof, nor are there any persons who have possessory rights in respect to the Property or any part thereof.

5.6. From and after the date of this Agreement, Seller shall not, without the prior written consent of Buyer: (1) enter into, extend or modify any agreement, contract, commitment, lease, or other transaction which affects the Property in any way, or (2) sell, dispose of or encumber any portion of the Property.

6. BUYER LIMITED REPRESENTATIONS

Buyer represents and warrants to Seller that the following statements are true as of the date of this Agreement and shall be true as of the Closing Date:

6.1. Buyer has all requisite power and authority to enter into this Agreement. All necessary action on the part of Buyer has been taken to authorize the execution and delivery of this Agreement, the performance of their obligations hereunder and the consummation of the transactions contemplated hereby.

7. DUE DILIGENCE PERIOD

Buyer shall have a period of time (the "Due Diligence Period") to investigate the Property to determine if it is suitable for Buyer's purposes. The Due Diligence Period shall commence immediately upon the execution of this Agreement and shall expire at 5 p.m. on the date that is December 30, 2026 (__) calendar days thereafter.

During the Due Diligence Period, Buyer and its agents may enter upon the Property and, at Buyer's expense, conduct inspections, soils tests, environmental assessments, surveys, physical inspections and any other analyses or evaluations (hereafter collectively "Evaluations") that Buyer deems necessary. Buyer shall indemnify and defend Seller against any claims, costs, or liabilities related to or arising out of any Evaluations that Buyer conducts or has conducted on the Property during the Due Diligence Period.

During the Due Diligence Period, Buyer and Buyer's agents shall have reasonable access to the Property to conduct the Evaluations, provided that the access shall not interfere with the use of the Property by Seller.

Seller shall deliver to Buyer within ten (10) business days after the date this Agreement is fully signed, or subsequent written request from Buyer, the following: (i) copies of all soils, hydrology and geotechnical information in Seller's possession related to the Property, (ii) schedule of any past, current, or pending litigation or legal claims associated with the Property, and (iii) list and complete copies of all licenses, permits, entitlements, approvals and covenants, conditions and restrictions affecting the Property.

If, as a result of the Evaluations, Buyer is dissatisfied with any aspect of the Property, Buyer shall have the right to cancel the purchase of the Property. In order to cancel the transaction, Buyer must give Seller written notice of the cancellation before the expiration of the Due Diligence Period, time being of the essence.

8. CLOSING CONDITIONS

Buyer's obligation to close shall be subject to the satisfaction of the following conditions (the "Closing Conditions") at or before the Closing Date, any of which may be waived by Buyer:

8.1. As of the Closing Date, the Property shall be in substantially the same condition as of the expiration of the Due Diligence Period.

8.2. Title to the Property shall show in the title commitment issued by Title Company as properly vested in Seller.

8.3. Buyer shall have obtained necessary funding for the purchase of the Property, including the Purchase Price and any other necessary funding for stewardship of the Property.

8.4. This agreement is subject to appropriation. If granting funds are not appropriated, made available by the funding entity or funds are not sufficient to purchase the property set forth in this Agreement, the City of Homer may unilaterally terminate this Agreement.

9. TAXES AND ASSESSMENTS

Real property taxes and installments for special assessments (if any) that are due and payable as of the Closing Date shall be prorated on a per diem basis. Escrow Agent shall obtain all necessary information and shall prorate real property taxes between Seller and Buyer as of the Closing Date based on the latest available information. No adjustment in the real property tax proration shall occur following the Closing Date. At Closing, Seller shall pay in full, from proceeds of the purchase price, the amount of any assessments, liens or related charges affecting title to the Property other than installments for special assessments that are not due or payable as of the Closing Date.

10. CLOSING COSTS

Buyer shall pay the escrow closing fee, title insurance premium, conveyance fees, recording fees, and all other closing costs. Seller and Buyer shall each pay their respective

attorney's fees. The defaulting party shall pay any escrow cancellation fees if the Escrow fails to close due to the default of a party.

11. POSSESSION

Seller shall deliver and Buyer shall take possession of the Property upon recording of the Deed. Risk of loss shall pass to Buyer upon recording of the Deed.

12. BROKERS AND COMMISSIONS

Each party hereby represents and warrants that it has not used a broker or agent related to transactions herein. Seller agrees to indemnify and hold harmless Buyer from any and all brokerage commissions and fees claimed by any broker or agent utilized by Seller or any third party asserting a claim through Seller. Buyer agrees to indemnify and hold harmless Seller from any and all brokerage commissions and fees claimed by any broker or agent utilized by Buyer or any third party asserting a claim through Buyer. Notwithstanding any provision to the contrary, the obligations of the parties under this Section shall survive the Closing and any termination of this Agreement.

13. PROPERTY CONDITION

Buyer shall solely rely upon Seller's express limited representations included herein and Buyer's own determination and assessment of the physical condition of the Property, including, but not limited to the presence or absence of any hazardous substances or environmental contamination on the Property. In closing the transaction contemplated by this Agreement, Buyer shall have accepted the Property "AS IS, WHERE IS" without representation or warranty of any kind, except as provided by Seller in this Agreement.

14. SELLER DEFAULT AND BUYER REMEDIES

Seller shall be in default under this Agreement upon occurrence of any of the following events: (i) Seller enters into any contract, commitment or other transaction which affects title to the Property, including an agreement to sell, dispose of or encumber the Property or any portion of the Property; (ii) Seller fails to materially meet, comply with, or perform any covenant, agreement or obligation required on Seller's part within the time limits and in the manner required in this Agreement, for any reason other than a default by Buyer; or (iii) Seller fails to deliver at the Closing any items reasonable required of Seller by Buyer or Escrow Agent.

In the event of a default by Seller, Buyer may, at Buyer's option, terminate this Agreement by written notice delivered to Seller at or prior to the Closing. Buyer also may seek to enforce specific performance of this Agreement by Seller, pursue a claim for money damages, or pursue any other remedy available at law or equity.

15. BUYER DEFAULT AND SELLER REMEDIES

Buyer shall be in default under this Agreement upon occurrence of either of the following events: (i) Buyer fails to materially meet, comply with, or perform any covenant, agreement or obligation required on Buyer's part within the time limits and in the manner required in this Agreement, for any reason other than a default by Seller; or (ii) Buyer fails to deliver at the Closing any items reasonably required of Buyer by Seller.

The termination of this Agreement shall be the sole remedy available to Seller for breach or default by Buyer, and Buyer will not be liable for damages or specific performance, and Seller hereby waives any and all rights to damages and specific performance.

16. MISCELLANEOUS

16.1. Interpretation. The captions of the Sections of this Agreement are for convenience only and shall not govern or influence the interpretation hereof. This Agreement is the result of negotiations between the parties and, accordingly, any ambiguities shall not be construed for or against either party regardless of which party drafted this Agreement or any portion thereof.

16.2. Survival. The representations, warranties and indemnities set forth in this Agreement shall survive the Closing and not merge into the deed or other documents to be delivered at Closing.

16.3. Assignment. This Agreement and the rights or obligations of any party under this Agreement may not be assigned by any party without the prior written consent of the other party (which shall not be unreasonably withheld, conditioned or delayed).

16.4. Waiver. Excuse or waiver of the performance by the other party of any obligation under this Agreement shall be effective only if evidenced by a written statement signed by the party so excusing. No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by Seller or Buyer of a breach of any covenant of this Agreement shall be construed as a waiver of any preceding or succeeding breach of the same or any other covenant or condition of this Agreement.

16.5. No Third Person Beneficiary. No term or provision of this Agreement is intended to, or shall, be for the benefit of any person, firm, corporation or other entity not a party hereto (including, without limitation, any broker), and no such party shall have any right or cause of action hereunder.

16.6. Entire Agreement. This Agreement constitutes the entire agreement between and the reasonable expectations of the parties pertaining to the subject matter hereof. All prior and contemporaneous agreements, representations and understandings of the parties, oral or written, are hereby superseded and merged herein. No change or addition is to be made to this Agreement except by a written agreement executed by all of the parties.

16.7. Further Documents. Buyer and Seller shall execute and deliver all such documents and perform all such acts as reasonably requested by the other party from time to time, prior to and following the Closing, to carry out the matters contemplated by this Agreement.

16.8. Incorporation of Recitals and Exhibits. All recitals to this Agreement and exhibits attached to this Agreement are by this reference incorporated herein.

16.9. Alaska Law. This Agreement shall be governed by the laws of the State of Alaska.

16.10. Date of Performance. Time is of the essence of this Agreement. If the date of performance of any obligation or the last day of any time period provided for under this Agreement should fall on a Saturday, Sunday or legal holiday, then said obligation shall be due and owing, and the time period shall expire, on the first day thereafter which is not a Saturday, Sunday or legal holiday. Except as may otherwise be set forth in this Agreement, any performance provided for in this Agreement shall be timely made if completed no later than 5:00 p.m. (Alaska time) on the day of performance.

16.11. Counterparts. This Agreement may be executed in any number of counterparts. Each such counterpart hereof shall be deemed an original, but all counterparts shall constitute but one agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date written above intending to become legally bound.

SELLER:

Dated: _____ _____
Thomas M Haeg

BUYER:

CITY OF HOMER

Dated: _____ By: _____
Its: _____

EXHIBIT "A"

The Property referred to herein below is situated in the City of Homer, State of Alaska and is described as follows:

T 6S R 13W SEC 8 SEWARD MERIDIAN HM NE1/4 Seward Meridian, Kenai Peninsula Borough, Third Judicial District, Alaska

CITY OF HOMER
HOMER, ALASKA

City Manager
Community Development

RESOLUTION 25-101

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS FOR THE REAL PROPERTY ACQUISITION OF 160 ACRES AND DESIGNATING THE USE AS CONSERVATION.

WHEREAS, The City of Homer is the recipient of a $1,500,000 National Oceanic and Atmospheric Administration (NOAA) grant, authorized and appropriated via Ordinance 25-62; and

WHEREAS, The project includes the purchase and conservation of a 160 acre parcel with the legal description of T 6S R 13W SEC 8 SEWARD MERIDIAN HM NE1/4, and

WHEREAS, The anticipated purchase price shall not exceed the $1,200,000 budget in the grant for land acquisition, nor shall the purchase price exceed the appraised value; and

WHEREAS, The property will undergo due diligence such as a Phase 1 Environmental Assessment and an appraisal that meets federal guidelines; and

WHEREAS, Grant funds will cover all property acquisition costs; and

WHEREAS, The property will include a deed restriction and shall be managed for conservation in perpetuity; and

WHEREAS, Homer City Code 18.06.030 requires Council approval for land acquisition.

NOW, THEREFORE, BE IT RESOLVED:

Section 1. The City Manager is authorized to negotiate and execute the appropriate documents.

Section 2. The land shall be designated as conservation property.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this this 24th day of November, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

AMY WOODRUFF CITY CLERK

CC-25-271

MEMORANDUM

Resolution 25-102, A Resolution of the City Council of Homer, Alaska Approving a Contract With the Kachemak Heritage Land Trust as a Subaward Recipient in an Amount not to Exceed $60,000 to Assist with Acquisition of Properties in the Bridge Creek Watershed Protection District and Other Grant Activities Outlined in Ordinance 25-62 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents.

Item Type: Backup Memorandum

Prepared For: Mayor Lord and City Council

Date: November 13, 2025

From: Julie Engebretsen, Community Development Director

Through: Melissa Jacobsen, City Manager

Background

The City of Homer, KHLT and the University of Alaska Kachemak Bay National Estuarine Research Reserve worked together to apply for a grant to protect lands in the Bridge Creek Watershed Protection District (Resolution 24-077). The City was the primary applicant, with both organizations providing significant support in the drafting of the grant and are named subawardees in the federal grant award (Ordinance 25-62). The purpose of this resolution is to authorize the City Manager to negotiate and execute the appropriate documents.

Recommendation

Approve resolution approving a contract with the Kachemak Heritage Land Trust (KHLT).

Attachments

Draft Contract
Draft scope of work

CITY OF HOMER
HOMER, ALASKA

Aderhold

RESOLUTION 24-077

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, SUPPORTING A PARTNERSHIP BETWEEN THE CITY, UNIVERSITY OF ALASKA AND THE KACHEMAK BAY NATIONAL ESTUARINE RESEARCH RESERVE TO SUBMIT A GRANT APPLICATION TO THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION FOR FUNDING TO ACQUIRE AND PROTECT LANDS WITHIN THE BRIDGE CREEK WATERSHED PROTECTION DISTRICT.

WHEREAS, Land Acquisition in the Bridge Creek Watershed Protection District has been a priority in the City's Capital Improvement Plan for over a decade; and

WHEREAS, The Kachemak Bay Research Reserve through the University of Alaska is eligible to apply for grant funding which would pay for acquisition and protection of lands within the watershed; and

WHEREAS, The City of Homer has long worked on strategic land acquisition in the watershed and these grant funds would leverage ongoing City efforts; and

WHEREAS, A partnership between the City and the Research Reserve would allow for a grant application and potential award of funds to benefit the City of Homer and would further efforts to preserve lands within the Bridge Creek Watershed Protection District, the sole source of public drinking water for the City of Homer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska supports a partnership between the City, University of Alaska and the Kachemak Bay National Estuarine Research Reserve to submit a grant application to the National Oceanic and Atmospheric Administration for funding to acquire and protect lands within the Bridge Creek Watershed Protection District.

PASSED AND ADOPTED by the Homer City Council this 22nd day of July, 2024.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

Renée Krause

RENEE KRAUSE, MMC, ACTING CITY CLERK

Fiscal Note: NA

Professional Services Agreement for Subawardee Services

THIS AGREEMENT made and entered into this ___ day of _____, 2025, by and between the CITY OF HOMER and KACHEMAK HERITAGE LAND TRUST.

Section 01 Definition

In this Agreement:

A. The term "City" means the City of Homer.
B. The term "Subawardee" means Kachemak Heritage Land Trust
C. The term "Manager" means the manager of the City of Homer or his authorized representative.

Section 02 Engagement of Subawardee

The City hereby agrees to engage the Subawardee and the Subawardee hereby agrees to perform the services hereafter set forth.

Section 03 Scope of Services

The Subawardee shall perform all the services provided for by this Agreement which are described with particularity in Appendex "B" entitled Scope of Work, attached hereto and incorporated by reference as if fully set forth herein.

Section 04 Personnel

Personnel shall be limited to employees of Kachemak Heritage Land Trust.

Section 05 Contract Period

The services of the Subawardee shall commence upon execution of this Agreement by the Manager and have an initial contract term of _____with an effective date of _____ , 2025. The contract may be renewed up to___ additional years at the sole discretion of the City. This Agreement is for the initial term.

Section 06 Compensation

A. Subject to the provisions of this Agreement, the City shall pay the Subawardee time and materials for all services and expenses for the term of this Agreement not exceeding the sum as set forth in Appendix "A" attached hereto and incorporated by reference for services required by this Agreement.

B. Except as otherwise provided in this Agreement, the City shall not provide any additional compensation, payment, use of facilities, service or other thing of value to the Subawardee in connection with performance of Agreement duties. The parties understand and agree that, except as otherwise provided

in this section, administrative overhead and other indirect or direct costs the Subawardee may incur in the performance of its obligations under this Agreement have already been included in computation of the Subawardee's fee and may not be charged to the City.

Section 07 Method and Time of Payment

A. The City will pay to the Subawardee the amount set forth in Appendix "A" which shall constitute the full and complete compensation for the Subawardee's professional services. That sum will be paid on receipt of billings submitted pursuant to a schedule set forth in Appendeix "A". If not identified within Appendix "A", normal billing cycle is 30 calendar days from receipt of an approved invoice. A billing is a summary of expenditures to date by line-item categories (e.g., Personal Services, Travel, Contractual Commodities and Equipment). Documentation of expenditures must be submitted with billings but must be retained by the Subawardee in the event the City requests said documentation.

B. No payment will be disbursed until the completed task and associated expenditures have been approved by the City.

C. All invoices must be submitted in duplicate and addressed as follows:

City of Homer
491 E. Pioneer Avenue
Homer, AK 99603

D. It is expressly understood and agreed that in no event shall the total compensation due the Subawardee exceed compensation listed in Appendix "A".

Section 08 Termination of Agreement for Cause

If, through any cause, the Subawardee shall fail to fulfill in a timely and proper manner the obligations under this Agreement or if the Subawardee shall violate any of the covenants, agreements, or stipulations of this Agreement, the City shall thereupon have the right to terminate this Agreement by giving written notice to the Subawardee of such termination and specifying the effective date thereof, at least sixty (60) days before the effective date of such termination. All finished or unfinished documents, data, studies, surveys and reports or other material prepared by the Subawardee under this Agreement are the property of the City and shall be delivered to the City by or upon the effective date of termination. The Subawardee shall be entitled to receive compensation in accordance with the payment provisions of Appendix "B" only for work completed to the City's satisfaction in accordance with Appendix "B" and the other terms of this Agreement.

Section 09 Termination for Convenience of City

The City may terminate this contract at any time by giving written notice to the Subawardee of such termination and specifying the effective date of such termination. All finished or unfinished documents and other materials as described in Section 8 above are the property of the City and shall be delivered to the City by or upon the effective date of execution of this section. The Subawardee shall be entitled to receive compensation in accordance with the payment provisions of Appendix "B" only for work completed to the City's satisfaction in accordance with Appendix "B" and the other terms of this Agreement. If this

Agreement is terminated due to the fault of the Subawardee, Section 8 of this Agreement shall govern the rights and liabilities of the parties.

Section 10 Causes Beyond Control

In the event the Subawardee is prevented by a cause or causes beyond control of the Subawardee from performing any obligation of this Agreement, non-performance resulting from such cause or causes shall not be deemed to be a breach of this Agreement which will render the Subawardee liable for damages or give rights to the cancellation of the Agreement for cause. However, if and when such cause or causes cease to prevent performance, the Subawardee shall exercise all reasonable diligence to resume and complete performance of the obligation with the least possible delay. The phrase "cause or causes beyond control," as used in this section, means any one or more of the following causes which are not attributable to the fault or negligence of the Subawardee and which prevent the performance of the Subawardee: fire, explosions, acts of God, war, orders or law of duly constituted public authorities, and other major uncontrollable and unavoidable events, all of the foregoing which must actually prevent the Subawardee from performing the terms of the Agreement as set forth herein. Events which are peculiar to the Subawardee and would not prevent another Subawardee from performing, including, but not limited to financial difficulties, are not causes beyond the control of the Subawardee. The City will determine whether the event preventing the Subawardee from performing is a cause beyond the Subawardee's control.

Section 11 Modifications

A. The parties may mutually agree to modify the terms of the Agreement. Modifications to the Agreement shall be incorporated into the Agreement by written amendments.

B. It is expressly understood that the City may require changes in the scope of services and an unreasonable refusal by the Subawardee to agree to modification in the scope of services will be the basis for termination of the Agreement for cause. It is expressly understood that the total amount of compensation for successful performance of the Agreement will not be modified, under any circumstances, without prior written approval of the City.

This Agreement constitutes the entire and integrated agreement between City and Subawardee concerning the subject matter hereof, and supersedes all prior negotiations, representations or agreement, either written or oral. No affirmation, representation or warranty relating to the subject matter hereof by any employee, agent or other representative of City shall bind City or be enforceable by Subawardee unless specifically set forth in this Agreement. This Agreement may be amended only by written instrument executed and acknowledged by both City and Subawardee.

Section 12 Equal Employment Opportunity

A. To the extent required by law, the Subawardee will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, national origin, physical handicap, age, status as a disabled veteran, or veteran of the Vietnam War era. The Subawardee shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex, national origin, physical handicap, age, status as a disabled veteran, or veteran of the Vietnam War era. Such actions shall include, but not be limited to the following: employment, upgrading, demotions, or transfers; recruitment or recruitment advertising; layoffs or

terminations; rates of pay or other forms of compensation; selection for training, including apprenticeship; and participation in recreational and educational activities. The Subawardee agrees to post in conspicuous places available for employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause. The Subawardee will, in all solicitations or advertisements for employees placed by or on behalf of the Subawardee, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin, physical handicap, age, or status as a disabled veteran, or veteran of the Vietnam War era. The Subawardee will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Agreement.

B. The Subawardee shall keep such records and submit such reports concerning the equal opportunity employment provisions set forth in subsection 12 (A) for applicants for employment and employees as the City may require.

Section 13 Interest of Members of City and Others

No officer, member or employee of the City and no member of its governing body, and no other public official of the governing body shall participate in any decision relating to this Agreement which affects their personal interest or the interest of any corporation, partnership or association in which they are, directly or indirectly, interested or having any personal or pecuniary interest, direct or indirect, in this Agreement or the proceeds thereof.

Section 14 Assignability

A. The Subawardee shall not assign any interest in this Agreement and shall not transfer any interest in the same (whether by assignment or novation) without the prior written consent of the City, thereto; provided, however that claims for money due or to become due to the Subawardee from the City under this Agreement may be assigned by court order or to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished promptly to the City, or the Subawardee shall be responsible to the City for any moneys due the assignee of this agreement which are paid directly to the Subawardee.

B. The Subawardee shall not delegate duties or otherwise subcontract work or services under this Agreement not previously outlined in the proposal without the prior written approval of the City.

Section 15 Interest of Subawardee

The Subawardee covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services required to be performed under this Agreement. The Subawardee further covenants that in the performance of this Agreement no person having any such interest shall be employed.

Section 16 Findings Confidential

To the extent permitted or required by law any reports, information, data, etc., given to or prepared or assembled by the Subawardee under this Agreement which the City requests to be kept confidential shall not be made available to any individual or organization by the Subawardee without the prior written approval of the City.

Section 17 Publication, Reproduction and Use of Materials

No material produced, in whole or in part, under this Agreement shall be subject to copyright in the United States or in any other country. The City shall have unrestricted authority to publish, disclose, distribute and otherwise use, in whole or in part, any reports, data or other materials prepared under this Agreement.

Section 18 Audits and Inspections

At any time during normal business hours, Subawardee shall make available for examination all of its records with respect to all matters covered by this Agreement and will permit representatives of the City to audit, examine, and make excerpts or transcripts from such records, and to make audits of all contracts, invoices, materials, payrolls, records of personnel, conditions of employment, and other data relating to all matters covered by this Agreement.

Section 19 Jurisdiction; Choice of Law

Any civil action arising from this Agreement shall be brought in the superior court for the third judicial district of the state of Alaska at Homer or the U.S. District Court for the District of Alaska. The law of the state of Alaska and the City of Homer shall govern the rights and obligations of the parties.

Section 20 Non-Waiver

The failure of the City at any time to enforce a provision of this Agreement shall in no way constitute a waiver of the provisions, nor in any way affect the validity of this Agreement or any part thereof, or the right of the City thereafter to enforce each and every protection hereof.

Section 21 Permits, Laws and Taxes

The Subawardee shall acquire and maintain in good standing all permits, licenses and other entitlements necessary to the performance under this Agreement. All actions taken by the Subawardee under this Agreement shall comply with all applicable statutes, ordinances, rules and regulations. The Subawardee shall pay all taxes pertaining to its performance under this Agreement.

Section 22 Relationship of the Parties

The Subawardee shall perform its obligations hereunder as an independent Subawardee of the City. The City may administer this Agreement and monitor the Subawardee's compliance with this Agreement but shall not supervise or otherwise direct the Subawardee except to provide recommendations and to provide approvals pursuant to this Agreement.

Section 23 Agreement Administration

A. The City Manager, or the designee, will be the representative of the City administering this Agreement.

B. The services to be furnished by the Subawardee shall be administered, supervised, and directed by Marie McCarty. In the event that any of the individuals identified in the proposal to perform work under the Agreement is unable to serve for any reason, the Subawardee shall appoint a successor in interest subject to a written approval of the City of Homer.

Section 24 Integration

This instrument and all appendices and amendments hereto embody the entire agreement of the parties. There are no promises, terms, conditions or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations or agreements, either oral or written, between the parties. To the extent they are not inconsistent with the terms of this Agreement the following documents are incorporated by reference into this Agreement as if fully set forth herein:

- State of Alaska Business License
- Appendix A. Fees/Compensation
- Appendix B. Scope of Work
- Notice of Award - "Acquiring Land to Foster Community Resilience in Homer, Alaska Bridge Creek Watershed" (NA25NOSX473C0192-T1-01)
- NOAA Budget Narrative & Justification

Section 25 Defense and Indemnification

A. The Subawardee shall indemnify, hold harmless, and defend the City from and against any claim of, or any acts, errors or omissions of the Subawardee under this agreement. The Subawardee shall not be required to indemnify the City for a claim of, or liability for, the independent negligence of the City. If there is a claim of, or liability for, the joint negligent error or omission of the Subawardee and the independent negligence of the City, the indemnification and hold harmless obligation shall be apportioned on a comparative fault basis. "Subawardee" and "City", as used within this article, include the employees, agents and other Subawardees/contractors who are directly responsible, respectively, to each. The term "independent negligence" is negligence other than in the City's selection, administration, monitoring, or controlling of the Subawardee and in approving or accepting the Subawardee's work.

Section 26 Interpretation and Enforcement

This Agreement is being executed by the parties following negotiations between them. It shall be construed according to the fair intent of the language as a whole, not for or against any party. The titles of sections in this Agreement are not to be construed as limitations or definitions but are for identification purposes only.

Section 27 Subawardee Insurance

It is specifically agreed between the parties executing this Agreement that it is not intended by any of the provisions of the Agreement to create in the public or any member thereof a third-party benefit hereunder, or to authorize anyone not a party to this Agreement to maintain a suit for personal injuries or property damage pursuant to the terms or provisions of this Agreement.

It is highly recommended that Subawardee confer with their respective insurance companies or brokers to determine if their insurance program complies with the City's Insurance requirements.

The Subawardee shall procure and maintain the following insurances:

A. Minimum Scope of Insurance Coverage shall be at least as broad as:

1. Insurance Services office form number CG 0001 covering Commercial General Liability.
2. Insurance Services office form number CA 0001 covering Automobile Liability, symbol "any auto".
3. Worker's Compensation insurance as required by the State of Alaska and Employers Liability Insurance.
4. Professional Liability insurance against liability arising out of the rendering or failure to render professional services under this agreement on a form acceptable to the City.

B. Minimum Limits of Insurance Subawardee shall maintain limits no less than:

1. General Liability:

$_____ combined single limit per occurrence for bodily injury, property damage, personal injury and advertising injury. The general aggregate limit shall be $_____. The general aggregate limits shall apply separately to each project

If the general liability insurance is written on a claims made form, the Subawardee shall provide insurance for a period of two years after final payment of this agreement. The policy(s) shall evidence a retroactive date, no later than the beginning of this agreement.

2. Auto Liability:

$_____ combined single limit per accident for bodily injury and property damage.

3. Worker's Compensation and Employers Liability:

Worker's Compensation shall be statutory as required by the State of Alaska. Employer's liability shall be endorsed to the following minimum limits:

Bodily injury by Accident - $_____ each accident
Bodily injury by Disease - $_____ each employee
Bodily injury by Disease - $_____ policy limit

4. Professional Liability:

$_____ per each claim. The general aggregate limit shall be $_____. The professional liability insurance shall be maintained in effect until final acceptance by the City of the completed project.

If the professional liability insurance is written on a claim made form, the Subawardee shall provide insurance for a period of two years after final payment of this agreement. The policy(s) shall evidence a retroactive date, no later than the beginning of this agreement.

5. Excess Liability:

In order to meet the required minimum limits of insurance it is permissible for the Subawardee to combine an excess liability or umbrella policy with the general liability, auto liability or employer's liability. In the instance where the Subawardee purchases an excess liability or umbrella policy the occurrence limit and the aggregate limit may be of the same amount.

C. Deductibles and Self-Insured Retention

Prior to work commencing any deductible or self-insured retention must be declared and approved by the City. The Subawardee may be requested to demonstrate how the deductible or self-insured retention will be funded in the event of a claim. At the option of the City, the Subawardee shall reduce or eliminate such deductibles or self-insured retention as respects the City, its officers, officials, employees and volunteers; or the Subawardee shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

D. Other Insurance Provisions

The policies are to contain, or be endorsed to contain, the following provisions:

1. General Liability, Automobile Liability

a. The City, its Administrator, officers, officials, employees and volunteers are to be covered as additional insured as respects: liability arising out of activities performed by or on behalf of the Subawardee; products and completed operations of the Subawardee premises owned, occupied or used by the Subawardee or automobiles owned, leased, hired or borrowed by the Subawardee. The coverage shall contain no special limitation on the scope of protection afforded to the City, its Administrator, officers, officials, employees and volunteers.

b. The Subawardee's insurance coverage shall be primary insurance as respects the City, its Administrator, officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the City, its Administrator, officers, officials, employees and volunteers shall be excess of the Subawardee insurance and shall not contribute to it.

c. The Subawardee insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

2. Worker's Compensation and Employer's Liability

The insurer shall agree to waive all rights of subrogation against the City, its Administrator, officers, officials, employees and volunteers for losses arising from work performed by the Subawardee or any subcontractor for the City.

3. All Insurance

Each insurance policy required by this agreement shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after 30 days' prior written notice for nonpayment of premium or fraud on the part of the Subawardee or 60 days' prior written notice for any other reason by certified mail, return receipt requested, has been given to the City. Such notice shall be mailed by the Subawardee to the attention of the Director of Administration.

E. Acceptability of Insurers

Insurance is to be placed with insurers with a Best's rating of no less than A-: VII.

F. Verification of Coverage

Subawardee shall furnish the City with certificates of insurance and with certified copies of all endorsements effecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates are to be on forms acceptable to the City. All certificates are to be received and approved by the City before work commences. The City reserves the right to require complete, certified copies of all required insurance policies, at any time.

G. Subcontractors

Subawardee shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverage for subcontractors shall be subject to all requirements stated herein.

H. Lapse in Coverage

A lapse in insurance coverage is a material breach of this agreement which shall result in immediate termination of the agreement, pursuant to Section 8.

Section 28 Severability

If any section or clause of this Agreement is held invalid by a court of competent jurisdiction, or is otherwise invalid under the law, the remainder of this Agreement shall remain in full force and effect.

If any provision of this Agreement shall for any reason be held to be invalid, illegal, unenforceable, or in conflict with any law of a federal, state, or local government having jurisdiction over this Agreement, such

provision shall be construed so as to make it enforceable to the greatest extent permitted, such provision shall remain in effect to the greatest extent permitted and the remaining provisions of this Agreement shall remain in full force and effect.

Section 29 Understanding

The Subawardee acknowledges that the Subawardee has read and understands the terms of this Agreement, has had the opportunity to review the same with counsel of their choice, and is executing this Agreement of their own free will.

Section 30 Notices

Any notice required pertaining to the subject matter of the Agreement shall be personally delivered or mailed by prepaid first-class, registered or certified mail to the following address:

City of Homer: 491 E. Pioneer Avenue, Homer, Alaska 99603
Subawardee: 315 Klondike Avenue, Homer, Alaska 99603

Section 31 Subawardees' Violations of Tax Obligations

A. Any Subawardee in arrears on a City obligation, including, but not limited to tax, assessment, lease, sale, or rental payments, whether as an individual, or as a representative of a business, organization, firm, corporation, or partnership, shall not be awarded the Agreement if the delinquency is not cured within ten calendar days of receipt of written notice sent by the City of the delinquency.

B. This Agreement can be terminated for cause, pursuant to Section 8, if it is determined that a Subawardee whether the amounts owed are in the name of the Subawardee as an individual or as a representative of a firm, business, corporation, or partnership, is in arrears of any taxation, lease or rental agreement that is due to the City that is not remedied within 10 calendar days of notification by regular mail.

C. The City reserves any right it may have to offset amounts owed by an individual, firm, corporation or business for delinquent City taxes, moneys owed on sales, assessments, leases and rental agreements, against any amount owing to the same under an Agreement between the City and the same.

Section 32 Fund Verification

Fund source and verification of funds for this project:

Funding Source: _____

_____ _____

Verified by Date

Section 33 Non-Appropriation Funds

The contract is subject to the appropriation of funds each fiscal year. In the event no funds are appropriated for this contract, the City of Homer has the right in any given fiscal year to terminate this contract without penalties of any sort.

Section 34 Flow Down Provisions

This Contract is issued in connection with another government agency (National Oceanic and Atmospheric Administration (NOAA) NOAA's FY2024 Bipartisan Infrastructure Law National Estuarine Research Reserve Habitat Restoration and Conservation (NA25NOSX473C0192-T1-01)), and includes flow down or contract provisions required by that agency. In the event of a conflict between the terms and conditions of the general agreement and the Flow Down terms and conditions, the Flow Down terms and conditions shall govern. The _____ reserves the right to include, and _____ agrees to comply with any flow down or other agency provisions. In the event that flow down or contract provisions required by other agencies or by Law are inadvertently omitted from this Contract, both parties agree to negotiate in good faith for that provisions inclusion into the Contract.

Section 35 No Third Party Beneficiaries

Nothing in this Agreement, expressed or implied, is intended or shall be construed to confer upon any person, firm or corporation other than the parties hereto and their respective successors or assigns, any remedy or claim under or by reason of this Agreement or any term, covenant or condition hereof, as third party beneficiaries or otherwise and all of the terms, covenants and conditions hereof shall be for the sole and exclusive benefit of the parties hereto and their successors and assigns.

Section 36 Counterparts

This Agreement may be executed in more than one counterpart, each of which shall be deemed to be an original but all of which taken together shall be deemed a single instrument.

Section 37 Survival of Representations and Warranties

The representations, warranties, covenants, and agreements of the parties under this Agreement, and the remedies of either party for the breach of such representations, warranties, covenants, and agreements by the other party shall survive the execution and termination of this Agreement.

Section 38 Authority

Subawardee represents and warrants that it has complete and unconditional authority to enter into this Agreement; this Agreement has been duly authorized by Subawardee's governing body; this Agreement is a binding and enforceable agreement of and against Subawardee; and the person executing the Agreement on Subawardee's behalf is duly and properly authorized to do so.

Section 39 Captions

The captions or headings in this Agreement are for convenience only and I no way define, limit or describe the scope or intent of any provisions of this Agreement.

CITY OF HOMER KACHEMAK HERITAGE LAND TRUST

_____ _____

CITY MANAGER TITLE: Executive Director

STATE OF ALASKA

Third Judicial District

On _____, 20__, _____personally appeared before me, who is a Person known to me, to be the signer for the City and he acknowledged that he that she signed on behalf of the City.

_____

Notary Public
My Commission Expires:

STATE OF ALASKA

Third Judicial District

On _____, 20__, _____personally appeared before me,

1. [ ] who is a Person known to me

2. [ ] whose identity I proved on the basis of _____

3. [ ] whose identity I proved on the oath/affirmation of _____ a credible witness to be the signer of the Agreement of Subawardee Services and he/she acknowledged that he/she signed it.

_____

Notary Public
My Commission Expires:

Appendix A

FEES and COMPENSATION

Appendix B

Scope of Work

Scope of Work
Kachemak Heritage Land Trust

Funding Opportunity: NOAA Bipartisan Infrastructure Law Land Acquisition and Restoration (NA25NOSX473C0192-T1-01)

Project Title: Acquiring Land to Foster Community Resilience in Homer, Alaska Bridge Creek Watershed

Project Lead: City of Homer
Principal Investigator: Julie Engebretsen, City of Homer
Total Project Request: $1,500,000
Federal Funding Request Subaward: $60,000
Project Start and End Dates: December 1, 2025 – July 31, 2028

Subawardee
Kachemak Heritage Land Trust
Executive Director
315 Klondike Avenue
Homer, AK 99603
Marie McCarty
marie@kachemaklandtrust.org
907-235-5325

Overview: In conjunction with the Kachemak Bay National Estuarine Research Reserve (KBNERR), the City of Homer is pursuing the acquisition and permanent protection of land in the Bridge Creek Watershed Protection District to safeguard water quality and quantity of the drinking water supply for lower Kenai Peninsula residents amidst documented impacts from climate change on the Kenai Peninsula. The project mitigates potential degradation from residential development (permitted under existing City ordinances) and supports salmon populations by preserving the anadromous Anchor River stream, riparian, and upland habitat essential for birds and wildlife. KBNERR proposes to work with the City of Homer (CoH) to increase community resilience by purchasing and protecting two priority properties within Homer's Bridge Creek Watershed Protection District, which supplies surface and groundwater recharge to the reservoir. The Bridge Creek Reservoir in the Protection District is the primary source of potable water for over 1600 residential and 500 commercial customers, which includes drinking water trucked to residents outside city limits and those in surrounding rural communities.

Project Intent: The specific role of Kachemak Heritage Land Trust in this project is to provide public outreach, facilitate due diligence on land purchase(s) and provide draft deed restriction language. Additionally, Kachemak Heritage Land Trust will work to create a site monitoring program consistent with NOAA requirements that the City can use to monitor all municipally owned lands within the watershed.

KHLT Tasks
KHLT's Executive Director, Marie McCarty, will oversee and implement the subaward from the City of Homer. The specific role of KHLT in this project is to complete the following;

Performance Measures and Milestones

Years 1-3

Task 1

Subaward executed with City of Homer

Task 2

Negotiate with landowners

KHLT will be the sole negotiator to communicate, coordinate, and negotiate with private landowners in the project area to determine willingness to sell, sale price and conditions, and other considerations for acquisitions. All negotiation will be done within the parameters set by the City of Homer. The City of Homer will be the end-owner of all parcels with the NOAA required deed restrictions.

Task 3

Secure Title to Property KHLT will order a copy of the title reports and review this with legal counsel. KHLT will provide a copy of the title to the City for City attorney review. The City will pay for the title report and attorney review.

Task 4

Site Visits*:* After the title has been reviewed with KHLT's legal counsel and the City's legal counsel, an on-the-ground site visit will be scheduled with the landowner and KHLT. During this visit, KHLT will be accompanied by a biologist or natural resources specialist who will help to identify, evaluate, and photograph the unique conservation values on the property. It is expected these site visits will take up to ½ day for large parcels and less time for smaller parcels

Task 5

Phase I-*(as needed)*: KHLT will arrange for a Phase I environmental report to evaluate the property for hazardous waste; a portion of this evaluation includes a landowner interview that can either be conducted on the property or over email. This information will be presented to the City of Homer for its review and approval to proceed. The Phase I costs will be paid by the City.

Task 6

Yellow Book Appraisal *(2-6 months)*: The appraisal must state the fair market value as of the date of sale. The City will contract with McSwain Appraisals and will pay for the appraisal reports. KHLT or City of Homer staff will attend the Appraiser's site visits. The City will share a copy of the appraisal with KHLT.

Review Appraisals There will only be review appraisals ordered on properties with a value over $250k. Review appraisals will be ordered by KHLT, arranged with NOAA, and will be paid for and reviewed by the City of Homer.

Task 7

Purchase and Sales Agreements If requested by the City, KHLT will draft a purchase and sales agreement for review by the City for each property to be acquired. Once approved by the City, KHLT will present the offer to the landowner. All negotiations that propose the alteration of the purchase and sales agreements for the acquisition will be approved by the City.

Task 8

Survey *(1-2 weeks):* The property may need additional survey work to accurately define any boundaries created by the deed. The City is responsible to hire and pay for any surveys needing to be accomplished. KHLT will work with the surveyor in the field to ensure the City's boundary intentions are met.

Task 10

Subdivision/Replat *(Up to 12 months).* KHLT will work with the City on any necessary property replat or boundary survey. The City is responsible for all costs.

Task 11

Management Plan: *(at property closing)* A completed management plan will be available for the City's use at closing to assist with future property monitoring. Does the City want KHLT to prepare one of these?

Task 12

Project Closing *(>1 month):* For the closing of the property purchase, KHLT will coordinate this with a local title company. This provides a central location for collection and disbursement of documents, while identifying a party that is responsible for all follow-up documentation. The closing costs are split between the City and the landowner.

Task 13

Publicity: All publicity for the success of this project will be approved by the City of Homer as appropriate. KHLT is responsible for the communications planning, design and distribution of newsletters, social media, fact sheets and other outreach.

Period of Performance: when signed– July 31, 2028

Criteria for Measuring Accountability:
Accountability will be measured by satisfaction of the above referenced tasks..
Method for Maintaining Performance Accountability: Monthly meetings to review progress, identify problems as they arise and timely solutions. Meetings may be bi-weekly during property acquisition.
Payment will be made to the subrecipient as objectives and tasks are completed, but no more frequently than monthly

CITY OF HOMER
HOMER, ALASKA

City Manager
Community Development

RESOLUTION 25-102

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA APPROVING A CONTRACT WITH THE KACHEMAK HERITAGE LAND TRUST AS A SUBAWARD RECIPIENT IN AN AMOUNT NOT TO EXCEED $60,000 TO ASSIST WITH ACQUISITION OF PROPERTIES IN THE BRIDGE CREEK WATERSHED PROTECTION DISTRICT AND OTHER GRANT ACTIVITIES OUTLINED IN ORDINANCE 25-62 AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, Council Adopted Resolution 24-077 supporting a partnership between the City, Kachemak Heritage Land Trust (KHLT) and the University of Alaska Kachemak Bay National Estuarine Research Reserve to submit a grant application to NOAA for the funding to acquire and protect lands within the Bridge Creek Watershed Protection District; and

WHEREAS, The City of Homer is the recipient of a $1,500,000 National Oceanic and Atmospheric Administration (NOAA) grant, authorized and appropriated via Ordinance 25-62; and

WHEREAS, The Kachemak Heritage Land Trust (KHLT) is a subaward recipient of the federal grant and has specialized knowledge and skills with conservation land acquisition and public outreach; and

WHEREAS, The grant award from NOAA specifically includes KHLT as a subawardee; and

WHEREAS, The property will undergo due diligence such as a Phase 1 Environmental Assessment and an appraisal that meets federal guidelines; and

WHEREAS, Grant funds will cover all property acquisition costs; and

WHEREAS, The property will include a deed restriction and shall be managed for conservation in perpetuity; and

WHEREAS, Homer City Code 18.06.030 requires Council approval for land acquisition.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council herby authorizes the issuance of a contract to the KHLT in the Not to Exceed amount of $60,000 and the City Manager is authorized to negotiate and execute the appropriate documents.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this this ___ day of November, 2025.

CITY OF HOMER

_____

RACHEL LORD, MAYOR

ATTEST:

_____

AMY WOODRUFF CITY CLERK

CC-25-272

MEMORANDUM

Resolution 25-103, A Resolution of the City Council of Homer, Alaska Approving a Contract Extension with Agnew Beck Consulting of Anchorage, Alaska, for the Completion of the 2045 Comprehensive Plan and the Update of the Title 21 Zoning and Planning Code and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager.

Item Type: Backup Memorandum

Prepared For: Mayor Lord and Homer City Council

Date: November 19, 2025

From: Ryan Foster, City Planner

Through: Melissa Jacobsen, City Manager

On October 23, 2023 the Homer City Council approved Resolution 23-119 approving a contract Agnew::Beck consulting to develop a new comprehensive plan and a complete update of the Title 21 Zoning and Planning Code. The consultant has provided the final draft of the 2045 Homer Comprehensive Plan Update to the City for public hearing and adoption at the November 24, 2025 City Council meeting. The consultant is currently working with the Homer Planning Commission on development of a public review draft of the new Title 21 Zoning Code with anticipated release to the public in late January 2026. The contract for this project was for a total of two years expiring on December 18, 2025. An extension is necessary to allow the consultant to continue working with the community to adopt a new zoning code by July 1, 2026. The only change in this contract extension is the contract expiration date, which would be extended to July 1, 2026. There will be no additional cost to the City of Homer for this contract extension.

RECOMMENDATION:
Approve the contract extension to July 1, 2026.

CITY OF HOMER
HOMER, ALASKA

City Manager

RESOLUTION 23-119

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA APPROVING A CONTRACT WITH AGNEW BECK CONSULTING OF ANCHORAGE, ALASKA, FOR AN AMOUNT NOT TO EXCEED $650,000 FOR THE PURPOSE OF DEVELOPING A NEW COMPREHENSIVE PLAN AND A COMPLETE UPDATE OF THE TITLE 21 ZONING AND PLANNING CODE AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, At the October 10, 2022, City Council Meeting, staff provided a memorandum recommending a two-stage process, a Request for Qualifications and a Request for Proposals, for soliciting professional planning services to develop a new Comprehensive Plan and a complete update of the Title 21 Zoning and Planning Code; and

WHEREAS, The Request for Qualifications was advertised in the Homer News October 27, 2022 and November 3, 2022, and sent to two plans rooms in the state and three plans rooms out of state, and posted on the city website; and

WHEREAS, Qualifications were due by 4:30 p.m. Friday December 9, 2022 and four statements of qualifications were received by the City Clerk's Office; and

WHEREAS, A committee reviewed statements of qualifications on December 13, 2022, selecting three of the four firms for the second stage Request for Proposals process; and

WHEREAS, Proposals were due by 4:30 p.m. Friday January 20, 2023 and three proposals were received by the City Clerk's Office; and

WHEREAS, A committee reviewed proposals on February 1, 2023, selecting the firm of Agnew Beck Consulting of Anchorage, Alaska as the most responsive fitting the requirements of the City; and

WHEREAS, Resolution 23-017 was approved at the February 27, 2023 Council meeting; and

WHEREAS, Resolution 23-017 for the contract award was vetoed by Mayor Castner; and

WHEREAS, Ordinance 23-11 reduced the project budget from $650,000 to $250,000; and

WHEREAS, The City of Homer Biennial FY24/25 Capital Budget included $400,000 for the Comprehensive Plan update; and

WHEREAS, The project scope of work needs to clarify that the comprehensive plan components to update include the 2018 Comprehensive Plan, 2011 Spit Comprehensive Plan, 2006 Town Center Development Plan; and

WHEREAS, The project scope of work needs to establish deliverables and review time built into the entire process including a 35%, 65%, 95%, and final deliverable for both the Comprehensive Plan and Title 21 Zoning and Planning Code; and

WHEREAS, The project scope of work needs to create a steering committee to aid in the guidance of developing the comprehensive plan and zoning code update; and

WHEREAS, This award is not final until notice is received by Agnew Beck Consulting from the City of Homer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, hereby awards the contract for developing a new Comprehensive Plan and a complete update of the Title 21 Zoning and Planning Code to Agnew Beck of Anchorage, Alaska in an amount not to exceed $650,000 and authorizes the City Manager to negotiate and execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 23rd day of October, 2023.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal note: Ordinance 23-11 appropriates $250,000, Ordinance 23-23 appropriates $400,000

CC-23-248

MEMORANDUM

Resolution 23-119, A Resolution of the City Council of Homer, Alaska Awarding a Contract to Agnew::Beck Consulting of Anchorage, Alaska for an Amount not to Exceed $650,000 for the Purpose of Developing a New Comprehensive Plan and Complete Update of the Title 21 Zoning and Planning Code and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager.

Item Type: Backup Memorandum

Prepared For: City Council

Date: October 1, 2023

From: Ryan Foster, City Planner

Through: Rob Dumouchel, City Manager

In the interest of hiring a consultant firm to provide professional services to update the Comprehensive Plan and the Title 21 Zoning and Planning Code, staff conducted a two-stage process as noted in the Memorandum to City Council on October 10, 2022:

- Stage 1 - Request for Qualifications (RFQ): Statement of Qualifications were submitted by Agnew Beck Consulting of Anchorage, Alaska, Camiros of Chicago, Illinois, R&M Consultants, Inc. of Anchorage, Alaska, and Umiaq Environmental, LLC of Anchorage, Alaska.

  Submittals were evaluated and scored by a selection panel that consisted of Rick Abboud, City Planner, Julie Engebretsen, Economic Development Manager, and Ryan Foster, Special Projects Coordinator in accordance with the scoring criteria in the RFQ. Agnew Beck Consulting, R&M Consultants and Umiaq Environmental, LLC met the necessary qualifications and were selected for the Stage 2 RFP process. Camiros was not selected for the Stage 2 RFP process.

- Stage 2 - Request for Proposals (RFP): Proposals were submitted by Agnew Beck Consulting of Anchorage, Alaska, R&M Consultants, Inc. of Anchorage, Alaska, and Umiaq Environmental, LLC of Anchorage, Alaska.

  Submittals were evaluated and scored by a selection panel that consisted of Rick Abboud, City Planner, Julie Engebretsen, Economic Development Manager, and Ryan Foster, Special Projects Coordinator in accordance with the scoring criteria in the RFP (See attached). Agnew Beck Consulting had the highest score and was found to be compliant and qualified to meet the specifications to provide work required for this project. Agnew Beck Consulting, based in Anchorage, Alaska, has assembled a project team with extensive planning experience in coastal Alaska, including many projects in Homer. Project team members include Stantec, Northern Economics, Respec, Kinney Engineering, and Corvus Design. This proposal was the only one that met the required Phase II Title 21 Zoning and Planning Code scoring criteria.

Resolution 23-017 for contract award was approved at the February 27, 2023 Council meeting and vetoed by Mayor Castner. Ordinance 23-11 reduced the project budget from $650,000 to $250,000 for the zoning code update. The City of Homer Biennial FY24/25 Capital Budget included $400,000 for the Comprehensive Plan update, returning the total project funding to $650,000.

RECOMMENDATION: Adopt a Resolution awarding the contract for the Comprehensive Plan and Title 21 Zoning and Planning Code to Agnew Beck Consulting of Anchorage, Alaska. In addition, the following recommendations have been included in the draft contract scope of work:

- Clarify that the comprehensive plan components to update include the 2018 Comprehensive Plan, 2011 Spit Comprehensive Plan, and the 2006 Town Center Development Plan.

- Establish deliverables and review time built into the entire process including a 35%, 65%, 95%, and final deliverable for both the Comprehensive Plan and Title 21 Zoning and Planning Code.

- Create a steering committee to aid in the guidance of developing the comprehensive plan and zoning code update.

Attachments

Memorandum to City Council provided in the City Manager's Report at the October 10, 2022, City Council Meeting
RFQ for Comprehensive Plan and Zoning Code Update (Includes scoring requirements)
RFP for Comprehensive Plan and Zoning Code Update (Includes SOW and scoring requirements)
Draft Contract with Scope of Work
Draft Project Schedule

City of Homer
www.cityofhomer-ak.gov

Office of the City Manager
491 East Pioneer Avenue
Homer, Alaska 99603
citymanager@cityofhomer-ak.gov
(p) 907-235-8121 x2222
(f) 907-235-3148

Memorandum

TO: Mayor Castner and Homer City Council

FROM: Ryan Foster, Special Projects Coordinator

DATE: September 27, 2022

SUBJECT: Request for Proposal/Request for Qualifications for Updating the Comprehensive Plan and Zoning Code

An update of the Comprehensive Plan and modernization of the Zoning Code was identified as a Council priority during the 2022 Visioning work session held in March at the Pratt Museum. The Title 21 Zoning and Planning Code has been updated in sections over the years, but it has not had a significant update in decades. It is generally viewed as difficult to work with by the public and City staff and unable to achieve the vision and goals currently set out in the Comprehensive Plan. The Comprehensive Plan underwent a technical update in 2018, but since the Zoning and Planning Code implements the vision of the Comprehensive Plan, it is highly recommended to undergo a full update of the Comprehensive Plan in advance of a Code rewrite.

Given the above current situations, City staff are proposing to move forward on a two-phase project, starting with a new Comprehensive Plan and ending with a complete update of the Title 21 Zoning and Planning Code. In hiring a consultant firm to fully update the two most important regulatory documents for planning and development in the City of Homer, staff recommends a two-stage process:

- Stage 1 - Request for Qualifications (RFQ): Reviewed and scored by a selection committee.
- Stage 2 - Request for Proposals (RFP): Those firms selected through the RFQ process will then submit an RFP, with a not to exceed amount of $650,000, for review by a selection committee that will evaluate the proposals and make a recommendation to the City Manager.

An additional component necessary for project success is a budget of $30,000 for advertising, outreach, and materials, such as food, for public meetings.

Comprehensive Plan Update (Phase I)

What it is: A Comprehensive Plan establishes, at a high level, a vision, goals, and objectives for the future development of the City. A new Comprehensive Plan would directly influence and guide the complete update of the Title 21 Zoning and Planning Code, established as Phase II of this project. This plan also helps determine the best approach to the topics of parking, density, form/layout, mobility/connectivity, building height, sustainability, green infrastructure, and coordinating land use and transportation plans to name a few.

What Homer gets:

1. Delivery of a completely updated Comprehensive Plan.
2. A vision and guidance for the update of the Title 21 Zoning and Planning Code.
3. Public and key stakeholder outreach to better inform and guide the Comprehensive Plan.
4. Detailed consideration of the topics of parking, density, form/layout, building height, mobility/connectivity, sustainability, and green infrastructure.
5. Alignment of the Comprehensive Plan with Council Goals, Master Transportation Plan and Non-Motorized Trails and Transportation Plan (currently under development), Homer Spit Plan, and the Town Center Development Plan.
6. Presentation of the Comprehensive Plan to the Planning and Zoning Commission, Economic Development Commission, and City Council public hearings for recommendation and approval.
7. Consultants, by taking on the bulk of the project (with a limited support role by City staff), free up City staff to continue to provide day-to-day services, ensures on-time project deliverables, and utilizes consultant subject matter expertise.

What Homer receives when complete: A Comprehensive Plan that guides the future development of the City over the next 20 years and addresses the unique planning challenges of the community, such as limited developable land, a strong demand for housing, and consideration of our unique geographical and topographical conditions.

Title 21 Zoning and Planning Code Update (Phase II)

What it is: The City's Title 21 Zoning and Planning Code defines the processes, establishes zoning districts, and associated development standards for land use development in the City. The Zoning and Planning Code is the regulatory framework that implements the vision, goals, and objectives established in the Comprehensive Plan.

What Homer gets:

1. Delivery of a completely updated Title 21 Zoning and Planning Code.
2. A modernized code by bringing the standards up to date by applying measures that reflect contemporary best practices, land use trends, and market demands, while improving efficiency and user friendliness into the code.
3. A code that provides for the implementation of the vision of the new Comprehensive Plan.
4. Consultants conduct all public and key stakeholder outreach to better inform and guide the new code.
5. Alignment of the new Title 21 Zoning and Planning Code with the new Comprehensive Plan, Master Transportation Plan and Non-Motorized Trails and Transportation Plan (currently under development), Homer Spit Plan, and the Town Center Development Plan.
6. Presentation of the new Title 21 Zoning and Planning Code to Planning and Zoning Commission and Council public hearings for recommendation and approval.
7. Consultants, by taking on the bulk of the project (with a limited support role by City staff), free up City staff to continue to provide day-to-day services, ensures on-time project deliverables, and utilizes consultant subject matter expertise, especially in writing code.

What Homer receives when complete: An updated Title 21 Zoning and Planning Code that will allow the City to realize the vision and goals defined in the Comprehensive Plan with updated processes and development standards. In addition, greater efficiency, clarity, and user friendliness will be built into the zoning code.

Attachments

Request of Qualifications for Comprehensive Plan and Zoning Code Update

Request for Proposal for Comprehensive Plan and Zoning Code Update

Request for Qualifications
By the City of Homer, Alaska
Professional Services to Update
Homer's Comprehensive Plan and Title 21 Zoning and Planning Code

The City of Homer is soliciting qualifications from firms to perform the work of updating the City of Homer Comprehensive Plan and Title 21 Zoning and Planning Code. Statements of qualifications will be received at the Office of the City Clerk, City of Homer, 491 East Pioneer Avenue, Homer, Alaska, until **4:30 P.M., on Friday, November 18, 2022.** The time of receipt will be determined by the City Clerk's time stamp. Statements received after the date and time specified will not be considered. No electronic submissions will be accepted.

All Firms interested in submitting their qualifications for consideration for this project must submit a **City of Homer Plan Holder Registration Form to be on the Plan Holder's List and to be considered responsive.** This form must be submitted separately from qualification submissions. Plan holder registration forms and Request for Qualification packages are available online at http://www.cityofhomer-ak.gov/rfps

The work will consist of two phases:
Phase I: Helping the City of Homer complete a new Comprehensive Plan
Phase 2: Helping the City of Homer update the Zoning and Planning Code.

The work will include involvement with stakeholders, including, but not limited to the City Council, City staff, community members, and community interest organizations. Timeline for completion of this work is two years, one year for each phase of the project.

All submissions will be evaluated and the City will issue an invitation to submit a proposal to those firms selected as most qualified to perform the work as described.

Please direct all questions regarding this project to:

Ryan Foster, Special Projects Coordinator
City of Homer, Administration
491 E. Pioneer Avenue
Homer, Alaska 99603
907-299-8529

City of Homer reserves the right to accept or reject any or all proposals, to waive irregularities or informalities in the proposals, and to award the contract to the respondent that best meets the selection criteria.

Dated this 26th day of October, 2022.

CITY OF HOMER

Robert Dumouchel, City Manager

Publish: Homer News 11/03 & 10/22
Ad#: 22-

City of Homer

Request for Qualifications

City of Homer Comprehensive Plan and Title 21: Zoning and Planning Code Update

Issue date: October 26, 2022

Submittal Deadline:

4:30 pm, November 18, 2022

City Clerk's Office
City of Homer
491 E Pioneer Avenue
Homer, Alaska 99603

City of Homer Comprehensive Plan and Zoning and Planning Code Updates

Issue date: October 21, 2022

The City of Homer is soliciting qualifications from qualified firms to perform the work for **City of Homer Comprehensive Plan and Title 21: Zoning and Planning Code Updates**.

The first Homer Comprehensive Plan was adopted in 1954. The most current comprehensive plan is the 2018 edition, which received a technical update. A new Comprehensive Plan is necessary to establish a current vision, goals, and objectives for the future of the City and a new zoning code will be required to implement that vision.

In selecting a consultant firm to fully update the two most important regulatory documents for planning and development in the City of Homer, the City has initiated a two-stage process:

- Stage 1 - Request for Qualifications (RFQ): Reviewed and scored by a selection committee.
- Stage 2 - Request for Proposals (RFP): Those firms selected through the RFQ process will then submit an RFP, with a not to exceed amount of $650,000, for review by a selection committee that will evaluate the proposals and make a recommendation to the City Manager.

The City wishes to have this work conducted immediately upon issuance of contract.

RECEIPT OF QUALIFICATIONS DEADLINE: Qualifications will be accepted until 4:30 p.m., Alaska Standard Time, November 18, 2022. Qualifications shall be submitted via hard copy at the City Clerk's Office, City of Homer, 491 E Pioneer Ave, Homer, AK 99603. All proposers must submit a City of Homer Plan Holders Registration form to be on the Plan Holders List to be considered responsive.

SCOPE OF WORK: The work will consist of two phases. Phase I: helping the City of Homer complete a new Comprehensive Plan, and Phase 2: helping the City of Homer update the Zoning and Planning Code. The work will include involvement with stakeholders, including, but not limited to the City Council, City staff, community members, and community interest organizations. Timeline for completion of this work is two years, one year for each phase of the project.

EVALUATION CRITERIA: The City will review and score RFQs by selection committee. Interested parties shall submit the following items with their Statements of Qualifications:

1. Letter of interest.

2. Description of the team and its ability to meet City of Homer needs.

3. Statements of Qualifications shall include the following information:

   a. Name(s) of firm serving as prime and any subconsultants as well as Organization Chart.

   b. A brief history of the firm(s) serving on the team, including applicable licenses.

   c. Resumes of key personnel, which shall include, as a minimum, the following personnel:

      i. Project Manager

      ii. Design Lead

      iii. Economic Lead

      iv. Code Writing Lead

   e. Information demonstrating team's record of performance on past projects for communities similar in size and character to the City of Homer. Provide names and telephone numbers of five client contacts for reference purposes.

   f. Information demonstrating team's record of performance with cost control and project scheduling.

   g. Five writing samples demonstrating team's effectiveness writing (i) complex text for lay audiences and (ii) enforceable code. Writing samples may contain graphics.

Scoring of firms

1. Team's experience with projects of comparable size and complexity:		100 Points
2. Team's experience with cost control and project scheduling		100 Points
3. Experience of Key Personnel		100 Points
4. Writing samples		100 Points
5. Positive report from references:		100 Points
	Total:	**500 Points**

rrrRequest for Proposals
By the City of Homer, Alaska
Professional Services to Update the
City of Homer's Comprehensive Plan and Title 21 Zoning and Planning Code

The City of Homer, Alaska is requesting proposals from qualified firms who were pre-qualified as result of the City's earlier Request for Statements of Qualification process. Proposals from firms who have not been pre-qualified will not be accepted.

The following subjects are discussed in this Request for Proposal (RFP) to assist you in preparing your proposal.

I. Introduction
II. Scope of Services
III. General Requirements
IV. Proposal Format and Content
V. Evaluation Criteria and Selection Process
VI. Schedule

I. Introduction

The City of Homer is soliciting proposals from prequalified teams to produce a comprehensive plan and fully update Homer City Code Title 21, Zoning and Planning Code. These documents will help guide future development and growth for the City of Homer with an outlook of 20 years.

The City of Homer is growing up. We are a relatively young city facing a transition point in our history. We are an eclectically developed pioneer community at the end of the road in Alaska, on its way to becoming a more intentionally developed small city, endeavoring to be best in class for municipal governance, services, and quality of life. Homer is a very significant city in Alaska, in part, because we are the transition point between the road system and numerous off-road communities. We also have a highly active port & harbor which is likely to experience a significant expansion during the Comprehensive Plan's useful life.

The City of Homer is motivated to become the best small city in Alaska, and it all starts with planning. We are extremely excited to conduct a significant update to our Comprehensive Plan and Title 21 Zoning and Planning Code. It is important to understand that this update is not about maintaining the status quo, it is about transformative change as it relates to land use, while still maintaining Homer's community character.

The first Homer Comprehensive Plan was adopted in 1954. The most current comprehensive plan received a technical update in 2018. Since 1999, the City has adopted a Non-Motorized Trails and Transportation Plan, a Transportation Plan, Homer Spit Comprehensive Plan, and the Town Center Development Plan, which are additional components to the Comprehensive Plan.

The City of Homer expects that public involvement will be a grass-roots effort emphasizing outreach to, and contribution from, a variety of stakeholders, including citizens, businesses, community groups/organizations, local agencies, City Advisory Bodies, and the City Council. The City further expects the community participation plan will be innovative and consider the use of focus groups, as

well as, intensive short-term teams or work groups, such as workshops, to identify issues, create a community vision, and to assist in establishing the goals and objectives.

The goal is for both phases (Phase I: The Comprehensive Plan and Phase II: Title 21, Zoning and Planning Code update) to be completed within two years after award of the contract; however, complex issues may require more in-depth study, which may result in an extension of the completion date and negotiation to amend the contract.

As in many Alaskan communities, the summer months are the "busy months" for Homer residents. One distinctive aspect of Homer is that many seasonal business operators live elsewhere during the winter months. The Proposer should develop a schedule that is flexible enough to allow busy residents and business owners/operators the opportunity for significant input throughout the planning process, while recognizing the seasonal nature of the community.

II. Scope of Services

The project consists of furnishing all labor, materials, equipment, tools, supervision, and other facilities necessary to develop a Homer Comprehensive Plan and a Title 21 Zoning and Planning Code Update as a two-phased project in accordance with the standards and criteria of the City of Homer.

Phase I: Comprehensive Plan

The project goals for updating the comprehensive plan are:

1. Create a fully updated Comprehensive Plan.
2. Determine the best approaches to the topics of housing, parking, density, form/layout, building height, sustainability, mobility/connectivity, and coordinating with the motorized and non-motorized transportation (the Master Transportation Plan is currently being updated).
3. Identify strategic actions that the City can proactively engage in to ensure the success of the Comprehensive Plan, e.g., site acquisition, infrastructure investment, etc.
4. Provide a vision and guidance for the Phase II update of the Title 21 Zoning and Planning Code.
5. Conduct public and key stakeholder outreach to better inform and guide the Comprehensive Plan.
6. Align the Comprehensive Plan with other City plans such as Master Transportation Plan, Capital Improvement Plan, and City Council Goals.
7. Deliver the Comprehensive Plan to the Planning Commission, Economic Development Commission, and City Council public hearings for recommendation and approval.
8. City staff will provide project support with a project manager, participation/facilitation in outreach events, and information/feedback to consultants.

The development of the Homer Comprehensive Plan will include, but not be limited to, the following tasks:

Task 1. Background Research and Analysis

In Task 1, the consultant will complete a review of all-relevant planning, financial, and development documents that relate to development, planning regulation, and protection of Homer's built and natural environment. Examples of such documents include:

- 2018 Homer Comprehensive Plan Update
- Town Center Development Plan
- Homer Spit Comprehensive Plan
- Community Design Manual
- ADA Transition Plans
- Climate Action Plan
- Long Range Transportation Plan
- 2005 Homer Area Transportation Plan (currently being updated)
- Non-Motorized Transportation and Trails Plan (currently being updated)
- Adopted Water and Sewer Master Plan
- Census and growth projections
- Homer City Code (in particular Title 21 Zoning and Planning Code)
- Capital Improvement Plan/Legislative Requests/State Transportation Improvement Program Requests
- City of Homer Annual Budget
- Beach Policy
- Homer Land Allocation Plan
- 2022 Local Hazard Mitigation Plan
- State of Alaska tourism information
- State of Alaska planning enabling legislation
- Review of KPB planning and platting powers, with city granted planning powers of the city and extraterritorial power over the Bridge Creek Water Protection District

At the completion of Task 1 the consultant should be knowledgeable with the history, social and land use development patterns, culture, environmental opportunities/challenges, development constraints, infrastructure, and fiscal issues facing the City of Homer.

Task 2. Public Participation Process

The design of an effective public participation process is a critical element for the successful completion of the Homer Comprehensive Plan and Title 21, Zoning and Planning Code Updates. The consultant shall design and implement a public participation process that ensures members of the public are actively involved in the planning effort. The consultant should identify methods that do not require long standing commitments of time by members of the public yet provide for meaningful input. The use of charrettes/workshops, open houses, work sessions, online web pages/surveys, focus groups, and study circles or other suitable methods is encouraged. The consultant will work with City staff throughout the public participation process, to provide:

- Meeting Coordination
- Facilitation of Meetings
- Open Houses
- Advertisements
- Informational Handouts
- Newsletters and Other Mailings
- On-going Updates

The proposal shall identify the Public Participation Team that will be responsible for the production, publication, and distribution of informational materials and mailings. The Proposal shall include a

Public Participation Matrix, which identifies the expected points of engagement with the public, identifying the recommended roles for City staff, community stakeholders, and the consultant personnel.

Task 3. Site Analysis and Identification of Issues and Concerns

Task 3 utilizes information from the background research, site visits, and constraints mapping to analyze, and create maps and analysis illustrating the City's existing conditions. The mapping and analysis shall include:

- Brief Study Area Overview
- Key Demographic Considerations (summary of existing demographic information such as population, employment, housing, and projections)
- Existing Land Use(s)
- Existing Zoning
- Land Use and Community Design (including density, layout, and form)
- Housing
- Mobility and Transportation Network including parking
- Infrastructure (Gray and Green)
- Sustainability
- Environmental Issues/Hazards/Constraints including Flood Regulations
- Public Facilities and Services
- Recreation Facilities
- Economic Development/Opportunities
- Local Government Boundaries
- Slope Hazard Analysis

Key issues, concerns, and constraints shall be identified.

Task 4. Preparation of Goals, Objectives, and Recommendations

Based upon the information obtained in the previous tasks, the consultant shall collaborate with the community to develop goals, objectives, and recommendations.

Task 5. Development or re-development strategies

In addition, the consultant shall prepare an overall development and/or redevelopment strategy and more specific policies for the use of the land – utilization of city owned land, land acquisition and/or disposal strategies, infrastructure improvements, commercial areas, public open space, and facilities.

Task 6. Preparation of Future Growth and Development Alternatives

The consultant shall review projections of future population and economic growth and the resulting impact on land use and development patterns. Alternatives will include evaluation and discussion of future development, redevelopment, conservation practices, and impacts on public infrastructure.

The alternatives shall be described in both a narrative and graphic/mapping manner. The purpose of these alternatives is to allow the public to become more aware of the impacts of future growth in Homer

and to assist in developing goals, objectives, and recommendations. The identification of the most preferred development scenario is part of this task.

Task 7. Recommendations for Implementation

Task 7 shall consist of preparing recommendations for achieving the goals, objectives, and recommendations of the Comprehensive Plan Update. Standard implementation techniques such as zoning and subdivision regulation changes should be considered, as well as other techniques such as growth management, impact fees, encouraging walkable development centers or nodes, etc. In addition, this task shall result in the following:

- A timeframe for identified actions.
- A table allocating responsibilities for actions among the various governmental agencies and where applicable, not-for-profit organizations having interests in conducting the programs.
- A schedule of proposed Capital Improvement Projects.
- A general description of any land use development regulations or incentives that may be adopted by the City to achieve the goals, policies, and guidelines set forth in the plan.
- A description of other procedures that the City may use in monitoring and evaluating the implementation of the plan.
- A statement describing proposed programs of public services or changes in existing programs to include estimates of the needed increase in personnel, equipment, supplies, and related matters.
- The proposed development criteria to be incorporated into any recommended or existing land development regulations.
- Identification of potential funding sources for projects or other issues identified during the planning process.
- A description of measures to be implemented to promote economic, social, and environmental sustainability.

Task 8: Presentations

The consultant will be required to undertake a series of presentations at various stages of the planning effort to the Planning Commission and City Council. The purpose of these presentations is to provide information and obtain feedback. The consultant is also expected to present the plan when formally reviewed and considered by the Planning Commission and City Council. Presentations to other boards and commissions, such as the Economic Development Advisory Commission; Parks, Art, Recreation, and Culture Advisory Commission; and Port and Harbor Commission may be warranted. A minimum of six presentations should be included with the possibility of more to be negotiated.

Task 9: Final Plan

Draft a final Comprehensive Plan based on findings from Tasks 1-8 working closely with City staff and providing an opportunity for public review and comments on draft version(s).

Project Schedule

The proposal should include a schedule of major milestones for a one-year project for Phase I. The City anticipates the schedule should include, but not be limited to, the following stages:

- Project Start-Up
- Task 1 – Data Collection, Background Research and Analysis
- Task 2 – Public Participation Process
- Task 3 – Site Analysis and Identification of Issues and Concerns
- Task 4 – Preparation of Goals, Objectives, and Recommendations
- Task 5 – Development or re-development strategies
- Task 6 – Preparation of Future Growth and Development Alternatives
- Task 7 – Recommendations for Implementation
- Task 8 – Presentations
- Task 9 – Final Plan

Deliverables

All documents, reports, studies, illustrations, and maps are to be produced in a digital and PDF format. Information will be transferred to the City electronically and 25 hard copies will also be provided. All deliverables will be considered Works for Hire; that is, owned by the City of Homer upon payment of consultant's invoices.

Website with hyperlinks (to be kept current through the end of the consultant's contract)

Draft and Final Documents:

- Formatted for an 8 1/2" x 11" Document with 3-ring binder
- Provide all electronic files used in the creation of the report and illustrations such as GIS Shapefiles, Word files, PDFs, PowerPoint, InDesign, Illustrator, Sketchup, etc.
- Monthly status reports

Maps in Documents should meet the following specifications:

- ESRI GIS Mapping Products
    1. ESRI Shapefile Format and any associated ArcGIS/ArcMap project files/.mxd. An Adobe PDF file is also required of any GIS map product.
    2. All GIS data should be geo-referenced to NAD27, Alaska State Plane Zone 4
- Color
- 11" x 17", folded (maximum size for inclusion in a bound document)

Phase II: Title 21 Zoning & Planning Code Update

The project goals for updating the Title 21 Zoning and Planning code are:

1. Modernize the code by bringing the standards up to date by applying measures that reflect contemporary best practices, land use trends, and market demands, while improving efficiency and user friendliness into the code.
2. Identify best code format and create a new code that enables development to take place as a mixture of uses, rather than large areas of single land use or Greenfield development.
3. Align with and implement the vision of the Comprehensive Plan.
4. Conduct all public and key stakeholder outreach to better inform and guide the updated Title 21 Zoning and Planning Code.

5. Align the updated Title 21 Zoning and Planning Code to support implementation of related City plans such as Transportation Master Plan, Stormwater, and Water/Sewer Plan.
6. Present the updated Title 21 Zoning and Planning Code to the Planning Commission and City Council public hearings for recommendation and approval.
7. City staff will provide project support with a project manager, participation/facilitation in outreach events, and information/feedback to consultants.

The development of the Title 21 Zoning and Planning Code should include, but not be limited to, the following tasks:

Task 1. Data Collection, Background Research and Analysis

Conduct analysis utilizing existing maps for future development and/or potential infill and utilizing feedback from City staff along with constraints mapping. Existing conditions analysis and mapping should include the following (much of this task can utilize information developed in Phase I of the project):

- Key Demographic Considerations (summary of existing demographic information such as population, employment, housing, and projections)
- Existing Land Use(s)
- Existing Zoning
- Mobility and Transportation Network
- Infrastructure
- Environmental Conditions/Constraints

Task 2. Technical Review of Existing Code and Recommendations

Conduct a technical review to evaluate the strengths and limitations of the current Title 21 Zoning and Planning Code and make preliminary recommendations for updating and making the document consistent with overall City policies, including the goals of the Comprehensive Plan. Provide a review based on discussions with and feedback received from code administrators and code users including City staff, design professionals, and the local development community. The Project Team should also draw from its planning experience with other communities and knowledge of land use regulatory tools. The review should evaluate the suitability of the existing Zoning and Planning Code by determining deficiencies and inadequate elements that may create inconsistent interpretations. Submit a diagnostic report that also identifies the steps required to make the Zoning and Planning Code consistent with existing practices in the City, as well as national best practices.

Task 3. Public Participation Process

Provides for public/stakeholder participation to create the overall guiding vision for the new Zoning Code. This shall include providing for a public review of the draft code, as well as a public hearing process at the Planning Commission and City Council.

Task 4. Preparation of Vision, Values, Goals, Objectives, and Recommendation for Code Type

Recommend the best code format and draft a new code that enables the vision and goals of the Comprehensive Plan to be implemented, while considering alignment with other City plans and goals.

Modernize the code by bringing the standards up to date by applying measures that reflect contemporary best practices, land use trends, and market demands, while improving efficiency and user friendliness into the code. Consider future development to take place as a mixture of uses, rather than large areas of single land use or Greenfield development.

Task 5. Draft Code

Draft a new code based on findings from Tasks 1-4 working closely with City staff and providing an opportunity for public review and comments of draft version(s). Provide how the draft code will be reviewed by legal experts.

Task 6. Presentations

The consultant is required to undertake a series of presentations at various stages of the planning effort to the Planning Commission and City Council. The purpose of these presentations is to provide information and obtain feedback. The consultant is also expected to present the code when formally reviewed and considered by the Planning Commission and City Council. Presentations to other boards and commissions, such as the Economic Development Advisory Commission; Parks, Art, Recreation, and Culture Advisory Commission; ADA Advisory Board and Port and Harbor Commission may be warranted. A minimum of four presentations should be included (identifying whether they are in-person or virtual) with the possibility of more to be negotiated.

Task 7. Final Code

Draft a final Zoning and Planning Code based on findings from Tasks 1-6, working closely with City staff and providing an opportunity for public review and comments of draft version(s).

Project Schedule

The proposal should include a schedule of major milestones for a 1-year project for Phase II. The City anticipates the schedule should include, but not limited to, the following stages:

- Project Start-Up
- Task 1 – Data Collection, Background Research and Analysis
- Task 2 – Technical Review of Existing Code and Recommendations
- Task 3 – Public Participation Process
- Task 4 – Preparation of Vision, Values, Goals, Objectives, and Recommendation for Code Type
- Task 5 – Draft Code
- Task 6 - Presentations
- Task 7 – Final Code

Deliverables

All documents, reports, studies, illustrations, and maps are to be produced in a digital and PDF format. Information will be transferred to the City electronically and 25 hard copies will also be provided. All work products will be considered Works for Hire; that is, owned by the City of Homer once the consultant's invoices are paid.

Website with hyperlinks (maintained through the end of the consultant's contract)

Draft and Final Documents:

- Formatted for an 8 1/2" x 11" Document with 3-ring binder
- Provide all electronic files used in the creation of the report and illustrations such as GIS Shapefiles, Word files, PDFs, PowerPoint, InDesign, Illustrator, Sketchup, etc.
- Publish Code online
- Monthly status reports

Maps in Documents should meet the following specifications:

- ESRI GIS Mapping Products
    1. ESRI Shapefile Format and any associated ArcGIS/ArcMap project files .mxd). An Adobe PDF file is required of any GIS map product.
    2. All GIS data should be geo-referenced to NAD27, Alaska State Plane Zone 4
- Color
- 11" x 17", folded (maximum size for inclusion in a bound document)

III. General Requirements

The following information is presented as a general guideline for the preparation of the proposals, though not intended to be an exhaustive list of project requirements.

A. It is the responsibility of the Proposers to estimate the actual level of effort required to complete the work.

B. Homer will provide Over the Shoulder review of draft planning documents to provide timely comment and input.

C. All deliverables shall be in a format and on media approved by the City. Upon completion, the City of Homer shall be furnished with digital files of all documents.

IV. Proposal Format and Content

Direct questions regarding this proposal to Ryan Foster, Special Projects Coordinator, City of Homer, (907) 299-8529 or rfoster@ci.homer.ak.us.

Proposals, which do not address the items listed in this section, may be considered incomplete and may be deemed non-responsive by the City.

PROPOSAL FORMAT

A. Letter of Transmittal

B. Proposed Work Plan

1. Include a Work Plan that illustrates how you will perform the Work and demonstrates your understanding of the project
2. Include a proposed schedule demonstrating how you anticipate the Work will flow so you can complete the project in a timely manner.

3. Include a communication strategy for project management and include any methods such as meetings, monthly reports, videoconferencing, FTP data transfer sites, and project websites.
4. Identify major challenges that might interfere with your ability to complete the project in a timely manner.

C. Fee Proposal and Rate Schedule

1. Submit a Fee Proposal to perform the Scope of Services described in your Work Plan.
2. Provide an exact statement of the services to be provided within the fees proposal and fee schedule to be used in billing for services, including out-of-scope services.
3. Provide a Fee Schedule showing fully loaded billing rates for the personnel who will be working on the Project.

D. Submit one (1) original and four (4) hard copies of the completed Proposal in a sealed, opaque envelope marked as follows:

City of Homer
Comprehensive Plan and Title 21 Zoning and Planning Code Update

PROPOSAL DATED _____, 2023.

Proposals will have the Proposers name and address in the upper left corner. The Proposals shall be addressed to:

City of Homer, City Clerk's Office
491 East Pioneer Avenue
Homer, Alaska 99603

Proposals shall be received at the office of the City Clerk until **4:30 PM, January 20, 2023.** Any proposals not received by the date and time stated and marked with the City Clerk's Office stamp will not be considered.

V. Evaluation Criteria and Selection Process

The City of Homer reserves the right to reject any and all proposals submitted and shall not be liable for any costs incurred by any proposer in response to this solicitation or for any work done prior to the issuance of a notice to proceed.

A selection committee will evaluate the proposals and make a recommendation to the City Manager. The committee will use the following criteria in deriving a numerical score for each proposal:

a. **Work Plan.** The various elements of the Work Plan will be evaluated for clarity, effectiveness, and compliance with RFP requirements.

Phase I: Comprehensive Plan

Task 1	100 Points
Task 2	100 Points
Task 3	100 Points
Task 4	100 Points
Task 5	100 Points

Task 6	100 Points
Task 7	100 Points
Task 8	100 Points
Task 9	100 Points

Phase II: Title 21 Zoning & Planning Code Update

Task 1	100 Points
Task 2	100 Points
Task 3	100 Points
Task 4	100 Points
Task 5	100 Points
Task 6	100 Points
Task 7	100 Points

b. **Schedule.** The Proposer's Schedule will be evaluated for its expected ability to achieve the effectiveness results in a timely manner. 200 Points

c. **Price.** Evaluated based on the do not exceed amount of $650,000 100 Points

TOTAL POSSIBLE POINTS = 1900

VI. Schedule

Proposals due:	4:30 pm	Date: January 20, 2023
Proposal Review Period:		Date: January 23-February 8, 2023
Notice of Intent to Award contract:		Date: February 9-10, 2023
City Council Award:		Date: February 27, 2023
Notice to proceed/Contract Signing		Date: February 28-March 3, 2023
Completion of contract:		Date: Two year or as extended

TERM CONTRACT FOR CONSULTANT SERVICES

This Agreement is entered into this _____ day of October 2023, by and between **Agnew Beck Consulting (**herein referred to as **"Consultant")** and the **City of Homer ("City")**. The Consultant and City agree to the following:

WHEREAS The City is in need of a firm with personnel possessing the skills and ability required to render consulting services to the City of Homer and Agnew Beck Consulting is qualified to perform said services.

NOW THEREFORE the parties hereto do mutually agree as follows:

1. Employment of Consultant.

Work shall be assigned by a task order. The format of the **"Task Order"** is shown in Appendix A. No work shall proceed without a fully executed "Task Order".

2. Term of Agreement.

The term of this Agreement shall be two years from the date of execution and approval of the Homer City Council. Homer shall have the option to renew this Agreement for an additional one-year period. Exercise of this option by Homer shall be contingent upon a favorable review of the contracted services three months before the then scheduled date of termination of this Agreement. Any contract renewal must be approved by both Consultant and City.

3. Standard of Performance.

The Consultant agrees to provide all required professional services necessary to complete projects under this contract. The Consultant accepts the relationship of trust and confidence established between it and the City by this agreement. The Consultant covenants with the City to furnish its best skill and judgment, and to further the interests of the City at all times through efficient business administration and management. The Consultant shall provide all services in a competent manner. It is understood that some of the services to be rendered hereunder require professional judgment and skill. In all cases, Consultant agrees to adhere to the standards of the applicable profession.

4. Fee

The City shall pay Consultant on the basis of T&M, not to exceed $650,000.00 without prior written authorization from the City.

5. Payments.

The City agrees to make payments to Consultant as services are performed and costs are incurred, provided Consultant submits two (2) copies of a proper invoice for each payment, in such form and accompanied by such evidence in support thereof as may be reasonably required by the City.

Billing and expense invoices shall be submitted monthly at the end of each month. Invoices shall be accompanied by a monthly activity report detailing work and accomplishments. All invoices are otherwise due and payable within 21 working days of approval by the City.

6. Independent Contractor Status

In performing under this Agreement, Consultant acts as an independent contractor and shall have responsibility for and control over the details and means for performing the services required hereunder.

7. Indemnification.

To the maximum extent permitted by law, Consultant shall defend, indemnify and save harmless City or any agent, employee, or other representative thereof, from and against losses, damages, liabilities, expenses, claims, and demands of whatever nature, including for death, personal injury, property damage or economic loss, to the extent arising out of any negligent act or negligent omission or willful misconduct of Consultant, its agents or employees while performing under the terms of this Agreement.

Where claims, lawsuits or liability arise from wrongful or negligent acts by City and Consultant together or separately, Consultant will not be responsible for the proportion of claims and costs that are attributed to the City's negligence or willful misconduct.

8. Assignment.

Consultant shall not assign this Agreement or any of the monies due or to become due hereunder without the prior written consent of City.

9. Subcontracting

Consultant may not subcontract its performance under this Agreement without prior written consent of City. Any subcontractor must agree to be bound by the terms of this Agreement applicable to the services to be performed by the subcontractor.

10. Designation of Representatives.

The parties agree, for the purposes of this Agreement, that the City shall be represented by and may act only through the City Planner or such other person as they may designate in writing. Consultant shall be represented by and may act only through Shelly Wade or such other person approved by both parties.

11. Termination

Either party may terminate this Agreement, with or without cause, after first giving thirty (30) days written notice.

12. Insurance.

The Consultant shall, at all times, at its own expense, keep in force the following described insurance for protection against the claims of employees or other persons, insuring both the Consultant and the City against liability that may accrue against them or either of them in connection with the performance of Consultant under this Agreement:

(a) Insurance in at least the required statutory amounts covering claims under workers' compensation, disability benefits and other similar employee benefit acts;

(b) Commercial general liability insurance covering bodily injury, death, and property damage with a combined single limit of not less than $2,000,000; and

(c) Errors and omissions insurance on claims made basis with a limit of liability of not less than $2,000,000.

13. Insurance Certificate.

All insurance shall be placed with an insurance carrier or carriers satisfactory to the City, shall have deductibles satisfactory to the City, shall not be subject to cancellation or any material change except after thirty (30) days written notice to the City, and shall provide that no failure of Consultant to comply with any condition or provision of this Agreement or other conduct of Consultant or those for whose conduct it is responsible, shall void or otherwise affect the protection under the policy afforded to the City. A Certificate of Insurance reflecting full compliance with these requirements shall, at all times during the term of this Agreement, be kept on deposit at the general offices of the City. If Consultant fails to comply with these insurance requirements, the City may terminate this Agreement on ten (10) days written notice.

All insurance policies or other contract security required in this Agreement except for professional errors and omissions coverage shall allow claims to be filed based upon the time of an occurrence, and shall not provide for a shorter period in which to make claims than that provided the applicable statute of limitations. The coverage required by this Agreement shall cover all claims arising in connection with the performance of the Consultant under this Agreement, whether or not such claim is asserted during the term of this Agreement and even though judicial proceedings may not be commenced until after the expiration of this Agreement.

All insurance policies shall be written as primary policies; shall waive subrogation against City, its agents and employees; shall not be contributing with, or in excess of, any insurance coverage that the City may otherwise carry, and shall name the City as an additional insured. All insurance provided under this Agreement must remain fully available to satisfy

claims arising out of this agreement, notwithstanding any claims that may be filed against that policy

14. Claims Recovery.

Claims by the City resulting from Consultant's failure to comply with the terms of and specifications of this Agreement and/or default hereunder may be recovered by City by withholding the amount of such claims from compensation otherwise due Consultant for work performed or to be performed. City shall notify Consultant of any such failure, default or damage therefrom as soon as practicable after discovery of such event by written notice. Nothing provided herein shall be deemed as constituting an exclusive remedy on behalf of City, nor a waiver of any other rights hereunder at law or in equity.

15. Compliance with Applicable Laws.

Consultant shall, in the performance of this Agreement, comply with all applicable federal, state and local laws, ordinances, orders, rules and regulations applicable to its performance hereunder, including, without limitation, all such legal provisions pertaining to social security, income tax withholding, medical aid, industrial insurance, worker's compensation, and other employee benefit laws. Consultant also agrees to comply with all contract provisions pertaining to grant or other funding assistance which City may choose to utilize to perform work under this Agreement. Services performed under this Agreement shall be in accordance with sound, generally accepted consulting practices and shall comply with all applicable codes and standards.

16. Records and Audit.

Consultant agrees to maintain sufficient and accurate records and books of account, including detailed time records, showing all direct labor hours expended and all closure of all pending matters related to this Agreement. Said books shall be subject to inspection and audit.

17. Notices.

Any official notice that either party hereto desires to give the other shall be delivered through the United States mail by certified mail, return receipt requested, with postage thereon full prepaid and addressed as follows:

To City:

Ryan Foster, AICP
City Planner/City Consultant
Homer Planning Division
491 East Pioneer Avenue
Homer, AK 99603
907-235-3106
rfoster@homer.ci.ak.us

To Consultant:

Shelly Wade
Agnew Beck Consulting
645 G Street, Suite 200
Anchorage, AK 99501
907-222-5424
shelly@agnewbeck.com

18. Venue and Applicable Law.

The laws of Alaska will determine the interpretation, performance and enforcement of this agreement. The venue of any legal action between the parties arising as a result of this Agreement shall exclusively be laid in the Third Judicial District of the Superior Court of the State of Alaska, at Anchorage, Alaska, and this Agreement shall be interpreted in accordance with the laws of the state of Alaska.

19. Attorney's Fees

In the event either party institutes any suit or action to enforce its rights hereunder, the prevailing party shall be entitled to recover from the other party its reasonable attorney's fees and costs in such suit or action and on any appeal therefrom.

20. Ownership of Work Products

The originals of all materials prepared or developed by the Consultant, its agents or representatives hereunder; including documents, drawings, calculations, maps, sketches, notes, reports, data, and models shall become the property of the City. Materials previously created and copyrighted by the Consultant included in a project will remain property of the Consultant. Copies of all work products will be made available to the City upon request. Electronic files of work products shall become the property of both the City and Consultant, for use by either party without consent of the other party.

Should City elect to reuse the Consultant's work products for other than the original project and, or purpose, City will indemnify Consultant against any responsibilities or liabilities arising from reuse. Consultant's professional seals and signatures shall be removed from drawings, plans, specifications, estimates, and other construction documents, and replaced with the seal and signature of the professional consultant, architect, surveyor, landscape architect who has assumed the responsibility for reuse. The Consultant shall not be responsible or be required to provide any documentation, suitability reviews, or verifications for the reuse of work products.

21. Equal Employment Opportunity

The Consultant shall not discriminate against any employee or applicant for employment because of race, religion, color, national origin, or because of age, physical handicap, sex, marital status, change in marital status, pregnancy, or parenthood when the reasonable demands of the position do not require distinction on the basis of age, physical handicap, sex, marital status, change in marital status, pregnancy, or parenthood. The Consultant shall take affirmative action required by law to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, national origin, ancestry, age, or marital status.

22. Waiver.

No failure on the party of either City or Consultant to enforce any covenant or provision herein contained, nor any right hereunder unless in writing and signed by the parties sought to be bound, shall discharge or invalidate such covenants or provisions or affect the right of the City or Consultant to enforce the same or any other provision in the event of any subsequent breach or default.

23. Binding Effect.

The terms, conditions and covenants contained in this Agreement shall apply to, inure to the benefit of, and bind the parties and their respective successors.

24. No Assignment or Delegation.

The Consultant may not assign, subcontract or delegate this agreement, or any part of it, or any right to any of the money to be paid under it without written consent of the City.

25. Independent Contractor

The Consultant shall be an independent contractor in the performance of the work under this agreement, and shall not be an employee or agent of the City.

26. Entire Agreement.

This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof, and all prior negotiations and understandings are superseded and replaced by this Agreement and shall be of no further force and effect. No modification of this Agreement shall be of any force or effect unless reduced to writing, signed by both parties and expressly made a part of the Agreement.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement on the respective date indicated below.

CITY OF HOMER

By: _____

Rob Dumouchel, City Manager **Date**

CONSULTANT:

By: _____

Shelly Wade **Date**

APPENDIX "A"

TASK ORDER #__

This Task Order pertains to an Agreement by and between the City of Homer, ("OWNER"), and Agnew Beck Consulting, ("CONSULTANT"), dated October ____, 2023, ("the AGREEMENT"). Consultant agrees to perform the services described below. This Task Order shall not be binding until it has been properly signed by both parties.

PART 1.0 PROJECT DESCRIPTION

Completion of a two phase project:

Phase I: Deliver a new Comprehensive Plan that guides the future development of the City over the next 20 years and addresses the unique planning challenges of the community, such as limited developable land, a strong demand for housing, and consideration of our unique geographical and topographical conditions.

Phase II: Deliver an updated Title 21 Zoning and Planning Code that will allow the City to realize the vision and goals defined in the Comprehensive Plan with updated processes and development standards. In addition, greater efficiency, clarity, and user friendliness will be built into the zoning code.

PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY CONSULTANT

Scope of Services

The project consists of furnishing all labor, materials, equipment, tools, supervision, and other facilities necessary to develop a Homer Comprehensive Plan and a Title 21 Zoning and Planning Code Update as a two-phased project in accordance with the standards and criteria of the City of Homer.

Phase I: Comprehensive Plan

The project goals for updating the comprehensive plan are:

1. Create a fully updated Comprehensive Plan, including replacement of the 2018 Comprehensive Plan, 2011 Spit Comprehensive Plan, and the 2006 Town Center Development Plan.
2. Determine the best approaches to the topics of housing, parking, density, form/layout, building height, sustainability, mobility/connectivity, and coordinating with the motorized and non-motorized transportation (the Master Transportation Plan is currently being updated).
3. Identify strategic actions that the City can proactively engage in to ensure the success of the Comprehensive Plan, e.g., site acquisition, infrastructure investment, etc.
4. Provide a vision and guidance for the Phase II update of the Title 21 Zoning and Planning Code.
5. Conduct public and key stakeholder outreach to better inform and guide the Comprehensive Plan.

6. Align the Comprehensive Plan with other City plans such as Master Transportation Plan, Capital Improvement Plan, and City Council Goals.
7. Deliver the Comprehensive Plan to the Planning Commission, Economic Development Commission, and City Council public hearings for recommendation and approval.
8. City staff will provide project support with a project manager, participation/facilitation in outreach events, and information/feedback to consultants.

The development of the Homer Comprehensive Plan will include, but not be limited to, the following tasks:

Task 1. Background Research and Analysis
In Task 1, the consultant will complete a review of all-relevant planning, financial, and development documents that relate to development, planning regulation, and protection of Homer's built and natural environment. Examples of such documents include:

- 2018 Homer Comprehensive Plan Update
- Town Center Development Plan
- Homer Spit Comprehensive Plan
- Community Design Manual
- ADA Transition Plans
- Climate Action Plan
- Long Range Transportation Plan
- 2005 Homer Area Transportation Plan (currently being updated)
- Non-Motorized Transportation and Trails Plan (currently being updated)
- Adopted Water and Sewer Master Plan
- Census and growth projections
- Homer City Code (in particular Title 21 Zoning and Planning Code)
- Capital Improvement Plan/Legislative Requests/State Transportation Improvement Program Requests
- City of Homer Annual Budget
- Beach Policy
- Homer Land Allocation Plan
- 2022 Local Hazard Mitigation Plan
- State of Alaska tourism information
- State of Alaska planning enabling legislation
- Review of KPB planning and platting powers, with city granted planning powers of the city and extraterritorial power over the Bridge Creek Water Protection District ▪ Meeting Coordination
- Facilitation of Meetings
- Open Houses
- Advertisements
- Informational Handouts
- Newsletters and Other Mailings
- On-going Updates

At the completion of Task 1 the consultant should be knowledgeable with the history, social and land use development patterns, culture, environmental opportunities/challenges, development constraints, infrastructure, and fiscal issues facing the City of Homer.

Task 2. Public Participation Process

The design of an effective public participation process is a critical element for the successful completion of the Homer Comprehensive Plan and Title 21, Zoning and Planning Code Updates. The consultant shall design and implement a public participation process that ensures members of the public are actively involved in the planning effort, including creation of a steering committee to aid in the guidance in developing the comprehensive plan. The consultant should identify methods that do not require long standing commitments of time by members of the public yet provide for meaningful input. The use of charrettes/workshops, open houses, work sessions, online web pages/surveys, focus groups, and study circles or other suitable methods is encouraged. The consultant will work with City staff throughout the public participation process, to provide:

The proposal shall identify the Public Participation Team that will be responsible for the production, publication, and distribution of informational materials and mailings. The Proposal shall include a Public Participation Matrix, which identifies the expected points of engagement with the public, identifying the recommended roles for City staff, community stakeholders, and the consultant personnel.

Task 3. Site Analysis and Identification of Issues and Concerns

Task 3 utilizes information from the background research, site visits, and constraints mapping to analyze, and create maps and analysis illustrating the City's existing conditions. The mapping and analysis shall include:

- Brief Study Area Overview
- Key Demographic Considerations (summary of existing demographic information such as population, employment, housing, and projections)
- Existing Land Use(s)
- Existing Zoning
- Land Use and Community Design (including density, layout, and form)
- Housing
- Mobility and Transportation Network including parking
- Infrastructure (Gray and Green)
- Sustainability
- Environmental Issues/Hazards/Constraints including Flood Regulations
- Public Facilities and Services
- Recreation Facilities
- Economic Development/Opportunities
- Local Government Boundaries
- Slope Hazard Analysis

Key issues, concerns, and constraints shall be identified.

Task 4. Preparation of Goals, Objectives, and Recommendations

Based upon the information obtained in the previous tasks, the consultant shall collaborate with the community to develop goals, objectives, and recommendations.

Task 5. Development or re-development strategies
In addition, the consultant shall prepare an overall development and/or redevelopment strategy and more specific policies for the use of the land – utilization of city owned land, land acquisition and/or disposal strategies, infrastructure improvements, commercial areas, public open space, and facilities.

Task 6. Preparation of Future Growth and Development Alternatives
The consultant shall review projections of future population and economic growth and the resulting impact on land use and development patterns. Alternatives will include evaluation and discussion of future development, redevelopment, conservation practices, and impacts on public infrastructure.
The alternatives shall be described in both a narrative and graphic/mapping manner. The purpose of these alternatives is to allow the public to become more aware of the impacts of future growth in Homer and to assist in developing goals, objectives, and recommendations. The identification of the most preferred development scenario is part of this task.

Task 7. Recommendations for Implementation
Task 7 shall consist of preparing recommendations for achieving the goals, objectives, and recommendations of the Comprehensive Plan Update. Standard implementation techniques such as zoning and subdivision regulation changes should be considered, as well as other techniques such as growth management, impact fees, encouraging walkable development centers or nodes, etc. In addition, this task shall result in the following:

- A timeframe for identified actions.
- A table allocating responsibilities for actions among the various governmental agencies and where applicable, not-for-profit organizations having interests in conducting the programs.
- A schedule of proposed Capital Improvement Projects.
- A general description of any land use development regulations or incentives that may be adopted by the City to achieve the goals, policies, and guidelines set forth in the plan.
- A description of other procedures that the City may use in monitoring and evaluating the implementation of the plan.
- A statement describing proposed programs of public services or changes in existing programs to include estimates of the needed increase in personnel, equipment, supplies, and related matters.
- The proposed development criteria to be incorporated into any recommended or existing land development regulations.
- Identification of potential funding sources for projects or other issues identified during the planning process.
- A description of measures to be implemented to promote economic, social, and environmental sustainability.

Task 8: Presentations

The consultant will be required to undertake a series of presentations at various stages of the planning effort to the Planning Commission and City Council. The purpose of these presentations is to provide information and obtain feedback. The consultant is also expected to present the plan when formally reviewed and considered by the Planning Commission and City Council. Presentations to other boards and commissions, such as the Economic Development Advisory Commission; Parks, Art, Recreation, and Culture Advisory Commission; and Port and Harbor Commission may be warranted. A minimum of six presentations should be included with the possibility of more to be negotiated.

Task 9: Final Plan
Draft a final Comprehensive Plan based on findings from Tasks 1-8 working closely with City staff and providing an opportunity for public review and comments on draft version(s).

Project Schedule
The proposal should include a schedule of major milestones for a one-year project for Phase I. The City anticipates the schedule should include, but not be limited to, the following stages:

Project Start-Up
- Task 1 – Data Collection, Background Research and Analysis
- Task 2 – Public Participation Process
- Task 3 – Site Analysis and Identification of Issues and Concerns
- Task 4 – Preparation of Goals, Objectives, and Recommendations
- Task 5 – Development or re-development strategies
- Task 6 – Preparation of Future Growth and Development Alternatives
- Task 7 – Recommendations for Implementation
- Task 8 – Presentations
- Task 9 – Final Plan

Deliverables
All documents, reports, studies, illustrations, and maps are to be produced in a digital and PDF format. Information will be transferred to the City electronically and 25 hard copies will also be provided. All deliverables will be considered Works for Hire; that is, owned by the City of Homer upon payment of consultant's invoices.

Website with hyperlinks (maintained through the end of the consultant's contract)

Draft and Final Documents:
- Submissions include 35%, 65%, 95%, and Final
- Formatted for an 8 1/2" x 11" Document with 3-ring binder
- Provide all electronic files used in the creation of the report and illustrations such as GIS Shapefiles, Word files, PDFs, PowerPoint, InDesign, Illustrator, Sketchup, etc.
- Publish Code online
- Monthly meeting and status reports

Maps in Documents should meet the following specifications:

- ESRI GIS Mapping Products 1. ESRI Shapefile Format and any associated ArcGIS/ArcMap project files .mxd). An Adobe PDF file is required of any GIS map product.
- All GIS data should be geo-referenced to NAD27, Alaska State Plane Zone 4
- Color 11" x 17", folded (maximum size for inclusion in a bound document)

Phase II: Title 21 Zoning & Planning Code Update
The project goals for updating the Title 21 Zoning and Planning code are:

1. Modernize the code by bringing the standards up to date by applying measures that reflect contemporary best practices, land use trends, and market demands, while improving efficiency and user friendliness into the code.
2. Identify best code format and create a new code that enables development to take place as a mixture of uses, rather than large areas of single land use or Greenfield development.
3. Align with and implement the vision of the Comprehensive Plan.
4. Conduct all public and key stakeholder outreach to better inform and guide the updated Title 21 Zoning and Planning Code.
5. Align the updated Title 21 Zoning and Planning Code to support implementation of related City plans such as Transportation Master Plan, Stormwater, and Water/Sewer Plan.
6. Present the updated Title 21 Zoning and Planning Code to the Planning Commission and City Council public hearings for recommendation and approval.
7. City staff will provide project support with a project manager, participation/facilitation in outreach events, and information/feedback to consultants.

The development of the Title 21 Zoning and Planning Code should include, but not be limited to, the following tasks:

Task 1. Data Collection, Background Research and Analysis
Conduct analysis utilizing existing maps for future development and/or potential infill and utilizing feedback from City staff along with constraints mapping. Existing conditions analysis and mapping should include the following (much of this task can utilize information developed in Phase I of the project):
▪ Key Demographic Considerations (summary of existing demographic information such as population, employment, housing, and projections)
▪ Existing Land Use(s)
▪ Existing Zoning
▪ Mobility and Transportation Network
▪ Infrastructure
▪ Environmental Conditions/Constraints

Task 2. Technical Review of Existing Code and Recommendations
Conduct a technical review to evaluate the strengths and limitations of the current Title 21 Zoning and Planning Code and make preliminary recommendations for updating and making the document consistent with overall City policies, including the goals of the Comprehensive Plan. Provide a review based on discussions with and feedback received from code administrators and

code users including City staff, design professionals, and the local development community. The Project Team should also draw from its planning experience with other communities and knowledge of land use regulatory tools. The review should evaluate the suitability of the existing Zoning and Planning Code by determining deficiencies and inadequate elements that may create inconsistent interpretations. Submit a diagnostic report that also identifies the steps required to make the Zoning and Planning Code consistent with existing practices in the City, as well as national best practices.

Task 3. Public Participation Process
Provides for public/stakeholder participation to create the overall guiding vision for the new Zoning Code; including the creation of a steering committee to aid in the guidance of developing the zoning code update. This shall include providing for a public review of the draft code, as well as a public hearing process at the Planning Commission and City Council.

Task 4. Preparation of Vision, Values, Goals, Objectives, and Recommendation for Code Type
Recommend the best code format and draft a new code that enables the vision and goals of the Comprehensive Plan to be implemented, while considering alignment with other City plans and goals.

Modernize the code by bringing the standards up to date by applying measures that reflect contemporary best practices, land use trends, and market demands, while improving efficiency and user friendliness into the code. Consider future development to take place as a mixture of uses, rather than large areas of single land use or Greenfield development.

Task 5. Draft Code
Draft a new code based on findings from Tasks 1-4 working closely with City staff and providing an opportunity for public review and comments of draft version(s). Provide how the draft code will be reviewed by legal experts.

Task 6. Presentations
The consultant is required to undertake a series of presentations at various stages of the planning effort to the Planning Commission and City Council. The purpose of these presentations is to provide information and obtain feedback. The consultant is also expected to present the code when formally reviewed and considered by the Planning Commission and City Council. Presentations to other boards and commissions, such as the Economic Development Advisory Commission; Parks, Art, Recreation, and Culture Advisory Commission; ADA Advisory Board and Port and Harbor Commission may be warranted. A minimum of four presentations should be included (identifying whether they are in-person or virtual) with the possibility of more to be negotiated.

Task 7. Final Code
Draft a final Zoning and Planning Code based on findings from Tasks 1-6, working closely with City staff and providing an opportunity for public review and comments of draft version(s).

Project Schedule

The proposal should include a schedule of major milestones for a 1-year project for Phase II. The City anticipates the schedule should include, but not limited to, the following stages:

- Project Start-Up
- Task 1 – Data Collection, Background Research and Analysis
- Task 2 – Technical Review of Existing Code and Recommendations
- Task 3 – Public Participation Process
- Task 4 – Preparation of Vision, Values, Goals, Objectives, and Recommendation for Code Type
- Task 5 – Draft Code
- Task 6 - Presentations
- Task 7 – Final Code

PART 3.0 OWNER'S RESPONSIBILITIES

Completion of all tasks outlined in the scope of work, public outreach coordination and facilitation, presentations, and delivery of the final documents.

PART 4.0 DELIVERABLES AND TIME PERIOD

Deliverables

All documents, reports, studies, illustrations, and maps are to be produced in a digital and PDF format. Information will be transferred to the City electronically and 25 hard copies will also be provided. All work products will be considered Works for Hire; that is, owned by the City of Homer once the consultant's invoices are paid.

Website with hyperlinks (maintained through the end of the consultant's contract)
Draft and Final Documents:

- Submissions include 35%, 65%, 95%, and Final
- Formatted for an 8 1/2" x 11" Document with 3-ring binder
- Provide all electronic files used in the creation of the report and illustrations such as GIS Shapefiles, Word files, PDFs, PowerPoint, InDesign, Illustrator, Sketchup, etc.
- Publish Code online
- Monthly meeting and status reports

Maps in Documents should meet the following specifications:

- ESRI GIS Mapping Products 1. ESRI Shapefile Format and any associated ArcGIS/ArcMap project files .mxd). An Adobe PDF file is required of any GIS map product.
- All GIS data should be geo-referenced to NAD27, Alaska State Plane Zone 4
- Color 11" x 17", folded (maximum size for inclusion in a bound document)

PART 5.0 PAYMENTS TO CONSULTANT

Payment shall be on the basis of T&M, not to exceed $650,000.00 without prior written authorization from the City.

For City of Homer

Signature:

_____

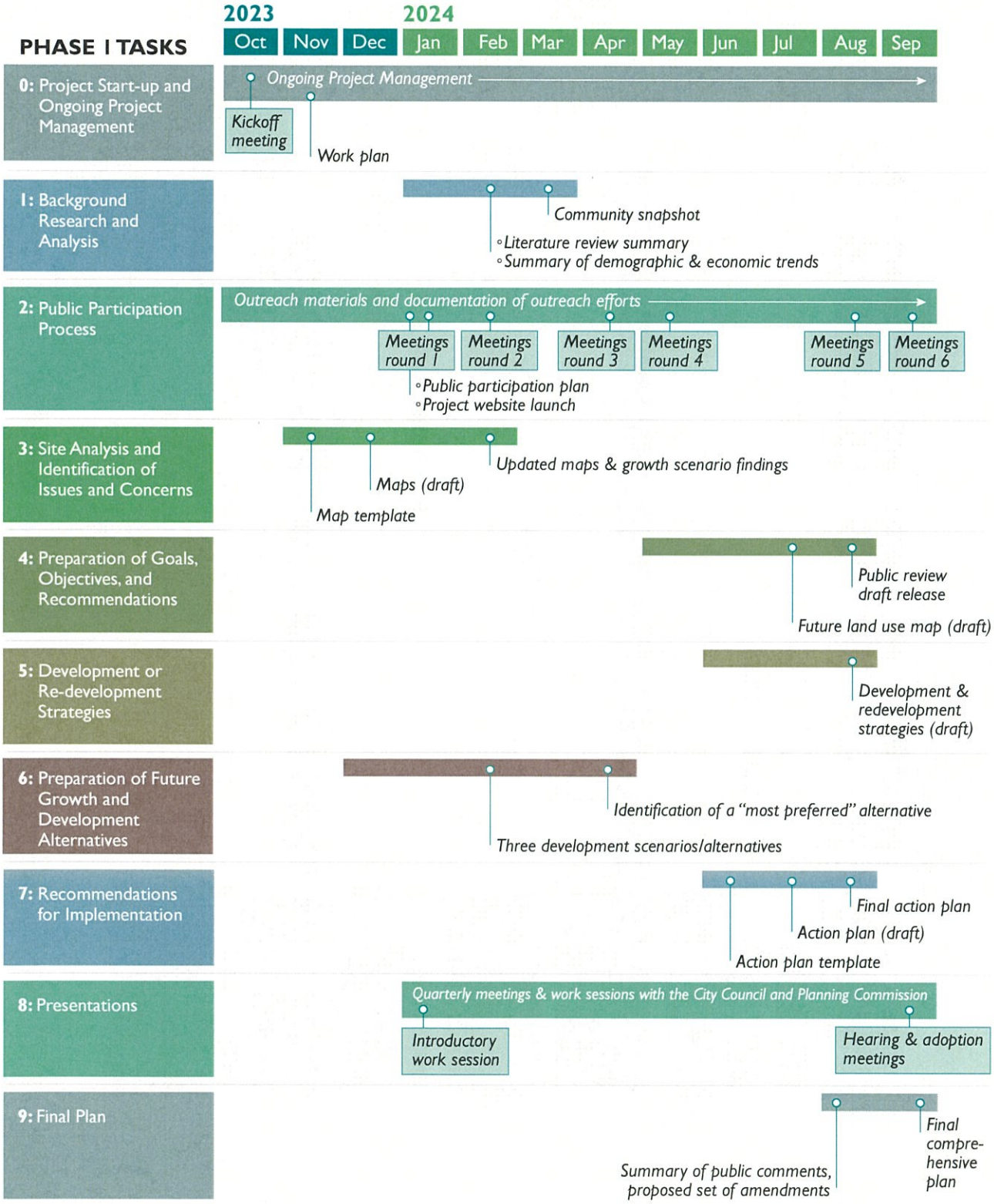
Robert Dumouchel, City Manager Date

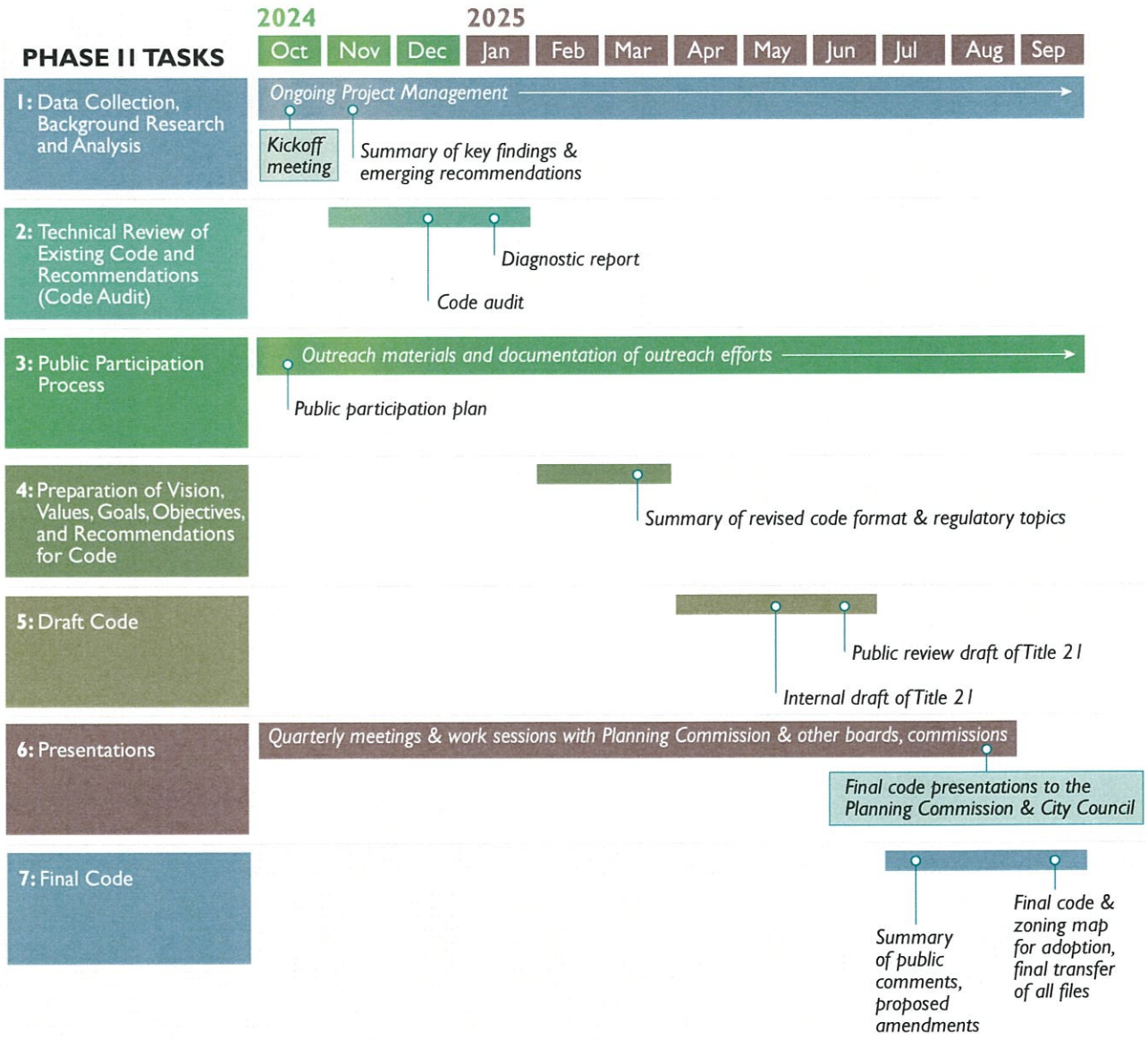
For Consultant

Signature: _____

Shelly Wade Date

DRAFT


2023
2024
PHASE I TASKS
Oct
Nov
Dec
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
0: Project Start-up and Ongoing Project Management
Ongoing Project Management
Kickoff meeting
Work plan
1: Background Research and Analysis
Community snapshot
◦Literature review summary
◦Summary of demographic & economic trends
2: Public Participation Process
Outreach materials and documentation of outreach efforts
Meetings round 1
Meetings round 2
Meetings round 3
Meetings round 4
Meetings round 5
Meetings round 6
◦Public participation plan
◦Project website launch
3: Site Analysis and Identification of Issues and Concerns
Updated maps & growth scenario findings
Maps (draft)
Map template
4: Preparation of Goals, Objectives, and Recommendations
Public review draft release
Future land use map (draft)
5: Development or Re-development Strategies
Development & redevelopment strategies (draft)
6: Preparation of Future Growth and Development Alternatives
Identification of a "most preferred" alternative
Three development scenarios/alternatives
7: Recommendations for Implementation
Final action plan
Action plan (draft)
Action plan template
8: Presentations
Quarterly meetings & work sessions with the City Council and Planning Commission
Introductory work session
Hearing & adoption meetings
9: Final Plan
Final compre-hensive plan
Summary of public comments, proposed set of amendments


2024
2025
PHASE II TASKS
Oct
Nov
Dec
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
1: Data Collection, Background Research and Analysis
Ongoing Project Management
Kickoff meeting
Summary of key findings & emerging recommendations
2: Technical Review of Existing Code and Recommendations (Code Audit)
Diagnostic report
Code audit
3: Public Participation Process
Outreach materials and documentation of outreach efforts
Public participation plan
4: Preparation of Vision, Values, Goals, Objectives, and Recommendations for Code
Summary of revised code format & regulatory topics
5: Draft Code
Public review draft of Title 21
Internal draft of Title 21
6: Presentations
Quarterly meetings & work sessions with Planning Commission & other boards, commissions
Final code presentations to the Planning Commission & City Council
7: Final Code
Summary of public comments, proposed amendments
Final code & zoning map for adoption, final transfer of all files

CITY OF HOMER
HOMER, ALASKA

City Manager

RESOLUTION 25-103

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA APPROVING A CONTRACT EXTENSION WITH AGNEW BECK CONSULTING OF ANCHORAGE, ALASKA, FOR THE COMPLETION OF THE 2045 COMPREHENSIVE PLAN AND THE UPDATE OF THE TITLE 21 ZONING AND PLANNING CODE AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, At the October 23, 2023 City Council meeting the Homer City Council approved Resolution 23-119 approving a contract Agnew::Beck consulting to develop a new comprehensive plan and a complete update of the Title 21 Zoning and Planning Code; and

WHEREAS, The contract was for a total of two years, expiring on December 18, 2025; and

WHEREAS, The consultant has provided the final draft of the 2045 Homer Comprehensive Plan Update to the City for public hearing and adoption at the November 24, 2025 City Council meeting; and

WHEREAS, The consultant is currently working with the Homer Planning Commission on development of a public review draft of the new Title 21 Zoning Code with anticipated release to the public in late January 2026; and

WHEREAS, An extension is necessary to allow the consultant to continue working with the community to adopt a new zoning code by July 1, 2026; and

WHEREAS, The only change in this contract extension is the contract expiration date would be extended to July 1, 2026; and

WHEREAS, There is no additional cost to the City of Homer for this contract extension; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, hereby extends the existing contract for developing a new Comprehensive Plan and a complete update of the Title 21 Zoning and Planning Code with Agnew Beck of Anchorage, Alaska to July 1, 2026 and authorizes the City Manager to negotiate and execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 24th day of November, 2025.

CITY OF HOMER

_____
RACHEL LORD, MAYOR

ATTEST:

_____
AMY WOODRUFF, CITY CLERK

HOMER CHAMBER

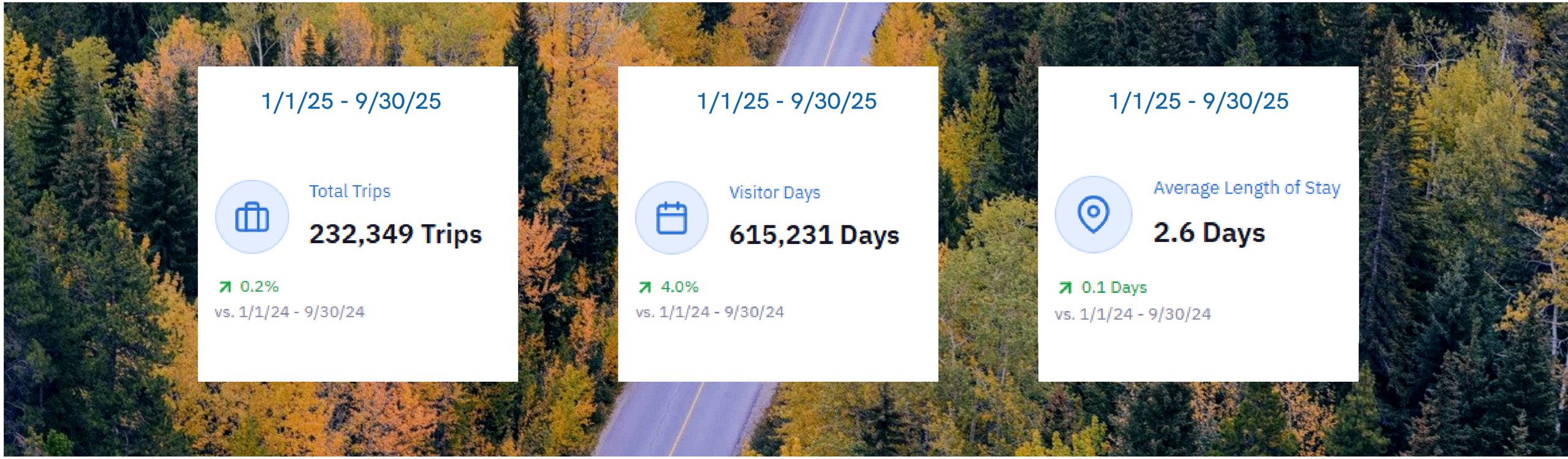
2025 City Marketing Presentation

All of Alaska in One Little Town

- **TOP TEN TRENDING DESTINATIONS IN THE U.S.** (TRIPADVISOR, 2023)
- **THE BEST SMALL TOWNS IN THE U.S. TO VISIT IN 2023** (MADOR NETWORK)
- **TOP FIVE BEST SMALL TOWN ART SCENES** (US TODAY, 2023)
- **TOP SMALL ART TOWN GETAWAY** (ONLY IN YOUR STATE, 2023)
- **15 BEST PLACES TO TRAVEL IN JULY** (TRAVEL & LEISURE, 2024)

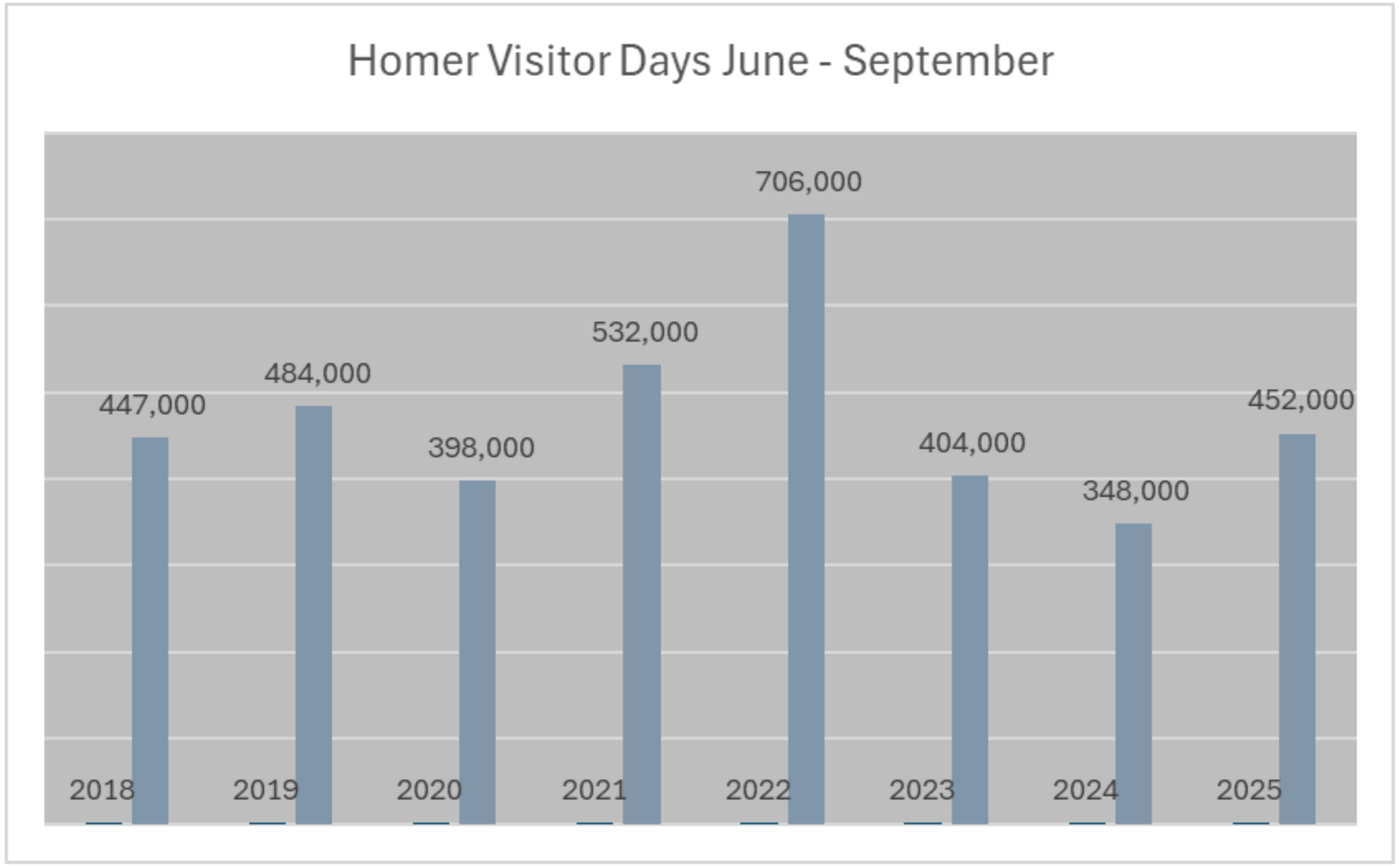
HOMER CHAMBER

Homer Visitor Data



For the first time since 2023, Homer saw visitor numbers increase over the previous year.

Trend of Summer Visitor Days



DATAFY

2025 Had Some Significant Highlights That Supported New Economic Opportunities

HOMER CHAMBER

In 2025, a big new annual event was introduced, Homer HarborFest. The Chamber partnered with Cosic Ayre Productions and Homer Marine Trades to create an exciting way to kick off the Summer Season that included a music festival, boat show, live art display, kids' activities, and vendor booths.

HOMER CHAMBER

Tour Buses

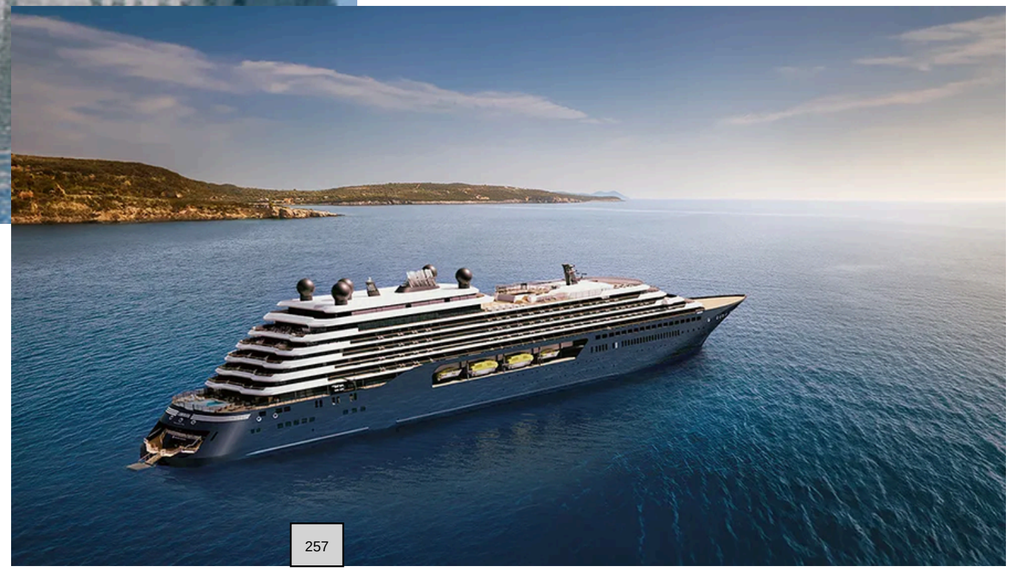
More tour buses planned for 2026

There was a significant increase in tour buses coming to Homer this year. Holland brought tours here for the first time in 10 years with 720 guests and has already doubled the requests for 2026. Premier Alaska Tours also plans to double its number of trips to Homer. Plus a number of smaller operators came to Homer in 2025 and are expecting more visits next year.

Small-Ship Luxury Expedition Cruise Ships

Homer has gained popularity among smaller cruise ships whose passengers want to avoid the overcrowded Alaska destinations. Their passengers like to go on more adventures and take time to learn about the community.

Thirteen ships plan to stop in Homer in 2026, including The World, which is the largest resident cruise ship, spending three nights in Homer. Viking will be here five times in 2026, and the Ritz-Carlton Luminara will be coming to Homer for the first time.

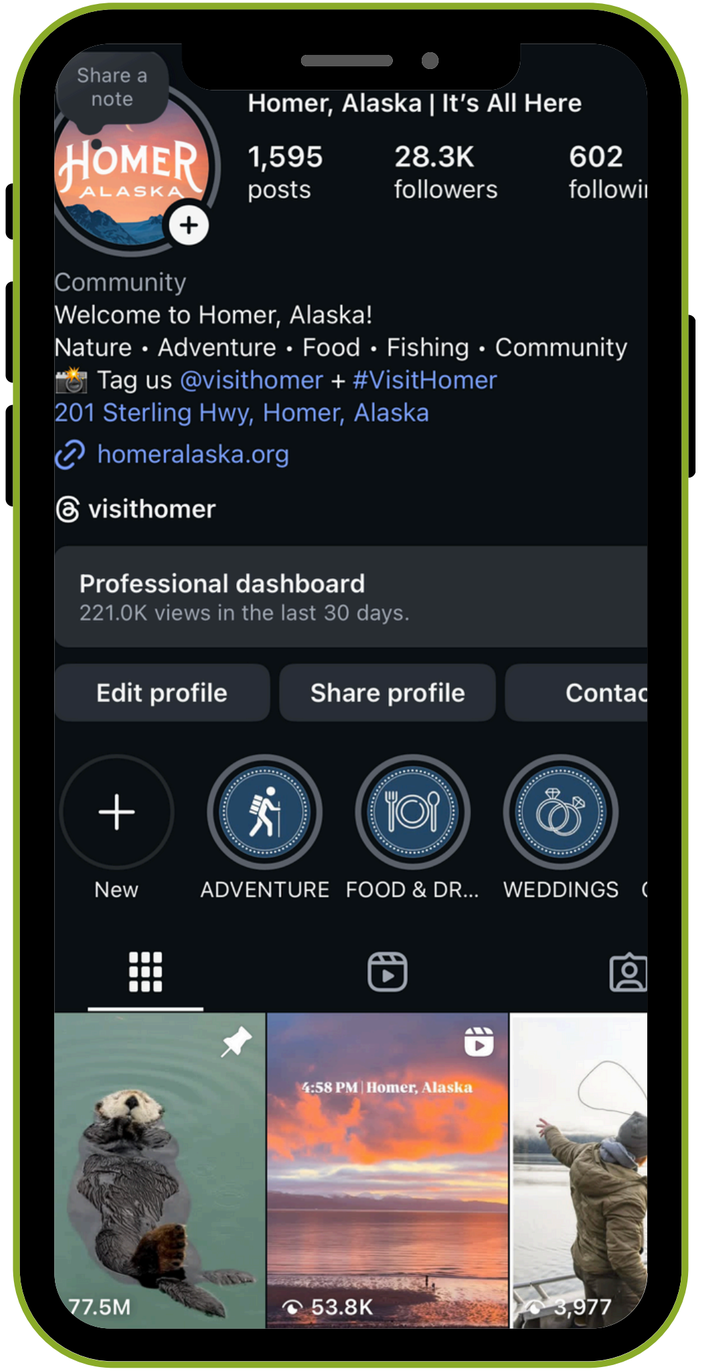


Marketing Homer

- PROMOTE LONGER STAYS, SUGGESTED ITINERARIES
- PROMOTE THE VALUE OF LAND TRAVEL
- CREATE MORE IMPACTFUL EVENTS IN SHOULDER MONTHS
- WORK CLOSER WITH BUS TOUR GROUPS
- NEWSLETTERS TO VISITOR GUIDE DELIVERY REQUESTS
- WEBSITE UPDATES AND ADS
- UPDATED RELOCATION GUIDE
- SHOWCASE WINTER ACTIVITIES
- PROMOTE HOMER AS A WEDDING DESTINATION
- PARTNER WITH MEDIA PROFESSIONALS AND INFLUENCERS
- ATTEND CONFERENCES, TRADE SHOWS, AND SUMMITS!

Visit Homer Social Media

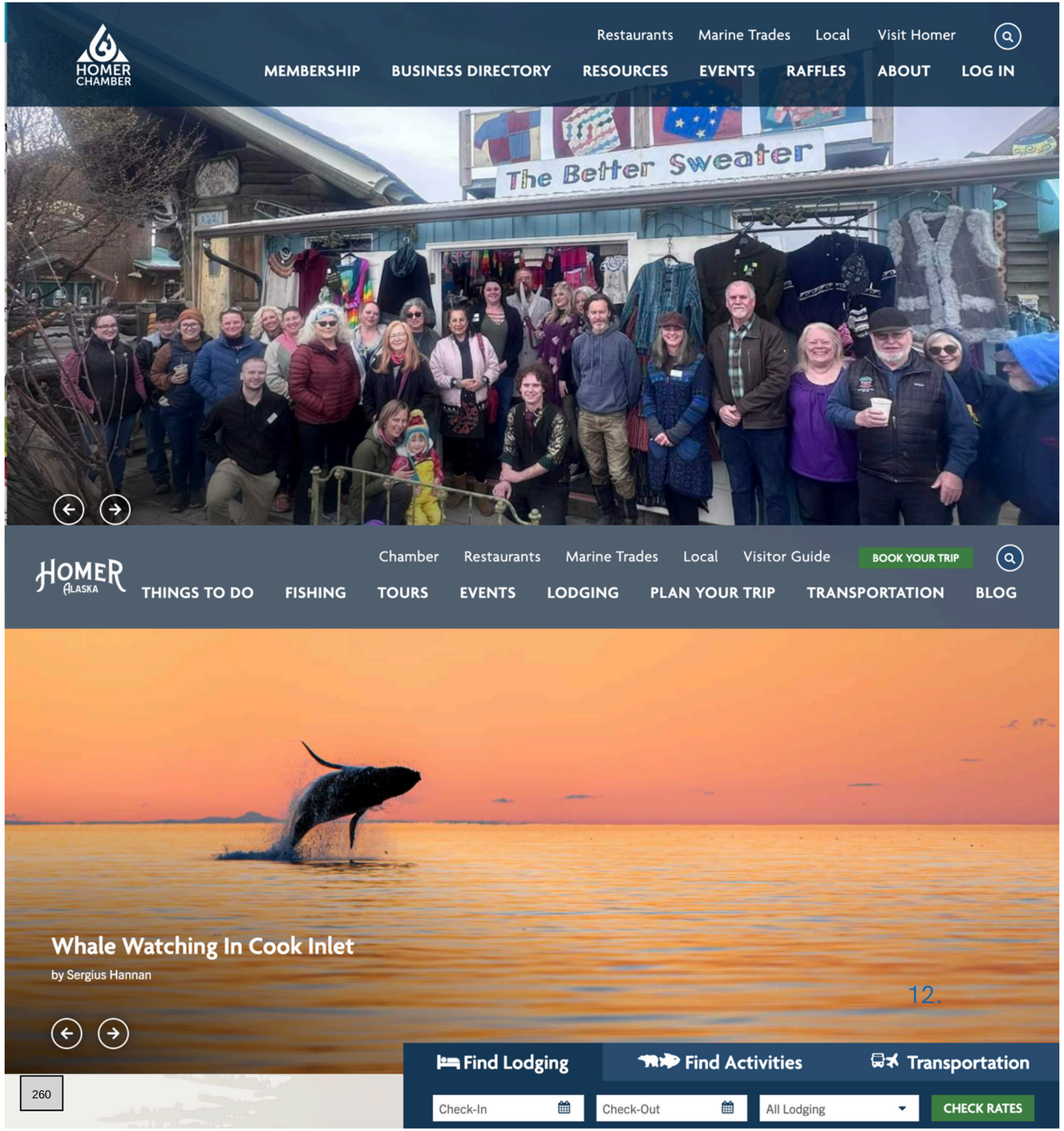
- Over 7.7M total views across Facebook and Instagram, keeping Homer highly visible year-round.
- Engagement surging — up 48% on Facebook and 100% on Instagram, showing strong audience connection.
- Follower growth booming — +90% on Facebook and +11K new Instagram followers in 2025.



HomerAlaska.org

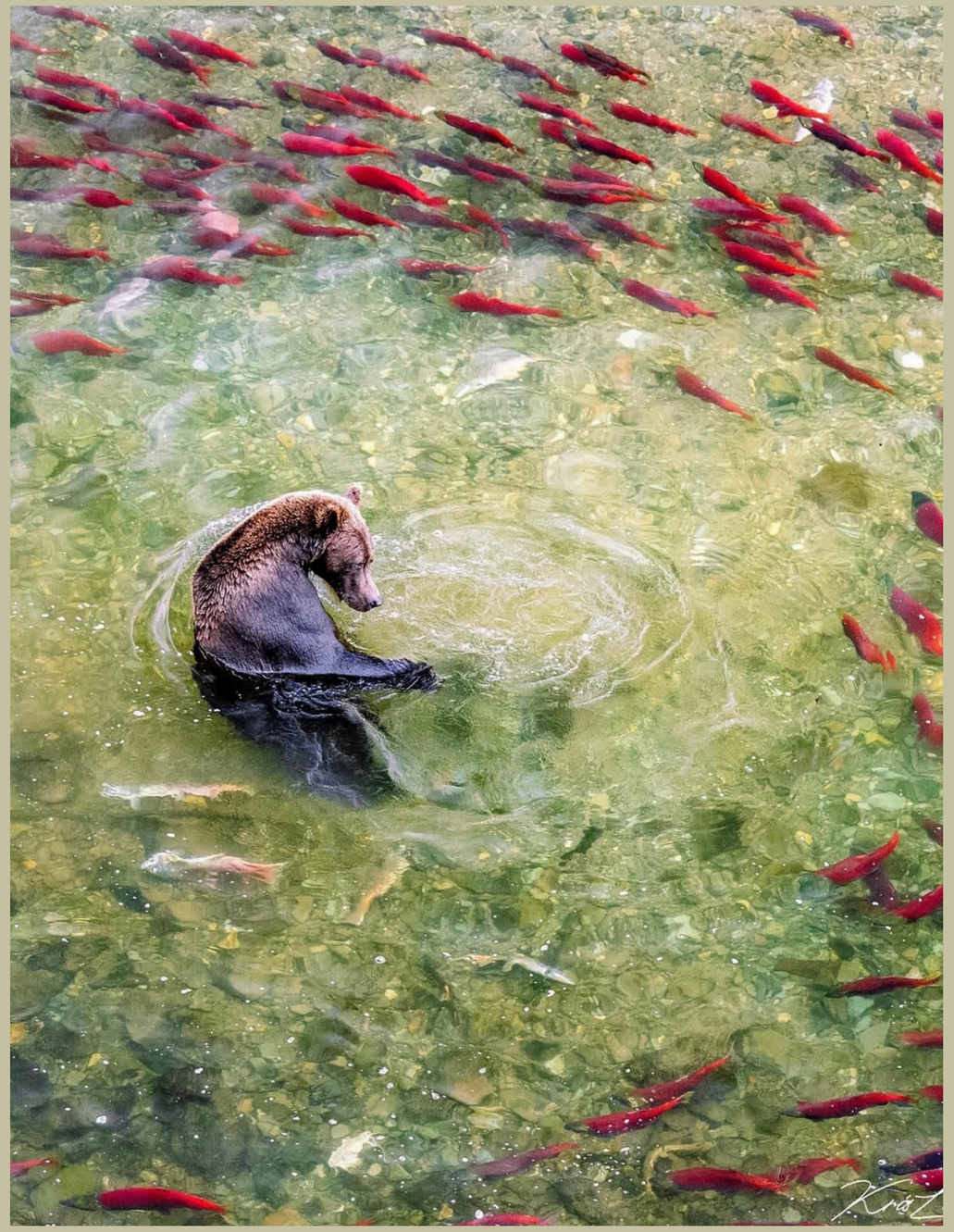
The Chamber's website now has a connected microsite for just local Chamber activities and year-round businesses.

- We're down just a little bit.
- Significantly stronger June this year, but slightly softer May, June and August.
- Organic search has stayed the same and website clicks from social media are up this year.



2026 Website Projects

- New Video Header
- Refresh Images on Top Pages
- AI Search Readiness
- Optimize the Visitor Experience
- More Original Content (Blogs, guest stories, Fish Alaska)



Homer Visitor Guide

2024

2025

2026

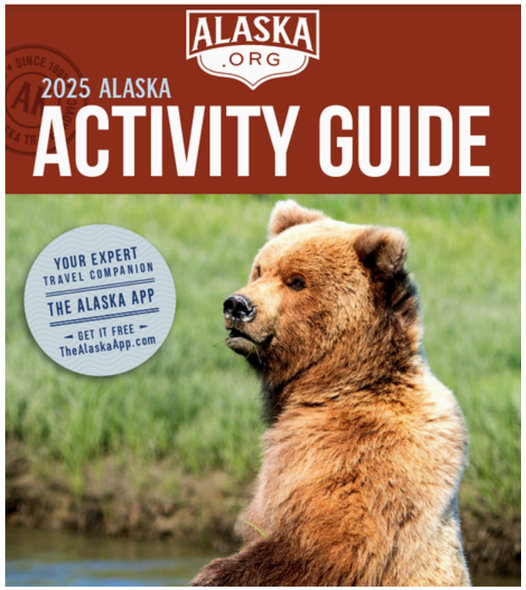
HOMER VISITOR GUIDE: ***IT'S ALL HERE***

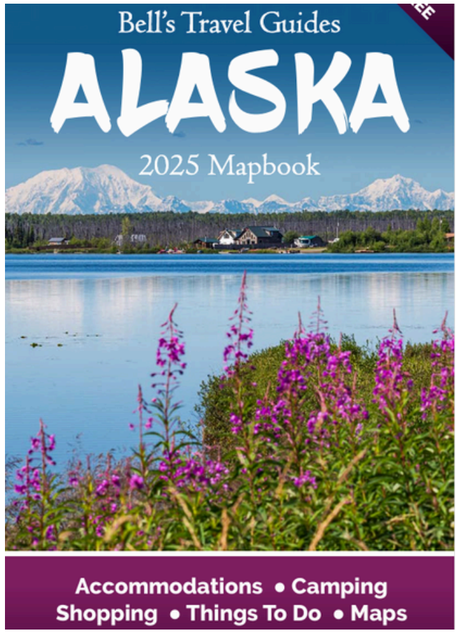
PLAN HERE ● STAY HERE ● PLAY HERE ● FISH HERE ● EAT HERE ● DRINK HERE ● INSPIRE HERE ● SHOP HERE ● LIVE HERE

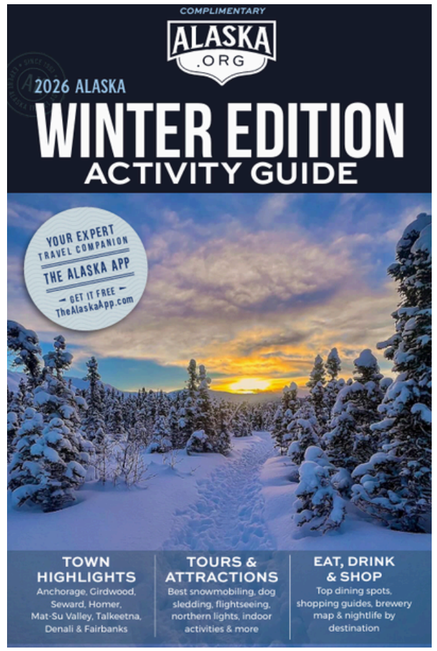
48,000 COPIES PRINTED & DISTRIBUTED THROUGHOUT ALASKA AND MAILED WORLDWIDE

Marketing Partners

- ALASKA TRAVEL INDUSTRY ASSOCIATION
- TRAVELALASKA.COM
- ALASKA.ORG/ALASKA CHANNEL
- BELLS TRAVEL GUIDES & MAPS
- ALASKA RV
- PENINSULA'S BEST MAPS







Promoting Homer at Trade Shows and Conferences

- ATIA CONFERENCE
- ANCHORAGE BOAT SHOW
- GREAT ALASKA SPORTSMAN SHOW
- MAT-SU OUTDOORSMAN SHOW
- ALASKA FOOD & FARM FESTIVAL
- SEATTLE BOAT SHOW
- PACIFIC MARINE EXPO

HOMER CHAMBER

2026 Event Calendar

New & Updated Events

- **Homer HarborFest** - Two-Day Festival, Boat Show, Music Festival, Live Art, Food Trucks

- **America 250 Celebration** - Local Celebration of the Nation's 250th Birthday.

Potential New Event

- **Homer AirFest** - Late August Event To Showcase Homer's Aviation Scene and Facilities.

HOMER CHAMBER

Manage Homer's 4 Visitor Centers

- Main Visitor Center at Chamber Office
- Homer Airport
- Baycrest Kiosk
- Homer Spit Visitor Center

HOMER CHAMBER

Winter King Salmon Tournament

- The Premier Fishing Tournament in Alaska
- Champion Fish Won $84,207
- 1,235 Anglers, 373 Boats
- Largest Fish Since 2013, 30.66 LBS

HOMER CHAMBER

Community Engagement

- Chamber Mixers and Luncheons
- Ribbon Cutting Supporting New Businesses
- Candidate Forums
- Hosting Community Parades
- Conducting Popular Local Activities: Shop Small Bingo, Tree Lighting, Taste of Homer
- Homer Bucks Program
- Hosting Community Discussions

Special Recognition

By **Deirdre Bardolf** · **Fox News** Published October 18, 2025

The most iconic dive bars in America

3. The Salty Dawg Saloon — Homer, Alaska

Thank You

HOMER CHAMBER

HOMER ALASKA

CC-25-273

MEMORANDUM

Ordinance 25-64, An Ordinance of the City Council of Homer, Alaska Adopting the City of Homer 2045 Comprehensive Plan and Recommending Adoption by the Kenai Peninsula Borough. City Manager.

Item Type: Backup Memorandum

Prepared For: Mayor Lord and Homer City Council

Date: November 19, 2025

From: Julie Engebretsen, Community Development Director

Through: Melissa Jacobsen, City Manager

Consulting firm Agnew::Beck has provided the final draft of the 2045 Homer Comprehensive Plan Update to the City for public hearing and adoption at the November 24, 2025 City Council meeting. This draft reflects the work the Council accomplished at their November 7th and November 10th work sessions, and November 10th public hearing and amendments discussion. This plan reflects all Council amendments, revised document pagination, and minor wording improvements.

RECOMMENDATION:
Conduct the scheduled public hearing and adopt the ordinance.

2045 Homer Comprehensive Plan Update

Council Public Hearing Draft

November 18, 2025

a

Bottom right cover photo: Derek Mueller

Acknowledgements

Thank you to all Homer residents, businesses, organizations, and other local, regional, state, and federal partners who have contributed to the 2045 Homer Comprehensive Plan Update development process, including City of Homer staff, the Homer Comprehensive Plan Steering Committee, and past and present City of Homer boards, commissions, and councils.

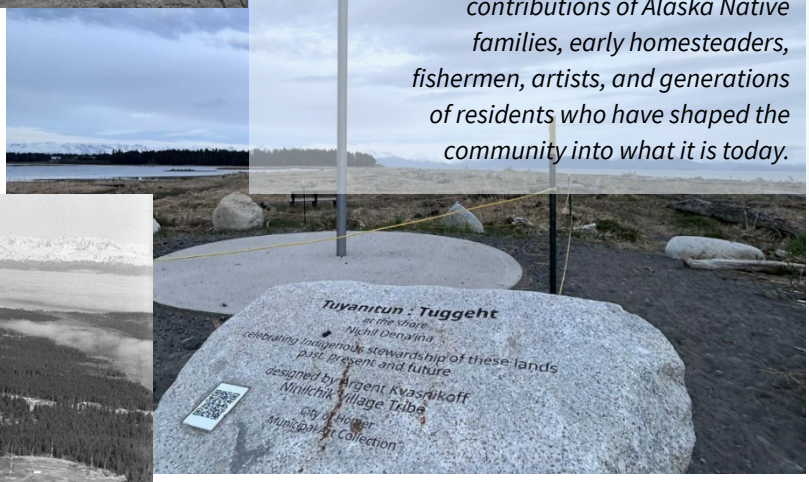
Homer Spit in 1945. Source: Alaska Digital Archives.

Land Acknowledgement

*We respectfully acknowledge that Homer's lands and waters have been stewarded since time immemorial by the Indigenous peoples of this region: Dena'ina, Sugpiaq, Yup'ik, and Kachemak peoples.**

Homer's heritage also reflects the contributions of Alaska Native families, early homesteaders, fishermen, artists, and generations of residents who have shaped the community into what it is today.

Homer Main Street, 1958. Source: Steve McCutcheon, McCutcheon Collection, Anchorage Museum, B1990.14.5.TV.73.84



"Tuyanitun: Tuggeht," a sculpture on Bishop's Beach, created by local artist Argent Kvasnikoff, a member of the Ninilchik Tribe of Alaska, to celebrate Indigenous stewardship of Homer area lands past, present, and future.
*Land acknowledgement adopted from Bunnel Street Arts Center's land acknowledgement.

Many photos in this plan were submitted by residents during a project photo contest; these photos are listed with photo credits. Uncredited photos were taken by members of the project team.

This plan was produced by Agnew::Beck Consulting in partnership with RESPEC, Kinney Engineering, Northern Economics, Corvus Design, and Stantec.

Homer City Council Ordinance No.

To come in final document when adopted.

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Credit: Derek Mueller

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2045 Homer Comprehensive Plan Update

Executive Summary

Council Public Hearing Draft, November 18, 2025

HomerCompPlanUpdate.com

Our Vision

Homer is a vibrant regional community hub on Alaska's Kenai Peninsula, driven by:

- Connected and engaged residents
- Healthy lands and waters
- Attainable housing and walkable neighborhoods
- Thriving and diverse economy
- Sustainable growth and development
- Abundant recreational opportunities
- Artistic expression and cultural heritage
- Connection and service to surrounding communities

Photo: Derek Mueller

Land Use and Environment

Key Themes Guiding the Plan

- Moderate Growth Desired
- Modernized Zoning is Essential for Attainable Housing, Safety, and Future Growth
- Equitable Access to Recreation and Open Space Enhances Community Well-Being
- Place-Based Planning Strengthens Homer's Distinct District and Regional Role

Goal A	Goal B	Goal C
Promote sustainable and moderate growth that preserves Homer's small-town character.	Plan for responsible development that balances environmental impacts, community connections, and infrastructure capacity.	Modernize zoning and land use regulations to reflect the community's vision.

City-Led Strategies

1. Implement a Future Land Use Map that guides future decisions about land use and growth.
2. Implement zoning reforms to support sustainable growth and attainable housing development.
3. Strategically align development regulations with natural hazard risks and land suitability to support safe, resilient, and responsible growth.
4. Protect and enhance green space in Homer to support critical habitat conservation, recreational access, and community well-being.
5. Advance place-based planning and development that supports Homer's unique community character, encourages targeted infill, and strengthens Homer's role as a regional hub.

Potential Partner-Led Strategies

6. Collaborate with public and private partners to enhance community spaces and recreational infrastructure.
7. Coordinate with regional and state agencies to align land use policies with environmental stewardship and shared planning goals.

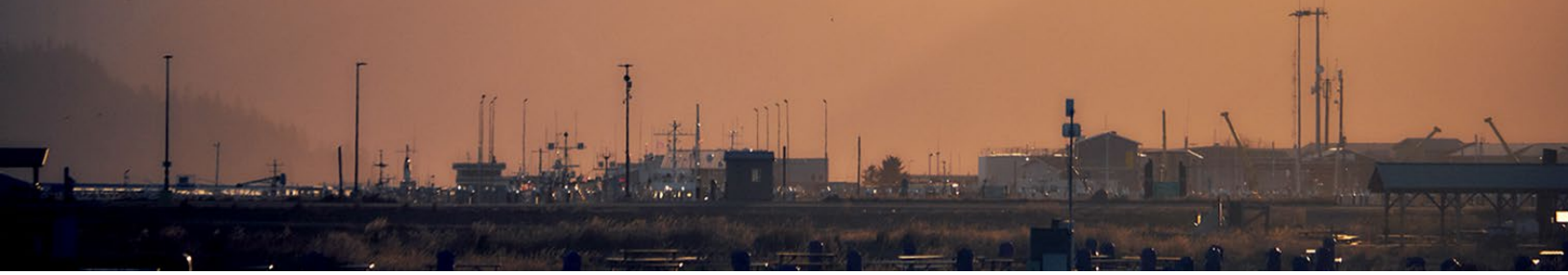


Photo: Derek Mueller

Public Facilities and Services

Key Themes Guiding the Plan

- Reliable and Affordable Services
- Accessible, Maintained Community Facilities
- Rising Service Demands and Infrastructure Costs

Goal A	Goal B	Goal C
Provide City services that are available, affordable, and adequate.	Provide and improve City-operated facilities to meet the needs of the community, accommodate desired growth, and support sustainability and conservation goals.	Mitigate risks to City-owned infrastructure from climate change and natural hazards.

City-Led Strategies

1. Provide safe, year-round public facilities for residents of all ages and abilities.
2. Continue to provide high-quality water and sewer services within the City to meet current and anticipated demands.
3. Maintain and improve Port and Harbor infrastructure.
4. Develop new facilities to support access and safety on the Homer Spit.
5. Continue to meet the community's public safety needs for residents, visitors, and first responders.
6. Be responsive to community driven desires to enhance community services and improve the synergy between the City and other community partners to maximize resources and investments.

Potential Partner-Led Strategies

7. Identify and address the deficiencies of the Homer Airport (updated master plan, more reliable year-round service, etc.).
8. Provide opportunities for people of all ages and abilities to live, work, and play in the community, including encouraging businesses and organizations to create accessible, ADA-compliant facilities.
9. Collaborate with Borough, state, and federal partners to maintain year-round access to community facilities for recreational, educational, social, and cultural activities.

Housing

Key Themes Guiding the Plan

- Housing Supply Does Not Meet the Community Needs
- Rising Costs and Land Availability Limit Housing Development Opportunities
- Unattainable Housing and the High Cost of Living are Barriers to Economic Growth and Quality of Life
- The Rise and Proliferation of Short-Term Rentals

Goal A	Goal B	Goal C	Goal D
Preserve and produce a high-quality, healthy, safe, and energy efficient housing inventory that accommodates for projected population growth and is affordable, attainable, and safe for all Homer residents.	Develop Homer's housing inventory to be compatible with the beloved existing community character while allowing for essential growth and density.	Align housing development with the City's preservation and sustainability goals, minimizing the environmental impact of new construction.	Build strong community and regional partnerships around housing to improve housing attainability and affordability.

City-Led Strategies

1. Implement zoning reforms to encourage attainable housing development for young people, families, seniors, and seasonal workers.
2. Assess Homer's housing needs and maintain data collection.

Potential Partner-Led Strategies

3. Develop incentives and public-private partnerships for affordable and long-term housing development.

Photo: Art Koeninger

Economic Development

Key Themes Guiding the Plan

- Population Expected to See Slight Growth
- Residents Value the Quality of Life but Struggle with Cost of Living, Housing
- Fishing and Tourism Industries Remain Strong Economic Drivers

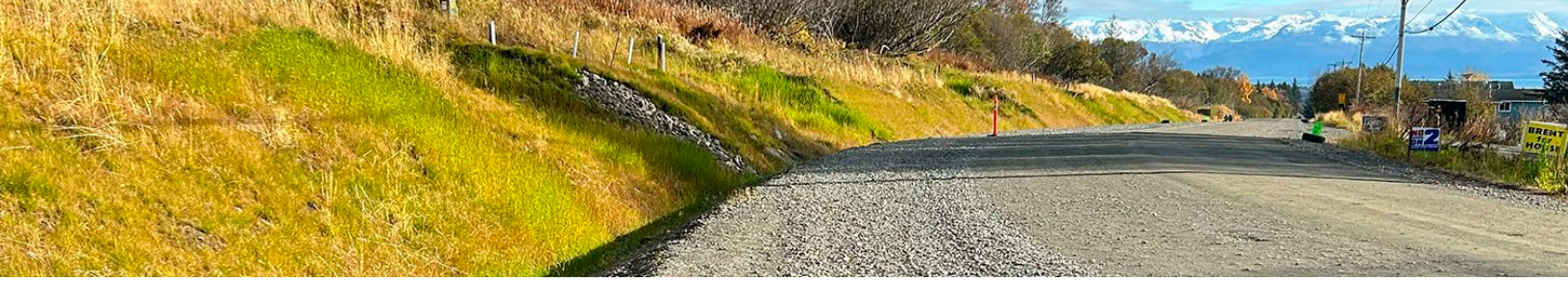
Goal A	Goal B	Goal C	Goal D	Goal E
Enhance Homer's defined downtown to drive commerce, business, and resident and visitors' services.	Support Homer's economy by honoring traditional industries, while supporting expansion of select industries that maintain the character of Homer.	Support workforce development in key sectors to increase year-round, high wage employment opportunities.	Develop and maintain sustainable, accessible infrastructure that supports a thriving local economy.	Sustain Homer as an active, vibrant, healthy community with year-round opportunities to enjoy art, events, and recreation.

City-Led Strategies

1. Invest in infrastructure that supports economic growth in key sectors.
2. Celebrate Homer's status as a vibrant hub for arts, culture, and community engagement.
3. Sustain Homer's role as an agricultural hub.

Potential Partner-Led Strategies

4. Support Homer's youngest residents and their families by making sure they have what they need to grow and thrive, including access to child care.
5. Expand vocational training resources, particularly in trades, marine trades (including mariculture and shipping industries), and healthcare industries, to retain young residents and provide year-round employment.
6. Support access to quality, affordable health care.
7. Promote fishing and maritime services as viable career options in Homer and demonstrate long-term support for and commitment to the industry.
8. Promote food security.
9. Address barriers to workforce recruitment and retention (e.g., housing, child care).
10. Pursue moderate, sustainable growth in tourism, focusing on activities that benefit small businesses and minimize negative impacts on community character.
11. Support Homer's seniors, including the ability to remain in the community as they age.
12. Support high-quality K-12 and higher education in Homer, support teachers, and sustain lifelong learning opportunities for all residents.



Transportation

Key Themes Guiding the Plan

- Homer Maintains a Separate Transportation Plan
- A Transportation Hub for the Region
- Road and Sidewalk Maintenance is a Community Priority
- Residents Walk and Bike Year-Round
- Traffic Flow and Safety Concerns
- Continued Interest in Transit Opportunities

Goal A	Goal B
Provide a resilient non-motorized transportation network focused on connectivity, safety, and access to the downtown, to schools, and to trails for users of all ages and abilities.	Maintain a safe and sustainable motorized transportation network within Homer year-round to support the movement of people and goods throughout the Greater Homer Area.

City-Led Strategies

1. Build or improve safe roadway and pathway access and connections to key locations.
2. Maintain a year-round transportation network.

Potential Partner-Led Strategies

3. Maintain continued safe airport and ferry operations to support the movement of people and goods to and from the community and maintain Homer's status as a regional hub.
4. Explore public transit options, particularly in the Homer Spit area, to alleviate traffic congestion and improve accessibility for seasonal workers, residents, and visitors.
5. Install benches, trash cans, bike racks and create drop-off and pick-up locations for buses, taxis and visitors, in alignment with the Homer Wayfinding and Streetscape Plan.
6. Explore public parking in downtown.

Note: **The 2024 Transportation Plan** identified four key goals for transportation in the City of Homer:

- *Goal 1:* Increase Safety of Interactions Between Different Modes of Travel
- *Goal 2:* Provide a Connected Network of Local and Collector Roads and Trails That Balances Modes Based on Land Use Contexts
- *Goal 3:* Maintain Transportation Network to Be Usable Year-Round
- *Goal 4:* Provide Expanded Transportation Options for Residents and Visitors

This chapter supplements the 2024 Transportation Plan's specific recommendations and focuses on topics that received less coverage in the Plan.

Photo: Lorna Branzuela

Governance

Overarching Theme Guiding the Plan

- The City of Homer Faces Fiscal Uncertainty

Other Themes Guiding the Plan

- Revenue Growth Driven by Tourism, but Inflation Limits Gains
- Dependence on Sales Tax as a Primary Revenue Source
- Aging Population and Increased Property Tax Exemptions
- Staff Capacity Challenges Impact Service Delivery
- Public Engagement and Fiscal Transparency are Important
- Core Functions Distributed Between the State of Alaska, Kenai Peninsula Borough, and City of Homer
- The Value of Collaboration and Partnerships in Fiscal Sustainability

Goal A	Goal B	Goal C
Maintain long-term financial stability.	Enhance fiscal transparency and community engagement.	Strengthen collaboration and partnerships.

City-Led Strategies

1. Develop a long-term fiscal plan that is proactive, sustainable, and responsive to short-term challenges and opportunities.
2. Diversify revenue streams to reduce dependence on sales and property taxes.
3. Conduct operational efficiency audits to identify cost savings and streamline municipal services.
4. Increase public participation in budget planning, improve access to financial data, and foster community discussions so that policies reflect the needs and priorities of residents both inside and outside City limits.

Potential Partner-Led Strategies

5. Identify opportunities to coordinate with organizations including Tribal organizations, Alaska Native Corporations, and local and regional non-profits to leverage resources and provide services more cost-effectively.
6. Work with the Kenai Peninsula Borough to advocate for and implement policies that fiscally benefit borough communities.

Photo: Kyra Wagner

Sustainability and Resilience

Key Themes Guiding the Plan

- Natural and Climate-Driven Hazards Increase Risks to People and Infrastructure
- Sustainability and Resilience Are Core to City Planning and Investments
- Open Space and Natural Lands Support Long-Term Community Well-Being

Goal A	Goal B
Protect both existing and new infrastructure from the impacts of climate change, environmental constraints, and hazards.	Encourage Homer residents to be proud stewards of their community and the spectacular natural setting around them.

City-Led Strategies

1. Modernize City operations for long-term efficiency and resilience.
2. Reduce risk from natural hazards through proactive siting and planning.
3. Enhance natural drainage systems.

Potential Partner-Led Strategies

4. Leverage partnerships to advance community-wide sustainability and resilience.

2045 Homer Comprehensive Plan Update

Core Plan

Council Public Hearing Draft, November 18, 2025

HomerCompPlanUpdate.com

1. Introduction

The 2045 Homer Comprehensive Plan serves as an aspirational guide for shaping the long-term vision, growth, and development of our community. It is a blueprint that sets forth goals, strategies, and actions to inform policymaking and decision-making across land use, infrastructure, housing, transportation, and environmental stewardship. The plan is a living document-intended to be periodically reviewed and amended in response to changing conditions, emerging needs, and evolving community values. Its implementation must always be grounded in the realities of available public resources and pursued in a fiscally responsible and sustainable manner to maintain its relevance and effectiveness serves the community's best interest over time.

Figure 1. City of Homer Vision

Plan Purpose

The City of Homer is updating the 2018 Comprehensive Plan to recognize and celebrate what we have **accomplished**, to address new **challenges and opportunities** for our community, and to coordinate efforts to **achieve our shared vision for a future Homer**.

The 2045 Homer Comprehensive Plan serves as a community resource and guide for community leaders, residents, and other partners to protect what residents value most about Homer while enhancing the quality of life for current and future residents. The Homer Comprehensive Plan Update is **Phase 1** of a two-phased project. In **Phase 2**, the project team will work closely with the City of Homer to update the City's zoning code, Title 21, to support the land use recommendations in the updated plan.

The updated Homer Comprehensive Plan is a combination of long-term vision, goals, and practical strategies that will: guide decisions about land use and environment, housing, public services and infrastructure, transportation, economic development, health and wellness, sustainability, resilience and climate change, and quality of life, and more. It provides a roadmap for implementation, with clear priorities and actions.

What is a comprehensive plan?

A combination of **long-term goals** and **short-term strategies** that **guides decisions** about land use, housing, public services and infrastructure, transportation, economic development, health and wellness, sustainability, resilience and climate change, quality of life, and more. The plan provides a road map for implementation with clear priorities and action items. The **Future Land Use Map** in the comprehensive plan provides a blueprint that sets **intent** for how the area will accommodate change and meet resident needs.

What is a zoning code?

Zoning code and the zoning map are local laws governing **how land is used or developed**, where and how buildings are sited, and rules related to how a property functions. Zoning is the tool used for achieving the intent set by the comprehensive plan and goals set in the Future Land Use map.

Why do we need an updated comprehensive plan?

- The first Homer Comprehensive Plan was adopted in 1954. The plan has gone through periodic updates every five to ten years. The 2018 update was a technical update and did not include significant changes from the previous major plan, which was completed in 2008.
- The conditions around the Greater Homer Area have evolved since 2018, and the community has made progress from the 2018 Homer Comprehensive Plan.
- The 2018 plan update was conducted internally by City staff with input from the City Council and City commissions/ advisory boards. The 2018 plan did not include a major public participation component.
- The City is updating the zoning and planning sections of the City Code (Title 21) to make the code more effective, efficient, and user-friendly. This update aims to support better development decisions, particularly on key issues like housing, natural hazard mitigation, and urban sprawl. To align the code with Homer's current needs, the City wants to align the code updates alongside the up-to-date plan.

Alaska Statute, Title 29

Title 29 of Alaska Statute requires that cities and boroughs must engage in some form of land use regulation:

AS 29.40.030(b). Comprehensive Plan.
*(a) The **comprehensive plan** is a compilation of policy statements, goals, standards, and maps for guiding the physical, social, and economic development, both private and public and may include, but is not limited to, the following:*
(1) statements of policies, goals, and standards;
(2) a land use plan;
(3) a community facilities plan;
(4) a transportation plan; and
(5) recommendations for implementation

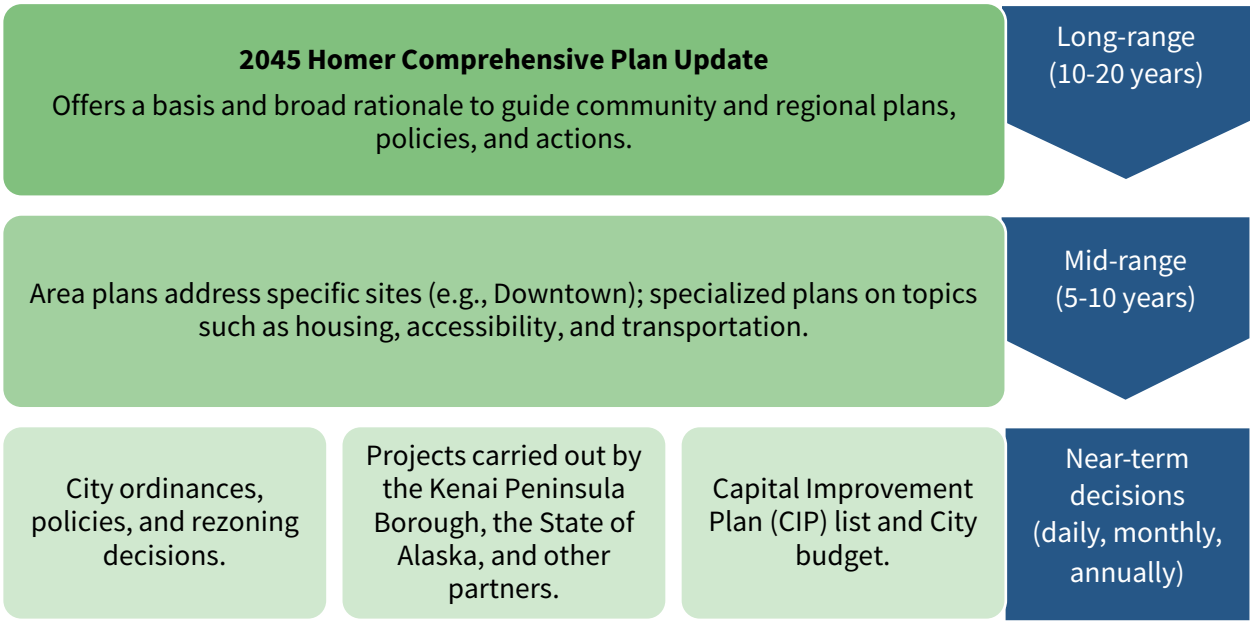
How does this 2045 Homer Comprehensive Plan Update relate to the 2018 Homer Comprehensive Plan?

The 2045 Homer Comprehensive Plan Update and accompanying Future Land Use Map provide broad direction and guidance for the Homer community. This update process recognized changes to community characteristics and resident needs in the last five years, especially with consideration for Phase 2 of this project, the Homer Title 21 Code Update. For example, this plan includes a chapter on housing to reflect the concerns in Homer and much of the state about the availability of quality, affordable housing, where the 2018 plan did not have a dedicated chapter on housing. The 2018 Plan also emphasized the use of Green Infrastructure, and this Plan recognizes the importance of green infrastructure (i.e., nature-based solutions) but frames these needs in terms of drainage and stormwater management. This updated plan aims to have practical strategies and goals that are widely accepted by the community and implementable by the City of Homer, the community, and other partners.

Some of the recommendations in the 2018 Homer Comprehensive Plan are still relevant today.

This plan includes strategies and actions that have been adapted from the 2018 Comprehensive Plan. These strategies and actions are identified in the focus area chapters using a green diamond symbol: ♦

How does this plan relate to other community plans?

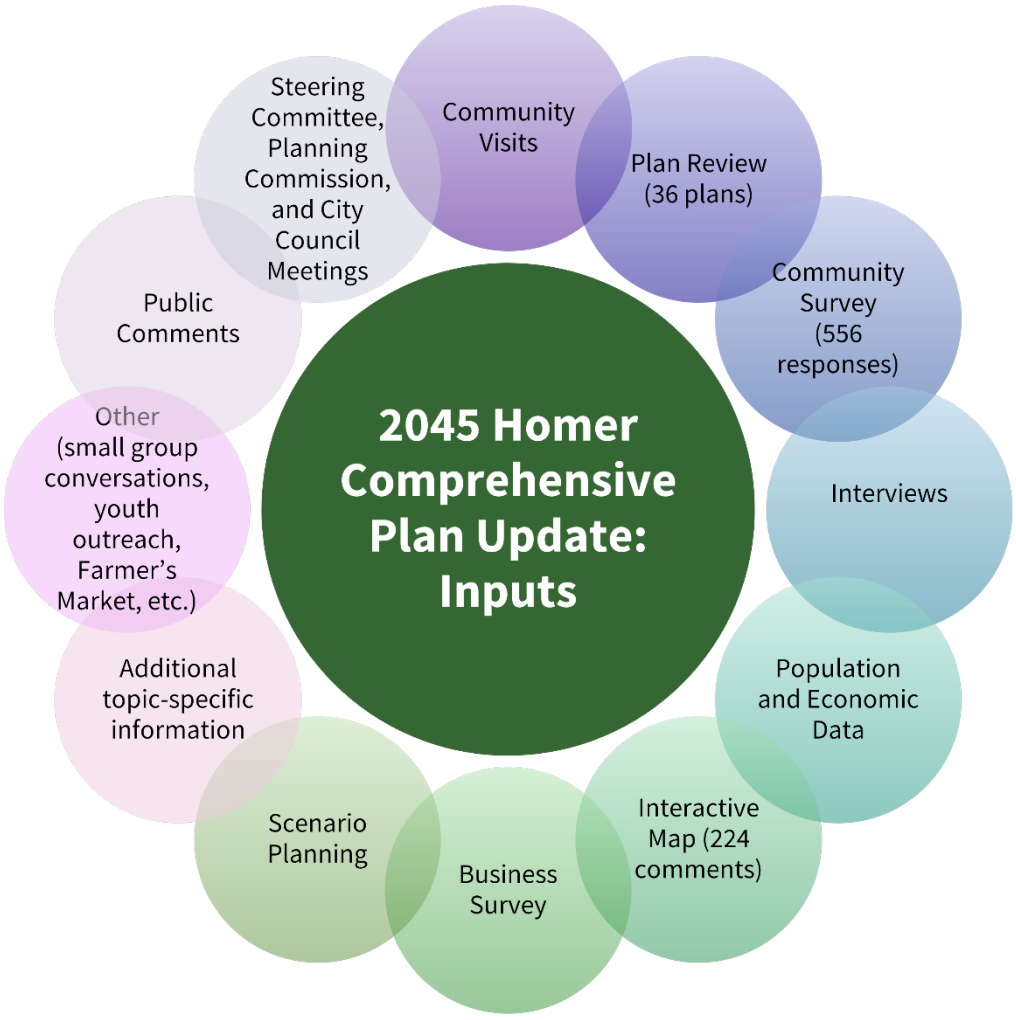


Methodology

How was this plan developed?

This plan was developed with extensive input from residents, City leadership and staff, commissions, committees, and other community leaders, as well as regional, state, and federal partners. See the list of inputs in Figure 2. The planning process kicked off in December 2023, with adoption in fall 2025. For a detailed summary of the project activities and inputs that contributed to the plan, see Appendix C: Methodology. Detailed summaries of project outreach activities can be found on the project website: homercompplanupdate.com.

Figure 2. Homer 2045 Comprehensive Plan Update: Inputs

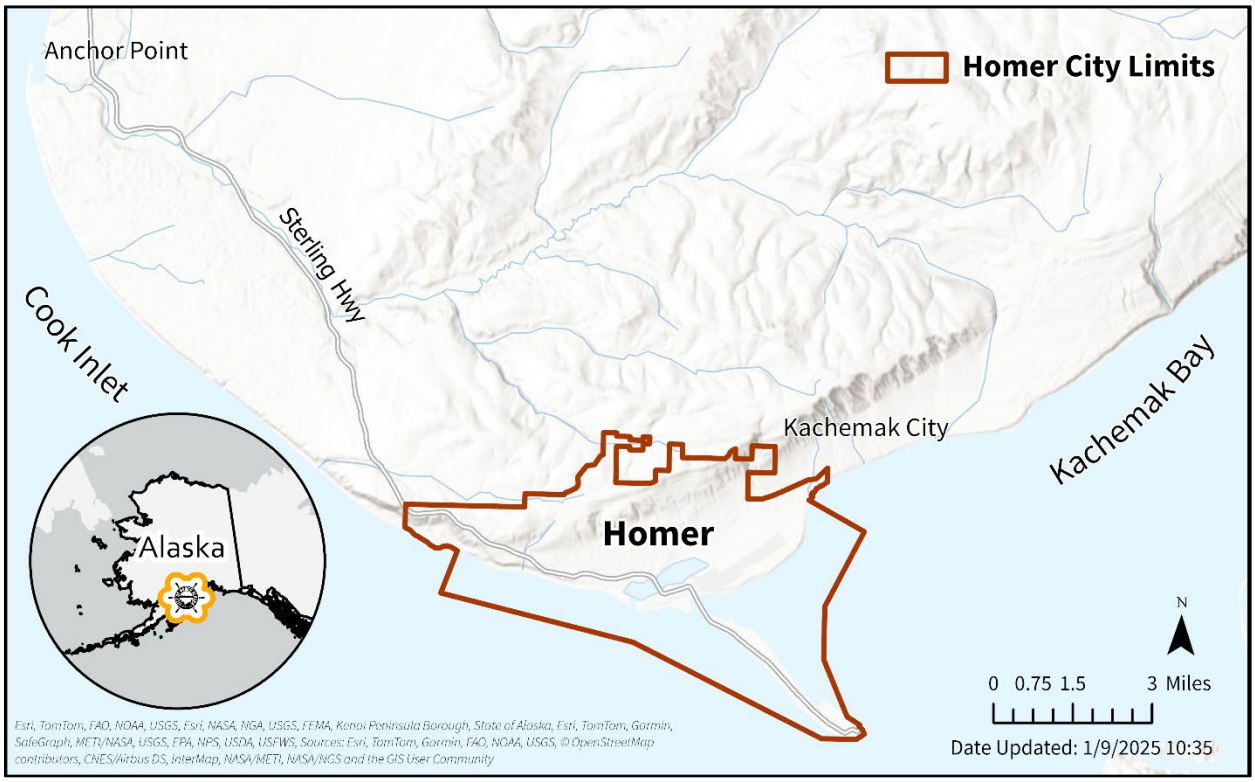


Context

Project Area

The "Greater Homer Area" encompasses the City of Homer and its neighboring communities, including Diamond Ridge, Kachemak City, and Fritz Creek. Located on the southwestern edge of Alaska's Kenai Peninsula, this region contains a broad mix of services, employment, housing, and recreational opportunities. The area is defined by its distinctive geography—coastal lowlands and tidal flats along Kachemak Bay, the narrow 4.5-mile Homer Spit with its seasonal marine commerce, and upland ridges that support residential and agricultural uses with sweeping views of the bay and mountains. The Sterling Highway and Alaska Marine Highway connect these communities to Homer, supporting daily flows of people and goods and reinforcing Homer's role as a regional hub. While the policies in this plan focus on the City of Homer and services within its jurisdiction, they are written with consideration for the City's connections to the greater area it serves (Figure 3).

Figure 3. Map of the Greater Homer Area



Why update the Plan now?

The City of Homer has made progress since the 2008 Homer Comprehensive Plan Update (see Figure 4).

Figure 4. Community Accomplishments Since 2008

✓ Built a new police station and completed repairs to fire department	✓ Completed an ADA transition plan for City facilities	✓ Revised the Community Design Manual
✓ Added public restrooms in downtown Homer and Homer Spit	✓ Completed the Climate Action Plan Progress Report	✓ Reduced parking requirements for homes and businesses
✓ Renovated and expanded City Hall	✓ Constructed port and harbor office	✓ Updated the Homer Transportation Plan
✓ Improved trail systems and built new sidewalks; completed trail between harbor and Seafarers Memorial	✓ Developed updated beach policy and revised Coastal Bluff construction setback regulations	✓ Rezoned areas according to the Future Land Use Map such as creating the Town Center, East End Mixed Use and Medical Zoning Districts
✓ Completed upgrades to End of the Road, Bishop's Beach, Jack Gist, and Karen Hornaday Parks	✓ Increased police and emergency response coverage	✓ Expanded Community Recreation Services and public-private partnerships
✓ Modified City budget and taxation based on major reductions of state funding to municipalities	✓ Completed long-range planning for future facilities such as public works and indoor recreation	✓ Continued purchasing lands in the Bridge Creek Watershed Protection District to protect public drinking water
✓ Completed cruise ship disembarkment improvements and harbor overlook at Deep Water Dock	✓ Completed a Wayfinding and Streetscape Plan and began making improvements	✓ Updated the Homer Spit Plan and followed up with zoning revisions and parking management

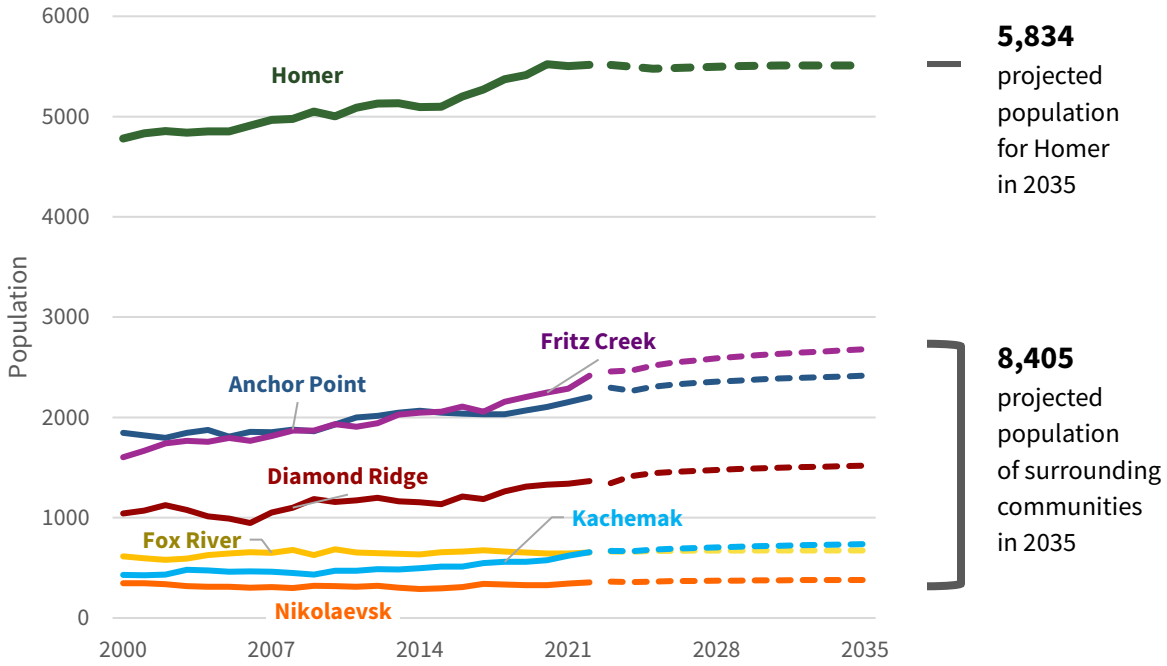
At the same time, the City of Homer and surrounding area have changed significantly since the technical update in 2018. The following are a list of other impactful changes that have occurred:

- Homer is experiencing a **growing senior population;** the percentage of the population that is 65 or older increased from 14 percent to 22 percent between 2013 to 2022.[1]
- The **COVID-19 pandemic** left lasting impacts, from changes in worker habits to higher inflation.
- Impacts from **climate change** are a growing concern.
- The City is planning for **port, harbor, and Homer Spit ("the Spit") improvements** to meet economic needs and increase resilience to natural hazards and climate change.
- **Housing** is increasingly cited as a concern for hiring and retaining workers and for the overall quality of life.
- The City is facing **fiscal uncertainty**, necessitating careful planning and prioritization of resources (see Governance Chapter 7 for more details).

[1] U.S. Census Bureau American Community Survey 2022 data

- The area's **population has continued to grow**. Figure 5 shows historic and forecasted population trends in Homer and the surrounding communities.
    - Homer's population in 2022 was 15.4 percent larger than it was in 2000 (**green line on chart**).
    - Considered together, the surrounding communities around Homer were 30.0 percent larger in 2022 than in 2000, outpacing growth within City limits.
    - Since 1994, the total population of the surrounding communities has exceeded the population in the City of Homer.
    - Many residents in these surrounding communities work in the City and/or rely on City services, facilities, and businesses. Many of these residents also have shared they would like to live in Homer but cannot afford to live within City boundaries; housing cost and housing affordability are often cited as a barrier.

Figure 5. Historical and Forecasted Population in Homer and Surrounding Community Populations, 2000–2035



Note: Population and economic data in this plan are current as of 2022; updated data are released annually by the U.S. Census Bureau and the Alaska Department of Labor and Workforce Development.

Source: Alaska Department of Labor and Workforce Development and Northern Economics analysis (see Appendix F for details). Population projections are updated regularly; for most current estimates, visit https://live.laborstats.alaska.gov/article/alaska-population-projections

Community Voices: Highlights from the Community Survey

This section showcases highlights from the community survey, including key themes and findings. To view a detailed summary of community survey results, click here.

Figure 6. Top Themes from Open-Ended Questions in the Community Survey

TOP 3 THEMES: What three things do you **value most** about living in Homer?

Community, small town feel, family and friends

Natural beauty and scenery

Access to outdoor activities and ocean

"Thank you for gathering this input! Homer has been an amazingly connected and healthy place for me, and I want it to remain so for my kids and any who are drawn to our engaged, connected community."

TOP 3 THEMES: What 3 things do you find **most challenging** about living in Homer?

Overall cost of living

Infrastructure and transportation challenges

Lack of affordable housing

"The lack of affordable homes/rentals for locals year-round. I have a year-round dwelling, but I am seeing many service workers being priced out of living here."

TOP 3 THEMES: 20 years from now, what does your **ideal Homer** look like?

Homer has retained its small-town character

Affordable housing and reasonable cost of living

Walkable, vibrant downtown

"I came here to work a seasonal job… I stayed because Homer gave me the space and support to be who I am. I love this place deeply; I love the fun and quirky community that I've found."

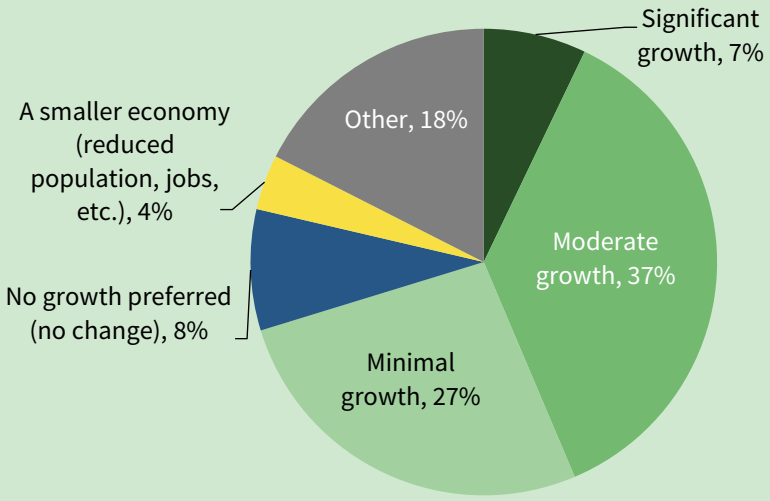
Who responded to the 2024 Community Survey?

Five hundred fifty-six (556) people participated in the survey, exceeding our goal of 500 participants. 224 comments were received on the interactive map. Of the 556 survey participants:

- 70 percent have lived in Homer more than a decade.
- 91 percent live in Homer year-round.
- 39 percent reside within the City of Homer limits.[2]

Figure 7. Snapshot of Community Survey Results

Desired Growth



Most open-ended comments about growth discuss "sustainable and controlled growth" with a focus on planning that considers environmental impact, infrastructure capacity, and preservation of Homer's character.

Housing Highlights

- 76% of survey participants are satisfied/very satisfied with their current housing situation.
- 68% say housing is too expensive in Homer.
- 66% say more attainable starter homes are needed for younger residents, families, or residents that wish to downsize.

Quality of Life

- A combined 82% rate the quality of life in Homer as good/ excellent.
- A combined 88% rate Homer as a good/ excellent place to raise a family.

Top Priorities and Projects for Homer to Focus on for the Next 10-20 Years

- Increase supply and accessibility of affordable housing
- Encourage the retention and creation of more year-round, higher wage jobs
- Preserve key open public spaces within the city from development
- Create a livable, walkable, vibrant downtown
- Encourage renewable energy projects
- Increase access to recreational opportunities for visitors and residents

These priorities were identified as "important/ very important" by 74% or more of community survey participants.

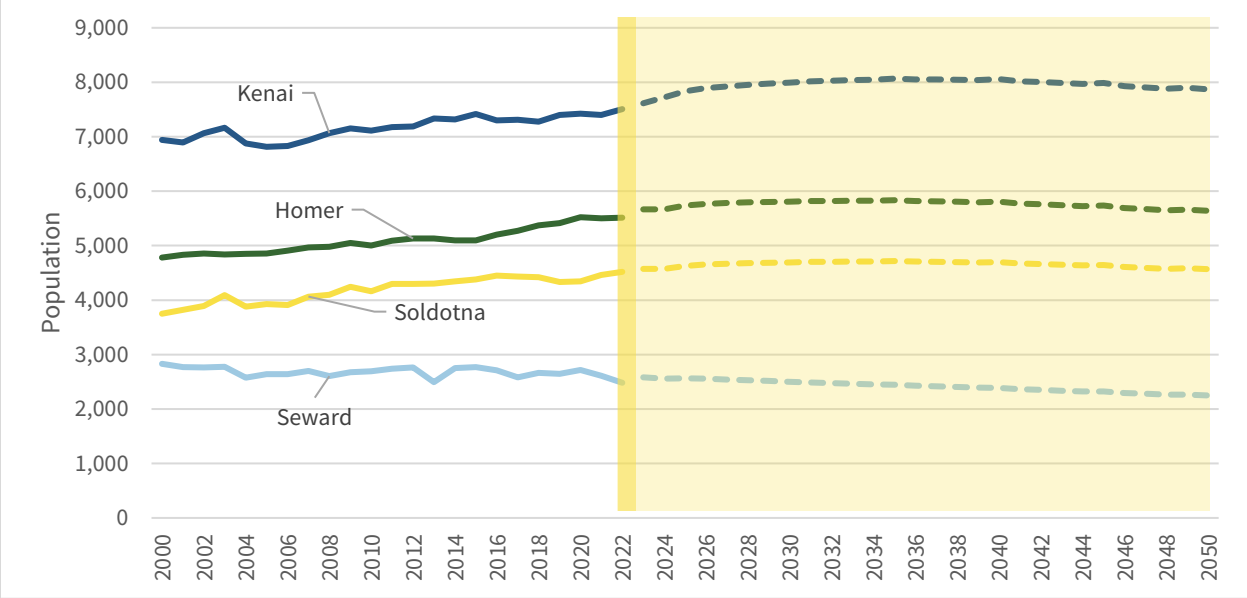
[2] The project team conducted a deeper review of many of the community survey results to check for variations by age, income, and location. There was minimal variance across these categories. Click here to view the comparison results.

Homer by the Numbers: Where have we been? Where are we today? Where are we headed?

Our People* *Arrows depict trends from 2013-2022*

Total population: 5,515 ↑ 7%	Ages 65+: 22% of population ↑8%
Predicted population growth: ↑ 2.3% by 2050	School enrollment: 1,745 ↓ 5%
Median age: 40.8 ↓ 4%	

Figure 8. Historical and Forecasted Populations for Homer and Comparison Cities in the Kenai Peninsula Borough



Sources for this page: Alaska Department of Labor and Workforce Development, 2022; US Census Bureau American Community Survey: 2022, 2013 (ACS 5-Year Estimates), Kenai Peninsula Borough School District, 2022, and Northern Economic Analysis, 2024; Northern Economics Analysis, 2024.

*Note: Population and economic data in this plan are current as of 2022; updated data are released annually by the U.S. Census Bureau and the Alaska Department of Labor and Workforce Development. Percentages may not add to 100% due to rounding.

At-A-Glance Homer History *(adapted from the 2018 Comprehensive Plan)*

- Home to Indigenous people for over 8,000 years; archeological evidence of campsites on the Homer Spit.
- 1896 – Homer Pennock arrived with a crew of 50 gold miners and developed a small settlement on the Spit.
- Early 1900s to today – fishing developed into an important industry.
- 1964 – Year of city's incorporation and the Good Friday earthquake, which devastated Seldovia's waterfront; the Spit also subsided several feet.
- 1989 – Exxon Valdez oil spill impacted Homer's coastline
- 2002 – Annexation of 4.6 square miles.

Our Economy*

Median annual household income (inflation-adjusted): $69,757 ↑ 30%	Estimated gross earnings for commercial fishermen: $117,873,969 ↑ 42%	Annual unemployment rate: 5.4% ↑ 43%	Top industry: Education, health care and social assistance

Figure 9. Income in Homer and Comparison Communities

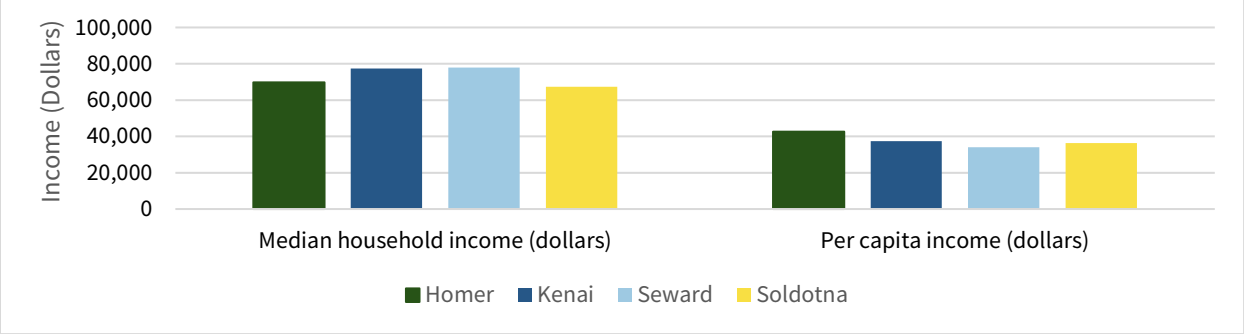
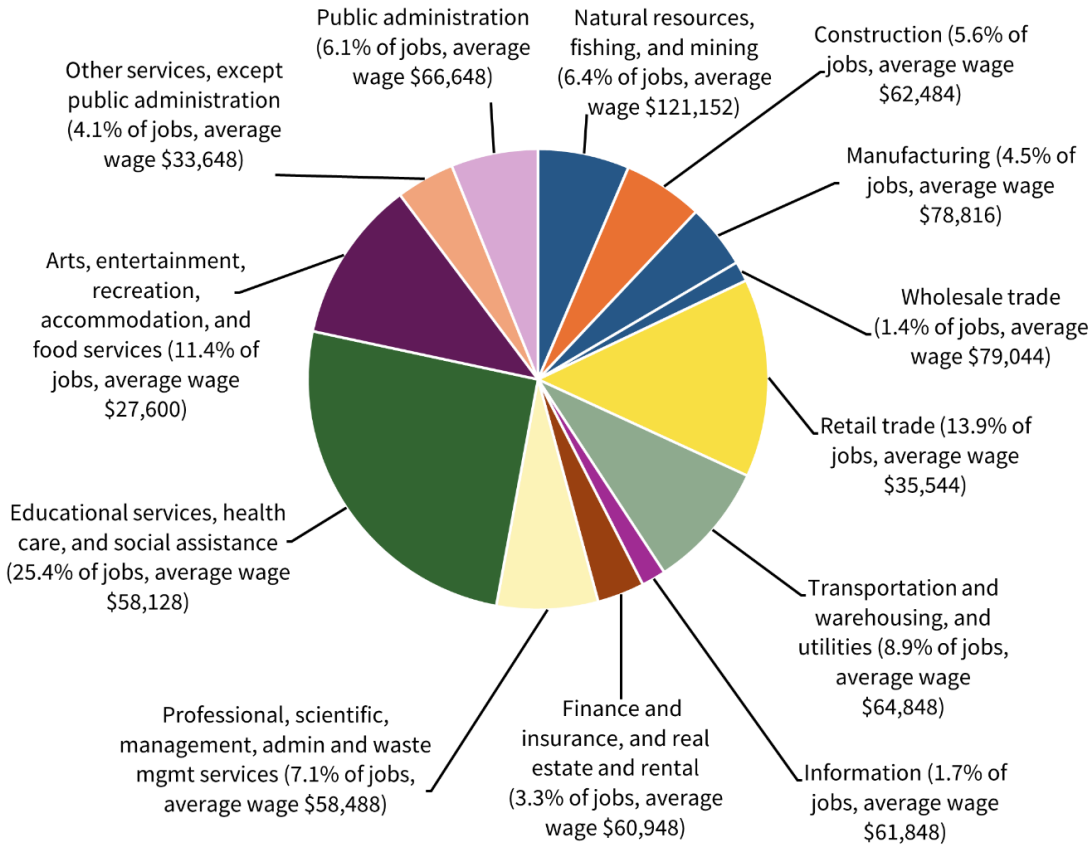


Figure 10. Percentage of Homer Workforce by Industry



Sources for this page: 2018 Homer Comprehensive Plan (History); Alaska Department of Labor and Workforce Development, 2022; US Census Bureau American Community Survey: 2022, 2013 (ACS 5-Year Estimates); ADOLWD Current Quarterly Census of Employment and Wages; Northern Economics Analysis, 2024. *Note: Population and economic data in this plan are current as of 2022; updated data are released annually by the U.S. Census Bureau and the Alaska Department of Labor and Workforce Development. Percentages may not add to 100% due to rounding.

How to Use This Plan

This plan serves as a basis and rationale for other community policies and actions, including: site-specific and neighborhood plans; specialized plans addressing housing and other topics; ordinances and other policies carrying out comprehensive plan goals; projects carried out by City staff; and a tool for communicating priorities and funding requests to state and federal government or other funders, such as the Capital Improvement Plan CIP list, neighborhood-initiated rezones, or special legislative appropriations.

The goals of this plan give the City and community a broad vision and direction to work toward in the coming years. A key element of this plan is the Future Land Use Map, which offers broad guidance on preferred future land use and will inform future changes to zoning, land uses, housing, transportation, and recreation-related policy decisions.

Most importantly, this plan should serve as a key tool for community leaders and residents in their short-term and long-term planning and decision-making. In conjunction with more detailed plans and current information, the plan should be the backdrop and foundational reference for all City Planning Commission and Council meetings and rulings regarding the project area, and for City departments in their daily operations. See below for a specific breakdown of how different stakeholders might use the plan.

How to use this Plan if you are a…

Resident Use as a tool to protect or improve the things you love about the area; for example, to propose a trail connection, or to learn about where the community agreed future development might take place.	**City Staff** Guide decision-making on land use changes such as zoning, and permitting; identifies needed policy changes and enforcement priorities.	**City or Regional Representative** Use when City Commissions, Boards, and Council members make decisions, rulings, and create policy in the project area.
Property Owner or Developer Identify areas where different types of growth are encouraged or discouraged while summarizing housing, transportation, and commercial needs.	**Business Owner** Use to understand where your type of business may be best located or what community priorities could inform a business idea and plan.	**Grant Writer** Use to demonstrate communitywide support for key priorities in the project area when applying for funding from state, federal, and other sources.

What's in This Plan

Executive Summary	Core Plan	Appendices
Offers a graphic, condensed summary of the plan, including the City's vision, goals, and strategies for each topic.	Includes additional information on the process, area, and key issues that were used to inform the goals and strategies.	Includes extensive background information, context, and discussion used to inform the Future Land Use Map and related plan goals and strategies. See the Table of Contents for the full list of appendices.

Plan Amendments and Updates

The Kenai Peninsula Borough holds planning and platting authority; therefore, all plan amendments and updates require approval by the Borough. This is intended to be a 20-year plan, although if conditions change significantly in the community within the 20-year period (such as major population growth or population loss), it may be necessary to update sooner.

Chapters in the Core Plan and Chapter Organization

The following chapters are included in the plan:

2. Land Use and Environment | 3. Public Facilities and Services | 4. Housing | 5. Economic Development | 6. Transportation | 7. Governance | 8. Sustainability and Resilience

Chapters are organized into the following components:

Key Themes: Each chapter in this plan begins by identifying key themes that describe current conditions, community perspectives, and relevant trends for that focus area.

Goals: Themes are followed by a broad set of goals. The goals identify long term, aspirational improvements.

City-Led Strategies and Actions: Each chapter includes a set of policies (strategies and actions) that guide residents, the City, and partners in achieving the vision and goals of the plan. A subset of strategies are identified as proposed priority strategies. These strategies were selected based on the community survey and related inputs such as the growth scenarios activity, feedback received during the public review draft, and input from City boards and commissions. Priority strategies include a more detailed action table that identifies who should lead and support implementation, estimated resources (staff capacity, policies, funding) that may be needed, and whether the action is short, medium, or long-term. Appendix J brings the action plans from all chapters into one place, as well as a list of potential funding resources.

Key to Icons in the Plan

PRIORITY. This strategy has been identified as an emerging priority for implementation

CAPITAL. This action features a potential capital project (including those in planning and feasibility stages).

CODE. This action recommends a specific code revision.

2018. This action is adapted/carried over from the 2018 Comprehensive Plan.

After plan adoption, City staff and commissions use the action plans to collaboratively prepare annual work plans to help guide implementation, with each commission selecting three actions from the plan to advance during the year. These annual work plans will reflect available resources and guide leadership and staff, while also providing Homer residents, businesses, and partners a picture of progress tied to budget and capital improvement priorities.

Potential Partner-Led Strategies: Partners play a key role in achieving the community's vision and goals and supporting implementation of the plan. Following the City-led strategies, each chapter features a set of potential partner-led strategies. Appendix I includes additional detail on these strategies, including a list of potential actions for many of the partner-led strategies.

Policies in Other Chapters: In some cases, a policy may support goals in other chapters. For example, harbor-related policies are relevant in the Public Facilities and Services chapter, the Transportation chapter, and the Economic Development chapter. To reduce redundancy, each policy is only listed once; the end of each chapter features a table with cross-references to other chapters.

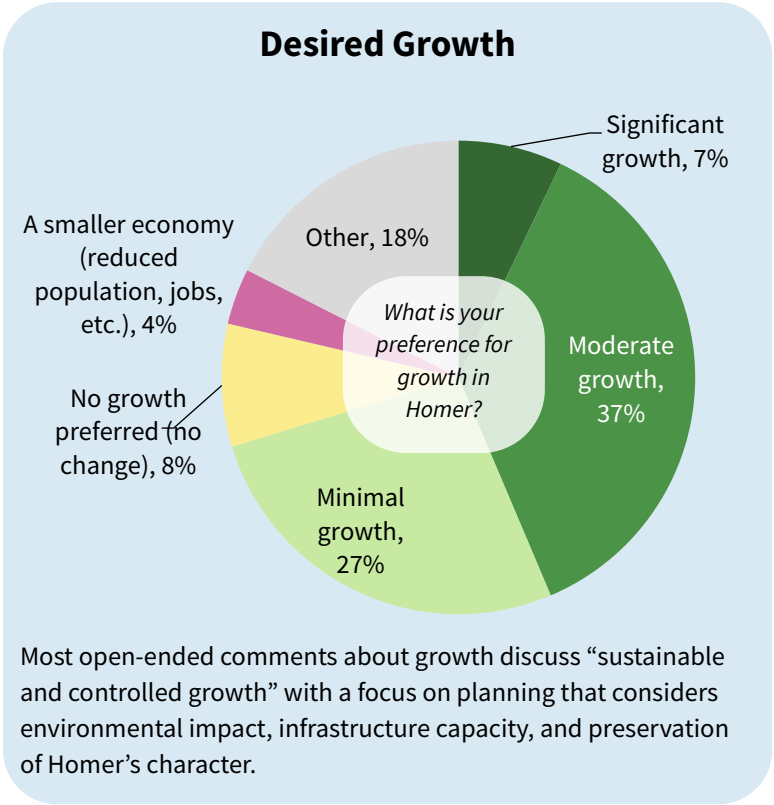
2. Land Use and Environment

Key Themes Guiding the Plan

Moderate Growth Desired

Homer's population is projected to grow at a slower rate over the next 20 years and most residents want to see growth occur moderately and sustainably within City boundaries.[3] As shown in Figure 11, nearly 65 percent of the 548 respondents in the community survey prefer minimal to moderate community and economic growth and 75 percent of the 91 respondents in the Growth Scenarios Report Card chose scenarios that reflect a more dense, central, and connected development pattern. According to multiple comments received from interviews, community events, and surveys, Homer places a high value on preserving its small-town character through growth that prioritizes equitable access to resources, respects ecological benefits and limits, and enhances local resilience.

Figure 11. Results From the 2024 Community Survey



Most open-ended comments about growth discuss "sustainable and controlled growth" with a focus on planning that considers environmental impact, infrastructure capacity, and preservation of Homer's character.

Modernized Zoning is Essential for Attainable Housing, Safety, and Future Growth

Homer's current land use regulations no longer reflect the community's development needs or values. Residents have called for more attainable housing options, greater consideration of natural hazards, and updates to zoning standards that align with infrastructure availability and environmental constraints. Most survey respondents (87 percent) said increasing affordable housing was important, yet many central areas are zoned in ways that limit higher-density options, infill, or non-traditional housing types such as townhomes, Accessory Dwelling Units (ADUs), or modular homes. 66 percent of respondents agreed that starter homes are especially needed. Meanwhile, approximately 35 percent of Homer's land base includes wetlands, steep slopes, or critical habitat that limits development feasibility and increases hazard exposure[4]. Residents want code updates that allow for more flexibility in building types, incentivize infill and redevelopment in appropriate areas, and require private and public development consideration of runoff, slope stability, and infrastructure capacity. Aligning Homer's

[3] Alaska Department of Labor and Workforce Development. (2023). *Alaska population projections 2023 to 2050*. https://live.laborstats.alaska.gov/pop/projections/pub/popproj.pdf

[4] From spatial analysis performed on environmental constraints overlay of the Future Land Use Map.

zoning code with these goals is essential to support equitable housing, reduce long-term hazard risks, and guide future growth that respects the City's landscape and resources.

Equitable Access to Recreation and Open Space Enhances Community Well-Being

Residents value the many ways they engage with Homer's outdoors—from informal shoreline access to year-round trail use and recreation in neighborhood parks. In the community survey, 77 percent of respondents identified preservation of public open space as important. Though Homer has a broad inventory of public and quasi-public land, not all areas are easily accessible, and some active-use spaces are not formally protected for open space or recreation in current land use designations. Community members expressed strong interest in improving park facilities, expanding all-season trail networks where feasible, and ensuring beach access remains safe and publicly available. As Homer continues to grow, access to existing open space will be a key factor in maintaining health, social connection, and quality of life for all residents.

Place-Based Planning Strengthens Homer's Distinct District and Regional Role

From the economic and cultural activity on the Homer Spit ("the Spit") to the services concentrated in the downtown core, different areas of Homer serve different functions in the daily life of the community. Residents and stakeholders have called for more detailed planning in these unique places to guide development that supports their intended purposes. Coordinated land use planning, infrastructure investment, and zoning updates in key areas will help maintain Homer's role as a connected regional center.

Homer residents gathered for the October 21st, 2024 Growth Scenarios Work Session.

Goals

Goal A	Goal B	Goal C
Promote sustainable and moderate growth that preserves Homer's small-town character.	Plan for responsible development that balances environmental impacts, community connections, and infrastructure capacity.	Modernize zoning and land use regulations to reflect the community's vision.

A key element of this plan is the **Future Land Use Map**, which offers broad guidance on preferred future land use and growth and will inform future changes to zoning, subdivisions and other land uses, housing, transportation, and recreation-related policy decisions.

The Future Land Use Map is a vital tool for guiding development and resource management. Key considerations include:

- *Zoning Designations:* Clear classification of areas for residential, commercial, industrial, and conservation uses.
- *Compatibility with Existing Uses:* Ensuring new land uses align with current neighborhood characteristics and infrastructure.
- *Environmental Considerations:* Incorporating natural features and constraints into land use planning to protect ecosystems.
- *Community Input:* Engaging residents in the planning process to reflect their needs and priorities in the land use designations.

Beluga Lake

Zoning is a regulatory framework or policy that describes how land can be used in the present; it provides some overarching restrictions to avoid conflicts with land uses within a designated area. A future land use map identifies broad future land use intentions for an area. Zoning codes are law and a way to implement and enforce land use goals within a specified area, while a future land use map aligns with existing and desired future land use in the project area. The plan and the associated Future Land Use Map will not immediately result in zoning changes. Rather, the proposed land use categories and recommended zoning improvements in this plan provide categories and tools to guide land use decisions in the City in a way that guides the vision for the area, promotes planning best practices, and considers local context. If there are proposed rezones in the project area, the Future Land Use Map will guide the zoning actions.

☑ A Future Land Use Map DOES:	⊘ A Future Land Use Map does NOT:
• Anticipate development needs, opportunities, constraints. • Identify suitable/unsuitable types of development. • Propose recommendations for how an area should develop. • Establish policies and standards to guide development. • Recommend improvements to zoning codes. • Guide decisions about rezones and future area planning.	• Act as a zoning document. • Make changes to existing zoning codes. • Apply retroactively.

City-Led Strategies and Actions

1. Implement a Future Land Use Map that guides future decisions about land use and growth.

Note: Actions associated with this strategy are encompassed in Land Use and Environment Strategy 2.

Figure 12. Future Land Use Map (FLUM) Primary Categories

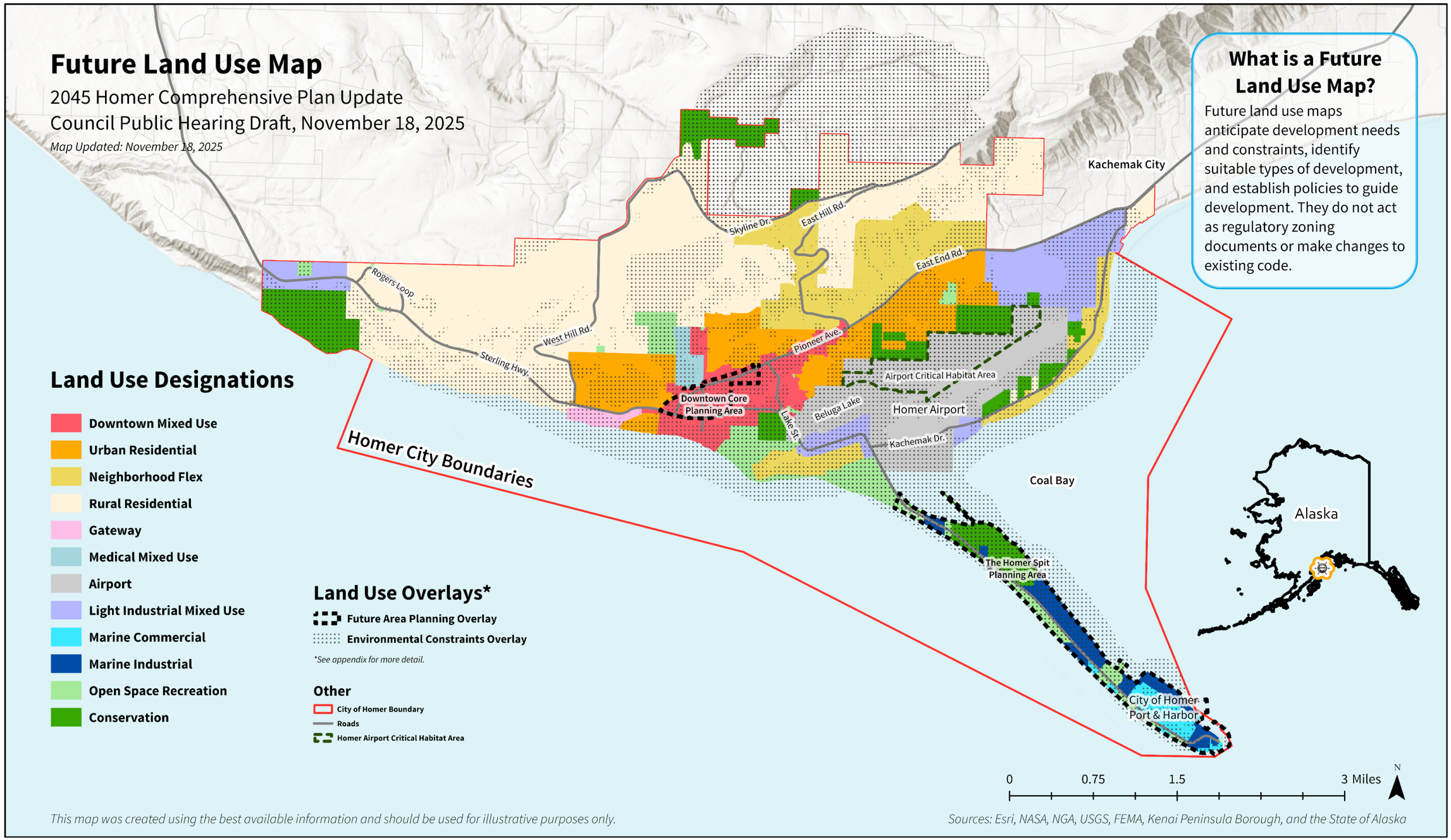
Future Land Use Map Primary Categories				
Category	**Intended Land Uses**	**Application Areas**	**Use Examples**	**2018 FLUM**
Downtown Mixed Use	The urban core of Homer, allowing for a **mix of commercial, community, and high to medium density residential uses** (low lot size minimums, high lot coverage, reduced setback limitations and parking maximums) with adaptability to changing market needs. A focus on close proximities and a walkable, human-scale environment, enabling all-day and all-season use by all.	Combination of the 2018 Future Land Use Designations for Downtown Mixed Use, Medical District, Office Residential and Town Center	Hospitals, live-work spaces, mixed use buildings, retail, eateries, community facilities, multi-unit housing, apartment buildings, parks	Downtown Mixed Use, Medical District, Residential Office and Town Center
Urban Residential	**Medium density** residential uses with compatible public and light commercial uses that generate low traffic volumes, and areas for infill and densification.	2018 Future Land Use Designations for Urban Residential	Emphasis on varied housing (single unit, accessory dwellings, cottage clusters)	Urban Residential
Neighborhood Flex	A mix of residential and compatible uses that emphasize **adaptability—**to topography, mix of housing types, and variety of community uses. Supports a mix of housing types and small-scale community uses within walkable areas that respond to environmental constraints. Designed to balance access to services with preservation of landscape character.	Same as 2018 Future Land Use Designation for Residential Transition	Varied housing types, community garden, neighborhood café, corner store, schools, churches	Residential Transition
Rural Residential	**Low density** residential uses that may not have access to public utilities.	Same as 2018 Future Land Use Designation for Rural Residential	Single family units with accessory dwellings, lodges, conservation areas	Rural Residential
Gateway	**Commercia**l and **mixed-use** development that supports the visitor industry and provides services for both residents and travelers entering Homer. Emphasizes an attractive, walkable built environment with uses that enhance Homer's identity as the gateway to Kachemak Bay.	Same as current zone area for Gateway Business District, south of Sterling Highway	Lodging, restaurants, visitor facilities, mixed-use buildings with upper-story housing	Gateway Business District
Medical Mixed Use	The Medical District of Homer, allowing for **medical facilities and other mixed uses supportive of the district**, with an emphasis on accessible design and amenities that meet the Americans with Disabilities Act (ADA) standards.	Same as current zone areas for Medical District	Medical facilities, professional offices, assisted living facilities, varied housing types, parks	Medical District

Future Land Use Map Primary Categories				
Category	**Intended Land Uses**	**Application Areas**	**Use Examples**	**2018 FLUM**
Airport	**State-owned lands with multiple uses** associated with the Homer Airport where preferences might supersede City land use intent. Includes critical habitat and adjacent airport-related uses.	State lands associated with the Homer Airport as designated by the 2001 Kenai Area Plan	Manufacturing and processing, worker housing, airports, cold storage facilities	Commercial 2 and Conservation
Light Industrial Mixed Use	Predominately **commercial and industrial uses** that generally require direct motor vehicle access and potentially larger land areas. **Residential uses are accessory.**	Combination of current zone areas for East End Mixed Use and General Commercial 1	Warehousing and distribution hubs, building supply stores, supportive infrastructure	East and Mixed Use and Commercial 1
Marine Commercial	**Water-dependent or related commercial uses** requiring direct motor vehicle access, potentially larger land areas, and benefit from proximity or convenient connection to the waterfront.	Same as current zone areas for Marine Commercial along the Spit	Retail, restaurants, cold storage, docks, marine charters, accessory lodging	*Not included*
Marine Industrial	**Water-dependent industrial uses** that require direct marine access for their operation, direct motor vehicle access, and potentially larger land areas. **Commercial uses are accessory.**	Same as current zone areas for Marine Industrial	Fish processing, marine transportation, cold storage	*Not included*
Open Space Recreation	**Public lands** with **uses that promote public recreation and access opportunities** while preserving the natural and scenic resources of the areas.	Same as current zone areas for Open Space Recreation	Community parks, playgrounds, recreation facilities, trails	Open Space Recreation
Conservation / Deed Restricted	**Public** and **private lands** that **serve key environmental functions**, such as critical habitat or watershed areas, to be maintained in an undisturbed and natural state.	Same as current zone areas for Conservation plus areas dedicated as conservation	Habitat protection facilities with education facilities or non-motorized trails	Conservation, and Open Space Recreation

Figure 13. Future Land Use Map Overlays

Future Land Use Map Overlay Categories The overlays defined on the map cover areas with base land use designations but identify special provisions in addition to the base designation.		
Category	**Description**	**Application Areas**
Area Plan	Areas where further planning efforts may be needed and/or where additional development regulations may apply.	The Homer Spit (encompassing the Small Boat Harbor Overlay) and the Downtown Area
Environmental Constraints	Known areas of environmental constraints, such as critical habitat and steep slopes, to help identify places where more detailed site analysis may be warranted if areas are to be developed or improved.	Flood zones, coastal bluff instability, scarps, hydric soils, key watersheds, and slopes 30 percent or greater

Figure 14. Future Land Use Map



Icon Key:

- Priority: Emerging priority for implementation
- Capital: An action that includes a potential capital project
- Code: An action that recommends a specific code revision
- 2018: An action adapted from/carried over from the 2018 Comprehensive Plan

2. Implement zoning reforms to support sustainable growth and attainable housing development.

Action	Who	Estimated Costs	Target Timeframe
a. Prioritize zoning reforms that expand housing choice, including support for higher-density and mixed-use development, infill, and housing types such as ADUs, townhomes, and modular homes.	City Administration, Community Development Department, Planning Commission	Undetermined	Short (1-2 years)
b. Create zoning tools like form-based codes and flexible use standards that accommodate evolving land uses and building types.	City Administration, Community Development Department, Planning Commission	Undetermined	Short (1-2 years)
c. Create consistent design and infrastructure standards that reflect neighborhood character and support multi-modal access.	City Administration, Community Development Department, Planning Commission	Undetermined	Short (1-2 years)
d. Align development regulations with community service availability, promoting growth in areas already served by schools, utilities, and other key services.	City Administration, Community Development Department, Planning Commission	Undetermined	Short (1-2 years)
e. Simplify and clarify the development approval process and related staff procedures.	City Administration, Community Development Department, Planning Commission	Undetermined	Short (1-2 years)
f. Improve enforcement and reporting procedures to address development-related health and safety issues, within scope of zoning and permitting authority.	City Administration, Community Development Department, Planning Commission	Undetermined	Short (1-2 years)
g. Gauge community and stakeholder support for zoning and policy tools that expand housing options, such as density bonuses, parking requirement adjustments, and other potential incentives for affordable and long-term housing development.	City Administration, Community Development Department, Planning Commission	Undetermined	Short (1-2 years)
h. Modify zoning and permitting tools to support small business growth and economic resilience, including consideration for locally owned and emerging industries.	City Administration, Community Development Department, Planning Commission	Undetermined	Short (1-2 years)
i. Explore building codes and incentive programs to increase energy efficiency.	City Administration, Community Development Department, Planning Commission	Undetermined	Medium (3-5 years)

j. Clarify the definition of short-term rentals in city code (now referred to as Bed and Breakfasts) and define in what zones and under what circumstances short-term rentals may be allowed. ✱	City Administration, Community Development Department, Planning Commission	Undetermined	Short (1-2 years)

3. Strategically align development regulations with natural hazard risks and land suitability to support safe, resilient, and responsible growth.

Action	Who	Estimated Costs	Target Timeframe
a. Use the City of Homer 2022 Local Hazard Mitigation Plan to inform updates to zoning and development codes, ensuring land use decisions reflect the latest risk assessments. ✱	City Administration, Community Development Department, Planning Commission	Undetermined	Medium (3-5 years)
b. Clarify zoning procedures and criteria for rezoning reviews to maintain consistency with the comprehensive plan and hazard mitigation goals. ✱	City Administration, Community Development Department, Planning Commission	Undetermined	Short (1-2 years)
c. Update development standards for steep slopes, drainage waves, and erosion prone areas such as shown on the environmental constraints overlay included in this plan, to manage grading, erosion, runoff, and vegetation clearing. Encourage the use of green infrastructure and site-responsive design solutions to improve drainage and reduce hazard exposure. ✱ ♦	City Administration, Community Development Department, Planning Commission, Public Works Department	Undetermined	Short (1-2 years)
d. Strengthen stormwater and erosion control provisions in City code, incorporating green infrastructure techniques—such as vegetated buffers and infiltration features—to reduce coastal bluff erosion and other site-based hazards. ✱♦	City Administration, Community Development Department, Planning Commission, Public Works Department	Undetermined	Short (1-2 years)
e. Improve coordination between subdivision design standards and site-level review to carry hazard mitigation measures through from platting to construction. ✱	City Administration, Community Development Department, Planning Commission, Public Works Department	Undetermined	Short (1-2 years)
f. Consider expanding the range of conditions that may be applied to Conditional Use Permits to address riparian protection, soil stability, wetland preservation, and related site concerns. ✱	City Administration, Community Development Department, Planning Commission, Public Works Department	Undetermined	Short (1-2 years)
g. Develop fill requirements for parcels located in targeted areas documented to contain 66% or greater hydric soils. ✱	City Administration, Community Development Department, Planning Commission, Public Works Department	Undetermined	Medium (3-5 years)

4. Protect and enhance green space in Homer to support critical habitat conservation, recreational access, and community well-being.

Action	Who	Estimated Costs	Target Timeframe
a. Complete priority upgrades to existing City parks, including Karen Hornaday Park, Bayview Park, and Jack Gist Park. 🛠	Parks, Art, Recreation and Culture Advisory Commission, Public Works Department, City Council	Karen Hornaday: $1.1M Jack Gist: $840k Bayview: $190k (all from FY26 CIP)	Medium (3-5 years)
b. Continue to improve existing trails and public access points to meet the needs of families, seniors, and residents and visitors with limited mobility. 🛠	Parks, Art, Recreation and Culture Advisory Commission, Public Works Department	Undetermined	Ongoing
c. Enhance or improve safe public access to beaches at designated public access points as feasible. 🛠	Parks, Art, Recreation and Culture Advisory Commission, Public Works Department	Undetermined	Ongoing
d. Develop and implement a Master Park and Recreation Plan to proactively guide park maintenance, upgrades, and future facility needs. 🛠 ♦	City Administration, Parks, Art, Recreation and Culture Advisory Commission, Public Works Department	Undetermined	Medium (3-5 years)
e. Continue to develop a city strategy for targeted open space acquisition.	City Council	Undetermined	Long (more than 5 years)

5. Advance place-based planning and development that supports Homer's unique community character, encourages targeted infill, and strengthens Homer's role as a regional hub.

Action
a. Lead area planning efforts for the Spit and downtown core. These efforts should address land use, infrastructure needs, environmental hazards, economic development, and recreational access. Area plans should inform updates to zoning maps, capital improvements, and long-term planning priorities. ♦
b. Support compact, walkable downtown development that encourages mixed-use buildings, incremental infill, and redevelopment of underutilized parcels. Update development standards, such as building form, setbacks, lot size, and lot coverage, so that projects contribute to a financially productive, pedestrian-friendly streetscape. ♦
c. Develop a Homer Spit Master Plan to guide long-term land use, infrastructure investment, harbor operations, and climate adaptation. The plan should address erosion and sea level rise, coordinate City-owned leases, balance economic and recreational uses, and protect environmental resources. It should inform updates to zoning, capital improvements, and emergency management policies. 🛠
d. Prioritize infrastructure investments—such as street improvements, multimodal access, water and sewer upgrades, and broadband—in areas identified for infill and redevelopment through area planning efforts. Compile development standards into a unified design manual that integrates transportation, streetscape, and infrastructure guidance. ♦ 🛠
e. Coordinate with relevant agencies to improve land use planning around key public assets, including the Homer Airport. Work to align local zoning and infrastructure improvements with future airport operations, economic development goals, and state transportation plans.

"Future growth should consider how development may impact environmental resources both inside and outside the city boundary."

~ Community Meeting

"Keeping Homer Homer is valid, but there are different interpretations of that. To me, it means keeping it unique, allowing people to have a choice, and providing affordable housing."

~ Stakeholder Interview

What is 'infill'?

*Infill is the **strategic use of underutilized or vacant land** within already developed areas to create new housing, businesses, or public spaces. Using this redevelopment strategy maximizes existing infrastructure, helps create connected, walkable neighborhoods, and revitalizes communities without expanding into undeveloped land.*

Potential Partner-Led Strategies

6. **Collaborate with public and private partners to enhance community spaces and recreational infrastructure.** ♦
7. **Coordinate with regional and state agencies to align land use policies with environmental stewardship and shared planning goals.**

Policies Supporting Land Use and Environment in Other Chapters

The table below summarizes the location of related policies in other parts of the plan that support and contribute to Homer's land use and environment goals. They are shown in order by chapter.

	Chapter and Strategy Number of Related Policies					
Topic	3. Public Facilities & Services	4. Housing	5. Economic Development	6. Transportation	7. Governance	8. Sustainability & Resilience
Open space and parks connectivity	1					3
Area planning	4		1, 5	5		
Airport area	7			4		
Hazard mitigation and climate-responsive land use	5				4	2
Zoning reform for housing		1				
Preserving community character			9			
Infill and dense development			5	1, 2	3	
Wayfinding				2		
Education about infill, density					4	
Partnerships, open space management					5	
Mapping tools to guide development						4

"Unless Homer embraces change and alters the status quo, we will experience more of the sprawl model of development that we are already witnessing."

~ Growth Scenarios Report Card Results

"Emphasize infill development, however, do it in a thoughtful way."

~ Community Survey Results

Credit: Derek Mueller

3. Public Facilities and Services

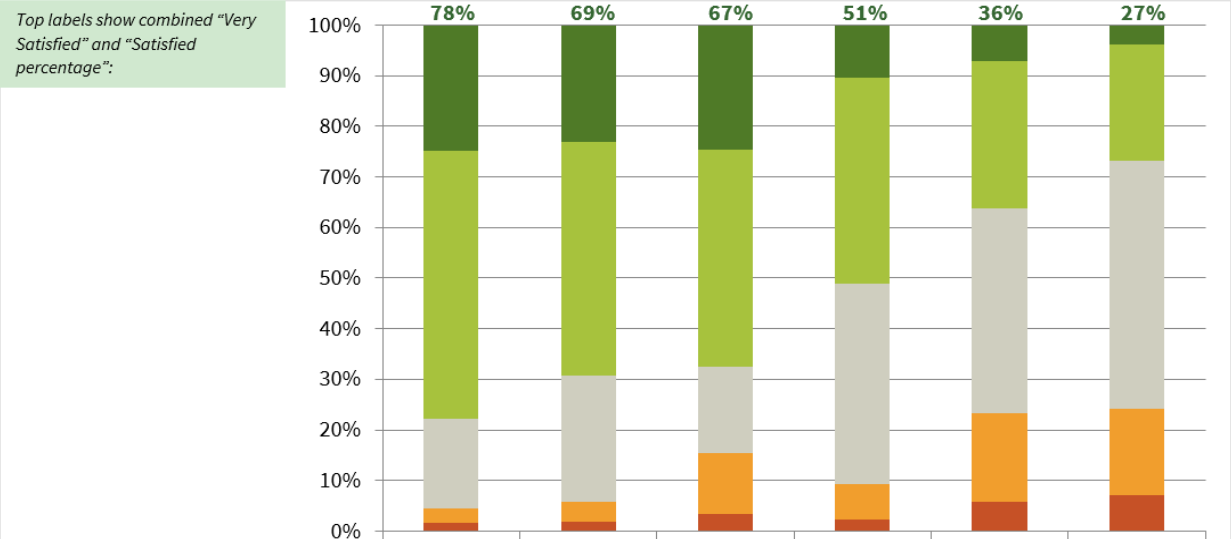
Key Themes Guiding the Plan

Reliable and Affordable Services

The City of Homer provides a range of services, including water, sewer, road maintenance, community development, recreation, parks, port and harbor management, fire protection, law enforcement, planning, and emergency services. The City relies on other public and private entities, such as the Kenai Peninsula Borough[5], for other services such as education, healthcare, and solid waste management; the State of Alaska manages many of the important transportation facilities, including the airport and major roadways. Although responses to the community survey show general satisfaction with fire, law enforcement, and emergency services (Figure 15), there are some concerns about inadequate funding and staffing levels.

Figure 15. Responses to the 2024 Homer Community Survey Question, "How satisfied are you with the availability of the following Health and Safety programs or services in Homer?"

Answered: 552



	Fire & Emergency	Law Enforcement	Medical Services & Hospital	Public Health	Mental Health Services	Senior Services
Very Satisfied	25%	23%	25%	10%	7%	4%
Satisfied	53%	46%	43%	41%	29%	23%
Neither Satisfied Nor Dissatisfied	18%	25%	17%	40%	40%	49%
Dissatisfied	3%	4%	12%	7%	17%	17%
Very Dissatisfied	2%	2%	3%	2%	6%	7%

[5] Agnew::Beck Consulting. (2019), *2019 Kenai Peninsula Borough Comprehensive Plan*. Prepared for the Kenai Peninsula Borough with support from Alaska Map Company, ASRC Energy Services, Alaska Survey Research, Casey Planning and Design, Northern Economics, and PDC Inc. Engineers. https://www.kpb.us/images/KPB/PLN/PlansReports/Comp_Plan/2019_KPB_Comprehensive_Plan.pdf

Accessible, Maintained Community Facilities

The City of Homer owns and manages a variety of facilities in the community, ranging from the Public Library to the Airport Terminal. An increasing population necessitates the strategic improvement of public services and infrastructure, including public safety, utilities, and recreational facilities. For example, Homer has identified a multi-use community recreation center as a longtime community priority. Improvements to Homer's infrastructure are necessary to support growth and attract businesses; these are supported by the community as shown through the community survey and public comments. At the same time, existing facilities in the community have significant ongoing maintenance needs that sometimes stretch the capacity of City staff and its aging equipment. The City maintains a Capital Improvement Plan (CIP) that identifies priorities for major capital expenditures, including both new and existing facilities. The CIP is a six-year plan, updated annually.

Credit: HERC Task Force Final Recommendation Report, 2018

> *"Create a centralized community space that serves all the community."*
>
> ~ Community Survey Results

Accessibility and Americans with Disabilities Act (ADA) improvements are also essential to ensuring that all members of the community—regardless of age, ability, or mobility—can safely and comfortably access and enjoy public facilities. Inclusive design not only upholds civil rights and legal standards but also strengthens community equity and cohesion by expanding participation in public life and supporting the dignity of every resident.[6] Many of the projects on Homer's CIP feature needed ADA improvements, including to key facilities such as City Hall.

Rising Service Demands and Infrastructure Costs

As a regional hub, Homer provides many services that also benefit residents outside of City limits, such as its recreation facilities and the library. At the same time, maintaining and upgrading infrastructure—especially water and sewer systems—is a financial challenge due to a limited customer base. In 2000, the City of Homer successfully petitioned to annex just over 25 square miles of land to the West, North, and East of City limits. While this annexation helped grow the City's tax base to support the provision of services, some of the homes within the annexed areas are still not served by City services. The water and sewer services within the City are adequate, but stormwater runoff impacts the capacity of the wastewater treatment plant.

> *"Make sure infrastructure keeps up with growth."*
>
> ~ Community Survey Results

> *"Focus on responsibility to replace aged buildings, such as fire station that benefit all residents and visitors."*
>
> ~ Growth Scenarios Report Card Results

[6] "Does improving accessibility boost local economies? ADA compliance can be costly for community – but the financial benefits may be bigger," Chicago Metropolitan Agency for Planning, Dec. 1, 2022. https://cmap.illinois.gov/news-updates/does-improving-accessibility-boost-local-economies/

Goals

Goal A	Goal B	Goal C
Provide City services that are available, affordable, and adequate.	Provide and improve City-operated facilities to meet the needs of the community, accommodate desired growth, and support sustainability and conservation goals.	Mitigate risks to City-owned infrastructure from climate change and natural hazards.

City-Led Strategies and Actions

Icon Key:

- Priority: Emerging priority for implementation
- Capital: An action that includes a potential capital project
- Code: An action that recommends a specific code revision
- 2018: An action adapted from/carried over from the 2018 Comprehensive Plan

1. Provide safe, year-round public facilities for residents of all ages and abilities.

Action	Who	Estimated Costs	Target Timeframe
a. Maintain the library as a thriving community space for learning and connecting, including assessing the library's anticipated need for growth and improvements over the next decade and planning for upgrades.	Library Advisory Board, Library Department, Information Technology Department	Remodel engineering study: $75k (FY26 CIP)	Ongoing
b. Implement the 2023 City of Homer ADA Transition Plan for Parks, Play Areas and Campgrounds and the Transition Plan for City Facilities to correct deficiencies and implement policies that increase accessibility of Homer's public facilities and recreation spaces. Priority sites for upgrades include City Hall, Karen Hornaday Park, the Nick Dudiak Fishing Lagoon Accessible Ramp and Fishing Platform, and removing parking and pavement barriers at City facilities.	ADA Advisory Board, Administration Department, Public Works Department, Port and Harbor Department	City Hall: $1.1M Fishing Lagoon Ramp and Platform: $770k Parking Barrier Removal: $386k (all from FY26 CIP)	Medium (3-5 years)
c. Plan for and construct a new, multi-purpose community center in Homer's downtown to serve the social, recreation, cultural, and educational needs of the Homer community. Preferred features include a general-purpose gymnasium, multi-purpose space for instructional programs, safe walking/running, dedicated space for youth, and possible emergency shelter.	Administration Department, Parks, Art, Recreation and Culture Advisory Commission, City Council	~$16.05M (FY26 CIP)	Medium (3-5 years)
d. Demolish the Homer Education and Recreation Complex (HERC) and identify opportunities for remediation of the site.	Administration Department, City Council	Undetermined	Long (more than 5 years)

Action	Who	Estimated Costs	Target Timeframe
e. Consider and evaluate changing the City's organizational structure to provide park facilities and recreation services by establishing a dedicated Parks and Recreation Department.	Administration Department, Finance Department, Public Works Department	Undetermined	Medium (3-5 years)
f. Maintain City facilities at a level that are sufficient to support events that draw visitors such as festivals and activities (e.g., clean restrooms on the Homer Spit ("the Spit"), RV dump stations, adequate trash collection, etc.).	Administration Department, Parks, Art, Recreation and Culture Advisory Commission, Public Works Department	Undetermined	Ongoing
g. Update the Homer Airport Terminal to address deferred maintenance and improve accessibility.	Public Works Department, Administration Department, City Council	$1.3 M for initial repairs and renovations (FY26 CIP)	Medium (3-5 years)

2. Continue to provide high-quality water and sewer services within the City to meet current and anticipated demands.

Action	Who	Estimated Costs	Target Timeframe
a. Update the 2006 Water and Sewer Master Plan.	Administration Department, Public Works Department	Undetermined	Medium (3-5 years)
b. Continue to build, upgrade, and replace water and wastewater infrastructure to meet industry standards, changing regulatory requirements, and replace aging systems.	Public Works Department	$707k for wastewater treatment plant improvements $10.4 M for water storage and distribution improvements (FY26 CIP)	Ongoing
c. Maintain the water and sewer Capital Asset Repair and Maintenance Allowance (CARMA) funds for repair and replacement of facilities that serve existing customers.	Finance Department, Public Works Department, City Council	Undetermined	Ongoing
d. Use the Homer Accelerated Water and Sewer Program (HAWSP) to fund the design and construction of facilities that support new and existing customers.	Finance Department, Public Works Department	Undetermined	Ongoing
e. Continue to limit and manage development in the Bridge Creek Watershed Protection District to maintain its suitability as a drinking water source.	City Council, Community Development Department, Planning Commission, Public Works Department	Undetermined	Ongoing

3. Maintain and improve Port and Harbor infrastructure.

Action	Who	Estimated Costs	Target Timeframe
a. Develop a long-range Port and Harbor Management Plan that considers the environmental and economic significance of the Spit, the impacts of climate change, and natural hazards like earthquakes, tsunamis, and erosion.	Port and Harbor Advisory Commission, Port and Harbor Department	Erosion Mitigation: $4M (FY26 CIP)	Medium (3-5 years)
b. Maintain infrastructure to maximize longevity and ensure safety of users.	Port and Harbor Advisory Commission, Port and Harbor Department	Undetermined	Ongoing
c. Maintain and promote Homer's status as a "working waterfront" by being a partner for the Alaska Marine Highway System, the U.S. Coast Guard, commercial operations, and other state and federal partners.	Port and Harbor Advisory Commission, Port and Harbor Department	Undetermined	Ongoing
d. Plan for and construct a large vessel haul out facility.	Port and Harbor Advisory Commission, Port and Harbor Department	$5.3 M (from FY26 CIP)	Long (more than 5 years)
e. Consider opportunities to integrate complementary marine industrial and tourism uses, for example by constructing walking paths and viewing platforms that would allow visitors to observe aspects of the marine trades that they may not be able to see elsewhere.	Port and Harbor Advisory Commission, Port and Harbor Department	Undetermined	Ongoing
f. Continue to explore the operational, financial, and environmental feasibility of the harbor expansion and related infrastructure, including environmental review, geotechnical studies, and funding strategies to align with public safety, traffic, and parking objectives on the Spit.	Port and Harbor Department, Community Development Department, Port and Harbor Advisory Commission, City Administration, City Council	$278 mil (FY26 CIP)	Long (5+ years)

4. Develop new facilities to support access and safety on the Homer Spit.

Action	Who	Estimated Costs	Target Timeframe
a. Develop new non-motorized infrastructure providing safe access to the harbor and improve the accessibility of existing infrastructure, including ADA improvements at the Fishing Hole.	ADA Advisory Board, Port and Harbor Advisory Commission, Port and Harbor Department	Undetermined	Ongoing
b. Further Develop parking at the base of the spit such as on existing underutilized airport parking areas on Kachemak Drive, designate formal parking areas to minimize parking in unsuitable areas, and consider seasonal shuttles and pay-to-park options in congested areas to reduce traffic.	Port and Harbor Advisory Commission, Port and Harbor Department, City Council	Undetermined	Long (5+ years)
c. Evaluate the need for a new parking structure on the Spit that could also serve as a shelter-in-place location during tsunamis.	Port and Harbor Advisory Commission, Port and Harbor Department	Undetermined	Long (5+ years)

Action	Who	Estimated Costs	Target Timeframe
d. Improve viewpoints for wildlife observation. 🛠	Port and Harbor Advisory Commission, Port and Harbor Department, Public Works Department, Planning Commission, Parks, Art, Recreation and Culture Advisory Commission	Undetermined	Short (1-2 years)
e. Evaluate the uses of City-owned property on the Spit and confirm uses align with the needs and aesthetics of the area.	Port and Harbor Advisory Commission, Port and Harbor Department, Community Development Department, Planning Commission	Undetermined	Short (1-2 years)

5. Continue to meet the community's public safety needs for residents, visitors, and first responders.

Action
a. Conduct a needs assessment and strategic plan for fire, emergency, and law enforcement services to identify gaps in funding and staffing and develop recommendations for maintaining and improving these services.
b. Complete planning for and construct a new fire station. 🛠
c. Support the mission and capacity needs of the Homer Police Department.
d. Upgrade the City's fire department fleet of vehicles to maximize firefighting capabilities and meet Insurance Services Office (ISO) requirements. 🛠
e. Collaborate with the Kenai Peninsula Borough to implement recommendations in the Safe Streets and Roads for All Comprehensive Safety Action Plan.

6. Be responsive to community driven desires to enhance community services and improve the synergy between the City and other community partners to maximize resources and investments.

Action
a. Provide technical assistance to community organizations seeking to expand their services. ♦
b. Partner with community organizations to supplement or expand City services and the operating hours of City facilities. ♦

Potential Partner-Led Strategies

7. Identify and address the deficiencies of the Homer Airport (updated master plan, more reliable year-round service, etc.).

8. Provide opportunities for people of all ages and abilities to live, work, and play in the community, including encouraging businesses and organizations to create accessible, ADA-compliant facilities.

9. Collaborate with Borough, state, federal, and non-profit partners to maintain year-round access to community facilities for recreational, educational, social, and cultural activities.

Policies Supporting Public Facilities and Services in Other Chapters

The table below summarizes the location of related policies in other parts of the plan that support and contribute to Homer's public facilities and services goals. They are shown in order by chapter.

	Chapter and Strategy Number of Related Policies					
Topic	2. Land Use & Environment	4. Housing	5. Economic Development	6. Transportation	7. Governance	8. Sustainability & Resilience
Parks and trails	4					
Policies for specific community areas	5					
Marine trades			1			
Homer Spit development	5		1			
Community use of facilities			2			
Roads, sidewalks, and bike lanes				1, 2		
Wayfinding				1, 9		
Parking				1		
Airport and ferry				4		
Financing of facility and service improvements					1	
Infill of water-sewer					2	
Engaging residents in service and facility planning and spending					2, 3	
Energy efficiency of municipal facilities						1
Hazard mitigation and placement of municipal facilities						1
Stormwater and green infrastructure						3

Aerial view of the Homer Spit at dawn. Credit: Tim Hatfield

Public Works facility: plans for a new facility are underway.

4. Housing

Key Themes Guiding the Plan

Housing Supply Does Not Meet the Community Needs

Although Homer has a relatively high overall housing vacancy rate, many residents continue to face difficulty finding homes that are affordable, available year-round, and suited to their household needs. In the past decade, the City has added a modest number of new housing units each year—averaging 36 units annually between 2013 and 2023.[7,8] However, the types of homes being built have not kept pace with the needs of working families, older adults, and younger residents entering the housing market. According to the community survey, 68 percent of respondents said housing is too expensive, and 66 percent said more attainable homes are needed for people just starting out or seeking to downsize. With long-term population growth projected at just 2.3 percent through 2050, the core challenge is not growth pressure but the mismatch between existing housing stock and what year-round residents can access. Zoning reforms that support a greater variety of housing types—especially in areas served by infrastructure and close to services—can help the City respond to these persistent gaps.

Rising Costs and Land Availability Limit Housing Development Opportunities

Housing in Homer has become significantly more expensive, limiting options for residents across income levels, particularly young professionals, families, and older adults seeking to downsize. As of November 2024, the median home listing price in Homer was approximately $550,000—a 97 percent increase since 2018 and well above the statewide median of $396,000.[9] According to census data, half of all renter households in Homer (358 out of 702) are cost-burdened, spending more than 30 percent of their income on housing.[10] These figures do not reflect additional barriers such as limited availability of pet-friendly units, or housing that is in good condition and available year-round. High construction costs—driven by inflation, labor shortages, shipping expenses, and rising material prices—also constrain new development. Nationally, construction costs have increased by 40 percent since 2018, according to the

Examples of non-traditional affordable housing types in Alaska. Credits: Tlingit and Haida Housing Authority, Sitka Conservation Society, Cook Inlet Housing Authority

[7] Alaska Division of Research and Analysis Section. (2024). *Alaska New Housing Units Multiple Years.* Alaska Department of Labor and Workforce Development. https://live.laborstats.alaska.gov/housing/new.html

[8] U.S. Census Bureau. (2023). *American Community Survey 5-Year Estimates, Table B25070: Gross Rent as a Percentage of Household Income.*

[9] Specific number based on https://www.realtor.com data; other sources were compared and numbers were comparable.

[10] U.S. Census Bureau. (2023). *American Community Survey 5-Year Estimates, Table S2501: Occupancy Characteristics.*

Mortenson Construction Cost Index.[11] While the 2023 Homer Housing Review identified 1,163 vacant tax parcels within City limits with an average lot size of 1.3 acres, many of these properties face significant development barriers, including wetlands, steep slopes, and lack of access to utilities.[12] These conditions increase the cost and complexity of construction and limit the feasibility of building new homes. Addressing these constraints through targeted infrastructure investment and infill-oriented zoning strategies will be essential to expanding the range of housing options available to the community.

Unattainable Housing and the High Cost of Living are Barriers to Economic Growth and Quality of Life

> *"Affordable housing developers would benefit from a simplified process with the city."*
>
> ~ Growth Scenario Report Card

Limited access to affordable, attainable housing continues to challenge Homer's ability to retain essential workers, support local businesses, and meet the needs of a changing population. In the Homer business survey, 13 percent of respondents identified a lack of housing for seasonal employees as a key hiring barrier, second only to the shortage of qualified applicants. In interviews, the high cost of housing was also cited as a reason why more fishermen do not live in Homer year-round. Seniors seeking to age in place and younger residents starting families or attending college locally often face limited choices that are affordable, accessible, and available year-round. Conversion of existing homes to short-term rentals has further constrained available year-round housing supply. While some workers find more attainable housing outside City limits, they may lack access to City services and representation, weakening civic connection and economic participation. More broadly, Homer's high cost of living—including housing, transportation, and construction—adds on residents and local employers alike. Expanding housing options for year-round workers, seniors, and young people is essential to sustaining the local economy and ensuring Homer remains a livable community for all generations.

Figure 16. Top Five Community Areas for Improvement, Historical Perspective

Top 5 Community Areas for Improvement, Historical Perspective

	2015 Perceptions Survey (590 responses)	2019/2020 Perceptions Survey (469 responses)	2023 Perceptions Survey (1,020 responses)
1	Jobs and economic opportunities (48%)	Jobs and economic opportunities (13%)	Housing (58%)
2	Public transport (38%)	Substance abuse treatment (13%)	Public transportation (24%)
3	Substance abuse treatment (36%)	Housing (12%)	Jobs and economic opportunities (20%)
4	Housing (26%)	Public transportation (12%)	Substance abuse treatment (17%)
5	Access to job training and higher education (17%)	Respect for varied viewpoints (10%)	Behavioral health services (17%)

Source: Perception of Community Health Survey

Image from the 2023 Mobilizing for Action through Planning and Partnerships (MAPP) Community Health Needs Assessment

[11] Mortenson. (2024). *Construction Cost Index Report.* https://www.mortenson.com/cost-index

[12] City of Homer. (2023). *Homer Housing Review.* https://www.cityofhomer-ak.gov/communitydevelopment/housing

The Rise and Proliferation of Short-Term Rentals

In the Homer Comprehensive Plan Revision Community Survey, about 18 percent of respondents identified vacation rentals as a barrier to housing, reflecting concerns about housing availability and neighborhood integrity. Data about the number of short-term rentals in Homer varies: the city identified approximately 326 short-term rental units in 2022 using a now-discontinued city software subscription. This represents 14.8 percent of the total housing stock, a notably high percentage compared to other communities in Alaska (see Figure 17). Kenai Peninsula Borough Land Management Department estimated 475+/- Airbnb, and 260 +/- VRBO offerings in the "greater Homer area" in its March 2023 Homer Housing Review.

New housing development in Homer, 2025.

During 2023 and 2024, Homer City Council considered an ordinance to address short-term rentals that garnered significant support and opposition. The ordinance failed, and city councilmembers looked to the public process in the comprehensive plan update to help clarify issues related to housing and short-term rentals. While the support and opposition were varied, general support centered interest in regulating short-term rentals to maintain neighborhood cohesion and keep commercial businesses out of Homer's residential zones, while opposition focused on the economic value of short-term rentals as small businesses that support Homer's economy. Further, the definitions of Bed and Breakfasts and short-term rentals are not clear in current city code.

Figure 17. Short-Term Rentals as a Percent of Total Housing Units

Community	Short-Term Rentals	Total Housing Units	Percent of Total Units
Girdwood	310	1,839	16.9 percent
Homer	**326**	**2,201**	**14.8 percent**
Kenai Peninsula	2,149	31,330	6.9 percent
Sitka	151	4,229	3.6 percent
Juneau	379	13,792	2.7 percent
Kodiak Island	140	5,450	2.6 percent
Chugach	72	3,287	2.2 percent
Matanuska-Susitna	903	42,018	2.1 percent
Ketchikan Gateway	127	6,427	2.0 percent
Anchorage, Municipality	2,323	118,293	2.0 percent
Fairbanks North Star	717	44,270	1.6 percent
Wrangell-Petersburg	37	3,251	1.1 percent

Source: Extracted from the Girdwood Economic and Housing Analysis, April 2024. Data comes from the U.S. Census Bureau, American Community Survey 5-Year Estimates (2017-2021); City of Homer October 2022 City Council Work Session; Alaska Department of Labor and Workforce Development, Alaska Economic Trends, September 2022; AirDNA Quarterly Reports for Girdwood 2023 Q3.

Goals

Goal A	Goal B	Goal C	Goal D
Preserve and produce a high-quality, healthy, safe, and energy efficient housing inventory that accommodates for projected population growth and is affordable, attainable, and safe for all Homer residents.	Develop Homer's housing inventory to be compatible with the beloved existing community character while allowing for essential growth and density.	Align housing development with the City's preservation and sustainability goals, minimizing the environmental impact of new construction.	Build strong community and regional partnerships around housing to improve housing attainability and affordability.

City-Led Strategies and Actions

Icon Key:

- Priority: Emerging priority for implementation
- Capital: An action that includes a potential capital project
- Code: An action that recommends a specific code revision
- 2018: An action adapted from/carried over from the 2018 Comprehensive Plan

1. Implement zoning reforms to encourage attainable housing development for young people, families, seniors, and seasonal workers.

Note: Actions associated with this strategy are encompassed in Land Use and Environment Strategy 2.

2. Assess Homer's housing needs and maintain data collection.

Action	Who	Estimated Costs	Target Timeframe
a. Complete a housing stock report and buildable lands inventory.	Administration Department, Community Development Department	Undetermined	Medium (3-5 years)
b. Evaluate the City's land portfolio to identify any feasible opportunities for strategic dispositions.	Administration Department	Undetermined	Medium (3-5 years)
c. Update housing indicators (Figure 18) annually to track housing issues, constraints, needs, and opportunities; share updates online.	Community Development Department, Administration Department	Undetermined	Medium (3-5 years
d. Monitor short-term rentals and their impact on the housing market and develop strategies to mitigate impacts of short-term rentals on year-round housing.	Administration Department, Community Development Department	Undetermined	Medium (3-5 years)

Potential Partner-Led Strategies

3. Develop incentives and public-private partnerships for affordable and long-term housing development.

Policies Supporting Housing in Other Chapters

The table below summarizes the location of related policies in other parts of the plan that support and contribute to Homer's housing goals. They are shown in order by chapter.

	Chapter and Strategy Number of Related Policies					
Topic	2. Land Use & Environment	3. Public Facilities & Services	5. Economic Development	6. Transportation	7. Governance	8. Sustainability & Resilience
Zoning reforms for housing	1, 2					
Infrastructure support and future needs		2			3	
Aging in place			4, 10			
Fiscal tools to support attainable housing					2	
Education and partnerships for housing accessibility			8		4	4
Land suitability						2

Figure 18. Housing Indicators

Indicator	Description	What it tells us	Sources
New Housing Units	Quarterly report of new single family, multi-family, and mobile home units.	Tracking the number of new housing units added to the market can help track how well the market is responding to demand and track progress toward new housing goals.	Alaska Housing Finance Corporation (AHFC) Alaska Housing Market Indicators Report (available at https://www.ahfc.us/efficiency/education-and-events/research-information-center/alaska-housing-market-indicators or https://live.laborstats.alaska.gov/housing/new.html)
Housing Occupancy and Vacancy Rates	Total occupied/vacant housing units, homeowner vacancy rate, rental vacancy rate.	Vacancy rates below five percent are an indication of a tight housing market that could limit housing mobility and is often a sign of pent-up demand. A growing number of vacant units can be an indication that the housing supply is not meeting the needs of residents and the existing housing stock is not being used to its full potential.	U.S. Census Bureau, American Community Survey (ACS) 5-Year Estimates: Table DP04 SELECTED HOUSING CHARACTERISTICS (available at https://data.census.gov/)
Housing Tenure	Owner-occupied housing units, renter-occupied housing units, and average household size for both owner-occupied and renter-occupied units.	The relative demand/need for ownership *versus* rental housing in a community. Household size can indicate the housing unit size that renters and owners are looking for, respectively.	U.S. Census Bureau, American Community Survey (ACS) 5-Year Estimates: Table DP04 SELECTED HOUSING CHARACTERISTICS (available at https://data.census.gov/)
Overcrowding	Occupants per room.	Often an indication of pent-up demand within a community,	U.S. Census Bureau, American Community Survey (ACS) 5-Year

Indicator	Description	What it tells us	Sources
		overcrowding is defined as more than 1.0 person per room. Severe overcrowding is defined as 1.5 or more people per room.	Estimates: Table DP04 SELECTED HOUSING CHARACTERISTICS (available at https://data.census.gov/)
Affordability	Selected monthly ownership costs as a percentage of household income (SMOCAPI) and gross rent as a percentage of household income (GRAPI).	Households that spend more than 30 percent of their total income on housing costs are considered to be cost burdened. Spending a larger portion of household income on housing limits the amount of income available for other non-discretionary spending, such as food, clothing, and transportation.	U.S. Census Bureau, American Community Survey (ACS) 5-Year Estimates: Table DP04 SELECTED HOUSING CHARACTERISTICS (available at https://data.census.gov/)
Median Family Income	Median family income and the Department of Housing and Urban Development (HUD) income limits broken down by persons in family and income limit category.	HUD sets income limits that determine eligibility for assisted housing programs including the Public Housing, Section 8 project-based, Section 8 Housing Choice Voucher, Section 202 housing for the elderly, and Section 811 housing for persons with disabilities programs.	The Department of Housing and Urban Development, FY 2023 Income Limits Summary (available at https://www.huduser.gov/portal/datasets/il.html#query_2023)
Local Building Permit Activity	Data collected by local assessors on the number and or type of building activity occurring in the community.	Data that describe current building activity in the community can help track how well the market is responding to demand and any progress toward new housing goals.	Local Accessors/Municipal Planning Departments
Housing Wage	Housing wage is an estimate of the hourly wage a full-time worker must earn to afford a modest rental home at HUD's fair market rent (FMR) without spending more than 30 percent of their income on housing costs.	Illustrates the gap between renters' wages and the cost of rental housing.	National Low Income Housing Coalition, Out of Reach Dashboards (available at https://nlihc.org/oor/state/ak)
Population Estimates/ Components of Change	Components of change including births, deaths, and net migration.	Helpful information around how a community is changing/ growing and what role housing could play in population dynamics moving forward.	Alaska Department of Labor and Workforce, Alaska Population Estimates (available at https://live.laborstats.alaska.gov/data-pages/alaska-population-estimates)

Credit: Art Koeninger

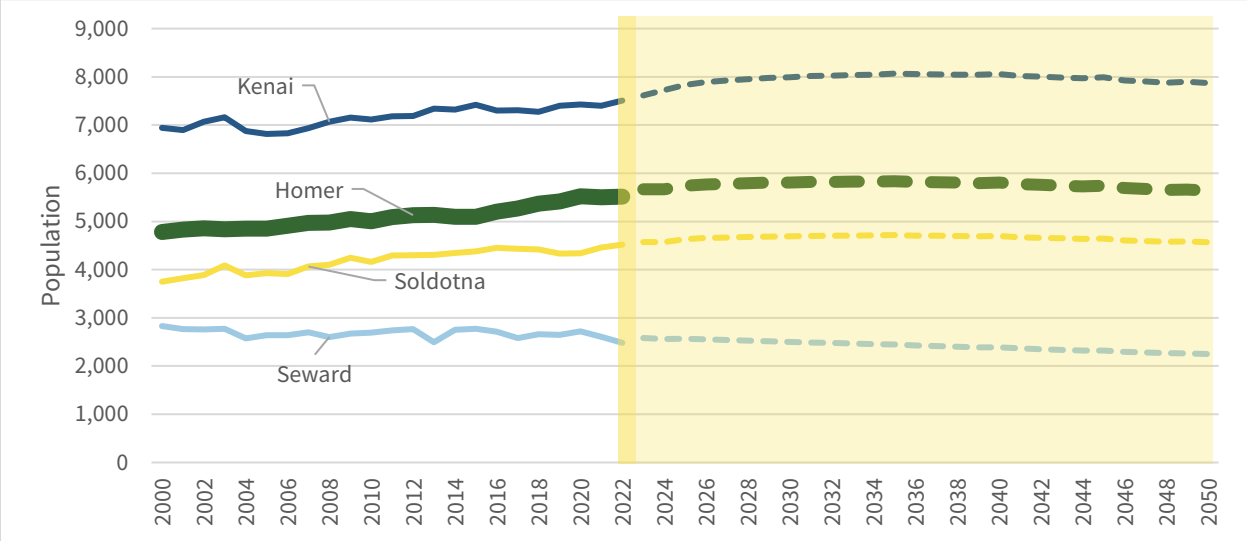
5. Economic Development

Key Themes Guiding the Plan

Population Expected to See Slight Growth

Homer's population has been steadily increasing, with a 15.4 percent growth from 2000 to 2022, and is projected to continue growing slightly until 2050 (Figure 19). The City has a growing senior population (increasing from 14 percent in 2013 to 22 percent in 2022). This growth presents unique economic challenges and opportunities, particularly in housing and healthcare services. Homer has a higher per capita income compared to nearby communities, and its median household income has seen a modest increase over the past decade. However, residents are still concerned about the high cost of living and doing business in Homer and cite those costs as one of the biggest challenges of living in Homer.

Figure 19. Historical and Forecasted Populations for Homer and Comparison Cities in the Kenai Peninsula Borough



Source: Alaska Department of Labor and Workforce Development data (accessed 2024), and Northern Economics analysis; see Appendix F: About Homer – Community Background for more detailed analysis. Note: Population and economic data in this plan are current as of 2022; updated data are released annually by the U.S. Census Bureau and the Alaska Department of Labor and Workforce Development.

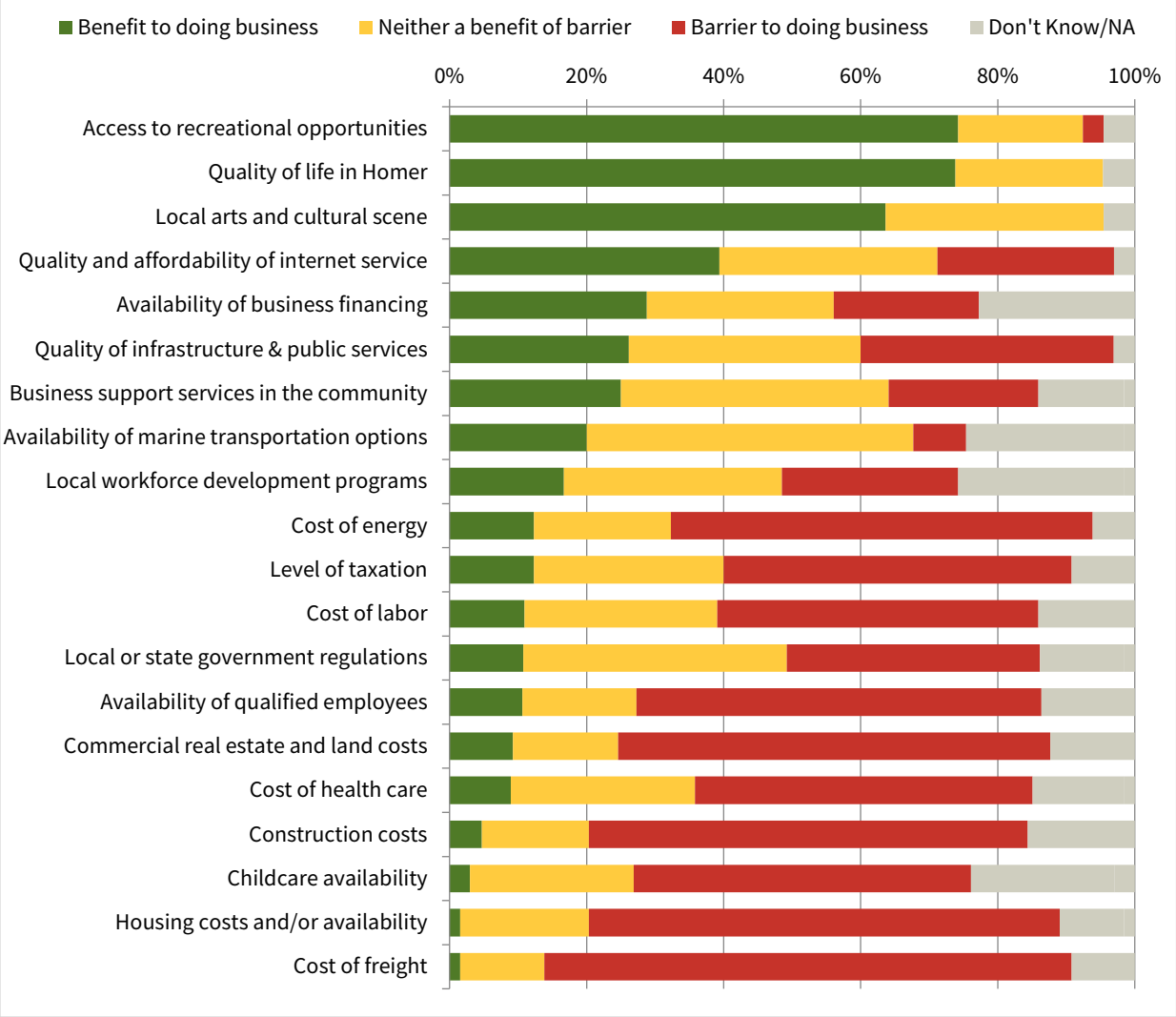
During the planning process for this update, the comprehensive planning team worked with the community to explore different levels and types of growth. Community survey respondents were asked about preferred levels of growth; three scenarios were later developed to explore what a desired future Homer could look like, and residents had the opportunity to review and grade the different options. In both the community survey and the growth scenarios activity, most participants indicate support for minimal to moderate growth. The Homer community also expresses an ongoing desire to manage growth so that it remains sustainable and does not compromise the quality of life, character, or the environment in the community.

Residents Value the Quality of Life but Struggle with Cost of Living, Housing

Homer is vibrant with small businesses, many nonprofit organizations, faith-based organizations, and active civic engagement. However, like many of Alaska's communities, Homer residents and businesses face a high cost of living, especially when it comes to housing affordability and availability (see Housing Chapter 4). Some of the same characteristics that residents and businesses value, such as the small town feel and the beautiful environment, also attract many visitors each summer, bringing challenges such as congestion and pressures on the housing market. Families value Homer's schools, safe feel, and high quality of life; however, they similarly cite housing costs, limited childcare availability, and limited year-round employment as barriers to choosing Homer as a place to raise a family. The University of Alaska Anchorage (UAA) also hosts the Kachemak Bay Campus in the community, a satellite branch of the UAA's Kenai Peninsula College.

Based on a 2024 survey of Homer businesses (Figure 20), business owners cite barriers to attracting and training employees as their primary obstacle to doing business in Homer. Expanding educational training could help build a skilled workforce, which is essential for supporting local industries and attracting new businesses. Homer businesses are also impacted by the global trend of increases in online purchases, sometimes at the expense of local stores that provide jobs and support the local tax base.

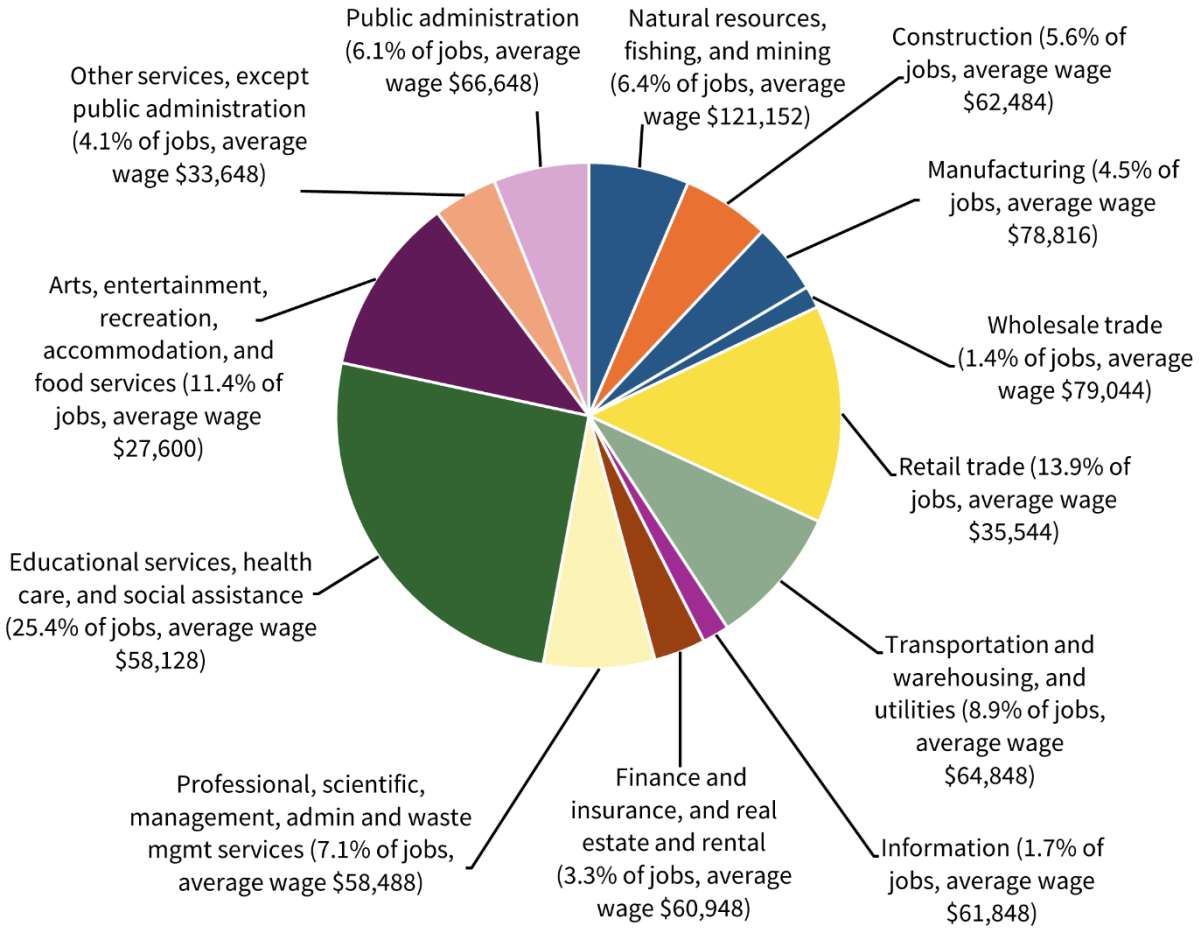
Figure 20. Responses to the Homer Business Survey Question, "Please rate the following factors as benefits or barriers to doing business in the Greater Homer Area."



Fishing and Tourism Industries Remain Strong Economic Drivers

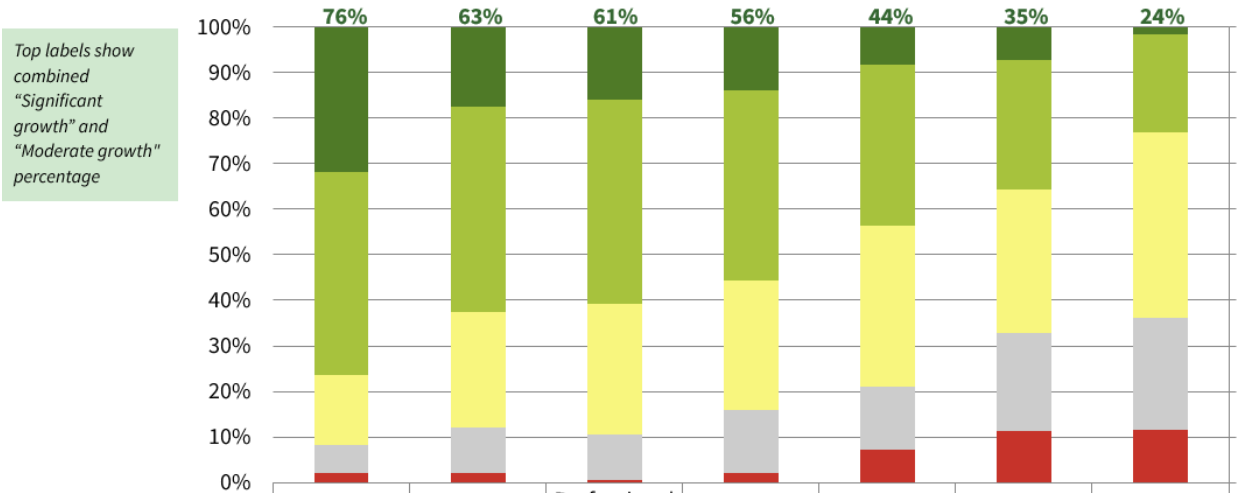
The largest industry sectors in Homer by share of workforce include education, healthcare, retail trade, and arts and entertainment (Figure 21). The fishing industry, although employing a smaller portion of the workforce, continues to play an important role in Homer's economy through high per-worker earnings and its broader contributions of commercial, charter, and subsistence fishing, which support local businesses, cultural identity, and food security. Tourism and marine trades are not specifically identified in state industry data, but both are identified as key industries in the community. Tourism is a critical component of Homer's economy, but there is concern about relying too heavily on this industry or growing this industry at the expense of other priorities important to residents. The community survey showed support for growing the potential of the marine trades industry to provide new economic opportunities and support existing community strengths (Figure 22). Homer also has a thriving agriculture sector and is nicknamed the "City of Peonies."

Figure 21. Percentage of Homer Workforce by Industry and Annual Wages by Industry for the Kenai Peninsula Borough



Source: Alaska Department of Labor and Workforce Development based on Quarterly Census of Employment and Wages and Northern Economics Analysis, 2024. Excludes self-employed individuals and those serving in the armed forces. Categories based on the North American Industry Classification System: https://www.bls.gov/cew/classifications/industry/home.htm. Categories may not add to 100% due to rounding.

Figure 22. Responses to the 2024 Homer Community Survey: Preferred Level of Growth by Economic Sector



	Education	Healthcare	Professional or Service Industry	Marine Trades	Construc-tion	Visitor Industry	Government
Significant growth	32%	18%	16%	14%	8%	7%	2%
Moderate growth	44%	45%	45%	42%	36%	28%	22%
Minimal growth	16%	25%	29%	28%	35%	31%	41%
No growth / change	6%	10%	10%	14%	14%	22%	25%
Smaller than existing	2%	2%	1%	2%	7%	11%	12%

"We need growth that reflects community values and benefits the local economy – not growth for growth's sake. Keep local input central."

~ Community Survey Results

"A diverse economy is a healthier economy."

~ Business Survey Results

Goals

Goal A	Goal B	Goal C	Goal D	Goal E
Enhance Homer's defined downtown to drive commerce, business, and resident and visitors' services.	Support Homer's economy by honoring traditional industries, while supporting expansion of select industries that maintain the character of Homer.	Support workforce development in key sectors to increase year-round, high wage employment opportunities.	Develop and maintain sustainable, accessible infrastructure that supports a thriving local economy.	Sustain Homer as an active, vibrant, healthy community with year-round opportunities to enjoy art, events, and recreation.

City-Led Strategies and Actions

Icon Key:

- Priority: Emerging priority for implementation
- Capital: An action that includes a potential capital project
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- 2018: An action adapted from/carried over from the 2018 Comprehensive Plan

1. Invest in infrastructure that supports economic growth in key sectors.

Action	Who	Estimated Costs	Target Timeframe
a. Incentivize sustainable growth of the marine trades in Homer to expand services offered locally, create jobs, support fishing, increase the City's taxbase, and reduce the need to travel to other areas of Alaska and the Pacific Northwest.	Community Development Department, Planning Commission, Economic Development Commission, Port and Harbor Advisory Commission, Port and Harbor Department	Undetermined	Ongoing
b. Continue to develop the Homer Spit ("the Spit") in a fiscally and environmentally responsible manner to provide opportunities for marine trades and tourism.	Community Development Department, Planning Commission, Parks, Art, Recreation and Culture Advisory Commission, Economic Development Commission, Port and Harbor Advisory Commission, Port and Harbor Department	Undetermined	Ongoing

2. Celebrate Homer's status as a vibrant hub for arts, culture, and community engagement.

Action	Who	Estimated Costs	Target Timeframe
a. Update the Parks, Art, Recreation, and Culture Needs Assessment, and continue to expand City partnerships with other organizations and entities to implement recommendations.	Parks, Art, Recreation and Culture Advisory Commission Administration Department	Undetermined	Medium (3-5 years)
b. Support arts and culture installations and spaces in the community, including Homer's museums and galleries and on the Spit.	Economic Development Commission, Parks, Art, Recreation and Culture Advisory Commission,	Undetermined	Ongoing
c. Collaborate with citizen groups and nonprofit organizations to address community needs by providing limited technical assistance and the option to use City land or facilities at reduced rates.	City Administration, City Council	Undetermined	Ongoing
d. Increase the presence of Alaska Native art, signage, and history around Homer.	Parks, Art, Recreation and Culture Advisory Commission, Public Works Department	Undetermined	Ongoing

3. **Sustain Homer's role as an agricultural hub.**

Action	
a.	Support limited small scale farming and backyard gardens to strengthen the local food economy.
b.	Maintain Homer's role as an agricultural hub for the surrounding area by supporting efforts that facilitate the processing, storage, distribution, and marketing of local agricultural products (e.g., farmer's markets).

Potential Partner-Led Strategies

4. **Support Homer's youngest residents and their families by making sure they have what they need to grow and thrive, including access to child care.** ↯
5. **Expand vocational training resources, particularly in trades, marine trades (including mariculture and shipping industries), and healthcare industries, to retain young residents and provide year-round employment.** ↯
6. **Support access to quality, affordable health care.** ↯
7. **Promote fishing and maritime services as viable career options in Homer and demonstrate long-term support for and commitment to the industry.**
8. **Promote food security.**
9. **Address barriers to workforce recruitment and retention (e.g., housing, child care).**
10. **Pursue moderate, sustainable growth in tourism, focusing on activities that benefit small businesses and minimize negative impacts on community character.** ♦
11. **Support Homer's seniors, including the ability to remain in the community as they age.**
12. **Support high-quality K-12 and higher education in Homer, support teachers, and sustain lifelong learning opportunities for all residents.**

South Peninsula Hospital

"The cost of housing is not reflective of our local economy and is rapidly outpacing the middle class wage earner."

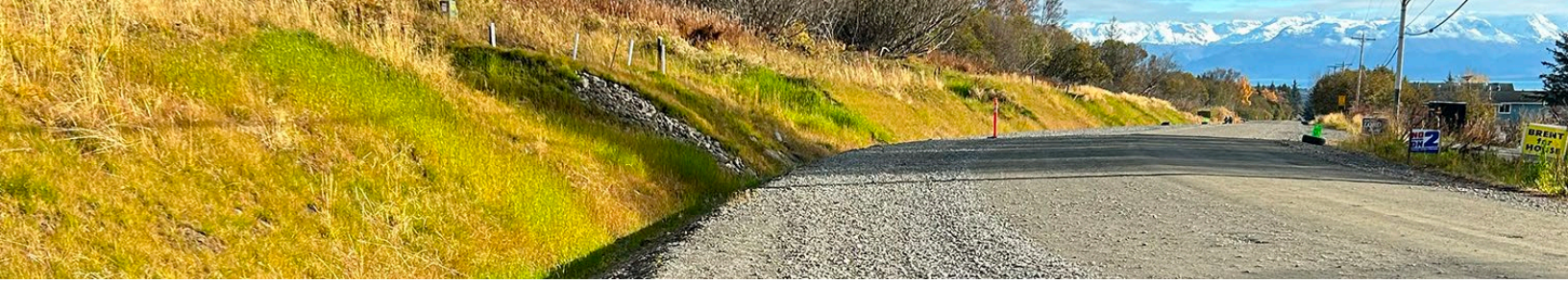
~ Community Survey *Results*

Policies Supporting Economic Development in Other Chapters

The table below summarizes the location of related policies in other parts of the plan that support and contribute to Homer's economic development goals. They are shown in order by chapter.

	Chapter and Strategy Number of Related Policies					
Topic	2. Land Use & Environment	3. Public Facilities & Services	4. Housing	6. Transportation	7. Governance	8. Sustainability & Resilience
Improve zoning code to promote growth in desired areas and simplify permitting and procedures	2					
Thriving downtown	5					
Guide planning at the Homer Spit	5	4				
City facilities equipped to host large events		1				
Maintenance of existing parks and restrooms that enhance visitor experiences		1				
Port and harbor infrastructure		3				
Homer airport						
Accessible, ADA compliant facilities, including businesses		7				
Affordable, attainable housing			1, 2, 3			
City center parking and walkability				1		
Public transportation options to improve accessibility for seasonal workers, residents, and visitors				5		

Vendors in front of Homer business on Contractor's Day



6. Transportation

Key Themes Guiding the Plan

Homer Maintains a Separate Transportation Plan

The 2024 Transportation Plan identified four key goals for transportation in the City of Homer:

- *Goal 1:* Increase Safety of Interactions Between Different Modes of Travel
- *Goal 2:* Provide a Connected Network of Local and Collector Roads and Trails That Balances Modes Based on Land Use Contexts
- *Goal 3:* Maintain Transportation Network to Be Usable Year-Round
- *Goal 4:* Provide Expanded Transportation Options for Residents and Visitors

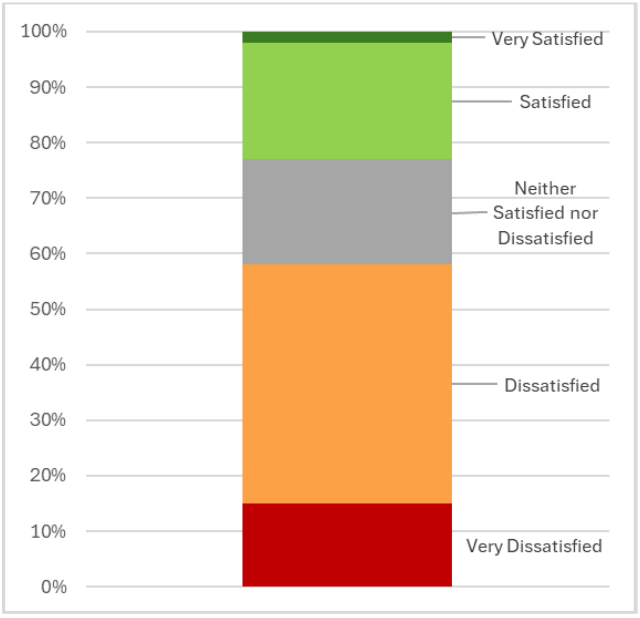
The 2024 Transportation Plan includes specific recommendations. The policies in this chapter supplement those already identified in the Transportation Plan and focus on topics that received less coverage in the Transportation Plan.

A Transportation Hub for the Region

Homer is connected to other parts of the Kenai Peninsula by road, air, and water. Homer's port is a key connection point for distributing goods and moving people around the Kenai Peninsula and beyond. Homer is one of the only communities on the Kenai Peninsula serviced by the Alaska Marine Highway System. For details on the airport, port, and harbor, see the Public Facilities and Services Chapter 3.

Figure 23. Responses to the 2024 Homer Community Survey Question, "How satisfied are you with the availability of Roads and Sidewalks in Homer?"

Results show almost 60 percent of residents want more roads and sidewalks; write-in comments indicate residents specifically want more walking and biking facilities**.**



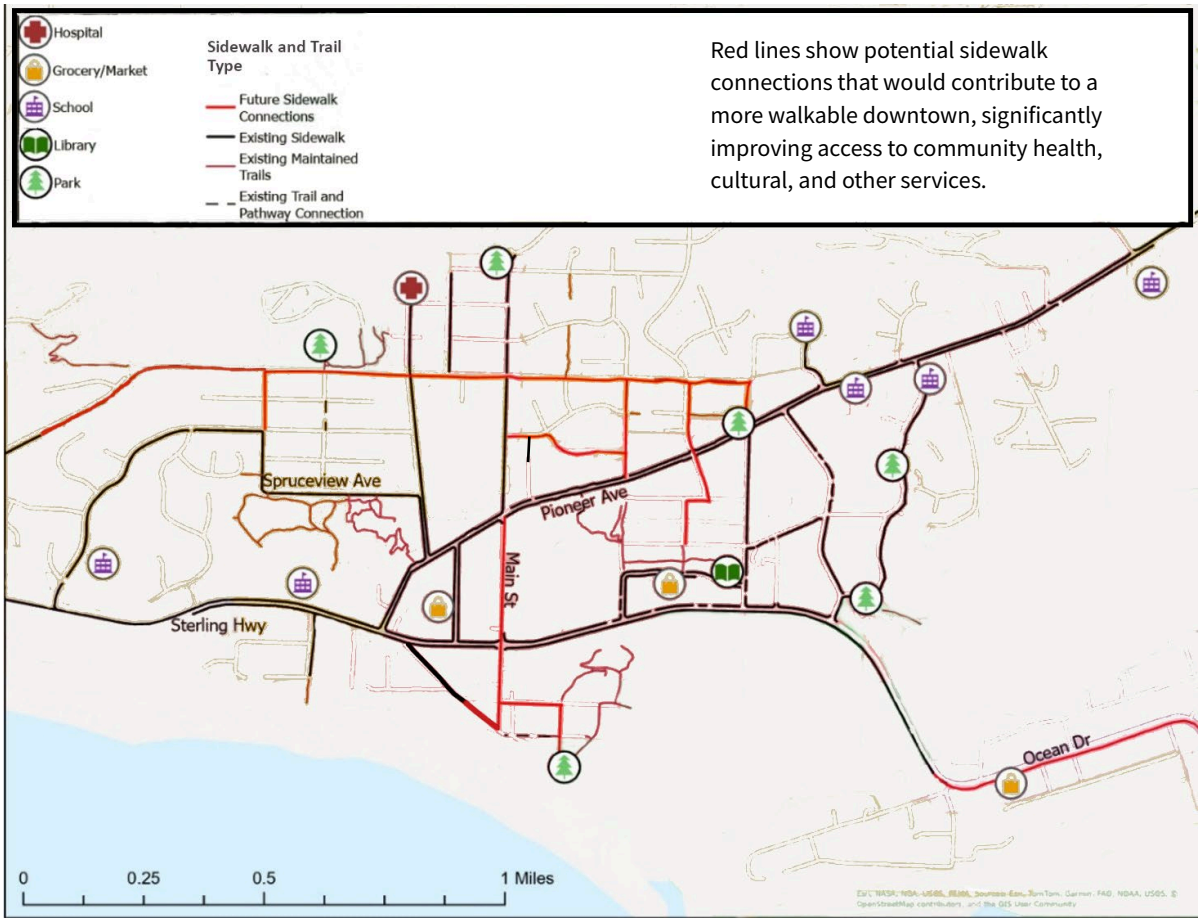
Road and Sidewalk Maintenance is a Community Priority

Homer has expressed a consistent opinion as to how the City should grow and the "look and feel" that residents want for the community. Key desires include a more focused and walkable downtown, a more walkable and bikeable community, and the development of an attractive community that mirrors the natural beauty of Homer's setting. The community roadway system is an important component of Homer's development and plays an important role in whether the community's goals will be realized. Street design should follow elements of complete streets, enabling safe access for all users including pedestrians, bicyclists, and motorists of all ages and abilities. The development

of a comprehensive sidewalk and trail system will require the appropriate facilities be included with the construction of each new street. Important elements include standard designs for sidewalks, trails, streetside plantings, paving requirements and inclusion of traffic calming elements in residential streets.

Year-round maintenance of the transportation network is critical for improving access, safety, equity, and quality of life for Homer residents. Indeed, maintenance of roadways, sidewalks, and trails is identified in the 2024 Homer Transportation Plan[13] and was also identified as a priority through community outreach. In the community survey results, residents identified maintenance as one of the most challenging things about living in Homer, citing the need for improvements to state-maintained roads. The City of Homer's Public Works Department is responsible for maintenance on 29 miles of rural roads and 21 miles of urban roads. As additional roads and sidewalks are constructed, maintenance burdens must be considered. As an example, where sidewalks are constructed, crews can no longer push snow to the side of the road and leave it there.

Figure 24. Existing and Potential Future Sidewalk Connections



Residents Walk and Bike Year-Round

Walkable neighborhoods directly contribute to the small-town feel that Homer residents value. Connecting schools, shopping, the library, parks, and medical facilities can reduce vehicle trips, support affordable housing by reducing transportation costs per resident, and improve safety. Throughout the planning process, residents expressed a desire for improved infrastructure to walk and bike year-round. In the community survey results,

[13] Homer Transportation Plan (2024). https://www.cityofhomer-ak.gov/sites/default/files/fileattachments/planning/page/78524/transportation_plan_07102024.pdf

residents identified a need for increased pedestrian connectivity and in bike infrastructure. Over 50 percent of respondents were either dissatisfied or very dissatisfied over the availability of roads and sidewalks.[14] Currently, the City has over 24 miles of sidewalk and bike/walking pathways and almost 13 miles of maintained trails (Figure 24). However, many connections between paths are missing, leaving pedestrians to walk along the roadway or find a less desirable route to their destination. Examples of solutions include the Homer All-Ages and Abilities Pedestrian Pathway (HAPP) that will connect the Senior Center, main medical district, library, post office, police station, grocery store, and pharmacy, as well as existing trails. For longer trips, bicycles could be accommodated by widening shoulders or installing separated pathways on key routes, such as along the Sterling Highway, on East and West Hill Roads, Ocean Drive, and Pioneer Avenue. Creating a truck route to shift heavy truck traffic off Pioneer Avenue would foster a more walkable and bicycle-friendly downtown core. The recently completed 2024 Homer Transportation Plan identifies many of these challenges and offers recommendations for improvements to the non-motorized network.

Speed hump for slowing traffic to Bishop's Beach.

Traffic Flow and Safety Concerns

Homer's existing roadway network can support the future traffic growth that could come with increased population. Although most residents use a car daily, many would like to reduce those trips and use walking and biking more frequently, especially for commuting and to access recreation.[15] Three key areas to enhance longevity and access within the network include expanding sidewalks and trails, connecting new neighborhoods as they are built, and providing continuing maintenance. Implementing concepts and using existing tools such as complete streets, Safe Systems, Vision Zero, and the Kenai Peninsula Borough's Safe Streets for All Plan can help address some of these concerns to increase safety and access for all users. Other issues identified in the community survey results include truck routing, parking, pedestrian safety, and summertime congestion. These issues affect the entire transportation network, both motorized and non-motorized.

The Calhoun Trail is an example of one of the 25 city-maintained trails, together spanning almost 11 miles. Its maintenance and upkeep provides a pedestrian connection from Fairview Avenue to Bayview Avenue.

Continued Interest in Transit Opportunities

Providing public transportation could support households without access to a car and could also serve areas like the Homer Spit ("the Spit") where vehicle traffic overwhelms the network during the tourist season. Currently, local taxi companies transport most residents and visitors who don't have access to their own vehicle. Some private and nonprofit entities provide van service as part of their programs. In the past, some private companies have tried providing transit services more broadly, but these efforts have not been financially sustainable.

[14] 83 percent of survey respondents from the Homer Transportation Plan Survey said they use a car daily but would prefer to walk and bike more.

[15] 83 percent of survey respondents from the Homer Transportation Plan Survey say they use a car daily but would prefer to walk and bike more. Learn more at www.cityofhomer-ak.gov/sites/default/files/fileattachments/planning/page/78524/transportation_plan_2024_01302024_red_size_002.pdf

Goal A	Goal B
Provide a resilient non-motorized transportation network focused on connectivity, safety, and access to the downtown, to schools, and to trails for users of all ages and abilities.	Maintain a safe and sustainable motorized transportation network within Homer year-round to support the movement of people and goods throughout the Greater Homer Area.

City-Led Strategies and Actions

Icon Key:

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- Capital: An action that includes a potential capital project
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- 2018: An action adapted from/carried over from the 2018 Comprehensive Plan

1. Build or improve safe roadway and pathway access and connections to key locations.

Action	Who	Estimated Costs	Target Timeframe
a. Improve non-motorized connections to schools.	Alaska Department of Transportation & Public Facilities, Community Development Department, Public Works Department, Kenai Peninsula Borough, Kenai Peninsula Borough School District	Undetermined	Varies
b. Implement recommendations in the Homer Wayfinding and Streetscape Plan.	Alaska Department of Transportation & Public Facilities, Community Development Department, Public Works Department	$278k (FY26 CIP)	Long (5+ years)
c. Implement the 2024 Homer Transportation Plan to guide investment priorities, design standards, and multimodal connectivity improvements.	Alaska Department of Transportation & Public Facilities, Community Development Department, Public Works Department	*Varies*	Long (5+ years)

2. Maintain a year-round transportation network.

Action
a. Update design standards and road design for walking and biking infrastructure in Title 11 to support connectivity, safety, and ease of maintenance.
b. Ask voters whether to renew the Homer Accelerated Roads and Trails fund beyond 2027.
c. Identify additional funding sources and strategies to support new construction, renovation, maintenance, and equipment for roads and trails.

Note: See the 2024 Homer Transportation Plan (Transportation Strategy 1c) for related policies on the following topics: bicycle parking, transfer of responsibilities for state road maintenance, improved winter maintenance on state roads, winter maintenance standards, updating City non-motorized facility design standards, Kachemak Drive reconnaissance engineering study.

Case Study: Public-Private Partnership Providing Public Transportation
In the City of Sitka, public transportation is provided under the oversight of the nonprofit Center for Community with two partner organizations: Sitka Tribe of Alaska (who operates the fixed-route scheduled bus service) and Southeast Senior Services (who operates the door-to-door paratransit service). Sitka Tribe of Alaska receives federal transit funding directly to the Tribe; the City of Sitka supports the services with yearly contributions and by maintaining the paratransit vehicles; other grants also help to meet the operating and capital funding needs. (https://ridesitka.com/)

Potential Partner-Led Strategies

3. **Maintain continued safe airport and ferry operations to support the movement of people and goods to and from the community and maintain Homer's status as a regional hub.**
4. **Explore public transit options, particularly in the Homer Spit area, to alleviate traffic congestion and improve accessibility for seasonal workers, residents, and visitors.**
5. **Install benches, trash cans, bike racks and create drop-off and pick-up locations for buses, taxis and visitors, in alignment with the Homer Wayfinding and Streetscape Plan.**
6. **Explore public parking in downtown.**

Note: See the 2024 Homer Transportation Plan for related policies on the following topics: truck network/truck routes, transit options, school pick up and drop off congestion, updating existing trail maps.

> *"State roads make up the backbone of the City of Homer transportation system, providing key connections between local city roads for walking, biking, driving, and the movement of freight… both state- and city-owned roads are needed to provide safe transportation options for residents, visitors, and the movement of freight."*
>
> ~ Transportation Plan 2024

Policies Supporting Transportation in Other Chapters

The table below summarizes the location of related policies in other parts of the plan that support and contribute to Homer's transportation goals. They are shown in order by chapter.

	Chapter and Strategy Number of Related Policies					
Topic	2. Land Use & Environment	3. Public Facilities & Services	4. Housing	5. Economic Development	7. Governance	8. Sustainability & Resilience
Infill and walkability	1, 5					
Trails	4					
Downtown development	5					
Homer Spit planning and development	5	4				
Homer airport land use	5					
Accessibility improvements		1, 7				
Port and harbor improvements		3				
Kenai Peninsula Borough Safe Streets and Roads for all		5				
Airport improvements		6				
Tsunami evacuation routes						2
Roads and bluff stability						2

Credit: Lorna Branzuela

7. Governance

Overarching Theme and Context

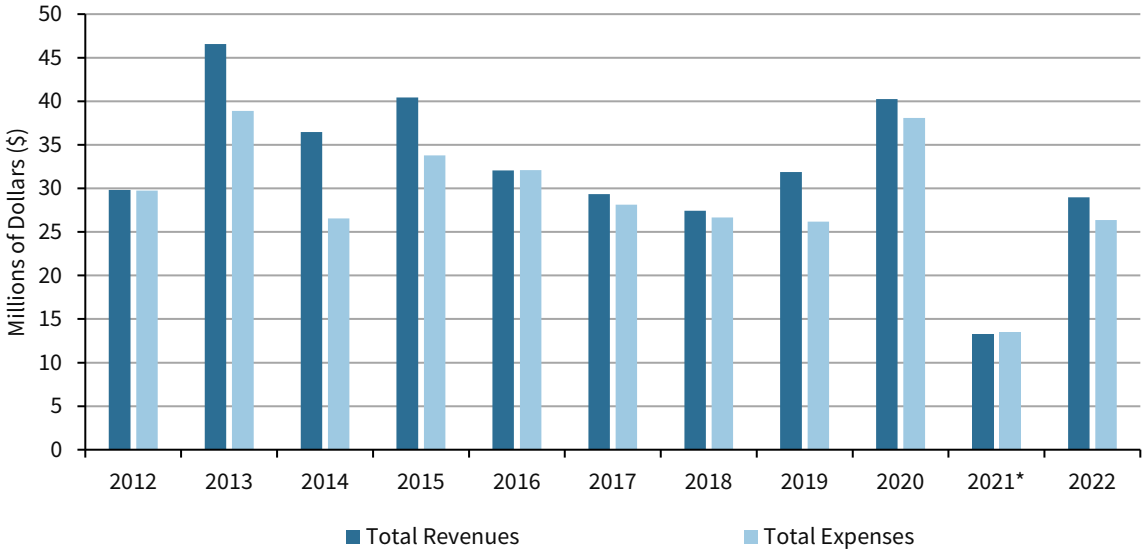
The City of Homer Faces Fiscal Uncertainty

Understanding the City's fiscal position—its revenues, expenditures, and economic capacity—is essential for informed and effective comprehensive planning. Municipal budgets are the foundation of local government operations. Like many small municipalities, Homer faces ongoing fiscal uncertainty that requires careful planning and prioritization of resources. This chapter begins with an overview of Homer's revenues and expenses as well as some of the challenges contributing to an uncertain fiscal environment. For more background, see Appendix G: City of Homer Fiscal Trends Report.

> *"Anything that requires significant funding needs to start with stating who is willing to pay for it."*
>
> ~Growth Scenarios Report Card Results

Over the years, the City of Homer's annual revenues and expenses have fluctuated. As seen in Figure 25, total revenues exceeded total expenses in nine out of 11 years – in six of those years, by a considerable margin. The two years where expenses exceeded revenues were 2016 and 2021, resulting in $57,641 and $169,125 deficits, respectively, for those years. Compared to the financial gains made in other years, these amounts were both small deficits.

Figure 25. Revenues and Expenses for the City of Homer, 2012–2022 (Millions of 2022 Dollars)



Note: Includes all funds. The City changed from a calendar year to a fiscal year, resulting in 2021 only covering six months. As a result, revenues and expenses shown for 2021 reflect six months of activity. A full fiscal year is shown for 2022 (July 1, 2021–June 30, 2022). Source: City of Homer audits (2012–2022), U.S. Bureau of Economic Analysis for inflation adjustments (2023), and Northern Economics analysis. See Appendix G: City of Homer Fiscal Trends Report for details.

About the Data in this Chapter

The primary sources used to inform key themes and draft policies in this chapter include City of Homer financial statements, budget documents, department reports and additional information and data from City sources; Kenai Peninsula Borough Assessing Department data; and U.S. Bureau of Economic Analysis and Census Bureau data. These sources informed a detailed "City of Homer Fiscal Trends Report", prepared as part of the 2045 Homer Comprehensive Plan Update process (see Appendix G). Community input, including the community survey, interviews with elected City officials, commissions, boards, and committees, and other community conversations, as well as research on comparable communities also informed key themes and policies.

The information in this chapter is based on available datasets at the time of plan development and may not reflect current trends. For current information about the City's budget and taxation trends, visit:

- City of Homer: Latest Operating and Capital Budgets: https://www.cityofhomer-ak.gov/finance/budgets
- Alaska Department of Commerce, Community, and Economic Development's Taxable Database: https://www.commerce.alaska.gov/web/dcra/OfficeoftheStateAssessor/alaskaTaxable-New.aspx
- Kenai Peninsula Borough Property Tax Webpage: https://www.kpb.us/departments/property-tax/property-tax-overview

The State of Alaska's fiscal situation has and continues to remain uncertain. As a result, the City cannot rely on some of the same state funding sources as it has in the past for certain programs. The pandemic caused further uncertainty in future revenue and expenditure activities for the City. An additional source of financial vulnerability is the City's water and sewer utility fund. The City owns expensive and expansive treatment, collection, and distribution infrastructure, with only year-round residents required to pay a full share of the cost of maintenance and operations of those systems. Capital grants have played a crucial role in Homer's finances, but they fluctuate significantly year to year. This variability creates challenges in long-term planning, making the City reliant on uncertain external funding sources.

Homer faces challenges meeting increasing demands for services while dealing with high inflation following the pandemic. The City has experienced revenue growth, largely fueled by increased tourism. However, inflationary pressures on labor, supplies, and equipment have offset these gains, reducing overall purchasing power. While inflation is expected to stabilize, the City must carefully manage expenditures to maintain a balanced budget.

The following sections— "Revenue Snapshot" and "Taxation Snapshot" —provide additional context on the need to address the City of Homer's fiscal uncertainties.

Revenue Snapshot

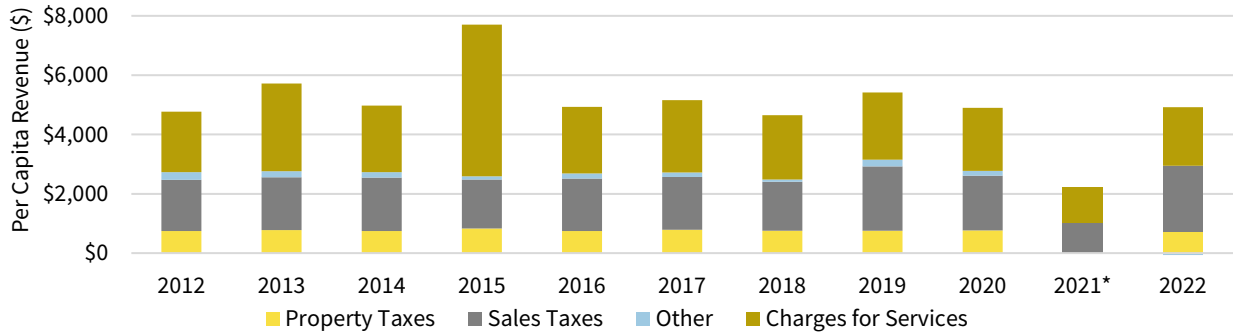
Total revenues for the City of Homer fluctuated between 2012 and 2022 with periods of growth and periods of shrinkage. One driving factor in revenue fluctuations is operating and capital grants, which are received periodically. Figure 26 identifies the largest single line-item revenue sources across all different funds and sources of revenues. As shown in the table, the largest revenue sources for Homer in 2022 were (1) sales tax ($12.34 million), (2) port and harbor services ($5.19 million), and (3) property tax ($3.91 million). As detailed in Figure 27, revenues per capita are generally stable at around $5,000 (excluding capital and operating grants and contributions). If all factors remain constant, for example, and if the City does not realize any additional revenue streams, the City could anticipate generating around $5,000 in revenue per capita in future years.

Figure 26. Inflation-Adjusted City of Homer Revenues, 2012, 2016, 2020, and 2022 (Millions of 2022 Dollars)

	2012	2016	2020	2022
Charges for services, port and harbor	$ 4.96	$ 5.26	$ 5.70	$ 5.19
Charges for services, water	$ 2.18	$ 2.38	$ 2.39	$ 1.95
Charges for services, sewer	$ 1.97	$ 2.09	$ 1.87	$ 1.81
Operating grants and contributions	$ 2.06	$ 1.33	$ 12.44	$ 1.35
Capital grants and contributions	$ 3.27	$ 5.06	$ 0.75	$ 1.20
Property tax	$ 3.80	$ 3.89	$ 4.24	$ 3.91
Sales tax	$ 8.90	$ 9.20	$ 10.15	$ 12.34
Other revenues	$ 2.69	$ 2.85	$ 2.72	$ 1.22

Source: City of Homer (2015, 2016, 2020, 2022), U.S. Bureau of Economic Analysis for inflation adjustments (2023), and Northern Economics analysis.

Figure 27. Per Capita Revenue by Category 2012 – 2022, Excluding Grants and Contributions (2022 Dollars)



Note: The amount shown for 2021 represents six months, due to the change from a calendar year to a fiscal year.
Source: City of Homer (2012–2022), ADOLWD (2024a, 2024b, 2024c), U.S. Bureau of Economic Analysis for inflation adjustments (2023), and Northern Economics analysis.

Taxation Snapshot

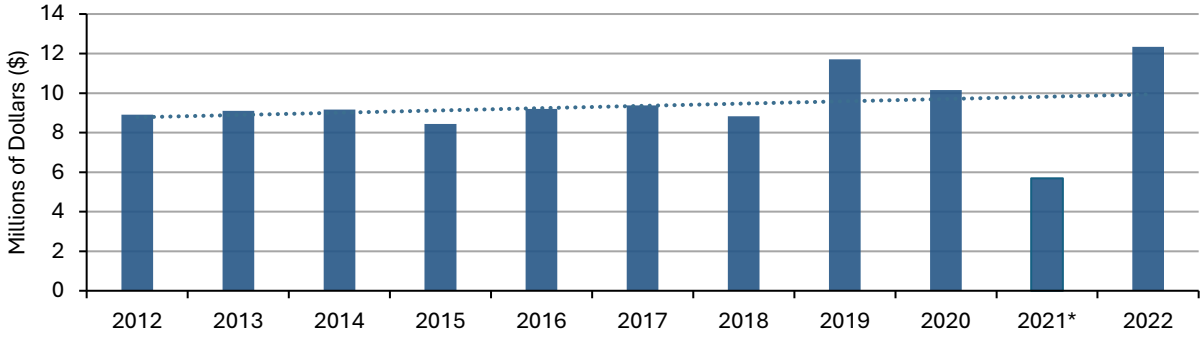
> *"A big concern is that the actual city limits are so small compared to the actual areas that many residents live in and thus many of us who own businesses and earn sales tax for the city, do not actually live within the city limits and therefore are not able to vote on citizen decisions. Nor do we qualify for city services, such as the police and animal shelter. Something needs to change around all of that. Perhaps we don't need the city water and sewer where we live but would sure like to have more of a voice."*
>
> ~Community Survey Participant

Figure 28 shows an upward trend in sales tax revenue for the City of Homer from 2012 to 2022. The City of Homer collects a year-round 7.85 percent sales tax (4.85 percent of which is for the City and 3 percent for the Borough) with a $500 cap. Homer has the second highest sales tax rate in the Borough behind Seldovia, which charges 9.5 percent seasonally (April through September). On a per-capita basis, sales tax revenue in 2012 was $1,734.81 and in 2022 it was $2,237.71 per person, demonstrating real growth relative to the population and inflation. It is likely that the increase in tax revenue per capita came from both an increase in spending as well as an increase in the tax rate in 2019. Some of this sales tax is applied toward a bond payment for Homer's police station.

Total property tax revenues have generally been steady from 2012 to 2022, increasing by about half a percent each year (Figure 29). One trend that could impact future property tax revenues received by the City is an aging

population, since there are property tax exemptions for senior citizens. For residents who are 65 or older or are disabled veterans, the Borough exempts the first $150,000 of property valuation.

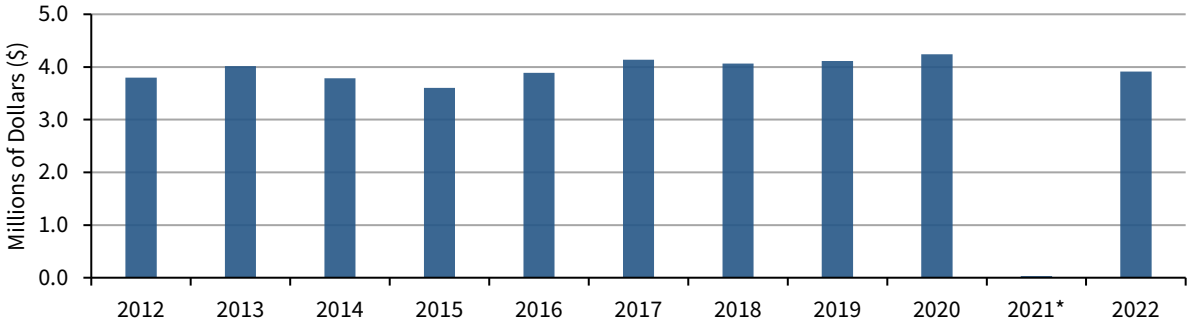
Figure 28. Homer Sales Tax Revenues 2012–2022 (Millions of 2022 Dollars)



Note: The amount shown for 2021 represents six months, due to the change from a calendar year to a fiscal year.

Source: City of Homer (2012–2022), U.S. Bureau of Economic Analysis for inflation adjustments (2023), and Northern Economics analysis.

Figure 29. City of Homer Property Tax Revenues, 2012–2022 (Millions of 2022 Dollars)



Note: *2021 is not shown, due to changes in tracking from a calendar year to a fiscal year.

Source: City of Homer (2012–2022), U.S. Bureau of Economic Analysis for inflation adjustments (2023), and Northern Economics analysis

Other Themes and Related Fiscal Challenges

Revenue Growth Driven by Tourism, but Inflation Limits Gains

The City of Homer has experienced revenue growth, largely fueled by increased tourism. However, inflationary pressures on labor, supplies, and equipment have offset these gains, reducing overall purchasing power. While inflation is expected to stabilize, the City must carefully manage expenditures to maintain a balanced budget.

Dependence on Sales Tax as a Primary Revenue Source

Sales tax remains the most significant revenue source for Homer, contributing 75 percent of tax revenues in FY2022. In recent years, sales tax revenue has fallen both in nominal and inflation-adjusted terms, and also as a percentage of tax revenues, down to 61 percent in FY2025. This reliance makes the City vulnerable to economic downturns and shifts in consumer spending.

Aging Population and Increased Property Tax Exemptions

Property tax revenue has risen steadily in recent years with higher assessments and completion of new construction projects but faces future risks due to the increasing number of senior citizens eligible for property tax exemptions. In Homer, residents aged 65 and older represent a larger share of the population (22 percent) compared to Alaska as whole (14 percent). According to tax data from the Alaska Department of Commerce,

Community, and Economic Development, the share of tax-exempt property in the Kenai Peninsula Borough has grown: there were 3,700 approved property tax exemption applications in the Borough in 2012, compared to 6,704 approved applicants in 2022. These exemptions could potentially impact the City's ability to generate stable revenue from property taxes. See Appendix G for additional details.

Staff Capacity Challenges Impact Service Delivery

The City of Homer faces staffing shortages that impact its ability to provide essential services efficiently. Limited personnel and funding constraints have led to delays in project implementation, code enforcement, and service expansion. Addressing workforce needs and limitations across City departments will be crucial for ensuring the City's long-term operational sustainability. If the City expands its infrastructure and services, that will likely require robust recruitment, training, and retaining of additional staff to operate and maintain any new facilities or programs.

Current staff capacity was a recurring theme throughout the 2045 Homer Comprehensive Plan Update engagement process. Similar concerns were raised regarding the implementation of existing and potential policies or new code that are created through the updated plan and Title 21 code revision process.

Public Engagement and Fiscal Transparency are Important

Residents at a project open house, 2024

There is a strong demand for greater public involvement and education about the City's fiscal situation. Many residents outside City limits contribute to the economy but lack voting rights, leading to concerns about representation and service access. A key step in achieving a shared community understanding and ownership of City actions is consistent resident participation in City boards, commissions, committees, elected positions, and related City processes. Ongoing education for participants and residents on public involvement, information sharing, and civic engagement is key to reducing divisiveness and supporting inclusive policy and project implementation in Homer.

Homer Public Library

As evident in the robust community participation in comprehensive planning activities, residents across the Greater Homer Area are interested and invested in Homer's future. Based on responses to the community survey, residents highly value and look to the "City Council" and "City Government" for guidance on Homer's future (ranked 2nd in number of mentions after "non-profit and environmental organizations"). At the same time, as shown in Figure 22 in the Economic Development chapter, residents selected "Government" as the sector they desire the least amount of growth (most saying a combined "no growth/change" or "smaller than existing", even while noting lack of funding and/or staff capacity for fire and emergency services and road maintenance).

"Growth outside of the city depends on city services, but the city lacks funding to support growth outside the city."

~Growth Scenarios Report Card Results

"Some of this happens outside of city limits. How to develop without sacrificing the rural elements of Homer. Most people who live outside of limits don't want to be included because of fees. Homer is a hub, which can be a deficit for the city."

~Planning Commissioner comment

Core Functions Distributed Between the State of Alaska, Kenai Peninsula Borough, and City of Homer

Figure 30 illustrates the breakdown of responsibilities between the State of Alaska, the Kenai Peninsula Borough and the City of Homer, presented in alphabetical order.

Figure 30. Core Functions of the State of Alaska, Borough, and City

State of Alaska	Kenai Peninsula Borough second class borough*	City of Homer first class city*
• Alaska Marine Highway Ferry Terminal • Alaska State Troopers (outside of City limits) • Homer Airport • Road Maintenance of major roadways (including Sterling Highway, Pioneer Avenue, Homer Spit Road, Kachemak Drive, West Hill Road, and East Hill Road) • State Parks (e.g., Kachemak Bay State Park)	• Hospital (via service areas) • Planning and platting • Regional emergency medical services (via service areas) • Road maintenance (via service areas) • Schools, via Kenai Peninsula Borough School District • Solid waste services	• Airport terminal • Animal control • City code enforcement • Elections • Parks and recreation • Planning and zoning (within City limits) • Police • Port and harbor • Public library • Right of way management • Road maintenance and snow removal (shared with State) • Volunteer Fire Department • Water and wastewater

Alaska has two primary classifications of municipalities: General Law and Home Rule. Within the General Law classification there are first class cities/boroughs and second class cities/boroughs. The Kenai Peninsula Borough is a second class borough and the City of Homer is a first class city. For both, powers are defined by state law and by local ordinances; while these powers can be broad, there are some limitations on certain activities like taxation. Home Rule municipalities generally have broader powers and may exercise all legislative powers not prohibited by law or charter. To learn more about the powers of municipalities, visit the Alaska Department of Commerce, Community, and Economic Development Division of Community and Regional Affairs, Local Government Resource Desk: www.commerce.alaska.gov/web/dcra/LocalGovernmentResourceDesk/MunicipalGovernment/MunicipalGovernmentStructureinAlaska.aspx.

The Value of Collaboration and Partnerships in Fiscal Sustainability

Public-private partnerships (PPPs), or partnerships between the public sector and the private sector for the purpose of delivering a project or a service traditionally provided by the public sector, is one tool the City of Homer can use to complete priority community projects. By leveraging private investment and expertise, the City can support key projects without overburdening taxpayers. Successful PPPs in Alaska's coastal communities have demonstrated the ability to enhance economic development, improve public services, and expand infrastructure while reducing municipal costs. An example of an effective PPP in Homer today is in the

community's Medical District with the South Peninsula Hospital (SPH)—a partnership between the City of Homer (landowner), Kenai Peninsula Borough (facility owner), SPH, Inc. Board of Directors (governance), and South Kenai Peninsula Hospital Service Area (public advisory board). Homer can benefit from similar partnerships in areas such as harbor improvements, renewable energy projects, and housing development. Similarly, the City can also partner with Tribal organizations or nonprofit partners that have access to different funding streams and resources to achieve shared priorities.

> *"The comprehensive plan is spearheaded by the city, but other partners help implement the strategies and actions."*
>
> ~Planning Commissioner comment

Goals

Goal A	Goal B	Goal C
Maintain long-term financial stability.	Enhance fiscal transparency and community engagement.	Strengthen collaboration and partnerships.

Icon Key:

- Priority: Emerging priority for implementation
- Capital: An action that includes a potential capital project
- Code: An action that recommends a specific code revision
- 2018: An action adapted from/carried over from the 2018 Comprehensive Plan

City-Led Strategies and Actions

1. Develop a long-term fiscal plan that is proactive, sustainable, and responsive to short-term challenges and opportunities.

Action	Who	Estimated Costs	Target Timeframe
a. Establish a six-year budget framework to improve financial foresight and stability.	Administration Department, Finance Department	Undetermined	Medium (3-5 years)
b. Align the Capital Improvement Plan with the six-year budget.	Administration Department, Finance Department	Undetermined	Medium (3-5 years)

2. Diversify revenue streams to reduce dependence on sales and property taxes.

Action	Who	Estimated Costs	Target Timeframe
a. Increase financial reserves to mitigate risks from economic downturns or unexpected expenditures.	Administration Department, City Council, Finance Department	Undetermined	Medium (3-5 years)
b. Leverage City-owned land for development that aligns with economic and housing goals.	City Council, Community Development Department, Planning Commission	Undetermined	Medium (3-5 years)

Action	Who	Estimated Costs	Target Timeframe
c. Explore the feasibility of taxation options.	Administration Department, City Council, Finance Department	Undetermined	Medium (3-5 years)
d. Use tools such as bonds, tax increment financing (TIF), Business Improvement District (BID) assessments, and other mechanisms to finance infrastructure improvements and public amenities in designated redevelopment areas.	Administration Department, City Council, Community Development Department, Finance Department	Undetermined	Medium (3-5 years)
e. Offer property tax abatements (City-wide or targeted) to developers to incentivize investment in higher-density projects.	City Council, Community Development Department	Undetermined	Medium (3-5 years)
f. Support small business growth through targeted incentives to expand the local tax base.	City Council, Administration Department, Public Works Department	Undetermined	Medium (3-5 years)

3. Conduct operational efficiency audits to identify cost savings and streamline municipal services.

Action
a. Encourage infill development and connect customers to water and sewer systems where the infrastructure already exists to avoid additional build-out capital costs.
b. Solicit regular input from residents about desired services and facilities, and how to improve service delivery.
c. Engage City commissions and boards in their respective budget areas to inform prioritization and planning.
d. Evaluate staffing levels across departments and identify workforce gaps and inefficiencies based on current needs.

4. Increase public participation in budget planning, improve access to financial data, and foster community discussions so that policies reflect the needs and priorities of residents both inside and outside City limits.

Action
a. Educate residents about service levels, benefits, and costs for different parts of the City and those areas adjacent to City boundaries.
b. Educate residents on City powers, roles, responsibilities, and the benefits of different planning processes and tools.
c. Inform residents and visitors of the value of green infrastructure in reducing infrastructure costs, as well as educate the community on which types of green infrastructure works best in Homer.
d. Continue to create opportunities for youth involvement in City decision-making.
e. Educate the public about the benefits of higher density development, such as reduced traffic congestion and increased walkability.
f. Encourage shared planning and decision-making to align policies with community priorities and needs.
g. Establish code enforcement standards, and conduct public outreach on those standards, that protect our community's safety, preserve accessibility for all residents, maintain neighborhood property values, and ensure City regulations are applied fairly and consistently.
h. Develop a clear and orderly process to assess the need and apply for the expansion of the boundaries of the City of Homer, which is likely to be necessary over the coming decades as surrounding areas grow and develop. See Appendix K, Border Expansion Process, for additional information.

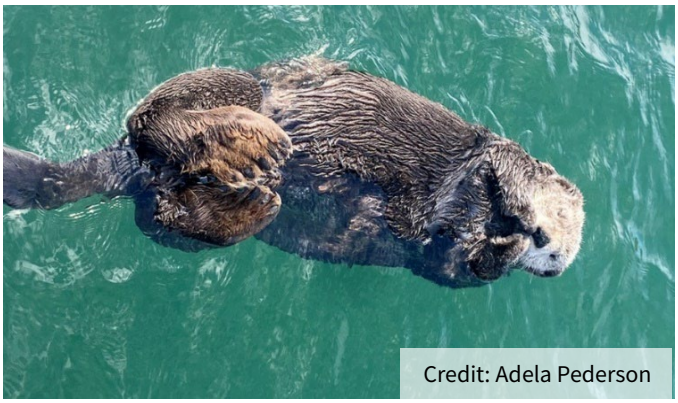
Potential Partner-Led Strategies

5. **Identify opportunities to coordinate with organizations including Tribal organizations, Alaska Native Corporations, and local and regional non-profits to leverage resources and provide services more cost-effectively.**
6. **Work with the Kenai Peninsula Borough to advocate for and implement policies that fiscally benefit borough communities.**

Policies Supporting Governance in Other Chapters

The table below summarizes the location of related policies in other parts of the plan that support and contribute to Homer's governance goals. They are shown in order by chapter.

	Chapter and Strategy Number of Related Policies					
Topic	2. Land Use & Environment	3. Public Facilities & Services	4. Housing	5. Economic Development	6. Transportation	8. Sustainability & Resilience
Higher density, sustainable growth	2					
Community and stakeholder input on zoning and policy tools	2					
Improved processes and efficiencies in zoning, design, and review	3					
Evaluation of creating a municipal Parks and Recreation Department		1				
High quality, sustainable municipal facilities and services		All				
Land dispositions			2			
Encourage expansion of select industries				1		X
Access to City facilities				2		
Sustainability and resilience in City planning						
Energy efficiency of municipal facilities						



Credit: Adela Pederson

Credit: Lorna Branzuela

Credit: Kyra Wagner

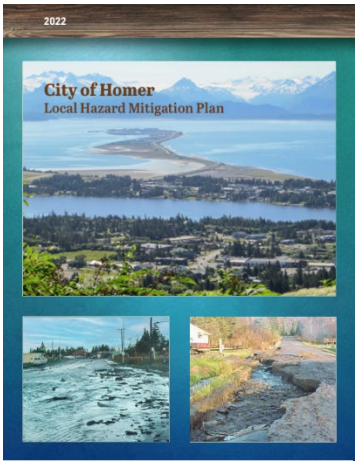
8. Sustainability and Resilience

Key Themes Guiding the Plan

Natural and Climate-Driven Hazards Increase Risks to People and Infrastructure

A November storm caused damage to the Homer Spit Road, resulting in a State Declaration of Disaster Emergency. Credit: Alaska Department of Transportation and Public Facilities (DOT&PF), Facebook, 2024

Homer's natural setting makes it vulnerable to multiple hazards, including earthquakes, tsunamis, landslides, wildfires, and flooding. These risks are expected to intensify as the region experiences the effects of a warming climate. The number of extreme wildfire danger days around Homer is projected to increase significantly by 2050, with higher temperatures, drought, and beetle-killed forests contributing to fire risk. Severe and extreme drought conditions are projected to occur around 20 percent of the time.[16] At the same time, inland flooding is expected to worsen, particularly around Beluga Lake, as 1-in-100-year rainfall events become more intense.[17] Although isostatic rebound may offer short-term relief from storm surge, flood depths on the Homer Spit ("the Spit") are expected to increase again by 2080, with parts of the Spit experiencing over two meters of inundation in a major event.[18] Several City facilities are also at risk including the Public Works campus, which lies in a tsunami inundation zone.[19] These evolving hazards highlight the need for forward-looking planning, facility siting, evacuation coordination, and land management tools to strengthen Homer's resilience over time.



Cover page of the 2022 City of Homer Local Hazard Mitigation Plan. Credit: City of Homer

The City adopted a Local Hazard Mitigation Plan in 2022, which identifies multiple hazards from a variety of sources, including wildfires, tsunamis, volcanoes, earthquakes, landslides, and more. It also identifies multiple recommendations for actions that would mitigate harmful effects from these hazards. This Local Hazard Mitigation Plan is part of the Homer Comprehensive Plan suite of documents, and the policies in the document should be considered alongside the action plan for this chapter and related chapters as part of Comprehensive Plan implementation.

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[16] Woodwell Climate Research Center. (2022). *Climate Risk Assessment: Homer and Seldovia, Alaska*. Retrieved from https://www.cityofhomer-ak.gov/publicworks/climate-risk-assessment

[17] Alaska Center for Climate Assessment and Policy (ACCAP). (2023). *Alaska's Changing Climate: Localized Projections for Southcentral Alaska.*

[18] Suleimani, E.N. (2019). *Tsunami Hazard Assessment for the Kachemak Bay Area.* Alaska Earthquake Center.

[19] City of Homer. (2023). *Tsunami Risk Final Report and Recommendations for Public Works Campus.*

Sustainability and Resilience Are Core to City Planning and Investments

The City of Homer has a long history of leadership on sustainability, having adopted Alaska's first Climate Action Plan in 2007. Today, the community continues to express strong support for renewable energy, hazard mitigation, and environmental stewardship. In the 2023 community survey, 74 percent of respondents said it was "very important" to encourage renewable energy projects over the next 20 years. Community members also emphasized the importance of resilience-focused infrastructure, sustainable development practices, and forward-looking land use decisions. These values are reflected in the City's ongoing efforts to transition municipal facilities to more efficient energy sources, conduct energy audits, incorporate green infrastructure, and modernize capital projects to have long-term resilience.[20] As hazards and environmental stressors increase, integrating sustainability as a baseline assumption in all City policies and capital investments will help reduce future costs, improve operational efficiency, and protect the well-being of Homer's residents.

Open Space and Natural Lands Support Long-Term Community Well-Being

Homer's ecosystems, wetlands, and green spaces provide natural protection against flooding, erosion, and other hazards—while also contributing to the community's quality of life. Residents strongly support preserving these natural assets: 77 percent of community survey respondents identified the preservation of public open space as a top priority. In open responses and interviews, residents expressed support for concentrating new development in existing disturbed areas, avoiding steep slopes and flood-prone zones, and protecting wildlife corridors and critical habitat. Preserving wetlands, riparian buffers, and upland vegetation also enhances Homer's capacity to manage stormwater through low-impact development and natural drainage systems. Continued investment in data tools—such as Light Detection and Ranging (LiDAR) mapping, green infrastructure inventories, and watershed-based planning—will help the City and its partners prioritize land for conservation and align development with long-term environmental resilience.

Credit: Kachemak Communications

"We need to make considerations about how we are going to get our energy in 10-20 years and adjust for climate change. Invest in ways to minimize our energy demand and alternative methods of harnessing our energy."

~ Community Survey Results

[20] City of Homer. (2023). *Energy Audit Reports and Capital Improvement Plan Updates.* Kinney Engineering. (2020). *Low Impact Development Planning for the City of Homer*. City of Homer Public Works Department. Retrieved from https://www.cityofhomer-ak.gov/sites/default/files/fileattachments/public_works/page/49271/low_impact_development_planning_study_6-30-20_final.pdf

Goals

Goal A	Goal B
Protect both existing and new infrastructure from the impacts of climate change, environmental constraints, and hazards.	Encourage Homer residents to be proud stewards of their community and the spectacular natural setting around them.

City-Led Strategies and Actions

Icon Key:

- Priority: Emerging priority for implementation
- Capital: An action that includes a potential capital project
- Code: An action that recommends a specific code revision
- 2018: An action adapted from/carried over from the 2018 Comprehensive Plan

1. Modernize City operations for long-term efficiency and resilience.

Action	Who	Estimated Costs	Target Completion
a. Incorporate sustainability (long-term resource stewardship) and resilience (ability to adapt and recover from disruptions) into the design and evaluation of all City plans, policies, and capital projects.	All City boards, commissions, departments	Undetermined	Ongoing
b. Conduct energy audits of City facilities and operations on a 10-year basis to identify cost-saving opportunities and inform capital upgrades.	Administration Department, Public Works Department	Undetermined	Medium (3-5 years)
c. Transition City facilities and assets to more efficient and lower-emission energy sources where feasible.	Administration Department, Public Works Department	Undetermined	Medium (3-5 years)
d. Continue to seek grant funding and technical assistance for projects that restore ecological functions, reduce flood risk, or enhance long-term resilience.	Administration Department, Public Works Department	Undetermined	Ongoing
e. Explore the use of local or alternative building materials to reduce building costs and improve resilience.	Administration Department, Public Works Department	Undetermined	Medium (3-5 years)

2. Reduce risk from natural hazards through proactive siting and planning.

Action	Who	Estimated Costs	Target Completion
a. Relocate municipal buildings out of tsunami inundation zones where feasible and continue to consider hazard-prone or unsuitable areas in future development projects.	Administration Department, Community Development Department, Public Works Department	$11.4 M for Public Works facility (FY26 CIP)	Ongoing
b. Provide information and signage to educate residents and visitors about tsunami evacuation routes.	Administration Department, Public Works Department	Undetermined	Ongoing

Action	Who	Estimated Costs	Target Completion
c. Incorporate landslide risk analysis into City planning using tools such as LiDAR mapping and geotechnical field assessments, with an emphasis on bluff areas most vulnerable to development and climate impacts. 🛠	Community Development Department, Public Works Department	Undetermined	Medium (3-5 years)
d. Continue to implement the Homer Beach Policy and Management Plan, including enforcement of existing regulations, establishment of future regulations, and public education to maintain, preserve, protect, and promote enjoyment of Homer's beaches. ♦	Community Development Department, Planning Commission, Public Works Department, Parks, Art, Recreation and Culture Advisory Committee, Police Department, City Administration	Undetermined	Short (1-2 years)
e. Evaluate current bluff stability best practices in City infrastructure design standards, including guidance for street extensions, trails, utilities, and Right of Way (ROW) projects near coastal or inland bluffs. Incorporate if needed.	Public Works Department, Planning Commission	Undetermined	Long (5+ years)

3. Enhance natural drainage systems.

Action	Who	Estimated Costs	Target Completion
a. Update and adopt the City's Low-Impact Development Plan (also referred to as the Green Infrastructure – Stormwater Master Plan) to incorporate current data on erosion, water quality, and flooding. The updated plan should identify strategic opportunities for wetland preservation and enhancement as a form of natural stormwater management.	Community Development Department, Planning Commission, Public Works Department	Undetermined	Medium (3-5 years)
b. Continue to incorporate green infrastructure approaches (e.g., rain gardens, vegetated buffers, permeable surfaces) into City-led projects.	Public Works Department	Undetermined	Medium (3-5 years)
c. Continue to integrate wetlands, riparian areas, and other natural drainage features into the City's capital planning, permitting review, and long-term infrastructure decisions.	Community Development Department, Planning Commission, Public Works Department	Undetermined	Short (1-2 years)
d. Explore incentives, recognition programs, or voluntary guidelines that encourage sustainable development practices on private land.	Community Development Department, Planning Commission, Public Works Department	Undetermined	Medium (3-5 years)

Potential Partner-Led Strategies

4. Leverage partnerships to advance community-wide sustainability and resilience.

Policies Supporting Sustainability and Resilience in Other Chapters

The table below summarizes the location of related policies in other parts of the plan that support and contribute to Homer's sustainability and resilience goals. They are shown in order by chapter.

	Chapter and Strategy Number of Related Policies					
Topic	2. Land Use & Environment	3. Public Facilities & Services	4. Housing	5. Economic Development	6. Transportation	7. Governance
Title 21 and responsible growth	1, 2					
Title 21 and hazard mitigation	3					
Open space preservation	4					
Infill and sprawl reduction	5					
Green infrastructure / wetlands integration		3				
Hazard-based siting and resilience		5				
Long-range stormwater management plan		3				
Water and sewer management plan		6				
Food security				3		
Moderate, sustainable growth in tourism				9		
Transportation network sustainability					1, 3, 4	
Public-private partnerships						4
Engaging community about sustainability, stewardship						5

Appendices

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2045 Homer Comprehensive Plan Update

Appendices

Council Public Hearing Draft, November 18, 2025

HomerCompPlanUpdate.com

Appendix A: Acronyms

ACS	American Community Survey
ADA	Americans with Disabilities Act
ADU	Accessory Dwelling Unit
AHFC	Alaska Housing and Finance Corporation
AS	Alaska Statute
CARMA	Capital Asset Repair and Maintenance Allowance
CDP	Census Designated Places
CIP	Capital Improvement Plan
DOT&PF	Alaska Department of Transportation and Public Facilities
EV	Electric vehicle
FAA	Federal Aviation Administration
FEMA	Federal Emergency Management Agency
FLUM	Future Land Use Map
FMR	Fair market rent
FY	Fiscal year
GhG	Greenhouse gas
GIS	Geographic information systems
GRAPI	Gross rent as a percentage of household income
HAPP	Homer All-Ages and Abilities Pedestrian Pathway
HART	Homer Accelerated Roads and Trails Program
HAWSP	Homer Accelerated Water and Sewer Program
HERC	Homer Education and Recreation Center
HUD	US Department of Housing and Urban Development
ICLEI	International Council for Local Environmental Initiatives
ISO	Insurance Services Office
KPB	Kenai Peninsula Borough
KPBSD	Kenai Peninsula Borough School District
KPC	Kenai Peninsula College
KPEDD	Kenai Peninsula Economic Development District
LID	Low-Impact Development
MAPP	Mobilizing for Action through Planning and Partnerships
PARCAC	Parks, Art, Recreation, and Cultural Advisory Commission
PPP	Public Participation Plan
RFP	Request for proposal
RV	Recreational vehicle
SMOCAPI	Selected monthly ownership costs as a percentage of household income
SPARC	South Peninsula Area Rec Center
SPH	South Peninsula Hospital
TBD	To be determined
TORA	Transfer of responsibility agreement
US	United States

Appendix B: Glossary of Key Terms

This glossary is intended to provide definitions and clarification for terms in the 2045 Homer Comprehensive Plan including the Core Plan and other appendices.

Anadromous water body[1]: The portion of a fresh water body or estuarine area that (A) is cataloged under Alaska Statutes (AS) 16.05.871 as important for anadromous fish; or (B) is not cataloged under AS 16.05.871 as important for anadromous fish but has been determined by the Alaska Department of Fish and Game to contain or exhibit evidence of anadromous fish, in which event the anadromous portion of the stream or waterway extends up to the first point of physical blockage. The term 'anadromous fish' species that are born in freshwater, migrate to the ocean to grow and mature, and then return to freshwater to spawn (e.g., salmon).

Area plan[2]: *(See also Master Plan*) A plan that covers specific subareas of a community that provides basic information on the natural features, resources, and physical constraints that affect development of the planning area. They may also specify detailed land-use designations used to review specific development proposals and to plan services and facilities.

Complete Streets[3]: Streets designed and operated to enable safe use and support mobility for all users. This includes people of all ages and abilities, regardless of whether they are traveling as drivers, pedestrians, bicyclists, or public transportation riders.

Downtown Area: *See Future Land Use Map, Figure 14 of the Core Plan.*

Greater Homer Area: *See Map of the Greater Homer Area, Figure 3 of the Core Plan.* The "Greater Homer Area" encompasses the City of Homer and its neighboring communities, including Diamond Ridge, Kachemak City, and Fritz Creek.

Green infrastructure[4]: Green infrastructure uses filtration, infiltration, and evapotranspiration to treat and soak up rainwater where it falls. It can deliver multiple environmental, social, and economic benefits beyond stormwater management alone. Terms such as nature-based solutions, green stormwater infrastructure, and low-impact development are also used to describe green infrastructure installations, and there is overlap between these concepts. When green infrastructure systems are thoughtfully designed to fit the site-specific, local, or regional needs of the community and environment, they can provide cleaner air and water, protect against flooding and excessive heat exposure, provide diverse habitat, and create beautiful green spaces for all to enjoy.

Growth, Minimal: In the Growth Scenarios Report Card Results, minimal growth is referred to as "status quo" where there is no growth or there is "natural," unguided growth that maintains current

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[1] Adapted from Alaska Statute § 41.17.950 (2023).

[2] Adapted from: Michael Davidson & Fay Dolnick (Eds.), *A Planners Dictionary* (PAS Report Nos. 521/522), American Planning Association, 2004.

[3] Adapted from U.S. Department of Transportation. (n.d.). *Active transportation*. https://www.transportation.gov/mission/office-secretary/office-policy/active-transportation/active-transportation

[4] U.D. Environmental Protection Agency (2025). *About Green Infrastructure.* https://www.epa.gov/green-infrastructure/about-green-infrastructure

trends such as keeping current zoning and land use policies. This definition is consistent between the Core Plan and appendices.

Growth, Moderate: In the Growth Scenarios Report Card Results, moderate growth is referred to as "enhance" where there is a minimal increase in density through minor code modifications and a focus on current economic drivers. This definition is consistent between the Core Plan and appendices.

Growth, Significant: In the Growth Scenarios Report Card Results, significant growth is referred to "amplify" where there is a moderate increase in density through major code modifications that encourages new economic drivers aimed toward young families. This definition is consistent between the Core Plan and appendices.

Growth, Sustainable[5]: Creating long-term value without depleting natural or social resources, characterized by practices that are environmentally friendly, socially responsible, and economically viable.

Housing, Affordable[6]: *(See also Attainable Housing)* The U.S. Department of Housing and Urban Development defines "affordable housing" as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities. Housing that is affordable can be built by private developers and open to all income groups. This is sometimes called naturally occurring affordable housing. Housing that is affordable can also be built using public investment and restricted to certain incomes. In some communities, there is an abundance of naturally occurring affordable housing that has been built by private developers. In other communities, the opportunities for housing that is affordable are few and far between, as housing prices have outpaced wage growth, causing housing to be out of reach for many households.

Housing, Attainable[7]: *(See also Affordable Housing)* Attainable housing means a variety of housing types for moderate- or middle-income households with incomes ranging between 80 – 120% of Area Median Income (AMI); this population segment sometimes is referred to as the 'Missing Middle'. Attainable housing is targeted towards income earners which may include teachers, healthcare providers, public safety personnel, armed service members, resort workers, etc. These individuals are typically ineligible for Affordable Housing because their household incomes often exceed the limits of Affordable Housing eligibility.

Infill[8]: Development or redevelopment of land that has been bypassed, remained vacant, and/or is underused because of the continuing urban development process. Generally, the areas and/or sites are not particularly of prime quality; however, they are usually served by or are readily accessible to

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[5] RVKS and Associates. (2024, December 5). *Strategies for sustainable business growth*. AGN International. https://agn.org/insight/navigating-growth-strategies-for-sustainable-growth/#:~:text=Sustainable%20growth%20focuses%20on%20creating,socially%20responsible%2C%20and%20economically%20viable

[6] U.S. Department of Housing and Urban Development. (n.d.). *Glossary of HUD terms: A*. HUD User. https://archives.huduser.gov/portal/glossary/glossary_a.html

[7] Adapted from: Association for the Improvement of American Infrastructure. (n.d.). *Attainable housing terms*. https://aiai-infra.org/attainable-housing-terms/

[8] Adapted from: Michael Davidson & Fay Dolnick (Eds.), *A Planners Dictionary* (PAS Report Nos. 521/522), American Planning Association, 2004.

the infrastructure (services and facilities) provided by the applicable local governmental entity. Use of such lands for new housing and/or other urban development is considered a more desirable alternative than to continue to extend the outer development pattern laterally and horizontally thus necessitating a higher expenditure for capital improvements than would be required for infill development.

Infrastructure[9]: The built environment. FEMA defines public infrastructure as, "at a minimum, the structures, facilities, and equipment for roads, highways and bridges; public transportation; dams, ports, harbors and other maritime facilities; intercity passenger and freight railroads; freight and intermodal facilities; airports; water systems, including drinking water and wastewater systems; electrical transmission facilities and systems; utilities; broadband infrastructure; and buildings and real property; and structures, facilities and equipment that generate, transport and distribute energy including electric vehicle (EV) charging."

Master plan[10]: *(See also area plan)* A document that describes the physical development of the City which may include accompanying maps, plats, charts, descriptive and explanatory matter that shares the City of Homer Planning Commission's recommendations for the development of the City territory. This may include, among other things, development of the type, location, and sequence of all public improvements; the relocation, removal, extension or change of existing or future public ways, grounds, spaces, buildings, properties, and utilities; and the general extent and location of rehabilitation areas. A master plan for the City must be approved by the City Council after consideration and report by the Planning Commission.

Natural hazards: Earthquakes, extreme wind, rain, tide, wildfires, tsunamis, volcanic eruptions.

Resilience[11]: The ability of a community to anticipate, plan, and prepare for threats, persevere through stressful or disruptive events, and recover and adapt to new conditions.

Sustainability[12]: The process of using our finite resources as a community to balance the goals of economic vitality, environmental stewardship, and social equity to ensure that we can meet the needs of present generations without compromising the ability of future generations to meet their own needs.

Tidelands[13]: Lands which are periodically covered by tidal waters between the elevation of mean high and mean low tides.

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[9] U.S. Department of Homeland Security (2023), *Infrastructure.* Federal Emergency Management Agency. https://www.fema.gov/about/glossary/infrastructure

[10] Adapted from: City of Homer. (n.d.). *Homer City Code § 2.72.030 – Powers and duties*. https://www.cityofhomer-ak.gov/cityclerk/homer-city-code

[11] Adapted from Fairbanks North Star Borough. (2024). *Climate Action and Adaptation Plan*. https://fnsb.gov/DocumentCenter/View/21949/climate-action-and-adaptations-plan?bidId=

[12] Adapted from Fairbanks North Star Borough. (2024). *Climate Action and Adaptation Plan*. https://fnsb.gov/DocumentCenter/View/21949/climate-action-and-adaptations-plan?bidId=

[13] Adapted from: City of Homer. (n.d.). *Homer City Code § 18.28.050 – Definitions*. https://www.cityofhomer-ak.gov/cityclerk/homer-city-code

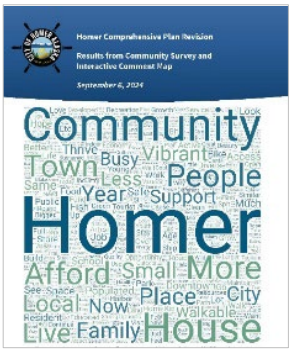
Appendix C: Methodology

How Was this Plan Developed?

This plan was developed with extensive input from residents, city leadership and staff, commissions, committees, and other community leaders, and regional, state, and federal partners.

The following table summarizes the activities and inputs that contributed to this draft plan. Detailed summaries of project outreach activities can be found on the project website: homercompplanupdate.com.

In-Person Activities	
Steering Committee	The Steering Committee met 15 times (through December 2024) during the duration of the project and assisted in the development of the comprehensive plan. The committee plans to meet twice more during the drafting phase in January and February 2025. The five-member committee is comprised of two city council members, one city planning commissioner, one economic development commissioner, and a city resident representative nominated by the mayor and approved by the City Council. The roles and responsibilities of the Steering Committee are outlined in City of Homer Resolution 23-129(A) and include: • Assist in the refinement and execution of the public outreach process, outreach program, and schedule. • Participate in public outreach activities and events including work with each of the member's represented organizations to keep them informed on the project and encourage their participation, solicit participation from a wide range of people and organizations in the community, participate in event exercises and provide feedback. • Provide feedback and recommendations on Comprehensive Plan draft documents. The Steering Committee meetings are noticed and open to the public.
City Meetings	The project team routinely provided updates at the **Homer City Council meetings and Planning Commission meetings**. The project team facilitated a **Joint City Council and Planning Commission Work Session** in March 2024 to kick off the project, review the overall purpose and legal basis for comprehensive plans and prepare the planning commissioners, Council members, and staff for the comprehensive plan revision process. The project team also attended and engaged many of the city boards and commissions including the **Port and Harbor Advisory Commission, Parks, Art, Recreation and Culture Advisory Commission, Library Advisory Board, Economic Development Advisory Commission,** and **Americans with Disabilities Act Advisory Board**. Project team members also met with City department staff, including the library staff, public works staff, port and harbor staff, community development staff, and others.
Community Group Meetings	The project team attended and provided updates at the meetings of several active community groups including, the Homer Chamber of Commerce board of directors, Homer Guiding Growth, Homer Stormwater Working Group, Mobilizing for Action through Planning and Partnerships (MAPP) Steering Committee, MAPP Housing Working Group, Homer Marine Trades Association, and others.
Community Conversations and Open Houses	The project team hosted the following public community conversations and open houses where the project team discussed current economic conditions, emerging vision, values, priorities, and policies for the Homer Comprehensive Plan: • **Community Open House** March 28, 2024 at Alaska Islands and Oceans Visitor Center. • **Community Work Session on Growth Scenarios** October 22, 2024 at Alaska Islands and Oceans Visitor Center. • **Community Open House to launch Public Review Draft** Planned for February 11, 2025 at Alaska Islands and Oceans Visitor Center.
Events and Information Tables	The project team and Steering Committee attended the following community events or locations to engage with the community:

	• March 15, 2024: Hosted an information table at the Spenard Builders Supply's Contractors day to engage with local contractors, builders, and others. • April 11, 2024: Met with high school government class at Homer High School. • May 14-16, 2024: Held open hours at the Homer Public Library to receive feedback and provide information on the plan. • May 15, 2024: Hosted an Under 40 Focus Group to collect feedback and input from Homer residents under 40 years old. • May 24, 2024: Hosted a conversation with fishermen and marine trade representatives at the Gear Shed. • September 14 and 21, 2024: Hosted a booth at the Farmer's Market to engage with residents and visitors.
Interviews	The project team conducted more than two dozen interviews with business owners, community leaders, community organizations, and committees to learn about community challenges, priorities and collect suggestions for the plan.
Surveys	
Community Survey	The community survey was aimed at engaging residents and gathering feedback. The survey was open April 22, 2024, through July 1, 2024 and received 556 responses. The survey was distributed online, announced via project e-newsletters and website, announced via social media, in public meetings, and through outreach by Steering Committee members. The survey was also available in hard copy at the Homer Public Library and City Hall. 
Business Survey	The business survey was aimed at engaging business owners. It was open from July 12, 2024, through August 25, 2024 and received 66 responses. The survey was designed and promoted with assistance from the City's Economic Development Commission and the Homer Chamber of Commerce and Visitor Center.
Visitor Survey	The Visitor's Survey received five responses. The Project Team decided to not analyze these results due to the low response rate.
Interactive Map	The Interactive Comment Map was aimed at soliciting location-based input on community priorities. It was open in conjunction with the community survey, for the same time period and distributed through the same methods and received 224 responses.
Outreach and Media	
Project Website	The project website provided a place for residents to easily find background information about the project, downloads of past presentations and draft files, announcements of upcoming meetings, links to project surveys, and a form to sign up for project e-newsletters. https://homercompplanupdate.com/
Email Distribution	Throughout the project, the project team developed and sent multiple email project updates to nearly 250 interested community and partner subscribers.
Social Media	The project team announced project updates on social media, through the City of Homer's Facebook page that has 814 followers. The Homer Chamber of Commerce & Visitor Center also shared some announcements, reaching its 5,600 followers.

Newspaper and Radio	Ads announcing public events were published throughout the project in the Homer News and newspaper staff covered some community events and conversations. Public Service Announcements announcing events aired on radio stations KBBI, K-Wave FM 105, KPEN FM 102, K-BAY 93.3, and KGTL AM 620/FM 100.
Research Tasks	
Mapping	The project team developed land use, transportation, and other relevant maps to use as decision-making tools and guide future development.
Secondary Research	The project team collected information from local, state and federal sources to tell the story of Homer: how it is changing and how the population, housing, economy and land use characteristics compare to other Kenai Peninsula communities.
Plan Review	The project team reviewed past and existing community, regional and other relevant plans and reports, including the 2018 Comprehensive Plan.

Appendix D: Plan Review

City of Homer Comprehensive Plan Update: Plan Review

Updated May 2025

Purpose

This plan review was conducted as part of the Background Research and Analysis Task for the City of Homer Comprehensive Plan Update. Documents reviewed were developed by local, borough, and state entities and will serve to inform the Comprehensive Plan Update alongside public outreach, mapping, and other data collection efforts.

In addition to summaries for each plan, this review identifies themes, strengths and challenges, and other commonalities amongst the plans and highlights key documents and plan excerpts organized by focus area.

Documents Reviewed

This review focuses on plans published after the 2018 Comprehensive Plan as well as key external components of the 2018 plan.

Name	Author/Source	Publication Date
State Transportation Improvement Plan Volume 1: Project Details (partially approved)	DOT&PF	2024
Transportation Plan	City of Homer	2024
Landslide Hazard Susceptibility Mapping in Homer, Alaska	Alaska DNR DGGS	2024
Community Health Needs Assessment Implementation Strategy	South Peninsula Hospital	2024
2023 Community Health Needs Assessment	MAPP of the Southern Kenai Peninsula	2023
Alaska 2022-2023 Visitor Profile Report	Alaska Travel Industry Association	2023
Homer City Code	City of Homer	2023
2024-2029 Capital Improvement Plan	City of Homer	2023
Adopted Biennial Operating Budget FY23-FY25	City of Homer	2023
Land Allocation Plan	City of Homer	2023
City of Homer ADA Transition Plan for Parks, Play Areas & Campgrounds (Draft)	City of Homer	2023
City of Homer ADA Transition Plan for City Facilities (draft update)	City of Homer	2023
Community Conversation: Housing Solutions in the Greater Homer Area	City of Homer	2023
Statewide Comprehensive Outdoor Recreation Plan 2023-2027	State of Alaska	2023

Homer Quality of Life	City of Homer	2022
2022 Annual Traffic Volume Report	AMHS	2022
Wayfinding and Streetscape Plan	City of Homer	2022
Short Term Rental Basics Memorandum	City of Homer	2022
City of Homer Local Hazard Mitigation Plan	City of Homer	2022
Coastal Bluff Stability Assessment for Homer, Alaska	Alaska DNR DGGS	2022
Homer Public Works Campus Task Force Report	City of Homer	2021
City of Homer Beach Policy & Management Plan	City of Homer	2021
Executive Summary – Final Report and Recommendations on Tsunami Risk to the Public Works Campus	City of Homer	2021
City of Homer Climate Action Plan: Progress Report	City of Homer	2021
City of Homer Community Design Manual	City of Homer	2021
Road Assessment Report	City of Homer	2020
Low-Impact Development Planning for the City of Homer	City of Homer	2020
Homer Accelerated Water and Sewer Program Policy Manual	City of Homer	2020
Kenai Peninsula Borough Comprehensive Economic Development Strategy 2020 Update	KPB	2020
Kenai Peninsula Borough Comprehensive Plan	KPB	2019
Kenai Peninsula Borough Hazard Mitigation Plan	KPB	2019
Draft Kenai Peninsula Coordinated Public Transit-Human Services Transportation Plan	KPB	2019
Updated Tsunami Inundation Maps for Homer and Seldovia, Alaska	Alaska DNR DGGS	2019
Business Retention & Expansion Survey Report	City of Homer	2018
Homer Comprehensive Plan	City of Homer	2018
Growing Local Food: A Survey of Commercial Producers on the Southern Kenai Peninsula	Homer Soil and Water Conservation District	2018
Homer Spit Comprehensive Plan	City of Homer	2011
City of Homer Climate Action Plan	City of Homer	2007
Homer Water and Sewer Master Plan	City of Homer	2006
Homer Town Center Development Plan	City of Homer	2006
Homer Area Transportation Plan	City of Homer	2005
Homer Non-Motorized Transportation and Trail Plan	City of Homer	2004

Emerging Themes

The following information was either found explicitly in multiple plans or was supported by content in multiple plans.

Mission and Vision

"Keep Homer a lively, vital community that effectively responds to change and growth while retaining what is best about Homer's character." (Homer Comprehensive Plan, 2018, p. 3-1)

Opportunities (copied from *2022 Homer Quality of Life,* SWOT analysis):

- Encourage multi-family housing.
- Increase ease of walking and biking.
- Collaborate with community partners on habitat, climate, erosion and other natural environment issues that impact quality of life.
- Find ways to keep young or returning residents in the community.

Values and Strengths

Residents enjoy the small town character and natural environment of Homer. These characteristics also appeal to visitors.

Strengths (copied from *2022 Homer Quality of Life* SWOT analysis):

- Small town feel and scale.
- Eclectic businesses, buildings and people.
- Wide variety of locally owned small businesses.
- Integrated town with outdoor environment.
- Connected community with vibrant cultural and business groups.

Challenges and Barriers

Homer is fairly remote, vulnerable to numerous natural disasters and climate-related threats and lacks some social support for the working population (e.g., transportation, childcare, affordable housing).

Weaknesses (copied from *2022 Homer Quality of Life* SWOT analysis):

- Lack of worker support: Housing, Childcare, Training.
- Difficulty for early to mid-career residents to thrive.
- Some infrastructure is in need of repair (roads) or expansion – storm water + green infrastructure.
- Local regulation does not result in the patterns and development the community would like to see.

Threats (copied from *2022 Homer Quality of Life* SWOT analysis):

- Difficult to recruit new talent.
- Poor retention of workers.
- Loss of town/wildlife interface.
- New residents may not become involved in the community; slow loss of volunteer run organizations, events and services; risk of gentrification; becoming a community of empty households.
- Costs of living and doing business.

Goals, Objectives, Strategies

Land Use & Environment

- Maintaining and improving environmental quality is a key theme in most plans.
- There are numerous threats from natural disasters that should be considered in land use planning.

Housing

- Affordability and availability are key barriers to housing.
- There is concern that tourism (short-term rentals) will make housing challenges worse.

Public Services & Infrastructure

- The City of Homer wants to provide reliable utilities without overburdening residents with costs.

Transportation

- Improving infrastructure for/access to transportation alternatives (transit, non-motorized transportation) is a goal for the City of Homer.

Economic Development

- Desire for sensible economic development/growth that supports the community without changing its character/charm.
- Tourism and fishing are important components of Homer's economy.
- The cost of doing business and employee recruitment/retention are key challenges.
- Aesthetic appeal/consistency is important to maintain appeal for tourism.

Health & Wellness

- Accessibility, walkability, and well-maintained public parks are priorities.

Sustainability, Resilience, & Climate Change

- More severe tsunamis are a concern.
- Climate change mitigation and adaptation strategies are important to the City of Homer.
- Maintaining and improving environmental quality is a key theme in most plans.

Quality of Life

- Residents enjoy the small town feel but struggle with the costs of living/doing business.
- Walkability, accessibility, affordability are all priorities.
- Infrastructure should support an aging population.

Individual Plan Summaries and Key Takeaways

Statewide Transportation Improvement Plan (2024)

The Statewide Transportation Improvement Plan (STIP) is a funding plan for transportation system preservation and development projects.

Key Takeaways

- Sterling Highway Milepost 157-169 Reconstruction Anchor Point to Baycrest Hill
    - Parent and Final Construction STIP ID: 2670
    - Stage 1 STIP ID: 34434
    - Stage 2 STIP ID: 34435
    - Stage 3 STIP ID: 34436
- Kachemak Bay Drive Milepost 0-3.5 Reconstruction (STIP ID: 34427)
- Homer All-ages and Abilities Pedestrian Pathway (HAPP) (STIP ID: 34426)

Transportation Plan (2024)

This draft plan identifies goals and objectives for the Homer transportation network. It also provides a description of the current state of the transportation system, best practices, and recommendations. It considers non-motorized transportation, land use, hazard mitigation planning, and climate action planning.

Key Takeaways

- Addresses motorized and non-motorized transportation, including transit.
- Safety and accessibility for all ages and abilities is a priority.

Landslide Hazard Susceptibility Mapping in Homer, Alaska (2024)

The Alaska DGGS assessed landslide hazards in Homer and Kachemak, mapping past slope failures, landslide susceptibility, and debris flow runouts. The data highlight areas more prone to landslides to aid planning and risk assessment.

Key Takeaways

- Areas around the Bluff Point landslide headscarp, Thurston Canyon, and near the end of China Poot Street are areas susceptible to deep-seated landslide hazards, which should be considered in planning efforts.

Community Health Needs Assessment (2023) and Community Health Needs Assessment Implementation Strategy (2024)

In 2023, South Peninsula Hospital, in collaboration with the MAPP of SKP Health Coalition, conducted a community health needs assessment for the southern Kenai Peninsula. Upon reviewing the findings, the hospital identified an implementation strategy to address pressing challenges.

Key Takeaways

- The assessment identified needs related to mental health, housing, substance use, childcare, physical health, aging population, barriers to care, social isolation, and staff workforce shortages.
- Priorities included addressing the lack of affordable housing concerns and developing a communications plan to connect people to existing resources.
- Most implementation strategies were related to expanding access to care and support services, community engagement and collaboration, and workforce development and retention.

Alaska 2022-2023 Visitor Profile Report (2023)

This document, created by the Alaska Travel Industry Association, summarizes data regarding tourism in Alaska for the summer 2022 and winter 2022-23 seasons. This includes tourist demographics, trip purpose and details, and tourist satisfaction.

Key Takeaways

- Homer accounted for 9% of destinations identified by the over 4,000 people surveyed.
- Of all visitors to Alaska, 15% were independent travelers who visited Homer, 11% were part of a guided group that included time in Homer, and 2% were on a cruise that stopped in Homer.
- 10% of tourists who visited Homer were from the Eastern US, 8% were from the Western US, and 9% were international travelers.

Homer City Code (2023)

The Homer City Code, also known as the “Code of Ordinances, City of Homer, Alaska,” establishes regulations, limitations, and guidelines for activities within the City of Homer.

Key Takeaways

- Duties and powers of the Planning Commission are established in Section 2.72 with the intent of maximizing local involvement in planning.

- Title 10 establishes general provisions and protections for the port, harbor, and waterways.
- Title 14 establishes the City of Homer public utilities (water and sewer).
- Title 21 (Zoning and Planning) of the Homer City Code is applicable to all areas within the City of Homer and the Bridge Creek Watershed Protection District, which extends beyond the city limits.
- Policies, plans, etc. that promote high density should be avoided (Title 21).

2024-2029 Capital Improvement Plan (2023)

This document identifies and prioritizes capital improvement needs in the City of Homer.

Key Takeaways

- The following legislative requests for FY25 were approved by the city council
    - Homer Harbor Expansion
    - Multi-Use Community Center
    - Slope Stability & Erosion Mitigation Program
    - Homer Harbor Critical Float System Replacement: Float Systems 4 & 1
    - Karen Hornaday Park Public Restroom Facility
    - A-Frame Water Transmission Line Replacement
    - Homer Spit Erosion Mitigation
    - New Public Works Facility

Adopted Biennial Operation Budget (2023)

The FY2023-25 biennial operation budget allocates approximately $26.2 million to the General Fund, Water & Sewer Special Revenue Fund, and Port & Harbor Enterprise Fund.

Key Takeaways

- The General Fund ($16.1 million) covers the departments of Administration, Police, Volunteer Fire, and much of Public Works.
- The Water & Sewer Special Revenue Fund ($4.3 million) is forecasted using a three-year running average and helps fund the Utility CARMA (Capital Asset Repair and Maintenance Allowance).
- The Port & Harbor Enterprise Fund ($5.8 million) covers expenses related to the Port of Homer and Homer Harbor and revenue from moorage, wharfage, parking, boat launching, and camping.

Land Allocation Plan (2023)

This plan identifies lands available for lease, leased lands, port facilities, city facilities and lands, parks, green spaces, cemeteries, bridge creek lands, and conservation easements. This plan is required by Homer City Code and is adopted annually.

City of Homer ADA Transition Plan for Parks, Play Areas & Campgrounds (2023)

This document describes the self-evaluation of ADA compliance issues at the City of Homer's parks, play areas, and campgrounds and includes a transition plan for correcting non-compliance. Accessibility is a priority for Homer to ensure people of all ages and abilities can live, work, and play in the community.

Key Takeaways

- Projects were assigned timelines for in-house completion; projects requiring a contractor are assigned a year in which staff anticipate preparing an Invitation to Bid.
    - Timeline A: can be completed within a year.
    - Timeline B: may be completed within 1-2 years.
    - Timeline C: may be completed within 3-5 years, or possibly sooner if done by a contractor.
- Locations of identified projects include Karen Hornaday Hillside Park, Bayview Park, Bishop's Beach Park & Beluga Slough Trail, Mariner Park and Campground, Fishing Hole Campground, Seafarer's Memorial Park, and Jack Gist Park.

City of Homer ADA Transition Plan for City Facilities (2023 Draft Update)

This document describes the self-evaluation of ADA compliance issues at city-owned facilities in Homer and includes a transition plan for correcting non-compliance. Accessibility is a priority for Homer to ensure people of all ages and abilities can live, work, and play in the community.

Key Takeaways

- Non-compliance issues are prioritized following ADA standards for accessible design:
    - Priority 1: Building accessibility.
    - Priority 2: Equitable access to goods and services.
    - Priority 3: Restrooms.
    - Priority 4: All other measures.

Community Conversation: Housing Solutions in the Greater Homer Area (2023)

This document describes the results of an event at which community members discussed housing challenges in the Greater Homer Area. A survey conducted prior to the event indicated that affordability and availability were key barriers to housing in the area.

Key Takeaways

- The full notes of the workshop are included in this document (**NEW DATA**).

Statewide Comprehensive Outdoor Recreation Plan 2023-2027 (2023)

This plan identifies trends in outdoor recreation in Alaska, summarizes outdoor recreation by region, and provides seven statewide outdoor recreation goals.

Key Takeaways

- The plan notes there are no year-round public restrooms between Soldotna and Homer.
- The description of Southcentral is provided in Section B of Chapter 3 (page 24).

Homer Quality of Life (2022)

This document provides a Strengths, Opportunities, Weaknesses, and Threats (SWOT) analysis for Homer's quality of life to guide positive economic growth. The analysis considered four broad categories: Business Climate, Built Environment, Natural Environment, and Social Climate.

Key Takeaways

- "Local regulation is not resulting in the patterns and development the community would like to see" (page 3).

2022 Annual Traffic Volume Report (2022)

This report provides passenger and vehicle traffic volumes in 2022 and previous years for the Alaska Marine Highway System, which includes Homer.

Key Takeaways

- *MV Tustumena* provides regular service to Homer.
- Includes **NEW DATA** about passenger/vehicle traffic.

Public Works Campus Task Force

The Public Works Campus Task Force was created by City Council via Resolution 20-125 to review findings from a 2019 Tsunami Inundation Report and make recommendations.

Key Takeaways

- The task force released a report summarizing findings and identifying preferred options in March 2021.
- The task force recommended relocating the Public Works Campus and critical equipment housed there to another location.

Short Term Rental Basics Memorandum (2022)

This memorandum describes the challenges, opportunities, and perceptions of short term rentals in the City of Homer. Many communities with similar characteristics to Homer are described as case studies.

Key Takeaways

- Approximately 63% of households in Homer are owner-occupied.
- 49% of parcels in Homer are non-commercial residential (**NEW DATA**).

City of Homer Local Hazard Mitigation Plan (2022)

This plan identifies nine hazards, assesses the risk to the City of Homer from each hazard, and identifies strategies to mitigate risk and vulnerability. Hazards include climate change, earthquakes, erosion, floods, landslides, severe weather, tsunamis, volcanoes, and wildfires. The goals of the plan are to enhance climate protection and adaptation efforts, create a healthy and safe community, and protect critical facilities and infrastructure against hazards.

Coastal Bluff Stability Assessment for Homer, Alaska (2022)

This report provides an analysis of the stability of coastal bluffs in Homer and was intended to inform the Local Hazard Mitigation Plan update. Most of the coastline was determined to have a low to medium bluff instability hazard score.

Key Takeaways

- Results are provided by region.
- Diamond Creek: low to medium instability score.
- Bluff Point Landslide Area: has the fastest erosion rate in Homer and an instability score of medium.
- Downtown: high instability score.
- Munson Point: very low instability score.
- Kachemak Drive: low instability score.
- East End Road: medium instability score.

City of Homer Beach Policy & Management Plan

This plan encompasses the seven areas of beaches within the City of Homer and is intended to support the enforcement of existing regulations and future regulations and necessary actions that keep the beaches safe and enjoyable without causing detriment to the natural environment.

Key Takeaways

- Property lines of seafront properties may extend into the water.
- Maintenance, preservation, and protection of Homer's beaches is a priority.
- Public education through campaigns, signage, and other means is important to preserve beaches, promote safety, and minimize user conflicts.

Executive Summary – Final Report and Recommendations on Tsunami Risk to the Public Works Campus (2021)

This report was prompted by the 2019 Updated Tsunami Inundation Maps, which indicated that the City of Homer Public Works Campus would be inundated in a worst-case scenario tsunami. The report reviewed alternatives to minimize risk to public works equipment and buildings that would be needed to respond to a tsunami.

Key Takeaways

- The report recommends using a Long Term Incremental strategy to move the components of the Campus that can be moved.

City of Homer Climate Action Plan: Progress Report (2021)

This document provides an update on the city's actions in relation to the 2007 Climate Action Plan (CAP). The original CAP defined a strategy for reducing greenhouse gas (GHG) emissions generated through city operations

by 20%. As of 2019, overall GHG emissions decreased by 29.44% from 2006 levels. The analysis notes that changes in building square footage and average winter temperatures impacted stationary emissions.

Key Takeaways

- Report contains **NEW DATA**.
- Recommendations for further reducing GHG emissions include eliminating use of heating oil and improving the city's vehicle fleet.

City of Homer Community Design Manual (2021)

This manual outlines aesthetic considerations for certain applicable sites and structures in the City of Homer. The intention of the design manual is to maintain the appearance of the city's built environment to support the visitor industry; it is referenced in several areas of City Code.

Road Assessment Report (2020)

This document describes the road assessment process that was developed for the City of Homer. The process included collecting road condition data and integrating it into the city's GIS to allow road maintenance crews to update conditions in real time. The condition assessments were based primarily on the Pavement Surface Evaluation and Rating (PASER) model, with some adaptations to account for vegetation concerns. This assessment process is intended to improve efficiency of road maintenance and provide better justification for maintenance costs.

Key Takeaways

- Most gravel roads were rated as "Fair" or "Good"
- Most paved roads were rated as "Good."

Low-Impact Development Planning for the City of Homer (2020)

This plan, also referred to as the Green Infrastructure – Stormwater Master Plan, describes techniques for mimicking natural drainage processes for stormwater management. The plan identifies major watershed drainage basins, estimates future runoff volumes for each basin, and estimates the costs to implement a storm drain system that utilizes Low-Impact Development (LID) practices compared to traditional stormwater management.

Key Takeaways

- Implementation of LID strategies would likely produce a positive economic benefit to City of Homer.
- Implementation of LID strategies would benefit water quality.

Homer Accelerated Water and Sewer Program Policy Manual (2020)

The Homer Accelerated Water and Sewer Program (HAWSP) was established to improve the health and welfare of Homer residents by extending water and sewer mains without increasing cost burdens on individual property owners. This document provides definitions of terms and defines maximum spending limits for the HAWSP.

Key Takeaways

- "The HAWSP is funded by a voter-approved dedicated sales tax, and assessments levied on benefited properties."

- The HAWSP should expand the capacity of water and sewer utilities while maintaining a good state of repair for existing infrastructure.

Kenai Peninsula Borough Comprehensive Economic Development Strategy 2020 Update (2020)

The Kenai Peninsula Borough, including the City of Homer, is part of the Kenai Peninsula Economic Development District (KPEDD). This Comprehensive Economic Development Strategy (CEDS) is the action plan for KPEDD to achieve its goal to enhance vitality and quality of life in Kenai Peninsula communities.

Key Takeaways

- Homer's population was experiencing slow-to-moderate growth at the time of the CEDS update.
- Homer has one of three Alaska Small Business Development Center offices in the KPB.
- Homer has one of two large ice-free ports with a Coast Guard presence in the KPB.
- Homer had the highest housing costs in the KPB at the time of the CEDS update.
- Homer was ranked as the 68th best port in the US by value of seafood landings.

Kenai Peninsula Borough Comprehensive Plan (2019)

This plan documents the visions, goals, and strategies that guide planning, funding, and development in the borough through 2039. Goals include economic diversification, proactive growth management, improved quality of life, access, and connectivity, and increased resident engagement and government efficiency. Homer is one of six incorporated communities within the Kenai Peninsula Borough; the plan focuses primarily on the areas outside these communities.

Key Takeaways

- Plan focuses primarily on land outside the incorporated cities.
- KPB receives a portion of the state's cruise passenger vessel (CPV) excise tax revenue based on dockings in Seward and Homer; this revenue is redistributed to the two cities for port-related capital improvement projects.
- The landings value of Homer's port seems to be decreasing over time (was in the top 50 in 2012 and 2013).
- Objective A. Support a more sustainable and resilient Kenai Peninsula by increasing production and distribution of quality, healthy agricultural products for local, state and export markets.
    - Homer Soil and Water Conservation District is listed as an entity that will be consulted as part of this objective.
    - 64% of residents surveyed in Homer and Anchor Point said agriculture was very important.
- City of Homer and KPB are voluntary participants in the National Flood Insurance Program (NFIP).
- Bradley Lake expansion was expected to increase capacity of the hydroelectric facility by 37,300 megawatt hours (facility owned by Alaska Energy Authority, which contracts with Homer Electric Association to provide electricity to the southern & central portion of the peninsula).
- Homer has high housing costs.
- KPB provides solid waste services throughout the borough. The Homer Transfer Station also collects hazardous waste.
- There are three National Register of Historic Places properties in Homer: Chugachik Island Site, Thorn-Stingley House, and Yukon Island Main Site.

- 44% of Homer and Anchor Point residents surveyed graded public transportation services as a D or F.

Kenai Peninsula Borough Hazard Mitigation Plan (2019)

This plan identifies actions to reduce the impacts of natural disasters, including earthquakes, tsunamis, floods, coastal erosion, wildfires, volcanic activity and ash fallout, avalanches, and severe winter weather. It also identifies actions to mitigate damage from human-caused disasters such as levee failures or accidental chemical releases. Local hazard mitigation plans are included as annexes in this plan.

Key Takeaways

- Bridge Creek Dam is identified as a High Hazard and Beluga Lake Dam is identified as a Significant Hazard by the US Army Corps of Engineers.
- The Bridge Creek Watershed Protection District extends beyond the City of Homer but is subject to City of Homer regulations (KPB Ordinance 99-47).

Draft Kenai Peninsula Coordinated Public Transit-Human Services Transportation Plan (2019)

This plan identifies existing transportation service providers and unmet transportation needs across the borough, including in the City of Homer. It provides goals and strategies to improve the efficiency of transportation services and address unmet needs.

Key Takeaways

- Homer is accessible via the Sterling Highway, Alaska Marine Highway System, and the Homer Airport Terminal & Cargo Facility.
- Transportation service providers serving Homer include: BUMPS (Ninilchik Traditional Council), Independent Living Center, Ryder Transport LLC, Alaska Department of Labor and Workforce Development (Division of Employment and Training Services), Alaska Division of Public Assistance – Work Services, and TNT Transportation.
- Information/communication gaps, coordination between local government and programs/agencies, cost to users and programs/agencies, and insufficient accessible vehicles are identified as key challenges.

Updated Tsunami Inundation Maps for Homer and Seldovia, Alaska (2019)

This document provides maps and worst-case scenarios for inundation from tsunamis generated by earthquakes or submarine landslides. The information is based on numerical modeling of tsunami dynamics and provides analyses for the cities of Homer and Seldovia, as well as Seldovia Village, Jakolof Bay, and Kachemak Selo.

Key Takeaways

- Maximum predicted wave height from a tectonic tsunami is 33-40 feet for Homer.
- Maximum predicted wave height from a landslide-generated tsunami is 13 feet for Homer Spit.
- Based on the modeling, numerous tsunami scenarios pose significant threats to Homer and Homer Spit.

Business Retention & Expansion Survey Report (2018)

This report summarizes the results of the Economic Development Commission's Business Retention & Expansion Survey. The survey was conducted to improve communication with local businesses, gather business owners' ideas, identify needs and concerns, and develop strategies and actions to retain and expand small businesses in the City of Homer.

Key Takeaways

- The survey had a response rate of 7% (112 completed surveys).
- 65% of respondents rated Homer as a good or excellent place to do business.
- 91% of respondents rated Homer as a good or excellent place to live.
- Transportation infrastructure, especially an affordable harbor with expanded infrastructure, are noted as key needs for businesses.

Homer Comprehensive Plan (2018)

This plan serves as a 10-year revision to the 2008 Comprehensive Plan update. It includes background information about the City of Homer and community values and guidance for land use, transportation, public services and facilities, economic vitality, and energy. The plan's key theme is "Keep Homer a lively, vital community that effectively responds to change and growth while retaining what is best about Homer's character."

Growing Local Food: A Survey of Commercial Producers on the Southern Kenai Peninsula (2018)

This survey aimed to gather insights from farmers, consumers, policymakers, and data to provide a broader understanding of the region's food system.

Key Takeaways

- Farm numbers on the Kenai Peninsula are rising faster than anywhere else in Alaska or the U.S. While farm numbers in the Lower 48 dropped by 3 percent over the past five years, Alaska saw a 30 percent increase, with the Kenai Peninsula leading at 60 percent growth.
- Supporting local agriculture means supporting local producers' needs, such as cold storage, labor, farm loans, agriculture land, and an FSIS-inspected slaughter facility.

Homer Spit Comprehensive Plan (2011)

This plan describes the conditions of the Homer Spit and recommends improvements and future land uses to maintain the unique characteristics of the Spit, which is important to residents and tourists alike.

Key Takeaways

- The Spit was not included in the 2008 Comprehensive Plan (or 2018 update) due to its unique characteristics and importance to the community.
- Transportation (traffic, parking, non-motorized transportation, transit), conservation, and economic development were key topics.
- "[Land] Uses include marine-related industrial and commercial, including fishing and fish processing, the harbor and harbor related business, the marine highway terminal, port facilities, fuel storage, retail, lodging, camping, parking, and recreational, conservation, and public land uses" (p. 6).

City of Homer Climate Action Plan (2007)

This plan was developed in recognition of the severe consequences of human-caused climate change. In the interest of reducing greenhouse gas emissions, the plan identifies mitigation recommendations in the categories of Energy Management, Transportation, Purchasing & Waste Reduction, Land Use, and Outreach & Advocacy. The plan also includes adaptation strategies to develop a more resilient community.

Key Takeaways

- The mitigation recommendations focus on interventions within the purview of the City of Homer. The Outreach & Advocacy category includes public education and encouraging change at various levels of government.
- Adaptation measures are focused on building a resilient local economy, protecting infrastructure, increasing emergency preparedness, and ensuring future development policies consider the impacts of climate change.

Homer Water and Sewer Master Plan (2006)

This plan was developed to guide improvements and expansions of the City of Homer's water and sewer utilities for a period covering 2006-2025.

Homer Town Center Development Plan (2006)

This plan provides a guide for development policy and public infrastructure improvements for the heart of the Central Business District, which was largely undeveloped at the time the plan was written.

Key Takeaways

- Green space, walkability, and curbing urban sprawl were identified as priorities.
- The plan emphasizes the need for sustainable, human scale development.

Homer Area Transportation Plan (2005)

The Homer Area Transportation Plan and the Homer Non-Motorized Transportation and Trail Plan together encompass the long-term planning for Homer's transportation infrastructure. Both plans will be replaced by the 2024 Transportation Plan once it is adopted.

Key Takeaways

- Traffic, connectivity, walkability, accessibility, and user conflicts (e.g., industrial/commercial and recreational traffic) were key issues with the system at the time.

Homer Non-Motorized Transportation and Trail Plan (2004)

The Homer Non-Motorized Transportation and Trail Plan and the Homer Area Transportation Plan together encompass the long-term planning for Homer's transportation infrastructure. Both plans will be replaced by the 2024 Transportation Plan once it is adopted.

Key Takeaways

- Infrastructure for non-motorized transportation should allow residents and visitors to travel throughout the City of Homer without needing a personal vehicle.

Plans and Plan Excerpts By Focus Area

The content below, which is organized by focus area, is copied from the respective plans and is intended to be used as a quick reference to locate information in each plan. Some plans are relevant in their entirety and therefore specific excerpts are not included. The following plans are relevant in their entirety to the entire Comprehensive Plan Update:

Homer City Code (2023) *– priority plan; use the entire plan to inform the update*

Adopted Biennial Operating Budget (2023) *– priority plan; use the entire plan to inform the update*

Kenai Peninsula Borough Comprehensive Plan (2019) *– priority plan; use the entire plan to inform the update*

Homer Comprehensive Plan (2018) *– priority plan; use the entire plan to inform the update*

Homer Spit Comprehensive Plan (2011) *– priority plan; use the entire plan to inform the update*

City of Homer Climate Action Plan (2007) *– priority plan; use the entire plan to inform the update*

Land Use & Environment

Transportation Plan (2024)

Goal 1: Increase safety of interactions between modes of travel

> Objective 1B: Provide for safe use of the right-of-way by all transportation modes, considering the land use context and type of vehicle

Goal 2: Provide a connected network of local and collector roads and trails that balances modes based on land use contexts

Goal 3: Maintain transportation network to be viable year-round

> Objective 3G: Include appropriate improvements for each travel mode as part of reconstruction or new construction projects within the public right-of-way
>
> > As roads are constructed or reconstructed, infrastructure should be considered for each mode. New or improved infrastructure should be consistent with the land use context (such as providing sidewalks in urban areas and wide shoulders or separated paths in rural areas), meet design standards, and help to complete the priority network for that mode.

Policies:

- Truck Network
- E-Bike Legislation
- Bicycle Parking
- Traffic Calming
- Update Non-Motorized Facility Design Standards
- Complete Streets/All Ages and Abilities Policy

Projects:

- Parking Study
- Improve Drop-Off and Pick-Up Locations at Schools
- Neighborhood Connectivity to Schools

- Kachemak Drive Reconnaissance Engineering Study
- Pioneer Ave as an Extension of the HAP Loop
- Old Town Connections as an Extension of HAP Loop
- Regularly Update Existing Trails Maps
- Complete East-West Connections

Definition of Terms includes “Land Use Context” and “Traffic Calming”

2024-2029 Capital Improvement Plan (2023)

“Each project listed in the CIP document has been evaluated for consistency with the City’s goals as outlined in the Comprehensive Plan. The following goals were considered in project evaluation:

> Land Use: Guide the amount and location of Homer’s growth to increase the supply and diversity of housing, protect important environmental resources and community character, reduce sprawl by encouraging infill, make efficient use of infrastructure, support a healthy local economy, and help reduce global impacts including limiting greenhouse gas emissions.” (p. vi)

Land Allocation Plan (2023) *– priority plan; use the entire plan to inform this section*

City of Homer Local Hazard Mitigation Plan (2022)

Ability to expand resources: “Integrate climate sustainability plans into Homer’s Comprehensive Plan (including measures to reduce greenhouse emissions) through a series of local transportation, land use, building energy, water, waste, and green infrastructure programs and policies.” (p. 5-7)

Recommended mitigation actions: “Adopt a comprehensive flood protection ordinance/overlay zone for areas that are in the SFHA or subject to flooding. Properties in this overlay are often subject to additional standards concerning development/land uses, building elevation, stream buffers, outdoor storage, building materials, and permitting procedures.” (p. 5-9)

Integration of the 2022 LHMP: “Update of the Homer Comprehensive Plan to address hazards in the LHMP that are not currently included in it. Consider creating a hazard profiles section in the Comprehensive Plan. The land use planning process can help identify investments in nature-based solutions to natural hazards, including preserving parks and greenways.” (p. 5-15)

Coastal Bluff Stability Assessment for Homer, Alaska (2022) *– priority plan; use the entire plan to inform this section*

City of Homer Beach Policy & Management Plan (2021) *– priority plan; use the entire plan to inform this section*

Low-Impact Development Planning for the City of Homer (2020) *– priority plan; use the entire plan to inform this section*

Kenai Peninsula Borough Hazard Mitigation Plan (2019) *– priority plan; use the entire plan to inform this section*

Updated Tsunami Inundation Maps for Homer and Seldovia, Alaska (2019) *– priority plan; use the entire plan to inform this section*

Homer Spit Comprehensive Plan (2011) *– priority plan; use the entire plan to inform this section*

City of Homer Climate Action Plan (2007)

Land Use/Planning & Zoning Mitigation Measures (p. 33)

Adaptation Measures (p. 37)

Homer Town Center Development Plan (2006) *– priority plan; use the entire plan to inform this section*

Housing

Community Conversation: Housing Solutions in the Greater Homer Area (2023) *– priority plan; use the entire plan to inform this section*

Homer Quality of Life (2022) *– priority plan; use the entire plan to inform this section*

Short Term Rental Basics Memorandum (2022) *- priority plan; use the entire plan to inform this section*

"The popularity of short-term rentals (STRs)1 have exploded in the last decade with the development and proliferation of online and app-based services such as Airbnb and VRBO. STRs are particularly popular in Homer with an estimated 326 units available, a significant portion of the local housing stock. This memo presents the positive and negative impacts of STRs, local context for STRs, and provides case study information regarding STR regulations methods found in other communities." (p. 1)

Kenai Peninsula Borough Economic Development Strategy 2020 Update (2020)

Housing Market: "Within the Kenai Peninsula Borough, homes are most expensive in Homer, averaging $298,209, and the Greater Kenai area homes are the least expensive, averaging $239,771. Home prices have decreased slightly with the statewide average between 2018 and 2019." (p. 12)

Updated Tsunami Inundation Maps for Homer and Seldovia, Alaska (2019) *– priority plan; use the entire plan to inform this section*

Homer Spit Comprehensive Plan (2011) *– priority* ***health*** *plan; use the entire plan to inform this section*

Public Services and Infrastructure

2024-2029 Capital Improvement Plan (2023) *– various projects*

"Each project listed in the CIP document has been evaluated for consistency with the City's goals as outlined in the Comprehensive Plan. The following goals were taken into account in project evaluation:

> Energy: Promote energy conservation, wise use of environmental resources, and development of renewable energy through the actions of local government as well as the private sector." (p. vi)

Beluga Sewage Lift Station (p. 34)

Homer's Waste Water Treatment Plant Improvements (p. 43)

Water Storage Distribution Improvements, Phase 3 (p. 46)

Long-range projects on p. 66

City of Homer ADA Transition Plan for Parks, Play Areas & Campgrounds (2023) *– priority plan; use the entire plan to inform this section*

"Homer's mission is to be a dynamic community where all can live, play, work and invest. To make that mission a reality, it needs to be accessible. The City of Homer owns and manages 17 parks, comprised of over 520 acres of land, along with 5.41 miles of maintained trails. These range from small pocket parks and multi-use trails to forested natural areas, larger established parks with play areas, campgrounds, and sports fields. To ensure our parks, play areas and campgrounds are accessible to all, the City commenced the development of an Americans with Disabilities Act (ADA) Parks, Play areas & Campgrounds Transition Plan in 2021. This document will be incorporated with 108 the ADA Facilities Transition Plan adopted by City Council in 2019." (p. 4)

City of Homer Climate Action Plan: Progress Report (2021) *– priority plan; use the entire plan to inform this section*

Category – Water & Wastewater Treatment Facilities: "As with the previous categories, the primary energy sources for Water & Wastewater Treatment Facilities are electricity and heating oil. The wastewater treatment facility also consumed 2,000 gallons of propane. These records were calculated for GHG using the same methods and emission factors as the previous electricity and stationary fuel consuming categories.

In addition to electricity and stationary fuels, N2O emissions from aerobic processing of waste, and N2O from effluent discharge are measured. The calculation for N2O emissions from waste treatment is based on community population for the given year, which in 2010 was 5,049 people. N2O for effluent discharge is based on daily Nitrogen load in kilograms released to the environment. The daily nitrogen load was 14 derived from a ratio of average wastewater treatment plant flows and monthly average NH3 readings for 2010.

All electricity and stationary fuel use for water and wastewater facilities was combined with N2O emissions from waste treatment to produce a GHG emissions grand total for this category." (p. 13)

"CO2e totals for 2019 are 951.22 metric tons less than totals for 2010 – a 21.78% decrease. The most significant decrease belongs to Buildings & Facilities followed by Water and Wastewater." (p. 17)

"A comparison of electricity use reveals a CO2e reduction of 987 CO2e (MT) between years 2010 and 2019. The largest reductions were achieved in the Water and Wastewater Treatment Facilities." (p. 19)

Executive Summary – Final Report and Recommendations on Tsunami Risk to the Public Works Campus (2021) *– priority plan; use the entire plan to inform this section*

Homer Accelerated Water and Sewer Program Policy Manual (2020) *– priority plan; use the entire plan to inform this section*

City of Homer Climate Action Plan (2009)

Energy Management Mitigation Measures (p. 28)

Purchasing & Waste Reduction Mitigation Measures (p. 31)

Homer Water and Sewer Master Plan (2006) *– priority plan; use the entire plan to inform this section*

Transportation

Transportation Plan (2024) *– priority plan; use the entire plan to inform this section*

Statewide Transportation Improvement Plan (2024)

- Sterling Highway Milepost 157-169 Reconstruction Anchor Point to Baycrest Hill
    - Parent and Final Construction STIP ID: 2670
    - Stage 1 STIP ID: 34434
    - Stage 2 STIP ID: 34435
    - Stage 3 STIP ID: 34436
- Kachemak Bay Drive Milepost 0-3.5 Reconstruction (STIP ID: 34427)
- Homer All-ages and Abilities Pedestrian Pathway (HAPP) (STIP ID: 34426)

2024-2029 Capital Improvement Plan (2023) *– various projects*

“Each project listed in the CIP document has been evaluated for consistency with the City’s goals as outlined in the Comprehensive Plan. The following goals were taken into account in project evaluation:

> … Transportation: Address future transportation needs while considering land use, economics and aesthetics, and increasing community connectivity for vehicles, pedestrians and cyclists.” (p. vi)

2022 Annual Traffic Volume Report (2022) *– various references to Port of Homer*

Road Assessment Report (2020) *– priority plan; use the entire plan to inform this section*

Draft Kenai Peninsula Coordinated Public Transit-Human Services Transportation Plan (2019) *– priority plan; use the entire plan to inform this section*

City of Homer Climate Action Plan (2009)

Transportation Mitigation Measures (p. 30)

Intersections Planning Study (2005) *– priority plan; use the entire plan to inform this section*

Homer Area Transportation Plan (2005) *– priority plan; use the entire plan to inform this section*

Homer Non-Motorized Transportation and Trail Plan (2004) *– priority plan; use the entire plan to inform this section*

Economic Development

2024-2029 Capital Improvement Plan (2023) *– various projects*

“Each project listed in the CIP document has been evaluated for consistency with the City’s goals as outlined in the Comprehensive Plan. The following goals were taken into account in project evaluation:

> …Economic Vitality: Promote strength and continued growth of Homer’s economic industries including marine trades, commercial fishing, tourism, education, arts, and culture. Support development of a variety of well-defined commercial/business districts for a range of commercial purposes. Preserve quality of life while supporting the creation of more year-round living wage jobs.” (p. vi)

Alaska 2022-2023 Visitor Profile Report (2023)

The executive summary (p. 2) provides an overview of visitation to Alaska.

Data specific to Homer are mentioned on pages 32 and 33.

Statewide Comprehensive Outdoor Recreation Plan (2023)

Chapter 3, Section B, Southcentral Alaska (excerpt from p. 24, information continues through p. 28):

> “This region includes the large majority of Alaska’s population, most visited destinations, and well-developed outdoor recreation infrastructure. Diverse landscapes including long beaches, rivers, lakes, mountains, glaciers, and fjords offer boundless outdoor recreation opportunities for residents and visitors.
>
> Unique resources in the region include:

- This area has the most road-accessible outdoor recreation destinations, developed recreation facilities, and communities that offer visitor services in Alaska. This includes well-developed city parks and greenbelts.
- Southcentral boasts a mix of the most sought-after outdoor recreation experience. This includes accessing the alpine terrain, fishing on the Kenai Peninsula, visiting the marine mecca of Prince William Sound, visiting a growing network of year-round, in- and out-of-town trails, and discovering walkable "destination" communities such as Homer, Seward, Talkeetna, and downtown Anchorage.
- Large state and federally designated public land recreation areas include Chugach State Park, the Chugach National Forest, the southern side of Denali National Park, Denali State Park, Kenai Fjords National Park, portions of Lake Clark and Katmai National Parks, the Kenai National Wildlife Refuge, and more.
- Parks and trails non-profit organizations in this region are active and successful."

Homer Quality of Life (2022) *– priority plan; use the entire plan to inform this section*

Short Term Rental Basics Memorandum (2022) *– priority plan; use the entire plan to inform this section; see above excerpt from Housing section*

2022 Annual Traffic Volume Report (2022) *– various references to Port of Homer*

Kenai Peninsula Borough Economic Development Strategy 2020 Update (2020) *– priority plan; use the entire plan to inform this section*

Human Capital: "Unincorporated communities with highway access, and in close proximity to commercial centers like Soldotna or Kenai show the highest rates of growth. Established cities like Seward, Homer, and Soldotna have grown at a slow-to-moderate pace, and several South Peninsula communities are losing population." (p. 6)

Infrastructure and Transportation: "The only communities currently on the Alaska Marine Highway System are Homer and Seldovia. Ferry service is a critical link for these cities." (p. 7)

Strengths: "Three Alaska Small Business Development Center offices: Seward, Homer and Kenai." (p. 8)

Tourism: "2016 summer visitation from outside Alaska estimates for Seward were 441,000 visitors, more than double Homer, Seldovia, Kenai and Soldotna combined. In Seward, an average of 50% arrive by plane, 45% arrive by cruise ship, and 5% arrive by highway or ferry. In Homer and Seldovia, an average of 77% arrive by plane, 11% by cruise ship, and 12% by highway or ferry. A majority of visitors to Kenai and Soldotna arrive by plane at 87%, 4% by cruise ship and 8% by highway or ferry." (p. 13)

Commercial Fisheries: "Three Kenai Peninsula ports rank among the top ports in the U.S. by value of seafood landings: Seward (15th), Kenai (37th), and Homer (68th). Adjusted for inflation, prices for pinks have declined since the 1980s. In constant dollars, sockeye prices in 2018 were about the same as in 1984. Sockeyes are the predominant commercial species in the upper Cook Inlet (which includes Seward) sees a larger catch of pinks as well as halibut and sablefish. Upper Cook Inlet salmon harvests for 2018 included 1,720,295 Sockeye, 163,859 Coho, 129,176 Chum, 70,741 Pinks, and 3,148 Chinook salmon." (p. 13)

Business Retention & Expansion Survey Report (2018) *– priority plan; use the entire plan to inform this section*

Homer Spit Comprehensive Plan (2011) *– priority plan; use the entire plan to inform this section*

City of Homer Climate Action Plan (2009)

Adaptation Measures (p. 37)

Homer Town Center Development Plan (2006) *– priority plan; use the entire plan to inform this section*

Health & Wellness

City of Homer ADA Transition Plan for City Facilities (2023)

"In accordance with the Americans with Disabilities Act (ADA, this document shall serve as the City of Homer's Transition Plan.

This is an overview of the plan that includes the self-evaluation that identifies barriers to program accessibility and municipal owned properties throughout the City and includes project checklists to track improvements. The plan consists of an Inventory Assessment, implemented requirements and annual reassessment of goals and improvements.

The City of Homer ADA Coordinator will manage all aspects of ADA Compliance. This plan is available on the City of Homer website for review by the general public. Individuals are encouraged to submit comments or issues on accessibility of City programs and facilities by contacting the City ADA Coordinator." (p. 1)

City of Homer ADA Transition Plan for Parks, Play Areas & Campgrounds (2023) – see above excerpt from *Public Services and Infrastructure* section

Sustainability, Resilience, & Climate Change

Coastal Bluff Stability Assessment for Homer, Alaska (2022) *– priority plan; use the entire plan to inform this section*

City of Homer Climate Action Plan: Progress Report (2021) *– priority plan; use the entire plan to inform this section*

Low-Impact Development Planning for the City of Homer (2020) *– priority plan; use the entire plan to inform this section*

City of Homer Climate Action Plan (2009) *– priority plan; use the entire plan to inform this section*

Quality of Life

City of Homer ADA Transition Plan for City Facilities (2023) – See above excerpt for *Health & Wellness*

City of Homer ADA Transition Plan for Parks, Play Areas & Campgrounds (2023) *– priority plan; use the entire plan to inform this section;* see above excerpt from *Public Services and Infrastructure* section

Quality of Life (2022) *– priority plan; use the entire plan to inform this section*

Appendix E: Public Participation Overview

Links to Public Participation Inputs
Community Survey Comparison Results Summary (October 2024)
Business Survey Homer Comprehensive Plan Business Survey Summary (September 2024).
Homer Comprehensive Plan Community Survey and Interactive Comment Map Results (September 2024)
Homer Comprehensive Plan Community Survey and Interactive Comment Map Results – Executive Summary (September 2024)
Community Visit #2: May 2024 Results
Community Snapshot (May 2024)
Public Participation Plan (April 2024)
Project Overview Flyer (April 2024)
Community Visit #1: March 2024 Results
Additional small group conversations, Homer High School student outreach, and interviews through the process.

See these and other related materials on the project website:

https://homercompplanupdate.com/

Appendix F: About Homer – Community Background

2045 Homer Comprehensive Plan

Background Research and Data Analysis

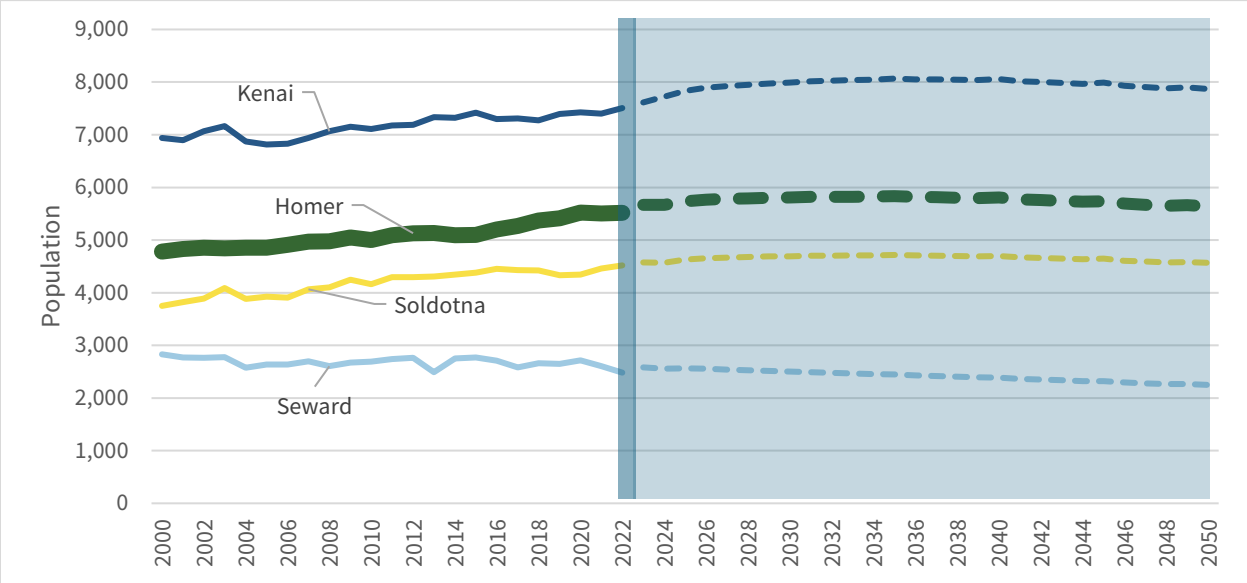
Prepared by Northern Economics, Inc.

Updated July 2025

Our People

Homer's population has been experiencing steady, modest growth over the past 22 years. Homer's population in 2022 was 15.4% larger than it was in 2000 (growing 0.7% year-over-year on average). Using ADOLWD forecasts, Northern Economics predicts a population increase from 2023 to 2050, with the population of Homer forecast to be 2.3% larger in 2050 than it was in 2022.[1,2,3,4] Population increases are also predicted for 2023–2050 in all comparison communities except for Seward, with year-over-year changes averaging 0.0% for Soldotna, and 0.1% for Kenai. The state as a whole is expected to experience 0.1% decline year-over-year on average from 2023–2050.

Figure 1: Historical and Forecasted Populations for Homer and Comparison Cities in the KPB



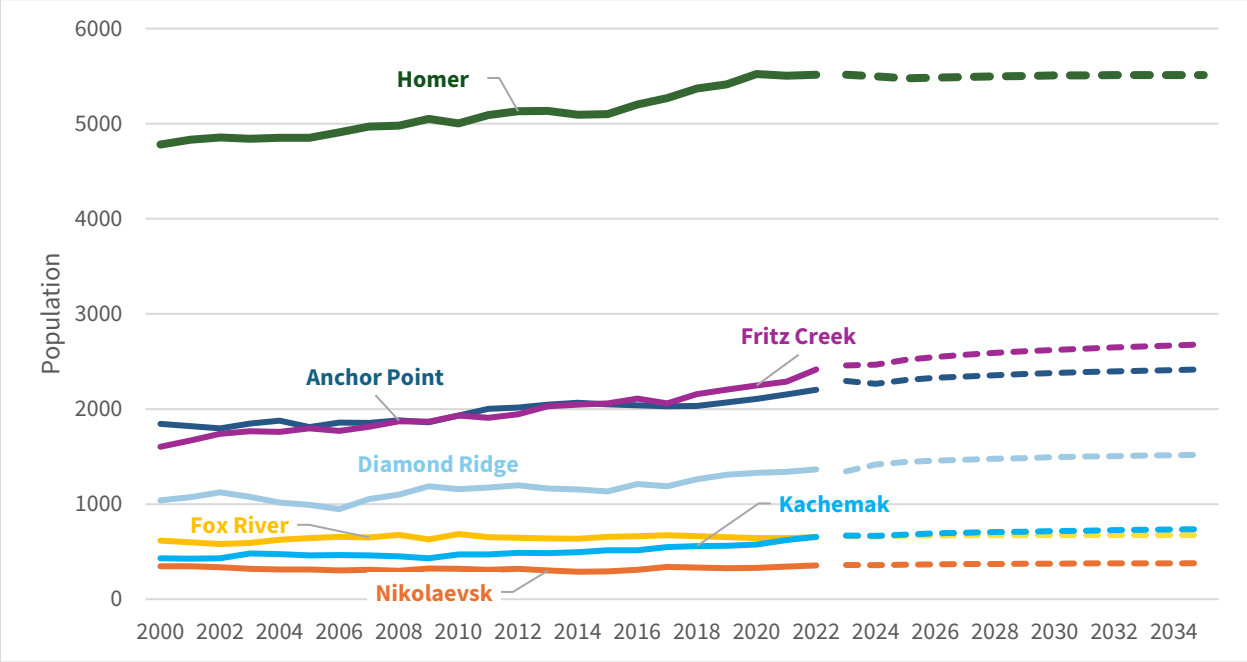
Source: Alaska Department of Labor and Workforce Development[1,2,3,4] and Northern Economics analysis

There are several small communities that surround Homer and treat the City of Homer as their hub. These surrounding communities—Anchor Point, Diamond Ridge, Fox River, Fritz Creek, Kachemak, and Nikolaevsk—provide an important context to growth in Homer proper.

[1]Alaska Department of Labor and Workforce Development, Historical Data: Places, "Population, 2000-2010". https://live.laborstats.alaska.gov/pop/estimates/data/TotalPopulationPlace_2000to2010.xls. Accessed March 18, 2024.
[2] Alaska Department of Labor and Workforce Development, Historical Data: Places, "Population, 2010-2020". https://live.laborstats.alaska.gov/pop/estimates/data/TotalPopulationPlace_2010to2020.xls. Accessed March 18, 2024.
[3] Alaska Department of Labor and Workforce Development, Alaska Population Projections, "Alaska Population Projections 2023 to 2050". https://live.laborstats.alaska.gov/pop/projections/pub/popproj.pdf. Accessed October 9, 2024.
[4] Alaska Department of Labor and Workforce Development, Places and Other Areas, "Cities and Census Designated Places (CDPs), 2020 to 2023". https://live.laborstats.alaska.gov/pop/estimates/data/TotalPopulationPlace.xlsx. Accessed March 18, 2024.

As previously mentioned, Homer's population in 2022 was 15.4% larger than it was in 2000. Considered together, the surrounding communities were 30.0% larger in 2022 than in 2000. Additionally, since 1994 the total population of the surrounding communities has exceeded the population in the City of Homer. When taken together, the population in Homer and its surrounding communities was 23.4% larger in 2022 than in 2000.

Figure 2. Historical and Forecasted Population in Homer and Surrounding Community Populations, 2000–2035



Source: Alaska Department of Labor and Workforce Development[1,2,3,4] and Northern Economics analysis

Table 1. Kenai Peninsula Borough Components of Population Change, 2013–2023

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Population	56,852	57,366	57,631	57,995	58,058	58,232	58,328	58,849	59,049	60,000	60,898
%Growth	0.47%	0.90%	0.46%	0.63%	0.11%	0.30%	0.16%	0.89%	0.34%	1.61%	1.50%
Natural Increase	327	325	267	272	261	227	174	188	197	-2	80
Net Migration	-61	189	-2	92	-198	-53	-78	333	3	953	818

Source: Alaska Department of Labor and Workforce Development[1,5]

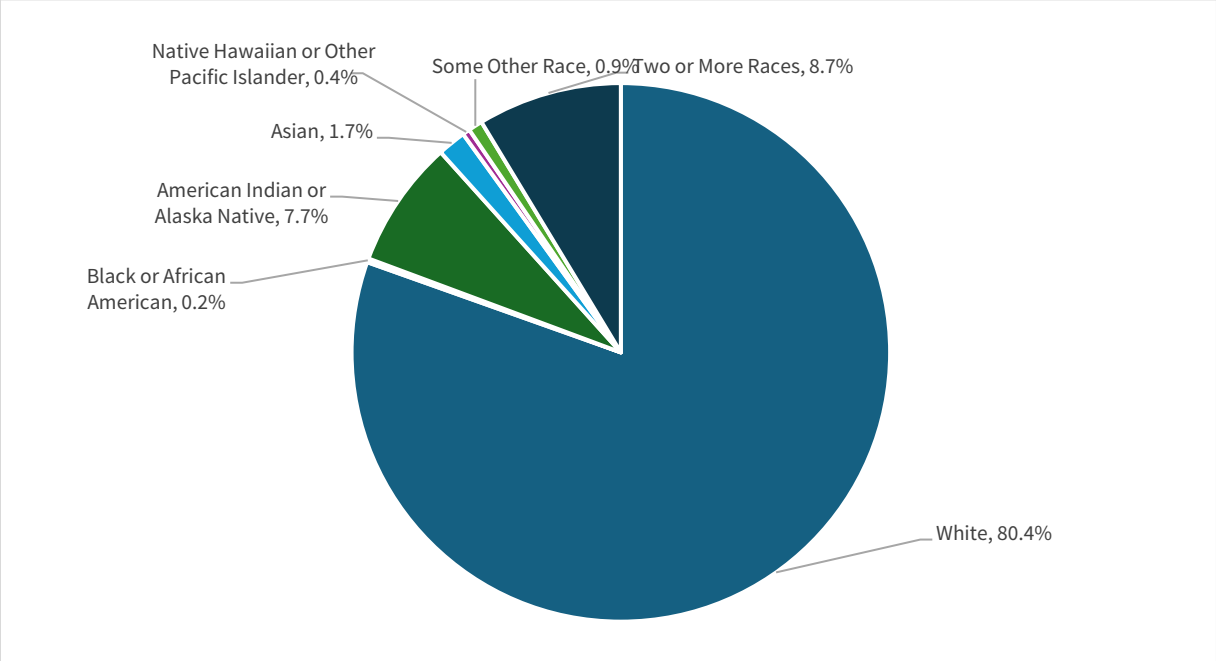
Table 1 summarizes the components of population change for 2013–2023 in the Kenai Peninsula Borough (KPB)—the lowest level of detail at which this information is available.[2,3]

[5] Alaska Department of Labor and Workforce Development, Population Estimates, Economic Regions and Boroughs/Census Areas, Components of Change, 2020-2023. https://live.laborstats.alaska.gov/data-pages/alaska-population-estimates. Accessed April 8, 2024.

Over the period, migration into and out of the region fluctuated. For example, 2017 was a year with high out-migration, with a net migration of -198. On the other hand, recent years have had high rates of in-migration compared with the other years in the period, with 953 net migration from 2021 to 2022, and 818 net migration from 2022 to 2023.

The predominant racial group in Homer is white, and 80.4% of the population is white alone. The American Community Survey offers insights into race in Homer and other communities.[6] In Homer, 91.3% of the population is one race, while 8.7% is two or more races. As shown in **Figure *3***, 80.4% of the population is white alone and 7.7% is American Indian and Alaska Native alone. In Homer and the comparison communities, the predominant racial group is white, accounting for 70% or more of the population in each community, followed by American Indian and Alaska Native. This holds true for the state of Alaska as well, but white alone accounts for a slightly lower overall percentage at 64.1% of the state's population.

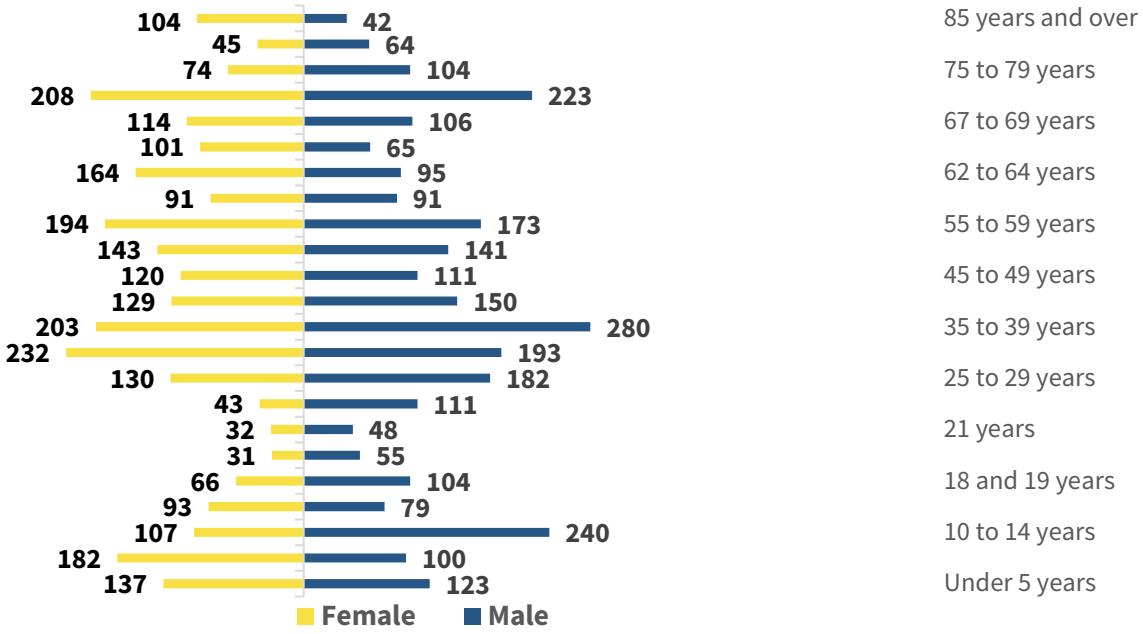
Figure 3. Race of Homer Population, 2022 (5-Year Average)



Source: U.S. Census Bureau American Community Survey 2022 data[4]

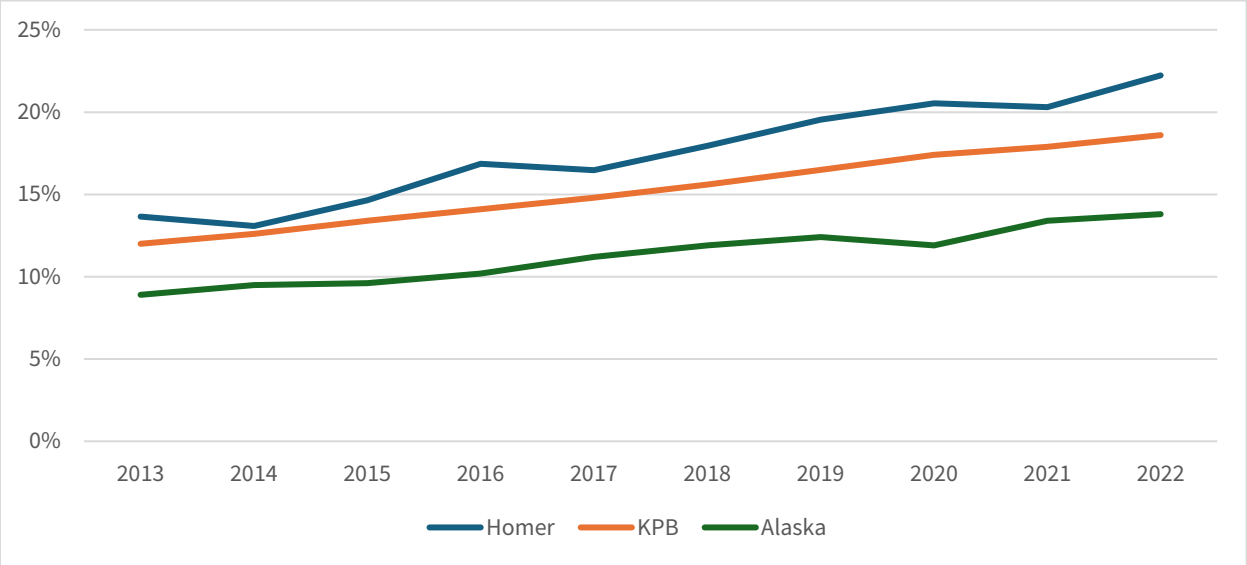
[6] U.S. Census Bureau. "ACS Demographic and Housing Estimates." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP05, 2022, https://data.census.gov/table/ACSDP5Y2022.DP05?g=160XX00US0233140. Accessed on March 18, 2024.

Figure 4. Age of Homer Population, 2022 (5-Year Average)



Source: U.S. Census Bureau American Community Survey 2022 data[7]

Figure 5. Senior Population (65+) Change Over Time in Homer, the Kenai Peninsula Borough, and Alaska



Source: U.S. Census Bureau American Community Survey 2022 data[4]

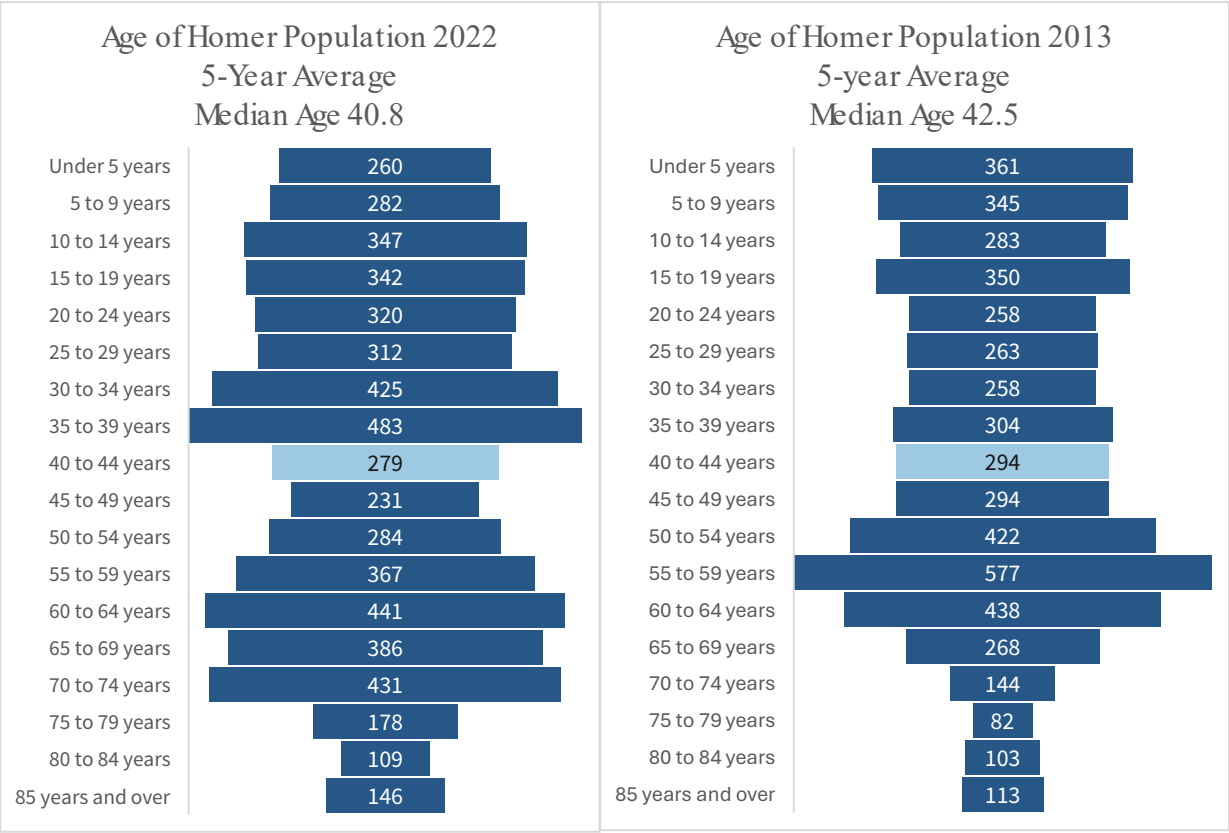
[7] U.S. Census Bureau. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2022, https://data.census.gov/table/ACSST5Y2022.S0101?g=160XX00US0233140,0238420,0271640&moe=false. Accessed on March 18, 2024.

Similar to the Kenai Peninsula Borough and the state of Alaska, Homer has a large and growing senior population. Over the last 10 years, we have seen the population across Alaska aging, with people over 65 representing an increasing proportion of individuals in many communities.[4] ***Figure 5*** shows that the 65 and over population in both Homer and the KPB has made up a larger share of the population compared to Alaska as a whole. Seniors have different needs from other age groups for their housing and medical care. Additionally, seniors may need additional transportation options for those who are no longer able to drive so they can stay connected and engaged in the Homer community.

The median age in Alaska increased from 33.1 in 2013 to 35.9 in 2022. During this time, KPB's median age increased slightly from 40.7 to 41.2. However, Homer experienced an interesting trend: the median age in Homer now was slightly younger in 2022 than it was in 2013, going from 42.5 to 40.8, while at the same time the percentage of the population that is age 65 and over has increased from 14% to 22%.

Figure 6 illustrates how the age distribution of the Homer population has changed from 2013 to 2022.[5] In 2013, the population shares at each age group were fairly uniform, except for a distinct increase in the population in the 50–64 age range. In 2022, that cohort had aged to where they are now contributing to the increase in the older population. It also looks like there has been notable growth in the 30–39 age group from 2013 to 2022, but that growth does not appear to be accounted for with the existing population in 2013 aging. This would suggest that new Homer residents that migrated to the area from 2013 to 2022 were likely in that age range or slightly younger when they moved there.

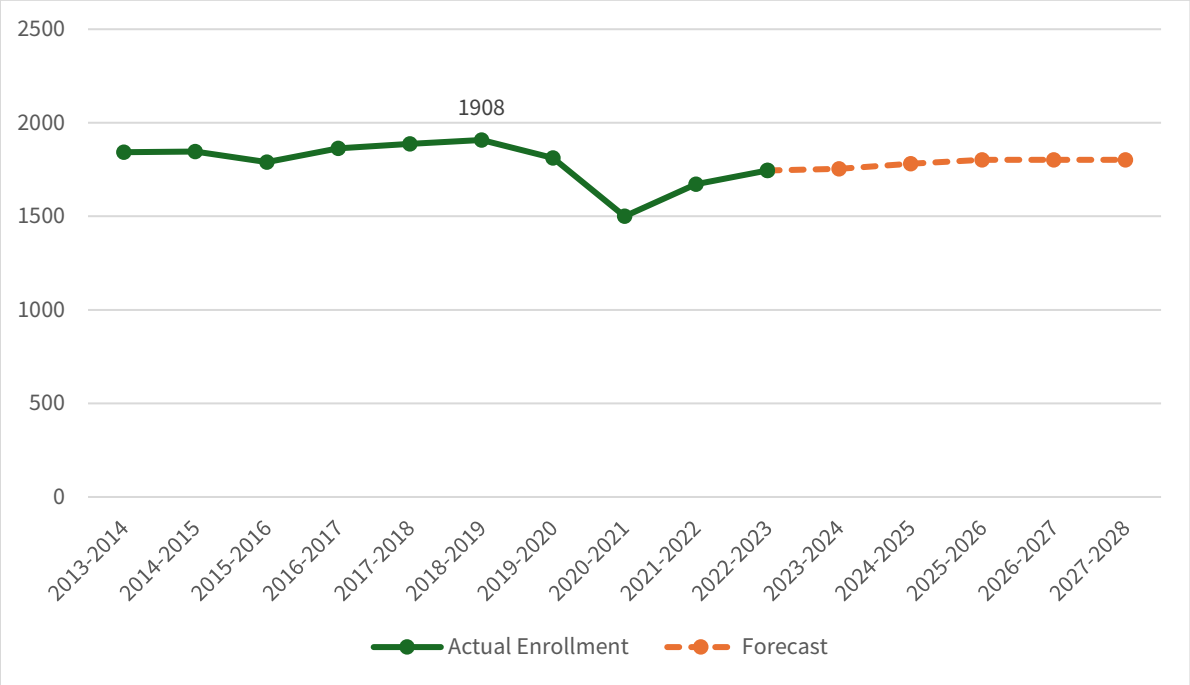
Figure 6. Comparison of Homer Population Age Distributions



Source: U.S. Census Bureau American Community Survey 2022 data[5]

Enrollment in Homer area schools has fluctuated in recent years but has not rebounded fully from the dip during the pandemic. Homer is served by the Kenai Peninsula School District (KPBSD).[6] ***Figure 7*** shows enrollment trends for what the KPBSD considers Homer area schools. Enrollment has fluctuated over the past 10 years, with a notable decline following the start of the COVID-19 pandemic. However, since then enrollment has recovered partially. Enrollment peaked in the 2018–2019 school year, with 1,908 students enrolled across all grades. KPBSD is forecasting increasing enrollment at the Homer area schools, while forecasting decreasing enrollment for the overall district.

Figure 7. Homer School Enrollment, Pre-Kindergarten to 12th Grade



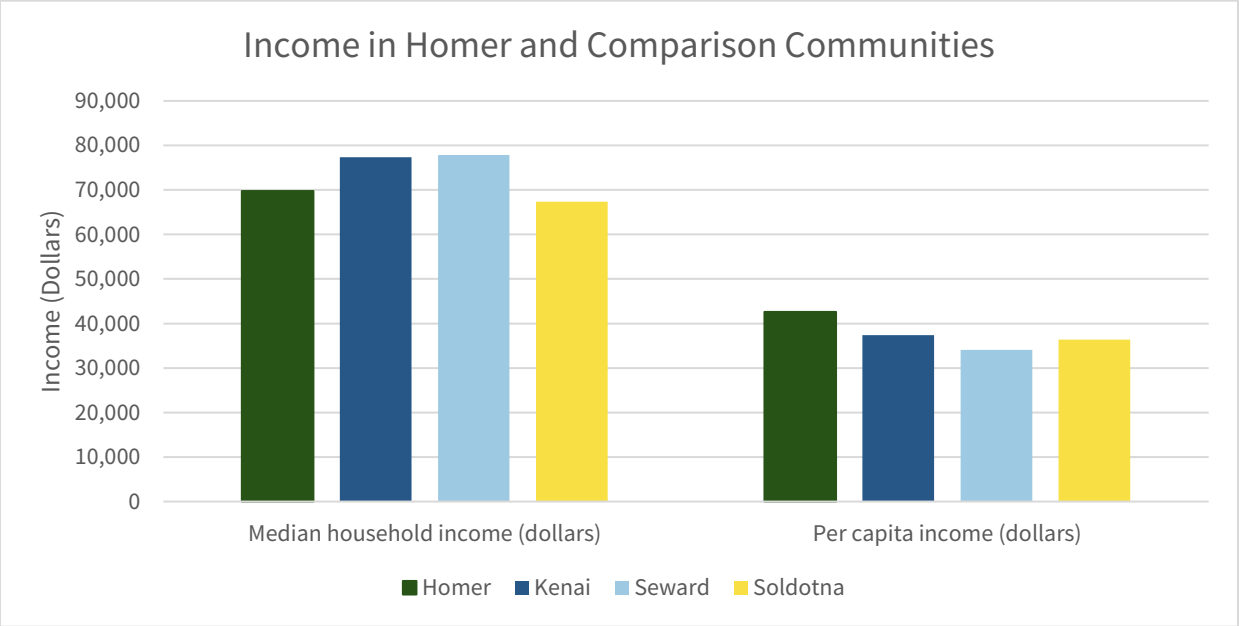
Source: Kenai Peninsula Borough School District[8]

[8] Kenai Peninsula Borough School District. "*Five-Year Enrollment Projection 2023-24 through 2027-28*". November 4, 2022. https://kpbsd.org/wp-content/uploads/departments/finance/budget-development/fy24/FY24-Projected-Enrollment-Document.pdf. Accessed April 26, 2024

Our Economy

Homer residents have a higher per capita income than residents of comparison communities. Figure *8* shows median household income and per capita income in Homer and comparison communities.[9] Homer has the highest per capita income among comparison communities, though Kenai and Seward have higher median household incomes. From 2013 to 2022, Seward had the greatest increase (30%) in median household income, while Homer's increased by about 2% over the same period. Kenai and Soldotna both saw decreases in median household income on an inflation-adjusted basis. Homer has a lower percentage of residents below the poverty level (12.7%) than Kenai and Soldotna, though it is more than twice the level seen in Seward (6.1%).

Figure 8. Income in Homer and Comparison Communities



Source: U.S. Census Bureau American Community Survey 2022 data[7]

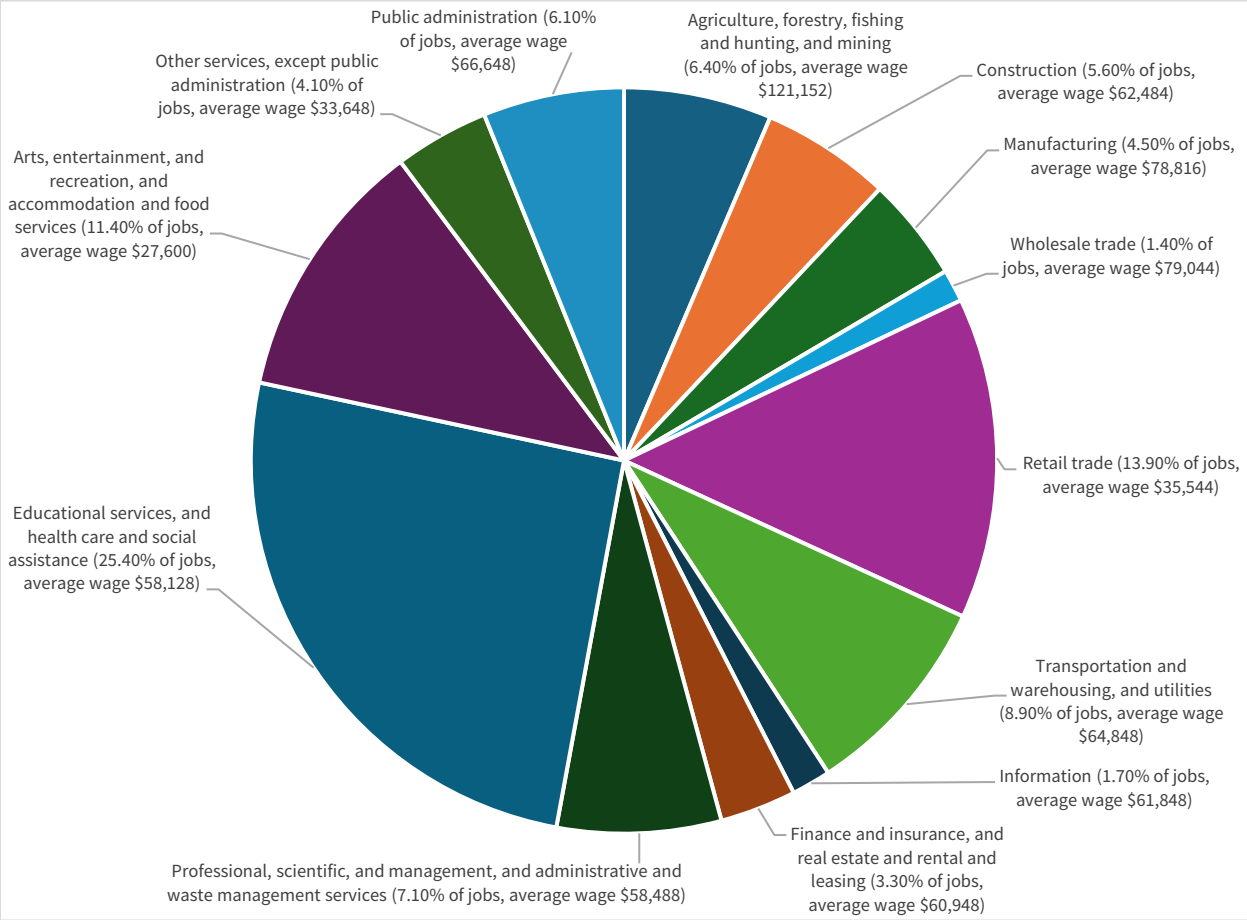
Homer has a diverse mix of industries. The three largest are 1) education, health care, and social assistance; 2) retail trade; and 3) arts, entertainment, recreation, accommodation, and food services.[10] **Figure *9*** provides more detailed information on industries and wages in Homer. Based on monthly wage data for the Kenai Peninsula Borough, the average annual

[9] U.S. Census Bureau. "Selected Economic Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03, 2022 & 2013, https://data.census.gov/table/ACSDP5Y2022.DP03?q=per capita income&g=160XX00US0233140,0238420,0268560,0271640. Accessed on March 18, 2024.

[10] Alaska Department of Labor and Workforce Development. "*Current Quarterly Census of Employment and Wages (QCEW), Annual January to December 2022*." 2022. https://live.laborstats.alaska.gov/article/current-quarterly-census-employment-and-wages-qcew. Accessed April 26, 2024

wage for educational services, health care, and social assistance is $58,128, assuming year-round work at a typical wage. Although there is not one specific NAICS industry that is designated as "tourism", the industries that would be the most affected by tourism are 1) transportation and warehousing; 2) administrative and support and waste management and remediation services; 3) arts, entertainment, and recreation; and 4) accommodation and food services[11]. Retail Trade would also likely be impacted as well. The industries in the Kenai Peninsula borough with the highest average monthly wages were mining ($11,331), management of companies and enterprises ($10,569), and utilities ($9,470).

Figure 9. Percentage of Homer Workforce by Industry and Annual Wages by Industry for the KPB



Note: This method of wage calculation may overinflate real annual earnings for the Agriculture, forestry, fishing, and hunting, and mining industry since much of the work is seasonal and not the same monthly earnings year-round.

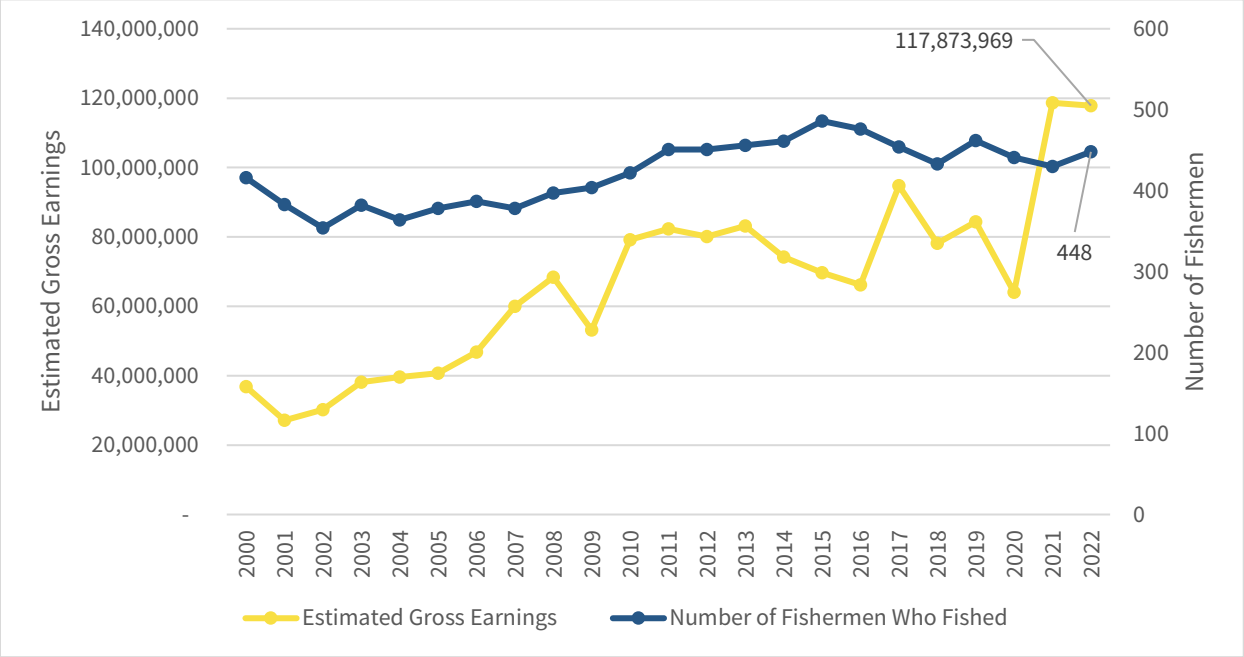
Source: U.S. Census Bureau American Community Survey 2022 data[7]; ADOLWD Current Quarterly Census of Employment and Wages[8], Northern Economics Analysis

[11] The University of Texas at San Antonio. "*Tourism, Travel, and Hospitality*" https://libguides.utsa.edu/c.php?g=485669&p=3731491. Accessed April 29, 2024

Homer is a community with strong ties to the commercial fishing industry. **Figure *10*** shows the estimated gross earnings and the number of Homer residents who were commercial fishermen.[12] The number of commercial fishermen in Homer peaked in 2015 at 486. Estimated gross earnings have been trending upward, peaking in 2021 at just below $120 million. The large spike in 2021 and 2022 was likely the result of higher than usual prices per pound of seafood, combined with a larger than usual catch.[13] The industry saw the largest salmon run in the past 100 years in 2022.

Salmon was the largest fishery, accounting for $79.5 million of the total gross earnings in 2022. However, much of those earnings came from salmon caught in Bristol Bay, not in the waters immediately adjacent to Homer. Kenai, Seward, and Soldotna had much smaller gross earnings in 2022 than Homer. In comparison to other Alaska fishing communities, estimated 2022 gross earnings in Homer were nearly double those of Petersburg, while Kodiak had slightly higher earnings at an estimated $124.2 million.

Figure 10. Estimated Gross Earnings and Number of Fishermen

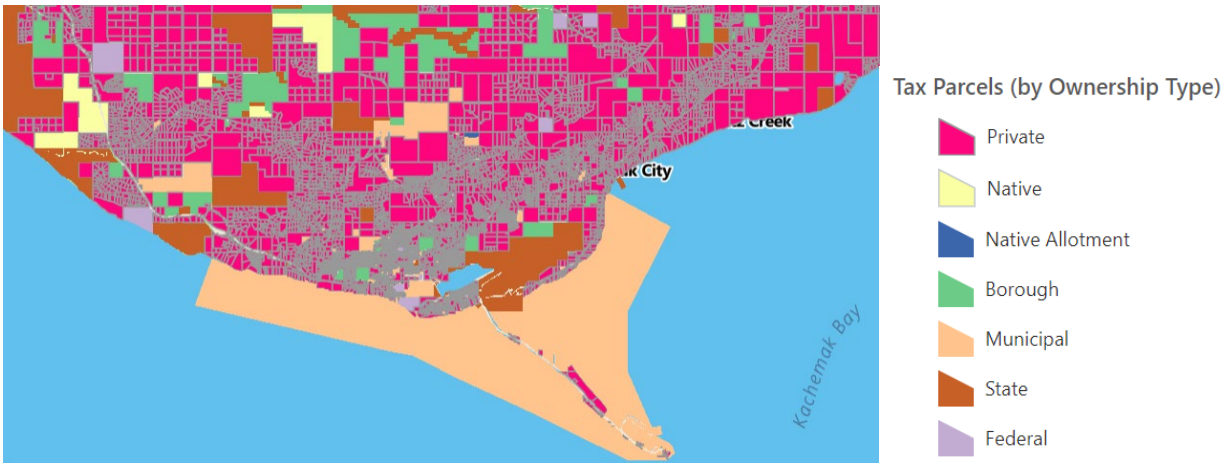


Source: Alaska Department of Fish and Game, Commercial Fisheries Entry Commission[9]

[12] Commercial Fisheries Entry Commission, Fishery Statistics – Participation & Earnings, Permit & Fishing Activity By Year, State, Census Area, or City. 2022. https://www.cfec.state.ak.us/gpbycen/2022/122256.htm Accessed March 18, 2024.
[13] Working, Mark. "Wild Alaskan Salmon- An Industry in a Crunch". *ZacharyScott Insight.* September 2023. https://zacharyscott.com/wild-alaskan-salmon-an-industry-in-a-crunch/. Accessed April 26, 2024.

Land Ownership

Figure 11. Land Ownership in the Homer Area



Source: ViewKPB[14]

Figure *11* shows the land ownership in Homer, which highlights a few key trends. Much of the land in the city of Homer is privately owned. The Homer spit is a mix of municipal and private land. Aside from the spit, the waterfront in Homer is mostly privately owned, with a few areas of state or federal ownership.

The 2019 KPB Comprehensive Plan included additional information about land ownership in the borough.[15] The KPB is largely publicly owned (87%), including federal (65%), state (21%), and local government land (1%). Of the remaining lands in the borough, 9% are owned by Native corporations and 3% are private owners. The Cook Inlet Regional Corporation is the largest private landowner in KPB, with over 330,000 acres of surface lands. However, when looking at established communities in the KPB, they have much higher rates of private ownership and different patterns from the rural land that influences broader KPB patterns.

Other comparison communities appear to follow similar land ownership patterns to Homer, in that they have more private ownership relative to the KPB. However, it appears that Homer has less Alaska Native owned lands immediately adjacent to it compared with other KPB communities. Homer also has less municipal owned land compared to the comparison communities.

[14] ViewKPB, https://geo.kpb.us/vertigisstudio/web/?app=ee8eef8b5c55417a8d2635a13658a76f. Accessed April 26, 2024
[15]Kenai Peninsula Borough. 2019 Kenai Peninsula Borough Comprehensive Plan. https://www.kpb.us/images/KPB/PLN/PlansReports/Comp_Plan/2019_KPB_Comprehensive_Plan.pdf. Accessed April 26, 2024

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Working, Mark. "Wild Alaskan Salmon- An Industry in a Crunch". *ZacharyScott Insight.* September 2023. https://zacharyscott.com/wild-alaskan-salmon-an-industry-in-a-crunch/. Accessed April 26, 2024.

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U.S. Census Bureau. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2022, https://data.census.gov/table/ACSST5Y2022.S0101?g=160XX00US0233140,0238420,0271640&moe=false. Accessed on March 18, 2024.

U.S. Census Bureau. "Selected Economic Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03, 2022, https://data.census.gov/table/ACSDP5Y2022.DP03?q=per capita income&g=160XX00US0233140,0238420,0268560,0271640. Accessed on March 18, 2024.

U.S. Census Bureau. "Selected Economic Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03, 2013, https://data.census.gov/table/ACSDP5Y2022.DP03?q=per capita income&g=160XX00US0233140,0238420,0268560,0271640. Accessed on March 18, 2024.

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Appendix G: City of Homer Fiscal Trends

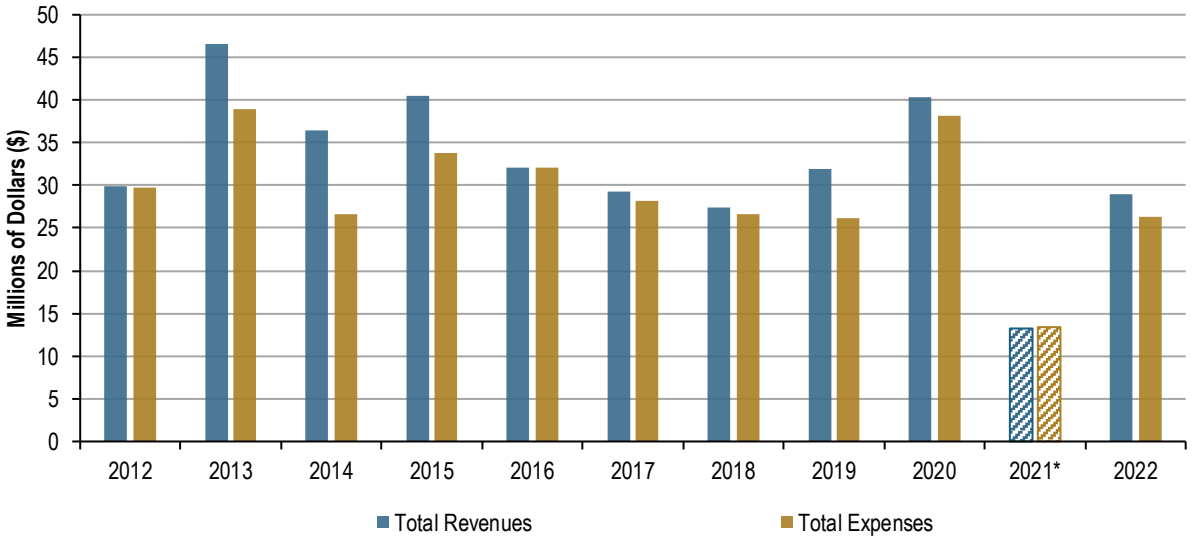
Fiscal Trends

Prepared by Northern Economics, Inc.
July 10, 2024
Updated November 18, 2025

City Revenues and Cost of Service

Over the years, the City of Homer's annual revenues and expenses have fluctuated. It is important to note that in 2021, the accounting method changed from a calendar year to a fiscal year, so the 2021 data only cover 6 months instead of 12. As seen in Figure 1, total revenues exceeded total expenses in 9 out of 11 years—in 6 of those years, by a considerable margin. The two years in which expenses exceeded revenues were 2016 and 2021, resulting in $57,641 and $169,125 deficits respectively for those years. Compared to the gains made in other years, these were both small deficits.

Figure 1. Revenues and Expenses for the City of Homer, 2012–2022 (Millions of 2022 dollars)



*Note: *The City changed from a calendar year to a fiscal year, resulting in 2021 only covering six months. As a result, the revenues and expenses shown for 2021 reflect six months of activity. A full fiscal year is shown for 2022 (July 1, 2021–June 30, 2022).*

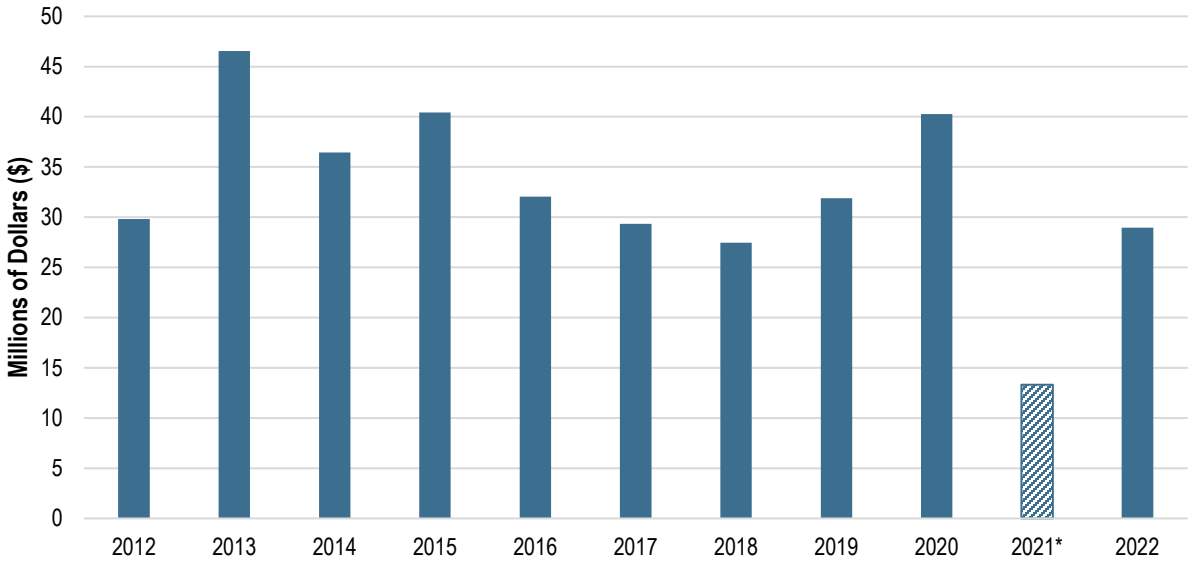
Source: City of Homer (2012–2022), U.S. Bureau of Economic Analysis for inflation adjustments (2023), and Northern Economics analysis

Revenues

Figure 2 shows total revenue by year from 2012 to 2022, in 2022 dollars. City revenue experienced a slightly negative compound annual growth rate of -0.29% after being adjusted for inflation from 2012 to 2022. The total revenue in 2022 was about 3% less than the total revenue in 2012. It is worth noting that this year was still close enough to the pandemic that it might not be truly representative of the overall trend. When only examining pre-pandemic data, the compound annual growth for revenues was 3.82%, and when adjusted for inflation, the revenues in 2020 were 35% greater than they were in 2012. The total revenues have fluctuated between 2012 and 2022, and there have been periods of growth and periods of shrinkage. One driving factor in revenue fluctuations is operating and capital grants, which are received periodically.

The fastest growing revenue observed was sales tax (3.32% annual compound growth). Port and harbor revenue experienced compound annual growth of 1.11% from 2012 to 2022 after being adjusted for inflation. Both charges for services and property taxes also grew slightly (0.4% and 0.3% compound annual growth). Among various charges for services, the fastest growing was public safety (4.96% compound annual growth), and the revenues in 2022 were 62% greater than the revenues in 2012 when adjusted for inflation. The fastest growing services within the general fund were ambulance services (10.99% compound annual growth) and miscellaneous services (5.72% compound annual growth). After being adjusted for inflation, revenues from ambulance services were 2.8 times greater in 2022 than 2012, and revenues from miscellaneous services were 1.74 times greater in 2022 than 2012.

Figure 2. City of Homer Annual Revenue, 2012–2022 (Millions of 2022 dollars)



*Note: *The amount shown for 2021 represents six months, due to the change from a calendar year to a fiscal year.*

Source: City of Homer (2012–2022), U.S. Bureau of Economic Analysis for inflation adjustments (2023), and Northern Economics analysis

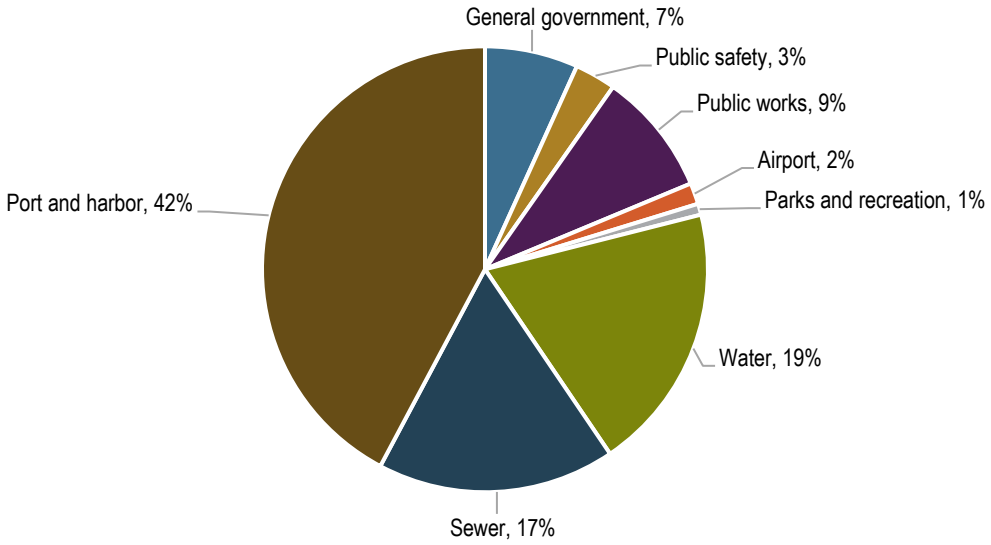
Table 1 shows the breakdown of significant sources of revenue for the City of Homer over time, adjusted for inflation. Typically, the revenue source that contributed the most total dollars was sales taxes (43% of total revenue in 2022). Charges for services was another significant revenue contributor (38% of total revenue in 2022). Figure 3 shows the average share of charges for service revenue by category. Within those categories, the greatest contributors were port and harbor (51%), water (18%), and sewer (17%). Port and harbor revenues were stable throughout the period when adjusted for inflation, with a compound annual growth rate of 1.11%.

Table 1. Inflation-Adjusted City of Homer Revenues, 2012, 2016, 2020, and 2022 (Millions of 2022 dollars)

	2012	2016	2020	2022
Charges for services, Port and harbor	$ 4.96	$ 5.26	$ 5.70	$ 5.19
Charges for services, Water	$ 2.18	$ 2.38	$ 2.39	$ 1.95
Charges for services, Sewer	$ 1.97	$ 2.09	$ 1.87	$ 1.81
Operating grants and contributions	$ 2.06	$ 1.33	$ 12.44	$ 1.35
Capital grants and contributions	$ 3.27	$ 5.06	$ 0.75	$ 1.20
Property tax	$ 3.80	$ 3.89	$ 4.24	$ 3.91
Sales tax	$ 8.90	$ 9.20	$ 10.15	$ 12.34
Other Revenues	$ 2.69	$ 2.85	$ 2.72	$ 1.22

Source: City of Homer (2015, 2016, 2020, 2022), U.S. Bureau of Economic Analysis for inflation adjustments (2023), and Northern Economics analysis

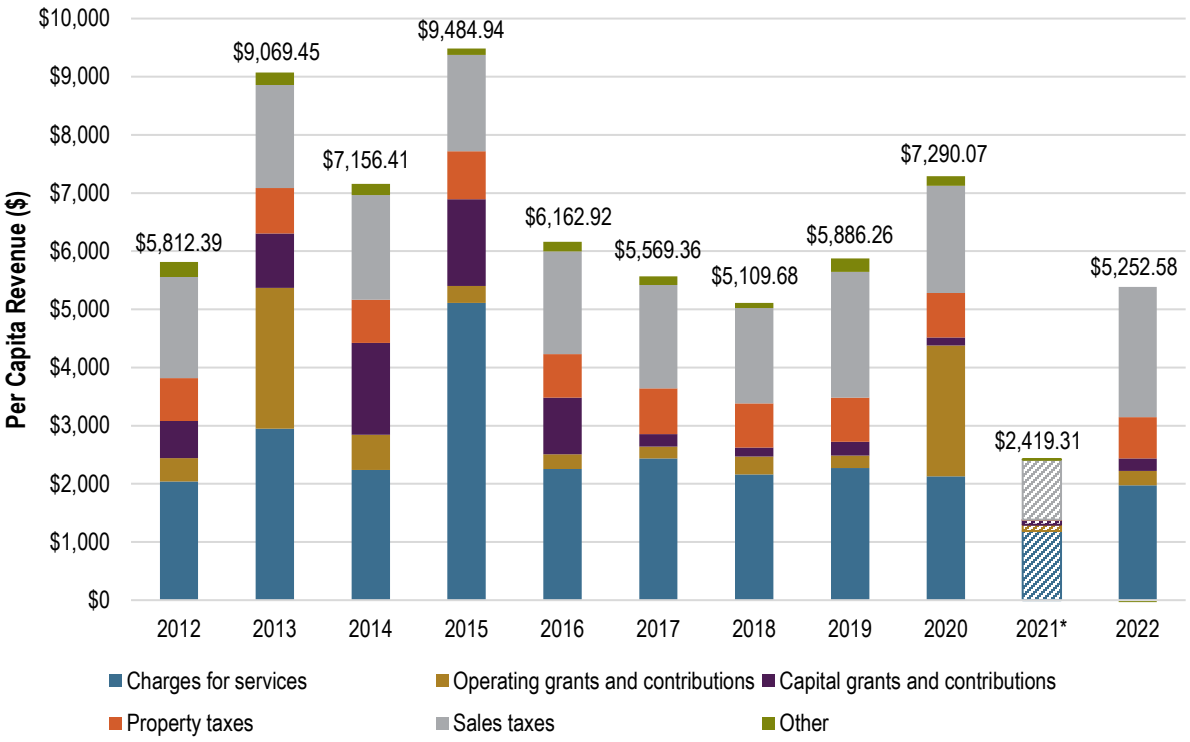
Figure 3. Average Share of Charges for Services by Category, 2012–2022



Source: City of Homer (2012–2022), U.S. Bureau of Economic Analysis for inflation adjustments (2023), and Northern Economics analysis

Homer's population has increased over the past decade, growing 0.73% on average each year from 2012 to 2020 (ADOLWD 2024a, 2024b, 2024c). The population in 2022 was 7.48% greater than in 2012. Figure 4 shows annual revenues for 2012–2022 per capita and demonstrates the fluctuating nature of total revenues. Prior to the pandemic, revenues were on a downward trend, reaching a low in 2018. However, from 2018 to 2020, there was a rapid increase until the pandemic. It is hard to say whether the increasing pattern would have continued if it were not interrupted by the pandemic. The largest sources of revenue per capita were charges for services and sales tax. Infrequently, operating grants and contributions had one of the highest per capita revenues, but this is only when large grants were received.

Figure 4. Per Capita Revenue by Category 2012–2022 (2022 dollars)



*Note: *The amount shown for 2021 represents six months, due to the change from a calendar year to a fiscal year.*

Source: City of Homer (2012–2022), ADOLWD (2024a, 2024b, 2024c), U.S. Bureau of Economic Analysis for inflation adjustments (2023), and Northern Economics analysis

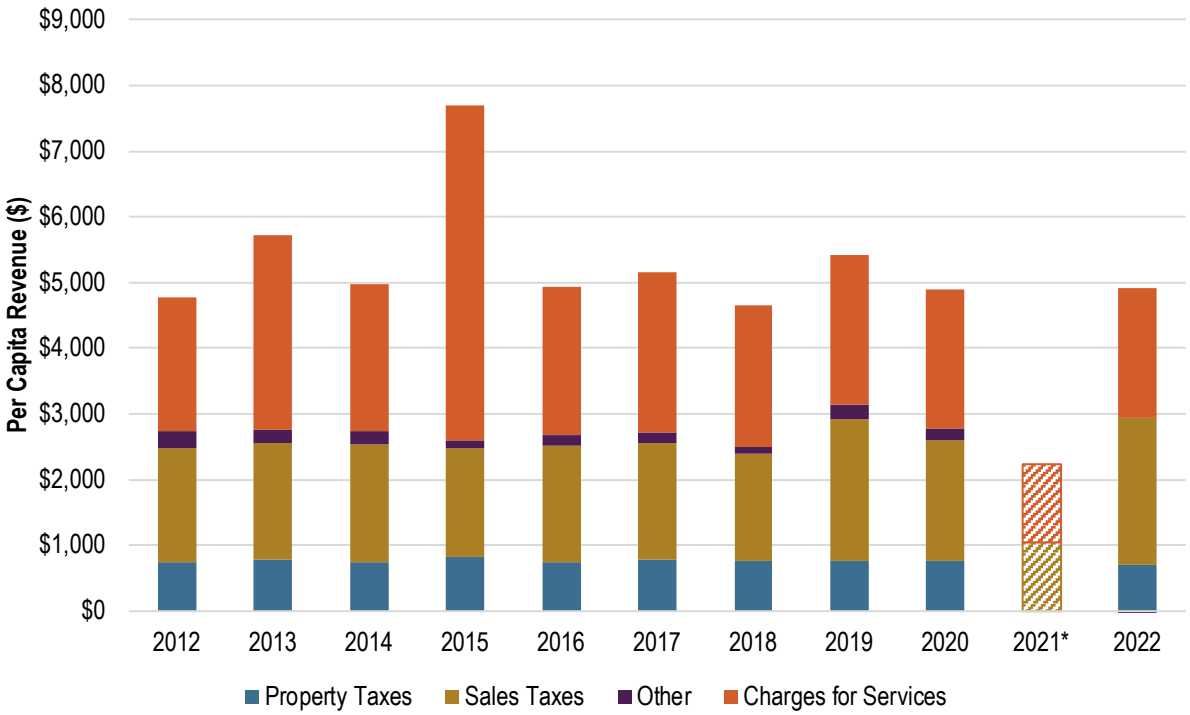
Looking at the broadest level of revenue categories, there were many categories that decreased on a per capita basis when including data for 2012–2022. However, when looking at the 2012–2020 period, most of the revenue categories experienced slight annual growth. This would suggest that 2022 may still be a recovery year from the pandemic, but since there are no data for 2023 yet, it is hard to say if the outlook is positive. However, even in years where revenues are lower, typically expenses have been lower as well, which is discussed in greater depth in the expenses section of this analysis.

When including 2022, total revenues shrank by 1% per year, and most revenue categories shrank or were stable. Sales tax and public safety were the only exceptions, growing 2.6% and 4.2% annually per capita. However, when only including pre-pandemic data from 2012 to 2020, most revenue categories grew slightly on a per capita basis. Total revenue for the period grew at 2.9% annually per capita. The revenue categories that had the greatest annual growth rates per capita were public safety (4.4%), general government (3.6%), and port and harbor (0.8%).

Figure 5 shows revenues without capital or operating grants and contributions to help isolate trends in the other, more consistent, sources of revenue. One notable exception within Figure 5 is 2015, in which there were unusually high revenues in the charges for services category. In 2014 and 2016, charges for services typically brought in between $11 million and $12 million. However, in 2015 there were special

assessments collected related to the natural gas pipeline, which boosted charges for services revenue to just over $26 million (City of Homer 2015). As shown in Figure 5, revenues per capita are generally stable at around $5,000, when we exclude capital and operating grants and contributions. As a result, it seems reasonable to anticipate that if no additional revenue streams are realized, the city should anticipate generating around $5,000 in revenue per capita.

Figure 5. Per Capita Revenue by Category 2012 – 2022, Excluding Grants and Contributions (2022 dollars)



*Note: *The amount shown for 2021 represents six months, due to the change from a calendar year to a fiscal year.*

Source: City of Homer (2012–2022), ADOLWD (2024a, 2024b, 2024c), U.S. Bureau of Economic Analysis for inflation adjustments (2023), and Northern Economics analysis

City Expenses and Cost of Services

Total expenses in 2022 were less than total expenses in 2012 after being adjusted for inflation. However, this does not tell the whole story. Post-pandemic data are not the most reliable due to an accounting methodology change that impacted 2021, 2022 being a relatively low year in both revenue and expenses, and 2023 data not yet being available for comparison with 2022. For these reasons, this analysis has included discussion both including and omitting post 2020 data.

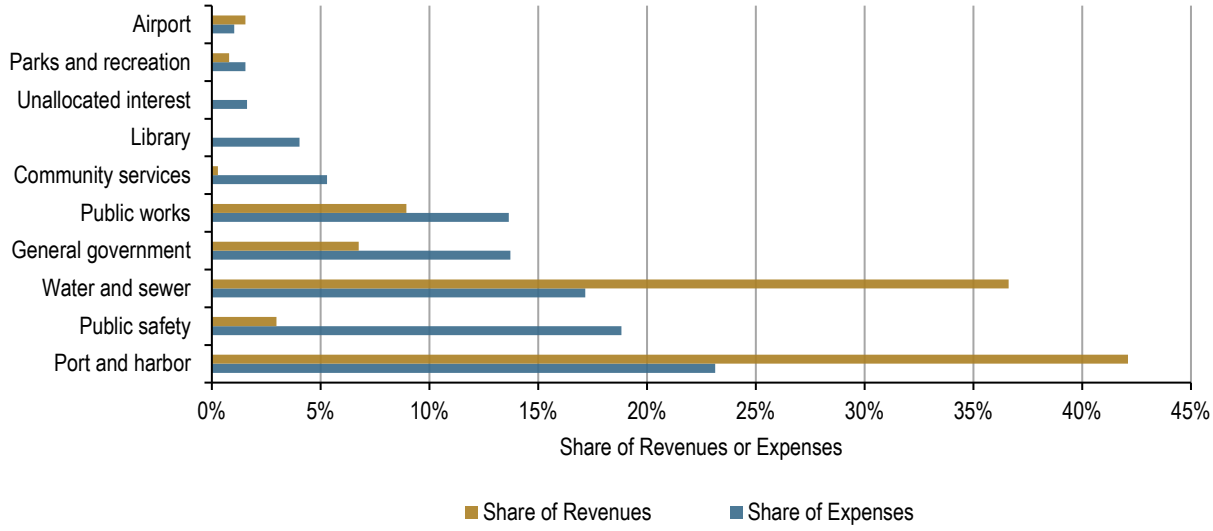
For 2012–2022, total expenses per capita decreased with a compounded annual rate of -1.9%. All categories of expenses decreased except for public safety expenses, which increased 1.9% annually.

When excluding the partial year in 2021, the average per capita expenses for 2012–2022 after being adjusted for inflation were $5,819.80, compared with $6,523.58 per capita revenues.

Port and harbor, public safety, and water and sewer make up the largest share of service-related expenses on average. The port and harbor alone accounts for 23% of expenses, which is offset by its making up 42.1% of revenues from services. Other significant expenditures include public safety (18.8% of expenses), and water and sewer (17.17% of expenses). Public safety did not generate a significant share of revenues from services to balance out the expenditures (2.97% of revenues). However, water and sewer generated 36.6% of revenues for services. Figure 6 compares the average share of service-related revenues compared to the share of expenses for various programs and services for 2012–2022. Not all programs and government functions exist for the purpose of generating revenue, and some are necessary government functions or community services. As a result, expenses tend to be more broadly shared across all programs and government functions, while revenues are concentrated in a few different programs.

Table 2 shows the breakdown of significant expenditures for the City of Homer over time, adjusted for inflation. Typically, the department that accounted for the greatest expense was port and harbor (22% of total expenses in 2022). Public safety was another significant source of expenses (22% of total expenses in 2022).

Figure 6. Average Share of Revenues and Share of Expenses by Program/Government Function, 2012–2022



Note: The calculations for revenues and expenses excluded operating and capital grants and contributions to capture the true program cost versus the amount of revenue it generates. Additionally, revenues from taxes are excluded from the 100% total since there is not a tax-specific expense with which to compare.

Source: City of Homer (2012–2022) and Northern Economics analysis

Table 2. Inflation-Adjusted City of Homer Expenses, 2012, 2016, 2020, 2022 (Millions of 2022 dollars)

	2012	2016	2020	2022
Port and Harbor	$ 5.89	$ 8.75	$ 6.68	$ 5.83
Public Safety	$ 6.02	$ 6.23	$ 5.75	$ 5.81
Public Works	$ 3.39	$ 3.76	$ 4.62	$ 4.39
Water and Sewer	$ 5.82	$ 5.40	$ 4.99	$ 4.38
General Government	$ 4.92	$ 4.12	$ 5.58	$ 4.20
Other Expenses	$ 3.71	$ 3.85	$ 10.46	$ 1.76

Source: City of Homer (2012–2022), U.S. Bureau of Economic Analysis for inflation adjustments (2023), and Northern Economics analysis

Some programs generate enough revenues to cover well over their expenses without any other grants or contributions, and others do not. Many programs generate enough revenues to be mostly self-supporting with the revenue they generate from their charges for services. This leaves a relatively small deficit to make up through operating and capital grants and other tax-based revenues. Some programs are designated as "business-type activity", meaning they should recover all or most of its costs through user fees and charges. This includes water and sewer, and port and harbor. Usually, the port and harbor covers most of its expenses through charges for services and leaves a relatively small portion that needs to be covered through other means of support. The other programs covering most of their expenses are designed so that they can be primarily supported by taxes and intergovernmental revenue.

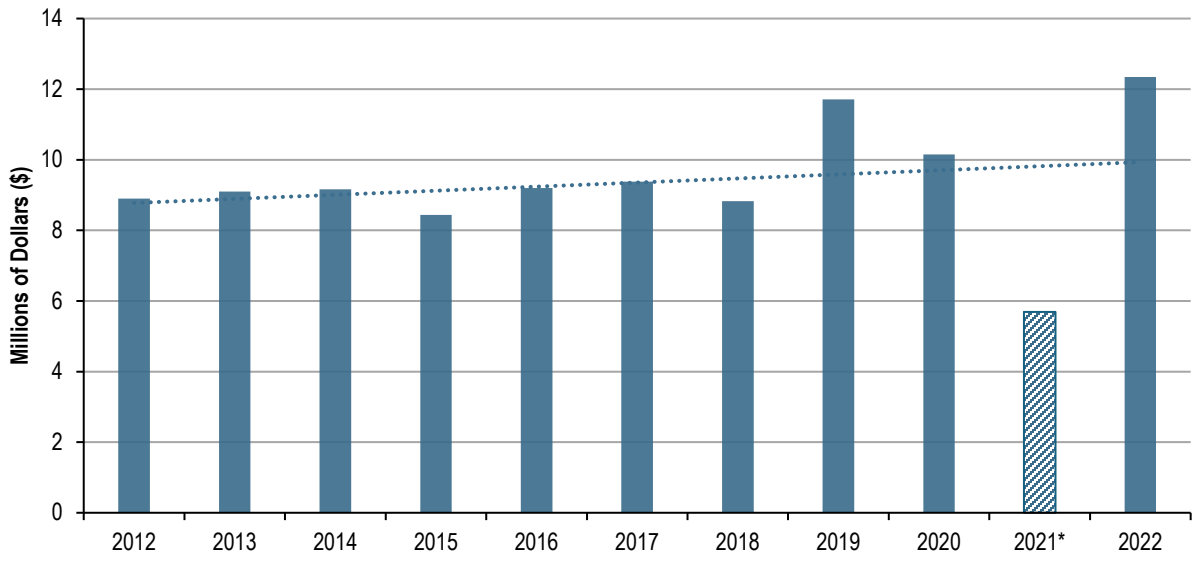
Taxation

The City of Homer receives sales tax revenue and property tax revenue. The Kenai Peninsula Borough (KPB) collects tax revenue on behalf of the city and then distributes it.

Sales Tax

The City of Homer collects a year-round 7.85% sales tax (4.85% of which is for the city) with a $500 cap (KPB 2024b). It is the second highest tax rate in the borough behind Seldovia, which charges 9.5% seasonally (April through September). The city's tax rate has been in effect since January 1, 2019, when it increased from 4.5% to finance the bonds for a police station. The increase expires once enough funds have been generated to pay all the debt service. Figure 7 shows the inflation-adjusted sales tax revenue from 2012 to 2022. Excluding 2021 from the calculation, sales tax revenue has grown an average of about 4% year over year from 2012-2022. The 33% increase from 2018 to 2019 was the result of the previously mentioned city sales tax increase.

Figure 7. Homer Sales Tax Revenues 2012–2022 (Millions of 2022 dollars)



*Note: *The amount shown for 2021 represents six months, due to the change from a calendar year to a fiscal year.*

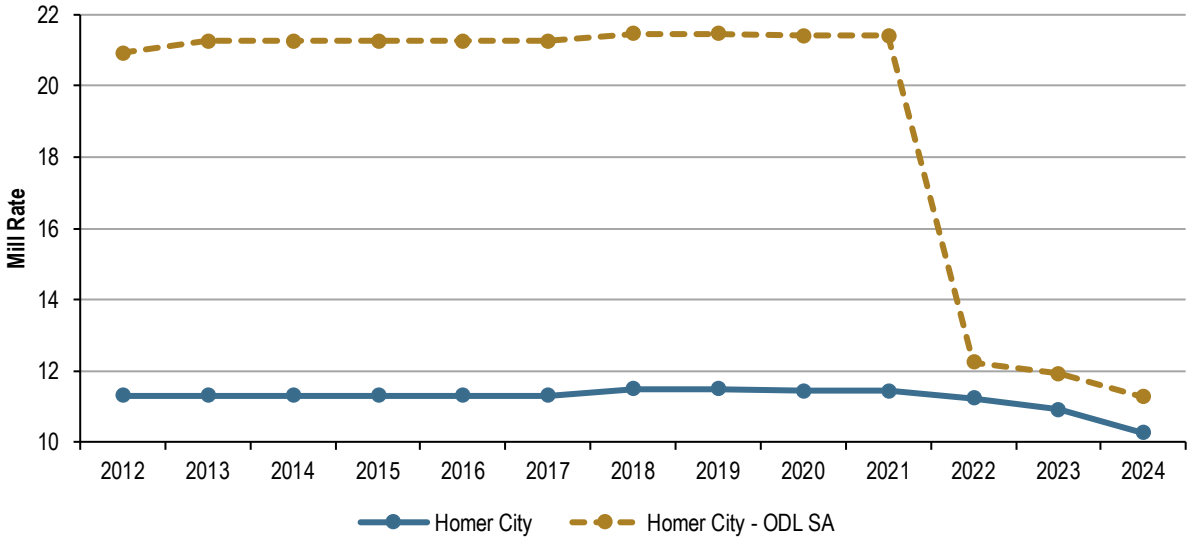
Source: City of Homer (2012–2022), U.S. Bureau of Economic Analysis for inflation adjustments (2023), and Northern Economics analysis

On a per-capita basis, sales tax revenue in 2012 was $1,734.81 and in 2022 it was $2,237.71 per person, demonstrating real growth relative to the population and inflation. It is likely that the increase in tax revenue per capita came from both an increase in spending as well as an increase in the tax rate in 2019.

Property Tax

Property tax is collected by the KPB and then distributed to the cities, including Homer. The mill rate is the dollar amount of property taxes collected per $1,000 of assessed property value. In the City of Homer, the 2024 tax year mill rate is 10.26. Of the total 10.26 mill rate, 4.50 of that is for the City of Homer, 4.30 is for the Borough (standard across all properties in the borough), 0.34 is for paying off debts related to special projects, and 1.12 is for South Hospital (KPB 2024a). Figure 8 shows the mill rates in Homer from 2012 to 2024. As noted below the figure, a higher rate was assessed in the Homer City Ocean Drive Loop Service Area (ODL SA) to cover the cost of necessary seawall repairs that benefited the residents of that area. After funding the needs, the special assessment was removed in 2022. Over time, the mill rates have remained stable for the Homer area with small fluctuations. The general rate in the city hovers around 11 mills.

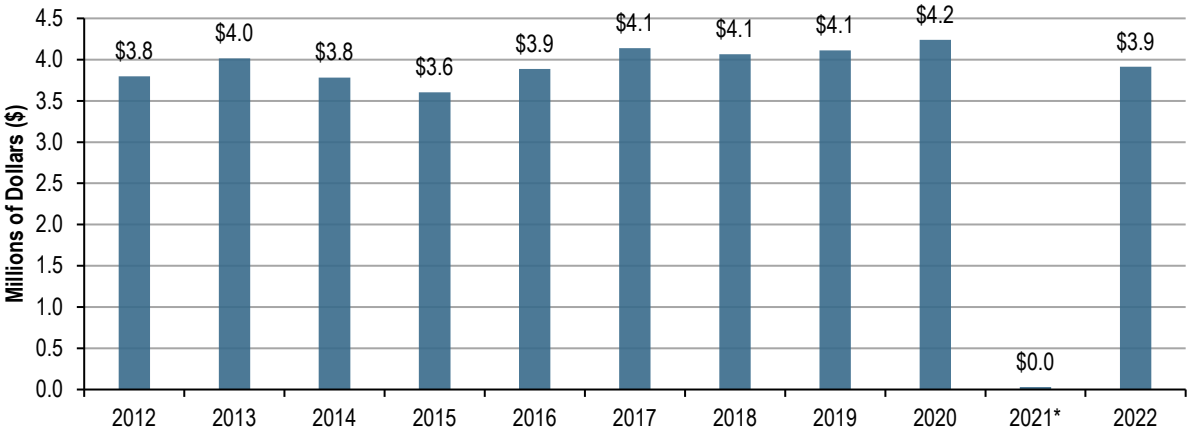
Figure 8. Historic Mill Rates Homer, 2012-2024



Note: Homer City – ODL SA refers to the Homer City Ocean Drive Loop Service Area, which had an increased mill rate to help cover seawall repairs (City of Homer 2020b).

Source: KPB (2024a)

Figure 9. City of Homer Property Tax Revenues, 2012–2022 (Millions of 2022 dollars)



Note: *2021 is not shown, due to changes in tracking from a calendar year to a fiscal year.

Source: City of Homer (2012–2022), U.S. Bureau of Economic Analysis for inflation adjustments (2023), and Northern Economics analysis

As can be seen in Figure 9, total property tax revenues have been steady from 2012 to 2022, increasing by about half a percent each year. However, one trend that could impact future property tax revenues received by the city is an aging population, since there are property tax exemptions for senior citizens. For residents who are 65 or older or are disabled veterans, the KPB exempts the first $150,000 of property valuation.

The population over the age of 65 in the KPB increased from 11.3% of the population in 2012 to 18.6% in 2022. Homer has an even greater share of people over the age of 65 than the KPB and that share has been increasing as well (USCB 2022). In the KPB, there were 3,700 approved property tax exemption applications in 2012, compared to 6,704 approved applicants in 2022 (ADCCED 2024). This increase represented a 6.06% increase each year on average from 2012 to 2022. After being adjusted for inflation, the equivalent of $5,527,965 dollars were exempted in 2012, compared to $8,914,444 in 2022, a 61% increase. Considering optional tax exemptions in the KPB, the overall percentage of the tax base exempted has fluctuated, peaking at 31.3% in 2014 and going as low as 18.6% in 2013 (ADCCED 2024). In 2022, the percent of the tax base exempted was 20.7%. This could result in less revenue for the city when funds are redistributed to it from the KPB if the borough is generating less revenue.

Fiscal Challenges and Trajectory

The state's fiscal situation is still uncertain. As a result, the city cannot count on some of the same sources of state funding as it has in the past for certain programs. The pandemic also caused additional uncertainty in future revenue and expenditure activities for the city. The city will be utilizing federal funding from the American Rescue Plan Act–Coronavirus State and Local Fiscal Recovery Funds in 2023-2024. An additional source of financial vulnerability is the city's water and sewer utility fund. The challenge is that the city owns expensive and expansive treatment, collection, and distribution infrastructure. However, there are few customers to pay for maintenance and operations of the systems. The proposed best course of action has been to infill and hook up customers where the infrastructure already exists, avoiding additional build-out capital costs (City of Homer 2022).

Additionally, the city's FY24/25 budget notes that Homer is currently facing challenges meeting increasing demands for services while dealing with high inflation following the pandemic (City of Homer 2023). As a result, despite revenue growth, the buying power of the revenue growth has been hurt by market price increases. Supply chain disruptions have also been challenging for the city following the pandemic. However, there has also been an increase in visitation from independent tourists. While in the short term the rate of revenue increase is close to the rate of expense increases for cost of goods and services, the hope is that as inflation eases revenues will continue to remain strong and increase.

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Note regarding the audited financial statements: Each of the City of Homer's audits include data for the current year and the year, but there are a few instances where there are discrepancies between what is reported in the audit for the year and what is reported for that year in the subsequent audit. In the few instances where this was the case, the project team used the actual year rather than the subsequent year.

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United States Census Bureau (UCSB). 2022. American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, "Age and Sex". *https://data.census.gov/table/ACSST5Y2022.S0101?q=Homer city, Alaska&g=050XX00US02122*. Accessed June 2, 2024.

Appendix H: Land Use and Environment Chapter Background

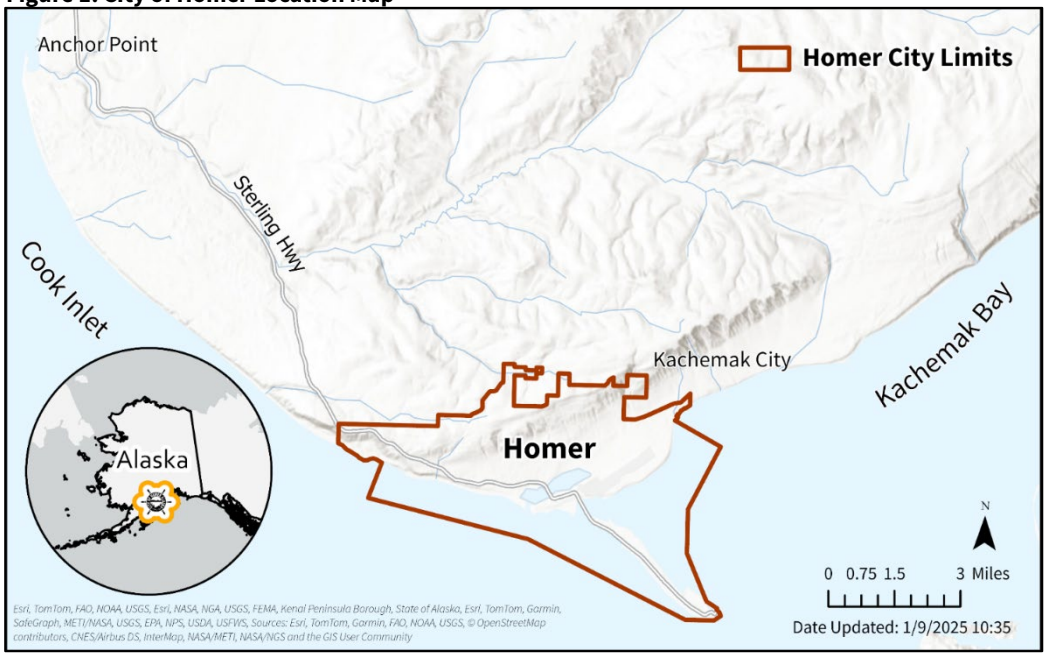
Supplemental Maps

This appendix provides a series of supplemental maps that informed development of the Future Land Use Map and corresponding policies in the Land Use and Environment chapter of the Core Plan. These figures present key background data on land ownership, existing land use patterns, current zoning, and environmental conditions within the City of Homer. Together, they offer geographic context and spatial analysis that supported the planning process.

Figures included in this appendix:

- **Figure 1:** City of Homer Location Map
- **Figure 2:** City of Homer Ownership Map
- **Figure 3:** City of Homer Current Land Uses Map
- **Figure 4:** City of Homer Zoning Map
- **Figure 5:** Environmental Constraints Overlay
- **Figure 6:** Environmental Constraints Overlay: Conditions
- **Figure 7:** Table of Descriptions in Environmental Constraints Overlay: Conditions
- **Figure 8:** Table of Description and map for Moose Habitat
- **Figure 9:** Environmental Constraints Overlay: Designations

Figure 1: City of Homer Location Map



These maps represent the best available data at the time of plan drafting and were used to identify development opportunities and environmental limitations across the community.

Figure 2: City of Homer Ownership Map

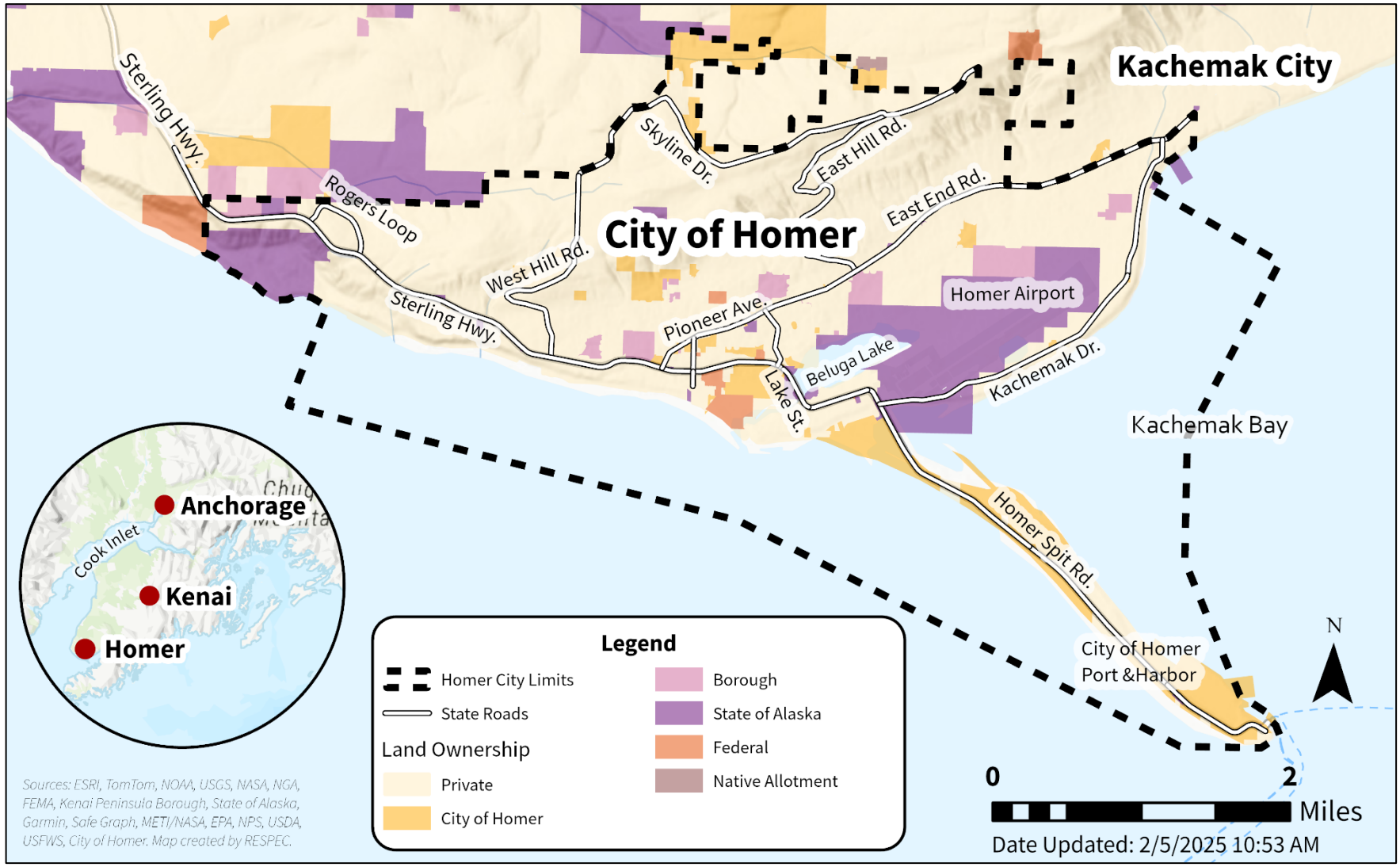


Figure 3: City of Homer Current Land Uses Map

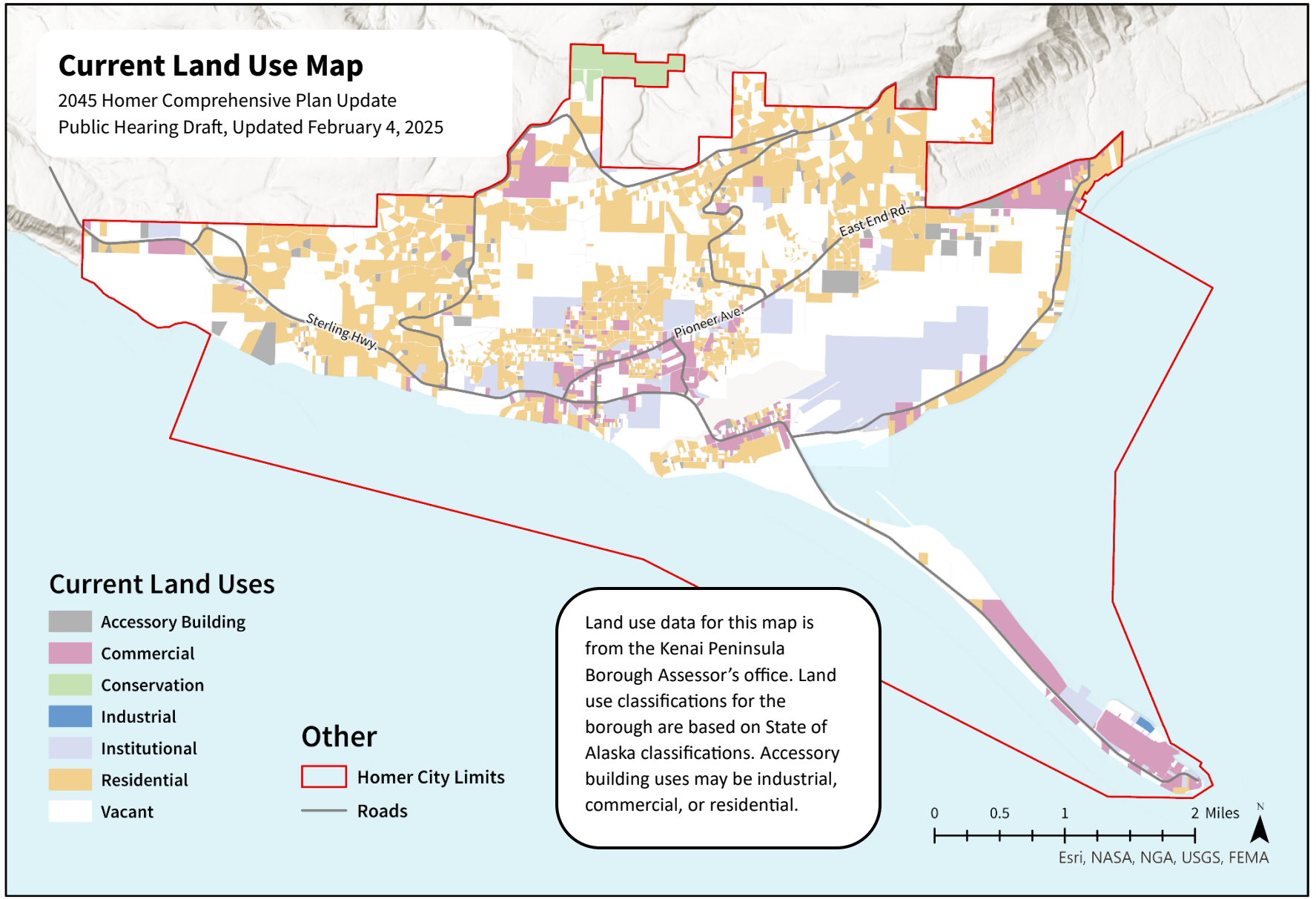
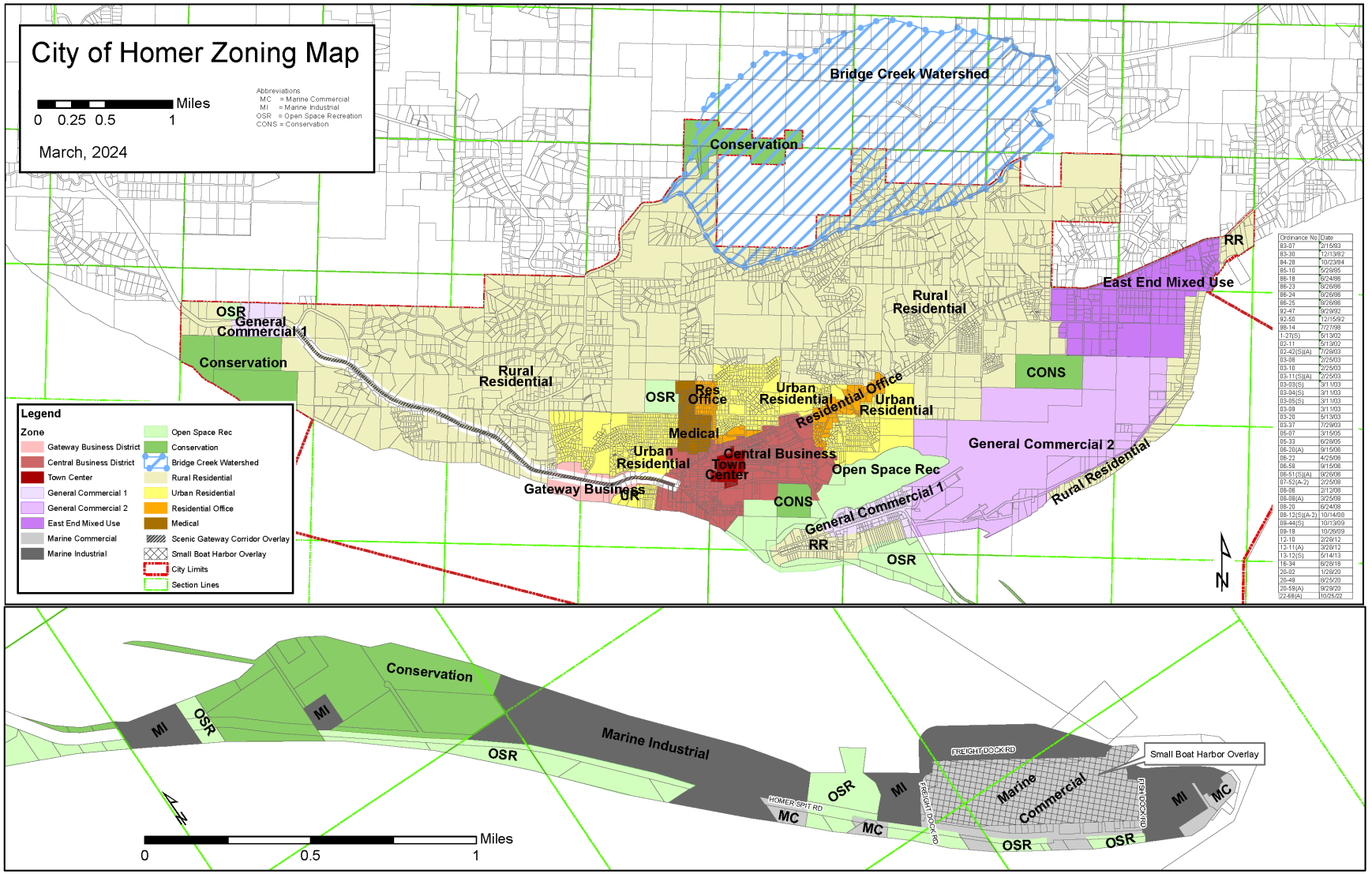


Figure 4: City of Homer Zoning Map

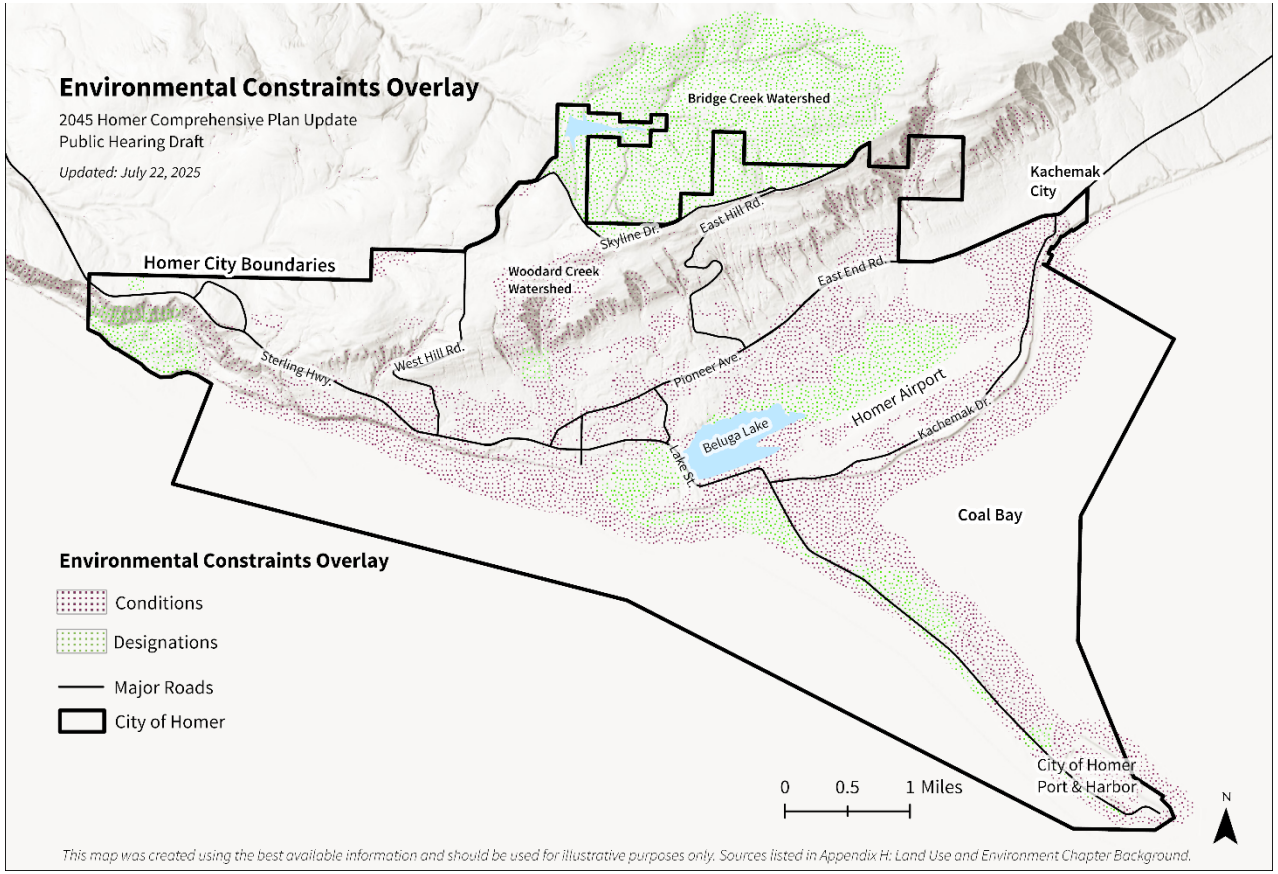


Environmental Constraints Overlay

The Environmental Constraints Overlay is a planning tool developed to support the ~~F~~uture Land Use Map and guide long-term land use policy decisions. It brings together a range of environmental data to illustrate where physical and ecological conditions may present limitations to development or require special consideration. The overlay is organized below into two maps:

- **Conditions** include physical characteristics of the landscape that may pose risks or limitations for development, such as watersheds, steep slopes, scarps, floodplains, hydric soils, and areas of high erosion potential.
- **Designations** include areas that are formally recognized by public entities for conservation or ecological value, such as the Homer Airport Critical Habitat Area.

Figure 5: Environmental Constraints Overlay



The Environmental Constraints Overlay accompanies the Future Land Use Map's base designations for the Plan. It provides a general illustration of environmental constraints that may affect development, based on approximate data. **It is not intended to serve as a definitive guide for site-specific decisions.** Detailed technical analysis should be conducted as part of any proposed site development to fully assess conditions. Additionally, users are encouraged to consult the original source data for each mapped constraint; citations for these sources are provided below.

Figure 6: Environmental Constraints Overlay: Conditions

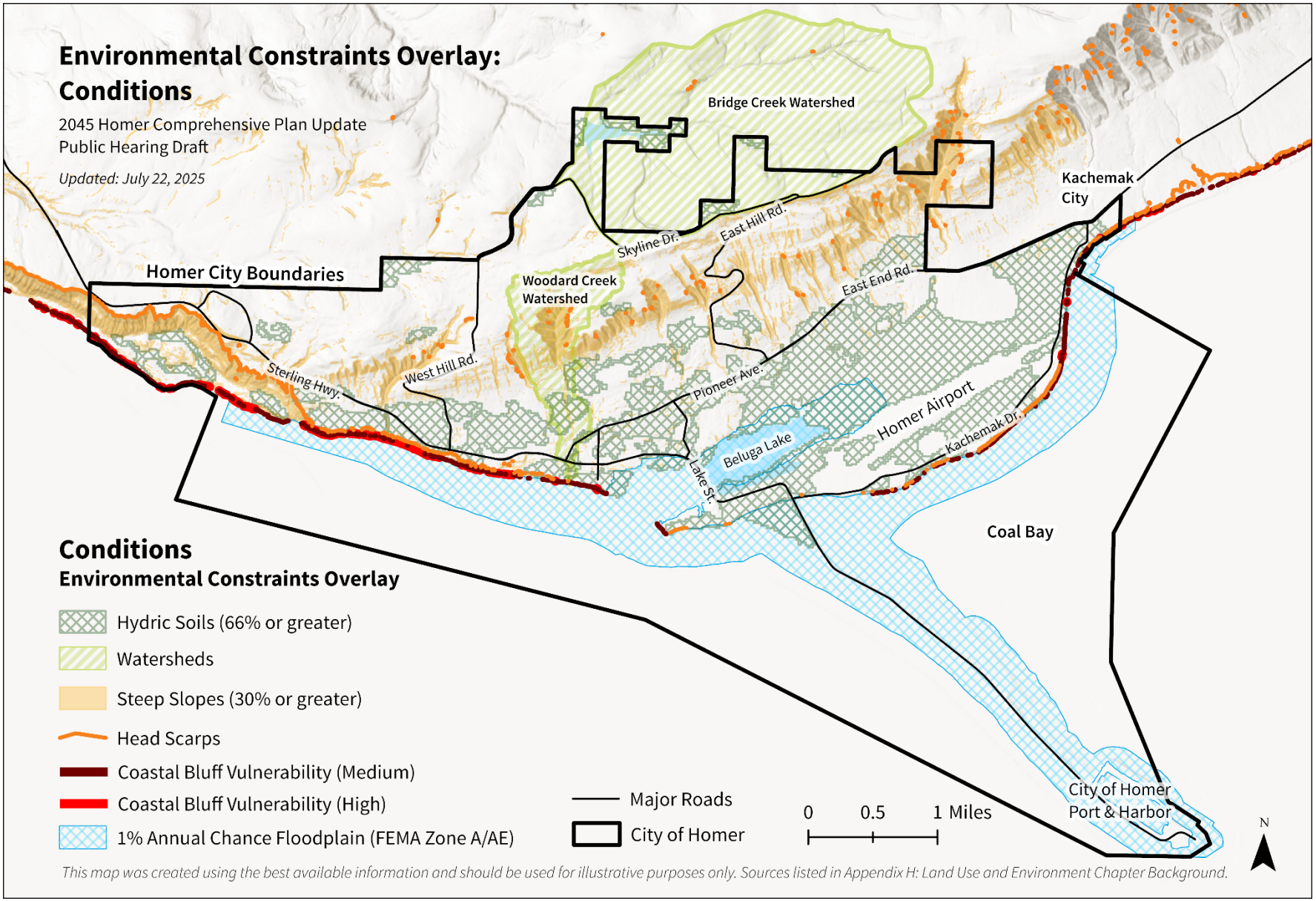
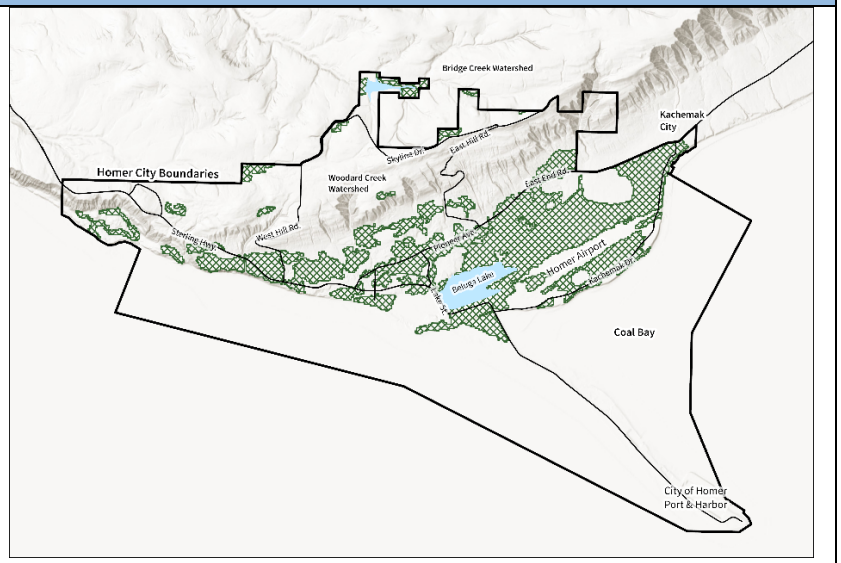
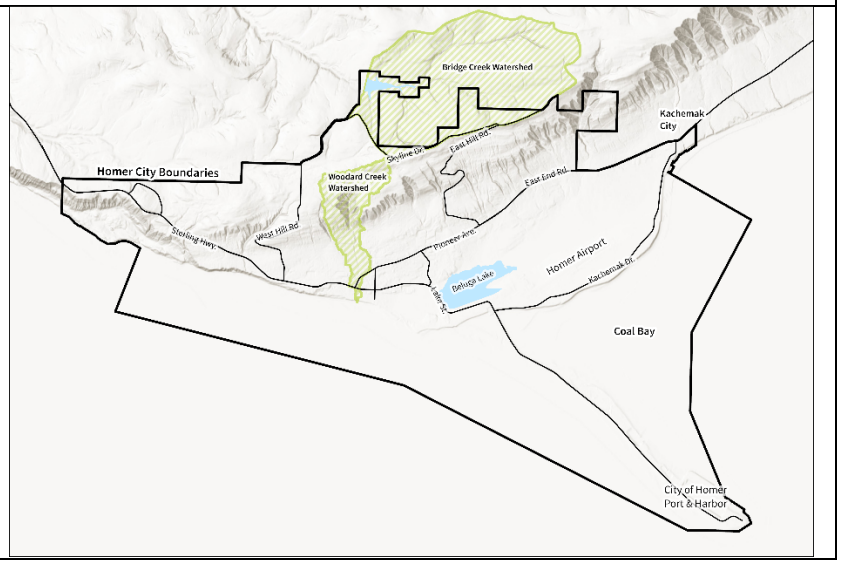
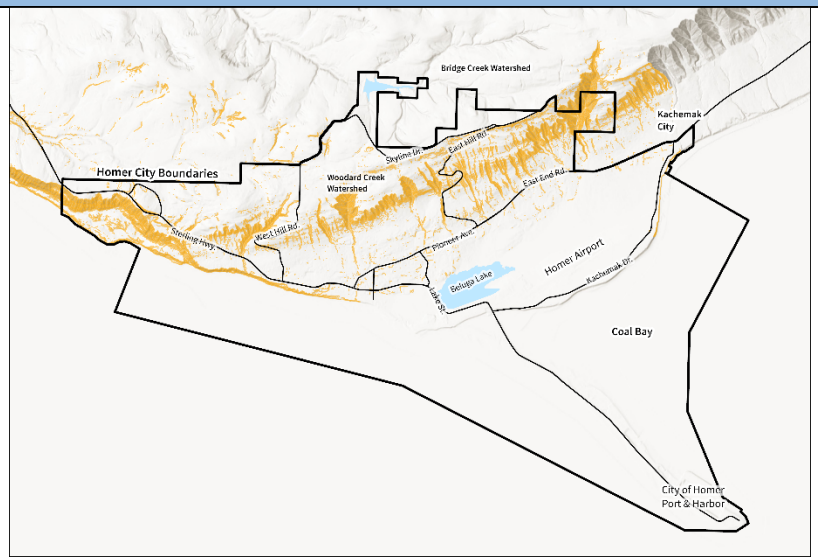
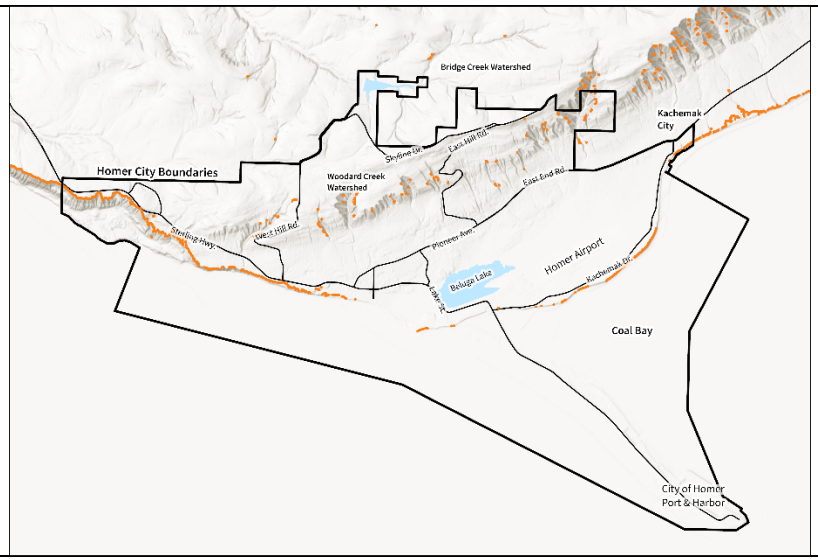


Figure 7: Table of Descriptions in Environmental Constraints Overlay: Conditions

Name, Description, and Source	Map Element
Hydric Soils (66% or greater) The constraints map shows partially (66-90%) and predominantly (more than 90%) hydric soils. Hydric soils are defined as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile. They often signal the presence of wetlands or other areas with limited development potential due to poor drainage, seasonal inundation, or regulatory protections. They also help identify important ecological areas that provide natural water filtration, habitat, and flood mitigation functions. **Source:** U.S. Department of Agriculture, Natural Resources Conservation Service. (2024). Soil Survey Geographic Database (SSURGO) [Data set]. https://sdmdataaccess.sc.egov.usda.gov	
Watersheds A watershed is an area of land where all the water – whether from rain, snowmelt, or streams – drains into a common outlet, such as a bay or river. In Homer, key watersheds include **Bridge Creek**, which supplies the city's drinking water, and **Woodard Creek**, which flows through downtown and into Kachemak Bay. These watersheds are vital for maintaining water quality, managing stormwater, and supporting fish habitats. **Source:** City of Homer. (2024). *Watershed Boundaries* [GIS data]. City of Homer GIS Department. Retrieved from https://www.cityofhomer-ak.gov	

Name, Description, and Source	Map Element
Steep Slopes (30% or greater) This layer highlights areas where the land surface rises sharply – slopes of 30 percent or more. Steep slopes can signal places where development may be more difficult due to poor soil stability, erosion potential, and increased costs. They can also indicate areas at higher risk of landslides. For more detailed landslide information in Homer – including mapped debris flows and slope failure zones – see the *2024 Landslide Hazard Susceptibility Mapping in Homer, Alaska* report. *Note that the study focuses on smaller-scale landslides and does not assess large landforms like the Bear Creek alluvial fan, which may also present risks.* **Source:** Developed from: Esri. (n.d.). *Terrain - Slope Percent* [Data set]. ArcGIS Living Atlas. Retrieved [insert retrieval date], from https://www.arcgis.com/home/item.html?id=304e82c39ca14273b41c26f07e692e93	
Head Scarps This layer shows the mapped upper edges of past landslides – known as head scarps – identified through high-resolution lidar analysis by the Alaska Division of Geological & Geophysical Surveys. These features mark the original failure points of slope movements and may indicate areas of ongoing or future instability, even when no landslide deposits are visible on the surface. In Homer, head scarps are often found in steep upland areas and coastal bluffs, where they help identify terrain that may not be suitable for development without further geotechnical study. **Source:** Salisbury, J. B. (2024). *Landslide hazard susceptibility mapping in Homer, Alaska* (Report of Investigation 2024-3). Alaska Division of Geological & Geophysical Surveys. Retrieved from https://dggs.alaska.gov/pubs/id/31155	

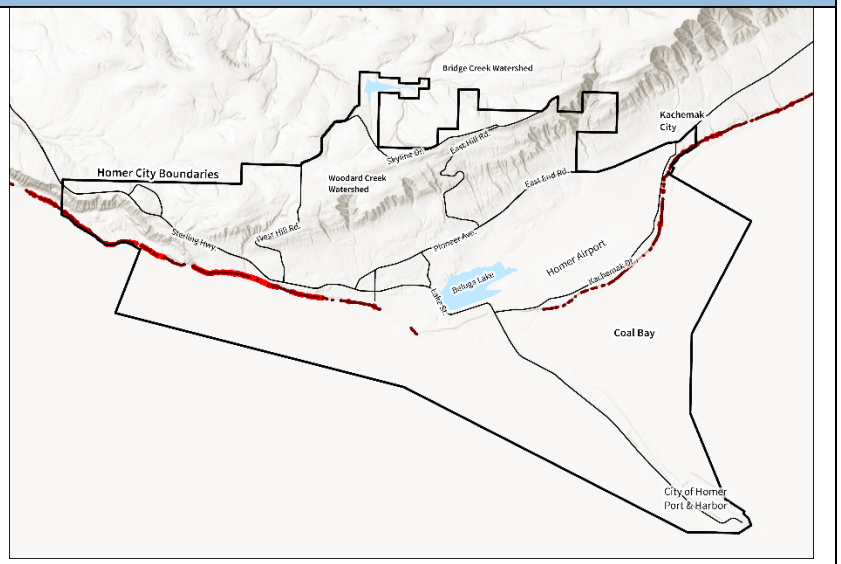
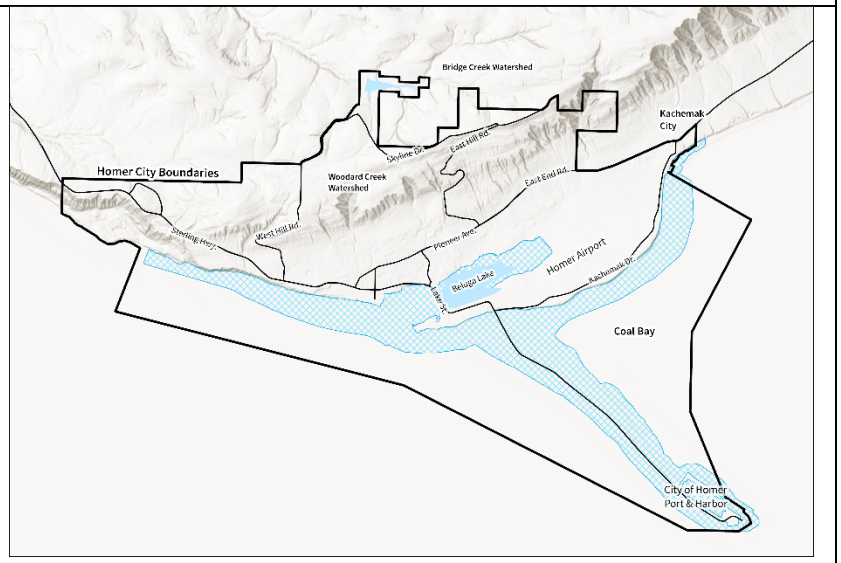
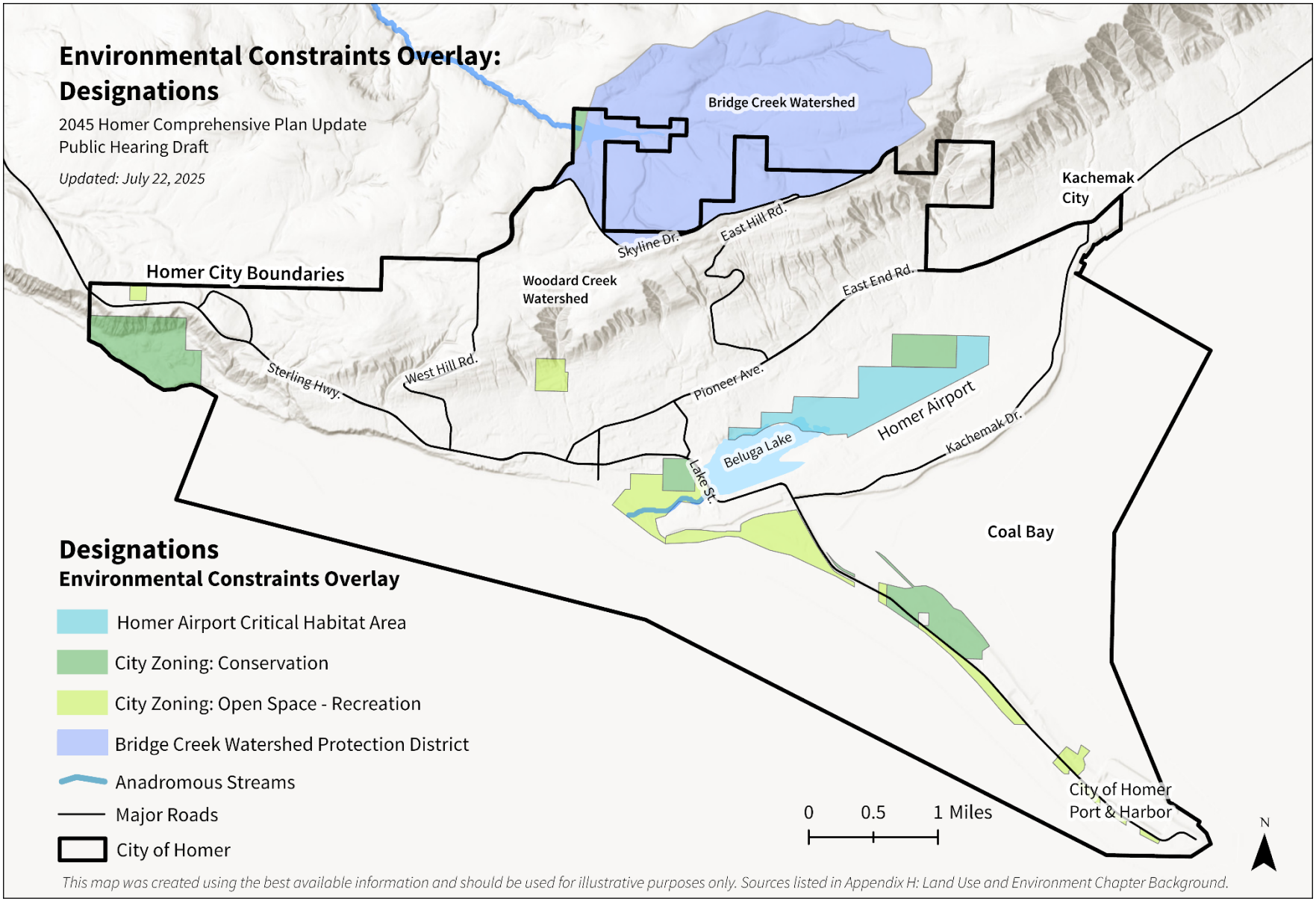
Name, Description, and Source	Map Element
Coastal Bluff Vulnerability This layer shows areas along Homer's coastline classified as having **medium** or **high** **vulnerability to bluff instability**, based on the 2022 *Coastal Bluff Stability Assessment for Homer, Alaska* by the Alaska Division of Geological & Geophysical Surveys. These classifications are based on historical erosion rates, bluff height, slope, and the likelihood of future retreat. High vulnerability zones indicate areas where coastal erosion and slope failure are more likely to occur and may pose risks to nearby infrastructure or development. Including these areas on the constraints map helps inform decisions about shoreline development, safe access points, and hazard mitigation. **Source:** Buzard, R.M., & Overbeck, J.R. (2022). *Coastal bluff stability assessment for Homer, Alaska*. https://dggs.alaska.gov/pubs/id/30908	
1% Annual Chance Floodplain (FEMA Zone A/AE) This layer identifies areas within Homer that have a 1% annual chance of flooding—commonly known as the "100-year floodplain"—as defined by FEMA's Zone A and AE designations. These zones represent the highest flood risk areas mapped by FEMA and are often subject to stricter building and insurance requirements. Other FEMA flood zones, such as areas of minimal or undetermined flood risk, are not included here to maintain clarity and emphasize the most critical flood hazard zones for planning purposes. **Source:** Federal Emergency Management Agency. (n.d.). *Digital Flood Insurance Rate Map Database, City of Homer, Alaska, USA*. Retrieved from https://catalog.data.gov/dataset/digital-flood-insurance-rate-map-database-city-of-homer-alaska-usa	

Figure 8: Moose Habitat Map and Description

Moose are important wildlife on the southern Kenai Peninsula for fall harvest and year-round wildlife viewing. Lands within Homer provide important wintering and calving habitat that help sustain the population. While many moose have become acclimatized to Homer's human population, maintaining migration corridors from the higher elevation benchlands north of Homer, where they spend the summer and fall months, to low elevation habitats such as the Homer Airport Critical Habitat Area, where they spend the winter months, remains important for a sustainable population. The polygon on the map shows the region moose typically use in winter and summer to migrate between higher and lower elevations. Identifying undeveloped and lightly developed parcels in this area and in wintering areas in the city for moose habitat conservation will allow moose to continue their annual movements. Source: Lynn Whitmore, Kachemak Moose Habitat Inc. President (2024).

Figure 9: Environmental Constraints Overlay: Designation



Appendix I: Partner-Led Strategies and Actions

Key to Icons in the Plan

↗: **PRIORITY**. Emerging priority for implementation.

🛠: **CAPITAL**. This action features a potential capital project (including those in planning and feasibility stages).

✱: **CODE.** This action recommends a specific code revision.

♦: **2018**. This action is adapted/carried over from the 2018 comprehensive plan.

Chapter 2 Land Use & Environment Potential Partner-Led Strategies

6. **Collaborate with public and private partners to enhance community spaces and recreational infrastructure.** ♦
    a. Promote public-private partnerships for the maintenance and improvement of parks, trails, and green spaces.
    b. Expand the adopt-a-park program to engage local businesses, service organizations, and youth groups in caring for public spaces.
    c. Explore the creation of a park endowment fund to support long-term maintenance and upgrades of outdoor recreation areas.
    d. Partner with local organizations and private property owners to complete sidewalks, install landscaping, improve building façades, and integrate green infrastructure in commercial areas.
    e. Encourage joint use agreements and shared investment in parking, access, and public amenities that support compact, walkable development.
7. **Coordinate with regional and state agencies to align land use policies with environmental stewardship and shared planning goals.**
    a. Work with regional land use partners to ensure development codes reflect adopted plans and evolving land management goals.
    b. Incorporate shared hazard mitigation, watershed protection, and climate adaptation priorities into local land use planning through ongoing interagency collaboration. ♦

Chapter 3 Public Facilities and Services Potential Partner-Led Strategies

7. **Identify and address the deficiencies of the Homer Airport (updated master plan, more reliable year-round service, etc.).**
   a) Collaborate with the Alaska Department of Transportation & Public Facilities (DOT&PF) in the development of a new airport master plan for Homer Airport.
   b) Collaborate with air carriers to provide more reliable year-round service to and from Homer Airport.
8. **Provide opportunities for people of all ages and abilities to live, work, and play in the community, including encouraging businesses and organizations to create accessible, ADA-compliant facilities.**
   a) Include accessible crossings in all future road projects. 🛠
   b) Ensure community hubs (schools, university campus, stores, services, parks) are accessible and connected for all ages and abilities. 🛠
9. **Collaborate with Borough, state, federal, and non-profit partners to maintain year-round access to community facilities for recreational, educational, social, and cultural activities.**
   a) Support the efficient use of existing community facilities. Partner with organizations to keep city facilities operating beyond normal hours.♦
   b) Continue to collaborate with the Kenai Peninsula Borough (KPB) to use school facilities for recreational, educational, social, and cultural activities to the entire community after school hours and in the summer. ♦

3. Develop incentives and public-private partnerships for affordable and long-term housing development.

a. Conduct targeted borough land disposition for housing with specific objectives in mind: manufactured housing, smaller lots for more affordable ownership and rental products, duplexes, and triplexes. Note: The strategic approach to land disposition could occur through targeted negotiations/partnerships with local organizations, such as Tribes and Kenai Peninsula Housing Initiatives, Inc. In addition, the RFP process could be used to select developers/contractors and associated homebuyers for selected borough owned lots with specific housing objectives.

b. Explore the creation of a local housing fund and implement targeted incentives to encourage affordable housing development over luxury and short-term rental projects.

c. Address the scarcity of affordable land by exploring Community Land Trust models (example: Sitka, AK) and other strategies to lower land acquisition costs.

c) Explore ways to incentivize private property owners to place existing vacant parcels into residential use.

d. Build public-private partnerships with organizations that influence housing development, such as contractors, nonprofits, Tribal housing authorities, and lending agencies.

e. Explore possibilities for City land acquisition with the intent to develop attainable housing through a request for proposal (RFP) process.

d) Explore partnerships and solutions that could reduce the cost of shipping for building materials and manufactured homes to Homer.

e) Engage with lenders, insurance providers, utility companies, and housing advocates to identify barriers and potential solutions for financing, insuring, and connecting non-traditional housing types (e.g., yurts, tiny homes, manufactured housing).

Chapter 5 Economic Development Potential Partner-Led Strategies

4. **Support Homer's youngest residents and their families by making sure they have what they need to grow and thrive, including access to child care.** 🗲
    a. Ensure quality childcare is accessible and affordable, with parents and caregivers easily able to connect with available childcare resources and programs.
    b. Promote a healthy lifestyle by increasing activities available for youth.
    c. Promote volunteer and education opportunities for youth to become involved in civic life and contribute to improving the community.
5. **Expand vocational training resources, particularly in trades, marine trades (including mariculture and shipping industries), and healthcare industries, to retain young residents and provide year-round employment.** 🗲
    a. Enhance health care opportunities and adjacent industries to strengthen local services and employment. ♦
    b. Create co-working spaces and incubator hubs for small-scale manufacturers and entrepreneurs. (The Commons in Ketchikan is a good case study https://www.tongassfcu.com/business/business-services/the-commons-at-tfcu/.)
    c. Encourage the retention of existing and the relocation of new Federal and State Government jobs and training programs to Homer. Promote Homer as a place to expand and attract government operations.♦
    d. Continue and increase support for the Alaska Small Business Development Center business advisor located in Homer to foster local business growth.
6. **Support access to quality, affordable health care.**🗲
7. **Promote fishing and maritime services as viable career options in Homer and demonstrate long-term support for and commitment to the industry.**
    a. Develop programs to attract seafood buyers and retailers to Homer, increasing competition and driving better prices for local fishermen.
    b. Expand hands-on training and apprenticeships to promote fishing as a viable career option.
    c. Offer grant programs, financial assistance, and legal services to support new entrants to the fishing industry.
    d. Promote sustainable, science-based fisheries management.
8. **Promote food security.**
    a. Identify supply chain vulnerabilities.
9. **Address barriers to workforce recruitment and retention (e.g., housing, child care).**
10. **Pursue moderate, sustainable growth in tourism, focusing on activities that benefit small businesses and minimize negative impacts on community character.** ♦
    a. Develop regenerative tourism strategies to balance visitor growth with environmental and community preservation.

b. Promote recreation, the arts, and non-governmental organizations as a complement to tourism and as an export industry. ♦

11. Support Homer's seniors, including the ability to remain in the community as they age.

12. Support high-quality K-12 and higher education in Homer, support teachers, and sustain lifelong learning opportunities for all residents.

a. Develop regenerative tourism strategies to balance visitor growth with environmental and community preservation.

b. Promote recreation, the arts, and non-governmental organizations as a complement to tourism and as an export industry. ♦

Chapter 6 Transportation Potential Partner-Led Strategies

3. **Maintain continued safe airport and ferry operations to support the movement of people and goods to and from the community and maintain Homer's status as a regional hub.**
4. **Explore public transit options, particularly in the Homer Spit area, to alleviate traffic congestion and improve accessibility for seasonal workers, residents, and visitors.**
5. **Install benches, trash cans, bike racks and create drop-off and pick-up locations for buses, taxis and visitors, in alignment with the Homer Wayfinding and Streetscape Plan.**
6. **Explore public parking in downtown.**

Chapter 7 Governance Potential Partner-Led Strategies

5. **Identify opportunities to coordinate with organizations including Tribal organizations, Alaska Native Corporations, and local and regional non-profits to leverage resources and provide services more cost-effectively.**

    a. Build a coalition of public-private partnerships to support improvements to the commercial streetscape of Pioneer and Old Town.

6. **Work with the Kenai Peninsula Borough to advocate for and implement policies that fiscally benefit borough communities.**

Potential Kenai Peninsula Borough Policies that Could Benefit Homer

Potential Borough Policy	Description	Benefit(s) for Homer
Revenue-Sharing Based on Population Growth	Borough level policy that adjusts revenue-sharing allocations based on population growth.	As Homer grows, the policy would provide additional funds to support expanded public services, infrastructure, and public safety without burdening local taxpayers.
Capital Improvement Fund for Growing Municipalities	Establish a dedicated borough capital improvement fund to provide grants and low interest loans to cities experiencing growth.	Would help Homer to handle the infrastructure costs of population growth without taking on significant debt, reducing the burden on Homer's operating budget and freeing up funds for other critical needs.
Population-Weighted Grant Distribution	Borough level grant distribution system that prioritizes municipalities with a higher growth rate for specific needs, such as public safety or health funding. Grants could be allocated based on metrics such as population increase, infrastructure needs, and public safety demands.	Homer's infrastructure needs are expected to rise with additional population. These targeted grants would help ensure that the city can afford any necessary expansions without relying heavily on local taxes.
Borough-Wide Infrastructure Bonds	Issue borough-wide bonds for large-scale infrastructure projects that benefit growing cities like Homer, with repayment shared across the borough rather than being the sole responsibility of individual cities.	Large infrastructure projects are very costly for a single city. A shared bond would allow Homer to access necessary funds without incurring unsustainable debt.
Tourism and Recreation Investment	Implement borough-level strategies to boost tourism and recreational activities in cities experiencing growth. This could include building and maintaining parks, trails, and tourist attractions that drive additional sales tax revenue.	Boosting tourism-related investments could help offset the costs of population growth while generating additional revenue for the city's budget.

Chapter 8 Sustainability and Resilience Potential Partner-Led Strategies

4. Leverage partnerships to advance community-wide sustainability and resilience.

Advance Renewable Energy and Infrastructure Innovation

a. Support the expansion of electric vehicle charging infrastructure across the community to reduce transportation-related emissions and improve access for residents and visitors.
b. Collaborate with partners to advocate for and invest in renewable energy sources, including hydroelectric, solar, wind, and tidal.
c. Coordinate with utilities to pilot and plan for future microgrid networks that improve local energy resilience and distribution.

Strengthen Land and Watershed Stewardship Through Collaborative Planning

d. Partner with conservation organizations and regional land managers to restore, enhance, and manage wetlands and habitat systems that support resilience and watershed health.
e. Develop a wetlands inventory and management plan to guide long-term land use decisions based on the function and value of wetland areas.
f. Develop and consider adoption of an updated, science-based wildlife corridor map that integrates updated habitat data, climate resilience considerations, and land use patterns to inform protection of critical habitats.
g. Enhance stream corridors with constructed ponds, restored wetlands, and other ecological features that provide habitat, manage runoff, and improve recreational access.

Improve Mapping and Data to Support Resilient Land Use Decisions

h. Develop technical mapping tools, including stormwater drainage basins and flow paths, to guide City-led infrastructure decisions and support watershed-based planning.
i. Inventory land with geographic information systems (GIS) to identify priority sites for open space acquisition and hazard mitigation.

Promote Waste Reduction and Resource Recovery

j. Coordinate with the Kenai Peninsula Borough to support community recycling and resource recovery programs and explore opportunities for improved waste management.

Appendix J: Implementation Plan

Each chapter of the Core Plan includes a set of policies (goals, strategies, and actions) to guide the City, residents, and partners with achieving the community's vision. The following proposed implementation plan includes priority strategies that would be City-led. In the Core Plan, these are the strategies identified with the priority icon (🗲). Priorities were selected based on community input, feedback from City staff, leadership, boards, and commissions, review of the 2008 and 2018 Comprehensive Plans and other relevant plans, reports, and City actions (e.g., City Council-adopted Capital Improvement Project list). Proposed action plans have varying specificity based on available data; for example, the cost of implementation is not available for all actions. These details will be revisited as the plan is implemented.

The following action plans provide broad guidance to support implementation of the comprehensive plan and should be considered working drafts subject to change. For example, many cost estimates are drawn from the City's FY26 Capital Improvement Plan (CIP) and reflect priorities at the time of adoption. The CIP is updated annually, and project costs and priorities may shift over time. Any proposed actions that require budget commitments or code changes will be further considered by the City Council for formal action and/or approval. As such, this implementation plan and proposed actions should not be considered a formal mandate to fully implement and/or fund all proposed City-led strategies and/or actions.

To support implementation, City staff, boards, and commissions will collaboratively prepare annual work plans based on the action plans. Annual work plans will consider existing and anticipated resources and will provide potential direction to City leadership and staff. As part of this annual work planning process, City departments will present on Comprehensive Plan accomplishments and proposed priorities to the City Council each year. The Community Development Department will create a website with tracking information for annual reporting of implementation progress.

Key to Icons in the Plan

🛠: **CAPITAL**. This action features a potential capital project (including those in planning and feasibility stages).

✱: **CODE.** This action recommends a specific code revision.

♦: **2018**. This action is adapted/carried over from the 2018 comprehensive plan.

Action Plan Tables

How are the action plans organized?

Strategy: Priority strategy; these are found in all chapters.

Actions: Near-term steps the City can take to move a strategy forward.

Who: Staff, committees, and partners who will lead and support implementation, in alphabetical order. Most actions will require collaboration to be successful.

Estimated Costs: Projected costs to implement the action over the next twenty years, when known.

Potential Resources: Potential funding sources to support implementation. The back of this appendix includes a reference list of lettered funding sources.

Target Timeframe: Approximate timeframe to complete the action, based on adoption date:

- Ongoing = no end date
- Short = 1-2 years
- Medium = 3-5 years
- Long = more than 5 years

Land Use and Environment Action Plan

See Appendix A for a list of acronyms.

Funding Land Use and Environment Priorities: *To support implementation of strategies and actions in this section, see potential funding opportunities A, B, C, F, G, K, S, X, Z.*

Icon Key: 🛠 Capital Project | ✱ Code Revision | ♦ Action Carried Over from 2018 Comprehensive Plan

Strategy 1. Implement a Future Land Use Map that guides decisions about land use and growth.

Note: Actions associated with this strategy are encompassed in Land Use and Environment Strategy 2.

Strategy 2. Implement zoning reforms to support sustainable growth and attainable housing development.

Action	Who	Estimated Costs	Target Timeframe
a. Prioritize zoning reforms that expand housing choice, including support for higher-density and mixed-use development, infill, and housing types such as ADUs, townhomes, and modular homes. ✱	City Administration, Community Development Department, Planning Commission	Undetermined	Short (1-2 years)
b. Create zoning tools like form-based codes and flexible use standards that accommodate evolving land uses and building types. ✱	City Administration, Community Development Department, Planning Commission	Undetermined	Short (1-2 years)
c. Create consistent design and infrastructure standards that reflect neighborhood character and support multi-modal access. ✱ ♦	City Administration, Community Development Department, Planning Commission	Undetermined	Short (1-2 years)
d. Align development regulations with community service availability, promoting growth in areas already served by schools, utilities, and other key services. ✱	City Administration, Community Development Department, Planning Commission	Undetermined	Short (1-2 years)
e. Simplify and clarify the development approval process and related staff procedures. ✱ ♦	City Administration, Community Development Department, Planning Commission	Undetermined	Short (1-2 years)
f. Improve enforcement and reporting procedures to address development-related health and safety issues, within scope of zoning and permitting authority. ✱	City Administration, Community Development Department, Planning Commission	Undetermined	Short (1-2 years)

Action	Who	Estimated Costs	Target Timeframe
g. Gauge community and stakeholder support for zoning and policy tools that expand housing options, such as density bonuses, parking requirement adjustments, and other potential incentives for affordable and long-term housing development.	City Administration, Community Development Department, Planning Commission	Undetermined	Short (1-2 years)
h. Modify zoning and permitting tools to support small business growth and economic resilience, including consideration for locally owned and emerging industries. ✱	City Administration, Community Development Department, Planning Commission	Undetermined	Short (1-2 years)
i. Explore building codes and incentive programs to increase energy efficiency.	City Administration, Community Development Department, Planning Commission	Undetermined	Medium (3-5 years)
j. Clarify the definition of short-term rentals in city code (now referred to as Bed and Breakfasts) and define in what zones and under what circumstances short-term rentals may be allowed. ✱	City Administration, Community Development Department, Planning Commission	Undetermined	Short (1-2 years)

Strategy 3. Strategically align development regulations with natural hazard risks and land suitability to support safe, resilient, and responsible growth.

Action	Who	Estimated Costs	Target Timeframe
a. Use the City of Homer Hazard Mitigation Plan to inform updates to zoning and development codes, ensuring land use decisions reflect the latest risk assessments. ✱	City Administration, Community Development Department, Planning Commission	Undetermined	Medium (3-5 years)
b. Clarify zoning procedures and criteria for rezoning reviews to maintain consistency with the comprehensive plan and hazard mitigation goals. ✱	City Administration, Community Development Department, Planning Commission	Undetermined	Short (1-2 years)
c. Update development standards for steep slopes, drainage waves, and erosion prone areas such as shown on the environmental constraints overlay included in this plan, to manage grading, erosion, runoff, and vegetation clearing. Encourage the use of green infrastructure and site-responsive design solutions to improve drainage and reduce hazard exposure. ✱ ♦	City Administration, Community Development Department, Planning Commission, Public Works Department	Undetermined	Short (1-2 years)
d. Strengthen stormwater and erosion control provisions in City code, incorporating green infrastructure techniques—such as vegetated	City Administration, Community Development Department, Planning Commission, Public Works Department	Undetermined	Short (1-2 years)

Action	Who	Estimated Costs	Target Timeframe
buffers and infiltration features—to reduce coastal bluff erosion and other site-based hazards. ✱♦			
e. Improve coordination between subdivision design standards and site-level review to carry hazard mitigation measures through from platting to construction. ✱	City Administration, Community Development Department, Planning Commission, Public Works Department	Undetermined	Short (1-2 years)
f. Consider expanding the range of conditions that may be applied to Conditional Use Permits to address riparian protection, soil stability, wetland preservation, and related site concerns. ✱	City Administration, Community Development Department, Planning Commission, Public Works Department	Undetermined	Short (1-2 years)
g. Develop fill requirements for parcels located in targeted areas documented to contain 66% or greater hydric soils. ✱	City Administration, Community Development Department, Planning Commission, Public Works Department	Undetermined	Medium (3-5 years)

Strategy 4. Protect and enhance green space in Homer to support critical habitat conservation, recreational access, and community well-being.

Action	Who	Estimated Costs	Target Timeframe
a. Complete priority upgrades to existing City parks, including Karen Hornaday Park, Bayview Park, and Jack Gist Park. 🛠	Parks, Art, Recreation and Culture Advisory Commission, Public Works Department, City Council	Karen Hornaday: $1.1M Jack Gist: $840k Bayview: $190k (all from FY26 CIP)	Medium (3-5 years)
b. Continue to improve existing trails and public access points to meet the needs of families, seniors, and residents and visitors with limited mobility. 🛠	Parks, Art, Recreation and Culture Advisory Commission, Public Works Department	Undetermined	Ongoing
c. Enhance or improve safe public access to beaches at designated public access points as feasible. 🛠	Parks, Art, Recreation and Culture Advisory Commission, Public Works Department	Undetermined	Ongoing
d. Develop and implement a Master Park and Recreation Plan to proactively guide park maintenance, upgrades, and future facility needs. 🛠 ♦	City Administration, Parks, Art, Recreation and Culture Advisory Commission, Public Works Department	Undetermined	Medium (3-5 years)
e. Continue to develop a city strategy for targeted open space acquisition.	City Council	Undetermined	Long (more than 5 years)

Public Facilities and Services Action Plan

See Appendix A for a list of acronyms.

Funding Public Facilities and Services Priorities: *To support implementation of strategies and actions in this section, see potential funding opportunities B, G, I, K, M, N, O, P, Q, R, V, Y, Z.*

Icon Key: 🛠 Capital Project | ✱ Code Revision | ♦ Action Carried Over from 2018 Comprehensive Plan

Strategy 1. Provide safe, year-round public facilities for residents of all ages and abilities.

Action	Who	Estimated Costs	Target Timeframe
a. Maintain the library as a thriving community space for learning and connecting, including assessing the library's anticipated need for growth and improvements over the next decade and planning for upgrades. 🛠	Library Advisory Board, Library Department, Information Technology Department	Remodel engineering study: $75k (FY26 CIP)	Ongoing
b. Implement the 2023 City of Homer Americans with Disabilities Act (ADA) Transition Plan for Parks, Play Areas and Campgrounds and the Transition Plan for City Facilities to correct deficiencies and implement policies that increase accessibility of Homer's public facilities and recreation spaces. Priority sites for upgrades include City Hall, Karen Hornaday Park, the Nick Dudiak Fishing Lagoon Accessible Ramp and Fishing Platform, and removing parking and pavement barriers at City facilities. 🛠	ADA Advisory Board, Administration Department, Public Works Department, Port and Harbor Department	City Hall: $1.1M Fishing Lagoon Ramp & Platform: $770k Parking Barrier Removal: $386k (all from FY26 CIP)	Medium (3-5 years)
c. Plan for and construct a new, multi-purpose community center in Homer's downtown to serve the social, recreation, cultural, and educational needs of the Homer community. Preferred features include a general-purpose gymnasium, multi-purpose space for instructional programs, safe walking/running, dedicated space for youth, and possible emergency shelter. 🛠	Administration Department, Parks, Art, Recreation and Culture Advisory Commission, City Council	~$16.05M (FY26 CIP)	Medium (3-5 years)
d. Demolish the Homer Education and Recreation Complex (HERC) and identify opportunities for remediation of the site. 🛠	Administration Department, City Council	Undetermined	Long (more than 5 years)
e. Consider and evaluate changing the City's organizational structure to provide park facilities and recreation services by establishing a dedicated Parks and Recreation Department.	Administration Department, Finance Department, Public Works Department	Undetermined	Medium (3-5 years)

Action	Who	Estimated Costs	Target Timeframe
f. Maintain City facilities at a level that are sufficient to support events that draw visitors such as festivals and activities (e.g., clean restrooms on the Homer Spit ("the Spit"), RV dump stations, adequate trash collection, etc.). 🛠	Administration Department, Parks, Art, Recreation and Culture Advisory Commission, Public Works Department	Undetermined	Ongoing
g. Update the Homer Airport Terminal to address deferred maintenance and improve accessibility. 🛠	Public Works Department, Administration Department, City Council	$1.3 M for initial repairs and renovations (FY26 CIP)	Medium (3-5 years)

Strategy 2. Continue to provide high-quality water and sewer services within the City to meet current and anticipated demands.

Action	Who	Estimated Costs	Target Timeframe
a. Update the 2006 Water and Sewer Master Plan.	Administration Department, Public Works Department	Undetermined	Medium (3-5 years)
b. Continue to build, upgrade, and replace water and wastewater infrastructure to meet industry standards, changing regulatory requirements, and replace aging systems. ♦🛠	Public Works Department	$707k for wastewater treatment plant improvements $10.4 M for water storage and distribution improvements (FY26 CIP)	Ongoing
c. Maintain the water and sewer Capital Asset Repair and Maintenance Allowance (CARMA) funds for repair and replacement of facilities that serve existing customers.	Finance Department, Public Works Department, City Council	Undetermined	Ongoing
d. Use the Homer Accelerated Water and Sewer Program (HAWSP) to fund the design and construction of facilities that support new and existing customers.	Finance Department, Public Works Department	Undetermined	Ongoing
e. Continue to limit and manage development in the Bridge Creek Watershed Protection District to maintain its suitability as a drinking water source.	City Council, Community Development Department,	Undetermined	Ongoing

Action	Who	Estimated Costs	Target Timeframe
	Planning Commission, Public Works Department		

Strategy 3. Maintain and improve Port and Harbor infrastructure.

Action	Who	Estimated Costs	Target Timeframe
a. Develop a long-range Port and Harbor Management Plan that considers the environmental and economic significance of the Spit, the impacts of climate change, and natural hazards like earthquakes, tsunamis, and erosion.	Port and Harbor Advisory Commission, Port and Harbor Department	Erosion Mitigation: $4M (FY26 CIP)	Medium (3-5 years)
b. Maintain infrastructure to maximize longevity and ensure safety of users. 🛠	Port and Harbor Advisory Commission, Port and Harbor Department	Undetermined	Ongoing
c. Maintain and promote Homer's status as a "working waterfront" by being a partner for the Alaska Marine Highway System, the U.S. Coast Guard, commercial operations, and other state and federal partners.	Port and Harbor Advisory Commission, Port and Harbor Department	Undetermined	Ongoing
d. Plan for and construct a large vessel haul out facility. 🛠	Port and Harbor Advisory Commission, Port and Harbor Department	$5.3 M (from FY26 CIP)	Long (more than 5 years)
e. Consider opportunities to integrate complementary marine industrial and tourism uses, for example by constructing walking paths and viewing platforms that would allow visitors to observe aspects of the marine trades that they may not be able to see elsewhere. 🛠	Port and Harbor Advisory Commission, Port and Harbor Department	Undetermined	Ongoing
f. Continue to explore the operational, financial, and environmental feasibility of the harbor expansion and related infrastructure, including environmental review, geotechnical studies, and funding strategies to align with public safety, traffic, and parking objectives on the Spit. 🛠	Port and Harbor Department, Community Development Department, Port and Harbor Advisory Commission, City Administration, City Council	$278 mil (Fy26 CIP)	Long (5+ years)

Strategy 4. Develop new facilities to support access and safety on the Homer Spit.

Action	Who	Estimated Costs	Target Timeframe
a. Develop new non-motorized infrastructure providing safe access to the harbor and improve the accessibility of existing infrastructure, including ADA improvements at the Fishing Hole. 🛠	ADA Advisory Board, Port and Harbor Advisory Commission, Port and Harbor Department	Undetermined	Ongoing
b. Further Develop parking at the base of the spit such as on existing underutilized airport parking areas on Kachemak Drive, designate formal parking areas to minimize parking in unsuitable areas, and consider seasonal shuttles and pay-to-park options in congested areas to reduce traffic. 🛠	Port and Harbor Advisory Commission, Port and Harbor Department, City Council	Undetermined	Long (5+ years)
c. Evaluate the need for a new parking structure on the Spit that could also serve as a shelter-in-place location during tsunamis. 🛠	Port and Harbor Advisory Commission, Port and Harbor Department	Undetermined	Long (5+ years)
d. Improve viewpoints for wildlife observation. 🛠	Port and Harbor Advisory Commission, Port and Harbor Department, Public Works Department, Planning Commission, Parks, Art, Recreation and Culture Advisory Commission	Undetermined	Short (1-2 years)
e. Evaluate the uses of City-owned property on the Spit and confirm uses align with the needs and aesthetics of the area.	Port and Harbor Advisory Commission, Port and Harbor Department, Community Development Department, Planning Commission	Undetermined	Short (1-2 years)

Housing Action Plan

See Appendix A for a list of acronyms.

Funding Housing Priorities: *To support implementation of strategies and actions in this section, see potential funding opportunities B, G, L, U.*

Icon Key: 🛠 Capital Project | ✱ Code Revision | ♦ Action Carried Over from 2018 Comprehensive Plan

Strategy 1. Implement zoning reforms to encourage attainable housing development for young people, families, seniors, and seasonal workers.

Note: Actions associated with this strategy are encompassed in Land Use and Environment Strategy 2.

Strategy 2. Assess Homer's housing needs and maintain data collection.

Action	Who	Estimated Costs	Target Timeframe
a. Complete a housing stock report and buildable lands inventory.	Administration Department, Community Development Department	Undetermined	Medium (3-5 years)
b. Evaluate the City's land portfolio to identify any feasible opportunities for strategic dispositions.	Administration Department	Undetermined	Medium (3-5 years)
c. Update housing indicators annually to track housing issues, constraints, needs, and opportunities.	Administration Department, Community Development Department	Undetermined	Medium (3-5 years)
d. Monitor short-term rentals and their impact on the housing market and develop strategies to mitigate impacts of short-term rentals on year-round housing.	Administration Department, Community Development Department, City Council	Undetermined	Medium (3-5 years)

Economic Development Action Plan

See Appendix A for a list of acronyms.

Funding Economic Development Priorities: *To support implementation of strategies and actions in this section, see potential funding opportunities A, B, D, E, G, I, M, N, O, P, Q, R, T, U, V, W, Y.*

Icon Key: 🛠 Capital Project | ✱ Code Revision | ♦ Action Carried Over from 2018 Comprehensive Plan

Strategy 1. Invest in infrastructure that supports economic growth in key sectors.

Action	Who	Estimated Costs	Target Timeframe
a. Incentivize sustainable growth of the marine trades in Homer to expand services offered locally, create jobs, support fishing, increase the City's taxbase, and reduce the need to travel to other areas of Alaska and the Pacific Northwest. 🛠 ✱	Community Development Department, Planning Commission, Economic Development Commission, Port and Harbor Advisory Commission, Port and Harbor Department	Undetermined	Ongoing
b. Continue to develop the Homer Spit (the Spit) in a fiscally and environmentally responsible manner to provide opportunities for marine trades and tourism. 🛠	Community Development Department, Planning Commission, Parks, Art, Recreation and Culture Advisory Commission, Economic Development Commission, Port and Harbor Advisory Commission, Port and Harbor Department	Undetermined	Ongoing

Strategy 2. Celebrate Homer's status as a vibrant hub for arts, culture, and community engagement.

Action	Who	Estimated Costs	Target Timeframe
a. Update the Parks, Art, Recreation, and Culture Needs Assessment, and continue to expand City partnerships with other organizations and entities to implement recommendations.	Parks, Art, Recreation and Culture Advisory Commission Administration Department	Undetermined	Medium (3-5 years)
b. Support arts and culture installations and spaces in the community, including Homer's museums and galleries and on the Spit. 🛠	Economic Development Commission, Parks, Art, Recreation and Culture Advisory Commission,	Undetermined	Ongoing
c. Collaborate with citizen groups and nonprofit organizations to address community needs by providing limited technical assistance and the option to use City land or facilities at reduced rates. ♦	City Administration, City Council	Undetermined	Ongoing
d. Increase the presence of Alaska Native art, signage, and history around Homer.	Parks, Art, Recreation and Culture Advisory Commission, Public Works Department	Undetermined	Ongoing

Transportation Action Plan

See Appendix A for a list of acronyms.

Funding Transportation Priorities: *To support implementation of strategies and actions in this section, see potential funding opportunities A, B, C, F, G, K, S, X, Z.*

Icon Key: 🛠 Capital Project | ✱ Code Revision | ♦ Action Carried Over from 2018 Comprehensive Plan

Strategy 1. Build or improve safe roadway and pathway access and connections to key locations.

Action	Who	Estimated Costs	Target Timeframe
a. Improve non-motorized connections to schools. 🛠	Alaska Department of Transportation & Public Facilities, Community Development Department, Public Works Department, Kenai Peninsula Borough, Kenai Peninsula Borough School District	Undetermined	Varies
b. Implement recommendations in the Homer Wayfinding and Streetscape Plan. 🛠 ♦	Alaska Department of Transportation & Public Facilities, Community Development Department, Public Works Department	$278k (FY26 CIP)	Long (5+ years)
c. Implement the 2024 Homer Transportation Plan to guide investment priorities, design standards, and multimodal connectivity improvements.	Alaska Department of Transportation & Public Facilities, Community Development Department, Public Works Department	Varies	Long (5+ years)

Note: See the 2024 Homer Transportation Plan for related policies on the following topics: e-bike legislation, complete streets/all ages and abilities policy, traffic calming, bicycle safety campaign, parking study, neighborhood connectivity to schools, extension of the Homer All Ages and Abilities Pedestrian Pathway (HAPP) Loop, walking and biking infrastructure priorities, complete East-West connections.

Governance Action Plan

See Appendix A for a list of acronyms.

Funding Governance Priorities: *The below policies are all internal and no funding sources have been identified to support implementation.*

Icon Key: 🛠 Capital Project | ✱ Code Revision | ♦ Action Carried Over from 2018 Comprehensive Plan

Strategy 1. Develop a long-term fiscal plan that is proactive, sustainable, and responsive to short-term challenges and opportunities.

Action	Who	Estimated Costs	Target Timeframe
a. Establish a six-year budget framework to improve financial foresight and stability.	Administration Department, Finance Department	Undetermined	Medium (3-5 years)
b. Align the Capital Improvement Plan with the six-year budget.	Administration Department, Finance Department	Undetermined	Medium (3-5 years)

Strategy 2. Diversify revenue streams to reduce dependence on sales and property taxes.

Action	Who	Estimated Costs	Target Timeframe
a. Increase financial reserves to mitigate risks from economic downturns or unexpected expenditures.	Administration Department, City Council, Finance Department	Undetermined	Medium (3-5 years)
b. Leverage City-owned land for development that aligns with economic and housing goals.	City Council, Community Development Department, Planning Commission	Undetermined	Medium (3-5 years)
c. Explore the feasibility of taxation options.	Administration Department, City Council, Finance Department	Undetermined	Medium (3-5 years)
d. Use tools such as bonds, tax increment financing (TIF), Business Improvement District (BID) assessments, and other mechanisms to finance infrastructure improvements and public amenities in designated redevelopment areas.	Administration Department, City Council, Community Development Department, Finance Department	Undetermined	Medium (3-5 years)

Action	Who	Estimated Costs	Target Timeframe
e. Offer property tax abatements (City-wide or targeted) to developers to incentivize investment in higher-density projects.	City Council, Community Development Department	Undetermined	Medium (3-5 years)
f. Support small business growth through targeted incentives to expand the local tax base.	City Council, Administration Department, Public Works Department	Undetermined	Medium (3-5 years)

Sustainability and Resilience Action Plan

See Appendix A for a list of acronyms.

Funding Sustainability and Resilience Priorities: *To support implementation of strategies and actions in this section, see potential funding opportunities A, B, C, E, F, G, H, I, J, K, Q, X.*

Icon Key: 🛠 Capital Project | ✱ Code Revision | ♦ Action Carried Over from 2018 Comprehensive Plan

Strategy 1. Modernize City operations for long-term efficiency and resilience.

Action	Who	Estimated Costs	Target Timeframe
a. Incorporate sustainability (long-term resource stewardship) and resilience (ability to adapt and recover from disruptions) into the design and evaluation of all City plans, policies, and capital projects. ✱	All City boards, commissions, departments	Undetermined	Ongoing
b. Conduct energy audits of City facilities and operations on a 10-year basis to identify cost-saving opportunities and inform capital upgrades. 🛠	Administration Department, Public Works Department	Undetermined	Medium (3-5 years)
c. Transition City facilities and assets to more efficient and lower-emission energy sources where feasible. 🛠	Administration Department, Public Works Department	Undetermined	Medium (3-5 years)
d. Continue to seek grant funding and technical assistance for projects that restore ecological functions, reduce flood risk, or enhance long-term resilience.	Administration Department, Public Works Department	Undetermined	Ongoing
e. Explore the use of local or alternative building materials to reduce building costs and improve resilience.	Administration Department, Public Works Department	Undetermined	Medium (3-5 years)

Strategy 2. Reduce risk from natural hazards through proactive siting and planning.

Action	Who	Estimated Costs	Target Timeframe
a. Relocate municipal buildings out of tsunami inundation zones where feasible and continue to consider hazard-prone or unsuitable areas in future development projects. 🛠	Administration Department, Community Development Department, Public Works Department	$11.4 M for Public Works facility (FY26 CIP)	Ongoing
b. Provide information and signage to educate residents and visitors about tsunami evacuation routes. 🛠	Administration Department, Public Works Department	Undetermined	Ongoing

Action	Who	Estimated Costs	Target Timeframe
c. Incorporate landslide risk analysis into City planning using tools such as LiDAR mapping and geotechnical field assessments, with an emphasis on bluff areas most vulnerable to development and climate impacts. 🛠	Community Development Department, Public Works Department	Undetermined	Medium (3-5 years)
d. Continue to implement the Homer Beach Policy and Management Plan, including enforcement of existing regulations, establishment of future regulations, and public education to maintain, preserve, protect, and promote enjoyment of Homer's beaches. ♦	Community Development Department, Planning Commission, Public Works Department, Parks, Art, Recreation and Culture Advisory Committee, Police Department, City Administration	Undetermined	Short (1-2 years)
e. Evaluate current bluff stability best practices in City infrastructure design standards, including guidance for street extensions, trails, utilities, and ROW projects near coastal or inland bluffs. Incorporate if needed.	Public Works Department, Planning Commission	Undetermined	Long (5+ years)

Strategy 3. Enhance natural drainage systems.

Action	Who	Estimated Costs	Target Timeframe
a. Update and adopt the City's Low-Impact Development Plan (also referred to as the Green Infrastructure – Stormwater Master Plan) to incorporate current data on erosion, water quality, and flooding. The updated plan should identify strategic opportunities for wetland preservation and enhancement as a form of natural stormwater management.	Community Development Department, Planning Commission, Public Works Department	Undetermined	Medium (3-5 years)
b. Continue to incorporate green infrastructure approaches (e.g., rain gardens, vegetated buffers, permeable surfaces) into City-led projects.	Public Works Department	Undetermined	Medium (3-5 years)
c. Continue to integrate wetlands, riparian areas, and other natural drainage features into the City's capital planning, permitting review, and long-term infrastructure decisions.	Community Development Department, Planning Commission, Public Works Department	Undetermined	Short (1-2 years), Ongoing
d. Explore incentives, recognition programs, or voluntary guidelines that encourage sustainable development practices on private land.	Community Development Department, Planning Commission, Public Works Department	Undetermined	Medium (3-5 years) long

Funding Opportunities to Support Implementation (alphabetically by name)

Below are potential funding opportunities to support implementation of the priorities in the comprehensive plan. The funding opportunities are referenced by letter in the "Potential Resources" columns in the action plan tables above. This list is intended to offer broad guidance for implementation. Details for each funding opportunity are likely to change over time, and some funding opportunities may not be renewed. At the time of plan development, the federal funding landscape is rapidly evolving, and these opportunities may no longer be available in the future. The list below was compiled prior to July 2025.

Each funding opportunity is summarized using the categories below:

- **Name**: The name of the funding opportunity, with a hyperlink to more information. Each funding opportunity was given a unique letter to use for reference in the action plan tables above.
- **Funder**: The agency or organization who funds the opportunity
- **Relevant Chapters**: The chapter(s) that are most relevant to the funding opportunity; when a chapter name is listed here, the funding opportunity is connected to one or more actions in the tables above.
- **Award Information:** Details regarding funding availability, minimum and maximum award amounts, estimated number of awards made annually, and other helpful insights. These numbers are subject to change and are based on most recent information; not all opportunities will have this level of detail.
- **Eligibility:** A description of who is eligible to apply for the grant (note: other entities not listed may also be eligible, check opportunity for further eligibility questions).
- **Description**: A summary of the purpose of the opportunity, including what types of projects/activities are eligible.
- **Due Date/Frequency**: The deadline for the funding opportunity and the typical frequency to apply based on past grant cycles.

A. Alaska State Capital Project Submission and Information System (CAPSIS)

Funder: Alaska State Legislature; Must contact Alaska State Representatives to begin the process.
Relevant Chapters: Land Use and Environment, Public Facilities & Services, Housing, Economic Development, Transportation, Sustainability and Resilience
Award Information: Amounts range. Recent trail and recreation projects have received between $1 and $6 million.
Eligibility: State, locality, or Congressional district
Description: The Alaska State Capital Project Submission and Information System (CAPSIS) is the system that allows organizations to submit funding requests for capital projects to their legislators for consideration and approval.
Due Date/Frequency: Annual; Contact Homer State Representatives in the fall to begin process.

B. Coastal Program FY25

Relevant Chapters: Land Use and Environment, Sustainability and Resilience
Funder: U.S. Dept. of the Interior (DOI), Fish and Wildlife Service (FWS)

Eligibility: City governments, Native American tribal governments & organizations, nonprofits
Award Information: Total Funding: $6M; Award Ceiling: $500K.
Description: The U.S. Fish and Wildlife Service (Service) Coastal Program is a community-based program that helps coastal areas with technical and financial support to address complex conservation challenges of priority coastal ecosystems. This support is mainly provided through cooperative agreements with conservation partners and landowners, including state and Tribal agencies. The goal is to restore and protect fish and wildlife habitats on both public and private lands. Coastal Program staff work with partners, stakeholders, and other Service programs in important areas for conservation. They set goals and priorities for habitat conservation in these focus areas. The program has specific lists of priority species and focus areas for each U.S. Fish and Wildlife Service region. Applicants seeking technical or financial assistance from the Coastal Program are required to contact a local Program office BEFORE developing or submitting an application. You can find this information in the current strategic plan at this link or by contacting your local Coastal Program office at this link. Projects are developed collaboratively by partners and Service field staff. All Coastal Program projects must align with the missions of the U.S. Department of the Interior, the U.S. Fish and Wildlife Service, and the Coastal Program. They are also based on sound biological principles and the best available science.
Due Date/Frequency: September 30, 2025.

C. Commercial Fishing Occupational Safety Training Project Grants

Funder: U.S. Department of Health & Human Services, Centers for Disease Control and Prevention - ERA
Relevant Chapters: Economic Development
Award Information: Max: $975,000; Min: $250,000; Estimated Total Program Funding: $3M; Expected # of Awards: 20.
Eligibility: Native American tribal organization or government, City governments, Small businesses, Nonprofits
Description: The goal of the training grant program is to enhance the quality and availability of safety training for United States commercial fishermen. Availability includes the frequency, geographic considerations, channels or partners of dissemination, culturally and/or educational appropriate training material, and other characteristics of a successful training program. As a result, the Coast Guard and NIOSH invite applications to support the development and implementation of training and education programs that: develop and deliver training which addresses the needs of commercial fishermen in the United States, provide qualified marine safety instructors, or otherwise accepted by the National Maritime Center instructors and faculty to conduct the training, evaluate the effectiveness and impact of the training program on reducing injuries among fishermen, and coordinate with existing training programs and partnerships with industry fishermen.
Due Date/Frequency: January 31, 2028.

D. Community Facilities Direct Loan and Grant Program, Alaska

Relevant Chapters: Economic Development, Sustainability and Resilience
Funder: U.S. Dept. of Agriculture (USDA), Rural Development (RD)
Award Information: Grants can be approved up to 75% of project; typical award range is up to $150K

Description: Funds can be used to purchase, construct, and/or improve essential community facilities, to purchase equipment, and to pay related project expenses. Examples of essential community facilities include: 1) Healthcare facilities such as hospitals, medical clinics, dental clinics, nursing homes, or assisted living facilities; 2) Public facilities such as town halls, courthouses, airport hangars, or street improvements; 3) Community support services such as child care centers, community centers, fairgrounds, or transitional housing; 4) Public safety services such as fire departments, police stations, prisons, police vehicles, fire trucks, public works vehicles, or equipment; 5) Educational services such as museums, libraries, or private schools; and 6) Utility services such as telemedicine or distance learning equipment
Due Date/Frequency: Open Year Round.

E. Community Support for Marine Debris Removal

Relevant Chapters: Land Use and Environment, Sustainability and Resilience
Funder: NOAA and State of Alaska
Award Information: Total $2M. Award Ceiling $200K. # of awards: 10
Description: Projects may consist of onshore or boat-based activities to remove marine debris from coastal areas and waters, such as derelict fishing gear, beach litter, etc. Removal locations may include bays, marshes, and beaches as well as upstream sources such as coastal adjacent streams, rivers, ponds, and shorelines.
Due Date/Frequency: Anticipated release December 2025.

F. Congressionally Directed Spending (CDS)

Funder: United States Senate Committee on Appropriations; Need to contact senators for consideration (Sen. Murkowski / Sen. Sullivan)
Relevant Chapters: Land Use and Environment, Public Facilities & Services, Housing, Economic Development, Transportation, Sustainability and Resilience
Award Information: $200,000 to $14.4 million for selected infrastructure and community development projects. Average award amount for selected community development projects is $2 million.

Eligibility: State, locality, or Congressional district
Description: This process allows Alaskans to identify and receive federal assistance for needs in the state. The CDS has funded a range of infrastructure, energy, and community development projects. In 2023 the CDS through Murkowski's office secured funding for approximately 24 projects with an average award of $2 million ranging from $200,000 to $5.6 million.

Due Date/Frequency: Annual; FY26 requests were open from January 6, 2025, to March 31, 2025. Monitor in January 2026 for FY27 requests.

G. Emergency Management Performance Grants (EMPG)

Relevant Chapters: Sustainability and Resilience
Funder: State of Alaska Division of Homeland Security and Emergency Management (DHS&EM)
Award Information: 2024 EMPG Program funds will only be used to support emergency management staff salaries for activities outlined in your application work plan. Requires 50% match.
Description: The 2024 EMPG continues FEMA's and the Alaska DHS&EM's efforts to sustain and enhance all-hazards emergency management capabilities. Emergency management must coordinate for natural and man–made hazards, as well as technological events, that threaten the security of the homeland and the safety and well-being of citizens.
Due Date/Frequency: Annual and typically published between April and July.

H. Emergency Supplemental Historic Preservation Fund (ESHPF)

Relevant Chapters: Land Use and Environment, Public Facilities & Services, Economic Development, Sustainability and Resilience
Agency: National Park Service
Deadline: July 15, 2025
Award Information: Min: $75,000; Max: $15M; Est Total Program Funding: $48M; Expected # of Awards: n/a.
Description: The National Park Service Emergency Supplemental Historic Preservation Fund (ESHPF) program supports recovery, and related expenses, for historic and cultural resources in areas impacted by natural disasters occurring in calendar years 2023 and/or 2024 that have received a major disaster declaration pursuant to the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act). Resources must be listed in or determined eligible by the applicable State Historic Preservation Office (SHPO) or Tribal Historic Preservation Office (THPO) for listing in the National Register of Historic Places, equivalent Tribal register, or designated a National Historic Landmark, either individually or as contributing to a district. Unlisted resources must be listed in the National Register or equivalent Tribal register by the conclusion of the grant. Eligible resources must have incurred damage by a natural disaster with a major disaster declaration in calendar years 2023 and/or 2024.

I. Environmental Regulatory Enhancement

Relevant Chapters: Land Use and Environment, Sustainability and Resilience
Funder: U.S. Dept. of Health and Human Services (HHS), Administration for Native Americans (ANA)
Award Information: Total Funding $2M; Award Floor $100K; Award Ceiling $900K; # of Awards: 4
Description: The ERE program enhances the ability of tribal governments to provide effective stewardship over the lands, water, and air that encompass their communities, following tribal cultural preservation and natural resource management priorities to achieve environmentally healthy and sustainable communities.
Due Date/Frequency: Anticipated release January 2026 / Annual.

J. First Nations Grant Programs

Relevant Chapters: Land Use and Environment, Sustainability and Resilience
Funder: First Nations Development Institute
Eligibility: Federal- and State-Recognized Tribal Governments, Native-controlled nonprofits, Native 7871 Organizations, Fiscally-sponsored Native community organizations.
Award Information: Depends on the program; recent program awards have ranged from $1,000 (Native Agriculture & Food Systems Investments Scholarship) to $50,000 (Advancing Tribal Conservation Easements Grant)
Description: Grants opportunities are available throughout the year to support tribal projects in the following program areas: Native Foods & Health, Native Youth, and Community Asset-Building.
Due Date/Frequency: Varies, grants tend to be one-time opportunities in specific subject areas. One recent grant opportunity included "Advancing Tribal Conservation Easements Grants."

K. Homes Production Grant Program

Relevant Chapters: Housing
Funder: U.S. Dept. of Housing and Urban Development (HUD)
Award Information: Total Funding $40M; Award Floor $1M; Award Ceiling: **$**2M**;** Est. # of Awards 20;
Cost sharing/matching required
Description: The Healthy Homes Production Program (HHP), part of HUD's broader Healthy Homes Initiative since 1999, aims to tackle multiple childhood diseases and injuries by addressing housing-related hazards comprehensively. Unlike programs targeting single hazards, HHP integrates efforts to control various environmental health and safety risks in housing units. Cost sharing/matching required. Key objectives include protecting vulnerable residents, such as children and elderly, from these hazards in low-income housing, promoting cost-effective healthy home practices, and building local capacity for sustainable hazard prevention. The program emphasizes collaboration between health and housing sectors, supports economic opportunities for low-income individuals, and ensures environmental justice and compliance with disability regulations. It aims to enhance housing quality while safeguarding public health through integrated, community-focused initiatives.
Due Date/Frequency: Last due September 3, 2024 / Annual.

L. Humanities in Place Grant Program

Funder: Mellon Foundation
Relevant Chapters: Economic Development, Public Facilities & Services
Award Information: Typical award range is $250,000 - $1 million.
Eligibility: Most grants are made to non-profit 501(c)(3) organizations. Proposals are accepted by invitation.
Description: Humanities in Place supports a fuller, more complex telling of American histories and lived experiences by deepening the range of how and where

our stories are told and by bringing a wider variety of voices into the public dialogue. Working with media, heritage and public spaces, history museums and other institutions, and conveners of shared experiences—including the digital or ephemeral—we strive to expand the public expression of the histories that have made us and the values we hold. Our program works across and within diverse communities, encouraging bold, innovative rethinking of past practice, as well as visionary new approaches for how to collectively understand, uplift, and celebrate more complete stories about who we are. Through the program's strategy of "Promote Greater Engagement and Understanding", these grants support projects and programs with a place-based focus that promote greater access, interaction, and exchange of stories and experiences toward a fuller appreciation and understanding of a wider variety of our histories, narratives, and expression. This grant supports exhibitions and interpretive materials and supports public places and institutions.

Deadline: Rolling.

M. Museums for America

Funder: Institute of Museum and Library Services (IMLS)
Relevant Chapters: Public Facilities & Services, Economic Development
Award Information: Total Program Funding $21.7 million, Award Floor $5,000, Award Ceiling $250,000 with an average of $180,825 per award . Est. # of Awards: 120
Eligibility: State, local, or tribal government or be a private, nonprofit organization, must qualify as a museum.
Description: This program supports museums of all sizes and disciplines in strategic, project-based efforts to serve the public through exhibitions, educational/interpretive programs, digital learning resources, professional development, community debate and dialogue, audience-focused studies, and/or collections management, curation, care, and conservation. This is a 1:1 cost-share funding opportunity.
Deadline: Forecasted for release with a November 14, 2025 deadline.

N. Port Infrastructure Development Program (PIDP)

Funder: U.S. Department of Transportation, Maritime Administration
Relevant Chapters: Economic Development, Public Facilities & Services
Award Information: Max: $125M; Min: $1M; Estimated Total Program Funding: $500M; Expected # of Awards: 40.
Eligibility: Native American tribal government, City governments, County governments
Description: Eligible projects for FY 2025 PIDP grants shall be located either within the boundary of a port, or outside the boundary of a port and directly related to port operations or to an intermodal connection to a port. Grants may be made for capital projects that will be used to improve the safety, efficiency, or reliability of: (1) the loading and unloading of goods; (2) the movements of goods into, out of, around, or within a port, such as for highway or rail infrastructure, intermodal facilities, freight intelligent transportation systems, and digital infrastructure systems; (3) operational improvements; (4) environmental improvements, including projects to improve port resilience; and (5) port and port-related infrastructure that supports seafood and seafood-

related businesses, including the loading and unloading of commercially harvested fish and fish products, seafood processing, cold storage, and other related infrastructure.
Due Date/Frequency: September 10, 2025.

O. Public Humanities Projects

Funder: National Endowment for the Humanities (NEH)
Relevant Chapters: Public Facilities & Services, Economic Development
Deadline: September 10, 2025
Award Information: Total Program Funding $5.5 million (both deadlines combined), Award Ceiling $400,000 ($550,000 with staff position added). Est. # of Awards: 13
Eligibility: a nonprofit organization, an accredited institution of higher education (public or nonprofit), state or local government or one of their agencies, a federally recognized Native American Tribal government.
Description: This program supports projects in three categories: Exhibitions (permanent, temporary, or traveling); interpretive programs at Historic Places; and Humanities Discussions. Projects must engage humanities scholarship to analyze significant themes in disciplines such as history, literature, ethics, and art history. Awards support projects that are intended to reach broad and diverse public audiences in non-classroom settings in the United States. Projects should engage with ideas that are accessible to the general public and employ appealing interpretive formats. Public Humanities Projects supports projects in three categories (Exhibitions, Historic Places, and Humanities Discussions), and at two funding levels (Planning and Implementation).

P. Public Works and Economic Adjustment Assistance Programs

Funder: Department of Commerce Economic Development Administration (EDA)
Relevant Chapters: Public Facilities & Services, Economic Development, Sustainability and Resilience
Award Information: Min: $100,000; Max: $30M; Expected # of Awards: 3,000.
Eligibility: District Organization; Indian Tribe or Consortium; State, County, City or political subdivision of a State; Institution of higher education; public or private non-profit organizations
Description: EDA intends to advance general economic development in accordance with EDA's investment priorities, but also to pursue projects that, where practicable, incorporate specific priorities related to equity, workforce development, and climate change resiliency so that investments can benefit everyone for decades to come. Each project funded must be consistent with at least one of EDA's Investment Priorities: Equity; Recovery & Resilience; Workforce Development; Manufacturing; Technology-Based Economic Development; Environmentally-Sustainable Development; and Exports & Foreign Direct Investment. Each project must be consistent with the region's current Comprehensive Economic Development Strategy (CEDS). Funds may be awarded through EDA's primarily construction-oriented Public Works program or through the Economic Adjustment Assistance (EAA) program, which provides investments to support a wide range of construction and non-construction activities. Applicants do not need to specify the program (Public Works or EAA) for which they are applying. EDA will consider the application under the most appropriate pool of funding.

Due Date/Frequency: There are no application submission deadlines. Applications will be accepted on an ongoing basis until the publication of a new PWEAA NOFO, cancellation of this PWEAA NOFO, or all available funds have been expended. EDA intends to review applications expeditiously upon receipt of the complete application.

Q. Rasmuson Foundation

Relevant Chapters: Public Facilities & Services, Economic Development
Deadline: Rolling
Award Information: Example project range, not a prediction of future amounts $35,000 - $1.5 million
Eligibility: Eligible organizations will either be an established 501(c)(3), or a local or Tribal government.
Description: Rasmuson Foundation offers a variety of grant programs to respond to community priorities, ranging from capital needs to programmatic or strategic projects. By not having restrictions on sectors or focus areas for our grantmaking, they look to their partners to identify what is most important to their communities. **Community Support Grants**: The Foundation anticipates awarding approximately 10 to 20 mid-sized grants annually, ranging from $35,000 - $250,000. **Legacy Grants**: The Foundation anticipates awarding approximately 10 to 15 grants over $250,000 annually. Legacy grants are most applicable to the Homer Strategic Priorities. Recent examples of awards at this level include a new childcare facility, a small business development program, a new hub for business and community connection, and the creation of a quota bank to promote rural and indigenous access to fisheries.

R. Recreational Trails Program Grant

Relevant Chapters: Land Use and Environment
Funder: Alaska Dept. of Natural Resources Division of Parks and Outdoor Recreation
Award Information: Award Floor: $0. Award Ceiling: $300,000 for Motorized/Motorized diversified projects and $200,000 for Non-motorized/Non-motorized diversified projects.
Description: DPOR offers this competitive, reimbursable, matching trail grant for maintaining public recreational trails and related facilities, and for safety and educational projects.
Due Date/Frequency: September 30, 2025 / Annual.

S. Save America's Treasures

Funder: National Endowment for the Humanities (NEH)
Relevant Chapters: Public Facilities & Services, Economic Development
Deadline: December 10, 2025 (forecasted)
Award Information: Total Program Funding $26.5 million in FY24, Award Ceiling $750,000 (FY24).

Eligibility: a nonprofit organization, an accredited institution of higher education (public or nonprofit), school districts, state or local government or one of their agencies, a federally recognized Native American Tribal government.
Description: This program provides preservation and/or conservation assistance to nationally significant historic properties and collections. Grants are awarded through a competitive process and require a dollar-for-dollar, non-Federal match, which can be cash or documented in-kind. The grant program is administered by the National Park Service (NPS) in partnership with the National Endowment for the Arts (NEA), the National Endowment for the Humanities (NEH), and the Institute of Museum and Library Services (IMLS).

T. Small Surface Water and Groundwater Storage Projects (Small Storage Program)

Relevant Chapters: Public Facilities & Services, Economic Development, Sustainability and Resilience
Funder: U.S. Department of Interior, Bureau of Reclamation
Award Information: Total Funding $43.5M; Award Ceiling $30M; # of Awards: 7
Description: This program's objective is to enhance water storage opportunities for future generations by funding small surface water and groundwater storage projects. The program funds up to a 25% Federal cost-share to plan, design, and construct surface and groundwater storage projects between 200 and 30,000 acre-feet that will increase water storage or move water to or from a storage project.
Due Date/Frequency: Apr 17, 2026

U. Social and Economic Development Strategies for Alaska

Relevant Chapters: Economic Development
Funder: U.S. Dept. of Health and Human Services (HHS), Administration for Native Americans (ANA)
Award Information: Total Funding $2M; Award Floor $100K; Award Ceiling $900K; # of Awards: 3
Description: This program provides targeted support for community-based, Village-specific projects to improve and strengthen the administrative and management capacity of Alaska Native Village governments and governments that are central to social and economic self-sufficiency in Alaska. This announcement promotes economic and social self-sufficiency for Alaska Natives and is intended to respond to the unique governmental structures in Alaska at the Alaska Native Village level.
Due Date/Frequency: July 2025 / Annual.

V. Thriving Communities Grantmaking Program: Non-compete grants

Funder: Environmental Protection Agency / Philanthropy Northwest (administrator)
Relevant Chapters: Land Use and Environment, Sustainability and Resilience
Award Information: $75,000 non-compete grant option
Eligibility: Eligible applicants include those serving areas with populations of 50,000 or fewer people.

Description: Over three years, Philanthropy Northwest will be distributing over $40 million in grants to communities and tribal nations who have been negatively impacted by environmental changes in Alaska, Idaho, Oregon and Washington.
Due Date/Frequency: August 1, 2025. Complete non-compete grant request here.

W. United States Marine Highway Program (USMHP)

Funder: U.S. Department of Transportation, Maritime Administration
Relevant Chapters: Public Facilities & Services, Economic Development, Transportation
Award Information: Max: $14,042,621; Expected Number of Awards: 25. Includes a 20% minimum match requirement.
Eligibility: Native American tribal organization or government, City governments, Small businesses, Nonprofits
Description: The United States Marine Highway Program (USMHP) statute authorizes the U.S. Department of Transportation ("Department" or "DOT") to make grants to implement Projects or components of Projects that 1) provide a coordinated and capable alternative to landside transportation; mitigate or relieve landside congestion; promote Marine Highway Transportation; or use vessels documented under 46 U.S.C. chapter 121; and 2) develop, expand, or promote Marine Highway Transportation or shipper use of Marine Highway Transportation
Due Date/Frequency: July 15, 2025 / Annual

X. Water & Waste Disposal Loan & Grant Program in Alaska

Funder: USDA Rural Development
Relevant Chapters: Land Use and Environment, Public Facilities & Services
Award Information: Current loan interest rates effective 4/1/25: Poverty: 2.500%; Intermediate: 3.375%; Market: 4.250%.
Eligibility: Most state and local governmental entities, private nonprofits, federally-recognized tribes.
Description: This program provides funding, in the form of long-term low-interest loans, and grants (if funds are available) for clean and reliable drinking water systems, sanitary sewage disposal, sanitary solid waste disposal, and storm water drainage to households and businesses in eligible rural areas. Areas that may be served include: rural areas and towns with populations of 10,000 or less; Tribal lands in rural areas; and colonias. Funds may be used for drinking water sourcing, treatment, storage and distribution; sewer collection, transmission, treatment and disposal; solid waste collection, disposal and closure; and storm water collection, transmission and disposal.
Due Date/Frequency: Applications accepted on ongoing basis.

Appendix K: Border Expansion Process

The following is from the 2018 Homer Comprehensive Plan, Appendix B, to guide Chapter 7 Governance Strategy 4, Action e: *Develop a clear and orderly process to assess the need and apply for the expansion of the boundaries of the City of Homer, which is likely to be necessary over the coming decades as surrounding areas grow and develop.*

Summary

Develop a clear and open public process for future changes to City of Homer boundaries. Explore a planned, phased possible expansion; and initiate and establish regional planning processes with the Kenai Peninsula Borough.

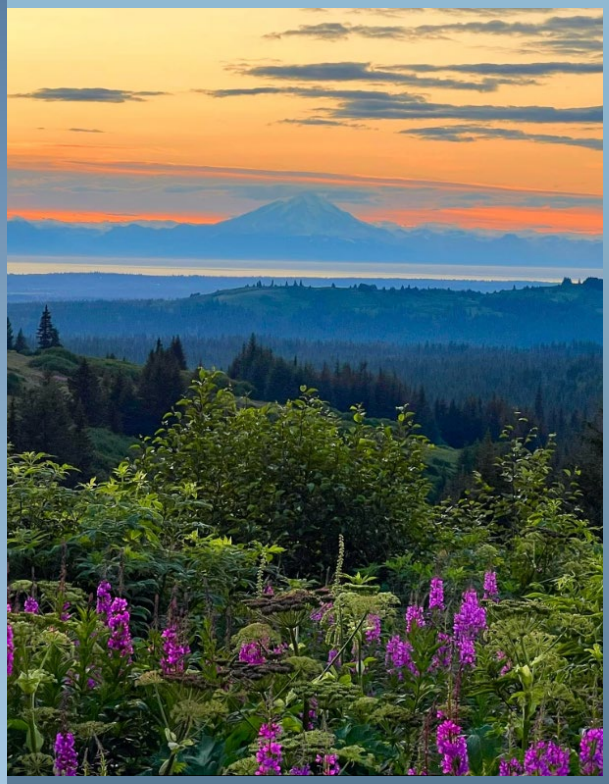
Existing land use and future growth around the periphery of Homer has significant impacts on the quality of life, the environment, and the economy of those who live and work within city limits. As a consequence, the City needs to be open to the possibility of annexing lands beyond city boundaries. Some of the specific benefits for those in the annexed areas include:

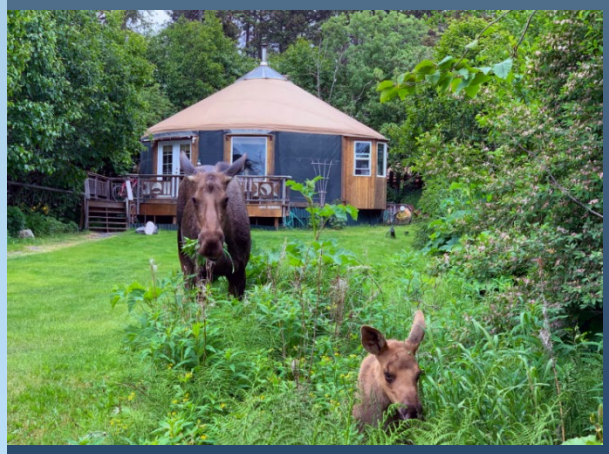
- Access to water for domestic use
- Improved fire protection services
- Improved street maintenance and snow removal services
- Improved law enforcement services provided by the City police department (as continued growth in outlying areas requires more services than the Alaska State Troopers can provide)
- Local control over planning and zoning (when done in a manner that reflects local values, city planning and zoning authority can help avoid the intrusion of incompatible uses into neighborhoods and help maintain and increase property values)
- Right to vote for elected representatives in Homer, and serve on City Boards and Commissions (currently sales tax provides the majority of the city's revenue. People outside city boundaries pay sales tax but don't vote for the people who make the decisions about how sales tax money is spent)

Step 1: Develop a clear and orderly process to assess the need and apply for the expansion of the boundaries of the City of Homer, which is likely to be necessary over the coming decades as surrounding areas grow and develop.

Step 2: Develop a fair, planned process for involving affected members of the public when considering annexation.

Step 3: Develop land use and infrastructure policies to address issues such as access and water use for areas that may be annexed in the future.





Winners of the Homer Comprehensive Plan photo contest, clockwise from top left: Tim Hatfield, Kyra Wagner, Tim Hatfield, John Bushell, Derek Mueller

CC-25-242

MEMORANDUM

Ordinance 25-64, An Ordinance of the City Council of Homer, Alaska Adopting the City of Homer 2045 Comprehensive Plan and Recommending Adoption by the Kenai Peninsula Borough. City Manager.

Item Type: Backup Memorandum

Prepared For: Mayor Lord and Homer City Council

Date: October 13, 2025

From: Ryan Foster, City Planner

Through: Melissa Jacobsen, City Manager

The attached ordinance will adopt the 2045 Homer Comprehensive Plan. Staff recommends the Council introduce Ordinance 25-64, set a public hearing at a subsequent regular meeting, and adopt the 2045 Homer Comprehensive Plan with staff-recommended amendments. Staff also recommends that the Council request adoption of the plan by the Kenai Peninsula Borough.

Background

The 2045 Homer Comprehensive Plan reflects a multi-year process of research, outreach, and collaboration. Between 2023 and 2025, the project team engaged hundreds of residents, businesses, and organizations through surveys, open houses, interviews, community events, and meetings with the City Council, Planning Commission, boards, commissions, committees, staff, and community entities. This extensive effort, summarized in Appendix C: Methodology, confirms that the plan is grounded in broad community input and reflects the shared values and priorities of Homer residents. The Planning Commission held a public hearing on the Public Hearing Draft of the 2045 Homer Comprehensive Plan on August 20, 2025, then closed the hearing to public testimony and postponed to the following meeting date. On September 3, 2025, the Commission voted to forward the plan to the City Council along with five individual sets (from five Planning Commissioners) of recommended potential amendments. When combined and analyzed, these submittals resulted in a total of 107 potential amendments to the plan. The Commission voted to forward individual Commissioner comments in their entirety, without distinguishing which amendments carried majority support from the Commission. To aid the City Council in their decision-making, the project team has reviewed Planning Commissioner comments and staff have prepared a list of proposed amendments, summarized below, and identified in more detail in Attachment 1.

Disposition of Planning Commission Suggestions

Planning Commissioners submitted five individual sets of suggestions with limited deliberation on many items. Staff have organized Commissioner comments into two categories for clarity in Attachment 1:

- **Amendments Recommended for Adoption**: These are amendments that have support through the public process, align with most inputs received to date, improve accuracy of the plan, facilitate implementation, and/or correct technical errors.
    - Includes **2 substantive** amendments**.**
    - Includes **17 technical** amendments**.**
- **Amendments that are Not Recommend for Adoption**: These are amendments that lack support through the public process, conflict with inputs received to data, including the plan framework or data, or lack sufficient detail for direct implementation.
    - Includes **87** amendments**.**

Attachment 1 provides rationale for Planning Commissioner proposed amendments.

RECOMMENDATIONS:

A. Introduce Ordinance 25-64 at the October 13th Council Meeting;
B. Hold a public hearing on the Public Hearing Draft at a subsequent meeting; and
C. Adopt staff-recommended amendments identified in Attachment 1 along with Ordinance 25-64

Attachments:

1. Staff recommended amendments to the Public Hearing Draft Comprehensive Plan
2. Public Hearing Draft of the 2045 Comprehensive Plan
3. Planning Commission August 20, 2025 Memorandum 25-038
4. Planning Commission August 20, 2025 Supplemental: Presentation and Public Comments
5. Planning Commission August 20, 2025 Laydown: Additional Public Comments
6. Planning Commission August 20, 2025 Meeting Minutes
7. Planning Commission September 3, 2025 Laydown: Planning Commissioner Comments
8. Planning Commission September 3, 2025 Meeting Minutes
9. Public Comments received from the City Clerk's Office

Attachment 1:

Staff Response to Planning Commission Comments

Following the Planning Commission's September 3, 2025 action to forward individual Planning Commissioner comments on the Public Hearing Draft of the 2045 Homer Comprehensive Plan, the project team reviewed all 107 comments for clarity, consistency, and alignment with the goals of the plan. This attachment summarizes the project team review, dividing amendments into those recommended for adoption and those not recommended. The original recommendations submitted by individual Planning Commissioners are included in Attachment 1.

Amendments Recommended for Adoption

These are amendments that have support through the public process, align with most inputs received to date, improve accuracy of the plan, facilitate implementation, and/or correct technical errors.

Substantive Amendments

#	Component, Chapter, Page #	Recommended Amendment (Summarized)	Recommended By	Rationale
1	Core Plan Introduction, Page 7	Include the following language to introduce the plan: "The 2045 comprehensive plan serves as an aspirational guide for shaping the long-term vision, growth, and development of our community. It is a blueprint sets forth goals, strategies, and actions to inform policy-making and decision-making across land use, infrastructure, housing, transportation, and environmental stewardship. The plan is a living document-intended to be periodically reviewed and amended in response to changing conditions, emerging needs, and evolving community values. Its implementation must always be grounded in the realities of available public resources and pursued in a fiscally responsible and sustainable manner to ensure its relevance and effectiveness serves the community's best interest over time."	Smith, H	This recommendation was broadly supported by Planning Commission members during the August 20 meeting and refined during the September 3 meeting. The language conforms to the overall tone/theme of the plan to balance the aspirational and practical functions of the plan.

#	Component, Chapter, Page #	Recommended Amendment (Summarized)	Recommended By	Rationale
2	Core Plan Transportation, Page 47	Consider Kaiser Comments from August 15: RE: Please identify as an Action, "Implement recommendations from the Homer Transportation Plan."	Venuti	This action is implied throughout the chapter and other policies, but never explicitly stated.

Technical Amendments

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By
1	Executive Summary, Page 1	The Table of Contents should be at the very beginning of the document.	Venuti; Harness
2	Executive Summary, Page 4	Add to "Top Priorities and Projects for Homer to Focus on for the Next 10-20 Years:" Increase access to recreational opportunities for visitors and residents.	Staff recommendation (also included in Barnwell comments)
3	Core Plan Introduction, Page 8	Change "make the code clearer and more easy to use" to "make the code more effective, efficient and user friendly"	Smith, S
4	Executive Summary Land Use and Environment, Page 8	[Future Land Use Map] "properties associated with Homer Airport" is vague. [Staff to revise to remove 'properties' and replace with state lands.]	Barnwell
5	Core Plan Introduction, Page 8	Add sentence: "The 2018 Plan emphasized the use of Green Infrastructure. This Plan recognizes the importance of green infrastructure (aka nature based solutions), but frames these needs in terms of drainage and stormwater management."	Barnwell
6	Executive Summary Transportation, Page 15	Missing: Walkability goals (see Core Plan vision and other), although connectivity is emphasized. [Staff to add language that connects this chapter to the 2024 Transportation Plan as the Core Plan does. Walkability also emphasized in themes, goal A, and Strategies 1, 4, and 5]	Barnwell
7	Core Plan Land Use and Environment, Page 19	Consider Kaiser Comments from August 15: RE: suggest the explanation about what a Future Land Use Map is be moved from Page 19 to Page 17, before Figure 7.	Venuti
8	Core Plan Land Use and Environment, Page 19	Move content from page 19 "what is future land use vs. zoning" to before the table on page 17	Harness

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By
9	Core Plan Public Facilities and Services, Page 25	Remove the second 'planning' from "The City of Homer provides a range of services, including water, sewer, planning, road maintenance, community development, recreation, parks, port and harbor management, fire protection, law enforcement, planning, and emergency services.	Smith, S
10	Core Plan Public Facilities and Services, Page 25	Consider Kaiser Comments from August 15: RE: There's a nice quote, on Page 25 of the PRD that has been omitted from the PHD: "'Future growth should consider how development may impact environmental resources both inside and outside the city boundary." Please put it back.	Venuti
11	Core Plan Public Facilities and Services, Page 27	Consider Kaiser Comments from August 15: RE: The PRD, Page 27, includes Strategy (7) about developing policies for specific community areas, which is not in the PHD. Please put it back. If Strategy (7) in the PHD is supposed to take the place of (7) in the PRD, please add the additional, descriptive language that is in the PRD [Staff notes that this language was removed from the PFS chapter to reduce duplication with the LUE chapter, but should be cross referenced.]	Venuti
12	Core Plan Public Facilities and Services, Page 29	Consider Kaiser Comments from August 15: RE: Includes Strategy (4) related to new facilities on the Homer Spit. It includes Action (a) regarding the harbor expansion. i. This action should be in Strategy (3) related to Port/Harbor Infrastructure.	Venuti
13	Core Plan Public Facilities and Services, Page 29	Consider Kaiser Comments from August 15: RE: Includes Strategy (4) related to new facilities on the Homer Spit. It includes Action (a) regarding the harbor expansion. Ii. I don't like the way the sentence says "[s]upport a harbor expansion…" without qualification. This sounds like the outcome is pre-supposed; that is, that the city will move forward with the harbor expansion, no matter what. It is true that the City Council is supporting the project at this time, but this is still qualified support. Feasibility and affordability must be still be demonstrated. I recommend using language like "continue to explore the operational, financial and environmental feasibility of a harbor expansion" because that is what we are doing.	Venuti
14	Core Plan Public Facilities and Services, Page 30	Change Strategy 6: "Increase the City's capacity to provide and expand community services and improve the synergy between the City and other community partners to maximize resource and investments." to "Be responsive to community driven desires to enhance community services. Improve the synergy between the City and other community partners to maximize resources and investments."	Smith, H
15	Core Plan Economic Development, Page 41	Consider Kaiser Comments from August 15: RE: The PHD has an Action (1)(a), Page 41, that says we should "incentivize growth of the marine trades". This makes it sound like we're going to do this whether it makes sense economically or environmentally. Please put some limitations around this, such as saying "support sustainable growth of the marine trades…	Venuti

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By
16	Core Plan Transportation, Page 47	Clarify the City's roll in Goal B. Explain how the City plays a roll in "maintaining" a network outside of its city limits? Advocacy? "within" greater homer area. [Note: Staff to change Goal B to: Maintain a sustainable and safe motorized transportation network year-round to move people and goods to, from, and within ~~the Greater~~ Homer ~~Area~~.]	Smith, H
17	Appendix B Glossary	Provide a suitable definition of "ensure" in Appendix B so that users of this document understand that outcomes of efforts cannot be guaranteed. Or use another word.	Smith, H

Not Recommended for Adoption

These are amendments that lack support through the public process, conflict with inputs received to data, including the plan framework or data, or lack sufficient detail for direct implementation.

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
1	Core Plan, Introduction, Page 2	Correct the double (::) between Agnew Beck	Smith, S	Not an error.
2	Executive Summary, Page 4	Add to "Top Priorities and Projects for Homer to Focus on for the Next 10-20 Years:" "provide for utilities infrastructure that supports development in appropriately zoned areas." (Note: this refers to survey "Increase the diversity of Homer's economy and economic foundations 73%")	Barnwell	Not an error - does not match survey question or response language.
3	Executive Summary, Page 4	Edit to "Top Priorities and Projects for Homer to Focus on for the Next 10-20 Years:" instead of "Preserve open public spaces within the city from development" use "Protect open public spaces within the city."	Barnwell	Not an error - does not match survey question or response language.
4	Core Plan Introduction, Page 5	Homer Profile Population numbers for Homer and Soldotna are very similar. I question the Soldotna numbers. And Kenai numbers. Are the Soldotna numbers from the COS?	Barnwell	This section of plan does not exist; not enough info to implement this change.

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
5	Core Plan Introduction, Page 6	Homer Workforce: As shown, "retail" is the highest percentage of jobs. Given this (I question it), has the Team thoroughly canvassed retail industries in Homer? If so, where is this in the Plan?	Barnwell	This section of plan does not exist; not enough info to implement this change.
6	Core Plan Introduction, Page 7	Consider Kaiser Comments from August 15: The PRD had a Figure 4, Page 10, which listed all the public outreach events that were held to collect input about the plan. This was important information because it showed the City's efforts to include a broad range of opinions. The PHD does not include this figure. Was it put someplace else?	Venuti	This is information is included in Appendix C: Methodology to accommodate the broad support received from the public, Council, and Planning Commission to reduce the size of the Core Plan to increase usability of the plan.
7	Executive Summary Land Use and Environment, Page 8	[Future Land Use Map] Areas shown as Commercial don't align with open space, green infrastructure, and conservation goals.	Barnwell	There is not enough information to support a map change, and in many cases commercial, industrial and conservation uses might co-exist through site design standards, green infrastructure requirements, and buffers—without reclassifying land use designations.
8	Executive Summary Land Use and Environment, Pagev8	[Future Land Use Map] Multiple uses" conflict with conservation, e.g. commercial.	Barnwell	There is not enough information to support a map change, and in many cases commercial, industrial and conservation uses might co-exist through site design standards, green infrastructure requirements, and buffers—without reclassifying land use designations.
9	Executive Summary Land Use and Environment, Page 8	[Future Land Use Map] Manufacturing and "supportive infrastructure" is in conflict with land use conservation and open space	Barnwell	There is not enough information to support a map change, and in many cases commercial, industrial and conservation uses might co-exist through site design standards, green infrastructure requirements, and buffers—without reclassifying land use designations.

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
10	Executive Summary Land Use and Environment, Page 8	[Future Land Use Map] Environmental constraint overlay as shown on p. 11 in conflict with "commercial" designation as shown on map	Barnwell	There is not enough information to support a map change, and in many cases commercial, industrial and conservation uses might co-exist through site design standards, green infrastructure requirements, and buffers—without reclassifying land use designations.
11	Executive Summary Land Use and Environment, Page 8	[Future Land Use Map] Environmental constraint overlay as shown on p. 11 in conflict with "commercial" designation as shown on map. Key themes as mentioned in sustainability and resilience refer to "open space and natural lands support long-term community well being."	Barnwell	There is not enough information to support a map change, and in many cases commercial, industrial and constrained lands might co-exist through site design standards, green infrastructure requirements, and buffers—without reclassifying land use designations.
12	Executive Summary Land Use and Environment, Page 8	[Future Land Use Map] Airport category intended uses is contradictory: manufacturing, etc. doesn't mix well with conservation. Conservation: maintained as undisturbed and natural state conflicts with certain areas such as Airport commercial land use.	Barnwell	Not an error - Combination of heavy industrial and critical habitat into an 'airport' land use designation was requested during the joint council/pc meeting in June. Further, these two designations mirror state plan land classifications for this area.
13	Executive Summary Land Use and Environment, Page 8	[Future Land Use Map] Include the following area plans as area plan overlays: Diamond Cr. Recreational Area, Gateway District, Woodard Creek Watershed.	Barnwell	This idea was not broadly supported during the Planning Commission's deliberations, nor is it representative of the feedback and inputs we heard during the plan process. The DCRA is outside of city limits and the Woodard Creek Watershed's plan was adopted in 2017. There may be an opportunity to add an area plan action for the Gateway Business District during future plan amendments.

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
14	Executive Summary Public Facilities and Services, Page 12	Need a line that considers the of future water supply and planning. Recognize the role that Homer's municipal water supply has in supporting population growth outside the city limits. This includes referencing the existing water and sewer agreements between Homer and Kachemak City. Action items may include: 1. Identify where City water is currently being delivered, 2. Research how other communities use water supply to manage growth.	Barnwell; Harness	The City is not currently experiencing, nor does it anticipate experiencing, water capacity challenges. This has also not been identified as a concern via the public process or from Public Works staff. The community has expressed support for concentrating and guiding growth (e.g., through infill) within City limits rather than focusing or controlling growth outside City limits.
15	Appendix J Implementation Plan, Page 12	Add action ""Investigate commercial transport alternatives connecting Sterling Highway (Bypass) and East End Rd."	Barnwell	Does not match action language in core plan; the plan directs the community to implement the 2024 Transportation Plan, which includes policies related to establishing an alternate truck route (Objective 1B).
16	Executive Summary Housing, Page 13	Lacks a strategy for zoning that encourages affordable housing, i.e. housing that is accessible to walkable and transportation close to the CBD.	Barnwell	Covered in Land Use and Environment Chapter and cross referenced.
17	Executive Summary Economic Development, Page 14	Missing: Harbor impacts on economy.	Barnwell	Not missing. See 'Fishing and Tourism' theme, see actions under Strategy 1.
18	Executive Summary Governance, Page 16	Mention should be made for the need for drainage infrastructure funded by taxation or some means of city revenue. Other city models for taxation supporting storm water and other infrastructure should be considered, e.g. Anchorage AWWU, and other.	Barnwell	This idea was not broadly supported during the Planning Commission's deliberations, nor is it representative of the feedback and inputs we heard during the plan process.
19	Executive Summary Governance, Page 16	Change instances of "Natural and Climate-Driven Hazards" or "natural hazards" to geohazards	Barnwell	This idea was not broadly supported during the Planning Commission's deliberations, nor is it representative of the feedback and inputs we heard during the plan process. The plan uses

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
				terminology that aligns with FEMA, State of Alaska, and HUD language, ensuring consistency with funding and hazard mitigation planning. Additionally, substituting for "geohazards" would narrow the scope of hazards considered—excluding hazards like wildfire, drought, and extreme weather—and could cause confusion by using a less familiar term not widely recognized in community engagement or regulatory frameworks.
20	Core Plan Land Use and Environment, Page 16	Land Use: Green Infrastructure	Barnwell	Not enough info to implement this change; related policies included in plan.
21	Core Plan Land Use and Environment, Page 16	Goal A: Add "Promote sustainable and moderate growth that preserves Homer's small-town character; and protects important habitat and open spaces."	Barnwell	Adding this phrase to Goal A would be duplicative and blur the distinction between the two goals, which are structured to keep growth management and resource protection as complementary but separate priorities (Goal A focused on directing growth responsibly and Goal B explicitly addressing habitat and open space protection).
22	Appendix J Implementation Plan, Page 16	Correct sentence "Update and adopt the City's Low-Impact Development Plan (also referred to as the Green Infrastructure – Stormwater Master Plan" to "Update and adopt the City's Low-Impact Development Plan (and the Green Infrastructure – Stormwater Master Plan)"	Barnwell	This is not an error.

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
23	Appendix J Implementation Plan, Page 16	"Continue to incorporate green infrastructure approaches (e.g., rain gardens, vegetated buffers, permeable surfaces) into City-led projects, and new developments."	Barnwell	Unnecessary; 'new developments' are encompassed under 'projects'; and change would not match action language in core plan.
24	Appendix J Implementation Plan, Page 16	Add "Develop technical mapping tools, including stormwater drainage basins and flow analysis, to guide City-led infrastructure decisions and support watershed-based planning"	Barnwell	Unnecessary; Already captured in Appendix I: Partner Actions, Sustainability and Resilience Strategy 4h.
25	Appendix J Implementation Plan, Page 16	[Replace hazards with] Geohazards	Barnwell	This idea was not broadly supported during the Planning Commission's deliberations, nor is it representative of the feedback and inputs we heard during the plan process. The plan uses terminology that aligns with FEMA, State of Alaska, and HUD language, ensuring consistency with funding and hazard mitigation planning. Additionally, substituting for "geohazards" would narrow the scope of hazards considered—excluding hazards like wildfire, drought, and extreme weather—and could cause confusion by using a less familiar term not widely recognized in community engagement or regulatory frameworks.
26	Core Plan Land Use and Environment, Page 18	[Future Land Use Map] Keep the Gateway District. The proposed change from Gateway Business to Commercial Mixed Use does not "preserve scenic views and insure a welcoming entrance to Homer. It should remain as Gateway Business."	Smith, S; Venuti; Harness	This idea was broadly supported during the public hearing process of the plan, and was vocally supported by the majority of the planning commission (see minutes). Staff notes, however, that the Gateway District is a zone that can be established and preserved under the umbrella of the Commercial Mixed Use land use

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
				designation of the FLUM. This will occur during Title 21 revisions.
27	Core Plan Land Use and Environment, Page 18	[Future Land Use Map] Include the Harbor Expansion in the map.	Smith, S	Harbor expansion is already included on the FLUM as part of the Homer Spit Planning Area Overlay.
28	Core Plan Land Use and Environment, Page 18	Revise 'Conservation' land use designation intent to say "“Public and private lands that serve key environmental functions, such as critical habitat, watershed areas, areas to be maintained in an undisturbed and natural state."	Barnwell	This idea was not broadly supported during the Planning Commission’s deliberations, nor is it representative of the feedback and inputs we heard during the plan process. The proposed change overstates the intent by suggesting that all conservation-designated lands must be kept “undisturbed and natural,” which could conflict with community-supported uses such as recreation, traditional harvest, or infrastructure siting that are compatible with conservation values.
29	Core Plan Land Use and Environment, Page 18	In Area Plan Overlay, include Woodard Creek Watershed, Diamond Creek Recreation Area, and Gateway District.	Barnwell	This idea was not broadly supported during the Planning Commission’s deliberations, nor is it representative of the feedback and inputs we heard during the plan process. The DCRA is outside of city limits and the Woodard Creek Watershed's plan was adopted in 2017. There may be an opportunity to add an area plan action for the Gateway Business District during future plan amendments.

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
30	Core Plan Land Use and Environment, Page 18	[Future Land Use Map] "Airport" area is in large and conflict with the conservation needs in this area.	Barnwell	Combination of heavy industrial and critical habitat into an 'airport' land use designation was requested during the joint council/pc meeting in June.
31	Core Plan Land Use and Environment, Page 18	Add a page of the following text: "The ocean-influenced maritime climate lends to a fairly temperate place by Alaska standards. Average daily temperatures range from 45 to 65 degrees Fahrenheit in the summer and 14 to 27 in the winter. Yearly snowfall during the winter averages 55 inches; total annual precipitation is 24 inches. The topography of the region adds to its beauty. The City of Homer is situated in a geographical area referred to as the Homer Bench characterized by high bluffs to the north and gently sloping shorelines in the south. Homer is bounded by Kachemak Bay to the south, and Diamond Ridge to the north, which rises from about 400 to 1,100 feet above sea level. Common rock types include shale, sandstone, coal, and claystone. The steep slopes and the loose nature of the soil and bedrock make the area susceptible to landslides when saturated with water. Homer experiences both bluff and shoreline erosion problems. Homer's location makes it vulnerable to natural hazards including earthquakes, tsunamis, landslides, and flooding, as well as the longer term impacts of climate change. There are numerous plans and reports that provide recommendations for improving the resilience of Homer's infrastructure. 16 The Port, Harbor, and the Homer Spit, which are all important components of Homer's economy, are especially vulnerable to severe storms and climate change." Please put the natural hazards verbiage that was in the Spring PRD back into this Plan, as shown above. This is a huge issue for Homer and should not be understated.	Barnwell	Much of this language does not appear in any previous drafts. Some language about "natural hazard verbiage" was moved from the Public Facilities Chapter to the Sustainability and Resilience theme "Natural and Climate-Driven Hazards Increase Risks to People and Infrastructure" during the revision process. Other language was removed because it was redundant. For example, the sentence "There are numerous plans and reports that provide recommendations for improving the resilience of Homer's infrastructure," was removed because the plans and reports are either footnoted in the plan as part of the theme or included in Appendix D: Plan Review.

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
32	Core Plan Land Use and Environment, Page 18	Consider Kaiser Comments from August 15: Natural hazards. The PRD, Page 18, contained a nice paragraph entitled "Development that fits Natural Conditions". The only part of this paragraph that appears in the PHD is the first sentence. Please put the rest of the paragraph back as it is important to remind people that natural hazards restrict growth and development on much of Homer's lands.	Venuti	The longer PRD paragraph was intentionally condensed in the Public Hearing Draft to improve readability, consistent with direction from the June Joint Council/Planning Commission work session. The key themes about how natural hazards restrict growth and development are still carried forward in the PHD through hazard-specific sections and the Land Use & Environment and Sustainability and Resilience chapters. Reintroducing the full PRD text would add redundancy without improving clarity.
33	Core Plan Land Use and Environment, Page 19	Consider Kaiser Comments from August 15: RE: Gaps. The PRD, Page 19, contained some nice language about the "gaps" in outdoor areas, which is omitted from the PHD. This was good language – please put it back.	Venuti	Language removed or redistributed based on feedback received at the PC/Council joint work session.
34	Core Plan Land Use and Environment, Page 19	Consider Kaiser Comments from August 15: RE: This map would be more helpful, if the outlines were more distinct; that is, if the outlines followed property boundaries. Without clear boundaries, the Planning Commission is just guessing about which designation applies to specific parcels. This is particularly important when talking about the Environmental Constraints Overlay. If you can't identify boundaries, maybe you can identify some criteria – some tool the Planning Commission can use identify if a property is supposed to be in the EC Overlay or not.	Venuti	The Future Land Use Map (FLUM) is not intended to operate at the parcel level and should not be confused with a zoning map. Its role is to provide broad policy direction that will guide subsequent zoning revisions, which are the tools applied at the property scale. More specifically, the Environmental Constraints Overlay relies on external datasets (e.g., FEMA floodplain, DEC wetlands, and slope analysis), and it is important that applicants and decisionmakers consult those authoritative sources directly rather than treating the FLUM as a regulatory tool. In addition, this concern has been partly addressed through the release of

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
				the interactive online map, which allows users to view layers in more detail than the static plan document. For these reasons, staff does not recommend parcel-level edits to the FLUM.
35	Core Plan Land Use and Environment, Page 21	In Strategy 2h: "Modify zoning and permitting tools to support small business growth and economic resilience, including consideration for locally owned and emerging industries." Define 'emerging industries' and add agricultural and other food production industries important to food security.	Barnwell	This idea was not broadly supported during the Planning Commission's deliberations, nor is it representative of the feedback and inputs we heard during the plan process. More specifically, defining "emerging industries" risks limiting interpretating for the 20-year plan.
36	Core Plan Land Use and Environment, Page 21	Consider Kaiser Comments from August 15: RE: Please delete the words about "gauging…interest" and substitute the phrase "research and implement zoning and policy tools…."	Venuti	This idea was not broadly supported during the Planning Commission's deliberations, nor is it representative of the feedback and inputs we heard during the plan process.
37	Core Plan Land Use and Environment, Page 21	Consider Kaiser Comments from August 15: RE: includes Action (h) which refers to "locally owned and emerging industries". Please define "emerging industries," so we know what we're supposed to support. Also, this would be a good place to add "agricultural and other food production industries.	Venuti	This is a 20-year plan, so emerging industries will change over the life of plan and should not be defined to keep plan more flexible.
38	Core Plan Land Use and Environment, Page 22	Add action item under Strategy 4 to "Protect and conserve areas of hydric soils considered important to water storage, stormwater management, open space, and stormwater management."	Barnwell	A this action is duplicative as-written. The draft already (1) maps hydric soils in the Future Land Use Map "Environmental Constraints" overlay, and (2) has multiple actions to use wetlands/green infrastructure for stormwater (see Land Use and Environment strategies 3c-d; 3f; and Sustainability and Resilience strategies 3a-3d).

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
39	Core Plan Land Use and Environment, Page 22	Consider Kaiser Comments from August 15: RE: In Strategy 3, the PRD contained a number of Actions (b) – (f), that are not contained in the PHD. That was good language – please put it back. What's currently in the PHD is good, but it needs to be buttressed with the original language of this section.	Venuti	Language redistributed to other actions, Sustainability and Resilience Chapter, or withdrawn due to Council, PC, and Staff comments on PHD.
40	Core Plan Land Use and Environment, Page 22	Consider Kaiser Comments from August 15: RE: includes Strategy (4) regarding "open, green space". The PRD contained a number of Actions (a) – (d) that are not contained in the PHD. This was good language – please put it back. What's currently in the PHD is good, but it needs to be buttressed with the original language from the PRD	Venuti	Language redistributed to other actions, Sustainability and Resilience Chapter, or withdrawn due to Council, PC, and Staff comments on PHD.
41	Core Plan Land Use and Environment, Page 23	Consider Kaiser Comments from August 15: RE: includes Strategy (5) regarding "place-based planning". This Strategy was in the PRD, but the Actions that were in the PRD are totally different from what is shown in the PHD. I can't tell if the PHD's Actions are intended to encompass the PRD's Actions or if the intents are different. Some terms from the PRD, such as "broader range of housing types and compatible mixed-use developments," "public-private partnerships" and "targeted infrastructure upgrades" do not appear in the PHD. These were good phrases. Please put them back.	Venuti	Language redistributed to other actions, Sustainability and Resilience Chapter, or withdrawn due to Council, PC, and Staff comments on PHD.
42	Core Plan Land Use and Environment, Page 24	Consider Kaiser Comments from August 15: RE: an additional strategy (g) about "adopting building codes and incentive programs to increase energy efficiency and promote renewable energy". Please add something to the PHD that addresses these important topics if only to refer to the city's Climate Action Plan.	Venuti	The Climate Action Plan is cited in Sustainability and Resilience Chapter.

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
43	Core Plan Land Use and Environment, Page 24	Consider Kaiser Comments from August 15: RE: Strategy (6) regarding public-private partnerships. The language about such partnerships in the PRD, page 26, Action (c), was more descriptive. Please put that language back. Also, please don't refer to Strategy 6 and 7 as "Partner -led Strategies". This looks like the city is taking a back-seat to these strategies. Please use language that puts the city in a more proactive position.	Venuti	Language for partner-led v city-led strategies matches the intent from comments received at joint Council / PC work session.
44	Core Plan Public Facilities and Services, Page 25	Consider Kaiser Comments from August 15: RE: The PRD's chapter on Public Facilities & Services had a paragraph, Page 33, on "Vulnerability to Natural Hazards", which is not in the PHD. Please put it back.	Venuti	Language about facilities' vulnerability was moved from the Public Facilities Chapter to the Sustainability and Resilience theme "Natural and Climate-Driven Hazards Increase Risks to People and Infrastructure" during the revision process. Other language was removed because it was redundant.
45	Core Plan Public Facilities and Services, Page26	Last paragraph, Last sentence under: Rising Service Demands and Infrastructure Costs. Substitute the word adequate for insufficient so the last sentence reads: "The water and sewer services within the City are ~~adequate~~ insufficient, and ~~but~~ stormwater runoff impacts the capacity of the wastewater treatment plants."	Harness	The City is not currently experiencing, nor does it anticipate experiencing, water capacity challenges. This has also not been identified as a concern via the public process or from Public Works staff. The community has expressed support for concentrating and guiding growth (e.g., through infill) within City limits rather than focusing or controlling growth outside City limits. This quote was removed from the earlier version for this reason.
46	Core Plan Public Facilities and Services, Page 27	Add action: "Move Public Works Campus to a suitable location safe from natural hazards and accessible to the Public and Staff."	Barnwell	Already captured in Sustainability and Resilience Strategy 2a to ""Relocate municipal buildings out of tsunami inundation zones where feasible and continue to consider hazard-prone or

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
				unsuitable areas in future development projects."
47	Core Plan Public Facilities and Services, Page 29	Strategy 3: "Maintain and (l)mprove" ... small l is used - change to capital I	Smith, S	Not an error.
48	Core Plan Public Facilities and Services, Page 29	Consider Kaiser Comments from August 15: RE: The PHD, Page 29, includes Strategy (3) related to Port & Harbor Infrastructure. This Strategy lists Action (a) regarding a P/H Management Plan, which I would assume would include a list of important capital projects. This Strategy also lists Action (d) regarding one specific project – the large vessel haul-out area. The P/H needs a lot of projects, so it makes no sense to single out this one particular project in the Comprehensive Plan. It makes more sense to specify, in Action (a), that the Management Plan will include a Capital Improvement Program. Then, this inappropriate call out of the large-vessel haul-out area can be omitted.	Venuti	This idea was not broadly supported during the Planning Commission's deliberations, nor is it representative of the feedback and inputs we heard during the plan process. More specifically, the large vessel haul out facility was identified as a priority for inclusion in the plan by the Port and Harbor Advisory Commission at their February 26th meeting.
49	Core Plan Public Facilities and Services, Page 29	Add action to Port and Harbor Strategy 3: "Develop and maintain a business plan for the Port and Harbor Enterprise that demonstrates well thought out strategies for independent success.	Smith, H	This idea was not broadly supported during the Planning Commission's deliberations, nor is it representative of the feedback and inputs we heard during the plan process. The Port and Harbor Enterprise operates with financial oversight and long-term planning tools through the City budget process and Capital Improvement Program. Developing a standalone "business plan" could duplicate existing management processes or fall outside the scope of a comprehensive plan.

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
50	Core Plan Public Facilities and Services, Page 30	Strategy 9: Capitalize 'State' and 'Federal'	Smith, S	Not an error.
51	Core Plan Public Facilities and Services, Page 30	Strategy 5: Include a parking plan for the Spit that includes no parking zones to reduce accidents; limit birder parking to west side of spit road.	Smith, S	This level of detail may be more relevant for a master plan for the Spit, as recommended in Land Use and Environment Strategy 5c.
52	Core Plan Public Facilities and Services, Page 31	Consider Kaiser Comments from August 15: RE: Potential Partner-led Strategies. This looks like the city is taking a back-seat to these strategies. Please use language that puts the city in a more proactive position.	Venuti	Language for partner-led v city-led strategies matches the intent from comments received at joint Council / PC work session.
53	Core Plan Public Facilities and Services, Page 31	Consider Kaiser Comments from August 15: RE: There was a nice quote about infrastructure in the PRD, Page 34, which was omitted in the PHD: "Support our infrastructure. Our water and sewer facilities are at capacity, and we keep building new things with little thought to how we will maintain them." Please put it back.	Venuti	The City is not currently experiencing, nor does it anticipate experiencing, water capacity challenges. This has also not been identified as a concern via the public process or from Public Works staff. The community has expressed support for concentrating and guiding growth (e.g., through infill) within City limits rather than focusing or controlling growth outside City limits. This quote was removed from the earlier version for this reason.
54	Core Plan Public Facilities and Services, Page 31	Consider Kaiser Comments from August 15: RE: , included a Strategy related to roads, which does not appear in the PHD	Venuti	Moved to Transportation and linked with 2024 Transportation Plan.
55	Core Plan Public Facilities and Services, Page 31	Consider Kaiser Comments from August 15: RE: PRD has a more expansive list of airport improvements, which does not appear in the PHD. Please put this list back.	Venuti	Moved to Appendix I: Partner Actions due to PC/Council feedback at joint work session; Airport not City-led

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
56	Core Plan Public Facilities and Services, Page 31	Consider Kaiser Comments from August 15: RE: Add PRD Strategy related to stormwater, which does not appear in the PHD. Please put it back.	Venuti	Moved language to Sustainability and Resilience Chapter due to Council/PC feedback at joint work session.
57	Core Plan Housing, Page 32	Consider Kaiser Comments from August 15: RE: The PRD, Page 40, had a nice introductory paragraph about Homer's housing situation, which is somewhat re-stated in the PHD, but not exactly, causing some ideas to be missed. Please add such language back in.	Venuti	The PHD version was intentionally streamlined to improve clarity and reduce redundancy in all chapters, including Housing. Restoring the PRD text would add length without new insights and reverse a deliberate choice made in response to Council/PC direction. Additionally, some language related to short-term rentals in the PRD was removed because parts of it were inaccurate. The PHD combines key housing themes (costs, workforce impacts, livability) into a stronger, more concise summary that still conveys the intent and keeps the majority of the inputs referenced in the PRD.
58	Core Plan Housing, Page 33	Consider Kaiser Comments from August 15: RE: The PRD, Page 42, had a paragraph about "Tourism's Influence on the Rise of Short-term Rentals in Homer", which does not appear in the PHD. This was valuable context; please put it back.	Venuti	This context was found to be inaccurate after further review of current short-term rental trends in Homer, which was discussed at the Joint Council/PC work session in June. However, the linkage is still discussed as one barrier out of many in the theme "Rising Costs and Land Availability Limit Housing Development Opportunities."
59	Core Plan Housing, Page 34	Consider Kaiser Comments from August 15: RE: The PRD, Pages 44-45, had more Strategies and Actions related to housing than what is contained within the PHD. That was some good stuff – please put it back.	Venuti	Language removed due to Council, PC, and Staff comments on PRD.

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
60	Core Plan Economic Development, Page 37	Consider Kaiser Comments from August 15: RE: The PRD, page 55, has a nice graph showing community preferences for growth, which does not appear in the PHD. Please put it back.	Venuti	Unnecessary; this graph was not removed; rather, it appears as Figure 6 in the Introduction Chapter of the PHD.
61	Core Plan Economic Development, Page 42	Strategy 6: "Support access to quality, affordable health care." could "to both private and borough services" be added?	Smith, S	The draft plan reflects community input emphasizing access to health care broadly, without limiting or prioritizing certain providers, and is written to remain consistent with health planning best practices. Adding "private and borough services" may narrow the scope and unintentionally exclude Tribal, regional, nonprofit, or State health providers that also play critical roles in Homer. Keeping the strategy general keeps it inclusive of all health partners.
62	Core Plan Economic Development, Page 42	Strategy 8: "Promote food security" Broaden this topic or have this be a sub-topic within a larger topic of Services/Resources Security	Smith, S	Not enough info implement this change; Appendix I Actions for Partner Strategies already include an action to "identify supply chain vulnerabilities".
63	Core Plan Economic Development, Page 42	Consider Kaiser Comments from August 15: RE: The strategies in the PHD, Page 41, for Economic Development, are completely different than the economic development strategies listed in the PRD. Some of the PRD's Actions f should be put back, including: 1. Action (2) about "vocational training…year-round employment…" 2. Action (3) about "encouraging economic growth…while preserving the natural resources…valued by residents…" 3. Action (4) about "moderate, sustainable growth in tourism".	Venuti	Actions moved to Partner-led Strategies due to Council/PC feedback at joint work session.

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
64	Core Plan Economic Development, Page 42	Consider Kaiser Comments from August 15: RE: The PHD, Page 42, includes nine Potential Partner-led Strategies. This looks like the city is taking a back-seat to these strategies. Please use language that puts the city in a more proactive position.	Venuti	Actions moved to Partner-led Strategies due to Council/PC feedback at joint work session.
65	Core Plan, Transportation, Page 44	Missing: Supporting an alternate truck route through downtown.	Smith, S; Barnwell; Venuti.	The plan directs the community to implement the 2024 Transportation Plan, which includes policies related to establishing an alternate truck route (Objective 1B).
66	Core Plan Transportation, Page 44	Transportation Hub - This needs more elaboration on why Homer is a "transportation hub for the region"	Barnwell	Not enough info to implement this change; May be more appropriate to include during plan amendments, updates.
67	Core Plan Transportation, Page 44	The COH non motorized transp plan should be mentioned and referenced.	Barnwell	The 2024 Transportation Plan encompasses 2022 Non-Motorized Transportation goals and objectives.
68	Core Plan Transportation, Page 46	The reference on p.46 needs more elaboration	Barnwell	Not enough info to implement this change
69	Core Plan Transportation, Page 47	Add Goal C: Commit to the development of the Core business/tourist area of Homer upholding the values of walkability, safety, Wayfinding and visual characteristics.	Smith, S	This idea was not broadly supported during the Planning Commission's deliberations, and the draft plan already reflects community input emphasizing walkability and safety across the entire transportation system. More specifically, the proposed goal overlaps with existing transportation strategies and misplaces issues of wayfinding and visual character, which are better addressed in the Land Use and Community Design context. Creating a new, area-specific transportation goal would be duplicative

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
				and risk narrowing the scope of the transportation chapter.
70	Core Plan Transportation, Page 47	Switch Goal A & B	Smith, S	Not widely supported by majority of planning commissioners. Unnecessary; Goals are not represented in order of priority.
71	Core Plan Transportation, Page 47	Strategies and Actions should mention areas beyond the CBD / downtown area, as good as that is. But as the Plan introduction mentions this Plan is not just about downtown Homer.	Barnwell	Not enough info to implement this change
72	Core Plan Transportation, Page 47	Consider Kaiser Comments from August 15: RE: The PHD, Page 48, includes three Potential Partner-led Strategies. This looks like the city is taking a back-seat to these strategies. Please use language that puts the city in a more proactive position.	Venuti	Actions moved to Partner-led Strategies due to Council/PC feedback at joint work session.
73	Core Plan Transportation, Page 47	Consider Kaiser Comments from August 15: RE: The PRD listed a number of Actions related to transportation that were deleted from the PHD. Please put them back.	Venuti	Actions were found to be redundant with 2024 Transportation Plan.
74	Core Plan Governance, Page 49	The funding of public facilities infrastructure is a major issue in Homer e.g. water/sewer, public works campus, other. We need discussion of this here.	Barnwell	Not enough info to implement this change.
75	Core Plan Governance, Page 49	Mention of storm water and drainage management should be made for the need for drainage infrastructure funded by taxation or some means of city revenue.	Barnwell	This idea was not broadly supported during the Planning Commission's deliberations, nor is it representative of the feedback and inputs we heard during the plan process.

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
76	Core Plan Governance, Page 53	Reconcile-- page 40 :findings in desired growth of government (66% want minimal to no growth) and page 25 where the Community Survey response shows 95% and 96% that the fire, ems, police meet the mark-- with "staff capacity challenges" on page 53. Figure 25 is likely staff, not community driven comment. The City has increased its staff by about 12% in recent years. Labor has the largest single financial impact on the budget. Sustainability has to govern growth.	Smith, H	Not enough information to implement this change at this time.
77	Core Plan Governance, Page 55	Consider Kaiser Comments from August 15: RE: The PHD, Pages 55 and 56, lists Strategy (1) – (4) regarding long-term fiscal planning and related Actions. Some of the Actions from the PRD's Governance chapter are omitted and should be put back.	Venuti	Actions removed due to Council/PC feedback at joint work session.
78	Core Plan Sustainability and Resilience, Page 59	Consider Kaiser Comments from August 15: RE: The PRD, page 29, included some nice figures related to slope stability, landslide hazard that were omitted from the PHD. Please put them back, they illustrate the point about natural and climate driven hazards.	Venuti	These photos were removed because they were inconsistent with the Environmental Constraints Overlay, available in Appendix H: Land Use and Environment Background.
79	Core Plan Sustainability and Resilience, Page 59	Consider Kaiser Comments from August 15: RE: The PHD's Strategies and Actions related to Sustainability and Resilience are worded completely differently from those in the PRD. The PRD contained some helpful concepts and useful language and to the extent concepts were deleted, they should be put back.	Venuti	Many concepts and actions were moved Appendix I: Partner-led Actions due to Council/PC feedback at joint work session ; Not enough info to implement this change; May be more appropriate to include during plan amendments, updates.

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
80	All plan	Remove the words "climate change" from plan and replace with alternate descriptions, such as 'normal and extreme environmental hazards, environmental impact, natural hazards,' etc.	Smith, S; Venuti	This idea was not broadly supported during the public process of the plan, nor was it vocally supported by the majority of the planning commission (see minutes). More specifically, the comprehensive plan is based on community input, scientific research, and current best practices in planning. Consistently, both local stakeholders and technical sources identify climate change as a primary driver of intensifying hazards in Homer, from wildfire risk to storm surge. Removing the phrase "climate change" may weaken the plan's accuracy, reduce its credibility with funding and regulatory partners, and risk undermining the City's ability to pursue grants and resilience funding that explicitly require climate-related language.
81	All plan	Remove photos from plan - irrelevant and distracting	Venuti	This idea was not broadly supported during the Planning Commission's deliberations, nor is it representative of the feedback and inputs we heard during the plan process.
82	All plan	Two preferences that the people surveyed have which should be driving the development of this plan are: a. Preserve small town feeling. & b. A desire for moderate growth.	Venuti	Already included in plan; Not enough info to implement this change.
83	All plan	ADA compliance should be required of any existing or newly constructed business or public facility within the City of Homer	Venuti	Already included in plan; Not enough info to implement this change; more appropriate for Title 21.
84	All plan	The issue of storm water and the value of wetlands is not adequately considered in the plan. Some wetland areas should be designated as no-build zones.	Venuti	Already included in plan; Not enough info to implement this change; more appropriate for Title 21.

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
85	All plan	The important issue of annexation is not included in this plan. When one considers the amount of growth seen in this community over the past ten years, it is naïve to discount the importance of physically growing our city in order to keep up with anticipated growth.	Venuti	Does not support inputs received throughout plan process; May be more appropriate to include during plan amendments, updates.
86	All plan	Consider the Community Design Manual to be included the plan	Venuti	The Community Design Manual is referenced on page 12 of the Core Plan and in Appendix D: Plan Review.
87	Appendix B Glossary	Define "character of Homer" according to who, what time period	Smith, H	Not enough information to implement this change at this time.

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Memorandum 2025 – 038

TO: Homer Advisory Planning Commission
FROM: Ryan Foster, City Planner
DATE: August 20, 2025
SUBJECT: Public Review Draft Comprehensive Plan Recommendation and Comments

The City of Homer contracted with Agnew Beck to update the 2018 Comprehensive Plan (Ordinance 23-23). The new document is a major update to the 2018 Comprehensive Plan, the 2006 Homer Town Center Development Plan, and 2010 Homer Spit Plan.

After consultation with appropriate City Departments, Commissions, Committees, and gathering extensive public input, the Public Review Draft Comprehensive Plan is submitted for review and recommendation to the Planning Commission.

After Council approval, the plan will be submitted to the Kenai Peninsula Borough Planning Commission and Assembly for review and adoption. The City of Homer holds zoning powers as delegated by the Kenai Peninsula Borough, but the Borough has retained area wide planning powers. Therefore, Borough approval is required as the final step in adoption. Attached is the Public Review Draft Comprehensive Plan. It also available for public review at: https://homercompplanupdate.com/

Requested action: Review the Public Review Draft of the 2025 Comprehensive Plan and recommend adoption to the Homer City Council along with any comments you may have.

Attachments:

Public Review Draft of the 2025-2045 Comprehensive Plan

Draft Ordinance 25-0XX for Comprehensive Plan Adoption

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Memorandum
Agenda Changes/Supplemental Packet

TO: PLANNING COMMISSION
FROM: ZACH PETTIT, DEPUTY CITY CLERK II
DATE: AUGUST 20, 2025
SUBJECT: SUPPLEMENTAL

8. PUBLIC HEARINGS

8. A. A REQUEST TO VACATE THE 66-FOOT-WIDE SECTION LINE EASEMENT ACROSS LOT 2 ARNO SUBDIVISION, T 6S R 14W SEC 13 SEWARD MERIDIAN HM 2001078 ARNO SUB LOT 2 THAT PORTION LYING INSIDE HOMER CITY LIMITS, KNOWN AS 1145 DIAMOND RIDGE RD, STAFF REPORT 25-37

1. SLE Vacation – Topography 5' Intervals **Page 3**
2. SLE Vacation Lot 2 Arno Subdivision – Topography with Elevation Profile **Page 4**

8. B. AN ORDINANCE OF THE HOMER CITY COUNCIL ADOPTING THE 2025 HOMER COMPREHENSIVE PLAN AND RECOMMENDING ADOPTION BY THE KENAI PENINSULA BOROUGH, Memorandum PL 25-038

1. 2045 Homer Comprehensive Plan Update Slideshow **Page 5**
2. Public Comments Received **Page 25**

2045 Homer Comprehensive Plan Update

Public Hearing

City of Homer Planning Commission

August 26, 2025

Agenda Item Overview

Agenda Item Overview

- **Timeline and process** of draft plan to date and going forward
- **Key elements** of the plan
- **Review top themes** from drafting process and how the hearing draft responds
- **Planning Commission's role** today

Timeline and Process

Phase 1 and Phase 2 Timelines

Phase 1: Comprehensive Plan Update

Jan - Dec 2024

Launch project, public feedback, data analysis; growth scenarios activity

Jan - May 2025

Draft plan and release **Public Review Draft**; review feedback and identify revisions

Jun - Sep 2025

Prepare **Public Hearing Draft** and go through City adoption process

Oct 2025

Send to Borough Assembly for review and adoption

The Title 21 Update builds from the Comprehensive Plan Update

Phase 2: Title 21 Update

Jan – May 2025

Compile inputs, review existing code, identify updates; gather feedback

Jun – Sep 2025

Draft code, staff and legal review

Oct – Dec 2025

Open house; release draft code for public review; consider and incorporate revisions

Early 2026

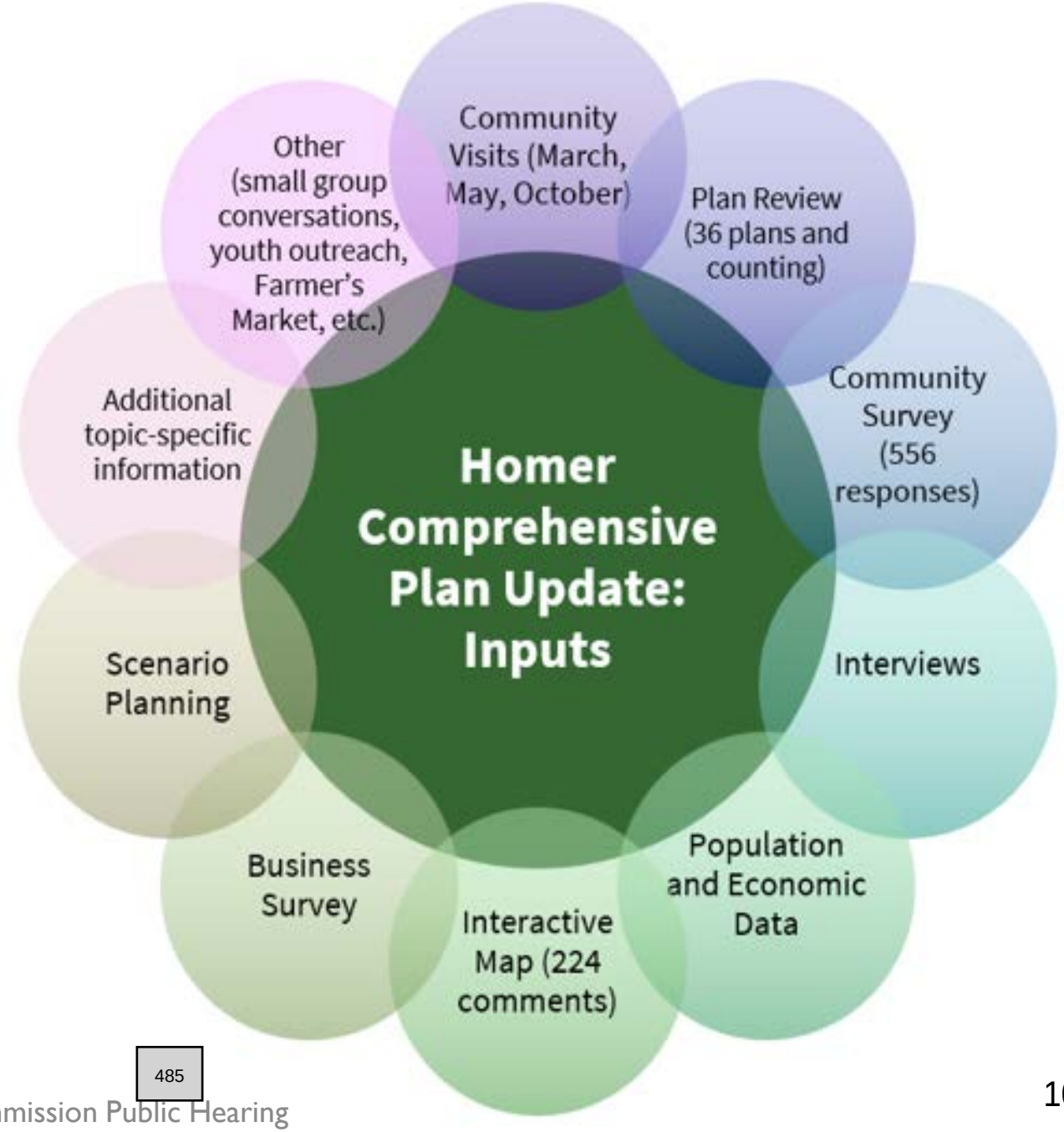
Adopt updated code

Process

Shaped by over a year and a half of outreach, research, and collaboration.

Every step — from scenario planning to topic-specific research, from workshop to workshop— has brought us to this August 2025 public hearing.

More information in Appendix C: Methodology



March 2024

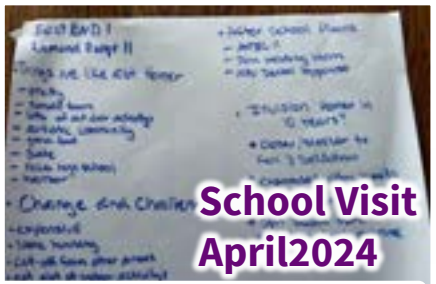
40 Under 40
May 2024

Growth Scenarios
October 2024

Open House
February 2025

PC Work Session
April 2025

Steering Committee
February 2024


School Visit
April2024

Builders Day
March 2024

Library Open Hours
May 2024

66 sets of comments on the Public Review Draft

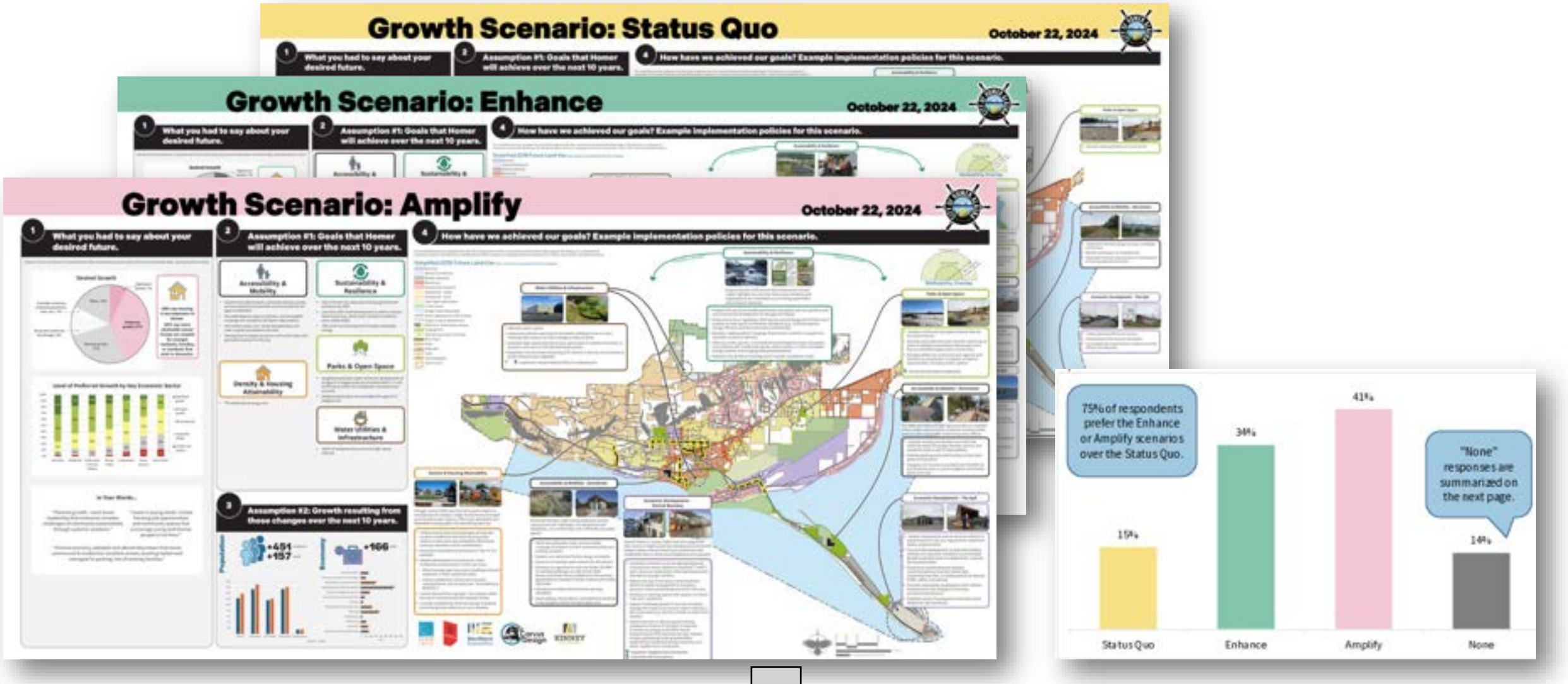
Meetings with all City Boards and Commissions

Over 10 Steering Committee meetings

Elements of the Plan & Development

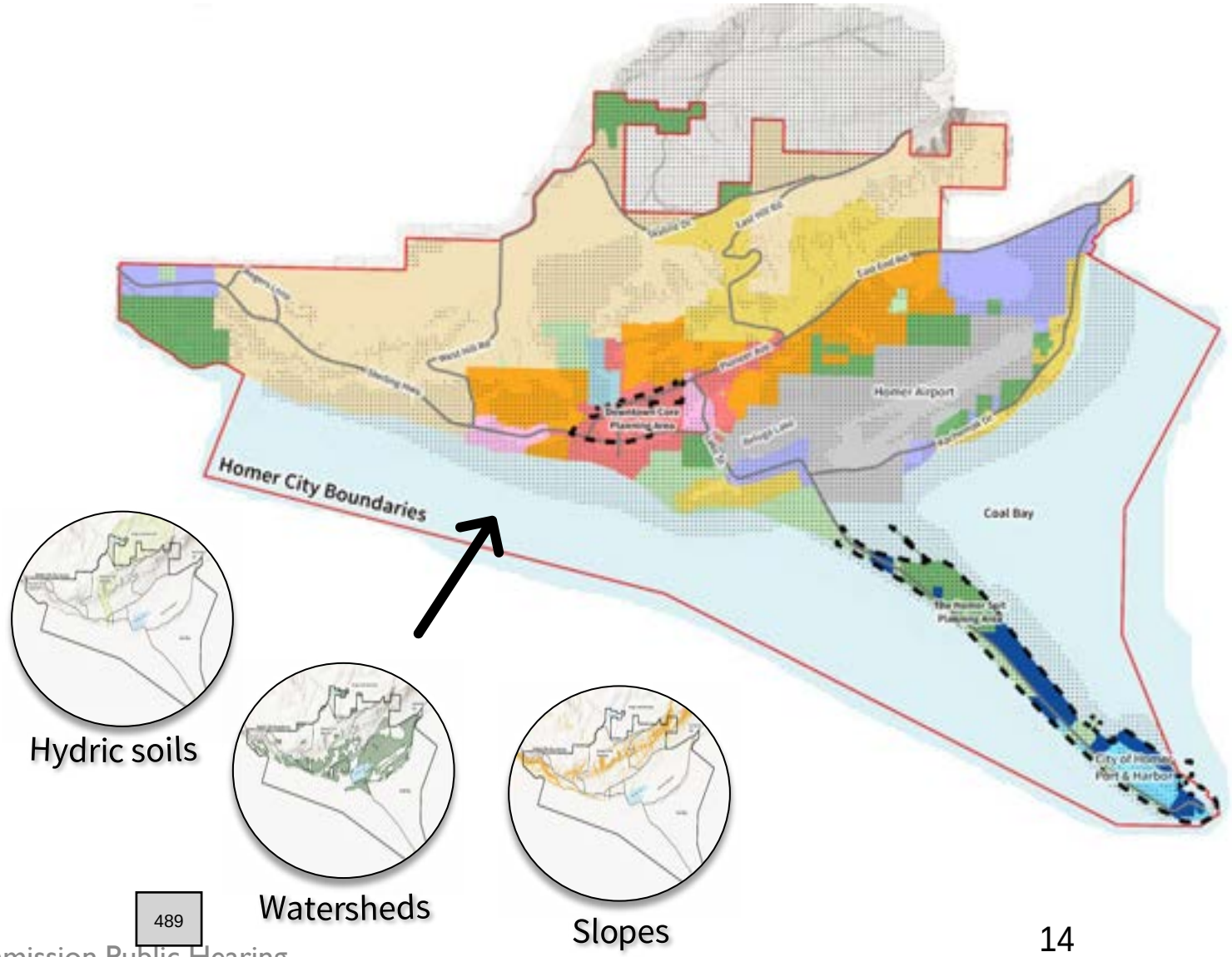
This plan is unique!

Element: **Growth Scenarios**



Element: **Future Land Use Map**

- Addresses limited developable land
- Relates to housing constraints
- Connects to Sustainability and Resilience Chapter



Element: **City and Partner Strategies**

Appendix I

Partner-led strategies and actions for all chapters

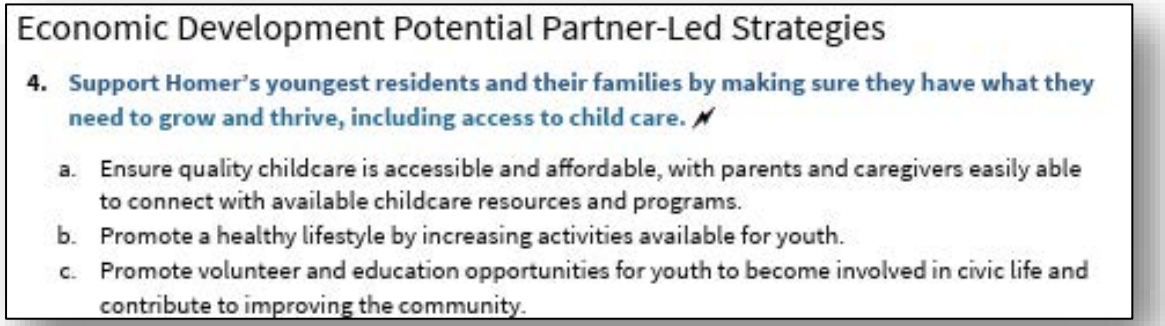
City-Led Strategies and Actions

Icon Key:

- Priority: Emerging priority for implementation
- Capital: An action that includes a potential capital project
- Code: An action that recommends a specific code revision
- 2018: An action adapted from/carried over from the 2018 Comprehensive Plan

1. Invest in infrastructure that supports economic growth in key sectors.

Action	Who	Estimated Costs	Target Timeframe
a. Incentivize growth of the marine trades in Homer to expand services offered locally, create jobs, support fishing, increase the City's taxbase, and reduce the need to travel to other areas of Alaska and the Pacific Northwest.	Community Development Department, Planning Commission, Economic Development Commission, Port and Harbor Advisory Commission, Port and Harbor Department	Undetermined	Ongoing



Economic Development Potential Partner-Led Strategies

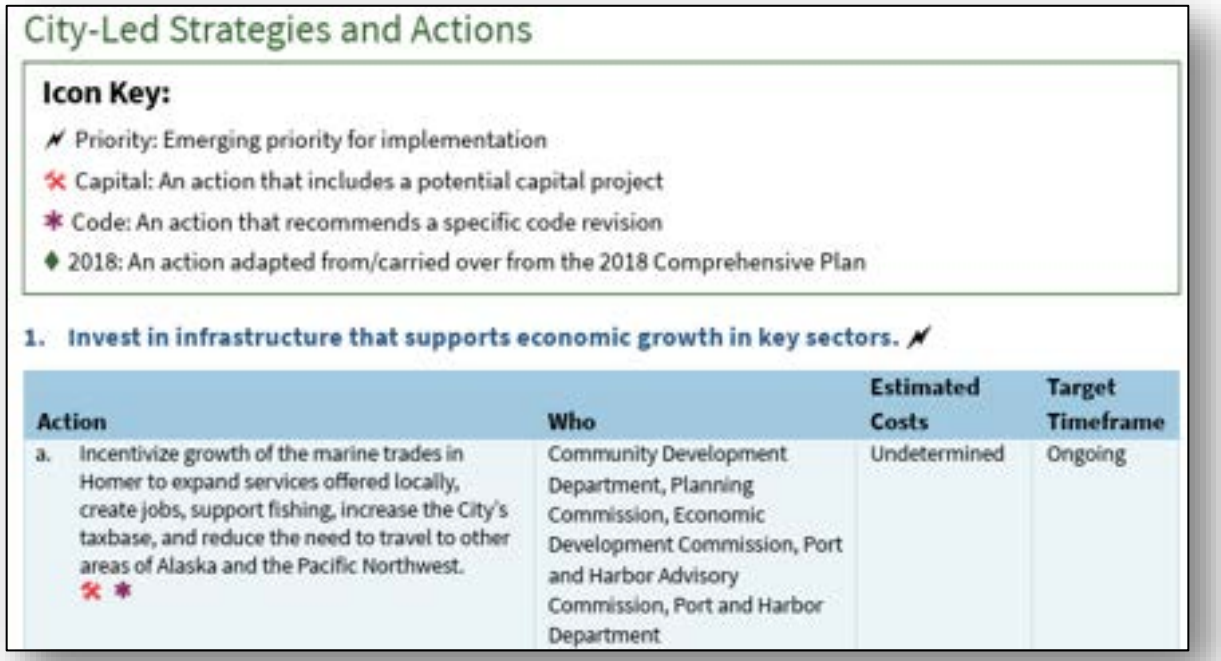
4. Support Homer's youngest residents and their families by making sure they have what they need to grow and thrive, including access to child care.

a. Ensure quality childcare is accessible and affordable, with parents and caregivers easily able to connect with available childcare resources and programs.
b. Promote a healthy lifestyle by increasing activities available for youth.
c. Promote volunteer and education opportunities for youth to become involved in civic life and contribute to improving the community.

Excerpts from Economic Development Core Chapter and Appendix I

Element: **City and Partner Strategies**

City-led	Partner-led
• **City-led** strategies include actions in the Core Plan • Priority **City-led** strategies include action plans	• **Partner-led** actions included in Core Plan • Potential actions for **partner-led** strategies are in the appendix



City-Led Strategies and Actions

Icon Key:

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1. Invest in infrastructure that supports economic growth in key sectors.

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a. Incentivize growth of the marine trades in Homer to expand services offered locally, create jobs, support fishing, increase the City's taxbase, and reduce the need to travel to other areas of Alaska and the Pacific Northwest.	Community Development Department, Planning Commission, Economic Development Commission, Port and Harbor Advisory Commission, Port and Harbor Department	Undetermined	Ongoing

Excerpts from Economic Development Core Chapter and Appendix I

Element: **Implementation Plan** (Appendix J)

Public Facilities and Services Action Plan

See Appendix A for a list of acronyms.

Funding Public Facilities and Services Priorities: *To support implementation of strategies and actions in this section, see potential funding opportunities B, G, I, K, M, N, O, P, Q, R, V, Y, Z.*

Icon Key: 🛠 Capital Project | ✱ Code Revision | ♦ Action Carried Over from 2018 Comprehensive Plan

Strategy 1. **Provide safe, year-round public facilities for residents of all ages and abilities.**

Action	Who	Estimated Costs	Target Timeframe
a. Maintain the library as a thriving community space for learning and connecting, including assessing the library's anticipated need for growth and improvements over the next decade and planning for upgrades. 🛠	Library Advisory Board, Library Department, Information Technology Department	Remodel engineering study: $75k (FY26 CIP)	Ongoing

A. Alaska State Capital Project Submission and Information System (CAPSIS)

Funder: Alaska State Legislature; Must contact Alaska State Representatives to begin the process.
Relevant Chapters: Land Use and Environment, Public Facilities & Services, Housing, Economic Development, Transportation, Sustainability and Resilience
Award Information: Amounts range. Recent trail and recreation projects have received between $1 and $6 million.
Eligibility: State, locality, or Congressional district
Description: The Alaska State Capital Project Submission and Information System (CAPSIS) is the system that allows organizations to submit funding requests for capital projects to their legislators for consideration and approval.
Due Date/Frequency: Annual; Contact Homer State Representatives in the fall to begin process.

B. Coastal Program FY25

Relevant Chapters: Land Use and Environment, Sustainability and Resilience
Funder: U.S. Dept. of the Interior (DOI), Fish and Wildlife Service (FWS)

Element: **Plan (Phase I) and Code Revisions (Phase 2)**

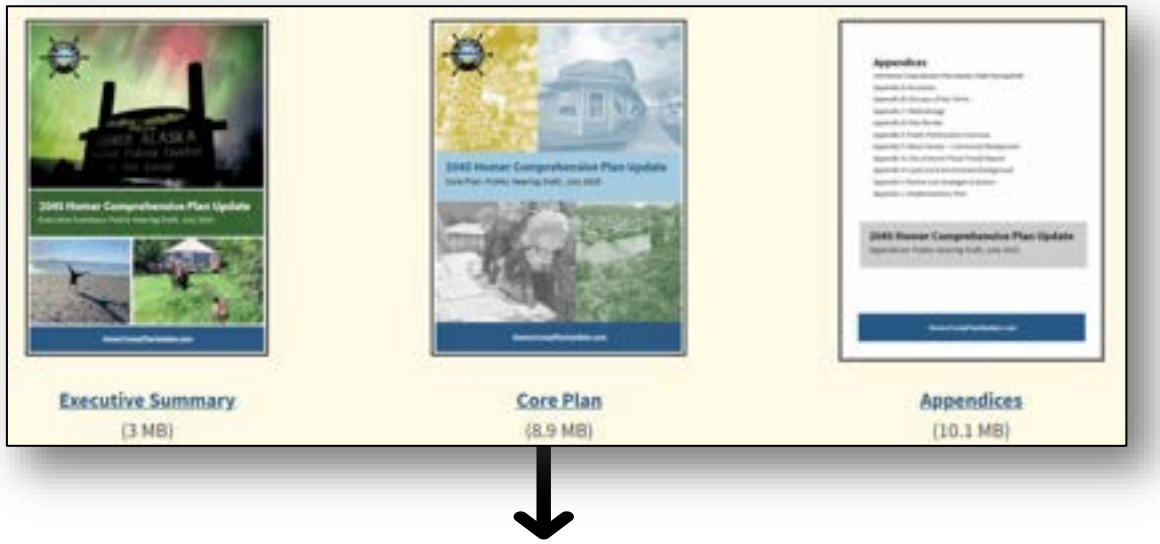


Table 4: Future Land Use Designations and Potential Changes to Zoning Districts

Future Land Use Designation	Corresponding Zoning District	Potential Change
Commercial		
Downtown Mixed Use	CBD – Central Business District Town Center	Consider consolidation of CBD and Town Center Districts
Commercial Mixed Use	GBD – Gateway Business District	Potential renaming to Commercial Mixed Use
Marine Commercial	MC – Marine Commercial	No change required
Residential		
Urban Residential	UR – Urban Residential RO – Residential Office	Redesignate Residential Office to Urban Residential (or edit permitted uses in the districts).
Transition Residential	RR – Rural Residential	New Zoning District – Transition Residential
Rural Residential	RR – Rural Residential	No change required
Medical Mixed Use	M – Medical	Potential renaming as Medical Mixed Use

Response to Feedback

Response to June Joint Work Session

What We Heard	Response
Future Land Use Map difficult to read	Published interactive Future Land Use Map; package as 11x17 in final plan
More details on funding research and Council role in Implementation Plan	Added greater detail to Appendix J
Point-in-time data in Core Plan is no longer most current	Added direction to find current data releases
Split out population projections for communities near Homer	Added breakdown of population projections for each neighboring community
Missing harbor expansion efforts	Added related policies in the Public Facilities and Services Chapter

Responsive to City Leadership

What We Heard – Desired Plan Features	Response
Relevant to City of Homer, its responsibilities and fiscal reality, and responsive to the federal landscape	Implementation Plan, elevated City-led strategies
Accessible and user-friendly	Core Plan, Title 21 Process
Flexible and adaptable to rapidly changing circumstances	Implementation Plan, FLUM
Constructed from extensive community representation and feedback	Robust outreach efforts, extensive community comments, Growth Scenarios activity
Mindful of the workload of City staff and be realistic when preparing action items	City-led strategies, 20-year Implementation Plan

"The comp plan **cannot overlook the "day to day" responsibilities of the City** and community, the infrastructure that needs to be maintained. Even if these goals are mundane, they are important."

– April 2024 Joint Planning Commission/City Council Meeting

Commission’s Role Today

Planning Commission's Role Today

- **Hear and consider** written and in-person testimony on the Public Hearing Draft.
- **Balance public hearing input** with what's been learned throughout the planning process from various other inputs (April + June workshops, comments, open houses, survey, analysis, etc.)
- **Keep in mind:** this is a 20-year vision that will guide—but is separate from—the Title 21 Code Update.
- **Decide** whether to:
  - Recommend any changes to the Draft.
  - Recommend adoption to City Council.

Potential Amendments List (A):

From staff:

1. In the Executive Summary (page 4), add “Increase access to recreational opportunities for visitors and residents” to list of top priorities.

MEMORANDUM

TO: **Homer Planning Commission**
FROM: **Janette Keiser, PE**
DATE: **August 15, 2025**
RE: **Comments on 2045 Homer Comprehensive Plan Update – Public Hearing Draft**

I reviewed the Public Hearing Draft ("PHD") , dated July 2025, of the new Homer Comprehensive Plan, comparing it page by page with the Public Review Draft ("PRD") dated February 2025. The purpose of this Memorandum is to point out areas where the PHD is different from the PRD and to request that the earlier language, which is sometimes more descriptive, be added.

1. **RE: Formatting issues:**
    a. There needs to be a Cover Page, with the Table of Contents immediately after that, identifying, among other things, the page numbers where the Executive Summary and the body of Plan starts.
2. **RE: Public Outreach Events.** The PRD had a Figure 4, Page 10, which listed all the public outreach events that were held to collect input about the plan. This was important information because it showed the City's efforts to include a broad range of opinions. The PHD does not include this figure. Was it put someplace else?
3. **RE: Natural hazards.** The PRD, Page 18, contained a nice paragraph entitled "*Development that fits Natural Conditions*". The only part of this paragraph that appears in the PHD is the first sentence. Please put the rest of the paragraph back as it is important to remind people that natural hazards restrict growth and development on much of Homer's lands.
4. **RE: Gaps.** The PRD, Page 19, contained some nice language about the "*gaps*" in outdoor areas, which is omitted from the PHD. This was good language – please put it back.
5. **RE: Future Land Use Map.** I suggest the explanation about what a *Future Land Use Map* is be moved from Page 19 to Page 17, before Figure 7.

6. **RE: Future Land Use Map.** This map would be more helpful, if the outlines were more distinct; that is, if the outlines followed property boundaries. Without clear boundaries, the Planning Commission is just guessing about which designation applies to specific parcels. This is particularly important when talking about the Environmental Constraints Overlay. If you can't identify boundaries, maybe you can identify some criteria – some tool the Planning Commission can use identify if a property is supposed to be in the EC Overlay or not.
7. **RE: Land Use.**
    a. The PHD, Page 21, contains Strategy (2), which includes a list of Actions. One of them is *"(g) gauging community and stakeholder support for zoning and policy tools…."* This sounds wishy-washy. Please delete the words about "*gauging…interest*" and substitute the phrase *"research and implement zoning and policy tools…."* Obviously, implementation can't take place without community support, so community support, or lack thereof, for such tools will manifest itself during the implementation process. Thus, it's ok to state this strategy more assertively.
    b. The PRD, Page 24, included an additional strategy (g) about "*adopting building codes and incentive programs to increase energy efficiency and promote renewable energy.* Please add something to the PHD that addresses these important topics if only to refer to the city's Climate Action Plan.
    c. The PHD, Page 21, includes Action (h) which refers to "*locally owned and emerging industries"*. Please define "emerging industries," so we know what we're supposed to support. Also, this would be a good place to add "agricultural and other food production industries."
    d. The PHD, Page 22, includes a Strategy (3) to *"strategically align development regulations with natural hazards and land suitability…"* The PRD contained a number of Actions (b) – (f), that are not contained in the PHD. That was good language – please put it back.

What's currently in the PHD is good, but it needs to be buttressed with the original language of this section.

e. The PHD, Page 22, includes Strategy (4) regarding "*open, green space"*. The PRD contained a number of Actions (a) – (d) that are not contained in the PHD. This was good language – please put it back. What's currently in the PHD is good, but it needs to be buttressed with the original language from the PRD.

f. The PHD, Page 23, includes Strategy (5) regarding "*place-based planning"*. This Strategy was in the PRD, but the Actions that were in the PRD are totally different from what is shown in the PHD. I can't tell if the PHD's Actions are intended to encompass the PRD's Actions or if the intents are different. Some terms from the PRD, such as "*broader range of housing types and compatible mixed-use developments,"* "*public-private partnerships"* and "*targeted infrastructure upgrades"* do not appear in the PHD. These were good phrases. Please put them back.

g. The PHD, Page 24, includes Strategy (6) regarding public-private partnerships. The language about such partnerships in the PRD, page 26, Action (c), was more descriptive. Please put that language back. Also, please don't refer to Strategy 6 and 7 as *"Partner -led Strategies"*. This looks like the city is taking a back-seat to these strategies. Please use language that puts the city in a more proactive position.

8. **RE: Public Facilities and Services.**

a. There's a nice quote, in the red box, on Page 25 of the PRD that has been omitted from the PHD. Please put it back.

b. The PRD, Page 27, includes Strategy (7) about developing policies for specific community areas, which is not in the PHD. Please put it back. If Strategy (7) in the PHD is supposed to take the place of (7) in the PRD, please add the additional, descriptive language that is in the PRD.

c. The PRD's chapter on Public Facilities & Services had a paragraph, Page 33, on "*Vulnerability to Natural Hazards"*, which is not in the PHD. Please put it back. This is a huge issue for Homer and should not be understated.
d. There was a nice quote about infrastructure in the PRD, Page 34, in the box, which was omitted in the PHD. Please put it back.
e. The PRD, Page 36, included a Strategy related to roads, which does not appear in the PHD. Please put it back.
f. The PRD, Page 37, has a more expansive list of airport improvements, which does not appear in the PHD. Please put this list back.
g. The PRD, Page 37, included a Strategy related to stormwater, which does not appear in the PHD. Please put it back.
h. The PHD, Page 29, includes Strategy (3) related to Port & Harbor Infrastructure. This Strategy lists Action (a) regarding a P/H Management Plan, which I would assume would include a list of important capital projects. This Strategy also lists Action (d) regarding one specific project – the large vessel haul-out area. The P/H needs a lot of projects, so it makes no sense to single out this one particular project in the Comprehensive Plan. It makes more sense to specify, in Action (a), that the Management Plan will include a Capital Improvement Program. Then, this inappropriate call out of the large-vessel haul-out area can be omitted.
i. The PHD, Page 29, includes Strategy (4) related to new facilities on the Homer Spit. It includes Action (a) regarding the harbor expansion.
    i. This action should be in Strategy (3) related to Port/Harbor Infrastructure.
    ii. I don't like the way the sentence says *"[s]upport a harbor expansion…"* without qualification. This sounds like the outcome is pre-supposed; that is, that the city will move forward with the harbor expansion, no matter what. It is true that the City Council is supporting the project at this time, but this is still qualified support. Feasibility and affordability must

be still be demonstrated. I recommend using language like "continue to explore the operational, financial and environmental feasibility of a harbor expansion" because that is what we are doing.

j. The PHD, Page 30, includes three *Potential Partner-led Strategies*. This looks like the city is taking a back-seat to these strategies. Please use language that puts the city in a more proactive position.

9. **RE: Housing.**
   a. The PRD, Page 40, had a nice introductory paragraph about Homer's housing situation, which is somewhat re-stated in the PHD, but not exactly, causing some ideas to be missed. Please add such language back in.
   b. The PRD, Page 42, had a paragraph about *"Tourism's Influence on the Rise of Short-term Rentals in Homer"*, which does not appear in the PHD. This was valuable context; please put it back.
   c. The PRD, Pages 44-45, had more Strategies and Actions related to housing than what is contained within the PHD. That was some good stuff – please put it back.
10. **RE: Economic Development.**
   a. The PRD, page 55, has a nice graph showing community preferences for growth, which does not appear in the PHD. Please put it back.
   b. The strategies in the PHD, Page 41, for Economic Development, are completely different than the economic development strategies listed in the PRD.
      i. Why did this happen?
      ii. Some of the PRD's Actions f should be put back, including:
         1. Action (2) about "*vocational training…year-round employment…*"
         2. Action (3) about *"encouraging economic growth…while preserving the natural resources…valued by residents…"*
         3. Action (4) about *"moderate, sustainable growth in tourism"*.

c. The PHD has an Action (1)(a), Page 41, that says we should *"incentivize growth of the marine trades"*. This makes it sound like we're going to do this whether it makes sense economically or environmentally. Please put some limitations around this, such as saying "support sustainable growth of the marine trades…"
d. The PHD, Page 42, includes nine *Potential Partner-led Strategies*. This looks like the city is taking a back-seat to these strategies. Please use language that puts the city in a more proactive position.

11. **RE: Transportation.**
    a. The PRD listed a number of Actions related to transportation that were deleted from the PHD. Please put them back.
    b. Please identify as an Action, "Implement recommendations from the Homer Transportation Plan"
    c. The PHD, Page 48, includes three *Potential Partner-led Strategies*. This looks like the city is taking a back-seat to these strategies. Please use language that puts the city in a more proactive position.
12. **RE: Governance.**
    a. The PHD, Pages 55 and 56, lists Strategy (1) – (4) regarding long-term fiscal planning and related Actions. Some of the Actions from the PRD's Governance chapter are omitted and should be put back.
13. **RE: Sustainability and Resilience.**
    a. The PRD, page 29, included some nice figures related to slope stability, landslide hazard that were omitted from the PHD. Please put them back, they illustrate the point about natural and climate driven hazards.
    b. The PHD's Strategies and Actions related to Sustainability and Resilience are worded completely differently from those in the PRD.
        i. Why is this?
        ii. It's hard to tell what exactly has changed. Are the concepts and Actions set forth in the PRD contained in the PHD, but with different wording? Or have some concepts been abandoned?

iii. The PRD contained some helpful concepts and useful language and to the extent concepts were deleted, they should be put back.

14. **RE: Quality of Life**

a. The PRD, Page 58, included a Quality-of-Life Chapter. I know this chapter was deleted and topics were scattered in the remaining chapters.

i. It's hard to tell where they went in the PHD. Do you have a road map?

ii. Were all the concepts adopted by other chapters or were some concepts omitted completely?

PC Meeting Aug 20

Dear Planning Commissioners,

Thank you for your service to our community, and for the opportunity to share my concerns regarding the Comprehensive Plan Update. I have previously shared these concerns with Agnew::Beck and the Planning Director, and I appreciate your consideration as well.

My primary concern is the Plan's failure to acknowledge access to potable water as a limiting factor to growth in the region. In fact, it could be a key factor in managing growth. By treating water as a controlled commodity, the City of Homer could more strategically guide development, support affordable housing, and incentivize annexation—as other communities have attempted with water policy.

Access to Homer's city water has been a driving force behind population growth outside the city limits—particularly to the east, where well-water is often non-potable. These areas rely heavily on Homer's water supply. The Plan notes (on page 12) that, since 1994, the population of surrounding communities has exceeded Homer's own population. However, the Plan fails to connect this trend to the City's role in providing water to these thirsty properties. Additionally, the City does not currently track these water deliveries, leaving a significant blind spot in understanding and managing regional development.

Because of this, Homer is missing a valuable opportunity to visualize how to manage growth strategically and sustainably.

Suggestions for Plan Revisions and Additions:

1. **Acknowledge the Role of City Water in Regional Growth**
   Update pages 11 and 37 (and elsewhere as appropriate) to recognize the role that Homer's municipal water supply has played in supporting population growth outside city limits.

2. **Begin collecting and analyzing data on current water delivery locations**—both inside and outside city limits.
   - Include this information on pages 11, 28, and 37.
   - Identify locations where bulk water is available to the public (e.g., Safeway, Chevron, Public Works RV Dump /Potable Water Station).
   - Provide a map showing where water is currently being delivered throughout the greater Homer area.

3. **Explore Water Policy as a Growth Management Tool**
   Consider requiring each out-of-city water user to register as a Homer water customer. The City could also explore policies such as:
   - **Limiting water use for short-term rentals outside city limits** to encourage long-term and affordable housing options.
   - **Restricting subdivisions in areas with environmental hazards** or where development could negatively impact City services.

4. **Correct Language on Page 26**
   Replace the word "adequate" with "insufficient" in the sentence:
   "…some of the homes within the annexed areas are still not served by City services. The water and sewer services within the City are adequate…"
   This better reflects the existing service gaps.

5. **Prioritize Water and Sewer Extensions within City Limits**
   Page 28 should emphasize the importance of extending water and sewer services to all existing City residences. Our infrastructure makes such extensions feasible and cost-effective, as the water system lies uphill and the sewage system downhill from these neighborhoods.

6. **Clarify Status of Kachemak City and Existing Agreements**
   On pages 10 and 37, explicitly acknowledge that Kachemak City is the only incorporated second-class city in the region, and reference the existing water and sewer service agreements between Homer and Kachemak City. The Plan currently groups Kachemak City with unincorporated areas like Diamond Ridge and Fritz Creek, which may be misleading.

Finally, on another note:

7. Maintain the Gateway Business District Identity
On page 17, the proposed change from "Gateway Business" to "Commercial Mixed-Use" appears to contradict the stated goals of the Gateway District—specifically, preserving scenic views and ensuring a welcoming entrance to Homer. I recommend retaining both the name and the intent of the **Gateway Business District**, as originally envisioned.

The Comprehensive Plan is a thoughtful, forward-looking document, and I commend the effort that has gone into its development. As an ecologist who moved to Homer 35 years ago from drought-afflicted California, I understand firsthand that water availability, as a limiting factor, can shape a communities growth. I hope the final Plan will address this reality more directly and comprehensively.

Summary of Requested Modifications:

1. Acknowledge the role of Homer city water in population growth outside city limits.
2. Collect and analyze data on City and non-resident water delivery use.
3. Research and consider how other communities (e.g., Santa Barbara, Walla Walla, Lake Tahoe) use water policy to manage growth.
4. Correct language inconsistency on page 26.
5. Prioritize extension of water and sewer services to existing City residents.
6. Acknowledge Kachemak City's status and agreements with Homer.
7. Retain the Gateway Business District name and original goals.

Thank you again for your time and your dedication to shaping Homer's future.

Sincerely,
Rick Foster
Former HAPC and KPB PC
Homer city resident

William Anderson

From: Mike Illg
Sent: Monday, July 28, 2025 10:20 AM
To: Shelly Wade
Cc: Ryan Foster; Department Planning; Dave And Lyn
Subject: Comp Plan information/Comment
Attachments: Page 4- Top priorities07-23-25 _homercompplanupdate_publichearingdraft_reduced.pdf; Detailed Project Timeline – April 20Page 26- 24_ _shared with Steering Committee as component of the project Public Participation Plan – broader schedule also shared at subsequent meetings.pdf

Hi Shelly, et al,

In looking at the latest public comp plan document I must commend you all as this certainly covers many aspects of our Homer community especially with such a wide range of topics, issues, needs, etc. to help us plan for the future. I am also pleased to see municipal parks and recreation identified as a core service.

More importantly, I also want to point out **again** that while the of process of soliciting community input, you all have received data/feedback that "*Increase access to recreational opportunities for visitors and residents*" is a top priority and is still not listed as such despite meeting the **74% threshold**. This question/topic has been pointed out previously and the email below makes reference where the data is located.

On page 4, yellow box lower left. See attachment.

https://www.cityofhomer-ak.gov/sites/default/files/fileattachments/planning/page/78660/07-23-25_homercompplanupdate_publichearingdraft_fullplan-append.pdf

There is a lot of support and interest for recreation (indoors and outdoors) and the City is making significant strides in supporting these opportunities as it is clearly important to residents. As you all know being able to refer to the comp plan not only shows an solid reflection what are the community needs but also helps with planning for future legislation, funding, opportunities, partnerships, grants, etc. Not listing "*Increase access to recreational opportunities for visitors and residents*" as a top priority is inaccurate and could hinder future opportunities for this field and service. See attachment.

With all due respect to the hard work and professionalism with this process so far, I would suggest the document be corrected/amended and list this topic as one of the identified **top priority** list based on the data that was received. Or at least a formal response why this is not included on the priority list.

Thanks,

Mike Illg

From: Mike Illg
Sent: Monday, February 10, 2025 6:48 PM
To: 'Shelly Wade' <shelly@agnewbeck.com>
Cc: Ryan Foster <rfoster@ci.homer.ak.us>
Subject: Comp Plan information

Hi Shelly,

Thanks for the work on the Comp Plan! As a follow up to my questions earlier today, I am sending this follow up email at your request.

I am asking about out the topic *"Increase access to recreational opportunities for visitors and residents*" is not listed as an identified under:
Top Priorities and Projects for Homer to Focus on for the Next 10-20 Years (page 4) in your executive summary.
https://homercompplanupdate.com/wp-content/uploads/2025/02/Feb2025_2035HomerCompPlanUpdatePRD_.ExecSumm.pdf

Whereas "*Increase access to recreational opportunities for visitors and residents*" issue has received public feedback from your October survey at **74%** for respondents within city limits and **76%** for respondents outside of the city.
As listed as Top Priorities by Location (Page 26)
https://homercompplanupdate.com/wp-content/uploads/2024/10/10-02-24_HomerCompPlanCommSurvey_ComparisonsSummary_Final.pdf

I would suggest the "*Increase access to recreational opportunities for visitors and residents"* topic be included as a priority be included in the "Top Priorities and Projects for Homer to Focus on for the Next 10-20 Years" based upon the statistically valid data information that was collected by Agnew::Beck that actually shows it has a response at 74% which is the threshold you have identified that qualifies as a top priority for the current comp plan document.

Thanks,

Mike Illg

Top Priorities by Location

N = 497

Responses included where more than 50% of respondents agreed

Inside City Limits

Top Priorities ("Very Important" or "Important")	% of Responses
Increase supply and accessibility of affordable housing	87%
Create a livable, walkable, vibrant downtown	83%
Encourage the retention and creation of more year-round and higher wage employment	82%
Encourage renewable energy projects	77%
Preserve open public spaces within the city from development	77%
Increase access to recreational opportunities for visitors and residents	74%
Increase the diversity of Homer's economy and economic foundations	73%
Prepare for and address the effects of climate change on Homer	69%
Support the commercial and sport fishing industries	62%
Attract more year-round residents of all ages	54%

Outside City Limits

Top Priorities ("Very Important" or "Important")	% of Responses
Increase supply and accessibility of affordable housing	87%
Encourage the retention and creation of more year-round and higher wage employment	84%
Preserve open public spaces within the city from development	76%
Increase access to recreational opportunities for visitors and residents	76%
Encourage renewable energy projects	73%
Create a livable, walkable, vibrant downtown	72%
Increase the diversity of Homer's economy and economic foundations	69%
Support the commercial and sport fishing industries	66%
Prepare for and address the effects of climate change on Homer	60%
Attract more year-round residents of all ages	52%

Only three priority areas showed a **greater than 5% difference** by location *(see callouts on next slide)*

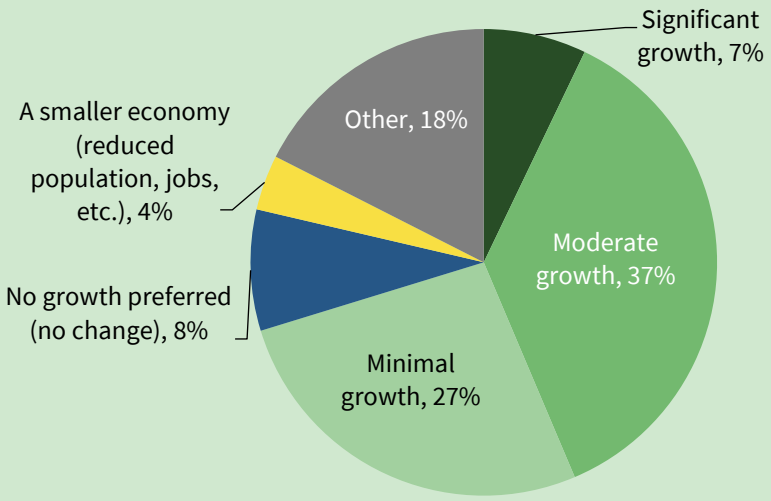
511

Who responded to the 2024 Community Survey?

556 people participated in the survey, exceeding our goal of 500 participants. 224 comments were received on the interactive map. Of the 556 survey participants:

- 70% have lived in Homer more than a decade.
- 91% live in Homer year-round.
- 39% reside within the City of Homer limits.[1]

Desired Growth



Most [illegible] comments about [illegible] discuss "sustainable and controlled growth" with a focus on planning that considers environmental impact, infrastructure capacity, and preservation of Homer's character.

Housing Highlights

- 76% of survey participants are satisfied/very satisfied with their current housing situation.
- 68% say housing is too expensive in Homer.
- 66% say more attainable starter homes are needed for younger residents, families, or residents that wish to downsize.

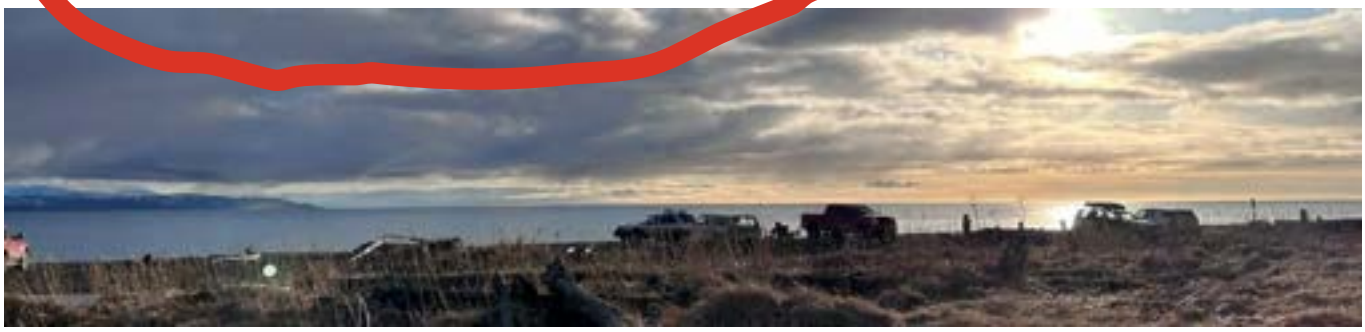
Quality of Life

- A combined 82% rate the quality of life in Homer as good/ excellent.
- A combined 88% rate Homer as a good/excellent place to raise a family.

Top Priorities and Projects for Homer to Focus on for the Next 10-20 Years

- Increase supply and accessibility of affordable housing
- Encourage the retention and creation of more year-round, higher wage jobs
- Preserve open public spaces within the city from development
- Create a livable, walkable, vibrant downtown
- Encourage renewable energy projects

Identified as "important/ very important" by 74% or more of survey participants.



[1] The project team conducted a deeper review of many of the community survey results to check for variations by age, income, and location. There was minimal variance across these categories. Click here to view the comparison results.

Comments on Homer Comprehensive Plan for the Planning Commission 8-20-2025
Michael L. Jones

The plan has made great progress from the original drafts...more readable and actionable...well done.

The following is a list of action items for the Planning Department generated from the following Google Gemini AI query:

> ***For the three attached documents, (The Executive Summary, Core Plan and Appendices) please identify the action items directed to the Planning department.***
>
> The Google Gemini analysis results are as follows:
>
> Based on the three provided documents, the following action items are directed to the City of Homer's Planning Department and/or Planning Commission:
> **Governance**
> - Collaborate with City staff, boards, and commissions to prepare annual work plans based on the comprehensive plan's action plans.
> - Present accomplishments and proposed priorities from the Comprehensive Plan to the City Council each year as part of the annual work planning process.
> - Develop a website with tracking information for annual reporting of implementation progress.
>
> **Housing**
> - Explore new tools and regulations to increase the housing inventory, such as implementing a program to track Accessory Dwelling Unit (ADU) permits and streamlining the permitting process.
> - Review existing zoning codes and modify them to support a greater diversity of housing options, including mixed-use development and infill.
> - Gauge community support for zoning and policy tools that expand housing options.
> - Address the cost and complexity of construction on vacant or underused properties through targeted infrastructure investment and infill-oriented zoning strategies.
>
> **Land Use and Environment**
> - Develop technical mapping tools, including stormwater drainage basins and flow paths, to guide City-led infrastructure decisions and support watershed-based planning.
> - Inventory land with geographic information systems (GIS) to identify priority sites for open space acquisition and hazard mitigation.
> - Develop a wetlands inventory and management plan to guide long-term land use decisions based on the function and value of wetland areas.
> - Consider and potentially adopt an updated, science-based wildlife corridor map that integrates habitat data, climate resilience, and land use patterns to protect critical habitats.

- Explore incentives and voluntary guidelines that encourage sustainable development practices on private land.

Question for the Planning Commission:
Do you feel comfortable with all that is being asked of the Commission and Department?

2045 Plan
Somewhere along the way we transitioned from a 2035 plan to a 2045 plan. That's ok, as it may have cost savings by not having to repeat this process ten years from now.

A 2045 plan, a seemingly simple change, highlights greater uncertainty in those outlying years. Financially speaking, our ability to forecast financial needs in a two-year budget cycle is challenging enough. Trying to understand the financial impact 20 years from now resulting from planning decisions set in motion today, is even more challenging.

RECOMMENDATION:
Make note of that transition somewhere in the beginning of the document. In addition to that note, the document should say that the plan, being a 20-year plan, is designed to be flexible in its implementation. At no time should the City of Homer be held to take a particular action by a particular time, irrespective of cost and benefits received. This plan should be recognized as an **aspirational** guide for the future. As noted on page 14 of the core plan:

> ***Goals***
> *Themes are followed by a broad set of goals. The goals identify long term,* ***aspirational*** *improvements.*

This is the only location in all the documents where the term "aspirational" is used.

RECOMMENDATION:
At a minimum, each document should reinforce that the actions herein are aspirational in nature and not an obligation. They are descriptive, not prescriptive.

Additionally, on page 14 of the core plan it says the following:

> ***Plan Amendments and Updates*** *The Kenai Peninsula Borough holds planning and platting authority; therefore, all plan amendments and updates require approval by the Borough. This is intended to be a 20-year plan, although if conditions change significantly in the community within the 20-year period (such as major population growth or population loss), it may be necessary to update sooner.*

RECOMMENDATION:
Given the high hurdle of borough approval for changes and amendments, I encourage the planning commission to look closely at the obligations noted above and consider if it would be wise to "soften" some of those action items to make them more aspirational.

That said, there are still some cleanup items that I recommend you consider as it passes on its final route for approval.

1) The Coast Guard 110 ft small cutter is no longer stationed in Homer. In the future, the Buoy Tender (Aspen) is unlikely to be stationed in Homer as the Coast Guard focuses on its fast response vessel design based in Kodiak. Has the plan sought to understand the impact of the Coast Guard leaving, both financially and housing?

2) The term "climate change" appears four times in the executive summary, six times in the core plan and eight times in the appendices and yet lacks a definition. Failing to define "climate change" in the appendix muddies the waters when it comes to action planning. Some people think that addressing climate change is preparing for weather conditions that could come about from long term trends. Others believe climate change requires taking action to reduce Greenhouse Gases (GHG) associated with energy production (community survey result quote near the bottom of page 60 in the core plan).

   Failing to define the term "climate change" results in a reduced focus on what we are trying to achieve. Throughout much of the plan, there is discussion of protecting infrastructure from, or mitigating risks to infrastructure from the "impacts of climate change". Yet, there is another term, already used many times in the documents, that effectively renders the term, climate change, as unnecessary—and that is resilience. The definition of resilience as stated in the Appendix B Glossary (and hasn't changed from the last draft) is:

   > **Resilience:** The ability of a community to anticipate, plan, and prepare for **threats**, persevere through stressful or disruptive events, and recover and adapt to new conditions.

   If the impacts of climate change exhibit themselves as **weather related threats**, then building resilience into our designs and decision-making processes addresses this threat. I recommend we eliminate the phrase "climate change" or "impacts of climate change" and replace it with "weather related threats".

   As noted in the core plan on page 59, In the 2023 community survey, 74 percent of respondents said it was "very important" to encourage renewable energy projects over the next 20 years.

That's admirable, however, the community was only presented with part of the information when asked about renewable energy. The question failed to ask "at what cost?" and "who pays?". Who wouldn't want renewable energy if it's free?

The current tax levy on each dollar assessed valuation of taxable property within the city is 4.5 mils, and the rate of sales tax is 4.85 percent. What if the question asked was "would you support the city of Homer investing in renewable energy projects that reduce global greenhouse gas emissions by 0.000001% and will result in a property tax increase of $500 per year?" Or "would you support the City of Homer investing in renewable energy projects that reduce global greenhouse gas emissions by 0.000001% and will result in a sales tax increase that translates to $200 per year for each resident of Homer?".

RECOMMENDATION:
Please reconsider Page 8 of Appendix I where it says:

Sustainability and Resilience Potential Partner-led Strategies
4. Leverage Partnerships to Advance Community-Wide Sustainability and Resilience. Advance Renewable Energy and Infrastructure Innovation
a. Support the expansion of electric vehicle charging infrastructure across the community to reduce transportation-related emissions and improve access for residents and visitors.
b. Collaborate with partners to advocate for and invest in renewable energy sources, including hydroelectric, solar, wind, and tidal.
c. Coordinate with utilities to pilot and plan for future microgrid networks that improve local energy resilience and distribution.

The language of these three activities obligates the city to provide funding for resources that doesn't make economic sense. These kinds of activities are not cost effective and are inconsequential regarding green house gas reductions.

I propose the following highlighted modified language to be used:

Sustainability and Resilience Potential Partner-led Strategies
4. Leverage Partnerships to Advance Community-Wide Sustainability and Resilience. Advance Cost-Effective Renewable Energy and Infrastructure Innovation
a. Support the expansion of electric vehicle charging infrastructure across the community to reduce transportation-related emissions and improve access for residents and visitors.
b. Collaborate with partners to advocate for and invest in renewable energy sources, including hydroelectric, solar, wind, and tidal.
c. Coordinate with utilities to pilot and plan for future microgrid networks that improve local energy resilience and distribution.

These three actions are DESCRIPTIVE of the types of actions the city may take. They are not PRESCRIPTIVE. The comprehensive plan does not obligate the city to fund these activities if it becomes clear there is not a cost-effective way to implement them.

Do the math
For reference: On March 5, 2024, I performed a presentation at the Port and Harbor Advisory Commission Work Session that included deploying tidal energy generation as part of the Homer Harbor expansion.

Here is a link to the meeting materials: https://www.cityofhomer-ak.gov/phac/port-harbor-advisory-commission-worksession-18

The GHG reduction calculations in that presentation demonstrate the inconsequential impact these actions would have to reduce global GHG, yet there was/is desire to continue to investigate and perhaps even deploy tidal energy generation as part of the project. The bottom line is, diversifying the energy portfolio (at an enormous cost) should not drive scoping discussions for the Port and Harbor expansion effort and it likewise shouldn't drive activity from city staff (or consultants) as part of this comprehensive plan.

Final word on climate change
If we feel the need to continue to use the phrase "climate change" we should define it.

RECOMMENDATION:
I recommend the following definition provided by Google Gemini AI:
Climate Change: A long-term shift in the average temperature and weather patterns of a region or the Earth as a whole.

How this plan will address climate change
This comprehensive plan seeks to mitigate the effects of these weather patterns through resilience planning. This comprehensive plan does not seek to obligate the City of Homer to deploy greenhouse gas reducing activities that do not result in direct cost reductions in the conduct of city business.

Sustainability
On page 2 of appendix B, the term Growth, Sustainable is defined as:

Growth, Sustainable: *Creating long-term value without depleting natural or social resources, characterized by practices that are environmentally friendly, socially responsible, and economically viable.*

This definition identifies a link to RVKS and Associates which has used the following language in their definition of sustainable growth:

Rather than just focus on quantity of growth, "quality" of growth is also relevant. The need for "sustainable" growth in organizations for instance, is not just about increasing financial metrics; it integrates a broader perspective that encompasses environmental, social, and governance (ESG) factors.

The comprehensive plan should not be attached to philosophies like ESG factors which has been demonstrated to be inferior when managing a business. For several years, financial advisor Ric Edelman cautioned against jumping on the ESG bandwagon as he expected the financial performance of companies that emphasized these factors would fall short of other companies—for a variety of reasons. In his December 21, 2023 podcast, titled "The False Narrative of ESG Investing", he discusses why ESG investing is misleading and demonstrates that ESG funds have underperformed the overall market, as measured by the S&P 500.

Here is a link to the episode on Apple Podcasts: https://podcasts.apple.com/us/podcast/12-21-23-the-false-narrative-of-esg-investing/id1603081576?i=1000639343039

Additionally, on page 3 of Appendix B, Sustainability is defined as:

Sustainability: *The process of using our finite resources as a community to balance the goals of economic vitality, environmental stewardship,* ***and social equity*** *to ensure that we can meet the needs of present generations without compromising the ability of future generations to meet their own needs.*

Perhaps it is just an oversight, but using a definition of sustainability that includes social equity is just not proper.

As noted in my comments from March 2025, "the City Government is here to provide core services, not to be a social equity and climate leader. City Government should focus on the blocking and tackling of providing core services in a safe, responsive, excellent, and economic fashion."

Perhaps a simple solution would be to use the definition of sustainability that has already been published in the City of Homer document intitled "Money, Energy and Sustainability A policy guide for City of Homer employees on reducing energy use and waste in local government operations":

What is "sustainability"? One of the simplest and most often cited definitions of sustainability refers to practices that "meet the needs of the present without compromising the ability of future generations to meet their own needs."
Source: World Commission on Environment and Development—Our Common Future (1987)

RECOMMENDATION:
Change the definition of Sustainability to the version that is already used in the City of Homer Policy guide.

Closing:
This comprehensive plan is nicely improved over the previous version. My review and commentary are not exhaustive. However, the few additional improvements I have noted above should substantially improve the document to assist us as we plan for 2045. Thank you for the opportunity to participate.

Kachemak Bay Watershed Council

The Kachemak Bay Watershed Council facilitates communication, planning, advocacy, and restoration to protect, steward, and revitalize the Kachemak Bay Watershed to ensure the sustainability and integrity of natural and human communities for future generations.

Homer Planning Commission
planning@ci.homer.ak.us.

The Kachemak Bay Watershed Collaborative
City of Homer 2045 Homer Comprehensive Plan: Public Hearing Draft, July 2025 Comments

August 20, 2025

Dear City of Homer Planning Commission:

The Kachemak Bay Watershed Collaborative (KBWC) is a non-profit conservation organization focused on applying data and information related to climate change, land uses and other environmental impacts, to inform policy makers and agency planners regarding management of Kachemak Bay on a watershed basis. The current version of the City of Homer Comprehensive Plan (Plan), is an improvement over past versions regarding strategies for addressing the increasing number and level of intensity of climate change and development can present to human health and welfare, water infrastructure and critical fish and wildlife habitat challenges the City will face in the 21st century.

The Nation's water supplies and services are at risk. Climate change, growing income disparities, and the threats posed by aging water infrastructure and impacts to fish and wildlife call for an increased focus on the use of ecosystem services and the need to manage watersheds on an ecosystem bases rather than a piecemeal approach to water management. In order to avoid the problems of the lower 48, Alaskans must come together and create a new era of water management that secures economic, environmental, and community wellbeing. To this end,

across the state stake holders are collaborating and innovating to advance sustainable water management solutions. Through the Comprehensive Plan, the City of Homer (City) has an opportunity to spread and scale up these efforts to benefit communities and watersheds within and outside City boundaries.

The Plan therefore provides a good jumping off point for the City to engage in Integrated Water Resource Planning (IWRP) and nature-based solutions including planting trees to replenish forests, reconnecting rivers to floodplains, and restoring wetlands, is a sustainable and cost-effective way to help rebalance the water cycle, mitigate the effects of climate change and improve human health and livelihoods.

To this end, KBWC specific comments include the following:

I. Governance

Under this section, KBWC is encouraged by the Plan's listed "Potential Partner-Led Strategies" including to **"**[i]dentify opportunities to coordinate with organizations including Tribal organizations, Alaska Native Corporations, and local and regional non-profits to leverage resources and provide services more cost-effectively." (Plan p. 16). To this end, we recommend that the City work with the above organizations to develop an Integrated Water Resource Management that includes the following components:

a) IWRM Plan

Watersheds have always been essential to protection of fish and wildlife habitat and water infrastructure. They are a source of biodiversity and fresh water. They reduce risks of natural disasters like landslides and flooding. They act as a carbon sink, removing carbon dioxide from the atmosphere and storing it, thus mitigating climate change. They make an essential contribution to food security by helping to maintain the environmental conditions needed for fishery production. They stabilize the soil, prevent erosion, enhance the land's capacity to store water, and moderate air and soil temperatures. As sources of raw material, biomass, renewable energy, and nontimber products, watersheds support rural communities. Many rural and indigenous people depend on watersheds for their livelihoods which also enhance well-being by providing recreation and amenity values.

As means of protecting watersheds and water infrastructure that cities and towns rely upon, from the impacts of climate change, the City could create an Integrated Water Resource Management Plan (IWRMP) which is "a process that promotes the coordinated development and management of water, land and related resources, in order to maximize the resultant economic and social welfare in an equitable manner without compromising the sustainability of vital ecosystems." Global Water Partnership Technical Advisory Committee (2000).

The City should collaborate with other federal, state, tribal, local, research, conservation and other stakeholders to apply IWRMP criteria including consideration of these factors: 1) Manage water sustainably; 2) Balance economics, social equity, environment; coordination and integration; participation from all water sectors; 3) Holistic management of connected resources; 4) Process oriented adaptive management; 5) Enable environmental policies and resources; and 6) Institutional roles and capacity. As an example of how to protect fish and wildlife resources from the impacts of climate change is to take measures to mitigate warming stream and related temperatures. For example, growing willows and other trees close to the banks of streams and rivers; providing shade over the water and creating in-stream habitats made of logs under which fish can cool off when things heat up. (See the Nooksak Tribe of Washington State Salmon Habitat research projects http://www.yesmagazine.org/people-power/threat-of-salmon-extinction-turns-small-tribe-intoclimate-researchers-20160906).

b) IWRM Tools

An example of a tool that the City could use in an IWRM strategy is the EPA's Watershed Optimization Management Support Tool (WMOST) which is a publicly available tool that can be used by state and local managers to screen a wide-range of options for cost-effective management of water resources. It supports a broader integrated watershed management (IWM) approach by allowing the user to simultaneously consider stormwater, drinking water, wastewater and land conservation management practices. Users can select from three versions of WMOST based on their specific management needs. (http://www.epa.gov/exposure-assessment-models/wmost). The first version focuses on management of base and peak flows, the second adds a flooding module to assess costs associated with peak flows, and the third includes a water quality module. WMOST aids in evaluating the environmental and economic costs, benefits, trade-offs and co-benefits of various management options, and can facilitate the evaluation of low impact development and green infrastructure management options that are suitable for projects using State Revolving Funds.

Currently, this tool is being used primarily by state agencies and counties in the lower 48 for cost-effective stormwater management practices for meeting the management goals of a typical community in their state and consortiums of communities, regional development commissions, and non-governmental and watershed organizations to determine the most cost-effective options to meet water quality goals (such as TMDLs), water quantity targets (maintaining base flows and water supplies), reducing flooding and impacts of Combined Sewer Overflows, and supporting land conservation goals under both current and future growth and climate scenarios.

II. Sustainability and Resilience

Under Goal A of this section the Plan proposes the maintenance of "Open Space and Natural Lands" in order to "Support Long-Term Community Well-Being" by **p**rotecting "both existing and new infrastructure from the impacts of climate change, environmental constraints, and hazards," modernizing "City operations for long-term efficiency and resilience and reducing "risk from natural hazards through proactive siting and planning." (Comp Plan page 17).

To this end KBWC recommends that the City of Homer update its current Climate Action Plan (HCAP). (See, Ibid at 59). The City developed the HCAP almost 20 years ago that includes the

requirement that the city: 1) develop management plans specific to Port and Harbor facilities on the Homer Spit (construction, maintenance, dredging, etc.) that take into account climate change impacts; and 2) taking climate change into consideration in all long-range planning efforts (e.g., transportation, land use, Homer Spit, emergency management, economic development). In addition, there is currently no comprehensive climate change adaption plan addressing the Kachemak Bay Watershed that includes the City of Homer. After adoption of the HCAP, the Plan states, [t]oday, the community continues to express strong support for renewable energy, hazard mitigation, and environmental stewardship." (Ibid).

Therefore, in order to implement the standards in the current Climate Action Plan, the assessments of the potential impacts of development activity needed to include full consideration of all of its potential impacts. Updating the HCAP, is also an opportunity for the city to join the ongoing climate change conversation in Homer led by the KBWC and other stakeholders who have been discussing priority climate related projects for planning, management and protection of both freshwater and marine ecosystems within the Watershed.

Finally, KBWC has identified federal funds that could be used in planning and development of harbor infrastructure. These include grant program funding for watershed related ecosystem resilience projects from the Inflation Reduction Act and the Bipartisan Infrastructure Act. To this end, the Watershed Collaborative is currently, updating the attached Kachemak Bay Fox River Climate Risk Assessment completed in 2019 that would result in a Resiliency Plan and would incorporate the projects for planning, management and protection of both freshwater and marine ecosystems within the Watershed. We would like to work with the City to co-develop such a plan as part of updating the HCAP and to partner with the Collaborative to seek funding to complete such plan.

III. Land Use and Environment

Under this section, KBWC supports the need to "Modernized Zoning is Essential for Attainable Housing, Safety, and Future Growth" due to the fact that "Homer's current land use regulations no longer reflect the community's development needs or values. Residents have called for more attainable housing options, greater consideration of natural hazards, and updates to zoning

standards that align with infrastructure availability and environmental constraints." (Comp Plan Page 15).

In addition, approximately 35 percent of Homer's land base includes wetlands, steep slopes, or critical habitat that limits development feasibility and increases hazard exposure3. Residents want code updates that allow for more flexibility in building types, incentivize infill and redevelopment in appropriate areas, and ensure that private and public development considers runoff, slope stability, and infrastructure capacity. (Ibid).

A good example of this concern is the City of Homer's Planners have recommended approval of a preliminary plat to subdivide existing parcels into 10 lots within The Woodard Creek Watershed. This would allow for a 22-acre subdivision to go forward which would be inconsistent with the Woodard Creek Watershed Plan because it will disturb a large wetland 'holding tank' of water. Woodard Creek is Homer's most prominent perennial stream, and it has a rich history as an early settling place for homesteaders seeking year-round water supply. The upper watershed, Woodard Creek is confined in Woodard Canyon, a steep-sided valley some 300 feet deep. Downstream, the creek remains confined in a valley approximately 20 feet deep, becoming shallower in some areas due to historic human activities. The final mile of Woodard Creek flows through a municipal park and some 45 residential and commercial properties before flowing to Kachemak Bay at a beach front bluff.

IV. City-Led Strategies and Actions

The Plan calls for implementation of a Future Land Use Map that guides future decisions about land use and growth" that would include the following categories:

a. **Open Space Recreation -** Public lands with uses that promote public recreation and access opportunities while preserving the natural and scenic resources of the areas.

b. **Conservation -** Public and private lands that serve key environmental functions, such as critical habitat or watershed areas, to be maintained in an undisturbed and natural state.

c. **Environmental Constraints** - Known areas of environmental constraints, such as *c*ritical habitat and steep slopes, to help identify places where more detailed site analysis may be warranted if areas are to be developed or improved.

d. Flood zones, coastal bluff instability, scarps, hydric soils, key watersheds. (Comp Plan page 18).

A key element of such implementation will be to manage watersheds within and outside of the city limits on an ecosystem wide rather than piecemeal jurisdictional bases. In addition to 5 municipalities, the Kachemak Bay Watershed includes jurisdictional boundaries for the federal government, the state and others. Individual management of these lands by different agencies has led to much resource protection and proper management of such resources to fall through the cracks. The Plan is therefore, a good a starting point for the City to work with other land management entities on a watershed basis to protect the entire Watershed. This includes the development of an IWRMP and updated the City of Homer's Climate Action Plan.

V. Strategically align development regulations with natural hazard risks and land suitability to support safe, resilient, and responsible growth.

Under this section the Plan lists the following actions:

a. Use the City of Homer Hazard Mitigation Plan to inform updates to zoning and development codes, ensuring land use decisions reflect the latest risk assessments;
b. Clarify zoning procedures and criteria for rezoning reviews to ensure consistency with the comprehensive plan and hazard mitigation goals;
c. Update development standards for steep slopes, drainageways, and erosion-prone areas to manage grading, erosions, runoff, and vegetation clearing. Encourage the use of green infrastructure and site-responsive design solutions to improve drainage and reduce hazard exposure;
d. Strengthen stormwater and erosion control provisions in City code, incorporating green infrastructure techniques—such as vegetated buffers and infiltration features—to reduce coastal bluff erosion and other site-based hazards;
e. Consider expanding the range of conditions that may be applied to Conditional Use Permits to address riparian protection, soil stability, wetland preservation, and related site concerns. (Comp Plan page 22).

One of the best ways to implement these actions is for the City to update it's Climate Adaption Action Plan to broaden coverage of these actions and include standards for implementing them.

VI. Protect and enhance green space in Homer to support habitat connectivity, recreational access, and community well-being

One of the best means of maintaining habitat connectivity is for the City to work with other federal, state and tribal entities to manage Watersheds both within and outside of city limits on an ecosystem rather than jurisdictional basis. Because fish and wildlife travel and subsist over a broad range of land and water, proper management of habitat should not observe jurisdictional limits. In addition:

Homer's ecosystems, wetlands, and green spaces provide natural protection against flooding, erosion, and other hazards—while also contributing to the community's quality of life. Residents strongly support preserving these natural assets: 77 percent of community survey respondents identified the preservation of public open space as a top priority. In open responses and interviews, residents expressed support for concentrating new development in existing disturbed areas, avoiding steep slopes and flood-prone zones, and protecting wildlife corridors and critical habitat. Preserving wetlands, riparian buffers, and upland vegetation also enhances Homer's capacity to manage stormwater through low-impact development and natural drainage systems.

Due to the impacts of climate change on the once biologically productive Kachemak Bay Watershed, one of the primary tools left to protect and restore the Watershed's ecosystem is through mitigation of lands use and development impacts on aquatic ecosystems that affect connectivity. (Comp Plan page 60).

VII. **Advance place-based planning and development that supports Homer's unique community character, encourages targeted infill, and strengthens Homer's role as a regional**

The Plan calls for "Lead area planning efforts for the Spit and downtown core [that] should address land use, infrastructure needs, environmental hazards, economic development, and recreational access." (Comp Plan Page 23). Once again, the updating of the City of Homer Climate Action Plan including the results of KBWC's MPARVAT would be the best means of achieving this goal.

CONCLUSION

The challenges the City faces today require it to adopt watershed wide solutions for greater efficiency, improved water quality, sustained regulatory compliance, and critical habitat protection. There are a wide variety of collaborative approaches that can work and many policy levers to help expand their adoption. Partnering with neighbor communities and other organizations to meet common needs makes sense, and we collaboration will take greater hold as more communities demonstrate their power to improve water management for all. In addition, there are funding mechanisms that would assist in achieving these goals. Finally, an Integrated Water Resource Management strategy would reduce flood risk and storm damage and help protect habitat and drinking water resulting in additional long mitigation of the impacts of climate change.

Please contact me at (907) 491-1355; halshepherdwpc@gmail.com if you have any questions regarding these comments. Thank you.

Sincerely,

Hal, Shepherd, President
Kachemak Bay Watershed Council
PO Box 332 Homer, AK 99603
907-491-1355

Future Land use map
- Environmental Constraints overlay
- Interactive map

Memorandum

TO: Homer Planning Commission
FROM: Janette Keiser, PE
DATE: August 20, 2025
RE: Comments to Public Hearing Draft of new Homer Comprehensive Plan

1. **RE: Strategy (4)(a). Page 29**. This says we should support the use the Harbor Expansion, without qualifications. This makes it look like we're going to support this project whether or not it makes sense financially or environmentally. Recently, the Homer City Council was asked to identify their preference for a design alternative. Everyone expressed concern that they were being asked to do this without knowing more about the financial and environmental implications of the harbor expansion project. I suggest this language be changed to something like, *"continue to explore the financial, operational and environmental consequences of the Harbor Expansion Project..."*

2. **RE: Strategy (1)(a) and (b). Page 41.** This says we should "*invest in infrastructure that supports growth in key sectors*" but the only actions regarding incentives relates to the marine trades and the Homer Spit. This denigrates the contribution of other industries in Homer, such as health care, small scale agriculture, the arts, sports and even home-based businesses. There should be language that manifests Homer's commitment to fostering a broad range of other key sectors of economic opportunity, besides the marine trades.

3. **RE: Transportation. Page 47**. The Homer Transportation Plan identified other transportation needs, besides improving non-motorized connections to schools. There should be an action that says "implement the recommendations of the Homer Transportation Plan". Likewise, there should be a reference to the KPB's recently adopted Safety Action Plan, which identified policies and projects to improve traffic safety in Homer.

4. **RE: Sales taxes. Page 53.** This language states that Homer is dependent on sales tax as a primary revenue source. This is true. It is also somewhat scary. The HART Fund, which is built on sales tax, is scheduled to sunset in 2027. The voters will

need to pass a new proposition to keep this tax in place. Some people will want to use this opportunity to reduce their taxes. But, this fund is what pays for Homer's road maintenance. Without the sales tax, this fund will evaporate and Homer would be in deep do-do. I'd like to see a cautionary note about this added to this section, if only as an example of how dependent we are on sales tax.

5. **RE: Partner-led Strategies.** There are many places were "*Partner-led Strategies*" are identified. There's a description of what this means on Page 14. And, Appendix I provides more detail about what actions are recommended. I like the strategies and actions, but the City's role is not clear. It looks like the City is a passive by-stander. I'd like to see the City's role defined more clearly, and preferably, in a leading role or at least, as a key stakeholder invested in proactive collaboration to create positive outcomes.

Kachemak Bay Watershed Council

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Homer Planning Commission
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August 20, 2025

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To this end, KBWC specific comments include the following:

I. Governance

Under this section, KBWC is encouraged by the Plan's listed "Potential Partner-Led Strategies" including to "[i]dentify opportunities to coordinate with organizations including Tribal organizations, Alaska Native Corporations, and local and regional non-profits to leverage resources and provide services more cost-effectively." (Plan p. 16). To this end, we recommend that the City work with the above organizations to develop an Integrated Water Resource Management that includes the following components:

a) IWRM Plan

Watersheds have always been essential to protection of fish and wildlife habitat and water infrastructure. They are a source of biodiversity and fresh water. They reduce risks of natural disasters like landslides and flooding. They act as a carbon sink, removing carbon dioxide from the atmosphere and storing it, thus mitigating climate change. They make an essential contribution to food security by helping to maintain the environmental conditions needed for fishery production. They stabilize the soil, prevent erosion, enhance the land's capacity to store water, and moderate air and soil temperatures. As sources of raw material, biomass, renewable energy, and nontimber products, watersheds support rural communities. Many rural and indigenous people depend on watersheds for their livelihoods which also enhance well-being by providing recreation and amenity values.

As means of protecting watersheds and water infrastructure that cities and towns rely upon, from the impacts of climate change, the City could create an Integrated Water Resource Management Plan (IWRMP) which is "a process that promotes the coordinated development and management of water, land and related resources, in order to maximize the resultant economic and social welfare in an equitable manner without compromising the sustainability of vital ecosystems." Global Water Partnership Technical Advisory Committee (2000).

The City should collaborate with other federal, state, tribal, local, research, conservation and other stakeholders to apply IWRMP criteria including consideration of these factors: 1) Manage water sustainably; 2) Balance economics, social equity, environment; coordination and integration; participation from all water sectors; 3) Holistic management of connected resources; 4) Process oriented adaptive management; 5) Enable environmental policies and resources; and 6) Institutional roles and capacity. As an example of how to protect fish and wildlife resources from the impacts of climate change is to take measures to mitigate warming stream and related temperatures. For example, growing willows and other trees close to the banks of streams and rivers; providing shade over the water and creating in-stream habitats made of logs under which fish can cool off when things heat up. (See the Nooksak Tribe of Washington State Salmon Habitat research projects http://www.yesmagazine.org/people-power/threat-of-salmon-extinction-turns-small-tribe-intoclimate-researchers-20160906).

b) IWRM Tools

An example of a tool that the City could use in an IWRM strategy is the EPA's Watershed Optimization Management Support Tool (WMOST) which is a publicly available tool that can be used by state and local managers to screen a wide-range of options for cost-effective management of water resources. It supports a broader integrated watershed management (IWM) approach by allowing the user to simultaneously consider stormwater, drinking water, wastewater and land conservation management practices. Users can select from three versions of WMOST based on their specific management needs. (http://www.epa.gov/exposure-assessment-models/wmost). The first version focuses on management of base and peak flows, the second adds a flooding module to assess costs associated with peak flows, and the third includes a water quality module. WMOST aids in evaluating the environmental and economic costs, benefits, trade-offs and co-benefits of various management options, and can facilitate the evaluation of low impact development and green infrastructure management options that are suitable for projects using State Revolving Funds.

Currently, this tool is being used primarily by state agencies and counties in the lower 48 for cost-effective stormwater management practices for meeting the management goals of a typical community in their state and consortiums of communities, regional development commissions, and non-governmental and watershed organizations to determine the most cost-effective options to meet water quality goals (such as TMDLs), water quantity targets (maintaining base flows and water supplies), reducing flooding and impacts of Combined Sewer Overflows, and supporting land conservation goals under both current and future growth and climate scenarios.

II. Sustainability and Resilience

Under Goal A of this section the Plan proposes the maintenance of "Open Space and Natural Lands" in order to "Support Long-Term Community Well-Being" by protecting "both existing and new infrastructure from the impacts of climate change, environmental constraints, and hazards," modernizing "City operations for long-term efficiency and resilience and reducing "risk from natural hazards through proactive siting and planning." (Comp Plan page 17).

To this end KBWC recommends that the City of Homer update its current Climate Action Plan (HCAP). (See, Ibid at 59). The City developed the HCAP almost 20 years ago that includes the

requirement that the city: 1) develop management plans specific to Port and Harbor facilities on the Homer Spit (construction, maintenance, dredging, etc.) that take into account climate change impacts; and 2) taking climate change into consideration in all long-range planning efforts (e.g., transportation, land use, Homer Spit, emergency management, economic development). In addition, there is currently no comprehensive climate change adaption plan addressing the Kachemak Bay Watershed that includes the City of Homer. After adoption of the HCAP, the Plan states, [t]oday, the community continues to express strong support for renewable energy, hazard mitigation, and environmental stewardship." (Ibid).

Therefore, in order to implement the standards in the current Climate Action Plan, the assessments of the potential impacts of development activity needed to include full consideration of all of its potential impacts. Updating the HCAP, is also an opportunity for the city to join the ongoing climate change conversation in Homer led by the KBWC and other stakeholders who have been discussing priority climate related projects for planning, management and protection of both freshwater and marine ecosystems within the Watershed.

Finally, KBWC has identified federal funds that could be used in planning and development of harbor infrastructure. These include grant program funding for watershed related ecosystem resilience projects from the Inflation Reduction Act and the Bipartisan Infrastructure Act. To this end, the Watershed Collaborative is currently, updating the attached Kachemak Bay Fox River Climate Risk Assessment completed in 2019 that would result in a Resiliency Plan and would incorporate the projects for planning, management and protection of both freshwater and marine ecosystems within the Watershed. We would like to work with the City to co-develop such a plan as part of updating the HCAP and to partner with the Collaborative to seek funding to complete such plan.

III. Land Use and Environment

Under this section, KBWC supports the need to "Modernized Zoning is Essential for Attainable Housing, Safety, and Future Growth" due to the fact that "Homer's current land use regulations no longer reflect the community's development needs or values. Residents have called for more attainable housing options, greater consideration of natural hazards, and updates to zoning

standards that align with infrastructure availability and environmental constraints." (Comp Plan Page 15).

In addition, approximately 35 percent of Homer's land base includes wetlands, steep slopes, or critical habitat that limits development feasibility and increases hazard exposure3. Residents want code updates that allow for more flexibility in building types, incentivize infill and redevelopment in appropriate areas, and ensure that private and public development considers runoff, slope stability, and infrastructure capacity. (Ibid).

A good example of this concern is the City of Homer's Planners have recommended approval of a preliminary plat to subdivide existing parcels into 10 lots within The Woodard Creek Watershed. This would allow for a 22-acre subdivision to go forward which would be inconsistent with the Woodard Creek Watershed Plan because it will disturb a large wetland 'holding tank' of water. Woodard Creek is Homer's most prominent perennial stream, and it has a rich history as an early settling place for homesteaders seeking year-round water supply. The upper watershed, Woodard Creek is confined in Woodard Canyon, a steep-sided valley some 300 feet deep. Downstream, the creek remains confined in a valley approximately 20 feet deep, becoming shallower in some areas due to historic human activities. The final mile of Woodard Creek flows through a municipal park and some 45 residential and commercial properties before flowing to Kachemak Bay at a beach front bluff.

IV. City-Led Strategies and Actions

The Plan calls for implementation of a Future Land Use Map that guides future decisions about land use and growth" that would include the following categories:

a. **Open Space Recreation** - Public lands with uses that promote public recreation and access opportunities while preserving the natural and scenic resources of the areas.

b. **Conservation** - Public and private lands that serve key environmental functions, such as critical habitat or watershed areas, to be maintained in an undisturbed and natural state.

c. **Environmental Constraints** - Known areas of environmental constraints, such as critical habitat and steep slopes, to help identify places where more detailed site analysis may be warranted if areas are to be developed or improved.

d. Flood zones, coastal bluff instability, scarps, hydric soils, key watersheds. (Comp Plan page 18).

A key element of such implementation will be to manage watersheds within and outside of the city limits on an ecosystem wide rather than piecemeal jurisdictional bases. In addition to 5 municipalities, the Kachemak Bay Watershed includes jurisdictional boundaries for the federal government, the state and others. Individual management of these lands by different agencies has led to much resource protection and proper management of such resources to fall through the cracks. The Plan is therefore, a good a starting point for the City to work with other land management entities on a watershed basis to protect the entire Watershed. This includes the development of an IWRMP and updated the City of Homer's Climate Action Plan.

V. Strategically align development regulations with natural hazard risks and land suitability to support safe, resilient, and responsible growth.

Under this section the Plan lists the following actions:

a. Use the City of Homer Hazard Mitigation Plan to inform updates to zoning and development codes, ensuring land use decisions reflect the latest risk assessments;
b. Clarify zoning procedures and criteria for rezoning reviews to ensure consistency with the comprehensive plan and hazard mitigation goals;
c. Update development standards for steep slopes, drainageways, and erosion-prone areas to manage grading, erosions, runoff, and vegetation clearing. Encourage the use of green infrastructure and site-responsive design solutions to improve drainage and reduce hazard exposure;
d. Strengthen stormwater and erosion control provisions in City code, incorporating green infrastructure techniques—such as vegetated buffers and infiltration features—to reduce coastal bluff erosion and other site-based hazards;
e. Consider expanding the range of conditions that may be applied to Conditional Use Permits to address riparian protection, soil stability, wetland preservation, and related site concerns. (Comp Plan page 22).

One of the best ways to implement these actions is for the City to update it's Climate Adaption Action Plan to broaden coverage of these actions and include standards for implementing them.

VI. Protect and enhance green space in Homer to support habitat connectivity, recreational access, and community well-being

One of the best means of maintaining habitat connectivity is for the City to work with other federal, state and tribal entities to manage Watersheds both within and outside of city limits on an ecosystem rather than jurisdictional basis. Because fish and wildlife travel and subsist over a broad range of land and water, proper management of habitat should not observe jurisdictional limits. In addition:

Homer's ecosystems, wetlands, and green spaces provide natural protection against flooding, erosion, and other hazards—while also contributing to the community's quality of life. Residents strongly support preserving these natural assets: 77 percent of community survey respondents identified the preservation of public open space as a top priority. In open responses and interviews, residents expressed support for concentrating new development in existing disturbed areas, avoiding steep slopes and flood-prone zones, and protecting wildlife corridors and critical habitat. Preserving wetlands, riparian buffers, and upland vegetation also enhances Homer's capacity to manage stormwater through low-impact development and natural drainage systems.

Due to the impacts of climate change on the once biologically productive Kachemak Bay Watershed, one of the primary tools left to protect and restore the Watershed's ecosystem is through mitigation of lands use and development impacts on aquatic ecosystems that affect connectivity. (Comp Plan page 60).

VII. **Advance place-based planning and development that supports Homer's unique community character, encourages targeted infill, and strengthens Homer's role as a regional**

The Plan calls for "Lead area planning efforts for the Spit and downtown core [that] should address land use, infrastructure needs, environmental hazards, economic development, and recreational access." (Comp Plan Page 23). Once again, the updating of the City of Homer Climate Action Plan including the results of KBWC's MPARVAT would be the best means of achieving this goal.

CONCLUSION

The challenges the City faces today require it to adopt watershed wide solutions for greater efficiency, improved water quality, sustained regulatory compliance, and critical habitat protection. There are a wide variety of collaborative approaches that can work and many policy levers to help expand their adoption. Partnering with neighbor communities and other organizations to meet common needs makes sense, and we collaboration will take greater hold as more communities demonstrate their power to improve water management for all. In addition, there are funding mechanisms that would assist in achieving these goals. Finally, an Integrated Water Resource Management strategy would reduce flood risk and storm damage and help protect habitat and drinking water resulting in additional long mitigation of the impacts of climate change.

Please contact me at (907) 491-1355; halshepherdwpc@gmail.com if you have any questions regarding these comments. Thank you.

Sincerely,

Hal, Shepherd, President
Kachemak Bay Watershed Council
PO Box 332 Homer, AK 99603
907-491-1355

PRESENTATIONS/VISITORS

REPORTS

A. City Planner's Report, Staff Report 25-35

City Planner Foster provided a summary of his staff report in the packet, noting the following:

- Ordinance 25-54 has been referred to the Planning Commission and the Economic Development Advisory Commission.
- Next Regular Meeting is scheduled for Wednesday, September 3, 2025.
- Next Commissioner report to Council on August 25, 2025.

There was a brief discussion regarding the United States Army Corps of Engineers fill permit down at the Spit.

PUBLIC HEARINGS

A. A REQUEST TO VACATE THE 66-FOOT-WIDE SECTION LINE EASEMENT ACROSS LOT 2 ARNO SUBDIVISION, T 6S R 14W SEC 13 SEWARD MERIDIAN HM 2001078 ARNO SUB LOT 2 THAT PORTION LYING INSIDE HOMER CITY LIMITS, KNOWN AS 1145 DIAMOND RIDGE RD, Staff Report 25-37

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary of his staff report in the packet.

Chair S. Smith opened the floor for the Applicant. Katie Kirsis noted that she was the surveyor for the project and made herself available for any questions.

Chair S. Smith then opened the public hearing. With no one coming forward to speak, Chair S. Smith closed the public hearing. He then opened the floor to questions from the Commission.

Commissioner Harness questioned why the pedestrian easement was only 20 feet instead of 66 feet similar to the section line easement. Ms. Kirsis stated it's not likely a trail would be constructed through that area, and therefore 20 feet is a reasonable width to reserve for public access.

Commissioner H. Smith asked if the easement would affect what is defined as inside or outside city limits. Ms. Kiris stated that it wouldn't affect the legal boundaries.

SCHNEIDER/BARNWELL MOVED TO ADOPT STAFF REPORT 25-37 AND RECOMMEND APPROVAL OF THE VACATION OF THE SECTION LINE EASEMENT ACROSS LOT 2 ARNO SUBDIVISION.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

B. AN ORDINANCE OF THE HOMER CITY COUNCIL ADOPTING THE 2025 HOMER COMPREHENSIVE PLAN AND RECOMMENDING ADOPTION BY THE KENAI PENINSULA BOROUGH, Memorandum PL 25-038

Chair S. Smith introduced the item by reading of the title. He then opened the floor for Shelly Wade of Agnew::Beck. Ms. Wade covered the following items in her presentation:

- Timeline and process of draft plan to date and going forward
- Key elements of the plan
- Review of the top themes from the drafting process and how the hearing draft responds
- Planning Commission's role today

Upon the conclusion of Ms. Wade's presentation, Chair S. Smith opened the public hearing period.

Jan Keiser, city resident, provided written comments on the draft comprehensive plan, recommending revisions to language regarding harbor expansion, support for entrepreneurship, and commitments to the Transportation and Safety Action Plans. She expressed overall support for the ideas but suggested clarifying and strengthening specific language.

Hal Shepherd, representing the Kachemak Bay Watershed Council, supported the improved draft plan, emphasized addressing land development and extraction impacts on climate change, and encouraged using the plan as a foundation for watershed management partnerships.

Michael Jones, city resident, commended the progress of the draft plan, noted his written comments including an AI summary of Commission obligations, and recommended softening the language that appears to create obligations.

Tracy Nordstrom, city resident, thanked the Commission and the consultants for their extensive work. She recommended the Commission forward the draft plan along to City Council and further encouraged the Commission to use this document and cite components of it when new actions are before the Commission. She requested clarification on how Homer plans to court and support potential partners moving forward.

Devony Lehner, city resident, urged inclusion of the Diamond Creek Recreation Area in the Comprehensive Plan, highlighting its importance and recent connections to adjacent lands. She also suggested realizing Homer's potential role in coordinating food distribution during emergencies.

Rick Foster, city resident, urged the Commission to address potable water as a key growth management factor, recommending acknowledgment of the City's role in regional water supply and collection of data on delivery locations. He suggested policy changes included prioritizing water/sewer extensions within city limits, clarifying agreements with Kachemak City, correcting language on page 26, and maintaining the Gateway Business District identity.

Robert Ruffner, Planning Director for the Kenai Peninsula Borough, noted the Borough is reviewing the plan and public input, and encouraged the Commission to continue its work.

With no others coming forward to speak, Chair S. Smith closed the public hearing.

Chair S. Smith called for a 10-minute recess at 8:12 p.m.

Chair S. Smith called the meeting back to order at 8:22 p.m.

The Commission reviewed the document in its entirety. Discussion topics included the following items:

- Current introduction and condensed reflection
- Table of contents and list of appendices
- Gateway Business District presentation and zoning
- Water/Stormwater management and other water supply options
- Diamond Creak Recreation Area plan
- Affordable housing
- Public facilities and services

H. SMITH/SCHNEIDER MOVED TO EXTEND THE MEETING TO 9:45 P.M.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

H. SMITH/BARNWELL MOVED TO CONTINUE THE CONVERSATION ON THE COMPREHENSIVE PLAN TO THE NEXT SCHEDULED MEETING.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

NEW BUSINESS

A. Election of Officers, Memorandum PL 25-040

H. SMITH/SCHNEIDER MOVED TO VOTE BY SHOW OF HANDS.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Chair S. Smith opened the floor for nominations for Vice Chair.

Commissioner Barnwell was nominated for the position of Vice Chair.

With no other nominations called out, Chair S. Smith declared Commissioner Barnwell re-elected as Vice Chair. Mr. Smith then handed the gavel over to Vice Chair Barnwell.

Vice Chair Barnwell opened the floor for nominations of the Chair.

Commissioner S. Smith was nominated for the position of the Chair.

2045 Comp Plan Draft Observations: Scott Smith

General Questions

- P 21 2b. What is form-based codes?
- P23 5. What is place-based planning?
- P 27 City Led Strategies – 1. B. under "Who" should "Planning" be added to this list?

Grammar Items:

- P 2 under the picture there is a double (::) between Agnew Beck
- P 8 4th bullet point – semantics here – "make the code clearer and more easy to use" – add/change to terms "make the code more effective, efficient and user friendly"
- P 25 under Reliable and Affordable Services – the word "planning" is used twice in the sentence.
- P 29 – 3. Maintain and (I)mprove ... small I is used – change to capital I
- P 30 – Potential Partner-Led Strategies 9. Collaborate Borough, (S)tate, and (F)ederal ...

Climate Change Items:

Climate Change has been going on for thousands of years. (Are we still in an Ice Age?) The term Climate Change is extremely divisive and polarizing, and Homer has a chance to take the lead of eliminating the use of these divisive terms and use those that can be agreed upon, without eliminating the actual plan. What most of us do agree upon is that humanity needs to be far more responsible and ethical in regard to environmental impact. We recognize that there are normal and extreme weather situations that impact our community. There are standards of mitigation that should be implemented, as well as standards of development. I am encouraging the use of terms that support these ends without using the terms including and related to Climate Change.

Also, the term Climate Change is quite nebulous. We can clarify many of the Goals and other uses of this term by using more definable terms.

P 12 (The first P 12) Goal C – omit climate change – ~~"from climate change and natural hazards"~~ to **from normal and extreme environmental hazards**
P 11 – 3rd bullet point ~~"Impacts from climate change are a growing concern"~~ to **"Environmental Impacts are a growing concern".**
P 11 – 4th bullet point – "resilience to ~~natural hazards and climate change~~" to **"Resilience to normal and extreme natural hazards"**

P 27 Goal C – change ~~"from climate change and natural hazards"~~ to "from normal and extreme natural hazards"
P 29 3. Maintain and Improve Port and Harbor Infrastructure. A. change ~~"the impacts of climate change, and natural hazards like earthquakes ..."~~ to **"the impacts of normal and extreme natural events of weather, earthquakes ..."**
P 59 – "~~Natural and Climate-Driven Hazards~~ Increase Risk ... to **"Normal and Extreme Environmental Hazards ..."**
P 59 Sustainability and Resilience, Key Themes, Quote 19 is speculation and is part of the language that promotes panic. We can use different language that promotes responsibility and responsiveness without using these loaded terms.
P 60 Goals, Goal A "Protect both existing and new infrastructure from the impacts of climate change, environmental constraints, and hazards" to "Protect both existing and new infrastructure from **normal and extreme environmental impacts, constraints and hazards.**"

Supporting A Truck Route:

There was a fairly significant voice represented in the 2018 Comp Plan which supported finding a way to divert heavy, commercial traffic off of Pioneer and Lake streets. This is not represented in the 2045 plan, and I suggest that this voice not be reduced or eliminated.

P 3 Theme: Walkable downtown – currently a complete experience with dump trucks!
P 14 Economic Development – Goal A – "Enhance Homer's defined downtown to drive commerce, business, and resident and visitor's services.

> This goal will be hard to achieve if heavy traffic is allowed to continue. It's less of an enjoyable experience if dodging belly-dumps is part of the experience.

P 23 5. a. Lead area planning efforts for the Spit and downtown core.
P 23 5. b. Walkable downtown
P 23 5. c. ... "Compile developmental standards into a unified design manual that integrates transportation, streetscape, and infrastructure guidance."

> I have often heard comments about desires to have the Pioneer St., Main St, Lake St. core area to be a place that is visually attractive, stimulating and enjoyable for residents and tourists alike. Architecture, street, walkway and traffic planning is essential to have this area be what many in Homer hope for. A common observation of annoyance is the amount of heavy traffic in that area. Having multiple dump-trucks and other heavy vehicles regularly roaring down these areas does allow for these desired goals/results. Keeping a truck route on the Comp Plan Radar means that those on the various Councils and Commissions have been attentive to and are working toward the end of these desires (just like with walkability!) Please keep Truck Route as a goal in the 2045 plan.

P 40 Goals – Goal A "Enhance Homer's defined downtown to drive commerce, business and resident and visitors' services." This goal supports getting heavy vehicle traffic out of this area.

Land Use:

Keep Gateway District
P 20 Is Harbor Expansion included in the Future Land Use Map? Should be!

Spit Parking Items

P 12 City-Led Strategies (5.) As public safety is a priority, Spit Parking (and No Parking Zones) should be a high priority. The more Public walk and cross the Spit highway (birding areas, or end of Spit), it increases their danger to accident.

Possible and Much-Needed Action Item: Birder parking limited to West side of Spit Road ONLY between Kachemak Drive and Mariner Park.

Economic Development

P 14 Potential Partner-Led Strategies

6. Support access ... could "to both private and borough services" be added?

8. Promote Food Security – this was brought up at our last meeting and based upon a response to this question, it made me consider that it could be a much larger question. Food security includes a lot of different dynamics including availability. One source of availability is the supply chain from Anchorage, etc. If the roads get knocked out, as they have previously, how do we get basic supplies? Should Food Security be a sub-topic within a larger topic: Services/Resources Security? (This is also on P 42 under Potential Partner-Led Strategies 8. Promote Food Security.)

Transportation:

P 15 - Switch Goal A & B – AND
P 47 – Switch Goal A & B

As I read these, it makes me think that the City has more of a priority for paths and sidewalks, rather than to its transportation infrastructure, without which, there would be no community. With all respect to the significant voice (and having no desire to diminish this voice) to have greater walkability within the Homer area, what is in Goal B should come first.

Add Goal C: Commit to the development of the Core business/tourist area of Homer upholding the values of walkability, safety, Wayfinding and visual characteristics.

HOMER COMP PLAN REVIEW

C.BARNWELL

9/2/25

Review Categories:

SUBSTANTIVE (looking for main topics, or subtopics within a larger category that are missing, incomplete, or perhaps should be omitted

TECHNICAL INFORMATION, including grammar and punctuation, and wordsmithing similar to what Heath brought forth about the Introduction sentence, or questions

MISSING GOALS that should be in the Plan

Executive Summary PHD Review

COMMENT	REVIEW CATEGORY	PAGE #	MOTION?
Top Priorities/projects Suggest addition of "Increase access to recreational opportunities for visitors and residents" topic be included as a priority be included in the list. Suggest addition of "provide for utilities infrastructure that supports development in appropriately zoned areas." (Note: this refers to survey "Increase the diversity of Homer's economy and economic foundations 73%" Suggest: instead of "Preserve open public spaces within the city from development" use " Protect open public spaces within the city."	MISSING GOALS TECHNICAL	4	Y
Land Use Map Areas shown as CommerciaL don't align with open space, green infrastructure, and conservation goals.	SUBSTANTIVE Land Use and Environment	8,9, (also see p.16) see verbiage	Y

Multiple uses" confict with conservation, e.g. commercial. "properties associated with Home Airport" are vague. Manufacturing and "supportive infrastructure" is in conflict with land use conservation and open space.. Environmental constraint overlay as shown on p. 11 in conflict with "commercial " designation as shown on map on p. Key themes as mentioned in sustainability and resilience refer to "open space and natural lands support long-term community well being.		from plan: This is the blueprint that sets intent for how area will accomodae change and meet needs	
Airport category intended uses is contradictory: manufacturing, etc. doesn't mix well with conservation.	TECHNICAL Land Use Categories	9	Y
Conservation: maintained as undisturbed and natural state conflicts with certain areas such as Airport commercial land use.			Y
Area Plans some key areas are missing from the Comp Plan. Key areas that have been discussed in the past 2 years are Diamond Cr. Recreational Area, Gateway District, Woodard Creek Watershed. I move that these areas be added to this item.	SUBTANTIVE Land use map overlays	10	Y
Environmental Constraints: A well written category	SUBSTANTIVE Land Use map overlays	10	
A well presented map and most of it makes sense except for the environmental overlay in the Airport area. This is a critical habitat and peatlands/wetlands/hydric soils area that should be clearly designated conservation.		11	
Public Facilities and Services Generally, strategies are good, but need a line that mentions	SUBSTANTIVE	12	

consideration of future water supply and planning.			
Emphasis here on sustainability and energy efficient housing is fine, but this lacks a strategy for zoning that encourages affordable housing, i.e. housing that is accessible to walkable and transportation close to the CBD.		13	
Missing the harbor impacts on the economy.	SUBSTANTIVE Economic	14	
Transportation No mention of walakability goals (see Core Plan vision and other), although connectivity is emphasized. No mention of need for alternatives for movement of industrial traffic (e.g. trucks) through the CBD. Walkability is part of the Vision as shown on p.7 of the Core Plan. Also note walkability is listed on p.9 of the Core Plan.	SUBSTANTIVE, Transportation	15	
Storm Water and Drainage Management In the Governance section, mention should be made for the need for drainage infrastructure funded by taxation or some means of city revenue. Other city models for taxation supporting storm water and other infrastructure should be considered, e.g. Anchorage AWWU, and other.	SUBSTANTIVE, Governance	16	

Water Supply for COH	Substantive		
Geohazards	Technical		

Substantive

Technical

Core Plan PHD Review

COMMENT	CATEGORY	PAGE #	MOTION?
Add sentence: "The 2018 Plan emphasized the use of Green Infrastructure. This Plan recognizes the importance of green infrastructure (aka nature based solutions), but frames these needs in terms of drainage and stormwater management."	MISSING GOAL TECHNICAL	8	Y
Homer Profile Population numbers for Homer and Soldotna are very similar. I question the Soldotna numbers. And	TECHNICAL	P.5	

Kenai numbers. Are the Solodotna numbers from the COS?			
Homer Workforce As shown, “retail” is the highest percentage of jobs. Given this (I question it), has the Team thoroughly canvassed retail industries in Homer? If so, where is this in the Plan?	SUBSTANTIVE Homer Industry	6	
Land Use and the Environment			
Land Use: Green Infrastructure	SUBSTANTIVE Land Use and Environment		
	SUBSTANTIVE Land Use and Environment		
Land Use and Environment Revise Goal A to read (see italics) “Promote sustainable and moderate growth that preserves Homer’s small-town character; *and protects*	TECHNICAL MISSING GOALS	16	

important habitat and open space."			
Land Use Categories: Revise the following conservation verbiage under category: "Public and private lands that serve key environmental functions, such as critical habitat , *watershed areas, and key hydric soils areas* to be maintained in an undisturbed and natural state."	SUBSTANTIVE TECHNICAL	18	
Land Use Categories: Revise the Area Plan application areas to include: Woodard Creek Watershed, Diamond Creek Recreation Area, and Gateway District.		18	
Future Land Use Map I question the designation "Airport" mainly because the area designated this is large and conflicts with the conservation needs in this area. Suggest a) adding a page of text explaining the land use designations, and b) revising the spatial extent of "Airport" to take into		20	Y

account conservation needs. On this same page is needed a brief description of Homer's environment. This is something most land use plans include.. Suggest the following text: "The ocean-influenced maritime climate lends to a fairly temperate place by Alaska standards. Average daily temperatures range from 45 to 65 degrees Fahrenheit in the summer and 14 to 27 in the winter. Yearly snowfall during the winter averages 55 inches; total annual precipitation is 24 inches. The topography of the region adds to its beauty. The City of Homer is situated in a geographical area referred to as the Homer Bench characterized by high bluffs to the north and gently sloping shorelines in the south. Homer is bounded by Kachemak Bay to the south, and Diamond Ridge to the north, which rises from about 400 to 1,100 feet above sea level. Common rock types include shale, sandstone, coal, and claystone. The steep slopes and the loose			

nature of the soil and bedrock make the area susceptible to landslides when saturated with water. Homer experiences both bluff and shoreline erosion problems. Homer's location makes it vulnerable to natural hazards including earthquakes, tsunamis, landslides, and flooding, as well as the longer term impacts of climate change. There are numerous plans and reports that provide recommendations for improving the resilience of Homer's infrastructure. 16 The Port, Harbor, and the Homer Spit, which are all important components of Homer's economy, are especially vulnerable to severe storms and climate change." Please put the natural hazards verbiage that was in the Spring PRD back into this Plan, as shown above. This is a huge issue for Homer and should not be understated.			
Strategies, Item (h) Please define "emerging industries," Also, add "agricultural and other food production industries, important to food security."		21	21

Protect Green Space , #4 Add Action item as follows: "Protect and conserve areas of hydric soils considered important to water storage, stormwater management, open space, and stormwater management."	MISSING GOALS	22	Y
Public Facitlies: City led Strategies Suggest adding action "Move Public Works Campus to a suitable location safe from natural hazards and accessible to the Public and Staff."		27	Y
Transportation Hub This needs more elaboration on why Homer is a "transportation hub for the region" Residents and walk/bike: a good section, but the COH non motorized transp plan should be mentioned and referenced. The reference on p.46 needs more elaboration. It's a good section, but how it integrates with walkability and Area plans needs to be described.	SUBSTANTIVE, Transportation	44, 45, 47	

Strategies and Actions should mention areas beyond the CBD/downtown area, as good as that is. But as the Plan introduction mentions this Plan is not just about downtown Homer.			
Fiscal uncertainties: The funding of public facities infrastructure is a major issue in Homer e.g. water/sewer, public works campus, other. We need discussion of this here.		49--53	
Storm Water and Drainage Management In the Governance section, mention should be made for the need for drainage infrastructure funded by taxation or some means of city revenue.	SUBSTANTIVE, Governance	16	
Appendix J. Correct sentence "Update and adopt the City's Low-Impact Development Plan (also referred to as the Green Infrastructure – Stormwat er Master Plan to "Update and adopt the City's Low-Impact Development Plan	TECHNICAL MISSIG GOALS	p.16	

(and the Green Infrastructure – Stormwater Master Plan) Suggest revising the following (see italics): "Continue to incorporate green infrastructure approaches (e.g., rain gardens, vegetated buffers, permeable surfaces) into City-led projects, *and new developments*. Suggest adding the following: *Develop technical mapping tools, including stormwater drainage basins and flow analysis, to guide City-led infrastructure decisions and support watershed-based planning*.			
Water Supply for COH	Substantive		
Geohazards	Technical		

Appendix J Suggest including item as follows “Investigate commercial transport altneratives connecting Sterling Highway (Bypass) and East End Rd.”	MISSING GOAL	P.12	

Venuti Comp Plan Comments

TECHNICAL

1. The Table of Contents should be at the very beginning of the document.
2. The comments made by Jan Kaiser in her memorandum of August 15th regarding the PHD make sense, have real value and should be considered.
3. Fewer photos should be within the plan. Many photos are of topics that have nothing to do with the plan. They are distracting from the contents. This is not a travel guide. Photos obviously raise the cost of printing the document. We do not need photos, we need words.

SUBSTANTIVE

1. Two preferences that the people surveyed have which should be driving the development of this plan are:
   a. Preserve small town feeling. & b. A desire for moderate growth.
2. ADA compliance should be required of any existing or newly constructed business or public facility within the City of Homer
3 The issue of storm water and the value of wetlands is not adequately considered in the plan. Some wetland areas should be designated as no-build zones.
4 Eliminating the term Climate Change and replacing it with Weather Related Issues will remove any partisan concerns about the issue.
5 The proposed change from Gateway Business to Commercial Mixed Use does not "preserve scenic views and insure a welcoming entrance to Homer. It should remain as Gateway Business.
6 The importance of providing a safer Truck Route through Homer is not addressed in the plan. Allowing Tandem Belly Dump Trucks and other large commercial/industrial vehicles to drive down Pioneer Avenue does not add to the desire for Homer to be a safe, walkable community.
7 The important issue of annexation is not included in this plan. When one considers the amount of growth seen in this community over the past ten years, it is naïve to discount the importance of physically growing our city in order to keep up with anticipated growth.
8 During the development of this plan there has never been the opportunity for the Planning Commission to review the 2018 Comp Plan and determine what needed to be changed.
9 Should the Community Design Manual be considered in the plan ?

The 2045 comprehensive plan serves as an aspirational guide for shaping the long-term vision, growth, and development of our community. It is a blueprint sets forth goals, strategies, and actions to inform policy-making and decision-making across land use, infrastructure, housing, transportation, and environmental stewardship. The plan is a living document—intended to be periodically reviewed and amended in response to changing conditions, emerging needs, and evolving community values. Its implementation must always be grounded in the realities of available public resources and pursued in a fiscally responsible and sustainable manner to ensure its relevance and effectiveness serves the community's best interest over time.

Public Facilities and Services

Page 27, 30, 34 etc Provide a suitable definition of "ensure" in Appendix B so that users of this document understand that outcomes of efforts cannot be guaranteed. Or use another word.

Page 29 e. Develop and maintain a business plan for the Port and Harbor Enterprise that demonstrates well thought out strategies for independent success.

Page 30 6. Be responsive to community driven desires to enhance community services. Improve the synergy between the City and other community partners to maximize resources and investments.

Page 40 Goal B: define "character of Homer" according to who, what time period....

Transportation

Page 47 Clarify the City's roll in Goal B. Explain how the City plays a roll in "maintaining" a network outside of its city limits? Advocacy?

"within" greater homer area.

Governance

Page 53

Reconcile-- page 40 findings in desired growth of government (66% want minimal to no growth) and page 25 where the Community Survey response shows 95% and 96% that the fire, ems, police meet the mark-- with "staff capacity challenges" on page 53. Figure 25 is likely staff, not community driven comment. The City has increased its staff by about 12% in recent years. Labor has the largest single financial impact on the budget. Sustainability has to govern growth.

Dotti Harness notes for Comp Plan Update

SUBSTANTIVE

Future Land Use Map – Gateway Business District

Page 20 Future Land Use Map. Change the Commercial Mixed Use along the Sterling Highway back to the Gateway Business District and insert the current description of the Gateway Business District in the Future Land Use Map Category.

Explore the role of City Water in Regional Growth

Recognize the role that Homer's municipal water supply has in supporting population growth outside the city limits. This includes referencing the existing water and sewer agreements between Homer and Kachemak City. Action items may include:

1. Identify where City water is currently being delivered,
2. Research how other communities use water supply to manage growth.

FORMATTING – TECHNICAL DETAILS

Move page 19 which describes the Future Land Use and insert it before page 17.

Move the Table of Contents to the front of the document and continue the page numbers through the entire document including the Appendices.

P26, Last paragraph, Last sentence under: Rising Service Demands and Infrastructure Costs.
Substitute the word ~~adequate~~ for insufficient so the last sentence reads: "The water and sewer services within the City are insufficient, and ~~but~~ stormwater runoff impacts the capacity of the wastewater treatment plants.

Chair S. Smith asked City Planner Foster if he could respond to Ms. Keiser's concerns regarding the creation of a wider easement. Mr. Foster noted that discussion pertaining to adding fill to the property wouldn't technically be appropriate until the zoning permit process.

Public Works Director Kort stated that he isn't opposed to a wider easement but added that there's an earthen wedge on the parcels that creates the building site. He reasoned that he couldn't foresee anyone adding fill further towards the stream.

There were also conversations regarding the wetlands associated with the plat and whether there should be a drainage easement on the eastern boundary.

H. SMITH/BARNWELL MOVED TO ADOPT STAFF REPORT 25-43 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:

1. GRANT A 15' UTILITY EASEMENT FRONTING EAST END ROAD, ALONG THE ENTIRE BOUNDARY WEST OF THE 25' SEWER MAIN EASEMENT.
2. AMEND THE LEGEND TO CLEARLY DISTINGUISH BETWEEN THE VARIOUS LINE TYPES DEPICTED ON THE PLAT—INCLUDING PROPERTY LINES, SECTION LINES, AND RIGHTS-OF-WAY CENTERLINES.
3. ADJUST THE ARROW IN THE VICINITY MAP TO ACCURATELY LOCATE TRACT-A, RATHER THAN ADJACENT LOTS TO THE EAST.
4. DEDICATE A 20' WIDE DRAINAGE EASEMENT CENTERED ALONG THE LOCATION OF THE EXISTING CREEK, CONSISTENT WITH THE EASEMENT GRANTED UNDER HM 2018-40, TO BE SUBJECT TO HOMER CITY CODE WITH THE APPROXIMATE LOCATION TO BE SHOWN.

Commissioner H. Smith asked for clarification on defining exactly what was meant by "centered along the location of the existing creek." City Planner Foster specified that it would be 10 feet on each side of the centerline of the creek.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Chair S. Smith called for a 10-minute recess at 7:55 p.m.

Chair S. Smith called the meeting back to order at 8:05 p.m.

PENDING BUSINESS

A. AN ORDINANCE OF THE HOMER CITY COUNCIL ADOPTING THE 2025 HOMER COMPREHENSIVE PLAN AND RECOMMENDING ADOPTION BY THE KENAI PENINSULA BOROUGH, Memorandum PL 25-038

Chair S. Smith introduced the item by reading of the title and opened the floor for continued discussion on the Draft Comprehensive Plan. The Commissioners went around the dais, each reading their recommended changes and suggestions into the record.

H. SMITH/BARNWELL MOVED TO EXTEND THE MEETING TO 10:30 P.M.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

H. SMITH/WALKER MOVED TO FORWARD A RECOMMENDATION THAT CITY COUNCIL ADOPT THE 2025 HOMER COMPREHENSIVE PLAN WITH COMMENTS ATTACHED FOR CONSIDERATION OF AMENDMENTS.

There was brief discussion regarding the wording of the motion.

Chair S. Smith requested the Clerk to perform a roll-call vote.

VOTE: YES: HARNESS, BARNWELL, WALKER, S. SMITH, VENUTI, H. SMITH, SCHNEIDER.

Motion carried.

NEW BUSINESS

A. Ordinance 25-54, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 8 Permits, Licenses and Regulations by Adding Chapter 8.13 Temporary Retail Services, Memorandum PL 25-44

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of the memorandum included in the packet. Discussion topics included the Farmer's Market, what defines a "structure," parking requirements, and ADA accessibility.

SCHNEIDER/H. SMITH MOVED TO EXTEND THE MEETING TO 10:45 P.M.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

SCHNEIDER/VENUTI MOVED TO FORWARD A RECOMMENDATION THAT CITY COUNCIL ADOPT ORDINANCE 25-54 AS PRESENTED.

There was no discussion.

VOTE: NO: SCHNEIDER, H. SMITH, VENUTI, S. SMITH, WALKER, BARNWELL, HARNESS.

Motion failed.

INFORMATIONAL MATERIALS

A. 2025 Planning Commission Calendar
B. 2025 Planning Commission Meeting Dates & Submittal Deadlines

Chair S. Smith noted the informational materials included in the packet.

Comments on Homer Comprehensive Plan for the Planning Commission 8-20-2025
Michael L. Jones

The plan has made great progress from the original drafts...more readable and actionable...well done.

The following is a list of action items for the Planning Department generated from the following Google Gemini AI query:

> ***For the three attached documents, (The Executive Summary, Core Plan and Appendices) please identify the action items directed to the Planning department.***
>
> The Google Gemini analysis results are as follows:
>
> Based on the three provided documents, the following action items are directed to the City of Homer's Planning Department and/or Planning Commission:
> **Governance**
> - Collaborate with City staff, boards, and commissions to prepare annual work plans based on the comprehensive plan's action plans.
> - Present accomplishments and proposed priorities from the Comprehensive Plan to the City Council each year as part of the annual work planning process.
> - Develop a website with tracking information for annual reporting of implementation progress.
>
> **Housing**
> - Explore new tools and regulations to increase the housing inventory, such as implementing a program to track Accessory Dwelling Unit (ADU) permits and streamlining the permitting process.
> - Review existing zoning codes and modify them to support a greater diversity of housing options, including mixed-use development and infill.
> - Gauge community support for zoning and policy tools that expand housing options.
> - Address the cost and complexity of construction on vacant or underused properties through targeted infrastructure investment and infill-oriented zoning strategies.
>
> **Land Use and Environment**
> - Develop technical mapping tools, including stormwater drainage basins and flow paths, to guide City-led infrastructure decisions and support watershed-based planning.
> - Inventory land with geographic information systems (GIS) to identify priority sites for open space acquisition and hazard mitigation.
> - Develop a wetlands inventory and management plan to guide long-term land use decisions based on the function and value of wetland areas.
> - Consider and potentially adopt an updated, science-based wildlife corridor map that integrates habitat data, climate resilience, and land use patterns to protect critical habitats.

- Explore incentives and voluntary guidelines that encourage sustainable development practices on private land.

Question for the Planning Commission:
Do you feel comfortable with all that is being asked of the Commission and Department?

2045 Plan
Somewhere along the way we transitioned from a 2035 plan to a 2045 plan. That's ok, as it may have cost savings by not having to repeat this process ten years from now.

A 2045 plan, a seemingly simple change, highlights greater uncertainty in those outlying years. Financially speaking, our ability to forecast financial needs in a two-year budget cycle is challenging enough. Trying to understand the financial impact 20 years from now resulting from planning decisions set in motion today, is even more challenging.

RECOMMENDATION:
Make note of that transition somewhere in the beginning of the document. In addition to that note, the document should say that the plan, being a 20-year plan, is designed to be flexible in its implementation. At no time should the City of Homer be held to take a particular action by a particular time, irrespective of cost and benefits received. This plan should be recognized as an **aspirational** guide for the future. As noted on page 14 of the core plan:

> ***Goals***
> *Themes are followed by a broad set of goals. The goals identify long term,* ***aspirational*** *improvements.*

This is the only location in all the documents where the term "aspirational" is used.

RECOMMENDATION:
At a minimum, each document should reinforce that the actions herein are aspirational in nature and not an obligation. They are descriptive, not prescriptive.

Additionally, on page 14 of the core plan it says the following:

> ***Plan Amendments and Updates*** *The Kenai Peninsula Borough holds planning and platting authority; therefore, all plan amendments and updates require approval by the Borough. This is intended to be a 20-year plan, although if conditions change significantly in the community within the 20-year period (such as major population growth or population loss), it may be necessary to update sooner.*

RECOMMENDATION:
Given the high hurdle of borough approval for changes and amendments, I encourage the planning commission to look closely at the obligations noted above and consider if it would be wise to "soften" some of those action items to make them more aspirational.

That said, there are still some cleanup items that I recommend you consider as it passes on its final route for approval.

1) The Coast Guard 110 ft small cutter is no longer stationed in Homer. In the future, the Buoy Tender (Aspen) is unlikely to be stationed in Homer as the Coast Guard focuses on its fast response vessel design based in Kodiak. Has the plan sought to understand the impact of the Coast Guard leaving, both financially and housing?

2) The term "climate change" appears four times in the executive summary, six times in the core plan and eight times in the appendices and yet lacks a definition. Failing to define "climate change" in the appendix muddies the waters when it comes to action planning. Some people think that addressing climate change is preparing for weather conditions that could come about from long term trends. Others believe climate change requires taking action to reduce Greenhouse Gases (GHG) associated with energy production (community survey result quote near the bottom of page 60 in the core plan).

   Failing to define the term "climate change" results in a reduced focus on what we are trying to achieve. Throughout much of the plan, there is discussion of protecting infrastructure from, or mitigating risks to infrastructure from the "impacts of climate change". Yet, there is another term, already used many times in the documents, that effectively renders the term, climate change, as unnecessary—and that is resilience. The definition of resilience as stated in the Appendix B Glossary (and hasn't changed from the last draft) is:

   > **Resilience:** The ability of a community to anticipate, plan, and prepare for **threats**, persevere through stressful or disruptive events, and recover and adapt to new conditions.

   If the impacts of climate change exhibit themselves as **weather related threats**, then building resilience into our designs and decision-making processes addresses this threat. I recommend we eliminate the phrase "climate change" or "impacts of climate change" and replace it with "weather related threats".

   As noted in the core plan on page 59, In the 2023 community survey, 74 percent of respondents said it was "very important" to encourage renewable energy projects over the next 20 years.

That's admirable, however, the community was only presented with part of the information when asked about renewable energy. The question failed to ask "at what cost?" and "who pays?". Who wouldn't want renewable energy if it's free?

The current tax levy on each dollar assessed valuation of taxable property within the city is 4.5 mils, and the rate of sales tax is 4.85 percent. What if the question asked was "would you support the city of Homer investing in renewable energy projects that reduce global greenhouse gas emissions by 0.000001% and will result in a property tax increase of $500 per year?" Or "would you support the City of Homer investing in renewable energy projects that reduce global greenhouse gas emissions by 0.000001% and will result in a sales tax increase that translates to $200 per year for each resident of Homer?".

RECOMMENDATION:
Please reconsider Page 8 of Appendix I where it says:

Sustainability and Resilience Potential Partner-led Strategies
4. Leverage Partnerships to Advance Community-Wide Sustainability and Resilience. Advance Renewable Energy and Infrastructure Innovation
a. Support the expansion of electric vehicle charging infrastructure across the community to reduce transportation-related emissions and improve access for residents and visitors.
b. Collaborate with partners to advocate for and invest in renewable energy sources, including hydroelectric, solar, wind, and tidal.
c. Coordinate with utilities to pilot and plan for future microgrid networks that improve local energy resilience and distribution.

The language of these three activities obligates the city to provide funding for resources that doesn't make economic sense. These kinds of activities are not cost effective and are inconsequential regarding green house gas reductions.

I propose the following highlighted modified language to be used:

Sustainability and Resilience Potential Partner-led Strategies
4. Leverage Partnerships to Advance Community-Wide Sustainability and Resilience. Advance Cost-Effective Renewable Energy and Infrastructure Innovation
a. Support the expansion of electric vehicle charging infrastructure across the community to reduce transportation-related emissions and improve access for residents and visitors.
b. Collaborate with partners to advocate for and invest in renewable energy sources, including hydroelectric, solar, wind, and tidal.
c. Coordinate with utilities to pilot and plan for future microgrid networks that improve local energy resilience and distribution.

These three actions are DESCRIPTIVE of the types of actions the city may take. They are not PRESCRIPTIVE. The comprehensive plan does not obligate the city to fund these activities if it becomes clear there is not a cost-effective way to implement them.

Do the math
For reference: On March 5, 2024, I performed a presentation at the Port and Harbor Advisory Commission Work Session that included deploying tidal energy generation as part of the Homer Harbor expansion.

Here is a link to the meeting materials: https://www.cityofhomer-ak.gov/phac/port-harbor-advisory-commission-worksession-18

The GHG reduction calculations in that presentation demonstrate the inconsequential impact these actions would have to reduce global GHG, yet there was/is desire to continue to investigate and perhaps even deploy tidal energy generation as part of the project. The bottom line is, diversifying the energy portfolio (at an enormous cost) should not drive scoping discussions for the Port and Harbor expansion effort and it likewise shouldn't drive activity from city staff (or consultants) as part of this comprehensive plan.

Final word on climate change
If we feel the need to continue to use the phrase "climate change" we should define it.

RECOMMENDATION:
I recommend the following definition provided by Google Gemini AI:
Climate Change: A long-term shift in the average temperature and weather patterns of a region or the Earth as a whole.

How this plan will address climate change
This comprehensive plan seeks to mitigate the effects of these weather patterns through resilience planning. This comprehensive plan does not seek to obligate the City of Homer to deploy greenhouse gas reducing activities that do not result in direct cost reductions in the conduct of city business.

Sustainability
On page 2 of appendix B, the term Growth, Sustainable is defined as:

Growth, Sustainable: *Creating long-term value without depleting natural or social resources, characterized by practices that are environmentally friendly, socially responsible, and economically viable.*

This definition identifies a link to RVKS and Associates which has used the following language in their definition of sustainable growth:

Rather than just focus on quantity of growth, "quality" of growth is also relevant. The need for "sustainable" growth in organizations for instance, is not just about increasing financial metrics; it integrates a broader perspective that encompasses environmental, social, and governance (ESG) factors.

The comprehensive plan should not be attached to philosophies like ESG factors which has been demonstrated to be inferior when managing a business. For several years, financial advisor Ric Edelman cautioned against jumping on the ESG bandwagon as he expected the financial performance of companies that emphasized these factors would fall short of other companies—for a variety of reasons. In his December 21, 2023 podcast, titled "The False Narrative of ESG Investing", he discusses why ESG investing is misleading and demonstrates that ESG funds have underperformed the overall market, as measured by the S&P 500.

Here is a link to the episode on Apple Podcasts: https://podcasts.apple.com/us/podcast/12-21-23-the-false-narrative-of-esg-investing/id1603081576?i=1000639343039

Additionally, on page 3 of Appendix B, Sustainability is defined as:

Sustainability: *The process of using our finite resources as a community to balance the goals of economic vitality, environmental stewardship,* ***and social equity*** *to ensure that we can meet the needs of present generations without compromising the ability of future generations to meet their own needs.*

Perhaps it is just an oversight, but using a definition of sustainability that includes social equity is just not proper.

As noted in my comments from March 2025, "the City Government is here to provide core services, not to be a social equity and climate leader. City Government should focus on the blocking and tackling of providing core services in a safe, responsive, excellent, and economic fashion."

Perhaps a simple solution would be to use the definition of sustainability that has already been published in the City of Homer document intitled "Money, Energy and Sustainability A policy guide for City of Homer employees on reducing energy use and waste in local government operations":

What is "sustainability"? One of the simplest and most often cited definitions of sustainability refers to practices that "meet the needs of the present without compromising the ability of future generations to meet their own needs."
Source: World Commission on Environment and Development—Our Common Future (1987)

RECOMMENDATION:
Change the definition of Sustainability to the version that is already used in the City of Homer Policy guide.

Closing:
This comprehensive plan is nicely improved over the previous version. My review and commentary are not exhaustive. However, the few additional improvements I have noted above should substantially improve the document to assist us as we plan for 2045. Thank you for the opportunity to participate.

Kathryn Carssow
PO Box 3518
Homer, Alaska 99603
(907)399-3738, kcarssow@live.com

September 11, 2025

Mayor Rachel Lord
City Council
City of Homer
491 E. Pioneer Avenue
Homer, Alaska 99603

Dear Mayor Lord and Members of the City Council,

As former chair of the Comprehensive Plan Steering Committee, initially responsible for guiding public participation in developing the Homer Comprehensive Plan Update, I believe that the public review of the public hearing draft has been poorly timed and is inadequate. Last fall, I shared my concern with you when the project timeline was substantially extended that the public hearing draft would be released during the summer months when Homer residents would be least available to review and respond to it. Indeed that happened with the release of the public hearing draft on July 23rd and the Planning Commission public hearing held on August 20th.

I'm concerned that the public hearing draft is overwhelming and confusing and too much to expect concerned citizens returning from summer work and play to digest and interpret. Much of it isn't of immediate concern in that it just sets out goals that may or may not be realized. But the Land Use Map is immediately relevant to Title 21 revisions and critical land use issues before our community now.

The Planning Commission Chair's and Vice Chair's memorandums to you advise you that the final plan land use recommendations conflict radically from recorded public input (the Survey and other). Those two reports further make extensive recommendations for plan additions and revisions. Homer citizens deserve the opportunity to be fully informed of and to weigh in on the future land use map and environmental policies set out in the plan and the impact their implementation will have on the quality of life in our community. This is especially important given the 20 year timeframe of this plan. Also, it is important in that the Future Land Use Map will guide the revised Zoning Map (assuming the Zoning Map is revised which is not clear).

I urge you to refer the public hearing draft of the comprehensive plan back to the Planning Commission for further public notice and hearing, giving the public a meaningful opportunity to discuss and debate it. I urge you to request that the Planning Commission direct revisions to the draft plan as it finds necessary in order to forward a document that the Commission endorses for adoption by the City Council.

Sincerely,

Kathryn Carssow

Cc: Planning Commission

MEMORANDUM

TO: **Homer City Council**
FROM: **Janette Keiser, PE**
DATE: **October 2, 2025**
RE: **Comments on 2045 Homer Comprehensive Plan Update – Public Hearing Draft**

At your October 13, 2025, meeting, you will be asked to deliberate on the version of the new Homer Comprehensive Plan known as the "Public Hearing Draft or PHD". This document, dated July 2025, is an updated version of the "Public Review Draft or PRD", dated February 2025. The purpose of my memorandum is to point out areas where language in the PHD is different from the PRD. In some cases, the differences are minor and in some cases they are substantive. You will need to decide whether or not you care about the changes. I have made numerous recommendations, often to reinstate language from the PRD.

I presented this same information to the Planning Commission. They didn't do much with it because they were already overwhelmed by the magnitude of the task before them; that is, (a) to voice their own comments about the PHD and (b) to synthesize their collective comments into recommendations for you. At the end of the day, they could not figure out how to do that and forwarded all their comments for you to sort through on your own.

1. **RE: Formatting issues:**
    a. There needs to be a Cover Page, with the Table of Contents immediately after that, identifying, among other things, the page numbers where the Executive Summary and the body of Plan starts.
2. **RE: Public Outreach Events.** The PRD had a Figure 4, Page 10, which listed all the public outreach events that were held to collect input about the plan. This was important information because it showed the City's efforts to include a broad range of opinions. The PHD does not include this figure. It should be reinstated.

3. **RE: Natural hazards.** The PRD, Page 18, contained a nice paragraph entitled "*Development that fits Natural Conditions*" that reminded people that natural hazards restrict growth and development on much of Homer's lands. The only part of this paragraph that appears in the PHD is the first sentence. The rest of the paragraph should be reinstated as it is important to remind people of this crucial fact.
4. **RE: Gaps.** The PRD, Page 19, contained some nice language about the "*gaps*" in outdoor areas, which is omitted from the PHD. That was good language that should be reinstated.
5. **RE: Future Land Use Map.** I suggest the explanation about what a *Future Land Use Map* is be moved from Page 19 to Page 17, before Figure 7.
6. **RE: Future Land Use Map.** This map in its current form is almost useless because the outlines are not sufficiently clear to ascertain which pieces of property are in a particular land use. The outlines need to follow property boundaries. Without clear boundaries, the Planning Commission is just guessing about which designation applies to specific parcels. This is particularly important when talking about the Environmental Constraints Overlay.

   This is one of the most substantial flaws in the current version. The zones, current or future, need to mapped with particularly so everyone, property owners, developers and the Planning Commission, know which properties lie within which zone.
7. **RE: Land Use.**
   a. The PHD, Page 21, contains Strategy (2), which includes a list of Actions. One of them is *"(g) gauging community and stakeholder support for zoning and policy tools…."* This sounds wishy-washy. Please delete the words about "*gauging…interest*" and substitute the phrase *"research and implement zoning and policy tools…."* Obviously, implementation can't take place without community support, so community support, or lack thereof, for such tools will manifest itself during the implementation process. Thus, it's ok to state this strategy more assertively.

b. The PRD, Page 24, included an additional strategy (g) about "*adopting building codes and incentive programs to increase energy efficiency and promote renewable energy,"* which does not appear in the PHD. The PHD should address these important topics if only to refer to the city's Climate Action Plan.
c. The PHD, Page 21, includes Action (h) which refers to "*locally owned and emerging industries"*. Please define "emerging industries," so we know what we're supposed to support. Also, this would be a good place to add "agricultural and other food production industries."
d. The PHD, Page 22, includes a Strategy (3) to *"strategically align development regulations with natural hazards and land suitability…"* The PRD contained a number of Actions (b) – (f), that are not contained in the PHD. That was good language, which should be reinstated. What's currently in the PHD is good, but it needs to be buttressed with the original language of this section.
e. The PHD, Page 22, includes Strategy (4) regarding "*open, green space"*. The PRD contained a number of Actions (a) – (d) that are not contained in the PHD. This was good language, which should be reinstated. What's currently in the PHD is good, but it needs to be buttressed with the original language from the PRD.
f. The PHD, Page 23, includes Strategy (5) regarding "*place-based planning"*. This Strategy was in the PRD, but the Actions that were in the PRD are totally different from what is shown in the PHD. I can't tell if the PHD's Actions are intended to encompass the PRD's Actions or if the intents are different. Some terms from the PRD, such as "*broader range of housing types and compatible mixed-use developments,"* "*public-private partnerships"* and "*targeted infrastructure upgrades"* do not appear in the PHD. These were good phrases, which should be reinstated..
g. The PHD, Page 24, includes Strategy (6) regarding public-private partnerships. The language about such partnerships in the PRD, page 26, Action (c), was more descriptive and should be reinstated. Also,

please don't refer to Strategy 6 and 7 as *"Partner -led Strategies"*. This looks like the city is taking a back-seat to these strategies. Please use language that puts the city in a more proactive position.

8. **RE: Public Facilities and Services.**
    a. There's a nice quote, in the red box, on Page 25 of the PRD that has been omitted from the PHD. It should be reinstated.
    b. The PRD, Page 27, includes Strategy (7) about developing policies for specific community areas, which is not in the PHD. Please reinstated it. If Strategy (7) in the PHD is supposed to take the place of (7) in the PRD, please add the additional, descriptive language that is in the PRD.
    c. The PRD's chapter on Public Facilities & Services had a paragraph, Page 33, on "*Vulnerability to Natural Hazards"*, which is not in the PHD. Please reinstate it. This is a huge issue for Homer and should not be understated.
    d. There was a nice quote about infrastructure in the PRD, Page 34, in the box, which was omitted in the PHD. Please reinstated it.
    e. The PRD, Page 36, included a Strategy related to roads, which does not appear in the PHD. Please reinstated it.
    f. The PRD, Page 37, has a more expansive list of airport improvements, which does not appear in the PHD. Please reinstated it.
    g. The PRD, Page 37, included a Strategy related to stormwater, which does not appear in the PHD. Please reinstate it.
    h. The PHD, Page 29, includes Strategy (3) related to Port & Harbor Infrastructure. This Strategy lists Action (a) regarding a P/H Management Plan, which I would assume would include a list of important capital projects. This Strategy also lists Action (d) regarding one specific project – the large vessel haul-out area. The P/H needs a lot of projects, so it makes no sense to single out this one particular project in the Comprehensive Plan. It makes more sense to specify, in Action (a), that the Management Plan will include

a Capital Improvement Program. Then, this inappropriate call out of the large-vessel haul-out area can be omitted.

i. The PHD, Page 29, includes Strategy (4) related to new facilities on the Homer Spit. It includes Action (a) regarding the harbor expansion.
    i. This action should be in Strategy (3) related to Port/Harbor Infrastructure.
    ii. I don't like the way the sentence says *"[s]upport a harbor expansion…"* without qualification. This sounds like the outcome is pre-supposed; that is, that the city will move forward with the harbor expansion, no matter what. It is true that the City Council is supporting the project at this time, but this is still qualified support. Feasibility and affordability must be still be demonstrated. I recommend using language like "continue to explore the operational, financial and environmental feasibility of a harbor expansion" because that is what we are doing.

j. The PHD, Page 30, includes three *Potential Partner-led Strategies*. This looks like the city is taking a back-seat to these strategies. Please use language that puts the city in a more proactive position.

9. **RE: Housing.**
    a. The PRD, Page 40, had a nice introductory paragraph about Homer's housing situation, which is somewhat re-stated in the PHD, but not exactly, causing some ideas to be missed. Please reinstated the original paragraph.
    b. The PRD, Page 42, had a paragraph about *"Tourism's Influence on the Rise of Short-term Rentals in Homer"*, which does not appear in the PHD. This was valuable context; please reinstate it.
    c. The PRD, Pages 44-45, had more Strategies and Actions related to housing than what is contained within the PHD. That was some good stuff – please reinstate it.
10. **RE: Economic Development.**

a. The PRD, page 55, has a nice graph showing community preferences for growth, which does not appear in the PHD. Please reinstate it.
b. The strategies in the PHD, Page 41, for Economic Development, are completely different than the economic development strategies listed in the PRD.
    i. Why did this happen?
    ii. Some of the PRD's Actions f should be reinstated, including:
        1. Action (2) about "*vocational training…year-round employment…*"
        2. Action (3) about *"encouraging economic growth…while preserving the natural resources…valued by residents…"*
        3. Action (4) about *"moderate, sustainable growth in tourism"*.
c. The PHD has an Action (1)(a), Page 41, that says we should *"incentivize growth of the marine trades"*. This makes it sound like we're going to do this whether it makes sense economically or environmentally. Please put some limitations around this, such as saying "support sustainable growth of the marine trades…"
d. The PHD, Page 42, includes nine *Potential Partner-led Strategies*. This looks like the city is taking a back-seat to these strategies. Please use language that puts the city in a more proactive position.

11. **RE: Transportation.**
    a. The PRD listed a number of Actions related to transportation that were deleted from the PHD. Please reinstate the original language.
    b. Please identify as an Action, "Implement recommendations from the Homer Transportation Plan"
    c. The PHD, Page 48, includes three *Potential Partner-led Strategies*. This looks like the city is taking a back-seat to these strategies. Please use language that puts the city in a more proactive position.
12. **RE: Governance.**

a. The PHD, Pages 55 and 56, lists Strategy (1) – (4) regarding long-term fiscal planning and related Actions. Some of the Actions from the PRD's Governance chapter are omitted and should be reinsated.

13. **RE: Sustainability and Resilience.**

a. The PRD, page 29, included some nice figures related to slope stability, landslide hazard that were omitted from the PHD. Please reinstate them as they illustrate the point about natural and climate driven hazards.

b. The PHD's Strategies and Actions related to Sustainability and Resilience are worded completely differently from those in the PRD.

   i. Why is this?

   ii. It's hard to tell what exactly has changed. Are the concepts and Actions set forth in the PRD contained in the PHD, but with different wording? Or have some concepts been abandoned?

   iii. The PRD contained some helpful concepts and useful language and to the extent concepts were deleted, they should be reinstated.

Dear City Council Members,

Thank you for your service to our community and for the opportunity to share my concerns regarding the *Comprehensive Plan Update.*

I presented these concerns at the August 20 Planning Commission meeting and have also discussed them with Agnew::Beck and the Planning Director both at public meetings and in private conversations.

Primary Concern

My primary concern is the Comprehensive Plan's failure to acknowledge that **access to potable water in the Greater Homer Area is a limiting factor to regional growth.**

This concern is not about a scarcity of Homer's water supply. Rather, it is about **access**—specifically, how availability of Homer's city water has driven population growth outside city limits, particularly to the east, where well water is often non-potable.

The Plan's introduction should clearly acknowledge that many of these areas depend heavily on Homer's municipal water. The Plan notes (on page 12) that since 1994, the population of surrounding communities has surpassed Homer's own—but it fails to connect this trend to Homer's role in supplying that water.

Additionally, the Plan does not recognize that the City currently does not track water deliveries, which creates a significant blind spot in understanding and managing regional development. A truly *comprehensive* plan should provide guidance in this area.

Because of this omission, Homer is missing a valuable opportunity to visualize, understand, and manage its growth—strategically and sustainably. That is the core purpose of a comprehensive plan.

Suggestions for Plan Revisions and Additions

1. Acknowledge the Role of City Water in Regional Growth
Update pages 11 and 37 (and elsewhere as appropriate) to recognize the key role Homer's municipal water supply has played in supporting population growth outside city limits.

2. Collect and Analyze Data on Water Deliveries
Include a discussion of how the City might collect and analyze data on bulk water deliveries, both inside and outside city limits.

- Add this to pages 11, 28, and 37.
- Identify public bulk water locations (e.g., Safeway, Chevron, Public Works RV Dump / Water).
- Provide a map showing where water is being delivered throughout the greater Homer area.

3. Explore Water Policy as a Growth Management Tool
Consider policies that use water access as a means to support sustainable growth, such as:

- Requiring out-of-city water users to register as Homer water customers.
- Managing water delivery for short-term rentals outside city limits to encourage affordable housing.
- Restricting subdivisions in areas with environmental constraints or where development could strain City services.

4. Correct Language on Page 26
Revise the sentence:
"…some of the homes within the annexed areas are still not served by City services. The water and sewer services within the City are adequate…"
Replace *"adequate"* with *"insufficient"* to accurately reflect existing service gaps.

5. Prioritize Water and Sewer Extensions Within City Limits
On page 28, emphasize the importance of extending water and sewer services to all existing City residences. The infrastructure makes such extensions feasible and cost-effective, with the water system uphill and the sewage system downhill from these neighborhoods.

6. Clarify Kachemak City's Status and Agreements
On pages 10 and 37, explicitly acknowledge that **Kachemak City** is the only incorporated second-class city in the region and reference its existing water and sewer service agreements with Homer. The Plan currently groups Kachemak City with unincorporated areas like Diamond Ridge and Fritz Creek, which may be misleading.

7. Maintain the Gateway Business District Identity
On page 17, the proposed change from "Gateway Business" to "Commercial Mixed-Use" appears to contradict the District's original goals—preserving scenic views and ensuring a welcoming entrance to Homer.

Maintaining the *identity* of the **Gateway Business District** honors strong public input that emphasized protecting Homer's pastoral landscape and scenic views of Kachemak Bay. This designation preserves the welcoming, "green entrance" to Homer and reflects the community's intent to balance small-scale development with the area's natural beauty and character. Replacing it with a generic "Commercial Mixed-Use" label would risk losing that distinct sense of place that defines Homer's approach to growth.

I recommend retaining both the *name* and *intent* of the Gateway Business District.

Closing Remarks

The *Comprehensive Plan* is a thoughtful, forward-looking document, and I commend the effort that has gone into its development. As an ecologist who moved to Homer 35 years ago from drought-stricken California, I understand firsthand that **water availability is the foundation of sustainable growth.**

Acknowledging water as both a resource and a management tool could help Homer guide development strategically—supporting affordable housing, incentivizing annexation where appropriate, and preserving the character our community values.

Thank you again for your time, your service, and your commitment to shaping Homer's future.

Rick Foster
Former HAPC and KPB PC
Homer city resident

(907) 299-9295
rafoster@acsalaska.net

Amy Woodruff

From: Nina Faust <aknina51@gmail.com>
Sent: Thursday, October 30, 2025 9:45 PM
To: Department Clerks
Subject: Letter to City Council Comprehensive Plan

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please send this letter to all City Council members and send a copy to all planning commission members. Thank you.
Nina Faust 907-235-6262

P.O. Box 2994
Homer, AK 99603

October 30, 2025

Homer City Council
Homer AK 99603

Dear Council Members:

From resident surveys it is clear people in Homer highly value open space within the community, and they want that open space protected from development. They also value connectivity and would like to see more pedestrian corridors to make it easier to get around town on foot, bike, or even by wheelchair and walkers. I would like to see more emphasis on open space and connectivity in the Comprehensive Plan.

I was trying to understand the zoning maps and some of the recommendations for changes. I think we are missing a basic link in this process for folks to truly understand what should be done within the Comprehensive Plan. That missing link is having public access to a GIS map with layers that would allow us to look at the zoning map of current zoning and protected areas and add in one with all the existing properties lines and additionally overlays for wetlands, vegetation cover, contours showing slopes, watersheds, and known special habitats for animals. This should be made available before more progress on the plan moves forward. This is an essential planning tool for the public.

Then gather information from the public on the type of zoning designations that should be applied near protected areas. Adjacent areas should be zoned to buffer protected properties from development that would degrade their environmental values. I believe we should designate zones around highly valued protected areas like setbacks from creeks, fragile wetlands, and unstable slopes. The City should consider a “Low Impact Development” Zone as suggested by the Kachemak Bay Conservation Society. Vegetation protections such as no cut zones and wetland protections like no fill zones can help preserve drainage and other services that these natural areas provide.

The public may also have suggestions for other areas that should be protected. Maybe a nomination process could be devised so overlooked areas can be submitted for evaluation of whether they could be purchased and rezoned. I can think of several private properties along the Beluga Slough Boardwalk that are inundated at extreme high tides or storm surges. These parcels are south of the gravel trail leading out to the picnic table

and east of the boardwalk going to Bishops Beach. This area is important Sandhill Crane habitat and shorebird resting areas. Birding is a huge draw to Homer so a loss of these parcels to development in this highly visited boardwalk area would be a travesty. The City should find a way to secure these lands for public use.

Substantial information is available within the Borough and other agencies that should inform our planning decisions so known hazards, sensitive wetlands and streams, fragile slopes, flood zones, and tsunami hazard areas are planned for in the best way to prevent degradation of natural environmental infrastructure that mitigates flooding and pollution into waterways.

We need to develop a plan for these important ecological areas before we set the plan in stone. Without buffers and special zones to protect these areas it becomes business as usual with few restrictions on development. This can lead to incompatible developments next to unstable slopes or sensitive wetlands, for example. If we know about and understand needed limitations of sites regarding safe development, we will save money in the long run. Planning can make a community safer, more walkable, and aesthetically pleasing. Planning is preferrable to unfettered development.

Affordable housing is a huge need as well. Allowing tiny homes on larger lots within the city can be a part of the solution for more housing. Perhaps businesses could also be allowed to build rental residences within the business structure. Add-on studios apartments perhaps?

I would like to see an emphasis on saving important habitat while we can still do this, before we push for huge questionable development projects. I do not support the huge harbor expansion plan. I think it is a financial dark hole. Too many cities neglect open space conservation usually to their regret. Once it is developed it is too late to protect these lands. We should do this now, while they are still valuable open space. Shifting priorities enough to take care of these open spaces now will pay huge dividends to our community in the future through avoiding landslides, having enough natural wetlands to mitigate flooding in big rain events, and providing open space for a healthy community. Make this a priority!

Sincerely,

Nina Faust

Amy Woodruff

From: Carol G. Harding <carolgharding1@gmail.com>
Sent: Tuesday, November 4, 2025 9:48 AM
To: Department Clerks
Subject: Comments on Management Plan
Attachments: C harding Memo to City Nov 2, 2025.docx

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I sent this document a few days ago, but wasn't sure if you received it, as I used a different email address.

Please distribute the document below to City Council members, Mayor, Planners, and Development Director.

Thank you

Carol Harding
PO Box 2154
Homer, Alaska 99603
907-252-6008

FROM: Carol Harding, Concerned Homer Resident

TO: City Council Members, City Planner, City Mayor, Community Development Director

RE: Request for Amendment to the Comprehensive Plan

DATE: Nov 3, 2025

This letter is a follow-up to my memo dated Oct 27, in which I stressed the importance of preserving critical bird habitat and urged the Council to take immediate action. Since then, I have spoken to many engaged community members who have identified additional omissions in the City's Comprehensive Plan 2024. These omissions include the importance of conserving open spaces, not only for public recreation, but also for preservation of our drinking water, important drainage areas, and wildlife habitat, including birding areas and wildlife corridors. According to a 2024 survey, 74% of Homer citizens (ranked #3 out of 10 priorities) said they wanted *"to protect open spaces within the city from development."* To quote KBNERRS *"Kachemak Bay is a special place with beautiful scenery, abundant wildlife, and vibrant local communities who foster close connection to the lands and waters*." Let's work together to keep it that way!

As a member of Kachemak Bay National Estuarine Preserve's (KBNERRS) Community Council, I have spent the past four years engaged in seeking public input, including partners such as the Heritage Land Trust, Moose Inc, Seldovia Native Association, Conservation Society and others, to identify potential lands for conservation that were vulnerable for development. This effort was fueled by a large grant opportunity from Biden's 5-year infrastructure Program. During that process, I was stunned to discover that sensitive areas such as prime bird, fish and wildlife habitat, headwaters for our drinking water, and even areas around our city's water source were not protected, but rather zoned for commercial development!

As a result, crazy proposals have surfaced over the 30+ years I've lived here, such as paving over Mud Bay to make a parking lot, then most recently filling a parcel in the middle of Mud Bay with gravel to build a smaller parking lot, building a fish processing plant in our wetlands, development in our valuable peatlands and headwaters, expanding parking lots on the spit into what little we have left of open space, etc. We now know that development on these parcels would have serious negative environmental and ecological impacts. It is time for the City of Homer to identify these sensitive public lands that are critical to the maintenance of fish and wildlife resources and to protect important watershed areas. The Comprehensive Plan 2025 needs to state clearly where these sensitive areas are located via text and mapping in The Comprehensive Plan, including the Future Land Use Map.

In order for the Council and City planners to have the tools they need to make informed decisions to protect these open spaces, I urge the Council to propose an amendment to the Comprehensive Plan that would acknowledge and identify through text narrative and GIS map layering, three different but highly sensitive areas that once developed could have serious negative consequences for Homer citizens as well as local wildlife populations.

1) Wetlands (including important drainage areas, headwaters, and areas surrounding Bridge Creek Watershed, the city's water source)
2) Peatlands (that absorb carbon dioxide but once disturbed, degraded, burned or drained release large amounts of greenhouse gases)
3) Critical Habitat (established in 1974 by the State of Alaska *"to protect and preserve habitat areas especially crucial to perpetuation of fish and wildlife, and restrict all other uses not compatible with that primary purpose"* (including bird habitat such as Beluga Lake, Beluga Slough, Louie's Lagoon, Green Timbers, Mariner Park, Beluga Lake, and also important wildlife corridors and fish habitat)

*Please note that there are various Homer area databases available that identify these habitat areas as well as the species that can be seen there. One example is "eBird hotspots" in which descriptive areas are identified (i.e. Mud Bay) as well as species that utilize these habitats. There are many local specialists in ecology, geology, wildlife, biology who would be happy to assist.

Respectfully submitted,

Carol Harding

907-252-6008

Amy Woodruff

From: Megan O'Neill <moneill5450@gmail.com>
Sent: Wednesday, November 5, 2025 12:55 PM
To: Department Clerks
Subject: Amendment 2045 Comprehensive Plan

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To: City Mayor and City Council
From: Megan O'Neill, Homer Resident
Re: Amendment to the 2045 Comprehensive Plan

77% of Homer residents surveyed for the Comprehensible Plan responded they wanted to protect open spaces in Homer. Open spaces provide recreational areas, protect bird and wildlife habitats, and help ensure safe drinking water by preserving our headwaters.

The Future Land Use Map in the Comprehensive Plan does not do this. For example, looking at the map the Upper Spit and Mud Bay are still designated as "Marine Industrial " and not as a critical bird and wildlife habitat area.

Now is the time for the City Council to address this issue before it is too late.

I urge the council to propose an amendment to the 2045 Comprehensive Plan to address these issues. This amendment should include specific wording and a GIS layered map identifying three highly sensitive areas:

1. **Wetlands (including headwaters and drainage areas)**
2. **Peatlands (Peatland filter our water and absorbs carbon dioxide.)**
3. **Critical Habitat (Including these critical birding areas: Beluga Slough, Beluga Lake, Mud Bay, Green Timbers, Louie's Lagoon, and Mariner Park. Also critical moose habitat areas along Beluga Slough and adjacent to the airport**

I urge you to preserve Homer's quality of life for future generations.

Thank you for your time and consideration.

Megan O'Neill
Homer Resident

Sent from my iPad

Amy Woodruff

From: George Matz <geomatz41@gmail.com>
Sent: Thursday, November 6, 2025 11:55 AM
To: Department Clerks
Subject: Comments on Compressive Plan
Attachments: City Council Presentation.pptx

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

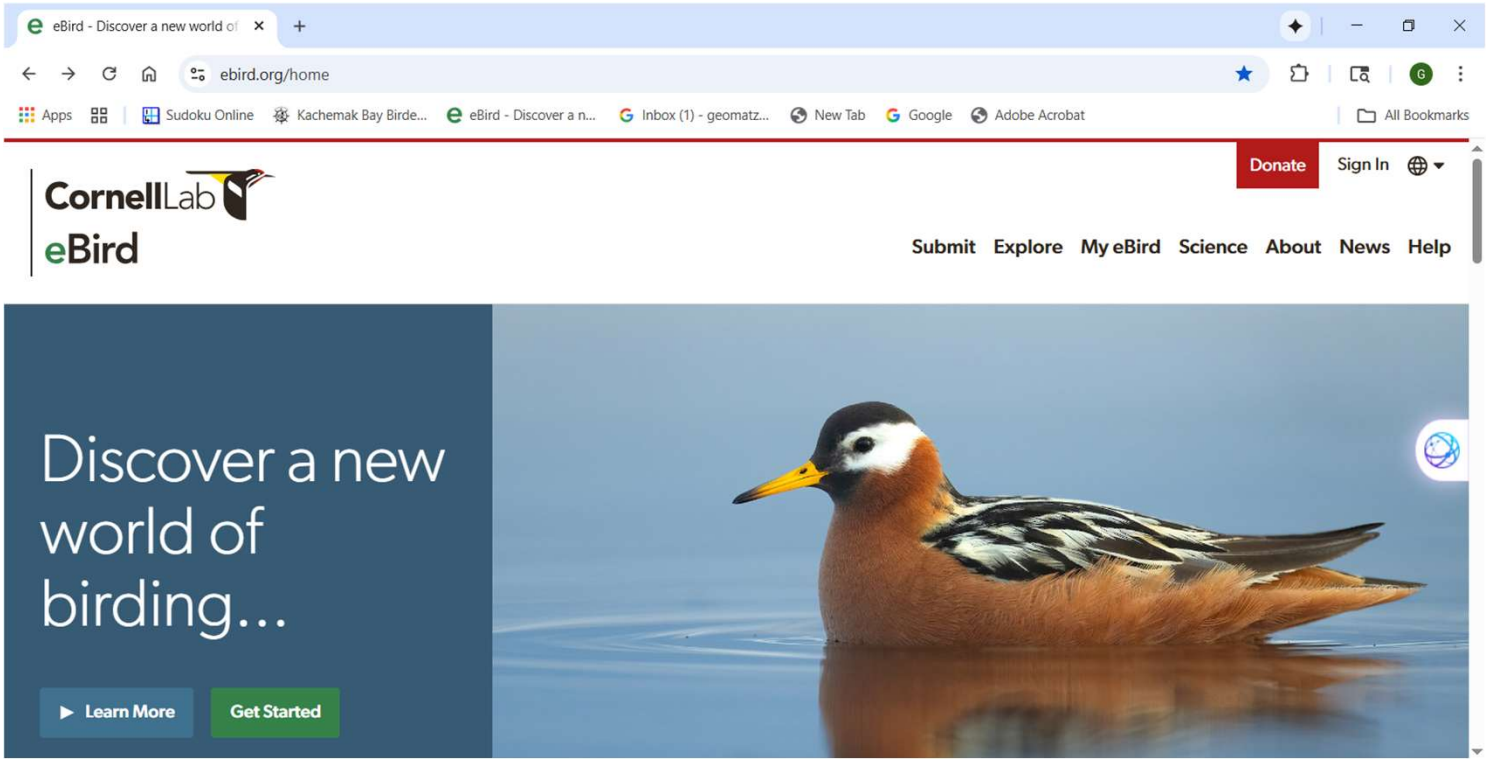
From: George Matz, Homer area resident.
To: Homer City Council, Mayor, Planning Director, and Community Development Director
Re: Amendment to Comprehensive Plan
Date: November 6, 2025

As you know, there has been discussion lately about linking habitat and outdoor recreation areas in Homer to wildlife. To my knowledge, there hasn't been much discussion as to how this can be achieved. I would like to suggest how that can be done with birds using eBird and the extensive database this program has with avian life in the Kenai Peninsula area. The Kenai Peninsula has a wide variety of habitat types as well as birds. Many of the species of birds typically seen in this area are considered indicator species, thus enabling some linkage to local habitat biotic and abiotic characteristics.

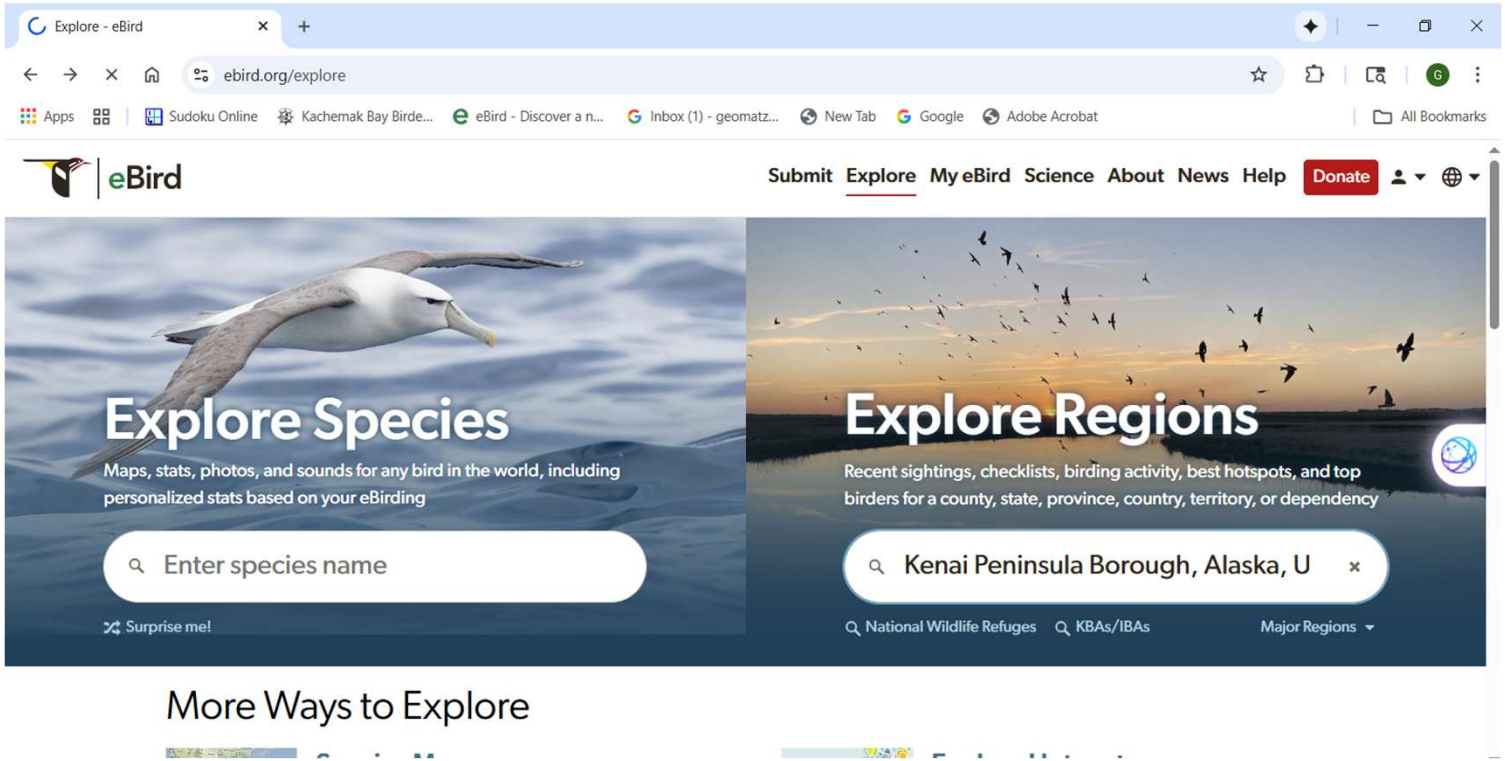
What I want to present is a series of screenshots from the eBird website that illustrate the point. The screenshots are in the attached PowerPoint file. What I present is essentially the basics of eBird. This is a powerful, widely used program that can be used for other more detailed analysis. While I think the screenshots are somewhat self-explanatory, I plan to attend next Monday's City Council meeting to walk through the data. Would to be possible to have these illustrations viewed on Zoom?

Thank you for your consideration. I think the new Homer Comprehensive Plan is well prepared and it should be a valuable tool for future decisions.

Linking Homer Comp Plan Habitat Data to eBird

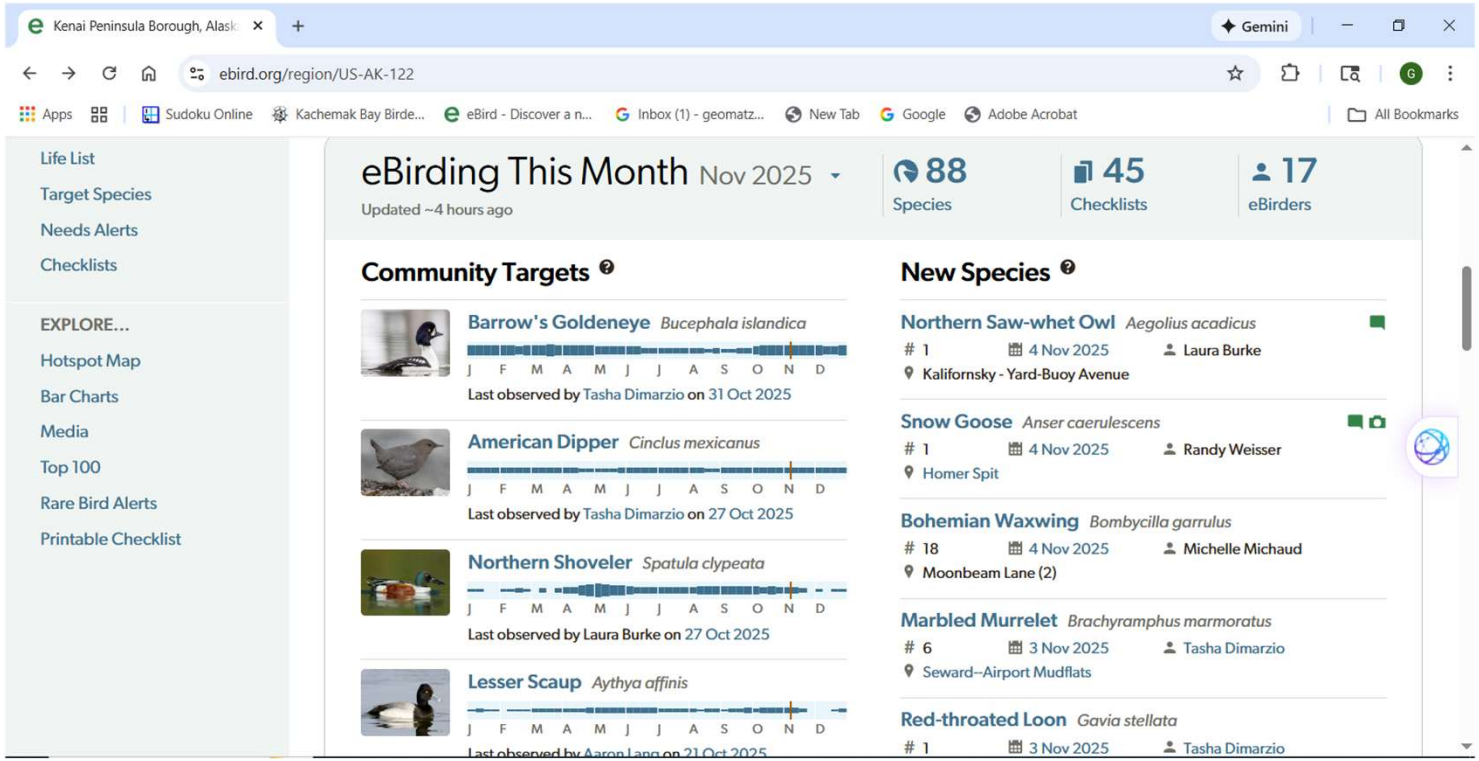


eBird data for Kenai Peninsula Borough

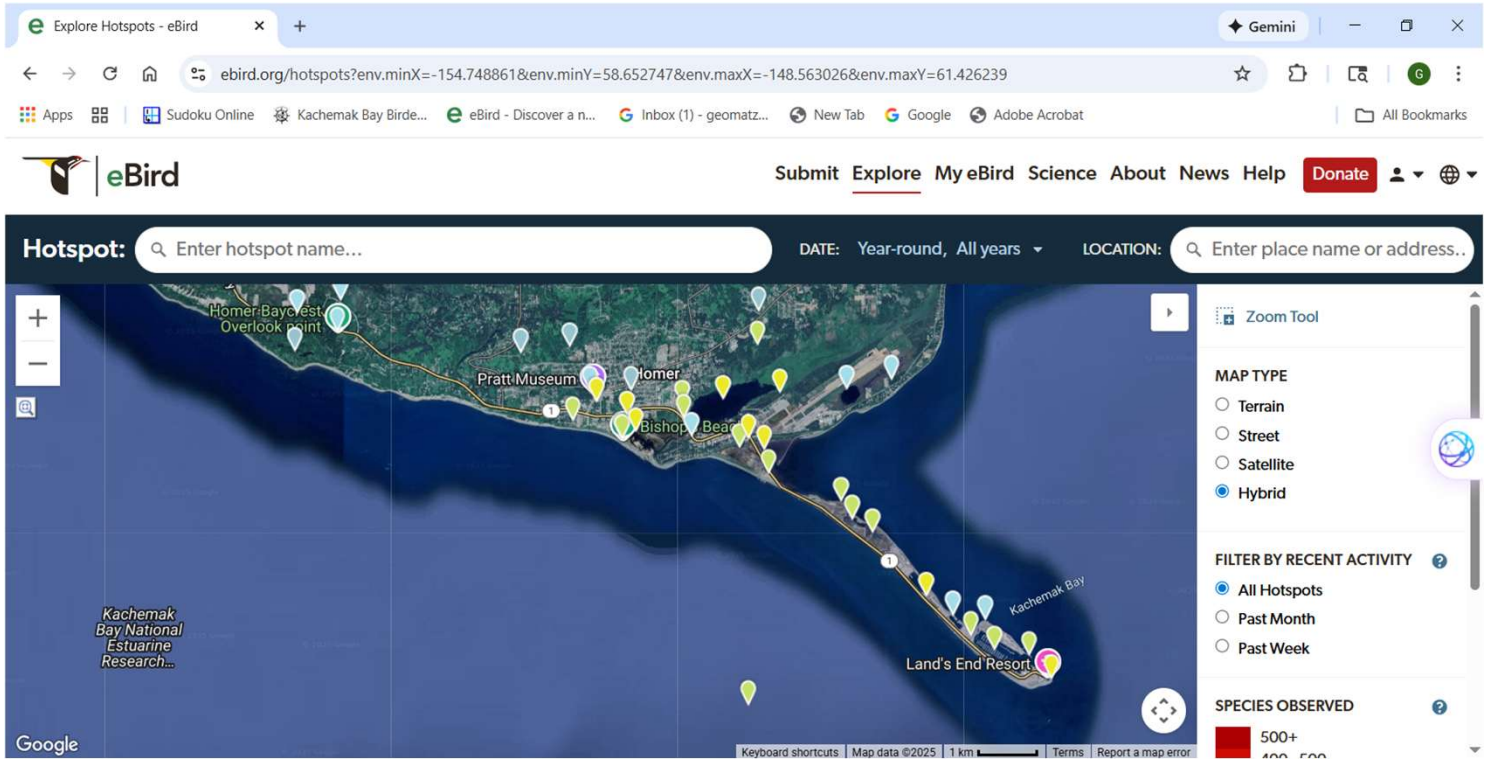


Go To Hotspot Map

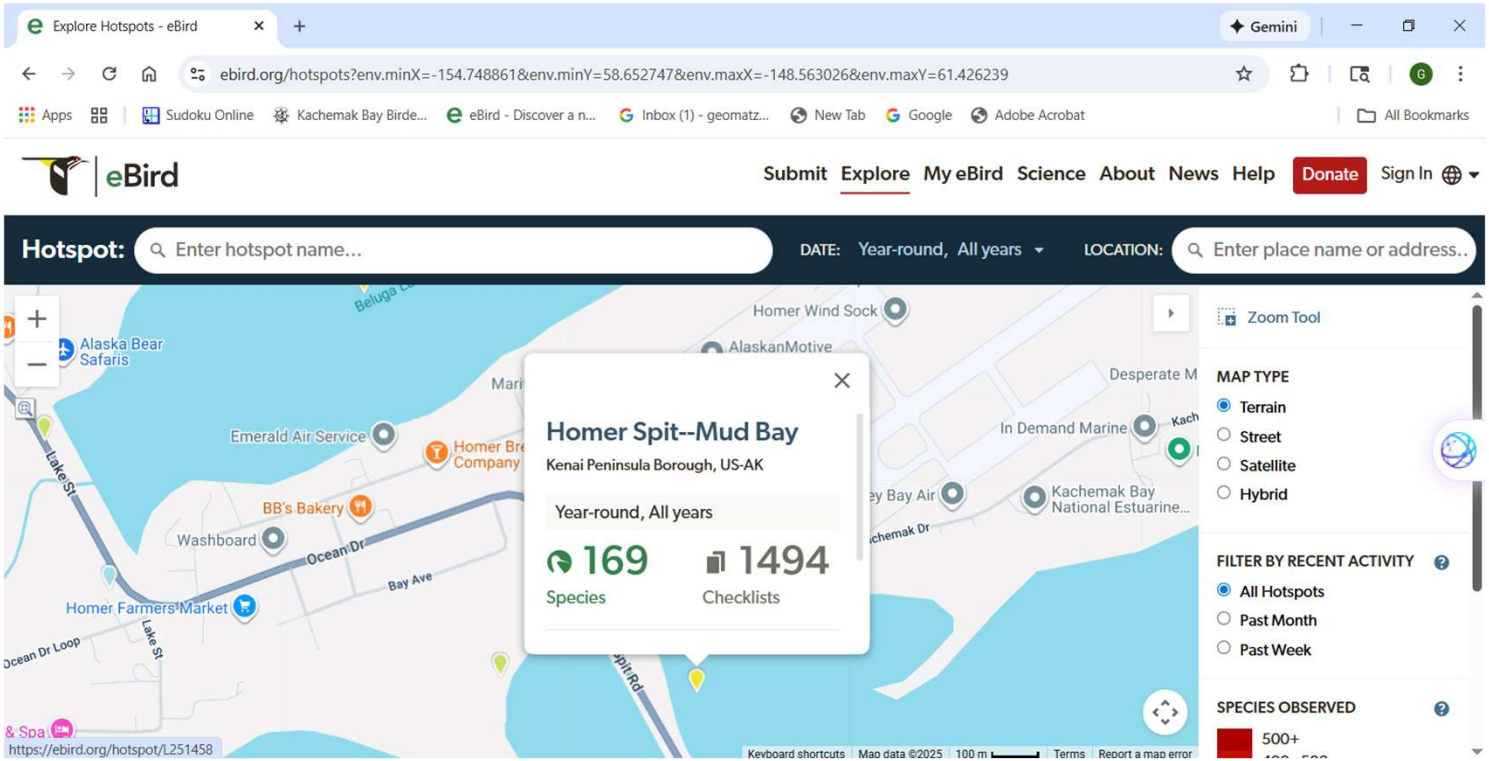
(See legend on left)



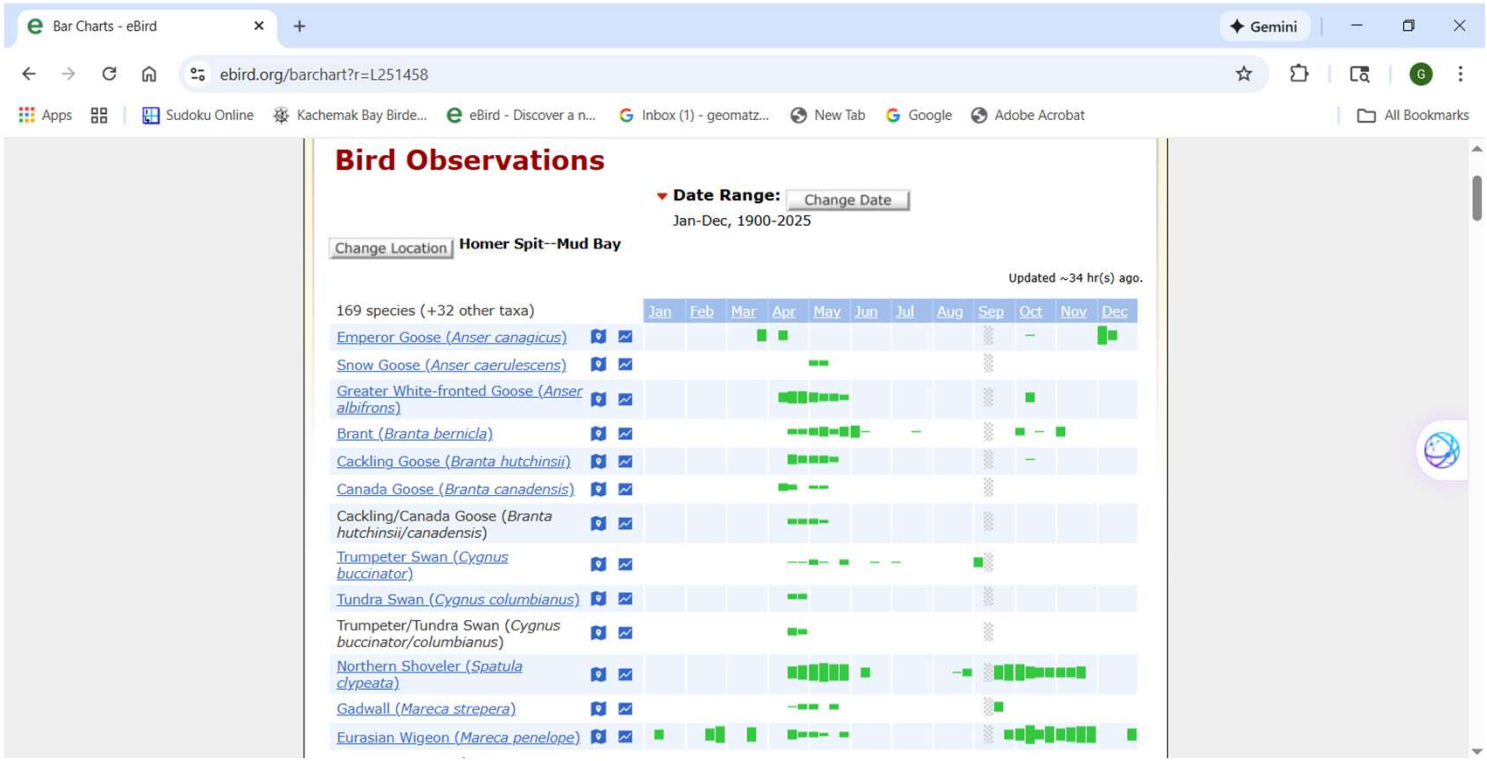
Homer Area Hotspots



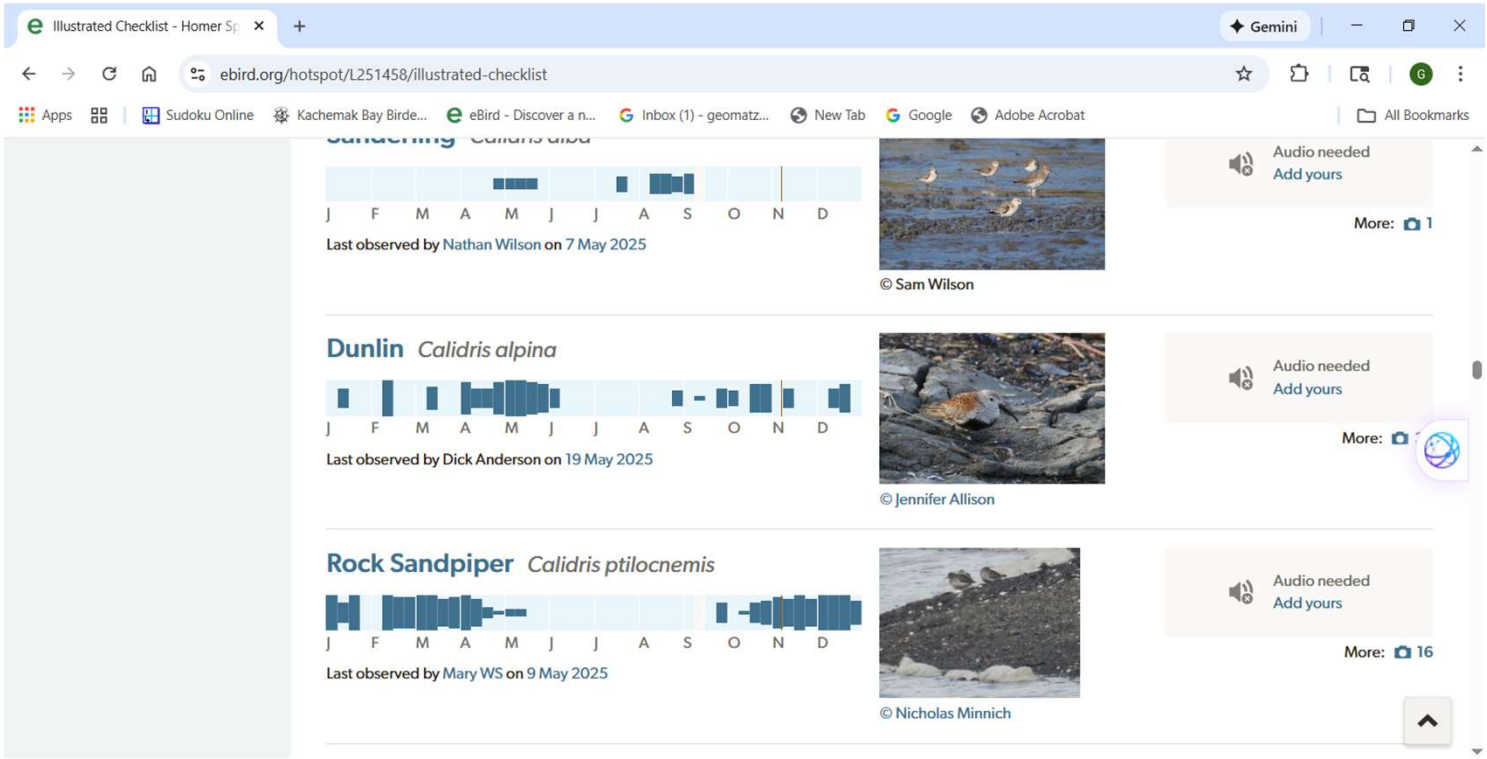
Picking an Individual Hotspot



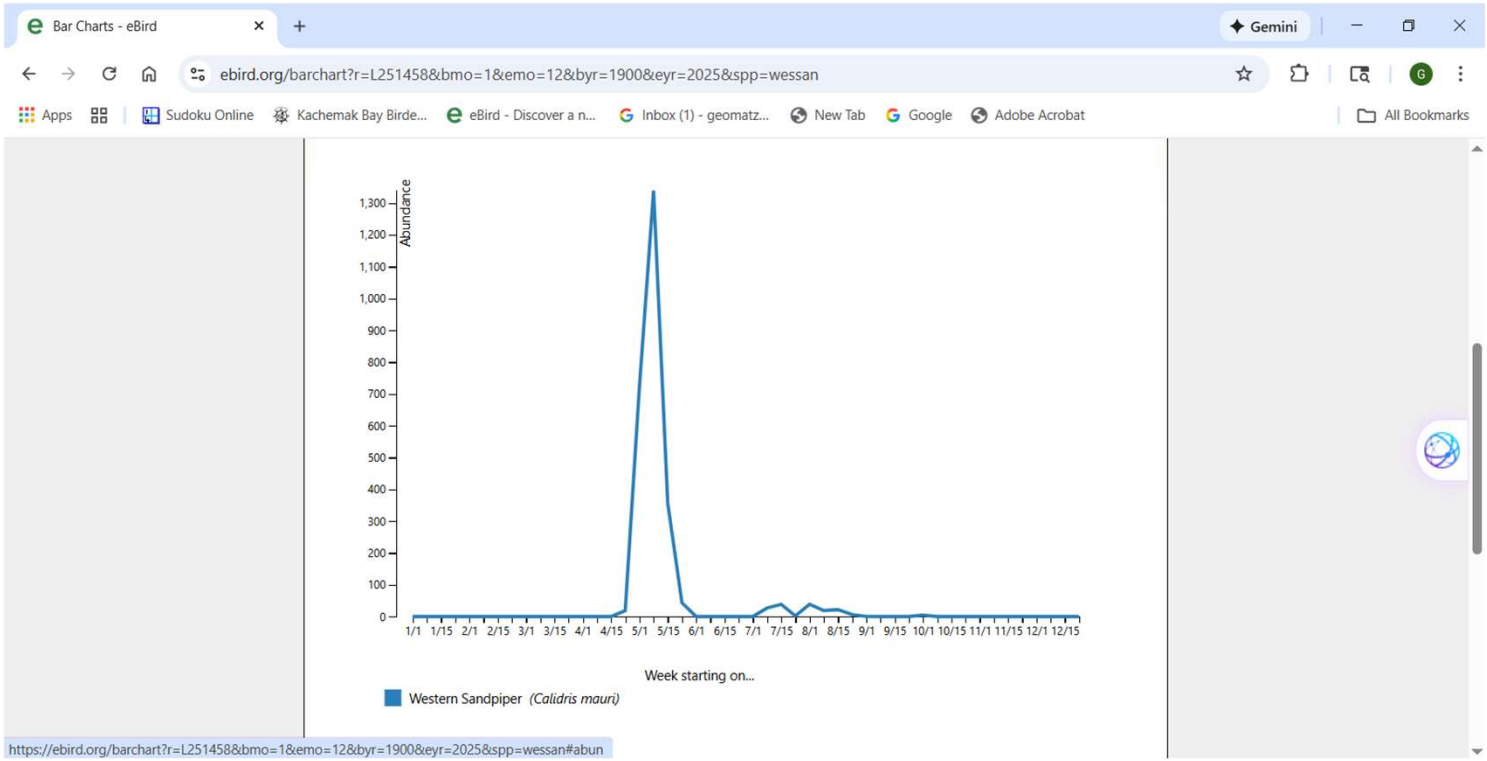
Checklist for Mud Bay



Illustrated Checklist for Mud Bay



Abundance of Western Sandpipers by Week



Amy Woodruff

From: tneal@gci.net
Sent: Monday, November 10, 2025 5:00 PM
To: Department Clerks
Cc: Tina Neal
Subject: comments on the Comprehensive Plan update

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

11/10/2025

Comments on the revision of the Homer Comprehensive Plan

Christina (Tina) Neal
Former federal geologist specializing in geologic hazards
PO 836
Homer, AK 99603
720-443-7008

Thank you for the opportunity to review this comprehensive plan. I appreciate the tremendous effort that has gone into this update process and outcome.

While there is reference throughout the plan to the multiple and significant natural hazards faced by the Homer area, I am concerned that specific actions to reduce vulnerability and promote resilience in the face of these hazards remain muted. I think this can be addressed in part by stating more strongly up front in the executive summary that living in this geologically active part of the planet, we face among the highest risk of damaging geophysical and hydro-meteorological events in the nation. It is a key element of the context in which this community exists. All planning decisions should incorporate evaluation of those risks on par with other critical considerations. A prominent call-out box or precis of the hazard mitigation plan contents is warranted to call attention to this and bolster city efforts to develop and grow in the most resilient way. Perhaps a new entry following "Land and the Natural Environment" on page 8, or expansion within that section or the "Sustainability and Resilience" call out on page 17 to better capture the many hazards Homer faces?

Below, I offer a few questions, observations, and more detailed suggestions.

1. How exactly will the city "Strategically align development regulations with natural hazard risks and land suitability to support safe, resilient, and responsible growth" (Executive summary, page 8, Plan Goals, City-Led Strategies....) It is unclear under what authorities and with what tools such regulations will be developed and enforced.

2. What ordinances have been or will be developed or revised to ensure that the Hazard Mitigation Plan informs zoning and development codes? Can these be included an appendix and what is the current status of enforcement? (Mitigation page 11)

3. Infrastructure mitigation of hazards (e.g. Harbor infrastructure, city-led strategies and actions, page 29, and later on page 59) should always include, in the list of hazards of concern, volcanic eruption. Ashfall has the potential to impact most elements of Homer's critical infrastructure and should be mentioned in parallel with earthquakes, tsunamis, landslides, and erosion). I also note that I could not find mention of volcanically-induced tsunami from Augustine, a hazard of low potential but documented concern in lower Cook Inlet.

4. With regard to the severe earthquake ground motion risks throughout the area, what building codes inform construction in Homer and how are these standards enforced? The need for universally adopted building codes appropriate to our ground motion risk, particularly for residential structures which are proliferating in Homer and environs, is key to mitigating earthquake loss. See this recent article discussing the topic: *In seismically active Alaska, plans for statewide residential building codes are on shaky ground | Alaska Beacon*

5. With regard to Partner actions listed in Appendix I, page 1, I would urge you to specifically call out the Alaska Department of Geological and Geophysical Services and the Alaska Seismic Safety Commission to assist with all-hazard assessments and education. More detail for certain hazards – perhaps a goal for the update of the Hazard Mitigation Plan – should be developed concerning, for example, earthquake shaking potential maps at the City neighborhood level and probabilistic ashfall hazard maps for the Homer area.

6. Regarding this statement in Strategy 4 of the Implementation Plan Appendix J, "Evaluate the need for a new parking structure on the Spit that could also serve as a shelter-in-place location during tsunamis", I assume, but it is not explicit and should be, that this would be a vertical evacuation structure.

7. Another key element better suited to the revision of the hazard mitigation plan is some requirement for new developments regarding alternate means of egress during emergencies. Many subdivisions and dead-end street neighborhoods have no alternate exits. Should a requirement of new developments include alternate emergency egress?

8. Regarding the high hazard potential of the dam creating the Bridge Creek Reservoir, has this source of potential federal funding to address mitigation been investigated? (if the program still survives in the current administration?) High Hazard Potential Dams Grant Awards | FEMA.gov

9. Long term solutions for management of solid waste, including green waste, appears to be absent. While currently the Borough operates the transfer station near Baycrest, there are emerging problems of a

growing community surrounding the station and the City of Homer is impacted by how this facility is run: consider PM2.5 hazards from green waste burning and runoff pollution concerns for Diamond Creek among them. What is the long-term vision for a greener, less polluting solid waste facility? Can green waste be chipped on site as it is in Anchorage and used for landfill cover and/or locally for compost and landscaping?

CC-25-254

MEMORANDUM

Ordinance 25-64, An Ordinance of the City Council of Homer, Alaska Adopting the City of Homer 2045 Comprehensive Plan and Recommending Adoption by the Kenai Peninsula Borough. City Manager.

Item Type: Backup Memorandum

Prepared For: Mayor Lord and City Council

Date: October 20, 2025

From: Melissa Jacobsen, City Manager

Background: At the October 13th regular City Council meeting Ordinance 25-64 was introduced. With the introduction, Comprehensive Plan amendments included substantive amendments 1-2, and technical amendments 2-17 as outlined in attachment 1 to Memo CC-25-242, and some formatting changes.

Follow-up requests included an updated Comprehensive Plan draft, an off cycle worksession, and a form for Councilmembers to use to present proposed amendments.

Next Steps:

- At the October 27th meeting
  - a worksession is scheduled for 4:00 p.m.,
  - our partners at Agnew::Beck will present under visitors, and
  - a public hearing is scheduled.
- An updated public hearing draft and amendment forms will be provided by October 27th.
- An off cycle worksession is scheduled for November 7th from 9:00 am to noon.
- Prior to the November 7th worksession, Community Development Director Engebretsen will meet individually with Councilmembers with the goal of learning what's working for them in the plan, answer questions, and hear feedback.
- A second public hearing is scheduled for November 10th.

At the October 27th worksession, Community Development Director Engebretsen will discuss planning for the November 7th worksession, planning for individual meetings with Councilmembers, review the Comprehensive Plan amendment form, and answer questions. Shelly Wade with Agnew::Beck will be in attendance to begin presenting to Council on the updated draft plan, hear comments, and answer questions.

At the regular meeting Council will take public testimony and may propose amendments if they choose too. Council may also choose to hold off on proposing amendments until November 10th, after time to get into the weeds a little bit during the November 7th worksession.

Recommendation: Conduct a public hearing on October 27th, and discuss if needed.

CITY OF HOMER
HOMER, ALASKA

City Manager

ORDINANCE 25-64

AN ORDINANCE OF THE HOMER CITY COUNCIL ADOPTING THE 2045 HOMER COMPREHENSIVE PLAN AND RECOMMENDING ADOPTION BY THE KENAI PENINSULA BOROUGH**.**

WHEREAS, The Kenai Peninsula Borough as a Second Class Borough shall provide for planning on an areawide basis in accordance with AS 29.40; and

WHEREAS, As provided in Kenai Peninsula Borough Code 21.01.025, cities in the Borough requesting extensive comprehensive plan amendments may recommend to the Kenai Peninsula Borough Planning Commission a change to the city comprehensive plan; and

WHEREAS, The City of Homer has prepared extensive comprehensive plan amendments in the form of the 2045 Homer Comprehensive Plan; and

WHEREAS, A comprehensive plan is a public declaration of policy statements, goals, standards and maps for guiding the physical, social and economic development, both private and public, of the City; and

WHEREAS, The 2045 Homer Comprehensive Plan will guide the development of the City of Homer; and

WHEREAS, The Homer Planning Commission, in its advisory position to the Kenai Peninsula Borough, and other advisory bodies for the City, have reviewed said plan and or conducted public hearings; and

WHEREAS, The Homer City Council, based upon the recommendation of the Homer Planning Commission, recommends that the Kenai Peninsula Borough Planning Commission and Assembly adopt the 2045 Homer Comprehensive Plan.

NOW THEREFORE, The City of Homer Ordains:

Section 1. The 2045 Homer Comprehensive Plan is hereby adopted as the City of Homer Comprehensive Plan, superseding the 2018 Comprehensive Plan, the 2006 Homer Town Center Development Plan, and 2010 Homer Spit Comprehensive Plan.

Section 2. The previously adopted Homer Master Roads and Streets Plan (1986), Homer Transportation Plan (2024), remain part of the 2045 Homer Comprehensive Plan.

Section 3. Subsection (b) of Homer City Code 21.02.010, Comprehensive Plan-Adoption, is amended to read as follows:

b. The following documents, as initially approved and subsequently amended, are adopted by reference as comprising the Homer Comprehensive Plan.

~~1. Homer Comprehensive Plan (2018)~~
2. Homer Comprehensive Plan (2045)
3. Homer Master Roads and Streets Plan (1986)
4. Homer Transportation Plan (2024)
~~5. Homer Town Center Development Plan (2006)~~
~~6. Homer Spit Plan (2010)~~

Section 4. The City of Homer hereby recommends the Kenai Peninsula Borough Planning Commission and Assembly adopt the 2045 Homer Comprehensive Plan as extensive comprehensive plan amendments under Kenai Peninsula Borough Code 21.01.025, and as an element of the Official Borough Comprehensive Plan within the City of Homer planning area of the Borough.

Section 5. Sections 1 through 3 of this ordinance shall take effect upon the adoption of the 2045 Homer Comprehensive Plan by the Kenai Peninsula Borough Assembly. The remainder of this ordinance shall take effect upon its adoption by the Homer City Council.

Section 6. Section 3 of this ordinance is of a permanent and general character and shall be included in the city code. The remainder of this ordinance is not of a permanent nature and is a non-code ordinance.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this _____ day of November, 2025.

CITY OF HOMER

_____
RACHEL LORD, MAYOR

ATTEST:

_____
ZACH PETTIT, ACTING CITY CLERK

Introduction:
Public Hearing:
Second Reading:
Effective Date:

YES:
NO:
ABSTAIN:
ABSENT:

CC-25-258

MEMORANDUM

Ordinance 25-67, An Ordinance of the City Council of Homer, Alaska Approving a Sublease Between Alaska Custom Seafoods, Inc/ and Wind and Tide LLC DBA Peninsula Seafoods Occupying a Portion of the Building Space for an Office and Additional Space, and Yard Space for an Ice Making Machine and Equipment Storage on the Property T7S R13W Sec1 Seward Meridian HM 0920050 Homer Spit Subdivision No. Two Amended, Lot 88-4 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director.

Item Type: Backup Memorandum

Prepared For: Mayor Lord and City Council

Date: October 30, 2025

From: Mark Bowman, Port Property Associate

Through: Melissa Jacobsen, City Manager

Peninsula Seafoods currently holds a short-term, 12-month sublease for office space and yard space, including shared use of six parking spaces and approved by the City Manager.

This application seeks approval to add two primary items to the Sublease:

1. Sublease Extension: To allow the current short-term sublease to be extended beyond its initial 12-month term, as determined by and mutually agreed to by the Lessee and Sublessee.
2. Additional Yard Space use and purpose: To approve the inclusion of expanded yard space to accommodate the ice-making machine and other essential equipment storage as determined by and by mutually agreed to by the Lessee and Sublessee.

A diagram outlining the conceptual layout for the expanded yard space, post-equipment transfer, has been provided.

The Lease Team along with the City Manager discussed the placement of the ice-making machine, involving a Conex, and determined that the ice-making machine with Conex would not be considered a building, fixture or improvement, for the purpose of this Sublease. This exempts it from Section 6.07 of the Prime Lease requiring that “all such items of any nature whatsoever constructed or maintained on the Property by Tenant will be and remain the property of Tenant.” The ice-making machine and Conex can therefore remain the property of the Sublessee without violating the terms of the Prime Lease.

RECOMMENDATION: Approve the Sublease between Alaska Custom Seafoods Inc and Wind and Tide LLC DBA Peninsula Seafoods

City of Homer
www.cityofhomer-ak.gov

Port and Harbor
4311 Freight Dock Road
Homer, AK 99603
port@cityofhomer-ak.gov
(p) 907-235-3160
(f) 907-235-3152

Sublease Application - Staff Review Checklist

Applicant (Primary Lease Holder) Information	
Lessee Name: Alaska Custom Seafoods Inc.	
Sublessee Information	
Business Name: Wind and Tide LLC dba Peninsula Seafoods	Primary Contact: Jeff Grannum Managing Member Jackie Eisenberg, Manager (Homer Operation)

Sublease Information

Peninsula Seafoods currently holds a short-term, 12-month sublease for office space and yard space, including shared use of six parking spaces.

This Sublease Application seeks to add two primary items to the approval Sublease:

1. **Sublease Extension:** To allow the current short-term sublease to be extended beyond its initial 12-month term, should the Lessee and Sublessee mutually agree to do so.
2. **Additional Yard Space, use and purpose:** To approve the inclusion of expanded yard space to accommodate the ice-making-machine Conex and other essential equipment storage.

A diagram outlining the conceptual layout for the expanded yard space, post-equipment transfer, has been provided.

Authorized use is consistent with the authorized purpose in the primary lease: Yes_X_ No__ Comments:

The applicant's experence in the proposed business or venture is adequate: Yes_X_ No__ Comments:

Is information supporting the financial capability adequate? Yes_X_ No__ Comments:

The Sublease application containes an areement to the terms and conditions of the primary lease. Yes _X_ No__ Comment:
This statement is also contained in the Consent to Sublease document signed after the Council has approve the Sublease.

Sublease Application includes a requirement that sublessee agrees to maintain insurance for sublessee's leasehold in the manner and form required under the primary lease and names the City of Homer as an additional insured. Yes_X_ No___ Comment: Required documentation has been provided.

The following documents (mark with Y, N or NA) have been provided:
Business licenses (Y), KPB Tax Compliance Certification (NA), Articles of Incorporation (Y), DEC (Pending), Permits (List)_____, Other City, KPB and State required documents (List):
Note: The tax compliance document from the Kenai Peninsula Borough is not currently available as Peninsula Seafoods is just starting operations on the Kenai Peninsula.

Port and Harbor Staff Comments:
The Lease Team along with the City Manager discussed the placement of the ice-making machine, involving a Conex, and determined that the ice-making machine with Conex would not be considered a building, fixture or improvement, for the purpose of this Sublease. This exempts it from Section 6.07 of the Prime Lease requiring that all such items of any nature whatsoever constructed or maintained on the Property by Tenant will be and remain the property of Tenant. This permits the ice-making machine and Conex to remain the property of the Sublessee without violating the terms of the Prime Lease.

City Manager Comments:

Recommended Action to City Council ☐ N/A

Approve this expanded Sublease Application as requested by the Lessee and Sublessee, and as approved by the City Manager.

City Manager Signature: _____ Print Name: _____ Date: _____

Attachments:

- Sublease Application
- Sublease (unchanged)
- Fisheries business license
- Certificate of Liability Insurance

City of Homer
www.cityofhomer-ak.gov

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4311 Freight Dock Road
Homer, AK 99603
port@cityofhomer-ak.gov
(p) 907-235-3160
(f) 907-235-3152

City of Homer Port and Harbor Sublease Application

Applicant (Primary Lease Holder) Information	
Lessee Name: Alaska Custom Seafoods Brad Fauckner	
Mailing Address: 4474 Homer Spit Road Homer, AK.	
Phone Number(s): 907 299 1871	
Email Address(es): ~~brad fauckner~~ Bradalaska08@yahoo.com	
Sublessee Information	
Legal Business Name: Peninsula Seafoods	**Primary Contact:** Jackie Eisenberg
Mailing Address: PO Box 2109 Port Angeles, WA 98362	Job Title: Manager
Bus. Phone: 503 758 4956	Phone: 907 299 1851
Bus. Email: grannum@peninsulaseafood.com Grannum@peninsulaseafood.com com	Email: Jackie@peninsulaseafood.com

Sublease Information
Description of the subleased premises: Office space, yard space Sq ft: _____ Layout as attached ① Office space ② Yard space ② Breakroom equipment Initial: AA I have included a clear description or drawing showing the portion of the Subleased land or building.
Purpose of Sublease: (Must be consistent with authorized purpose in the primary lease.) Office space, crew breakroom Lot space to place and operate Ice Machine
What is the applicant's experience in the proposed business or venture? Veteran is seafood industry 1980 to present
Business type: (LLC, Ltd., Sole Proprietorship, etc.): LLC Seafood processing and wholesaling
Information supporting the financial capability or backing including a credit history, prior lease history, and assets that will be used to support the proposed business: (New Subleases: Attach supporting documents). 2025 financials provided previously Initial: AA I have received a copy of the Primary Lease and understand that the Sublease is subject to all of the terms and conditions of the Primary Lease.
Initial: AA I have received, read, understand and intend to sign signed a copy of the City of Homer's Consent to Sublease document after the City approves the Sublease.

Please initial included documents:

Code:
** = Required to complete Application
@ = Required prior to occupancy

Insurance:

✓ @ Certificate of Insurance with:

✓ @ $1,000,000/$2,000,000 (Occurrence/Gen. Aggregate) of Commercial General Liability listing City of Homer as Additional Insured and using City of Homer, Port and Harbor, 4311 Freight dock Rd., Homer AK 99603 as the Certificate Holder Address.

✓ @ Workers' Compensation Insurance as required by As 23,30.045

_____ Other: _____

Business Structure & Compliance:

✓ ** Business license from the State of Alaska

N/A ** KPB signed Certification of Payment of Taxes to the Kenai Peninsula Borough

✓ ** Biennial Report

✓ ** Certificate of Organization

_____ Other organizational documents: _____

_____ Other documents as required by City, Kenai Peninsula Borough and State of Alaska laws.

_____

_____ Other: _____

Additional Applicant Comments (Additional pages may be attached as needed):

Sublease Application Signature Page

Sublease Applicant Signature:

I hereby attest that, to the best of my knowledge, the information contained in this document is accurate, complete, and true.

Signature: Jeffrey Grannum Date: 10/23/2025

Print Name: Jeffrey Grannum Title: Owner

Primary Lease Holder Signature:

I hereby attest that, to the best of my knowledge, the information contained in this document is accurate, complete, and true.

Signature: Brad Faulkner Date: 10/29/25

Print Name: Brad Faulkner Title: Owner

GROUND LEASE AND SECURITY AGREEMENT

BETWEEN

CITY OF HOMER, ALASKA

AND

BRAD FAULKNER

President, Alaska Custom Seafoods

Dated July 26, 2013

GROUND LEASE AND SECURITY AGREEMENT

GROUND LEASE AND SECURITY AGREEMENT ("Lease") dated as of July 26, 2013, between the CITY OF HOMER, an Alaska municipal corporation ("Landlord"), whose address is 491 East Pioneer Avenue, Homer, Alaska 99603, and BRAD FAULKNER, President, Alaska Custom Seafoods, a State of Alaska sole proprietorship ("Tenant"), whose address is PO Box 996, Homer, AK, 99603.

RECITALS

WHEREAS, Landlord owns certain properties having a strategic location near the waterfront and marine-related public infrastructure; and

WHEREAS, it is the policy of Landlord to retain ownership of these properties, and to make them available for leasing, in order to encourage growth in targeted economic sectors, to insure that Landlord receives the maximum benefit from a large investment in public infrastructure, and to provide land for businesses that require close proximity to the waterfront or infrastructure to operate efficiently and profitably; and

WHEREAS, Landlord has accepted Tenant's proposal to lease and develop the property leased herein, because Tenant's proposed use of the property should further Landlord's goals for the development of Landlord's properties, and Tenant's proposal to lease and develop the property is a material inducement to Landlord leasing the property to Tenant; and

WHEREAS, Tenant has made its own determination that its proposed development of the property will be economically feasible, and that the term for which it is leasing the property will be sufficient to amortize Tenant's investment in developing the leased property under Tenant's proposal.

NOW, THEREFORE, in consideration of the matters recited above, and the mutual covenants herein, the parties agree as follows:

ARTICLE 1. DEFINITIONS AND ATTACHMENTS

1.01 Definitions. As used herein, the term:

(a) "Annual Rent Adjustment" and "Annual Rent Adjustment Date" are defined in Section 4.02(b).

(b) "Base Rent" is defined in Section 4.01.

(c) "Complete" and "Completion" mean, with regard to an improvement, that construction of the improvement is finished and the improvement is fully operational and ready for occupancy or use for its intended purpose, including without limitation the issuance of any applicable certificate of occupancy and other applicable permits, licenses, certificates or inspection reports necessary to the improvement's legally authorized use.

(d) "Council" means the City Council of the City of Homer, Alaska.

(e) "Default Rate" means an annual rate of interest equal to the lesser of (i) the maximum rate of interest for which Tenant may lawfully contract in Alaska, or (ii) ten and one-half percent (10.5%).

(f) "Environmental Laws" means all local, state, and federal laws, ordinances, regulations, and orders related to environmental protection; or the use, storage, generation, production, treatment, emission, discharge, remediation, removal, disposal, or transport of any Hazardous Substance.

(g) "Excusable Delay" means delay due to strikes, acts of God, inability to obtain labor or materials, orders of any governmental authority having jurisdiction, removal of Hazardous Materials discovered at any time after the commencement of the Term, enemy action, civil commotion, fire, unusual inclement weather, unavoidable casualty or similar causes beyond the reasonable control of Tenant.

(h) "Extended Term" is defined in Section 3.02.

(i) "Five Year Rent Adjustment Date" is defined in Section 4.02(a).

(j) "Hazardous Substance" means any substance or material defined or designated as hazardous or toxic waste; hazardous or toxic material; hazardous, toxic, or radioactive substance; or other similar term by any federal, state, or local statute, regulation, or ordinance or common law presently in effect or that may be promulgated in the future as such statutes, regulations, and ordinances may be amended from time to time.

(k) "Landlord" means the City of Homer, Alaska.

(l) "Lease Policy" means the City of Homer Property Management Policy and Procedures, as adopted and amended from time to time by Council resolution.

(m) "Leasehold Mortgage" is defined in Section 13.01.

(n) "Property" is defined in Section 2.01.

(o) "Qualified Mortgagee" is defined in Section 13.03.

(p) "Required Improvements" is defined in Section 6.02.

(q) "Tenant" means Brad Faulkner.

(r) "Term" is defined in Section 3.01.

1.02 Attachments. The following documents are attached hereto, and such documents, as well as all drawings and documents prepared pursuant thereto, shall be deemed to be a part hereof:

Exhibit "A" Legal Description of Property

Exhibit "B" Tenant's Lease Proposal

Exhibit "C" Site Plan/ Required Improvements

Exhibit "D" Certificates of Insurance

Exhibit "E" Permission to Obtain Insurance Policies

ARTICLE 2. THE PROPERTY

2.01 Lease of Property. Subject to the terms and conditions of this Lease, Landlord leases to Tenant and Tenant leases from Landlord the following described property ("Property"):

> Lot 88-4, HOMER SPIT SUBDIVISION NO. 2 AMENDED, according to Plat No. 92-50, Homer Recording District, State of Alaska, as depicted on **Exhibit A**, containing 13,383 square feet, more or less, also known as Kenai Peninsula Borough Tax Parcel No. 18103444;

subject, however, to reservations, restrictions, easements and encumbrances of record, and to encroachments that may be revealed by an inspection of the Property.

2.02 Quiet Enjoyment. Landlord covenants that Tenant, upon paying the rent and other charges and performing its other obligations under this Lease shall have quiet enjoyment of the Property during the Term without hindrance or interference by Landlord or by any person claiming an interest in the Property through Landlord.

2.03 Property Accepted "As Is." Tenant has inspected the Property, has made its own determination as to the suitability of the Property for Tenant's intended use, and accepts the Property "AS IS." Landlord, its agents and employees make no warranties, expressed or implied, concerning the condition of the Property, including without limitation the habitability or fitness of the Property for any particular purpose, including those uses authorized by this Lease, or subsurface and soil conditions, including the presence of any Hazardous Substance.

2.04 No Subsurface Rights. This Lease confers no mineral rights or rights with regard to the subsurface of the Property below the level necessary for the uses of the Property permitted in this Lease.

ARTICLE 3. TERM

3.01 Lease Term. The term of this Lease is 20 years, commencing on August 1, 2013, and ending on July 31, 2033 ("Term").

3.02. Options to Extend Lease Term.

(a) Tenant has the option to extend the Term for two (2) additional, consecutive five (5) year periods (each an "Extended Term"), provided that:

(1) Tenant gives Landlord written notice of its exercise of the option not more than one year and not less than 120 days before the last day of the Term or current Extended Term, as the case may be;

(2) At the time Tenant exercises the option, and at all times thereafter until the Extended Term commences, Tenant is not materially in default of any term or condition of this Lease and has not made an assignment or subletting of this Lease or any interest in the Property except as permitted under this Lease; and

3) Tenant may exercise no more than one option to extend the Term during the Term or any Extended Term.

(b) Tenant's failure to exercise an option to extend the Term in strict compliance with all the requirements in Section 3.02(a) renders that option and all options as to subsequent Extended Terms null and void.

3.03 Lease Renewal.

(a) Tenant represents and warrants that it has determined that the duration of the Term, plus any available Extended Terms, will be sufficient for Tenant to amortize any investment that it makes in connection with this Lease, including without limitation any investment in leasehold improvements. Tenant acknowledges that it has no right of any kind to continue using or occupying the Property after the expiration or earlier termination of the Term or the final Extended Term, including without limitation any option to renew this Lease, or any option to extend the Term other than as provided in Section 3.02.

(b) Not less than 12 months before the expiration of the Term or the final Extended Term, Tenant may apply to Landlord for a renewal of this Lease in the manner that a person then would apply for a new lease of the Property. In response to a timely application, the Council will determine whether to renew this Lease, and the term of any renewal, in its sole discretion. The Council is under no obligation to renew this Lease, or to renew this Lease for the term that Tenant requests. If the Council does not grant a timely application to renew this Lease, Tenant shall prepare to surrender possession of the Property as required by Section 3.04, and dispose of improvements on the Property as required by Section 6.08.

3.04 Surrender of Possession. Upon the expiration or earlier termination of the Term or the final Extended Term, Tenant shall promptly and peaceably surrender the Property, clean, free of debris, and in as good order and condition as at the commencement of the Term, ordinary wear and tear excepted, and shall remove from the Property all personal property that was not present on the Property at the commencement of the Term. If Tenant fails to surrender the Property in the required condition, Landlord may restore the Property to such condition and Tenant shall pay the cost thereof, plus interest at the Default Rate, on demand. Section 6.08 governs the disposition of improvements on the Property at the expiration or earlier termination of the Term or final Extended Term.

3.05 Holding Over. Tenant's continuing in possession of the Property after the expiration or earlier termination of the Term or final Extended Term will not renew or extend this Lease. In the absence of any agreement renewing or extending this Lease, Tenant's continued possession of the Property after the end of the Term will be a tenancy from month to month, terminable upon 30 days written notice by either party at any time, at a monthly rental equal to 150% of the monthly Base Rent in effect at the end of the Term, subject to all other terms of this Lease. For good cause, Landlord may waive all or part of the increase in Base Rent during the holdover period.

ARTICLE 4. RENT, TAXES, ASSESSMENTS AND UTILITIES

4.01 Base Rent. Tenant shall pay to Landlord an initial annual rent of $10,710.00 ("Base Rent"). Base Rent is payable monthly in advance in installments of $892.50, plus tax, on the 1st day of each month, at the office of the City of Homer, 491 East Pioneer Avenue, Homer, Alaska 99603-7645, or at such other place as Landlord may designate in writing. All Base Rent shall be paid without prior demand or notice and without deduction or offset. Base Rent that is not paid on or before the due date will bear interest at the Default Rate. Base Rent is subject to adjustment as provided in Section 4.02.

4.02 Rent Adjustments.

(a) **Five-Year Appraised Rent Adjustments.** Commencing January 1, 2017, and in every fifth year thereafter, Landlord will obtain an appraisal by a qualified real estate appraiser of the fair rental value of the Property as if privately owned in fee simple, excluding the value of improvements (other than utilities) made by tenants. The appraisal may be performed as part of an appraisal of other properties of Landlord that are comparable in location and value. The Base Rent will be adjusted effective the anniversary date of the lease in the year of each appraisal (each such date is a "Five Year Rent Adjustment Date") to an amount equal to the greater of (i) the area of the Property in square feet, multiplied by the fair rental value per square foot determined by the appraisal, and (ii) the adjusted Base Rent in effect immediately before the Five Year Rent Adjustment Date. The rent adjusted on a Five Year Rent Adjustment Date thereafter shall be the Base Rent.

(b) **Annual Rent Adjustments.** In addition to the rent adjustments under Section 4.02(a), the Base Rent also shall be adjusted annually (the "Annual Rent Adjustment") effective January 1st, and on each January 1st thereafter, excluding each Five Year Rent Adjustment Date (each such date being an "Annual Rent Adjustment Date"), by the increase or decrease, if any, for the previous year in the cost of living as stated in the Consumer Price Index, All Urban Consumers, Anchorage,

Alaska Area, All Items 2000 – present = 100 ("CPI-U"), as published by the United States Department of Labor, Bureau of Labor Statistics most recently before the Annual Rent Adjustment Date. If the CPI-U is revised or ceases to be published, Landlord instead shall use such revised or other index, with whatever adjustment in its application is necessary, to most nearly approximate in Landlord's judgment the CPI-U for the relevant period.

4.03 Taxes, Assessments and Other Governmental Charges. Tenant shall pay prior to delinquency all taxes, installments of assessments that are payable in installments and other governmental charges lawfully levied or assessed upon or with respect to the Property, improvements on the Property and personal property that is situated on the Property; provided that Tenant may contest in good faith any such tax, assessment or other governmental charge without subjecting the Property to lien or forfeiture. If an assessment on the Property that is not payable in installments becomes due during the Term or an Extended Term, Tenant shall be obligated to pay the fraction of the assessment that is determined by dividing the number of years remaining in the Term or Extended Term by 10. If this Lease subsequently is extended or renewed, the part of the assessment that Tenant shall pay shall be determined by adding the extended or renewal term to the number of years remaining in the Term when the assessment became due. If the Term commences or expires during a tax year, the taxes or assessments payable for that year will be prorated between Landlord and Tenant. Tenant shall exhibit to Landlord, on demand, receipts evidencing payment of all such taxes, assessments and other governmental charges.

4.04 Utility Charges. Tenant shall pay all charges for utility and other services provided to or used on the Property, including without limitation gas, heating oil, electric, water, sewer, heat, snow removal and refuse removal. Tenant shall be solely responsible for the cost of utility connections.

4.05 Tenant to Pay for City Services. Tenant shall pay for all services provided by the City of Homer that are related to the use or operation of the Property, improvements thereon and Tenant's activities thereon. Without limiting the generality of the preceding sentence, Tenant shall pay for wharfage, crane use, ice, and other Port and Harbor services at the rates established by the City of Homer from time to time. Tenant shall provide the City of Homer with the information necessary to determine wharfage, crane use, ice and other Port and Harbor service charges, keep written records of such information for not less than two years after such charges are due, and, upon request, make such records available to the City of Homer for inspection and audit.

4.06 Additional Rent and Landlord's Right to Cure Tenant's Default. All costs or expenses that Tenant is required to pay under this Lease at Landlord's election will be treated as additional rent, and Landlord may exercise all rights and remedies provided in this Lease in the event of nonpayment. If Tenant defaults in making any payment required of Tenant or defaults in performing any term, covenant or condition of this Lease that involves the expenditure of money by Tenant, Landlord may, but is not obligated to, make such payment or expenditure on behalf of Tenant, and any and all sums so expended by Landlord, with interest thereon at the Default Rate from the date of expenditure until repaid, will be additional rent and shall be repaid by Tenant to Landlord on demand, provided, however, that such payment or expenditure by Landlord will not waive Tenant's default, or affect any of Landlord's remedies for such default.

4.07 Security Deposit. Based upon the track record of the Lessee, the security deposit is waived.

ARTICLE 5. SECURITY INTEREST

To secure the performance of Tenant's obligations under this Lease, including without limitation the obligations to pay rent and other sums to be paid by Tenant, Tenant grants to Landlord a security interest in the following collateral: ("Collateral"): (1) all security deposits or other monies owing from Landlord to Tenant (as collateral in the possession of the secured party); (2) all insurance proceeds from any policy insuring the Property or improvements thereon against environmental contamination or pollution; (3) all compensation payable to Tenant as a result of eminent domain proceedings or a transfer in lieu thereof; and (4) all rents from Tenant's subletting of all or a part of the Property. Said lien and security interest will be in addition to Landlord's liens provided by law.

This Lease constitutes a security agreement under the Uniform Commercial Code as enacted in Alaska ("UCC"), and Landlord will have all rights and remedies of a secured party under the UCC regarding the Collateral. Tenant shall execute, such financing statements and other instruments as Landlord may now or hereafter reasonably request to evidence the security interest. granted by Tenant.

ARTICLE 6. USE AND IMPROVEMENT OF PROPERTY

6.01 Use of Property. Tenant's undertaking to use and improve the Property as described in Tenant's proposal to Landlord is a material inducement to Landlord leasing the Property to Tenant. Tenant shall improve and use the Property in the manner described in Tenant's proposal. Tenant shall not use or improve the Property for any purpose other than as described in Tenant's proposal without Landlord's written consent, which consent Landlord may withhold in its sole discretion.

6.02 Required Improvements. Tenant shall, at Tenant's sole expense, construct, and at all times during the Term and any Renewal Term keep and maintain as the minimum development on the Property the following improvements ("Required Improvements"):

Lease is contingent upon Mr. Faulkner coming into compliance with all zoning and land use regulations and obtaining the necessary permits, including but not limited to Conditional Use Permit (CUP) conditions and Fire Marshal approval.

The Required Improvements are depicted in the site plan in **Exhibit C.** Tenant shall commence construction of the Required Improvements on or before dates listed in attached **Performance Standards/ Timeline**, prosecute the construction of the Required Improvements with diligence, and Complete construction of project outlined in Site Plan by January 1, 2017.

6.03 Construction Prerequisites. Tenant may not commence any construction on the Property, including without limitation construction of the Required Improvements, without first satisfying the following conditions:

(a) Not less than 30 days before commencing construction, Tenant shall submit to Landlord preliminary plans and specifications, and an application for a City of Homer zoning permit, for the construction, showing the layout of proposed buildings and other improvements, ingress and egress, dimensions and locations of utilities, drainage plans, and any other information required for the zoning permit or other required permits. The preliminary plans and specifications are subject to Landlord's approval, which will not be unreasonably withheld. Landlord shall communicate approval or disapproval in the manner provided for notices, accompanying any disapproval with a statement of the grounds therefor. Tenant shall be responsible for complying with all laws governing the construction, notwithstanding Landlord's approval of preliminary plans and specifications under this paragraph.

(b) Not less than five days before commencing construction, Tenant shall deliver to Landlord one complete set of final working plans and specifications as approved by the governmental agencies whose approval is required for Tenant to commence construction. The final working plans and specifications shall conform substantially to the preliminary plans and specifications previously approved by Landlord, subject to changes made to comply with suggestions, requests or requirements of a governmental agency or official in connection with the application for permit or approval.

(c) Not less than five days before commencing construction, Tenant shall give Landlord written notice of its intent to commence construction, and furnish to Landlord the following:

(1) Proof that all applicable federal, state and local permits required for the construction have been obtained.

(2) For construction, alteration or restoration of Required Improvements, a current certificate of insurance with the coverages specified in Section 9.04(c).

6.04 Extensions of Time for Completion of Required Improvements. Landlord shall grant an extension of the time to Complete the Required Improvements for a period of time equal to the duration of an Excusable Delay, upon Tenant's written request describing the nature of the Excusable Delay, provided Tenant has commenced construction in a timely manner and is proceeding diligently to Complete construction.

6.05 Additional and Replacement Improvements.

(a) Construction of improvements that are not consistent with terms of this Lease is prohibited unless the improvements are authorized by an amendment to this Lease approved by the Council.

(b) Subject to Section 6.05(a), upon satisfying the conditions in section 6.03, Tenant at any time may, but is not obligated to, construct new improvements on the Property and demolish, remove, replace, alter, relocate, reconstruct or add to existing improvements; provided that Tenant is not then in default under this Lease and provided further that Tenant continuously maintains on

the Property the Required Improvements, or their equivalent of equal or greater value. Once any work is begun, Tenant shall with reasonable diligence prosecute to Completion all construction of improvements, additions, alterations, or other work. All salvage resulting from such work will belong to Tenant, who is responsible for its removal and lawful disposal.

6.06 As-Built Survey. Within 30 days after Completion of construction of any improvements on the Property involving construction, alteration, addition, removal or demolition of the foundation, structure, utility services, ingress and egress, or any major changes of all or any part of any structure or improvement on the Property, Tenant shall provide Landlord with three copies of an as-built survey of the Property prepared by a registered professional surveyor, showing the location of all improvements on the Property, including underground utilities, pipelines and pre-existing improvements. Tenant shall accompany the as-built survey with a description of all changes from the approved plans or specifications made during the course of the work.

6.07 Ownership of Improvements. Any and all buildings, fixtures and improvements of any nature whatsoever constructed or maintained on the Property by Tenant will be and remain the property of Tenant at all times during the Term and any Extended Terms and may be removed or replaced by Tenant, subject, however, to (i) Tenant's obligations concerning the Required Improvements in Section 6.02; and (ii) the designation of improvements in **Exhibit C** for transfer to Landlord and retention on the Property at the expiration of the Term or Extended Term as provided in Section 6.08(a).

6.08 Disposition of Improvements at End of Term.

(a) At the expiration of the Term or Extended Term Tenant shall leave in place on the Property all improvements designated in **Exhibit C** for transfer to Landlord and retention on the Property at the expiration of the Term or Extended Term. Tenant shall leave such improvements intact with all components, including without limitation doors, windows, and plumbing, electrical and mechanical fixtures and systems, in good condition and ready for use or occupancy. Tenant shall execute, acknowledge and deliver to Landlord a proper instrument in writing, releasing and quitclaiming to Landlord all of Tenant's interest in such improvements. Except for improvements that Tenant is required to leave on the Property, Tenant shall remove any improvements constructed by Tenant or other occupants of the Property under this Lease before the expiration of the Term or Extended Term.

(b) Tenant shall notify Landlord before commencing the removal of an improvement as required under Section 6.08(a), and coordinate the removal work with Landlord. Once Tenant commences the removal work, Tenant shall prosecute the removal with reasonable diligence to Completion and shall repair all damages to the Property caused by such removal no later than the expiration of the Term or Extended Term. All salvage resulting from such work will belong to Tenant, who is responsible for its removal and lawful disposal.

(c) If Tenant fails to remove any improvements from the Property that Tenant is required to remove under Section 6.08(a), Tenant shall pay Landlord the costs that it incurs in removing and disposing of the improvements and repairing damages to the Property caused by such removal.

(d) If Landlord terminates this Lease because of a default by Tenant, all improvements on the Property become the property of Landlord, which may use or dispose of them in its sole discretion. If Landlord elects to remove any improvements, Tenant shall pay Landlord the costs that it incurs in removing and disposing of the improvements and repairing damages to the Property caused by such removal.

ARTICLE 7. CARE AND USE OF THE PROPERTY

7.01 Maintenance of the Property. Tenant at its own cost and expense shall keep the Property and all buildings and improvements that at any time may be situated thereon in a clean, safe and orderly condition, and in good repair at all times during the Term.

7.02 Repair of Improvements.

(a) Except as provided in Section 7.02(b), in the event any buildings or improvements situated on the Property by Tenant are damaged or destroyed by fire, earthquake, tsunami, or other casualty, Tenant shall at Tenant's expense restore the same to good and tenantable condition or shall remove the same as soon as is reasonably possible, but in no event may the period of restoration exceed 18 months nor may the period of removal exceed 45 days.

(b) Unless Tenant is excused from the obligation under this paragraph, if the Required Improvements or any part thereof are damaged or destroyed by fire, earthquake, tsunami, or other casualty, rendering the Required Improvements totally or partially inaccessible or unusable, Tenant shall at Tenant's expense restore the Required Improvements to substantially the same condition as they were in immediately before such damage. Tenant shall not be required to restore the Required Improvements under the following circumstances:

(1) If the cost of repairing or restoring the Required Improvements, net of any available insurance proceeds not reduced by applicable deductibles and coinsurance, exceeds 10% of the replacement cost of the Required Improvements, Tenant may terminate this Lease by giving notice to Landlord of Tenant's election to terminate within 15 days after determining the restoration cost and replacement cost, and this Lease shall terminate as of the date of such notice.

(2) If the repair or restoration of the Required Improvements would be contrary to law, either party may terminate this Lease immediately by giving notice to the other party.

(3) If any damage or casualty to the Required Improvements occurs within three years before the end of the Term or any Renewal Term, Tenant may, in lieu of restoring or replacing the Required Improvements, terminate this Lease by giving written notice of termination to Landlord within 120 days after such damage or casualty.

Nothing in this paragraph relieves Tenant of the obligation to surrender the Property upon the expiration or earlier termination of the Term in the condition required by Section 3.03.

(c) Under no circumstance shall Landlord be under any obligation to use or advance any of its own funds to restore any Required Improvements.

7.03 Nuisances Prohibited. Tenant at all times shall keep the Property in a clean, orderly and sanitary condition and free of insects, rodents, vermin and other pests; junk, abandoned or discarded property, including without limitation vehicles, equipment, machinery or fixtures; and litter, rubbish or trash. Tenant shall not use the Property in any manner that will constitute waste or a nuisance. Landlord, at Tenant's expense and without any liability to Tenant, may remove or abate any such junk, abandoned or discarded property, litter, rubbish or trash, or nuisance on the Property after 15 days written notice to Tenant, or after four hours notice to Tenant in writing, by telephone, facsimile or in person if Landlord makes a written finding that such removal or abatement is required to prevent imminent harm to public health, safety or welfare. Tenant shall pay Landlord all the costs of such removal, plus interest at the Default Rate, as additional rent under this Lease. This section does not limit or waive any other remedy available to the City of Homer to abate any nuisance or for the violation of the Homer City Code.

7.04 Compliance with Laws. Tenant's improvement and use of the Property shall comply with all governmental statutes, ordinances, rules and regulations, including without limitation the City of Homer Zoning Code and all applicable building codes, now or hereafter in effect.

7.05 Liens. Except as provided in Article 13, Tenant may not permit any lien, including without limitation a mechanic's or materialman's lien, to be recorded against the Property. If any such lien is recorded against the Property, Tenant shall cause the same to be removed; provided that Tenant may in good faith and at Tenant's own expense contest the validity of any such lien without subjecting the Property to foreclosure, and in the case of a mechanic's or materialman's lien, if Tenant has furnished the bond required in A.S. 34.35.072 (or any comparable statute hereafter enacted providing for a bond freeing the Property from the effect of such a lien claim). Tenant shall indemnify and save Landlord harmless from all liability for damages occasioned by any such lien, together with all costs and expenses (including attorneys' fees) incurred by Landlord in negotiating, settling, defending, or otherwise protecting against such lien and shall, in the event of a judgment of foreclosure of the lien, cause the same to be discharged and removed prior to any attempt at execution of such judgment.

7.06 Radio Interference. Upon Landlord's request, Tenant shall discontinue the use on the Property of any source of electromagnetic radiation that interferes with any government operated transmitter, receiver, or navigation aid until the cause of the interference is eliminated.

7.07 Signs. Tenant may erect signs on the Property that comply with state and local sign laws and ordinances. City Planning Department approval is required prior to the erection of any sign on the Property.

7.08 Garbage Disposal. Tenant shall keep any garbage, trash, rubbish or other refuse in industry standard containers until removed, and cause all garbage, trash, rubbish or other refuse on the Property to be collected and transported to a Kenai Peninsula Borough solid waste facility or transfer station at least once a week. Tenant may not place garbage, trash, rubbish or other refuse from the Property in Landlord's Homer Spit garbage disposal facilities.

7.09 Access Rights of Landlord. Landlord's agents and employees shall have the right, but not the obligation, to enter the Property at all reasonable times to inspect the use and condition

of the Property; to serve, post or keep posted any notices required or allowed under the provisions of this Lease, including notices of non-responsibility for liens; and to do any act or thing necessary for the safety or preservation of the Property.

7.10 Fish Dock Use Permit. Before using the City of Homer Fish Dock, Tenant shall obtain a City of Homer Fish Dock Use Permit. Tenant shall continue to have a current Fish Dock Use Permit in force until the earlier to occur of (i) the expiration or earlier termination of the Term and any Extended Term, and (ii) the date Tenant ceases to use the Fish Dock.

8.01 Consent Required for Assignment or Sublease. Tenant shall not assign or sublease its interest in this Lease or in the Property without first obtaining the written consent of the Council, which will not be withheld unreasonably. Any assignment or sublease without the consent of the Council will be voidable and, at Landlord's election, will constitute a default. Tenant shall request consent of the Council in writing at least 30 days prior to the effective date of the proposed assignment or sublease, accompanied by a copy of the proposed assignment or sublease. Tenant shall be assessed additional rent, equal to 10% of the current Base Rent for the subleased area, but not upon a sublease of space within a building or other structure on the Property. No consent to any assignment or sublease waives Tenant's obligation to obtain Landlord's consent to any subsequent assignment or sublease. An assignment of this Lease shall require the assignee to assume the Tenant's obligations hereunder, and shall not release Tenant from liability hereunder unless Landlord specifically so provides in writing.

8.02. Events that Constitute an Assignment. If Tenant is a partnership or limited liability company, a withdrawal or change, voluntary, involuntary or by operation of law, of one or more partners or members owning 25% or more of the entity, or the dissolution of the entity, will be deemed an assignment subject to Section 8.01. If Tenant is a corporation, any dissolution, merger, consolidation or other reorganization of Tenant, or the sale or other transfer of a controlling percentage of the capital stock of Tenant, or the sale of 25% of the value of the assets of Tenant, will be deemed an assignment subject to Section 8.01; provided that if Tenant is a corporation the stock of which is traded through an exchange or over the counter, a sale or other transfer of a controlling percentage of the capital stock of Tenant will not constitute an assignment subject to Section 8.01. The phrase "controlling percentage" means the ownership of, and the right to vote, stock possessing at least 25% of the total combined voting power of all classes of Tenant's capital stock issued, outstanding and entitled to vote for the election of directors.

8.03. Costs of Landlord's Consent to be Borne by Tenant. As a condition to Landlord's consent to any assignment or sublease under section 8.01, Tenant shall pay Landlord's reasonable costs, including without limitation attorney's fees and the expenses of due diligence inquiries, incurred in connection with any request by Tenant for Landlord's consent to the assignment or sublease.

ARTICLE 9. LIABILITY, INDEMNITY AND INSURANCE

9.01 Limitation of Landlord Liability. Landlord, its officers and employees shall not be liable to Tenant for any damage to the Property or the buildings and improvements thereon, or for death or injury of any person or damage to any property, from any cause; however, this provision shall not affect the liability of Landlord, its officers and employees on any claim to the extent the claim arises from their negligence or willful misconduct.

9.02 Indemnity Generally. Tenant shall indemnify, defend, and hold harmless Landlord, its officers and employees from all claims arising from death or injury of any person or damage to any property occurring in or about the Property; however, this provision shall not apply to any claim to the extent the claim arises from the sole negligence or willful misconduct of Landlord, its officers and employees.

9.03 Indemnity for Emergency Service Costs. Without limiting the generality of Section 9.02, in the event of a major fire or other emergency, Tenant shall reimburse Landlord for the cost of providing fire fighting and other emergency service to Tenant, the Property or at any other location where the fire or emergency requiring response arises from or is related to the use of the Property or Tenant's operations. For purposes of this section, a major fire or other emergency is one that requires more than five hours of effort by the City of Homer Fire Department.

9.04 Insurance Requirements.

(a) Without limiting Tenant's obligations to indemnify under this Lease, Tenant at its own expense shall maintain in force such policies of insurance with a carrier or carriers reasonably satisfactory to Landlord and authorized to conduct business in the state of Alaska, as Landlord may reasonably determine are required to protect Landlord from liability arising from Tenant's activities under this Lease. Landlord's insurance requirements shall specify the minimum acceptable coverage and limits, and if Tenant's policy contains broader coverage or higher limits, Landlord shall be entitled to such coverage to the extent of such higher limits.

(b) Tenant shall maintain in force at all times during the Term the following policies of insurance:

(1) Comprehensive general liability insurance with limits of liability not less than a combined single limit for bodily injury and property damage of $1,000,000 each occurrence and $2,000,000 aggregate. This insurance also shall be endorsed to provide contractual liability insuring Tenant's obligations to indemnify under this Lease.

(2) Comprehensive automobile liability covering all owned, hired and non-owned vehicles with coverage limits not less than $1,000,000 occurrence combined single limit for bodily injury and property damage.

(3) Workers' compensation insurance as required by AS 23.30.045. This coverage

shall include employer's liability protection not less than $1,000,000 per person, $1,000,000 per occurrence. Where applicable, coverage for all federal acts (i.e. U.S. Longshoremen and Harbor Worker's Compensation and Jones Acts) shall also be included. The workers' compensation insurance shall contain a waiver of subrogation clause in favor of Landlord.

(4) Based on the authorized uses of the Property stated in Section 6.01, environmental insurance is not required. However, if Tenant uses the Property, with or without authorization from the Landlord, for purposes other than those stated in paragraph Section 6.01, if Landlord so elects, and within 10 days after Landlord gives notice of such election, Tenant shall procure and at all times thereafter maintain, at its expense, environmental remediation and environmental impairment liability, including sudden and accidental coverage, gradual pollution coverage, and clean-up cost coverage associated with any activity by Tenant or others on, from, or related to the Property, with coverage limits not less than $1,000,000 for any one accident or occurrence. Coverage shall extend to loss arising as a result of the work or services or products furnished, used or handled in connection with Tenant's operations contemplated under this Lease.

(5) Property insurance covering the Required Improvements described in Section 6.02 in an amount not less than full replacement cost of the Required Improvements. The policy shall include boiler and machinery coverage.

(c) During construction of the Required Improvements and during any subsequent alteration or restoration of the Required Improvements at a cost in excess of $250,000 per job, Tenant shall maintain builder's risk insurance in an amount equal to the completed value of the project.

(d) Tenant shall furnish Landlord with certificates evidencing the required insurance not later than the date as of which this Lease requires the insurance to be in effect. The certificates of insurance shall be attached hereto as **Exhibit D.** The certificates and the insurance policies required by this Section shall contain a provision that coverages afforded under the policies will not be cancelled or allowed to expire, and limits of liability will not be reduced, without at least 30 days' prior written notice to Landlord. Landlord shall be named as an additional insured under all policies of liability insurance required of Tenant. Landlord's acceptance of a deficient certificate of insurance does not waive any insurance requirement in this Lease. Tenant also shall grant Landlord permission to obtain copies of insurance policies from all insurers providing required coverage to Tenant by executing and delivering to Landlord such authorizations substantially in the form of **Exhibit E** as Landlord may request.

ARTICLE 10. ENVIRONMENTAL MATTERS

10.01 Use of Hazardous Substances. Tenant shall not cause or permit the Property to be used to generate, manufacture, refine, transport, treat, store, handle, dispose of, transfer, produce or process any Hazardous Substance, except as is necessary or useful to Tenant's authorized uses of the Property stated in Section 6.01, and only in compliance with all applicable Environmental Laws. Any Hazardous Substance permitted on the Property as provided in this section, and all containers therefor, shall be handled, used, kept, stored and disposed of in a manner that complies with all applicable Environmental Laws, and handled only by properly trained personnel.

10.02 Prevention of Releases. Tenant shall not cause or permit, as a result of any intentional or unintentional act or omission on the part of Tenant or any of its agents, employees, contractors, tenants, subtenants, invitees or other users or occupants of the Property, a release of any Hazardous Substance onto the Property or onto any other property.

10.03 Compliance with Environmental Laws. Tenant at all times and in all respects shall comply, and will use its best efforts to cause all tenants, subtenants and other users and occupants of the Property to comply, with all Environmental Laws, including without limitation the duty to undertake the following specific actions: (i) Tenant shall, at its own expense, procure, maintain in effect and comply with all conditions of, any and all permits, licenses and other governmental and regulatory approvals required by all Environmental Laws, including without limitation permits required for discharge of (appropriately treated) Hazardous Substances into the ambient air or any sanitary sewers serving the Property; and (ii) except as discharged into the ambient air or a sanitary sewer in strict compliance with all applicable Environmental Laws, all Hazardous Substances from or on the Property to be treated and/or disposed of by Tenant will be removed and transported solely by duly licensed transporters to a duly licensed treatment and/or disposal facility for final treatment and/or disposal (except when applicable Environmental Laws permit on-site treatment or disposal in a sanitary landfill).

10.04 Notice. Tenant shall promptly give Landlord (i) written notice and a copy of any notice or correspondence it receives from any federal, state or other government agency regarding Hazardous Substances on the Property or Hazardous Substances which affect or will affect the Property; (ii) written notice of any knowledge or information Tenant obtains regarding Hazardous Substances or losses incurred or expected to be incurred by Tenant or any government agency to study, assess, contain or remove any Hazardous Substances on or near the Property, and (iii) written notice of any knowledge or information Tenant obtains regarding the release or discovery of Hazardous Substances on the Property.

10.05 Remedial Action. If the presence, release, threat of release, placement on or in the Property, or the generation, transportation, storage, treatment or disposal at the Property of any Hazardous Substance (i) gives rise to liability (including but not limited to a response action, remedial action or removal action) under any Environmental Law, (ii) causes a significant public health effect, or (iii) pollutes or threatens to pollute the environment, Tenant shall, at its sole expense, promptly take any and all remedial and removal action necessary to clean up the Property and mitigate exposure to liability arising from the Hazardous Substance, whether or not required by law.

10.06 Indemnification. Subject to Section 10.09, Tenant shall indemnify, defend, and hold harmless Landlord, its officers and employees from and against any and all claims, disbursements, demands, damages (including but not limited to consequential, indirect or punitive damages), losses, liens, liabilities, penalties, fines, lawsuits and other proceedings and costs and expenses (including experts', consultants' and attorneys' fees and expenses, and including without limitation remedial, removal, response, abatement, cleanup, legal, investigative and monitoring costs), imposed against Landlord, arising directly or indirectly from or out of, or in any way connected with (i) the failure of Tenant to comply with its obligations under this Article; (ii) any

activities on the Property during Tenant's past, present or future possession or control of the Property which directly or indirectly resulted in the Property being contaminated with Hazardous Substances; (iii) the discovery of Hazardous Substances on the Property whose presence was caused during the possession or control of the Property by Tenant; (iv) the clean-up of Hazardous Substances on the Property; and (v) any injury or harm of any type to any person or damage to any property arising out of or relating to Hazardous Substances on the Property or from the Property on any other property. The liabilities, losses, claims, damages, and expenses for which Landlord is indemnified under this section shall be reimbursable to Landlord as and when the obligation of Landlord to make payments with respect thereto are incurred, without any requirement of waiting for the ultimate outcome of any litigation, claim or other proceeding, and Tenant shall pay such liability, losses, claims, damages and expenses to Landlord as so incurred within 10 days after notice from Landlord itemizing in reasonable detail the amounts incurred (provided that no itemization of costs and expenses of counsel to Landlord is required where, in the determination of Landlord, such itemization could be deemed a waiver of attorney-client privilege).

10.07 Survival of Obligations. The obligations of Tenant in this Article, including without limitation the indemnity provided for in Section 10.06, are separate and distinct obligations from Tenant's obligations otherwise provided for herein and shall continue in effect after the expiration of the Term and any Renewal Term.

10.08 Claims against Third Parties. Nothing in this Article shall prejudice or impair the rights or claims of Tenant against any person other than Landlord with respect to the presence of Hazardous Substances as set forth above.

10.09 Extent of Tenant's Obligations. Tenant's obligations under this Article apply only to acts, omissions or conditions that (i) occur in whole or in part during the Term or any Extended Term or during any time of Tenant's possession or occupancy of the Property prior to or after the Term of this Lease; or (ii) are proximately caused in whole or in part by the occupancy of, use of, operations on, or actions on or arising out of the Property by Tenant or its employees, agents, customers, invitees or contractors.

10.10 Inspection at Expiration of Term. Within 90 days before the expiration of the Term or final Extended Term, Tenant shall at its own expense obtain a Phase I environmental inspection of the Property, and conduct any further inspection, including without limitation test holes, that is indicated by the results of the Phase I inspection. Tenant, at its own expense, shall remediate any contamination of the Property that is revealed by the inspections and that is Tenant's responsibility under this Article.

ARTICLE 11. CONDEMNATION

11.01 Article Determines Parties' Rights and Obligations. If any entity having the power of eminent domain exercises that power to condemn the Property, or any part thereof or interest therein, or acquires the Property, or any part thereof or interest therein by a sale or transfer in lieu of condemnation, the interests of Landlord and Tenant in the award or consideration for such transfer and the effect of the taking or transfer upon this Lease will be as provided in this Article.

11.02 Total Taking. If all of the Property is taken or so transferred, this Lease and all of Tenant's interest thereunder will terminate on the date title to the Property vests in the condemning authority.

11.03. Partial Taking. If the taking or transfer of part of the Property causes the remainder of the Property to be not effectively and practicably usable in the opinion of the Tenant for the purpose of operation thereon of Tenant's business, this Lease and all of Tenant's interest thereunder will terminate on the date title to the Property vests in the condemning authority. If the taking or transfer of part of the Property leaves the remainder of the Property effectively and practicably usable in the opinion of Tenant for the operation of Tenant's business, this Lease and all of Tenant's interest thereunder will terminate as to the portion of the Property so taken or transferred on the date title to the Property vests in the condemning authority, but will continue in full force and effect as to the portion of the Property not so taken or transferred, and the Base Rent will abate in the proportion that the portion of the Property taken bears to all of the Property.

11.04 Compensation. Landlord and Tenant each may make a claim against the condemning or taking authority for the amount of just compensation due to it. Tenant shall make no claim against Landlord for damages for termination of the leasehold or interference with Tenant's business, even if Landlord is the condemning or taking authority. Neither Tenant nor Landlord will have any rights in or to any award made to the other by the condemning authority; provided, that if a single award to Landlord includes specific damages for loss of Tenant's leasehold interest separately awarded in the eminent domain proceeding and not as a part of the damages recoverable by Landlord, Landlord will transmit such separately awarded damages to Tenant.

ARTICLE 12. DEFAULT

12.01. Events of Default. Each of the following shall constitute an event of default under this Lease:

(a) The failure of Tenant to pay rent or any other sum of money due under this Lease within 10 days after the due date.

(b) The failure of Tenant to perform or observe any covenant or condition of this Lease, other than a default in the payment of money described in Section 12.01(a), which is not cured within 30 days after notice thereof from Landlord to Tenant, unless the default is of a kind that cannot be cured within such 30-day period, in which case no event of default shall be declared so long as Tenant shall commence the curing of the default within such 30 day period and thereafter shall diligently and continuously prosecute the curing of same.

(c) The use of the Property or buildings and improvements thereon for purposes other than those permitted herein, to which Landlord has not given its written consent.

(d) The commencement of a case under any chapter of the federal Bankruptcy Code by or against Tenant, or the filing of a voluntary or involuntary petition proposing the adjudication of Tenant as bankrupt or insolvent, or the reorganization of Tenant, or an arrangement by Tenant with

its creditors, unless the petition is filed or case commenced by a party other than Tenant and is withdrawn or dismissed within ninety (90) days after the date of its filing.

(e) The admission in writing by Tenant of its inability to pay its debts when due; the appointment of a receiver or trustee for the business or property of Tenant, unless such appointment shall be vacated within 10 days after its entry; Tenant making an assignment for the benefit of creditors; or the voluntary or involuntary dissolution of Tenant.

12.02 Landlord's Remedies. Upon the occurrence of an event default, Landlord has all of the following remedies, all in addition to any other remedies that Landlord may have at law or in equity:

(a) Terminate this lease by written notice to Tenant, upon which Tenant shall surrender possession and vacate the Property immediately, and deliver possession thereof to Landlord, and Tenant hereby grants to Landlord full and free license to enter into and upon the Property in such event with or without process of law and to repossess Landlord of the Property and to expel or remove Tenant and any others who may be occupying or within the Property and to remove any and all property therefrom, using such force as may be necessary, without being deemed in any manner guilty of trespass, eviction or forcible entry or detainer, and without relinquishing Landlord's right to rent or any other right given to Landlord hereunder or by operation of law.

(b) By written notice declare Tenant's right to possession of the Property terminated without terminating this Lease, upon which Landlord will have all the rights to repossess the Property and remove Tenant and Tenant's property that are described Section 12.02(a).

(c) Subject to Section 12.01(e), relet the Property in whole or in part for any period equal to or greater or less than the remainder of the Term or Extended Term, as applicable, for any sum that Landlord may deem reasonable.

(d) Collect any and all rents due or to become due from subtenants or other occupants of the Property.

(e) Landlord may recover from Tenant, with or without terminating this Lease, actual attorney's fees and other expenses incurred by Landlord by reason of Tenant's default and elect to recover damages described under either (1) or (2):

(1) from time to time, an amount equal to the sum of all Base Rent and other sums that have become due and remain unpaid, less the rent, if any, collected by Landlord on reletting the Property reduced by the amount of all expenses incurred by Landlord in connection with reletting the Property; or

(2) immediately upon Tenant's default, an amount equal to the difference between the Base Rent and the fair rental value of the Property for the remainder of the Term or Renewal Term, discounted to the date of such default at a rate per annum equal to the rate at which Landlord could borrow funds for the same period as of the date of such default.

(f) Reentry or reletting of the Property, or any part thereof, shall not terminate this Lease,

unless accompanied by Landlord's written notice of termination to Tenant.

12.03 Assignment of Rents. Tenant immediately and irrevocably assigns to Landlord, as security for Tenant's obligations under this Lease, all rent from any subletting of all or a part of the Property, and Landlord, as assignee and attorney-in-fact for Tenant, or a receiver for Tenant appointed on Landlord's application, may collect such rent and apply it toward Tenant's obligations under this Lease, except that Tenant has the right to collect such rent until the occurrence of an event of default by Tenant.

13. LEASEHOLD MORTGAGES

13.01. Mortgage of Leasehold Interest. Tenant shall have the right at any time, and from time to time, to subject the leasehold estate and any or all of Tenant's improvements situated on the Property to one or more deeds of trust, mortgages, and other collateral security instruments as security for a loan or loans or other obligation of Tenant (each a "Leasehold Mortgage"), subject to the remainder of this Article 13.

13.02 Subordinate to Lease. The Leasehold Mortgage and all rights acquired under it shall be subject and subordinate to all the terms of this Lease, and to all rights and interests of Landlord except as otherwise provided in this Lease.

13.03 Notice to Landlord. Tenant shall give Landlord notice before executing each Leasehold Mortgage, and shall accompany the notice with a true copy of the note and the Leasehold Mortgage as proposed for execution. Upon Landlord's written consent to the Leasehold Mortgage and upon execution of the Leasehold Mortgage by all parties, the mortgagee shall become a Qualified Mortgagee as that term is used in this Lease. Tenant also shall deliver to Landlord a true and correct copy of any notice from a Qualified Mortgagee of default or acceleration of the maturity of the note secured by a Leasehold Mortgage promptly following Tenant's receipt thereof.

13.04 Modification or Termination. No action by Tenant or Landlord to cancel, surrender, or materially modify the economic terms of this Lease or the provisions of Article 11 will be binding upon a Qualified Mortgagee without its prior written consent.

13.05 Notice to Qualified Mortgagee.

(a) If Landlord gives any notice hereunder to Tenant, including without limitation a notice of an event of default, Landlord shall give a copy of the notice to each Qualified Mortgagee at the address previously designated by it.

(b) If a Qualified Mortgagee changes its address or assigns the Leasehold Mortgage, the Qualified Mortgagee or assignee may change the address to which such copies of notices hereunder shall be sent by written notice to Landlord. Landlord will not be bound to recognize any assignment of a Qualified Mortgage unless and until Landlord has been given written notice thereof, a copy of the executed assignment, and the name and address of the assignee. Thereafter,

the assignee will be deemed to be the Qualified Mortgagee hereunder with respect to the assigned Leasehold Mortgage.

(c) If a Leasehold Mortgage is held by more than one person, Landlord shall not be required to give notices to the Qualified Mortgagee of the Leasehold Mortgage unless and until all of the holders of the Leasehold Mortgage give Landlord an original executed counterpart of a written designation of one of their number to receive notices hereunder. Notice given to the one so designated is effective as notice to all them.

13.06 Performance of Tenant Obligations.

(a) A Qualified Mortgagee may perform any obligation of Tenant and remedy any default by Tenant under this Lease within the time periods specified in the Lease, and Landlord shall accept such performance with the same force and effect as if furnished by Tenant; provided, however, that the Qualified Mortgagee will not thereby be subrogated to the rights of Landlord.

(b) Tenant may delegate irrevocably to a Qualified Mortgagee the non-exclusive authority to exercise any or all of Tenant's rights hereunder, but no such delegation will be binding upon Landlord unless and until either Tenant or the Qualified Mortgagee gives Landlord a true copy of a written instrument effecting such delegation.

(c) If Tenant defaults in the payment of any monetary obligation hereunder, Landlord shall not terminate this Lease unless and until Landlord provides written notice of such default to each Qualified Mortgagee and no Qualified Mortgagee cures such default within 10 days after the expiration of any grace or cure periods granted Tenant herein. If Tenant defaults in the performance of any non-monetary obligation hereunder, Landlord shall not terminate this Lease unless and until Landlord provides written notice of such default to each Qualified Mortgagee and no Qualified Mortgagee cures such default within 30 days after the expiration of any grace or cure periods granted Tenant herein.

13.07 Possession by Qualified Mortgagee. A Qualified Mortgagee may take possession of the Property and vest in the interest of Tenant in this Lease upon the performance of the following conditions:

(a) The payment to Landlord of any and all sums due to Landlord under this Lease, including without limitation accrued unpaid rent.

(b) The sending of a written notice to Landlord and Tenant of the Qualified Mortgagee's intent to take possession of the Property and assume the Lease.

(c) The curing of all defaults not remediable by the payment of money within an additional 30 days after the date upon which such default was required to be cured by Tenant under the terms of this Lease.

13.08 No Liability of Mortgagee Without Possession. A Qualified Mortgagee shall have no liability or obligation under this Lease unless and until it sends to Landlord the written notice

described in paragraph 13.07(b). Nothing in this Lease or in the taking of possession of the Property and assumption of the Lease by a Qualified Mortgagee or a subsequent assignee shall relieve Tenant of any duty or liability to Landlord under this Lease.

13.09 New Lease. If a Qualified Mortgagee acquires Tenant's leasehold as a result of a judicial or non-judicial foreclosure under a Leasehold Mortgage, or by means of a deed in lieu of foreclosure, the Qualified Mortgagee thereafter may assign or transfer Tenant's leasehold to an assignee upon obtaining Landlord's written consent thereto, which consent will not be unreasonably withheld or delayed, and subject to all of the other provisions of Article 8. Upon such acquisition by a Qualified Mortgagee, or its assignee of Tenant's leasehold, Landlord will execute and deliver a new ground lease of the Property to the Qualified Mortgagee or its assignee not later than 120 days after such party's acquisition of Tenant's leasehold. The new ground lease will be identical in form and content to this Lease, except with respect to the parties thereto, the term thereof (which will be co-extensive with the remaining Term hereof), and the elimination of any requirements that Tenant fulfilled prior thereto, and the new ground lease will have priority equal to the priority of this Lease. Upon execution and delivery of the new ground lease, Landlord will cooperate with the new tenant, at the sole expense of said new tenant, in taking such action as may be necessary to cancel and discharge this Lease and to remove Tenant from the Property.

ARTICLE 14. GENERAL PROVISIONS

14.01 Authority. Tenant represents and warrants that it has complete and unconditional authority to enter into this Lease; this Lease has been duly authorized by Tenant's governing body; this Lease is a binding and enforceable agreement of and against Tenant; and the person executing the Lease on Tenant's behalf is duly and properly authorized to do so.

14.02 Estoppel Certificates. Either party shall at any time and from time to time upon not less than 30 days prior written request by the other party, execute, acknowledge and deliver to such party, or to its designee, a statement in writing certifying that this Lease is in full force and effect and has not been amended (or, if there has been any amendment thereof, that the same is in full force and effect as amended and stating the amendment or amendments); that there are no defaults existing, (or, if there is any claimed default, stating the nature and extent thereof); and stating the dates to which the Base Rent and other charges have been paid in advance. The requesting party shall pay the cost of preparing an estoppel certificate, including the cost of conducting due diligence investigation and attorney's fees.

14.03 Delivery of Notices -Method and Time. All notices, demands or requests from one party to another shall be delivered in person or be sent by (i) mail, certified or registered, postage prepaid, (ii) reputable overnight air courier service, or (iii) electronic mail or facsimile transmission (accompanied by reasonable evidence of receipt of the transmission and with a confirmation copy mailed by first class mail no later than the day after transmission) to the address for the recipient in Section 14.04 and will be deemed to have been given at the time of delivery or, if mailed, three (3) days after the date of mailing.

14.04 Addresses for Notices. All notices, demands and requests from Tenant to Landlord shall be given to Landlord at the following address:

City Manager
City of Homer
491 East Pioneer Avenue
Homer, Alaska 99603
Facsimile: (907) 235-3148
Email: citymanager@cityofhomer-ak.gov

All notices, demands or requests from Landlord to Tenant shall be given to Tenant at the following address:

Brad Faulkner, President
Alaska Custom Seafoods
PO Box 996
Homer, AK 99603
Email: bradalaska08@yahoo.com

Each party may, from time to time, designate a different address or different agent for service of process by notice given in conformity with Section 14.03.

14.05 Time of Essence. Time is of the essence of each provision of this Lease.

14.06 Computation of Time. The time in which any act provided by this Lease is to be done is computed by excluding the first day and including the last, unless the last day is a Saturday, Sunday or a holiday, and then it is also excluded. The term "holiday" will mean all holidays as defined by the statutes of Alaska.

14.07 Interpretation. Each party hereto has been afforded the opportunity to consult with counsel of its choice before entering into this Lease. The language in this Lease shall in all cases be simply construed according to its fair meaning and not for or against either party as the drafter thereof.

14.08 Captions. The captions or headings in this lease are for convenience only and in no way define, limit or describe the scope or intent of any provision of this Lease.

14.09 Independent Contractor Status. Landlord and Tenant are independent contractors under this Lease, and nothing herein shall be construed to create a partnership, joint venture, or agency relationship between Landlord and Tenant. Neither party shall have any authority to enter into agreements of any kind on behalf of the other and shall have no power or authority to bind or obligate the other in any manner to any third party.

14.10 Parties Interested Herein. Nothing in this Lease, express or implied, is intended or shall be construed to give to any person other than Landlord, Tenant and any Qualified Mortgagee

any right, remedy or claim, legal or equitable, under or by reason of this Lease. The covenants, stipulations and agreements contained in this Lease are and shall be for the sole and exclusive benefit of Landlord, Tenant and any Qualified Mortgagee, and their permitted successors and assigns.

14.11 Multi-Party Tenant. If Tenant is comprised of more than one natural person or legal entity, the obligations under this Lease imposed upon Tenant are joint and several obligations of all such persons and entities. All notices, payments, and agreements given or made by, with, or to any one of such persons or entities will be deemed to have been given or made by, with, or to all of them, unless expressly agreed otherwise by Landlord in writing.

14.12 Broker's Commissions. Each of the parties represents and warrants that there are no claims for brokerage commissions or finders' fees in connection with the execution of this Lease, and agrees to indemnify the other against, and hold it harmless from, all liability arising from any such claim including, without limitation, the cost of counsel fees in connection therewith.

14.13 Successors and Assigns. This Lease shall be binding upon the successors and assigns of Landlord and Tenant, and shall inure to the benefit of the permitted successors and assigns of Landlord and Tenant.

14.14 Waiver. No waiver by a party of any right hereunder may be implied from the party's conduct or failure to act, and neither party may waive any right hereunder except by a writing signed by the party's authorized representative. The lapse of time without giving notice or taking other action does not waive any breach of a provision of this Lease. No waiver of a right on one occasion applies to any different facts or circumstances or to any future events, even if involving similar facts and circumstances. No waiver of any right hereunder constitutes a waiver of any other right hereunder.

14.15 Attorney's Fees.

(a) If Landlord is involuntarily made a party defendant to any litigation concerning this Lease or the Property by reason of any act or omission of Tenant, or if Landlord is made a party to any litigation brought by or against Tenant without any fault on the part of Landlord, then Tenant shall pay the amounts reasonably incurred and expended by Landlord, including the reasonable fees of Landlord's agents and attorneys and all expenses incurred in defense of such litigation.

(b) In the event of litigation between Landlord and Tenant concerning enforcement of any right or obligation under this Lease, the non-prevailing party shall reimburse the prevailing party for the attorney's fees reasonably incurred and expended by the prevailing party in the litigation.

14.16 Severability. If any provision of this Lease shall for any reason be held to be invalid, illegal, unenforceable, or in conflict with any law of a federal, state, or local government having jurisdiction over this Lease, such provision shall be construed so as to make it enforceable to the greatest extent permitted, such provision shall remain in effect to the greatest extent permitted and the remaining provisions of this Lease shall remain in full force and effect.

14.17 Entire Agreement, Amendment. This Lease constitutes the entire and integrated agreement between Landlord and Tenant concerning the subject matter hereof, and supersedes all prior negotiations, representations or agreements, either written or oral. No affirmation, representation or warranty relating to the subject matter hereof by any employee, agent or other representative of Landlord shall bind Landlord or be enforceable by Tenant unless specifically set forth in this Lease. This Lease may be amended only by written instrument executed and acknowledged by both Landlord and Tenant.

14.18 Governing Law and Venue. This Lease will be governed by, construed and enforced in accordance with, the laws of the State of Alaska. Any action or suit arising between the parties in relation to or in connection with this Lease, or for the breach thereof, shall be brought in the trial courts of the State of Alaska for the Third Judicial District at Homer.

14.19 Execution in Counterparts. This Lease may be executed in two or more counterparts, each of which shall be an original and all of which together shall constitute one and the same document.

14.20 Prior Lease. Landlord and Tenant are parties to a prior lease affecting the Property dated August 15, 1990, a memorandum of which has been recorded in the records of the Homer Recording District (the "Prior Lease"). This Lease replaces and supersedes the Prior Lease effective as of August 1, 2013, and on and after that date the Prior Lease shall have no force or effect, except that it shall remain in effect as to events, rights, obligations, or remedies arising or accruing under the Prior Lease prior to that date.

IN WITNESS WHEREOF, the parties have executed this Lease as of the date first set forth above.

Landlord:

CITY OF HOMER

By: _____
Walt Wrede, City Manager

Tenant:

BRAD FAULKNER
ALASKA CUSTOM SEAFOODS

_____
Brad Faulkner, President

ACKNOWLEDGMENTS

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on July 26, 2013, by Walt Wrede, City Manager of the City of Homer, an Alaska municipal corporation, on behalf of the City of Homer.

ANDREA BROWNING
Notary Public
State of Alaska
My Commission Expires
With Office

_____
Notary Public in and for Alaska

My Commission Expires: W/Office

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on July 26, 2013, by Brad Faulkner, President of Alaska Custom Seafoods.

_____
Notary Public in and for Alaska

ANDREA BROWNING
Notary Public
State of Alaska
My Commission Expires
With Office

My Commission Expires: W/Office

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

(Section 2.01)

Lot 88-4, HOMER SPIT SUBDIVISION NO. 2 AMENDED, according to Plat No. 92-50, Homer Recording District, State of Alaska, containing 13,383 square feet, more or less, also known as Kenai Peninsula Borough Tax Parcel No. 18103444;

EXHIBIT B

TENANT'S LEASE PROPOSAL

Monday, October 25, 2010

City of Homer
City Manager

Ref: Lease Application for Lot 88-4

Dear Mr. Wrede,

Attached is a lease application to re-lease my existing lease. I believe my history of doing business with the City and the amount of economic activity my lease has annually generated should allow this renewal to fall under City of Homer Property Management and Procedures 11.2 F and not be required to enter a competitive bidding process.

I am going to continue with fish dock office space and yard space for the harbor side of my lot. I have the number 1 halibut buyer in the world and the number 1 cod producer in Kachemak Bay doing business here. The economic benefits to the City are enormous.

The plot plan shows four new buildings and a boardwalk fronting the highway. These are intended for sub-lease to galleries and shops. I intend to repeat the architectural style of the Hillstrand/Fish and Chips boardwalk. I will permit them all this year and build one a year minimum. If they lease out, I will build them all the first year. I require a lease that allows sub-leasing. I will pay "fair market rent".

This project should finally draw pedestrian traffic past the Salty Dawg. It will serve as the critical mass to get people past Happy Face and South Central Radar. The vendors who sub-lease from Billy Sullivan and Mike Yourkowski will all benefit.

I have done 120days x 12 plus hours on the BP spill leading Task Force 1, Grand Isle and have been home less than a week. The package is not perfect. I will put it all through planning, build it to code and make it look good, really good.. I know the Spit. I have over $250,00,00 invested in this lot and I am ready to invest another $250,000. I am asking you and the Council to let me make it happen.

Respectfully,

Brad Faulkner

Brad Faulkner

Economic Benefit to the City

For the first twelve years of the fifteen I have had this lease I bought fish. During that time all my fish taxes went into the City. I also purchased all my ice from the City. Direct payments to the City were often $100,000 a year not including fish taxes. When I chose to get out of the fish business I leased my office to my biggest competitor. Dana Besicker buys four to five million pounds of halibut out of Homer every year. He is probably the biggest client of both the Auction Block and the Fish Factory. He needs to be somewhere and he is very happy with his current location. The economic benefit of this alone is enormous.

Glen Carroll is also currently doing business from my lot. He fishes two boats in the local cod fishery. He does his own buying and selling and keeps his equipment and totes on my lot. This was close to two million pounds of cod last year in the typically slow time of year for the dock and the economy. This is feeding at least 6 families on the boats alone. He needs to be somewhere and he is happy where he is.

Historically, I have accommodated any legitimate fish buyer that shows up in Homer and needs space for totes and forklifts. Over the years this has included the Auction Block, Deep Creek, and Inlet Salmon. If it is good for the fish dock I find space for it to happen. I will continue this policy.

The new retail buildings proposed are designed for retail shops and or charter offices. By building them all the same style and building a boardwalk something like the Hillstrand boardwalk , I hope to pull more of the walking traffic past the Salty Dawg. Currently, walk in traffic east of the Dawg is as little as 25% as it is west of the Dawg. By making it visible and attractive it can only help the vendors on the Yourkowski and Sullivan leases. The Spit runs seven days a week so four new businesses should mean eight new employees employed on the Spit.

Unlike Yourkowski, I plan to build these buildings myself and sub-lease the building not the ground.

Financial Ability

I have been paying the City close to a thousand dollars a month for fifteen years. I hope that makes me viable. During that time I did over 60 million dollars in fish deals without a NMFS violation or a bad deal . I hope that makes me viable.

What really makes this deal financially viable is already setting on the lease. The current building is a 3000 square foot residential building. It is double rocked, with fire doors and soundproofing. Everything is built to code and was inspected. I put over $200,000 cash into this building. It had to be all cash because the old lease specifically disallowed any liens on any of the property. This building is 100% free and clear with no liens or attachments. With a new lease the existing building is more than enough equity to finance the project.

Schedule

Kevin Strong will be doing the planning and construction. We will get it permitted and through planning this winter. I will be hustling this winter to get tenants. We will build as many as I can hustle legitimate business tenants for, hopefully ready by tourist season. Regardless of tenants or lack of tenants, we will permit the project this winter and start at least one building in the spring.

Attachment #3

City of Homer-Lease Application/Assignment Form

Directions:
1. Please type.
2. Please submit this application form to the City Clerk's Office, 491 Pioneer Avenue, Homer, Alaska 99603.
3. Please answer all questions on this form, or put "N/A" in the space if it is non applicable.

Applicant Name: Social Security No.s	Brad Faulkner [redacted]
Mailing Address:	Box 996
City, State, ZIP code:	Homer, AK 99603
Business Telephone No.	907-299-1871
Representative's Name:	
Mailing Address:	
City, State, ZIP code:	
Business Telephone No.	
Property Location:	Lot 88-4 Homer Spit Rd
Legal Description:	
Type of Business to be placed on property:	Retail
Size of Buildings to be placed or leased:	4 ~ 16X24
Duration of Lease requested:	20
Options to re-new:	2-5
Special lease requirements:	Ability to Sub-lease
Number of parking spaces required, per code:	6

The following materials must be submitted when applying for a lease of City of Homer real property

1.	**Plot Plan**	A drawing of the proposed leased property showing: ☑ Size of lot - dimensions and total square footage. – to scale, please. ☑ Placement and size of buildings, storage units, miscellaneous structures planned – to scale, please. ☑ Water and sewer lines – location of septic tanks, if needed. ☑ Parking spaces – numbered on the drawing with a total number indicated – please refer to Homer City Code _____
2.	**Development Plan**	☑ List the time schedule from project initiation to project completion, including major project milestones. **Dates** / **Tasks** 6/11 — Project design & permitting 7/11 — First bldg & boardwalk 6/12 — second bldg 6/13 — Third bldg 6/14 — Fourth bldg. For each building, indicate: **Building Use** / **Dimensions and square footage** 4- 16 x 24 — 1-story Retail
3.	**Insurance** Prior to Signing	☐ Attach a statement of proof of insurability of lessee for a minimum liability insurance for combined single limits of $1,000,000 showing the City of Homer as co-insured. Additional insurance limits may be required due to the nature of the business, lease or exposure. Environmental insurance my be required. If subleases are involved, include appropriate certificates of insurance.
4.	**Subleases**	☑ Please indicate and provide a detailed explanation of any plans that you may have for subleasing the property. The City of Homer will generally require payment of 25% of proceeds paid Lessee by subtenants. Refer to chapter 13 of the Property Management Policy and Procedures manual.
5.	**Health Requirements**	☐ Attach a statement documenting that the plans for the proposed waste disposal system, and for any other necessary health requirements, have been submitted to the State Department of Environmental Conservation for approval. Granting of this lease shall be contingent upon the lessee obtaining all necessary approvals from the State DEC.
6.	**Agency Approval**	☐ Attach statement(s) of proof that your plans have been inspected and approved by any agency which may have jurisdiction of the project; i.e. Fire Marshall, Army Corps of Engineers, EPA, etc. The granting of this lease shall be contingent upon lessee obtaining approval, necessary permits, and/or inspection statements from all appropriate State and/or Federal agencies.

7.	**Fees**		All applicable fees must be submitted prior to the preparation and/or execution of a lease. ☑ **Application fee - $30.00.** Covers costs associated with processing the application. ☐ **Lease fee - $300.00.** Covers the costs of preparing and processing the actual lease. ☐ **Assignment fee - $250.00.** Covers the costs of preparing and processing the lease transfer.
8.	**Financial Data**		Please indicate lessee's type of business entity: ☑ Sole or individual proprietorship. ☐ Partnership. ☐ Corporation. ☐ Other – Please explain: _____ ☑ **Financial Statement** – Please attach a financial statement showing the ability of the lessee to meet the required financial obligations. ☑ **Surety Information** – Has any surety or bonding company ever been required to perform upon your default or the default of any of the principals in you organization holding more than a 10% interest ☑ No ☐ Yes. If yes, please attach a statement naming the surety or bonding company, date and amount of bond, and the circumstances surrounding the default or performance. ☑ **Bankruptcy information** - Have you or any of the principals of your organization holding more than a 10% interest ever been declared bankrupt or are presently a debtor in a bankruptcy action? ☑ No ☐ Yes. If yes, please attach a statement indicating state, date, Court having jurisdiction, case number and to amount of assets and debt. ☑ **Pending Litigation** – Are you or any of the principals of your organization holding more than a 10% interest presently a party to any pending litigation? ☑ No ☐ Yes. If yes, please attach detailed information as to each claim, cause of action, lien, judgment including dates and case numbers.
9.	**Partnership Statement**		☐ If the applicant is a partnership, please provide the following: **Date of organization:** N/A **Type:** ☐ General Partnership ☐ Limited Partnership **Statement of Partnership Recorded?** ☐ Yes ☐ No Where _____ When _____ **Has partnership done business in Alaska?** ☐ Yes ☐ No Where _____ When _____ **Name, address, and partnership share. If partner is a corporation, please complete corporation statement.** Limited/ General Name Address Share %

		N/A **Please attach a copy of your partnership agreement.**
10.	**Corporation Statement**	☐ If the applicant is a corporation, please provide the following: **Date of Incorporation:** _____ **State of Incorporation:** _____ **Is the Corporation authorized to do business in Alaska?** ☐ No ☐ Yes. Is so, as of what Date? _____ **Corporation is held?** ☐ Publicly ☐ Privately If publicly held, how and where is the stock traded? _____ **Officers & Principal Stockholders [10%+]:** Name Title Address Share ☐ **Please furnish a copy of Articles of Incorporation and By-laws.** **Please furnish name and title of officer authorized by Articles and/or By-laws to execute contracts and other corporate commitments.** Name Title

11.	**Applicant References**	Please list four persons or firms with whom the Applicant or its owners have conducted business transactions with during the past three years. Two references named shall have knowledge of your financial management history, of which at least one must be your principal financial institution. Two of the references must have knowledge of your business expertise.

Name: Kevin Hogan
Firm: Auction Block
Title:
Address:
Telephone: 907-299-8090
Nature of business association with Applicant: Fish buying

Name: Eric Olsen
Firm: BBicker Company
Title:
Address:
Telephone: 299-1161
Nature of business association with Applicant: Fish buying

Name: Glen Carroll
Firm: Carroll corp
Title:
Address:
Telephone: 399-7219
Nature of business association with Applicant: Fish buying

Name: Kevin Strong
Firm: Strong Construction
Title: Will be the Contractor
Address:
Telephone: 399-1671
Nature of business association with Applicant: contracting

I hereby certify that the above information is true and correct to the best of my knowledge.

Signature: [signature] **Date:** 10/26

EXHIBIT C

SITE PLANS/REQUIRED IMPROVEMENTS

(Section 6.02)

Conditional Use Permit 12-01 was approved on September 19, 2012 subject to the following conditions: (see attached)

Condition 1: The rear of the lease property, adjacent to the harbor and future spit trail, shall be delineated. Three feet of landscaping is not required as it is not a lot line. A fence, regularly spaced planters, driftwood or some type of visual marker shall be placed to show the lease boundary.

Condition 2: The property line along Fish Dock Road, between Homer Spit Road and the driveway on Fish Dock Rd, shall be delineated by a fence or planters, in lieu of landscaping. Planters or season fixtures are acceptable.

Condition 3: Fish totes and all related equipment shall be stored within the leased area. NO storage, staging, or operations may occur off the leased area.

Condition 4: Any dumpsters shall be screened on three sides. Dumpsters shall not be visible from Homer Spit Road or the trail along the harbor.

Condition 5: The driveway access on Fish Dock road shall be marked. Planters or other seasonal fixtures may be used.

Condition 6: Boardwalk construction must begin within two years.

Condition 7: The new structures shall have a unified architectural treatment.

Condition 8: The boardwalk may extend up to ten feet into the twenty foot setback for the purpose of stairs or handicap ramp down to grade.

Performance Standards/ Timeline:

June, 2013: **Project Design and Permitting**

Summer, 2013: **First Building**

Summer, 2014: **Second Building**

September, 2014: **Boardwalk/ Construction must be underway (as Condition 6 of CUP)**

Summer, 2015: **Third Building**

Summer, 2016: **Fourth Building**

January 1, 2017: **Project Completed**

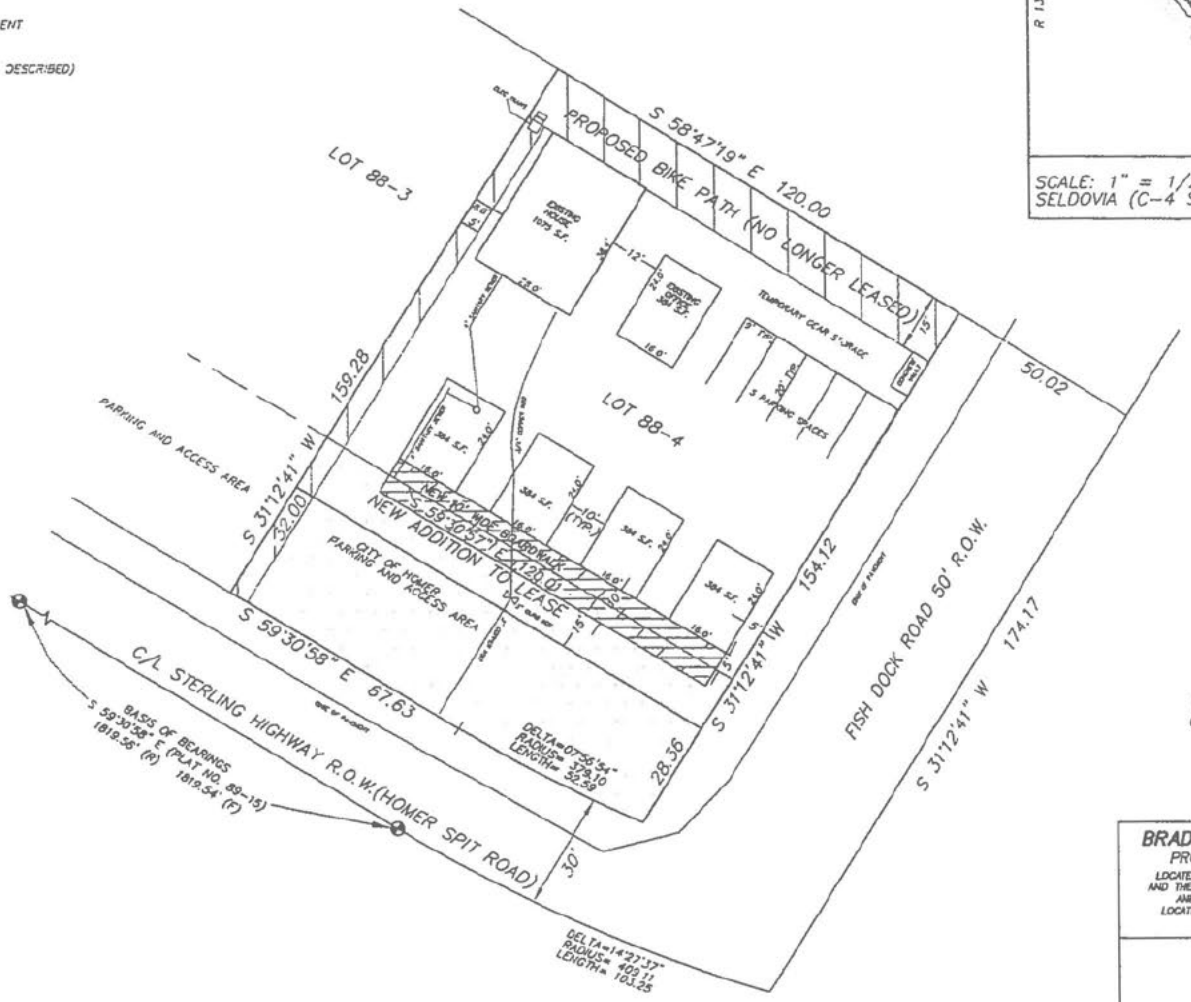
NOTES

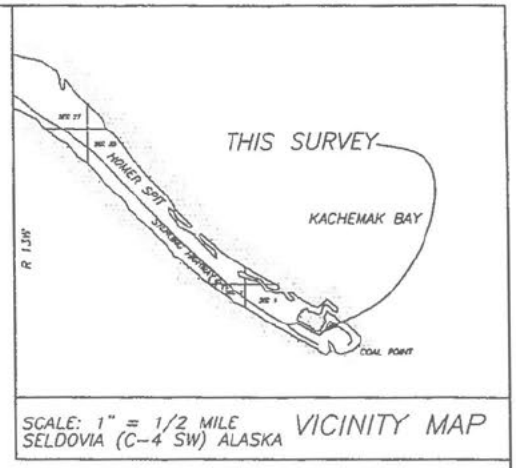
1. THE BASIS OF BEARINGS FOR THIS SURVEY IS S 59°30'58" E BETWEEN THE C/L MONUMENTS HOMER SPIT ROAD(AS SHOWN). PER PLAT# 89-15 (H.R.D.) HOMER SPIT.
2. THIS LOT IS SERVED BY CITY OF HOMER WATER AND SEWER SERVICES

LEGEND

UTILITY EASEMENT

U.G. UTILITY (AS DESCRIBED)





SCALE: 1" = 1/2 MILE
SELDOVIA (C-4 SW) ALASKA

VICINITY MAP

BRAD FAULKNER C.U.P. PLAN 2012

PROPOSED IMPROVEMENTS PLAN VIEW

LOCATED UPON LOT 84-4 HOMER SPIT No. TWO (PLAT #91-3HRD) AND THE PUBLIC PARKING AND ACCESS AREA BETWEEN LOT 88-4 AND THE STERLING HIGHWAY R.O.W. (HOMER SPIT ROAD)
LOCATED SEC 1, TOWNSHIP 7S, RANGE 13W, SEWARD MERIDIAN
HOMER RECORDING DISTRICT, HOMER, ALASKA

SEABRIGHT SURVEYING
1044 EAST ROAD SUITE A
HOMER ALASKA 99603
(907) 235-4247 FAX 235-4247
seabrightz@yahoo.com

DRAWN BY: K.B.	DATE: 3/16/12	SCALE: as shown
CHK BY: K.B.	JOB #2012-03	SHEET 1 OF 1

EXHIBIT D

CERTIFICATES OF INSURANCE

(Section 9.04(d))

FAULK-1 OP ID: CW

ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 06/06/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Homer Office PO Box 430 Homer, AK 99603 Malone And Company Phone: 907-435-0699 Fax: 907-435-0669	CONTACT NAME: Malone Insurance Agency PHONE (A/C, No, Ext): 907-435-0699 FAX (A/C, No): 907-435-0669 E-MAIL ADDRESS:
INSURED Brad Faulkner Alaska Custom Seafoods Inc PO Box 996 Homer, AK 99603	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A: Northland Casualty Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY [X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC	X		WS176345	06/04/2013	06/04/2014	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [ ] HIRED AUTOS [ ] NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					WC STATU-TORY LIMITS [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

4474 Homer Spit Rd Homer, Alaska 99603

CERTIFICATE HOLDER

City Of Homer
491 E Pioneer Ave
Homer, AK 99603

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Carol L Whitaker

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EXHIBIT E

PERMISSION TO OBTAIN INSURANCE POLICIES

(Section 9.04(d))

The City of Homer is hereby granted permission to request and obtain copies of BRAD FAULKNER, PRESIDENT, ALASKA CUSTOM SEAFOODS ("Tenant") insurance policies from Tenant's broker and/or insurer, Malone Insurance Agency. Tenant requests the broker/insurer to provide the City of Homer with information about and copies of all of Tenant's insurance policies providing the type of coverage required by the Lease between Tenant and the City of Homer.

It is understood that the Tenant may revoke this permission at any time by written notice to City of Homer and to Tenant's broker and/or insurer; however, such revocation will constitute a default of Tenant's lease from the City of Homer.

BRAD FAULKNER, PRESIDENT
ALASKA CUSTOM SEAFOODS

Date: 7/26/13

CITY OF HOMER
HOMER, ALASKA

City Manager/Port Director

ORDINANCE 25-67

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA APPROVING A SUBLEASE BETWEEN ALASKA CUSTOM SEAFOODS, INC. AND WIND AND TIDE LLC DBA PENINSULA SEAFOODS OCCUPYING A PORTION OF THE BUILDING SPACE FOR AN OFFICE AND ADDITIONAL SHARED SPACE AS WELL YARD SPACE CONSISTING OF SHARED PARKING SPACES AND SPACE FOR AN ICE-MAKING MACHINE AND EQUIPMENT STORAGE ON THE PROPERTY T7S R13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUBDIVISION NO. TWO AMENDED LOT 88-4, AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, The City Manager previously approved a short-term, 12-month sublease agreement between Alaska Custom Seafoods, Inc. and Wind and Tide LLC, dba Peninsula Seafoods, for office and yard space, including shared use of six parking spaces; and

WHEREAS, Wind and Tide LLC, dba Peninsula Seafoods, has requested additional yard space for the placement of an ice-making machine and equipment storage, as well as the option to extend the term of the sublease beyond the original 12-month period; and

WHEREAS, The Lessee, Alaska Custom Seafoods, Inc., has reviewed and agreed to the additional usage of yard space and extension of the sublease term; and

WHEREAS, Wind and Tide LLC, dba Peninsula Seafoods, has submitted the required information and documentation in support of the new sublease application; and

WHEREAS, The proposed expansion of yard space is consistent with the permitted uses under the Prime Lease, conforms to applicable land use regulations, and is anticipated to provide a beneficial service to the local commercial fishing industry, thereby serving the public interest.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1: The Homer City Council approves this ordinance of the City Council of Homer, Alaska approving a sublease between Alaska Custom Seafoods, Inc. and Wind and Tide LLC dba Peninsula Seafoods, occupying a portion of the building space for an office and additional shared space as well as yard space consisting of shared parking spaces, space for an ice-

making machine and equipment storage on the property entitled T 7S R 13W SEC 1 Seward Merdian HM 0920050 Homer Spit Sub No Two amended Lot 88-4, and authorizing the City Manager to negotiate and execute the appropriate documents.

CITY OF HOMER

_____
RACHEL LORD, MAYOR

ATTEST:

_____
SCOTT LYNN, DEPUTY CITY CLERK

YES:
NO:
ABSTAIN:

First Reading:
Public Hearing:
Second Reading:
Effective Date:

CC-25-259

MEMORANDUM

Ordinance 25-68, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Title 10, Port and Harbor Sections 10.04.035 Homer Port and Harbor Tariff, 10.04.040 Port Director, 10.04.055 Fees, 10.04.090 Underway Requirement, 10.04.120 Impounded Vessel Procedure, and 10.04.140 Annual Review. City Manager/Port Director.

Item Type: Backup Memorandum

Prepared For: Mayor Lord and Homer City Council

Date: October 30, 2025

From: Amy Woodruff, Port Administrative Supervisor

Through: Melissa Jacobsen, City Manager

Title 10 of City Code was last amended 2023 when the Port Director/Harbormaster position was split into two roles. Port staff identified one or two small changes they wanted to make to the code, and in the spirit of efficiency, Staff conducted a full internal review of Title 10 to identify any other appropriate revisions.

The Port & Harbor Advisory Commission reviewed the proposed changes at the September 24, 2025 Commission meeting and moved that City Council approve the proposed changes.

Section	Proposed Change	Reasoning
10.04.035 Homer port and harbor tariff.	Remove "and as filed with the Federal Maritime Commission." Change the type of legislation that amends the tariff from "resolution" to "ordinance"	The Federal Maritime Commission does not keep Tariffs on file.* Staff prefer to use an ordinance because it requires multiple council meetings and allows for more public input.
10.04.040 Port Director – Powers and duties.	Change "a fee as prescribed in the Homer port and harbor tariff shall be assessed the vessel owner or operator" to "may be assessed"	Allows for Port Director to apply discretion when assessing fees.
10.04.055 Fees.	Change references to 'resolution' to 'ordinance'	Staff prefer to use an ordinance because it requires multiple

		council meetings and allows for more public input.
	Remove “and provided further, that any such change is effective only after the change is filed with the Federal Maritime Commission as an amendment to the Homer port and harbor tariff.”	The Federal Maritime Commission does not maintain a database of tariffs and past submissions to the FMC have been returned to the City. *
10.04.090 Underway requirement.	Change a 50% increase in moorage rate to a penalty equal to 50% of the monthly moorage rate.	As written, the penalty amount will vary depending on what rate of moorage a boat is paying.
10.04.120 Impounded vessel procedure.	Section a: revise posting locations and allow for email delivery in addition to (not in lieu of) certified mail. Section e: Replace public auction with sealed bid.	Locations of bulletin boards have changed. Clarify that email is a permitted means of communication Port Director prefers sealed bid method for vessel sale.
10.04.140 Annual review required.	Move “and charges” to fall after “harbor rates”	Correcting typo

* Per Federal Maritime Commission: “Marine Terminal Operators (MTOs), as defined in 46 CFR §525.1(c)(13), provide wharfage, dock, warehouse, or other marine terminal facilities to ocean common carriers moving cargo in the ocean-borne, foreign commerce of the United States. […] An MTO may make available a schedule of its rates, regulations, and practices to the public at its discretion. […] A complete and current set of schedules of rates, regulations, and practices must be maintained for five years, and available to the Commission upon request. The Commission publishes the location of terminal schedules available to the public on its website.” From https://www.fmc.gov/marine-terminal-operators/ September 16, 2025.

RECOMMENDATION:
Approve the proposed changes to Title 10 of Homer City Code

ATTACHMENTS:

Excerpt from the draft minutes of the September 24, 2025 Port & Harbor Advisory Commission Meeting

MOVED TO APPROVE THE MINUTES.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

5. VISITORS/PRESENTATIONS

6. STAFF & COUNCIL REPORT/COMMITTEE REPORTS

6.A. Port & Harbor FY26 YTD

- Discussed the correction of a meeting date from August 27th to September 24th, and the approval of September 2025 meeting minutes. Staff presented a comparison of harbor mortgage rates across Alaska, showing Homer's daily rate of $1.90 per foot is higher than other harbors, and shared a proposed rate table for 2026 with a CPI increase. The discussion covered the completion of a geotechnical investigation by Hyrex Fanchen, and an invitation to bid process for cold storage units at the ice plant closing on the 30th. The conversation ended with an announcement that the Harbormasters office will no longer be open on Saturdays starting next summer, with staff seeking feedback on minimizing customer impact.

6.B. Port & Harbor Staff Report – October 2025

- Discussed staffing on Saturdays, confirming it's typically one admin, and William expressed support for a phone tree system if it connects to a real person. The group reviewed the council meeting schedule, noting a potential conflict with the EDC meeting on November 12th, and agreed to discuss rescheduling at the end of the meeting. Updates were provided on several special projects, including the selection of a contractor for the ICE metering system installation and positive developments regarding the System 4 float replacement, with engineers from RESPEC completing fieldwork and awaiting their report.

7. PUBLIC HEARING(S)

8. PENDING BUSINESS

A. Proposed changes to Port and Harbor Terminal Tarriff No. 1

PITZMAN/ATWOOD MOVE TO RECOMMEND THE TARIFF AS ITS CURRENTLY CONFIGURED TO CONSIDERATION BY THE CITY COUNCIL.

Chair Siekaniec Request the clerk to Perform a Roll Call Vote

VOTE: YES: ATWOOD, PITZMAN, SIEKANIEC, VELSKO,
VOTE: NO: ROTH

There was no discussion

Motion carried.

9. New Business

9.A. 2026 Commission Meeting Schedule

ROTH/PITZMAN MOVED TO APPROVE THE 2026 COMMISSION MEETING SCHEDULE AS WRITTEN.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

10. INFORMATIONAL MATERIALS

10.A. September 2025 Port Operations Report

10.B. Q2 Statistics for the Homer Harbor

10.C. September City Managers Report to council

11. COMMENTS OF THE AUDIENCE (3 minute time limit)

- Robert Roth, City resident, talks about his concerns for the harbor and makes a point to talk about lowering the harbor rates.
- Mary Grizwald Homer Harbor User points out errors on the previous months' minutes to be corrected.
- Steve Roth opposes rate increases and is in favor of building a new steel grid for boat maintenance. Roth thanks the commission for their hard work.

12. COMMENTS OF THE CITY STAFF

- Harbor director Hawkins clarifies that the rate increases in the harbor are simply inflation .

CITY OF HOMER
HOMER, ALASKA

City Manager/Port Director

ORDINANCE 25-68

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING HOMER CITY CODE TITLE 10, PORT AND HARBOR SECTIONS 10.04.035 HOMER PORT AND HARBOR TARIFF, 10.04.040 PORT DIRECTOR, 10.04.055 FEES, 10.04.090 UNDERWAY REQUIREMENT, 10.04.120 IMPOUNDED VESSEL PROCEDURE, AND 10.04.140 ANNUAL REVIEW.

WHEREAS, Title 10 of Homer City Code was repealed and reenacted by Ordinance 95-18 and has been amended from time to time; and

WHEREAS, Port & Harbor staff have reviewed Title 10 and identified edits to this section of code that improve clarity and accuracy; and

WHEREAS, The Port and Harbor Advisory Commission also reviewed the proposed code changes at their September 2025 meeting and made a motion recommending that the council approve the changes to HCC Title 10.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code 10.04.035, Homer port and harbor tariff, is hereby amended to read as follows:

The rates, charges, rules and regulations for wharfage, terminal storage, demurrage and other terminal services and privileges are set forth in the Homer port and harbor tariff ~~and as filed with the Federal Maritime Commission~~. Subject to the requirements of HCC 10.04.055, the Homer port and harbor tariff may be amended from time to time by ~~resolution~~ **ordinance** of the City Council

Section 2. Homer City Code 10.04.040, Port Director – Powers and duties, is hereby amended to read as follows:

A Port Director, who shall have police powers, shall be appointed in the same manner as other City employees. The Port Director, or their designee, shall be assigned to enforce the provisions of this title and the Homer port and harbor tariff, maintain an accurate log of the registration data of all boats using Homer harbor facilities, showing the date of occupancy of berthing facilities, issue citations and impound vehicles, vessels, gear or equipment for violations of this

title, and collect or arrange for the collection of the established fees. The Port Director, or their designee, is granted the power and authority from time to time, as circumstances require, but without any obligation to do so, and without any obligation or liability on their part, or that of the City for their failure to do so, to replace defective mooring lines, to pump vessels which are in a dangerous condition for lack thereof, and to move any boat for the purpose of protecting such boat from fire or from other hazard or for the protection of other vessels or property therefrom. Whenever the Port Director, or their designee, shall perform or cause to be performed any of the actions authorized in this title or other emergency actions, after having given notice of the immediate need therefor, or having attempted to give such notice within the time limits prescribed by the exigencies of the situation, a fee as prescribed in the Homer port and harbor tariff ~~shall~~ **may** be assessed the vessel owner or operator.

Section 3. Homer City Code 10.04.055, Fees, is hereby amended to read as follows:

a. Fees for the approved use of Homer harbor facilities and services as set forth in the Homer port and harbor tariff may be changed by City Council ~~resolution~~ **ordinance**~~; provided, that a public hearing is held prior to approval of the resolution; and provided further, that any such change is effective only after the change is filed with the Federal Maritime Commission as an amendment to the Homer port and harbor tariff~~.

b. The Port Director, or their designee, may negotiate special fees and charges with a vessel owner or operator where the owner or operator requires an exceptional volume of, or unique or unusual, services or facilities, and it is in the best interest of the City to enter into special arrangements. In such event, the Port Director shall inform the City Manager of such special, negotiated arrangements.

Section 4. Homer City Code 10.04.090, Underway requirement, is hereby amended to read as follows:

On at least two days in each calendar year, separated by at least 60 days, a vessel moored in the Homer harbor shall depart under its own power from the Homer harbor and travel beyond the one-quarter-mile turning basin of the Pioneer and Deep Water Docks before returning under the vessel's own power to the Homer harbor. The ~~moorage charge~~ **penalty** for a vessel that fails to comply with this requirement shall be ~~increased by~~ **equal to** 50 percent **of the monthly moorage charge** commencing at the time the vessel fails to comply and continuing ~~during the period of noncompliance~~ **until the vessel completes the first of the two required departures from the harbor**.

Section 5. Homer City Code 10.04.120, Impounded vessel procedure, is hereby amended to read as follows:

a. At least 10 days prior to impounding any vessel, the City shall cause to be posted on the vessel, in the Harbormaster's office, ~~the City Clerk's office~~ **City Hall** and ~~on the bulletin board at the entrance of~~ **at** the United States Post Office notice of such action to be taken by the City. A copy of the notice shall be mailed by certified mail, return receipt requested, to the owner or operator of the vessel at their last known address, which address shall be the same as that furnished in accordance with the regulations of this tariff. The notice shall contain the name and/or number of the vessel, the name and address, if known, of the owner or operator and the location of the vessel. **A second copy of the notice may be delivered by electronic mail.**

b. As to any vessel proposed for impoundment, an owner or operator of the vessel has the right to a pre-impoundment administrative hearing to determine whether there is probable cause to impound the vessel if such person files a written demand, on forms so provided for such a hearing, with the City within 10 days after such person has learned such vessel will be impounded or within 10 days after the return of mail receipt of the notice required by subsection (a) of this section, whichever occurs first.

c. A hearing shall be conducted before a hearing officer designated by the City Manager within 48 hours of receipt of written demand therefor from the person seeking the hearing unless the person waives the right to a speedy hearing. Saturdays, Sundays and City holidays are to be excluded from the calculation of the 48-hour period. The hearing officer shall be someone other than the persons who will direct the impounding and storage of the vessel. The sole issue before the hearing officer shall be whether there is probable cause to impound the vessel in question. "Probable cause to impound" shall mean such a state of facts as would lead a person of ordinary care and prudence to believe that there was a breach of Federal, local or municipal law or regulations, or any agreement entered into pursuant thereto, rendering the vessel subject to impoundment. The hearing officer shall conduct the hearing in an informal manner and shall not be bound by technical rules of evidence. The person demanding the hearing shall carry the burden of establishing that such person has the right to possession of the vessel. The Port Director, or their designee, shall carry the burden of establishing that there is probable cause to impound the vessel in question. At the conclusion of the hearing, the hearing officer shall prepare a written decision. A copy of such decision and reasons therefor shall be provided to the person demanding the hearing and the owner of the vessel if such owner is not the person requesting the hearing. The hearing officer's decision in no way affects any criminal proceeding in connection with the impound in question and any criminal charges involved in such proceeding may only be challenged in the appropriate court. The decision of the hearing

officer is final and may only be appealed to the Superior Court. Failure of the owner or operator to request or attend a scheduled pre-impoundment hearing shall be deemed a waiver of the right of such hearing.

d. The hearing officer shall only determine as to the vessel in question either that there is probable cause to impound the vessel or that there is no such probable cause. In the event that the hearing officer determines that there is no probable cause, the hearing officer shall prepare and date a certificate of no probable cause, copies of which shall be given to the owner or operator and to the Port Director, or their designee. Upon receipt of such certificate of probable cause, the Port Director, or their designee, may proceed with impoundment and disposition of the vessel by removal, sale or destruction as authorized by this title.

e. Any vessel impounded shall be held by the City for a period of not less than 30 days during which the City shall publish in a newspaper of general circulation in the City a notice describing the vessel in general terms, the name and/or number, if any, the name and address of the owner, or operator, if known, or if not known shall so state the location of the vessel and the intention of the City to sell the same ~~at public auction~~ **through sealed bid**, on a day and at a place and time certain, not less than 10 days prior to the sale, for cash to the highest and best bidder. At any time prior to the auction, the owner or operator may redeem the vessel by cash payment of all City charges against the vessel.

f. The minimum acceptable bid shall be a sum equal to the City's charges against the vessel. The proceeds of the sale shall be first applied to the cost of sale, then to accrued stall license fees and charges, service fees, storage charges, attorney fees and costs, and other expenses provided for in this title, and the balance, if any, shall be held in trust by the City for the owner of the vessel to claim; and if not claimed within one year, the balance shall be deposited into the small boat harbor facilities fund. Upon the sale being made, the City shall make and deliver its bill of sale, without warranty, conveying the vessel to the buyer.

g. If at the public sale there are no bidders for the vessel, the City may destroy, sell at private sale or otherwise dispose of the vessel. The disposition is to be made without liability of the City, its employees or agents to the owner, master or any lien holder of the vessel.

Section 6. Homer City Code 10.04.140, Annual review required, is hereby amended to read as follows:

An annual review shall be required of all port and harbor rates **and charges**. Such annual review shall be part of preparation of the port, ~~and charges~~ and harbor fiscal operating budgets.

Section 7. This Ordinance is of a permanent and general character and shall be included in the City Code.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this _____ day of _____, 2025.

CITY OF HOMER

_____
RACHEL LORD, MAYOR

ATTEST:

_____
SCOTT LYNN, DEPUTY CITY CLERK

YES:
NO:
ABSTAIN:
ABSENT:

First Reading:
Public Hearing:
Second Reading:
Effective Date:

CC-25-275

MEMORANDUM

An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 11.04.050, Master Roads and Street Plans-Adopted, 11.04.058, Design Criteria Manual-Adopted, and 11.04.060 Geometric Design Requirements.

Item Type: Backup Memorandum

Prepared For: Mayor Lord and City Council

Date: November 13, 2025

From: Councilmembers Jason Davis & Brad Parsons

Issue: The purpose of this memorandum is to provide background and recommend adoption of Ordinance 25-71, which establishes maximum lane widths of 10 feet on residential streets and collectors to enhance safety and promote consistency.

Ordinance 25-71 amends HCC 11.04.050, 11.04.058, and 11.04.060 to establish maximum lane widths of 10 feet on residential streets and collectors. This measure represents a targeted, prudent step toward enhancing traffic safety and calming in our community, aligning with modern best practices from the National Association of City Transportation Officials (NACTO).

As Public Works emphasized in our October 28 council meeting, the current minimum lane widths in the Design Criteria Manual have so far been treated not as binding mandates but as general guidelines.

This flexibility is evident in our existing street network: many streets, such as Soundview, Mountain View, Fairview, and Bunnell, already feature safe and effective 10-foot lanes. However, others vary widely, with 11-foot lanes on streets like Hohe, Svedlund, and Ben Walters; 12-foot lanes on Greatland, Poopdeck, and much of Main; and even 13.5- to 14-foot lanes on Heath. These inconsistencies highlight the need for clearer guidance to promote uniformity and safety.

Even if lane widths specified in code are not binding, developers must begin their designs somewhere, and relying on our present outdated, overly wide, highway-based minimums as the City's preferred starting point for neighborhood streets and connectors is imprudent. Wide lanes encourage higher speeds, increase crash risks, and undermine pedestrian and cyclist safety—issues that NACTO guidelines address by recommending narrower lanes to calm traffic and reallocate space for multi-modal uses.

This ordinance provides the Council with a timely opportunity to adjust the City's preferred street widths downward, ensuring future developments prioritize safety even before we are able to

complete the gargantuan project of overhauling the entire design manual. We urge its adoption to foster a more consistent, livable, and secure transportation network for all Homer residents.

Attached are excerpts and links to source materials informing Ordinance 25-71, including NACTO's chapter detailing Lane Width guidelines. Also included is a spreadsheet entitled "City of Homer Road Width Notes" that includes measurements conducted in Fall 2025 by Councilmembers Parsons and Davis. The spreadsheet also includes data points from AK DOT to contextualize design speed, traffic volume, and current lane width dimensions. AK DOT data can be found at: https://alaskatrafficdata.drakewell.com/publicmultinodemap.asp

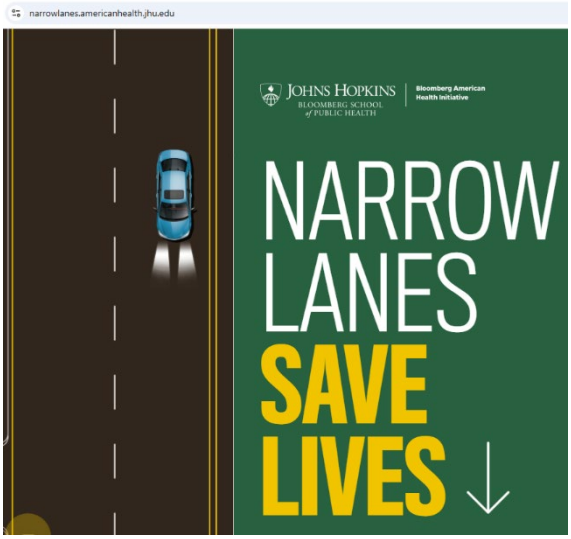
NACTO, "Urban Street Design Guide." National Association of Transportation Officials. Island Press, Washington, 2013. https://nacto.org/publication/urban-street-design-guide/

Hamidi, S, and R. Ewing. *A National Investigation on the Impacts of Lane Width on Traffic Safety*. Johns Hopkins Bloomberg School of Public Health, November 2023: 3.
https://narrowlanes.americanhealth.jhu.edu/

"Chapter 5 - Roadway Design: Complete Streets," Iowa Statewide Urban Design and Specifications, Iowa State University Institute for Transportation, Revised: 2024 Edition.
https://www.iowasudas.org/manuals/design-manual/

AASHTO, *A Policy on Geometric Design of Highways and Streets,* American Association of State Highway and Transportation Officials, 2018 7th Edition.
https://www.fhwa.dot.gov/programadmin/standards.cfm

An Interactive Website link summarizing the Johns Hopkins Bloomberg School of Public Health study.
https://narrowlanes.americanhealth.jhu.edu/



Public Works and Community Development comments:
In order to implement this new design direction, it will be necessary to paint a double yellow centerline and white outside edge lane line on all city streets to delineate the 10' wide lane (also referred to as the traveled way). There will still be a need for 4-foot-wide paved shoulders on both sides of the traveled way. This means any new collector and local roadways constructed in the city should ideally be built with a 28-foot-wide paved surface if the site conditions allow for that full width. If this direction changes in the future, we would still be able to re stripe the roadway to the more customary 11 or 12 foot lanes (traveled way) and still have a modest paved shoulder present to prevent wheel drop off the pavement.

Recommendation:
Adopt ordinance amending HCC 11.04

Lane Width Informational Materials

***From* NACTO, "Urban Street Design Guide." National Association of Transportation Officials. Island Press, Washington, 2013.**
https://nacto.org/publication/urban-street-design-guide/

"Lane widths of 10 feet are appropriate in urban areas and have a positive impact on a street's safety without impacting traffic operations. For dedicated truck and transit routes, one travel of 11 feet may be used in each direction." (p34)

"Research has shown that narrower lane widths can effectively manage speeds without decreasing safety and that wider lanes do not correlate to safer streets. "Moreover, wider travel lanes also increase exposure and crossing distance for pedestrians at intersections and midblock crossings." (p34)

"Lane width should be considered in the overall assemblage of the street. Travel lane widths of 10 feet generally provide adequate safety in urban settings while discouraging speeding." (p35)

***From* Hamidi, S, and R. Ewing. *A National Investigation on the Impacts of Lane Width on Traffic Safety*. Johns Hopkins Bloomberg School of Public Health, November 2023: 3. https://narrowlanes.americanhealth.jhu.edu/report/JHU-2023-Narrowing-Travel-LanesReport.pdf.**

"The most immediate candidates for lane width reduction projects are street sections with lane widths of 11 feet, 12 feet, or 13 feet in urban street in the class of 20—25 mph and 30—35 mph that do not serve a transit or freight corridor." (p5)

"More specifically, of these candidates, those that have lower traffic volume (AADT), no or small proportion of on-street parking, low degrees of street curvature, fewer numbers of lanes, and with no travelable (raised) median are the best candidates for the lane width reduction projects, according to our study." (p5)

***From* "Chapter 5 - Roadway Design: Complete Streets," Iowa Statewide Urban Design and Specifications, Iowa State University Institute for Transportation, Revised: 2024 Edition. https://www.iowasudas.org/manuals/design-manual/**

"Lane Width: The AASHTO Green Book provides for lane widths from 9 to 12 feet wide. Narrower lanes force drivers to operate their vehicles closer to each other than they would

normally desire and reduce overall speeds. The lane widths selected are subject to professional engineering judgment as well as applicable design standards and design criteria. The width of traffic lanes sends a specific message about the type of vehicles expected on the street, as well as indicating how fast drivers should travel." (p10)

"Collector and arterial streets in the urban and rural town context may have lane widths between 10 to 12 feet wide. Lane widths of 10 feet may be used where truck and bus volumes are relatively low and speeds are less than 35 mph. Collector street speeds should not exceed 35 mph. At least one 11 foot lane in each direction may be appropriate for streets where there is a heavy volume of truck traffic or buses." (p10)

"Lane widths for local streets in urban and rural town areas should be 10 feet, except in industrial areas, which should be 11 to 12 feet due to the larger volume of trucks expected with that land use. Local streets can have lane widths of 9 feet in residential areas where the available right-of-way imposes limitations. For low volume local residential streets, two free flowing lanes are generally not required. This creates a yield situation when two vehicles meet." (p11)

"It was previously thought lanes less than 12 feet could reduce traffic flows and capacity. New research has shown lane widths of 10 feet do not reduce capacity and the Highway Capacity Manual has eliminated capacity adjustments for lane widths between 10 and 13 feet. In addition, NCHRP 330 Effective Utilization of Street Width on Urban Arterials found the use of 10 feet lanes has resulted in lower or unchanged crash rates." (p11)

***From* AASHTO, *A Policy on Geometric Design of Highways and Streets,* American Association of State Highway and Transportation Officials, 2018 7th Edition.**

"On lower-speed facilities, use of above-minimum design criteria may encourage travel at speeds higher than the design speed" (2.3.6.3 Design Speed)

"The target design speed is the highest speed at which vehicles should operate on a thoroughfare in a specific context, consistent with the level of multimodal activity generated by adjacent land uses, to provide both mobility for motor vehicles and a desirable environment for pedestrians, bicyclists, and public transit users." (2.3.6.3 Design Speed)

6.2.2.1 Width of Roadway

"For paved roadways, the minimum roadway width is the sum of the traveled way and shoulder widths shown in Table 6-5…"

Table 6-5. Minimum Width of Traveled Way and Shoulders

U.S. Customary			
Design Speed (mph)	Minimum Width of Traveled Way (ft) for Specified Design Volume (veh/day)		
	under 400	400 to 2000	over 2000
20	20[a]	20	22
25	20[a]	20	22
30	20[a]	20	22
35	20[a]	22	22
40	20[a]	22	22
45	20	22	22
50	20	22	22
55	22	22	22[b]
60	22	22	22[b]
65	22	22	22[b]
All Speeds	**Width of Shoulder on Each Side of Road (ft)**		
	2	4	6

Metric			
Design Speed (km/h)	Minimum Width of Traveled Way (m) for Specified Design Volume (veh/day)		
	Under 400	400 to 2000	over 2000
30	6.0[a]	6.0	6.6
40	6.0[a]	6.0	6.6
50	6.0[a]	6.0	6.6
60	6.0[a]	6.6	6.6
70	6.0	6.6	6.6
80	6.0	6.6	6.6
90	6.6	6.6	6.6[b]
100	6.6	6.6	6.6[b]
All Speeds	**Width of Shoulder on Each Side of Road (m)**		
	0.6	1.5	2.4

[a] An 18-ft [5.4-m] minimum width may be used for roadways with design volumes under 250 veh/day.

[b] Consider using lane width of 24 ft [7.2 m] where substantial truck volumes are present or agricultural equipment frequently uses the road.

City of Homer Road Width Notes, Fall 2025 / Parsons

Road Name	Section	Treatment	Lane Width	MPH	AADT (2024)	Notes
Soundview	Bartlett to Mullikin	Fog Faded Center	11’	25		Some Shoulders
Soundview	Mullikin to WHE School	Fog Faded Center	10’	25		Sidewalk / High Ped Use
Soundview	WHE School to Sterling	Centerlines Fog Line	11’	25		Short Distance to School Entry
Eric Lane	West Hill to gravel	Fog Faded Center	11’	25		Fog Lines Moved? Former Bike Lane? Sidewalk on South Side / Newer Development
Fairview	Mullikin to Bartlett	Fog	10’	25		Narrow Shoulders / Karen Hornaday Park / Moderate Ped Use
Fairview	Bartlett to Main	Centerlines Fog	10’	25	630	Narrow Shoulders / Moderate Ped Use
Bartlett	Entire Length	Centerlines Fog	11’	25	2060	Sidewalk on West Side / Hospital Access
Hohe	Entire Length	Centerlines Fog	11’	25	230	Sidewalk on West Side / Hospital Access
Main St	Pioneer to Bayview	Centerlines Fog	10.5’	25		Sidewalk on West Side / Medium Volume
Mountain View	Entire Length	Fog Lines Faded Center	10’	25		Minimal Shoulder / Moderate Ped Use
Danview	Main to Curve	Fog Lines Faded Center	10’	25		Minimal Shoulder / Moderate Ped Use
Svedlund	Pioneer to Danview	Centerlines Fog Lines	11’	25		Irregular Shoulders / Future HAPP Loop

Herndon	Entire Length	Centerlines Fog Lines	12’	15		Senior Center / Irregular Shoulders / Blind Corner Future HAPP Loop / Posted 15MPH
Greatland	Entire Length	Centerlines Fog	12’	25		Old-school “Complete Street” design / Bike Lanes / Sidewalks
Kachemak Way	Klondike to Fairview	Centerlines Fog Lines	11	25		Narrow Shoulders
Kachemak Way	Pioneer to Mountain View, including S Curve	Centerlines Fog	10’	25		Shoulder Width Varies / Known safety concern at Fairview Trail crossing
Heath	At Hazel	Centerlines Fog	14’	25		Sidewalk on west side / Moderate Ped Use Desired crosswalk location
Heath	At Klondike	Centerlines Fog	13’ 6”	25		Sidewalk on west side / Foot path on east side Modern Ped Use
Heath	At Library	Centerlines Fog	13’ 6”	25		Sidewalk on west side / Foot path on east side Moderate Ped Use
Hazel	Entire length	Centerlines Fog	11’	25		On-Street Parking
Poopdeck	Length	Centerlines Fog	12’	25		Shoulders
Ben Walters	East End to Smoky Bay	Fog Lines	11’	25		Wide Shared Use Sidewalk
Ben Walters	Lake to Smoky Bay	Centerlines Fog	11’	25		Wide Shared Use Sidewalk
Ohlson	Sterling to Bunnell	Centerlines Fog Lines	11’	25	740	Sidewalk / Speed Humps / On-street Parking
Bunnell	Old Town	Centerlines Fog Lines	10’	25	770	Shared Street Concept / Future HAPP Loop
Bunnell	Main to Beluga Pl	Centerlines Fog/Path	10’	25		Shoulder / Speed Hump / 15mph Advisory High Ped Use / Future HAPP Loop
Beluga Pl	Bunnell to Bishops Beach	Centerlines Fog Lines	10’	25		Minimal Shoulders / Speed Hump / 15mph Advisory / High Ped Use / Bishops Parking

FAA Rd	Ocean to Airport	Centerlines Fog lines	12’	25	790	North side narrow bike lane
STATE ROADS	**Section**	**Treatment**	**Lane Width**	**MPH**	**AADT (2024)**	**Notes**
Sterling Hwy	West Hill to Spit Road	Wide Multilane	Varies	35-45	9170	Relatively steady AADT for the last ten years. Summer Peak AADT 13,500+
Pioneer	Sterling to Main	3 Lane	12-13-12	25	3700	Wide Center Turn Lane / Sidewalks
Pioneer	Main to Lake	3 Lane	12-13-12	25	6490	Wide Center Turn Lane / Sidewalks
East End	Lake to Kachemak City	Wide Multilane	Varies	25 - 45	9660	High Speed / High Volume
Lake St	Pioneer to Sterling	Centerlines Bike Lanes	12’	25	5440	Old-School “Complete Street” design / Bike Lanes / Sidewalk east side
Main St	Sterling to Pioneer	Centerlines Fog	12’	25	2320	Minimal Shoulder / Future HAPP Loop
Main St	Oldtown to Sterling	Centerlines Fog	11’	25	1900	Minimal Shoulder / Future HAPP Loop
Ocean	Lake to Spit Rd	Centerlines Fog / Bike	12’	35	6490	South side wide shoulder / Bike Lane?
Kachemak Dr	Spit Rd to East End	Centerlines Fog	12’	35	2500	Minimal Shoulder
West Hill	Sterling to Skyline	Centerlines Fog	11’	30	1970	Minimal Shoulder
East Hill	Sterling to Skyline	Centerlines Fog	12’	35	1980	Minimal Shoulder

DESIGN GUIDE

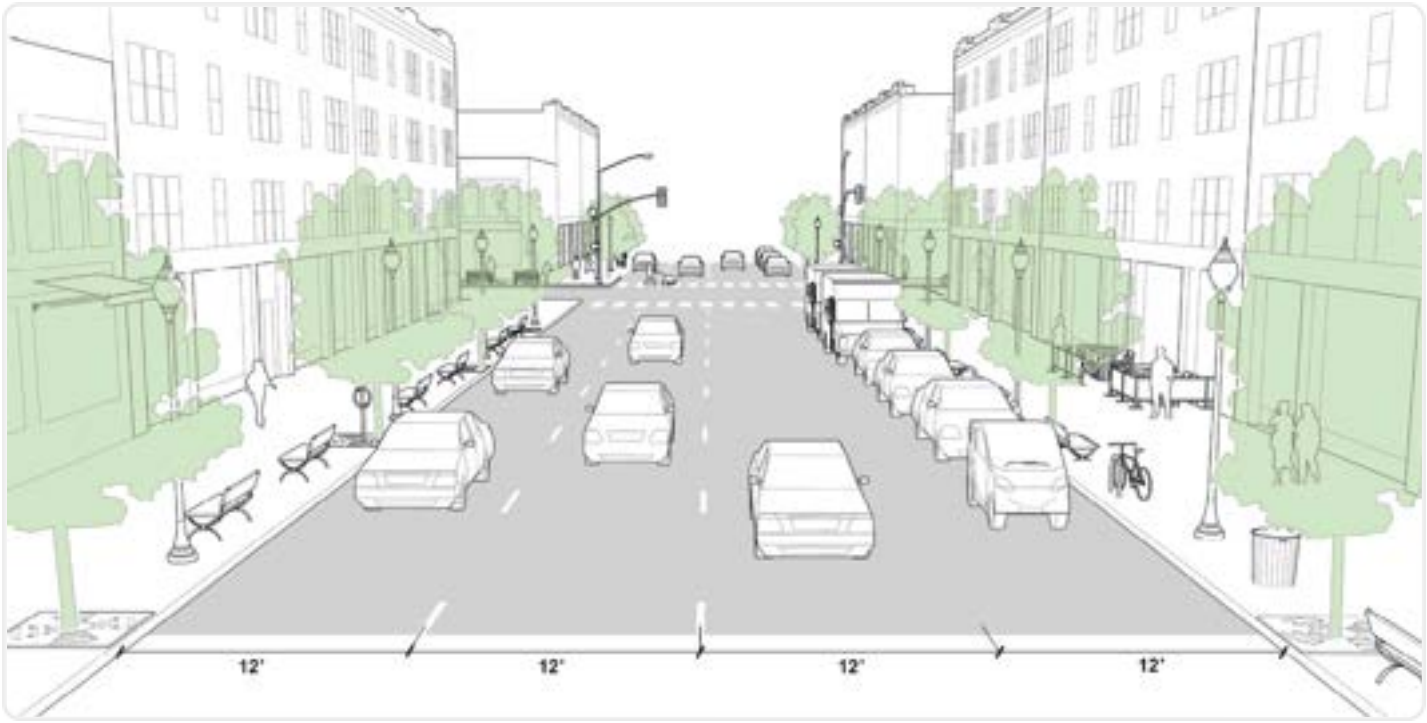
Lane Width

CONTENTS

Purchase

The width allocated to lanes for motorists, buses, trucks, bikes, and parked cars is a sensitive and crucial aspect of street design. Lane widths should be considered within the assemblage of a given street delineating space to serve all needs, including travel lanes, safety islands, bike lanes, and sidewalks.

Each lane width discussion should be informed by an understanding of the goals for traffic calming as well as making adequate space for larger vehicles, such as trucks and buses.



EXISTING

Travel lanes are striped to define the intended path of travel for vehicles along a corridor. Historically, wider travel lanes (11–13 feet) have been favored to create a more forgiving buffer to drivers, especially in high-speed environments where narrow lanes may feel uncomfortable or increase potential for side-swipe collisions.

Lane widths less than 12 feet have also historically been assumed to decrease traffic flow and capacity, a claim new research refutes.[1]

Discussion

The relationship between lane widths and vehicle speed is complicated by many factors, including time of day, the amount of traffic present, and even the age of the driver. Narrower streets help promote slower driving speeds. which in turn reduce the severity of crashes. Narrower streets have other benefits as well, including reduced crossing distances, shorter signal cycles, less stormwater, and less construction material to build.

Lane widths of 10 feet are appropriate in urban areas and have a positive impact on a street's safety without impacting traffic operations. For designated truck or transit routes, one travel lane of 11 feet may be used in each direction. In select cases, narrower travel lanes (9–9.5 feet) can be effective as through lanes in conjunct[illegible]ith a turn lane.[2]

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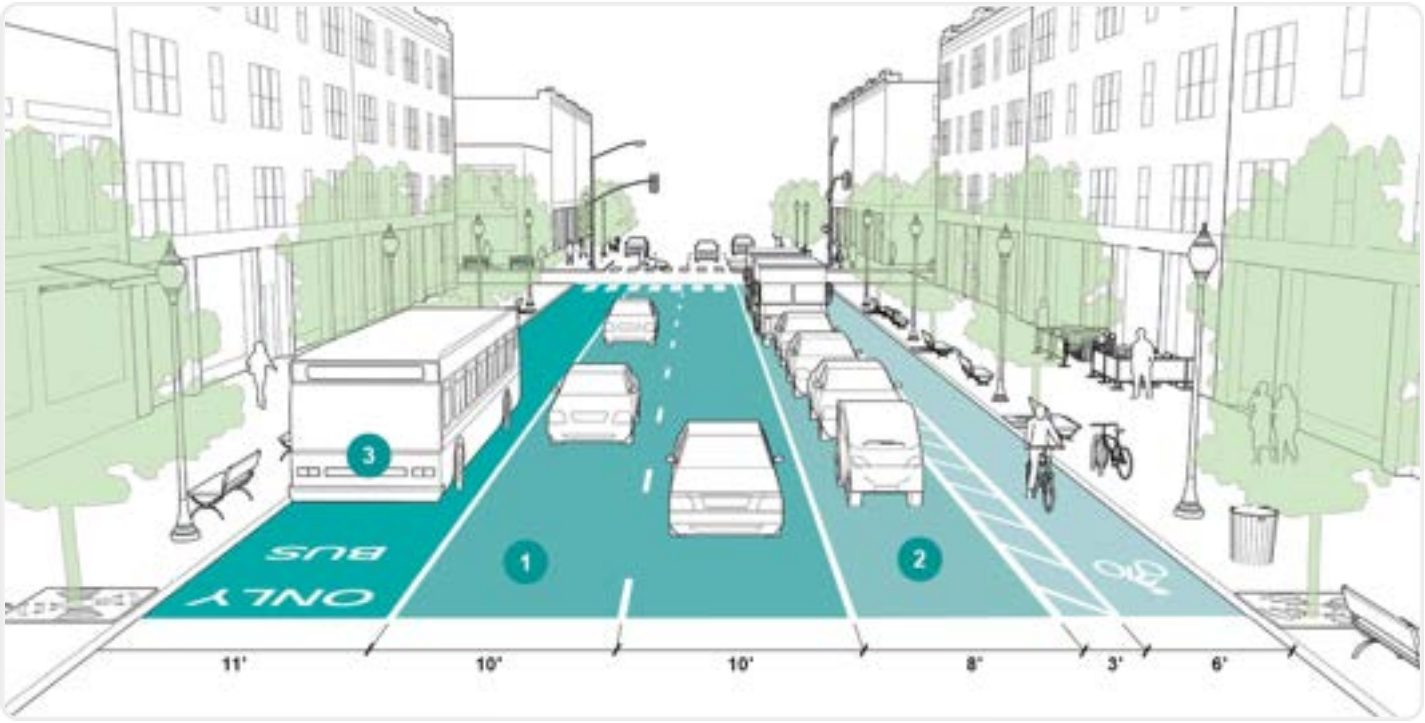
Recommended



REDESIGN

Lanes greater than 11 feet should not be used as they may cause unintended speeding and assume valuable right-of -way at the expense of other modes.

Restrictive policies that favor the use of wider travel lanes have no place in constrained urban settings, where every foot counts. Research has shown that narrower lane widths can effectively manage speeds without decreasing safety and that wider lanes do not correlate to safer streets.[3] Moreover, wider travel lanes also increase exposure and crossing distance for pedestrians at inter-sections and midblock crossings.[4]

Use striping to channelize traffic, demarcate the road for other uses, and minimize lane width.

SAN FRANCISCO, CA
Striping should be used to delineate parking and curbside uses from the travel lane.

1 Lane width should be considered within the overall assemblage of the street. Travel lane widths of 10 feet generally provide adequate safety in urban settings while discouraging speeding. Cities may choose to use 11-foot lanes on designated truck and bus routes (one 11-foot lane per direction) or adjacent to lanes in the opposing direction.

Additional lane width may also be necessary for receiving lanes at turning locations with tight curves, as vehicles take up more horizontal space at a curve than a straightaway.

Wide lanes and offsets to medians are not required but may be beneficial and necessary from a safety point of view.

Optional

2 Parking lane widths of 7–9 feet are generally recommended. Cities are encouraged to demarcate the parking lane to indicate to drivers how close they are to parked cars. In certain cases, especially where loading and double parking are present, wide parking

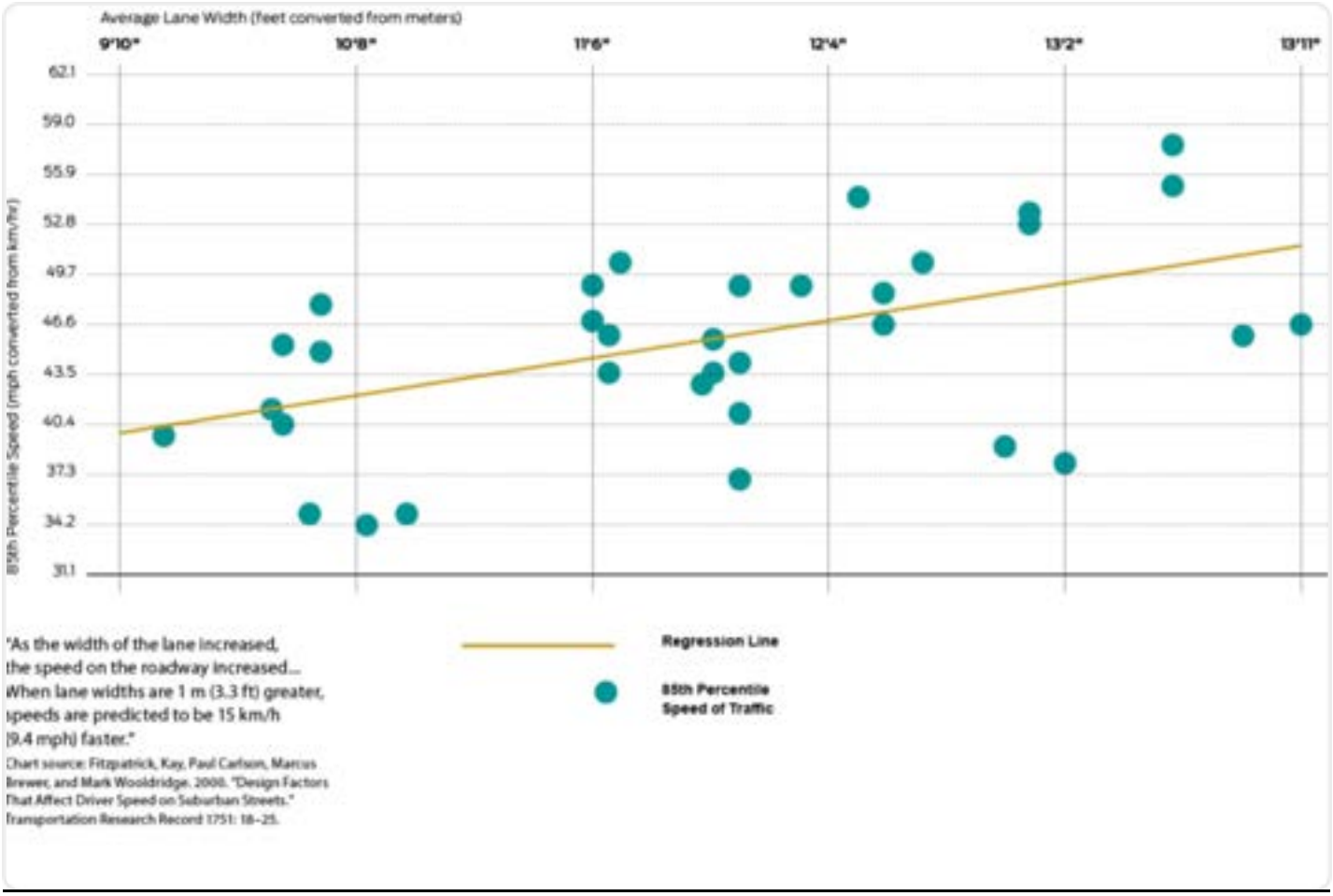
lanes (up to 15 feet) may be used. Wide parking lanes can serve multiple functions, including as indus-trial loading zones or as an interim space for bicyclists.

3 For multilane roadways where transit or freight vehicles are present and require a wider travel lane, the wider lane should be the outside lane (curbside or next to parking). Inside lanes should continue to be designed at the minimum possible width. Major truck or transit routes through urban areas may require the use of wider lane widths.

2-way streets with low or medium volumes of traffic may benefit from the use of a dashed center line with narrow lane widths or no center line at all. In such instances, a city may be able to allocate additional right-of-way to bicyclists or pedestrians, while permitting motorists to cross the center of the roadway when passing.

ELMORE, OH

Wider travel lanes are correlated with higher vehicle speeds.



1 Theo Petrisch, "The Truth about Lane Widths," *The Pedestrian and Bicycle Information Center*, accessed April 12, 2013, http://www.bicyclinginfo.org/library/details.cfm?id=4348. ↩

2 Research suggests that lane widths less than 12 feet on urban and suburban arterials do not increase crash frequencies.

Ingrid Potts, Douglas W. Harwood, and Karen R. Richard, "Relationship of Lane Width to Safety on Urban and Suburban Arterials," (paper presented at the TRB 86th Annual Meeting, Washington, D.C., January 21–25, 2007).

Relationship Between Lane Width and Speed, (Washington, D.C.: Parsons Transportation Group, 2003), 1–6. ↩

3 Eric Dumbaugh and Wenhao Li, "Designing for the Safety of Pedestrians, Cyclists, and Motorists in Urban Environments." *Journal of the American Planning Association* 77 (2011): 70.

Previous research has shown various estimates of the relationship between lane width and travel speed. One account estimated that each additional foot of lane width related to a 2.9 mph increase in driver speed.

Kay Fitzpatrick, Paul Carlson, Marcus Brewer, and Mark Wooldridge, "Design Factors That Affect Driver Speed on Suburban Arterials": *Transportation Research Record* 1751 (2000): 18–25.

Other references include:

Potts, Ingrid B., John F. Ringert, Douglas W. Harwood and Karin M. Bauer. *Operational and Safety Effects of Right-Turn Deceleration Lanes on Urban and Suburban Arterials*. Transportation Research Record: No 2023, 2007.

Macdonald, Elizabeth, Rebecca Sanders and Paul Supawanich. *The Effects of Transportation Corridors' Roadside Design Features on*

User Behavior and Safety, and Their Contributions to Health, Environmental Quality, and Community Economic Vitality: a Literature Review. UCTC Research Paper No. 878. 2008. ↩

4 Longer crossing distances not only pose as a pedestrian barrier but also require longer traffic signal cycle times, which may have an impact on general traffic circulation. ↩

← Street Design Elements

Sidewalks →

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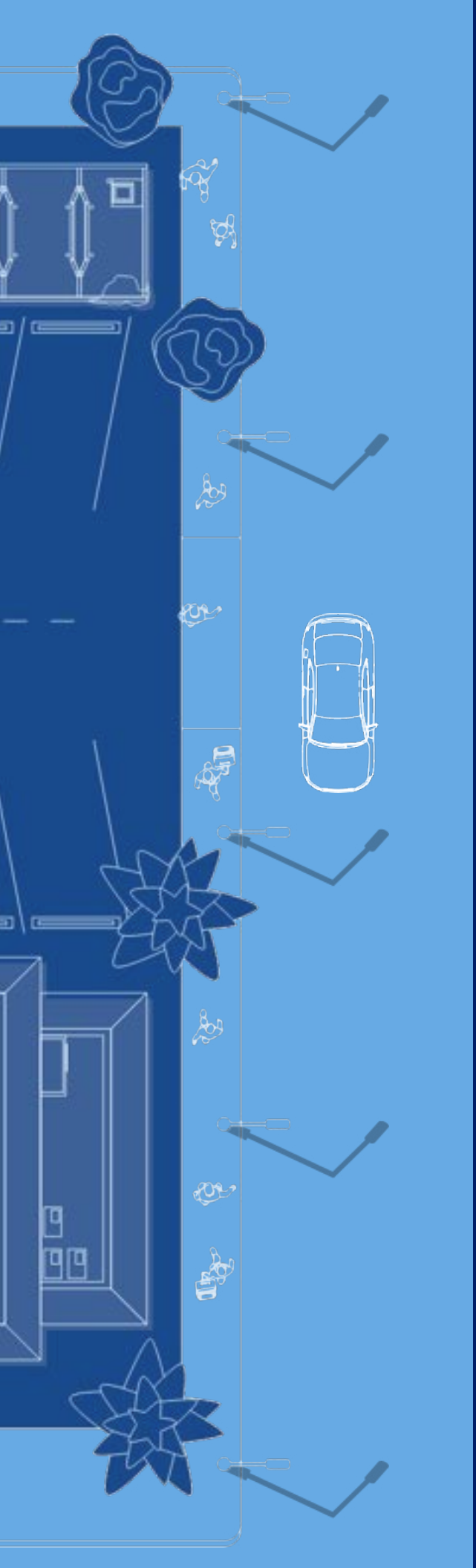

A NATIONAL INVESTIGATION ON THE IMPACTS OF LANE WIDTH ON TRAFFIC SAFETY:

Narrowing Travel Lanes as an Opportunity to Promote Biking and Pedestrian Facilities Within the Existing Roadway Infrastructure

November 2023

JOHNS HOPKINS
BLOOMBERG SCHOOL
of PUBLIC HEALTH

Bloomberg American Health Initiative

675

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EXECUTIVE SUMMARY

This project is one of the first and the most comprehensive efforts to date to address a long overdue built environmental challenge to health: the lack of conclusive quantitative evidence on the effects of lane width on safety which has led to unnecessarily wide travel lanes that are designed to accommodate fast and convenient driving.

This national study investigates the feasibility of narrowing vehicle lanes as the easiest and most cost-effective way to accommodate better sidewalk and bike lane facilities within the existing roadway infrastructure. The study asks whether, and to what extent, we can narrow existing vehicle lanes (for different road classifications) without adverselyimpacting traffic safety.

This study employed a sample of 1,117 street sections (a series of homogeneous road segments) from seven different cities and conducted one of the most comprehensive data collections on geometric and street design characteristics of street sections including bike lane type and width, median type and width, sidewalk type and width, street's sense of visual motion, on-street parking type, width and occupancy rates, number of lanes and number of bus stops, street trees, and the degree of street curvature.

We conducted a series of four negative binomial regression analyses to investigate the relationship between lane width and the number of non-intersection crashes, after controlling for the aforementioned confounding factors. This study, to our knowledge, is the largest and most comprehensive study focusing on the impacts of travel lane width on traffic safety outcomes such as the number of vehicle accidents.

Overall, this study found no evidence that narrower lanes are associated with the higher number of crashes and that narrow lanes (9-foot and 10-foot) increase the risk of vehicle accidents, after controlling for cross-sectional street design characteristics and other confounding variables. Quite contrary, our models confirm that in some cases (in the speed class of 30–35 mph), narrowing travel lanes is associated with significantly lower numbers of non-intersection traffic crashes and could actually contribute to improvement in safety. These findings are novel with groundbreaking and immediate policy/practical implications for identifying streets in each road class as the best candidates for lane width reduction projects.

Our in-depth interviews with state DOT officials in five states also offer valuable insights on the challenges of executing lane width reduction projects and revising existing guidelines to promote narrower lanes. We also offer a range of innovative solutions that have been adopted by these states to overcome this challenge and best practices that could be applicable to other state and local departments of transportation in the country. Practical implications and policy recommendations of these findings are further explained in the report.

KEY FINDINGS

- Our survey of AASHTO member state DOTs indicate that the majority of state DOTs prefer to follow the conventional design standards adopted by their DOT, and the context-sensitive design approach has not been widely used within their jurisdiction.
- In practice we are far from implementation of the context-sensitive design solutions by most state DOTs. The design exception for lane width reduction projects seems to be a rare event in most state DOTs that participated in our survey.
- Overall, the results of our AASHTO survey demonstrate the extent of the gap and highlight how little we know about the traffic safety impacts of lane width due to the lack of data and rigorous and comprehensive quantitative studies.
- This study is one of the first and the most comprehensive quantitative efforts on the relationship between lane width and the number of non-intersection crashes.
- With a sample of 1,117 street sections from seven cities and more than 20 geometric and street design variables, we found no evidence that wider lanes are safer in terms of the number of non-intersection crashes.
- We found that the number of crashes does not significantly change in streets with a lane width of 9 feet compared to streets with lane widths of 10 feet or 11 feet, after controlling for cross-sectional and street design confounding factors such as posted speed limit, traffic volume, on-street parking, median type, number of lanes, bus stops, and similar sense of visual motions, most likely because the difference in lane width is not noticeable to drivers.
- The difference becomes noticeable once changing the lane width from 9 feet to 12 feet which, in fact, increases the number of crashes.
- We also found that the relationship between lane width and the number of non-intersection crashes varies substantially across different speed classes.
- In the speed class of 20—25 mph, the driving speed is slow enough that drivers do not notice changes in lane widths. This hypothesis was confirmed by our findings that there is no significant difference in terms of the number of non-intersection crashes between 9-foot, 10-foot, 11-foot, 12-foot, or even 13-foot lanes.
- On the other hand, street sections with 10-foot, 11-foot, and 12-foot lanes have significantly higher numbers of non-intersection crashes than their counterparts with 9-foot lanes in the speed class of 30—35 mph.
- In other words, in the speed class of 30—35 mph, wider lanes not only are not safer, but exhibit significantly higher numbers of crashes than 9-foot lanes, after controlling for geometric and cross-sectional street design characteristics of street sections.
- Street sections in the speed classes of 20—25 mph and 30—35 mph have the greatest potential to be utilized by pedestrians and bicyclists due to their relatively lower speeds.

- This is not to say that 9-foot or 10-foot lanes are appropriate and recommended in different contexts. In streets in the speed class of >35 mph that serve as a transit or freight corridor, 11-foot lanes would be more appropriate to accommodate oversized trucks.
- The most immediate candidates for lane width reduction projects are street sections with lane widths of 11 feet, 12 feet, or 13 feet in urban street in the class of 20—25 mph and 30—35 mph that do not serve a transit or freight corridor.
- More specifically, of these candidates, those that have lower traffic volume (AADT), no or small proportion of on-street parking, low degrees of street curvature, fewer numbers of lanes, and with no travelable (raised) median are the best candidates for the lane width reduction projects, according to our study.
- In practice, justifying, designing, and implementing narrow travel lanes (9-foot to 10-foot) is very challenging as cited in our interview with several state DOTs.
- Our interview with VTrans (as the first state to adopt 9 feet as a minimum lane width standard in specific contexts) found that implementation of a minimum lane width of 9 feet has not been done in any case in the past couple of decades, which makes such standards stay in the book with very little success in execution.
- One way to address these challenges is to rethink and redesign the procedure for specifying lane width standards and guidelines in an urban setting to start with a 10-foot length and ask traffic engineers to justify for a wider lane. It counters the existing practice of lane width design in most states where lane width in the urban core (speed of 35 mph or less) starts with 12 feet and (if any) justification from design engineers aims to narrow it further. Florida DOT is one of very few states that follow this practice.
- Another innovative intervention would be to develop a context classification system for road design. The context classification system allows Florida DOT to look at the area's needs in picking the best road design measurements. Using context-based design guidelines substantially facilitates the design justification that engineers need to apply to roadways. Florida DOT is one of the pioneering states on developing its own context-sensitive system.
- In sum, the lane width reduction or any isolated roadway design improvement alone may not be sufficient to provide a design practice that is appropriate for the context or to adjust driver/user behavior. A holistic approach to street design is necessary, using all available context cues and design elements, to provide a design alternative that matches the context of the roadway segment and make it safer for all street users.

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Complete Streets

A. Background

Design professionals face an increasingly complex set of competing demands in development and delivery of street projects involving public rights-of-way. Designing a safe facility, completing construction, and installing various traffic control measures are only a part of a much larger picture. Street projects today also need to meet the objectives of regulatory, policy, and community requirements aimed at integrating the roadway into the existing natural and built environments. Among the many factors influencing the planning, design, and operation of today's streets are concerns about minimizing transportation costs; improving public health, creating and maintaining vibrant neighborhoods; accommodating the needs of the young, the physically challenged, as well as an aging population; and adopting greener and more sustainable lifestyles.

In the past, street design was focused on the need to move motor vehicles. The number and width of lanes was determined based on future projected traffic volumes or a set of standards based on the functional classification of the street. The functional classification and the adjacent land use also determined the general operating speed that was to be used for the design. Integration of facilities for pedestrians and bicyclists was not always a high priority. Some observers claim if you do not design for all modes of travel, then you preclude them.

Citizens within some cities are asking agencies to change the way they look at streets and the street function within each community. These agencies are looking to make their streets more "complete." Complete streets are designed and operated to enable safe access to all motorists, pedestrians, bicyclists, and transit users, regardless of age and ability. According to the National Complete Streets Coalition, there are in excess of 600 agencies that have adopted some form of a complete streets policy. Several Iowa agencies, both small communities and larger cities, have adopted complete streets policies. Many other Iowa communities are looking into the concepts of complete streets. Complete streets also complement the principles of context sensitive design by ensuring that streets are sensitive to the needs of all users for the land use within the area. Proponents of complete streets note that by rethinking the design to include all users, the "balance of power" is altered by indicating that streets have many purposes and are not exclusively for motor vehicle traffic. The objectives of the complete streets philosophy are met by slowing vehicles down and providing better facilities for transit, pedestrians, and bicyclists. It is important to understand that safe and convenient walking and bicycling facilities may look different depending on the context. Appropriate facilities in a rural area will be different from facilities in a dense urban area.

There is no one size fits all design for complete streets. Safety and accommodation of all users should guide decisions when evaluating different designs and tradeoffs between factors that may be in conflict with each other, such as:

- Number and types of users - cars, trucks, transit buses, pedestrians, bicyclists, and other modes
- Available right-of-way
- Existing improvements
- Land use
- Available budget
- Parking needs
- Community desires

In larger communities where the traffic volumes are heavy and land use density is greater, all of the above elements may be factors to consider. However, in smaller communities with lower traffic volumes and less dense developments, only a few may be important. The application of complete streets principles is most effective when neighborhoods are compact, complete, and connected to encourage walking and biking comfortable distances to everyday destinations such as work, schools, and retail shops. Past land use practices of large tracts for single use development are less effective in encouraging short walking or biking trips.

Complete streets are designed to respect the context of their location. For example, downtown locations may involve greater emphasis on pedestrians, bicyclists, and transit users than single family neighborhoods. Additionally, context includes social and demographic factors that influences who is likely to use the street. For example, low income families and those without their own vehicle have the need for an interconnected pedestrian, bicycle, and transit network serving important destinations in the community.

The U.S. DOT adopted a policy statement regarding bicycle and pedestrian accommodations in March of 2010. It states:

> "The U.S. DOT policy is to incorporate safe and convenient walking and bicycling facilities into transportation projects. Every transportation agency has the responsibility to improve conditions and opportunities for walking and bicycling and to integrate walking and biking into their transportation systems. Because of the numerous individual and community benefits that walking and bicycling provide – including health, safety, environmental, transportation, and quality of life – transportation agencies are encouraged to go beyond minimum standards to provide safe and convenient facilities for these modes."

In addition to the U.S. DOT policy, members from the U.S. House of Representatives and the U.S. Senate have introduced a bill entitled “Safe Streets Act of 2014” that calls for all state DOTs and TMAs/MPOs to adopt a complete streets policy for all federally funded projects.

B. Design Guidance

There are numerous ways to address the development of complete streets in terms of a planning function, but there are not specific complete streets design elements identified for engineers to use to develop construction or reconstruction projects. In addition to safety, complete streets planning and design works to address issues of health, livability, economic development, sustainability, and aesthetics. In the past, functional classification, traffic volumes, and level of service have been used as the critical factors for street design. However, a complete streets approach emphasizes safety for vulnerable users and identifies core goals for street design through stakeholder input. Public input may determine that sidewalk amenities, bicycle facilities, or transit accommodation are more important than the vehicular level of service. It is important to develop a spectrum of alternatives that consider the needs of various users and reach a design decision that addresses those needs.

Applying flexibility in street design to address the complete streets philosophy requires an understanding of each street’s functional basis. It also requires understanding how adding, altering, or eliminating any design element will impact different users. For instance, large radii may make it easier for trucks to navigate the street, but they create wider streets for pedestrians to cross. Designers of complete streets should understand the relationship between each criterion and its impact on the safety and mobility of all users.

Various manuals are available to provide design guidance including. For general guidance:

- AASHTO's A Policy on Geometric Design of Highways and Streets (the "Green Book")
- MUTCD
- The Highway Capacity Manual (HCM)
- ITE Traffic Engineering Manual
- FHWA *Achieving Multimodal Networks: Applying Design Flexibility and Reducing Conflicts*

For designing streets in urban areas:

- ITE *Designing Walkable Urban Thoroughfares: A Context-Sensitive Approach*
- NACTO *Urban Streets Design Guide*
- NCHRP 880 *Design Guide for Low-Speed Multimodal Roadways*
- FHWA *Road Diet Information Guide*

For bikeway design guidance:

- AASHTO *Guide for the Development of Bicycle Facilities* (the "Bicycle Guide")
- NACTO *Urban Bikeway Design Guide*
- FHWA *Incorporating On-Road Bicycle Networks into Resurfacing Projects*

For pedestrian-specific design guidance:

- FHWA STEP *Guide for Improving Safety at Uncontrolled Crossing Locations* ("STEP Crossings Guide")
- US Access Board PROWAG

Other design guidance:

- NFPA Fire Code
- Local design ordinances

Some elements within these manuals are specific standards and some are guidelines with ranges of acceptable values. The MUTCD has been adopted as law; therefore, the standards within it need to be met. In addition, there may be different standards for facilities that are under the Iowa DOT's jurisdiction than those for local control. If federal or state funding is being used to assist in a project's financing, the standards may also be different. Local jurisdictions utilize the above manuals for design as a means of protection from lawsuits. Thus, from a liability standpoint, it is very important that the design guidance meet established standards or fall within the range of acceptable guidelines provided by the above manuals.

C. Design Elements

Many elements must be considered during the complete streets design process. Traditionally designers have focused on those related to motor vehicles. With a complete streets design, other elements are also addressed. Each of those elements will be discussed and design guidance presented.

1. **Land Use:** The type of adjacent land use provides insight into several factors. For instance, in industrial areas, the expectation is that truck volumes will be higher. In commercial/retail areas, there is an expectation that pedestrians, transit, and bicyclists will be present in larger numbers. In residential land use areas, the street and right-of-way should accommodate pedestrians of all ages and abilities, and shared use of the street by motorists and bicyclists should be expected.

   Five basic land use context classifications and three basic land use types are discussed in Section 5C-1, but many communities will have a broader range of both categories. Land use will influence speed, curb radii, lane width, on-street parking, transit stops, sidewalks, and bicycle facilities.

2. **Functional Classification:** Most jurisdictions classify their streets as a means of identifying how they serve traffic. Streets are generally classified as arterial, collector, or local facilities. Complete streets projects must take into consideration each street classification because it helps determine how the street and network needs to be treated to handle traffic volumes and other conflicts that may arise if design changes are made.

   Street classifications and the functions of each type are explained in detail in Section 5B-1. It is important to note that all jurisdictions, regardless of size have at least one street in each category. That means that in a larger community an arterial street may carry 20,000 vehicles per day, but in a smaller city the volume on their arterial street might be 2,000 vehicles per day. Similar differences exist in the collector classifications. Generally arterial streets are designated because their primary purpose is to move traffic. Collectors serve the traffic mobility function, but also provide access to adjacent property. Local streets are primarily there to serve adjacent property and should not have through traffic. Designs appropriate for low density residential areas are not likely to fit in the downtown commercial areas due to the likelihood of more pedestrians, bicyclists, trucks, and buses.

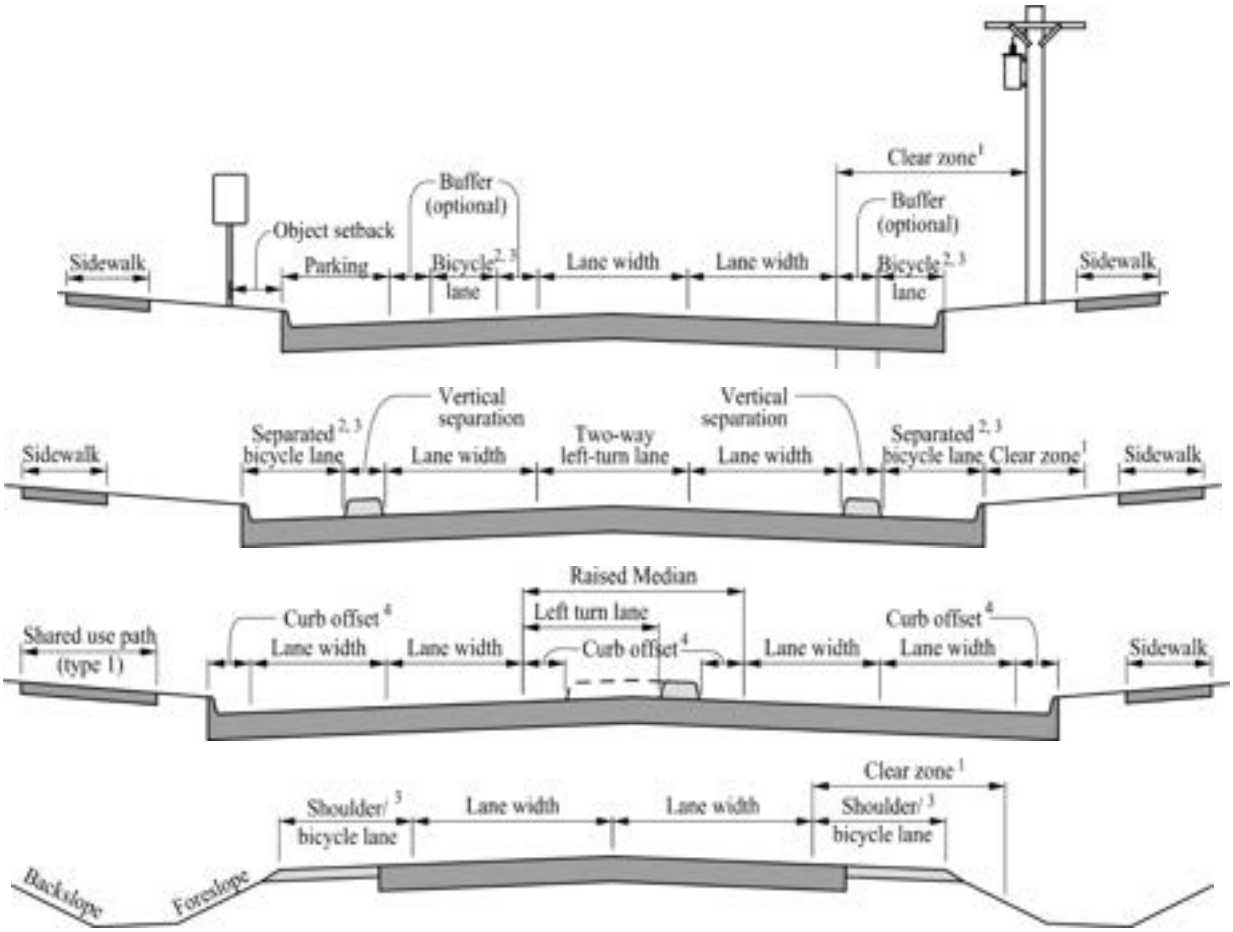
   Designers should also be cognizant of roadways that are transit routes, bikeways such as bicycle boulevards, truck routes, etc. as identified through state or local transportation plans as this influences the purpose and use of a roadway as well.

3. **Roadway Sizing:** Many communities have streets with excess lane capacity and oversized lane widths for motor vehicles. Multilane roads can take longer for pedestrians to cross, increase pedestrian exposure, and can facilitate faster speeds by motor vehicle traffic. During resurfacing and re-construction, designers should consider lane reductions and road reconfigurations (often called “road diets”) to decrease the number and widths of lanes. This can reduce vehicle speeds, reduce pedestrian crossing distances, and provide space for bicycle facilities. A typical “four-to-three lane” roadway reconfiguration converts an existing four-lane, undivided roadway into a roadway with one through lane in each direction and a center, two-way left-turn lane (TWLTL). This conversion can often provide space for bicycle lanes, as shown in Section 12B-3, G, or other users, including pedestrian refuge islands, on-street parking, or widened sidewalks and wider landscaped buffers (often called “the parking” in Iowa).

   Suitable candidates for a “four-to-three lane" roadway reconfiguration have an average daily traffic (ADT) equal to or less than about 20,000 vehicles per day. In some instances, roadway reconfigurations have been successfully applied on roads with ADTs as high as 25,000. FHWA’s Road Diet Information Guide further discusses the safety and operational benefits of road diets.

   For new roadway construction in urban, suburban, and rural town contexts, adequate sidewalk, sidewalk buffers, and bicycle facilities should be provided. Right of way may be reserved to accommodate longer term (10 years or greater) projected volumes, but roadways should not be overbuilt as wider than necessary roadways can encourage higher motor vehicle speeds and decrease overall safety. Overbuilt roadways also increase maintenance and life-cycle costs.

Figure 5M-1.01: Roadway Design Elements



[1] Clear zone is measured from the edge of the traveled way.
[2] See Chapter 12 for bicycle lane requirements.
[3] Bicycles may be placed between the curb and parking on corridors with higher traffic volume and speed, see Sections 12B-1 and 12B-3 for separated bicycle lane design with on-street parking buffers
[4] For low-speed street conditions in urban and rural town areas, curbs may be placed at the edge of the traveled way.

4. **Speed:** Operating speeds influence the design of the roadway including stopping sight distance, passing sight distance, intersection sight distance, and horizontal and vertical curve elements. The design speed should therefore be equal to the posted speed to encourage operating speeds at or below the posted speed. Design values from the AASHTO Green Book are outlined in Tables 5C-1.01 and 5C-1.02 and for liability reasons should be met at all times, especially for new streets. If it is not possible for any design element to meet the geometric standards on existing streets, warning signs and other safety treatments must be used.

   In the past, it was considered best practice to set the design speed at the highest level that will meet the safety and mobility needs of motor vehicles using the street. One of the principles of complete streets provides for slowing vehicles down to improve safety for all users, especially pedestrians and bicyclists. People walking and bicycling are particularly vulnerable in the event of a crash, and vehicle speeds where conflicts occur are a primary factor in the likelihood of serious injuries and fatalities, see Figure 5M-1.01. In general, the speed chosen for design should reflect the network needs and the adjacent land use. On existing roadways with operating speeds that exceed the posted speed, roadway redesign and traffic calming measures should be considered to reduce speeds and improve safety and comfort for all users. Traffic calming or

roadway redesign should also be considered on roadways where lowering the posted speed is desirable to reinforce to drivers that slow speeds are expected.

Figure 5M-1.02: Vehicle Speeds and Risks to Pedestrians

Source: Tefft, B.C.

In general, streets in urban areas should be designed and control devices regulated to allow speeds of 20 to 45 mph. Speeds in the lower portion of this range are applicable to local and collector streets through residential areas, and to arterial streets through more crowded business districts, while the speeds in the higher portion of the range apply to arterial streets in outlying suburban areas.

Iowa Statute 321.285 establishes the following statutory speed limits, although city councils may adopt by ordinance higher or lower speed limits upon the basis of engineering or traffic studies (§321.290):

- 20 mph in a business district
- 25 mph in any residence or school district
- 45 mph in any suburban district

The AASHTO Green Book provides further guidance on appropriate design speeds for specific roadway types.

5. **Intersection Design and Control Vehicle:** The selection of the design and control vehicle is an important element in complete streets design. Lane width and curb radii are directly influenced by the design vehicle. Section 5C-2, R provides guidance on selecting design vehicles, control vehicles, and typical curb radii for different roadways.

   All street designs must meet the minimum standards for fire departments and other emergency vehicle access and must consider the needs of garbage trucks and street cleaning equipment.

To achieve the smallest appropriate corner radius, designers should follow these strategies:

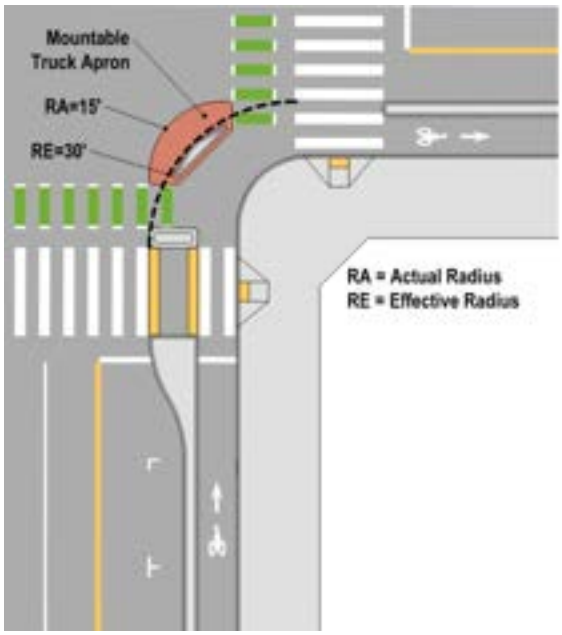
- Using vehicle turning software or turning templates, designers should minimize the actual corner radius while accommodating the effective turning radius of vehicles.
- Where pedestrians or bicyclists are expected and the effective turning radius exceeds 15 feet., consider the following:
    - Push back the stop line of the receiving street beyond the minimum 4 feet from crosswalks where appropriate. Ensure any encroachment does not conflict with overlapping phases at signalized intersections. In general, stop lines should not be pushed back more than 30 feet from crosswalks as motorist compliance may be diminished; however, the maximum distance from the stop line to traffic signals cannot exceed the sight distance and clear zone requirements established in MUTCD Chapter 4D.
    - Provide a truck apron to increase the effective radius for larger vehicles, including SU-30, while providing a smaller effective radius for the majority of vehicles (e.g., passenger car), see Section 5C-2, S for additional information and design guidance.
    - Provide a raised crossing, see Section 12A-5, D, 2.
    - At skewed intersections and where truck aprons would exceed 15 feet, consider a right-angle channelized island as described in the Iowa DOT Design Manual Section 6A-11. A raised crosswalk should be considered at channelized right turn lanes where motorists do not face stop or traffic signal control to encourage motorist yielding. They may also be beneficial at yield, stop, and signal control intersections where it is desirable to reduce encroachments into the crosswalk. When used at a channelized island, the crosswalk should be located to allow one vehicle to wait between the crosswalk and the cross street. Refer to Section 12A-5 for the design of pedestrian crossing islands with a refuge area.

As described in Section 12A-5, curb extensions are an FHWA approved countermeasure for improving pedestrian safety. It is acceptable to have a curb bulb with a larger curb radius that shortens crossing distances while accommodating large vehicles. For uncurbed roadways, care should be taken at corners to ensure proper design treatments are included to identify safer turning distances for large vehicles. Such treatments may include pavement coloring, different materials, and other features that provide a visual indication of the apex of the turn.

Flexible delineator posts or engineered rubber curbs may be used as an interim treatment to reduce larger corner radii. When used, they are often placed at least 1 foot offset from the turning radius of design vehicles at all intersections and driveways to decrease maintenance.

6. **Truck Aprons:** Truck aprons are most common within the center island of a roundabout, but can also be considered at intersection corners to accommodate the turning characteristics of larger vehicles while slowing the turning speeds of the design and smaller vehicles. The truck apron must be designed to be mountable by ICV to accommodate their larger effective turning radius while the IDV and smaller vehicles follow the smaller actual radius along the outside edge of the truck apron.

Figure 5M-1.03: Typical Truck Apron Layout at a Protected Intersection



The outside edge of a truck apron (i.e., closest to the travel lane) is constructed using a mountable curb and should be designed so passenger vehicles follow this mountable curbline at the desired speed. Larger vehicles, including SU-30, can traverse the truck apron if desired, but the intersection control vehicle should be used to determine the effective radius.

The truck apron is part of the motorist travel way. Do not extend truck aprons through bicycle lanes or crosswalks unless they are designed to accommodate these users. Bicycle stop bars and pedestrian accommodations (e.g., curb ramps, crosswalks) must be placed to prevent these users from waiting in the travel way. Colored concrete and/or pavement markings should be used within the truck apron area to provide a visual contrast from the adjacent roadway and sidewalk, communicating this is not an area to drive over. Where truck apron widths exceed 15 feet., the intended use of the apron may not be clear and designers may consider a channelizing island to limit the street crossing distance for pedestrians and bicyclists (see Section 5C-2, R, 5 and Iowa DOT Design Manual Section 6A-11).

In retrofit conditions, a truck apron extending all the way to the existing curb line may not be possible without significant stormwater system modifications. In these situations, truck pillows, which are the mountable portion of a curb extension which is designed to discourage smaller vehicles from tracking over it while allowing larger vehicles to do so while maintaining drainage along the existing curb line may be more practical and feasible.

An edge line should be provided along the outside edge of wider truck aprons and designers should consider reflective raised pavement markers, where appropriate, to ensure the path of travel is visible. Gore markings may be installed on the truck apron itself, but this is often unnecessary if colored pavement is used.

Where buses frequently make turns (such as transit or school bus routes), truck aprons should be designed to allow the bus to complete the turn without traversing the truck apron. A tiered truck apron with a curb reveal from 0 to 1 inch can be constructed for use by buses while the second tier can be designed with a 3 inch curb reveal for use by larger trucks.

Figure 5M-1.04: Truck Apron with Concrete and Pavement Markings (left) and Truck Pillow (right)

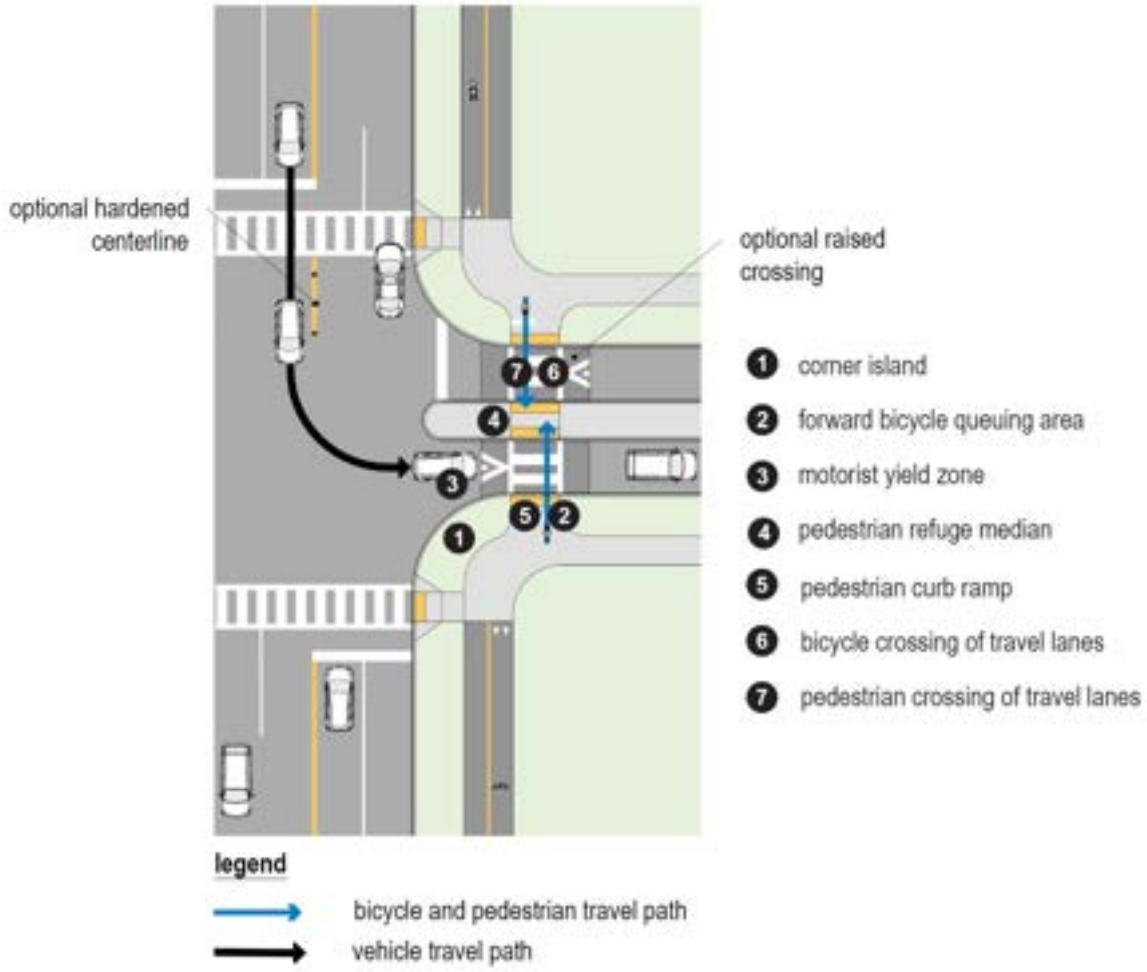
Source: City of Los Angeles, 2020

7. **Intersection Treatments for Minimizing Left Turning Vehicle Speeds:** Median islands, hardened centerlines, and raised crossings can be appropriate on both the departure roadway and the receiving roadway to control the left turning motorist's path of travel and reduce turning speeds, which can improve the safety for all roadway users. Section 12A-5 discusses how a raised median island can be used to provide pedestrian refuge space to cross a major street. In that situation, a minimum of 6 feet is required to accommodate a pedestrian or bicyclist waiting to cross the second portion of the crossing. When less than 6 feet in width is available, designers can still provide a center median of less than 6 feet or a hardened centerline, to channelize and slow the speeds of left turning motorists as they prepare to cross the path of pedestrians and bicyclists.

   A hardened centerline is comprised of a painted centerline supplemented by a dashed center or lane line extended along the turning path, flexible delineators, mountable curb, rubber curb, concrete curb, in-street pedestrian crossing signs (R1-6), or a combination of these treatments. The dimensions of a hardened centerline will depend on the intersection geometry and vehicle turning radius. Hardened centerlines should be considered where higher speed left turns occur concurrent with pedestrian and/or bicyclist movements, as they have been found to reduce the speed of left turning motorists by reducing the effective turning radius.

   For raised crossing design considerations, see Section 12A-5, D, 2.

Figure 5M-1.05: Example of Hardened Centerline Applications with Flexible Delineators on the Departure Roadway and a Pedestrian Crossing Island on the Receiving Roadway



8. **Lane Width:** The AASHTO Green Book provides for lane widths from 9 to 12 feet wide. Narrower lanes force drivers to operate their vehicles closer to each other than they would normally desire and reduce overall speeds. The lane widths selected are subject to professional engineering judgment as well as applicable design standards and design criteria. The width of traffic lanes sends a specific message about the type of vehicles expected on the street, as well as indicating how fast drivers should travel. With painted lane lines being 4 to 6 inches wide, the actual "feel" to the driver will be about 1 foot narrower than the design lane width. Wider lanes are generally expected on arterial and collector streets due to truck traffic, transit vehicles, and higher operating speeds. Snow plowing and removal practices must also be considered as lane width decisions are being made, especially for the curb lane. Narrower curb lane widths may necessitate different handling of snow because no space is available to store the snow and it may require loading and removing on a more frequent basis.

   Collector and arterial streets in the urban and rural town context may have lane widths between 10 to 12 feet wide. Lane widths of 10 feet may be used where truck and bus volumes are relatively low and speeds are less than 35 mph. Collector street speeds should not exceed 35 mph. At least one 11 foot lane in each direction may be appropriate for streets where there is a heavy volume of truck traffic or buses. It is preferable that bus- or transit-only lanes be 11 feet wide.

Lane widths for local streets in urban and rural town areas should be 10 feet, except in industrial areas, which should be 11 to 12 feet due to the larger volume of trucks expected with that land use. Local streets can have lane widths of 9 feet in residential areas where the available right-of-way imposes limitations. For low volume local residential streets, two free flowing lanes are generally not required. This creates a yield situation when two vehicles meet; see Section 5C-1, Tables 5C-1.01 and 5C-1.02.

It was previously thought lanes less than 12 feet could reduce traffic flows and capacity. New research has shown lane widths of 10 feet do not reduce capacity and the Highway Capacity Manual has eliminated capacity adjustments for lane widths between 10 and 13 feet. In addition, NCHRP 330 *Effective Utilization of Street Width on Urban Arterials* found the use of 10 feet lanes has resulted in lower or unchanged crash rates.

9. **Curb Radii:** The curb radius of intersection corners impacts turning vehicles and pedestrian crossing distances. Larger radii allow larger vehicles, such as trucks and buses, to make turns without encroaching on opposing travel lanes or the sidewalk, but increase the crossing distance for pedestrians and allows smaller vehicles to turn at faster speeds. Smaller curb radii slow turning traffic and create shorter crossing distances, but make it difficult for larger vehicles to safely navigate the intersection. Sections 5C-2, R and 5M-1, C, 5 provide guidance on selecting design vehicles, control vehicles, and typical curb radii for different roadways.

10. **Curb Extensions or Bump-outs:** Curb extensions or bump-outs are an expansion of the curb line into the adjacent street. They are traditionally found at intersections where on-street parking exists, but could also be located mid-block. Bump-outs narrow the street both physically and visually, slow turning vehicles, shorten pedestrian crossing distances, make pedestrians more visible to drivers, and provide space for street furniture. Use of curb extensions does not preclude the necessity to meet the turning radii needs of the selected design vehicle. Refer to Section 12A-5 for more design guidance on curb extensions.

11. **Bicycle Facilities:** Bicycle facilities provide opportunities for a range of users and are a fundamental element of complete streets design. In Iowa, bicycles are legally considered a vehicle and thus have legal rights to use any street facility unless specifically prohibited. They also have legal responsibilities to obey all traffic regulations as a vehicle. Bicycle facilities generally are one of the following three types:

    a. **Shared Use Paths:** Separate travel ways for non-motorized uses. Bicycles, pedestrians, skaters, and others use these paths for commuting and recreation. Generally used by less experienced bicyclists.

    b. **Shared Lanes:** These are lanes shared by vehicles and bicycles without sufficient width or demand for separate bicycle lanes. They may be marked or unmarked. Low speed, low volume residential streets generally will not have pavement markings. Shared lanes are not recommended for roadways with speeds over 35 mph or traffic volumes over 5,000 ADT. In addition, shared lanes on roadways with speeds greater than 25 mph or volumes over 3,000 ADT are unlikely to accommodate the “interested but concerned bicyclist” (see Section 12B-1).

    c. **Bicycle Lanes:** Dedicated bicycle lanes are used to separate higher speed vehicles from bicyclists to improve safety. These should be considered where there are frequent interactions between vehicles and bicyclists when conflicts in shared lanes become problematic, typically when vehicular volumes exceed 3,000 vehicles per day and operating speeds are 25 mph or greater. There are generally three types of bicycle lanes:

1) **Conventional:** Located between the travel lanes and the curb, road edge, or parking lane and generally flow in the same direction as motor vehicles. They are the most common bicycle facility in the United States.
2) **Buffered:** Conventional bicycle lanes coupled with a designated buffer space separating the bicycle lane from adjacent motor vehicle lanes and/or a parking lane.
3) **Separated:** An exclusive facility for bicyclists that is physically separated from motor vehicle or parking lanes by a vertical element. Separated bicycle lanes are also called cycle tracks or protected bicycle lanes.

Design information and selection guidance for each bicycle facility type is detailed in Sections 12B-1 through 12B-3. Bicycle parking facilities at destination points will assist in encouraging bicycle usage.

Snow and ice control activities impact vehicular lanes and bicycle lanes differently. Generally, plows will leave some snow on the pavement. Vehicles are able to travel through this material but bicyclists may have more difficulty. In addition, the material may refreeze and make bicycle use more treacherous.

12. **On-Street Parking:** On-street parking can be an important element for complete street design by calming traffic, providing a buffer for pedestrians if the sidewalk is at the back of curb, in addition to benefiting adjacent retail or residential properties. The width of parallel parking stalls can vary from 7 to 10 feet. Streets with higher traffic volumes and higher speeds should have wider parking spaces or a combination of parking space and buffer zone. Narrower parking spaces can be used if a 3 feet buffer zone is painted between the parking stall and a bicycle or traffic lane. The buffer zone will minimize exposure of doors opening into bicyclists, as well as facilitate faster access into and out of the parking space. Placement of parking stalls near intersections or mid-block crossings should be prohibited so as to not impede sight lines of pedestrians entering crosswalks; see Section 12A-5, D, 1 for parking restrictions near crosswalks. Snow plowing could impact the availability of on-street parking intermittently. Requirements for ADA accessible on-street parking numbers and stall design must be adhered to. Information on those requirements can be found in Section 12A-2.

13. **Sidewalks:** Sidewalks are the one element of a complete street that is likely to provide a facility for all ages and abilities. Often sidewalks are the only way for young and older people alike to move throughout the community. Sidewalk connectivity is critical to encourage users. Sidewalks should be provided on both sides of all streets unless specific alternatives exist or safety is of concern. All sidewalks are required to meet ADA guidelines or be a part of a transition plan to be upgraded. Sections 12A-1 and 12A-2 identify the specific ADA requirements for sidewalks.

    Sidewalks that are set back from the curb are more comfortable to the user than if the sidewalk is located at the back of curb. Sidewalks set back from the curb also provide space for the storage of snow plowed from the street and space for signs and other street furniture. It may be helpful to divide sidewalks in mixed-use (i.e., commercial and residential) urban areas into several “zones”: the building frontage zone, next to the building, to allow for doors that open directly onto the sidewalk and other building appurtenances; the pedestrian walkway zone, which should be 5 feet or greater (preferred), 4 feet minimum per ADA; and the furnishing zone, where street furniture, landscaping seating areas, bus stops, bicycle racks, and café dining areas can further enhance the urban environment, support local business activities, and encourage pedestrian activity.

14. **Turn Lanes:** Turn lanes located at intersections provide opportunities for vehicles to exit the through lanes and improve capacity of the street. Two Way Left Turn Lanes (TWLTL) provide the opportunity to access midblock driveways, and thereby reduce common crash types such as rear-end crashes and sideswipes. Turn lanes also allow continuous movement and potentially

faster speeds in the through lanes, increased crossings distances for pedestrians, and increased conflict areas for bicyclists where merging and weaving areas intersect with bicycle lanes therefore designers should evaluate both the operations and safety of all modes when considering turn lanes. Where turn lanes are present, designers should work to minimize or eliminate conflicts through geometric design and traffic control.

Dedicated left and right turn lane widths and TWLTL lanes should match the width of the lanes on the street when complete street designs are chosen. Local streets should not provide separate turn lanes.

15. **Medians:** Medians provide for access management, pedestrian refuge, and additional space for landscaping, lighting, and utilities. Use of medians and the functions provided are dependent upon the width of available right-of-way and the other types of facilities that are included. The minimum width needed for pedestrian refuge is 6 feet; see Section 12A-5 for additional design guidance for pedestrian refuge islands. At shared use path crossings, the preferred minimum crossing island width is 10 feet, which accommodates bicyclists with trailers and wheelchair users more comfortably. The minimum width of a median for access control and adjacent to left turn lanes is 4 feet. However, greater widths provide more opportunities for more extensive landscaping. Low height plantings may be considered for all median widths provided that the plantings can be maintained. For landscaped medians that include trees, shrubs, or gateway features, designers should adhere to urban lateral offset clear zone requirements, 4 feet (acceptable) 6 feet (preferred).

16. **Transit:** Bus service within the state is limited to the larger metropolitan areas. Currently there are a number of fixed route systems in the state. Smaller communities do not have fixed route service due to lack of demand. Children, elderly, and low-income people are the primary users of a fixed route transit system. In addition to system reliability, use of transit systems as a viable commuting option is directly dependent on the frequency of service and the destinations within the fixed route. To have a successful transit system, stops must be within walking or biking distance of residential areas to attract riders and it must have major retail, employment, and civic centers along its route system.

    Transit stops should be located on the far side of intersections to help reduce delays, minimize conflicts between buses and right turning vehicles, and encourage pedestrians to cross behind the bus where they are more visible to traffic. Far side stops also allow buses to take advantage of gaps in vehicular traffic. Safe street crossings should be provided near bus stops, typically within 100 feet. For guidance on providing safe street crossings on a variety of road types, refer to Section 12A-5.

    Bus turn out lanes are also best located on the far side of intersections. These turn outs free up the through lanes adjacent to the bus stop. Transit bulb outs are more pedestrian friendly than turnouts because they provide better visibility of the transit riders, as well as potentially providing space for bus shelters without creating congestion along the sidewalk. With buses stopping in the through lane, bulb-outs also provide traffic calming for the curb lane.

17. **Traffic Signals:** Traffic signals are not usually considered an element of complete streets, but they have many components with direct implications for complete streets. The timing, phasing, and coordination of traffic signals impacts all modes. Well-planned signal cycles reduce delay and unnecessary stops at intersections, thus improving traffic flow without street widening, see Section 13A-4, E. Traffic signal timing can be designed to control vehicle operating speed along the street and to provide differing levels of protection for crossing pedestrians and bicyclists, see Sections 13A-4, F and 12B-3, L for signal timing strategies to minimize conflicts among pedestrians, bicyclists, and motorists.

The flashing don't walk pedestrian phase should be set using a 3.5 feet per second walking speed and the full pedestrian crossing time (walk/flashing don't walk) set using 3.0 feet per second. Some agencies representing the elderly are indicating that the overall walking speed should be 2.7 feet per second to cover a larger portion of the elderly population. ADA accessible pedestrian signal elements, such as audible signal indications, should be included in all new pedestrian signal installations and any installations being upgraded. See Section 13A-4, F for more information on accessible pedestrian signals.

18. **Summary:** The table below summarizes some of the critical design elements that should be examined if a complete streets project is implemented. Other geometric elements can be found in Table 5C-1.02. Some of the lane width values shown in the table below differ from the acceptable values from Section 5C-1 because the expectation is that the complete street environment includes the potential for on-street parking and/or bicycle lanes. Adjustments in the values may be necessary to accommodate large volumes of trucks or buses. Contact the Jurisdictional Engineer if design exceptions are being considered.

Table 5M-1.01: Preferred Design Elements for Complete Streets

Classification	**Local**		**Collector**				**Arterial**			
Posted Speed (mph)	< 25		< 35		35		< 35		35 to 45	
Land use[1]	*R/C*	*I*	*R/C*	*I*	*R/C*	*I*	*R/C*	*I*	*R/C*	*I*
Travel lane width (ft)	10[2]	11	10	11	10[3]	11	10[3]	11	11	12[4]
Turn lane width (ft)	--	--	10	11	10	11	10	11	11	12[4]
Two-way left-turn lanes width (ft)	--	--	10	11	10	11	10	11	11	12[4]
Curb Offset (ft)[5]	0	0	0	0	0 to 2	0 to 2	0	0	0 to 2	0 to 2
Parallel parking width (no buffer) (ft)[6]	8	8	8	9	8	9	8	9	9	9
Sidewalk Width (ft)	See Section 12A-1									
Bicycle lane width (ft)	See Section 12B-3									

[1] R = Residential, C = Commercial, I = Industrial

[2] For low volume residential streets, two free flowing lanes are not required. They can operate as yield streets if parking is allowed on both sides and vehicles are parked across from each other.

[3] When transit is present on a curbed four lane roadway, an 11 foot outside lane may be considered to better accommodate trucks and buses if present.

[4] Where additional width is necessary to accommodate the preferred bikeway, designers may consider using a lane width of 11 feet.

[5] Travel lane widths shown provide sufficient width for both the physical and operating space of a typical vehicle for each classification. A curb offset is not required for roadways with a posted speed of 35 mph or less or where on street parking is present. Where the gutter is a different material than the travel lane, it should not be included in the travel lane width. For posted speeds higher than 35 mph, curbs may be offset up to 2 feet from the edge of the travel lane. The gutter width should be considered a part of the curb offset width.

[6] For arterial or high speed collectors, the parallel parking stall width may be reduced if a minimum 3 foot buffer strip is included.

D. Traffic Calming

Traffic calming is related, but different from complete streets. Through retrofitted design measures, traffic calming aims to slow traffic down to a desired speed. By slowing vehicular traffic, biking and pedestrian activities are made safer.

It is absolutely critical that traffic calming measures recognize the need to maintain access for emergency vehicles. Traffic calming devices are intended to reduce motor vehicle volumes, speeds, or both and by doing so can create conditions appropriate for bicycle boulevards (Section 12B-3, H). However, traffic calming mitigation needs to be carefully considered to not divert vehicles to adjacent streets and just move the problem. A larger study area than just the street being considered may be needed when evaluating traffic calming measures.

Some traffic calming measures are proven safety measures that reduce crash risk for pedestrians and other road users. They are discussed in more detail in other sections. These include the following.

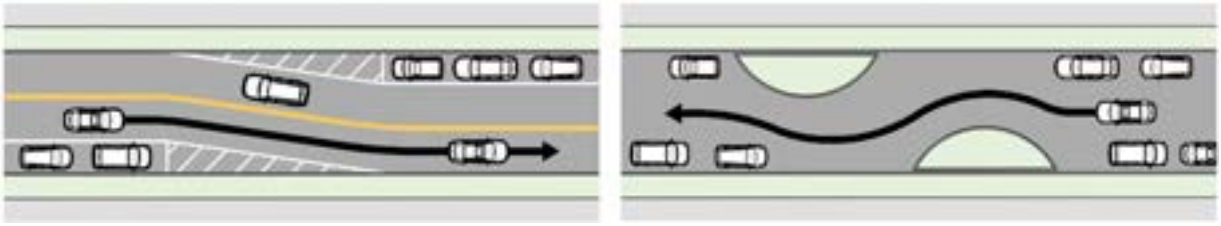
- Road diet (see Sections 5M-1, C, 3 and 12B-3, G)
- Curb extension (Section 12A-5)
- Raised crosswalk and raised intersection (Section 12A-5)
- Pedestrian refuge island (Section 12A-5)

In addition to those safety measures, designers can consider the following traffic calming elements to slow speeds or reduce traffic volumes:

1. **Horizontal Deflection:** These devices force a motorist to slow the vehicle in order to comfortably navigate the traffic calming measure. Horizontal deflection is most appropriate on local and collector streets. It is most effective when parking is robust throughout the day.

    a. **Lateral Shifts and Chicanes:** Lateral shifts cause travel lanes to shift in one direction, often by shifting on-street parking from one side of a street to the other side of the street. Chicanes are a series of curb extensions, pinch points, parking bays, or landscaping features that alternate from one side of the road to the other to establish a serpentine path of travel for motorists along a street. Chicanes can be implemented on local, collector, and minor arterial streets. The following design guidance should be considered for both treatments.
        - Lateral shifts and chicanes can be used on two-way streets with one lane in each direction, and one-way streets with no more than two lanes.
        - Traffic calming effects are greatest when deflection shifts vehicles back and forth by at least one full lane width.
        - The shifting taper of horizontal deflections should be based on the posted speed. Provide advisory speed plaques (W13-1P) where appropriate to supplement horizontal alignment signs (see MUTCD Section 2C.07). Otherwise, the design of chicanes generally follows curb extensions design (see Section 12A-5, D, 5).
        - Avoid using these horizontal deflection treatments along streets with bus, freight, or emergency response activity unless traffic volumes are very low and large vehicles can use the full roadway width.

Figure 5M-1.03: Examples of Lateral Shift (left) and Chicane (right)



b. Traffic Circles: Neighborhood traffic circles are primarily used at four-leg, two-lane local streets and are installed to reduce crash severity and slow traffic speeds. Splitter islands are not required on approaches (unlike a modern roundabout), and the central island is typically raised with a mountable apron to prevent a straight-through movement of the typical design vehicle. The occasional movement of a control vehicle should not be precluded from operating within the intersection with encroachment, if necessary, which may include going the "wrong way" to the left of the traffic circle to make a left turn. Landscaping may be planted in the center median if it does not need to be traversable.

2. Vertical Deflection: These devices include speed humps and raised crosswalks and are effective means for controlling the speeds of motor vehicles. Vertical deflection as a traffic calming measure is only appropriate on local and collector streets where posted speeds are less than 35 mph and where roadway grades do not exceed 8%. In general, all vertical traffic calming devices within roadways should be built with a bicycle friendly vertical deflection profile. The preferred profile is sinusoidal, which is easier for bicyclists to traverse than a circular or flat profile. Sinusoidal profiles are also easier for maintenance vehicles to traverse for street sweeping or snow plowing activities, and they have less of an effect on emergency vehicle access.

Where speed humps are used to control speeds along a roadway, they are most effective when they are placed periodically along the route (every 200 to 400 feet) to reinforce speed control. These devices should be designed to maintain existing drainage patterns to avoid requiring additional inlets and storm sewer. Tapering the speed hump near the edge of pavement or curb line will minimize retrofit installation costs and allow stormwater to flow into existing gutters.

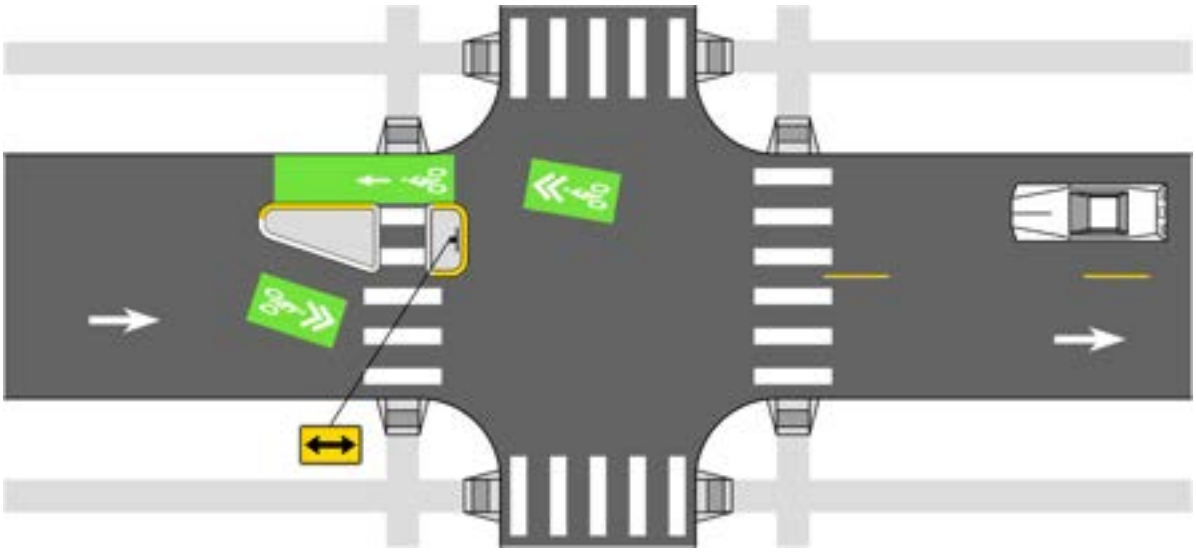
3. Traffic Diversion: Traffic diversion strategies are used to reroute traffic from one roadway onto other adjacent streets by installing design treatments that restrict motorized traffic from passing through. These are often used on bicycle boulevards (see Section 12B-3, H) to reduce motorist volumes to desired thresholds, and can be used on other roadways where volumes are above desired thresholds for bicycle or pedestrian accommodation.

a. Regulatory signage: Signs can be used to prohibit vehicles from entering a roadway using movement prohibition signs (R3-1, R3-2, R3-3, R3-5, etc., or DO NOT ENTER signs (R5-1). These prohibitions can be for all hours or for peak hours only. Signs should be supplemented with an EXCEPT BICYCLES plaque when bicyclists are allowed to perform the movements that are prohibited for motorists. Signs may be supplemented by pavement marking arrows to emphasize the restriction, but pavement markings should not be used when restrictions vary by time of day. Signs and pavement markings alone may not be effective at discouraging motor vehicle access.

b. Diverters: A diverter is an island built at an intersection to alter the movement of through and/or turning vehicle traffic. Diverters are commonly designed to maintain through travel for people walking and bicycling while altering routes for motor vehicles. The NACTO *Urban Bikeway Design Guide* provides examples of different types of diverters to reduce traffic volumes on bicycle boulevards. For all diverters, designers should consider the following.

- Diverter islands are designed to maintain bicycle and pedestrian access by providing cut-throughs. Standard cut-through width for bicyclists is 6 feet.
- Diverter islands can include a combination of public art or other vertical elements, so long as they keep sight lines clear. Other vertical elements such as signing, flexible delineator posts, etc. may be appropriate to make the features more visible to motorists and assist snowplow operators when clearing roadways.
- A diverter's effectiveness at limiting speeds is generally limited to the intersection where it is installed. The street may require additional traffic calming treatments in addition to the intersection treatments to achieve the desired operating characteristics.
- Diverters must be designed with transit and emergency vehicle navigation in mind. In some cases, emergency vehicles must be able to travel over or through the diverter if gaps are spaced to accommodate them or if breakaway gates are used.

Figure 5M-1.04: Diverter



Choosing the design elements to use for a particular area will depend on the neighborhood context and the specific concern to be addressed. Prior to evaluating alternative measures, stakeholders must be educated so they can have meaningful involvement. The evaluation needs to involve all stakeholders in the definition of the problem. If possible, all stakeholders, including drivers, pedestrians, bicyclists, and area property owners, would achieve some level of agreement on the traffic calming plan prior to implementation.

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AASHTO

A Policy on Geometric Design of Highways and Streets

2018
7th Edition

THE GREEN BOOK

6.2.2 Cross-Sectional Elements

6.2.2.1 Width of Roadway

For paved roadways, the minimum roadway width is the sum of the traveled way and shoulder widths shown in Table 6-5. Graded shoulder width is measured from the edge of the traveled way to the point of intersection of shoulder slope and foreslope. Where roadside barriers are included, a minimum offset of 4 ft [1.2 m] from the traveled way to the barrier should be provided, wherever practical. For further information, see Section 4.4, "Shoulders," Section 4.10.2, "Longitudinal Barriers," and Section 3.3.10, "Traveled-Way Widening on Horizontal Curves" for vehicle offtracking information.

Table 6-5. Minimum Width of Traveled Way and Shoulders

U.S. Customary			
Design Speed (mph)	Minimum Width of Traveled Way (ft) for Specified Design Volume (veh/day)		
	under 400	400 to 2000	over 2000
20	20[a]	20	22
25	20[a]	20	22
30	20[a]	20	22
35	20[a]	22	22
40	20[a]	22	22
45	20	22	22
50	20	22	22
55	22	22	22[b]
60	22	22	22[b]
65	22	22	22[b]
All Speeds	Width of Shoulder on Each Side of Road (ft)		
	2	4	6

Metric			
Design Speed (km/h)	Minimum Width of Traveled Way (m) for Specified Design Volume (veh/day)		
	Under 400	400 to 2000	over 2000
30	6.0[a]	6.0	6.6
40	6.0[a]	6.0	6.6
50	6.0[a]	6.0	6.6
60	6.0[a]	6.6	6.6
70	6.0	6.6	6.6
80	6.0	6.6	6.6
90	6.6	6.6	6.6[b]
100	6.6	6.6	6.6[b]
All Speeds	Width of Shoulder on Each Side of Road (m)		
	0.6	1.5	2.4

[a] An 18-ft [5.4-m] minimum width may be used for roadways with design volumes under 250 veh/day.

[b] Consider using lane width of 24 ft [7.2 m] where substantial truck volumes are present or agricultural equipment frequently uses the road.

Note: See text for roadside barrier and offtracking considerations.

6.2.2.2 Number of Lanes

The number of lanes should be sufficient to accommodate the design traffic volumes for the desired level of service. Normally, capacity conditions do not govern rural collector roads, and two lanes are appropriate. For further information, see Section 2.4, "Highway Capacity."

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It is difficult to define the life of a roadway because major segments may have different lengths of physical life. Each segment is subject to variations in estimated life expectancy for reasons not readily subject to analysis, such as obsolescence or unexpected radical changes in land use, with the resulting changes in traffic volumes, patterns, and demands. Right-of-way and grading may be considered to have a physical life expectancy of 100 years; minor drainage structures and base courses, 50 years; bridges, 25 to 100 years; resurfacing, 10 years; and pavement structure, 20 to 30 years, assuming adequate maintenance and no allowance for obsolescence. Bridge life may vary depending on the cumulative frequency of heavy loads. Pavement life can vary widely, depending largely on initial expenditures and the repetition of heavy axle loads.

The assumption of no allowance for functional obsolescence is open to serious debate. The principal causes of obsolescence are increases in the number of intersections and driveways and increases in traffic demand beyond the design capacity. On non-freeway roadways, obsolescence due to addition of intersections and driveways is much more difficult to forestall; this occurs particularly in urban and suburban areas, but may occur in rural areas as well.

In a practical sense, the design volume should be a value that can be estimated with reasonable accuracy. Many designers believe the maximum design period is in the range of 15 to 24 years. Therefore, a period of 20 years is widely used as a basis for design. Traffic cannot usually be forecast accurately beyond this period on a specific facility because of probable changes in the general regional economy, population, and land development along the roadway, which cannot be predicted with any degree of assurance.

2.3.6 Speed

Speed is one of the most important factors considered by travelers in selecting alternative routes or transportation modes. Travelers assess the value of a transportation facility in moving people and goods by its reliability, convenience, and economy, which are generally related to its speed. The attractiveness of a public transportation system or a new roadway are each weighed by the travelers in terms of time, convenience, and money saved. Hence, the desirability of rapid transit may well rest with how rapid it actually is. In addition to driver and vehicle capabilities, the speed of vehicles on a road depends on five general conditions:

- physical characteristics of the roadway,
- amount of roadside interference,
- weather,
- presence of other vehicles, and
- speed limitations (established either by law or by traffic control devices).

Although any one of these factors may govern travel speed, the actual travel speed on a facility usually reflects a combination of these factors.

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The objective in design of any engineered facility used by the public is to satisfy the public's demand for service in an economical manner, with efficient traffic operations and with low crash frequency and severity. The facility should, therefore, accommodate nearly all demands with reasonable adequacy and also should only fail under severe or extreme traffic demands. Because only a small percentage of drivers travel at extremely high speed, it is not economically practical to design for them. They can use the roadway, of course, but will be constrained to travel at speeds less than they consider desirable. On the other hand, the speed chosen for design should not be that used by drivers under unfavorable conditions, such as inclement weather, because the roadway would then be inefficient, might result in additional crashes under favorable conditions, and would not satisfy reasonable public expectations for the facility.

There are important differences between design criteria applicable to low- and high-speed designs. To implement these differences, the upper limit for low-speed design is 45 mph [70 km/h] and the lower limit for high-speed design is 50 mph [80 km/h].

2.3.6.1 Operating Speed

Operating speed is the speed at which drivers are observed operating their vehicles during free-flow conditions. The 85th percentile of the distribution of observed speeds is the most frequently used measure of the operating speed associated with a particular location or geometric feature. The following geometric design and traffic demand features may have direct impacts on operating speed:

- horizontal curve radius,
- grade,
- access density,
- median treatments,
- on-street parking,
- signal density,
- vehicular traffic volume, and
- pedestrian and bicycle activity.

2.3.6.2 Running Speed

The speed at which an individual vehicle travels over a highway section is known as its running speed. The running speed is the length of the highway section divided by the time for a typical vehicle to travel through the section. For extended sections of roadway that include multiple roadway types, the average running speed for all vehicles is the most appropriate speed measure for evaluating level of service and road user costs. The average running speed is the sum of the distances traveled by vehicles on a highway section during a specified time period divided by the sum of their travel times.

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One means of estimating the average running speed for an existing facility where flow is not interrupted by signals or other traffic control devices is to measure the spot speed at one or more locations. The average spot speed is the arithmetic mean of the speeds of all traffic as measured at a specified point on the roadway. For short sections of roadway, on which speeds do not vary materially, the average spot speed at one location may be considered an approximation of the average running speed. On longer stretches of rural highway, average spot speeds measured at several points, where each point represents the speed characteristics of a selected segment of roadway, may be averaged (taking relative lengths of the roadway segments into account) to provide a better approximation of the average running speed.

The average running speed on a given roadway varies during the day, depending primarily on the traffic volume. Therefore, when reference is made to a running speed, it should be clearly stated whether this speed represents peak hours, off-peak hours, or an average for the day. Peak and off-peak running speeds are used in design and operation; average running speeds for an entire day are used in economic analyses.

The effect of traffic volume on average running speed can be determined using the procedures of the *Highway Capacity Manual* (HCM) (*43*). The HCM shows the following:

- **Freeways and multilane highways in rural areas—**there is a substantial range of traffic volumes over which speed is relatively insensitive to the volume; this range extends to fairly high volumes. Then, as the volume per lane approaches capacity, speed decreases substantially with increasing volume.
- **Two-lane highways—**speed decreases linearly with increasing traffic volume over the entire range of volumes between zero and capacity.
- **Streets in urban areas—**speed decreases with increasing traffic volume over the entire range of volumes between zero and capacity; the decrease in speed with increasing volume is nonlinear at higher volumes.

2.3.6.3 Design Speed

Design speed is a selected speed used to determine the various geometric design features of the roadway. The selected design speed should be a logical one with respect to the anticipated operating speed, topography, the adjacent land use, modal mix, and the functional classification of the roadway. In selection of design speed, every effort should be made to attain a desired combination of safety, mobility, and efficiency within the constraints of environmental quality, economics, aesthetics, and social or political impacts. Once the design speed is selected, all of the pertinent roadway features should be related to it to obtain a balanced design. On lower-speed facilities, use of above-minimum design criteria may encourage travel at speeds higher than the design speed. Some design features, such as curvature, superelevation, and sight distance, are directly related to, and vary appreciably with, design speed. Other features, such as widths of lanes and shoulders and clearances to walls and rails, are not directly related to design speed but

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they do affect vehicle speeds. Thus, when a change is made to design speed, many elements of the roadway design will change accordingly.

The selected design speed should be consistent with the speeds that drivers are likely to travel on a given roadway. Where a reason for limiting speed is obvious, drivers are more apt to accept lower speed operation than where there is no apparent reason. A roadway of higher functional classification may justify a higher design speed than a lesser classified facility in similar topography. A low design speed, however, should not be selected where the topography is such that drivers are likely to travel at high speeds. Drivers do not adjust their speeds to the importance of the roadway, but to their perception of the physical limitations of the highway and its traffic.

Lower speeds are desirable for thoroughfares in walkable, mixed-use urban areas and this desire for lower speeds should influence the selection of the design speed. For design of such streets, a target speed should be selected (*29*). The target speed is the highest speed at which vehicles should operate on a thoroughfare in a specific context, consistent with the level of multimodal activity generated by adjacent land uses, to provide both mobility for motor vehicles and a desirable environment for pedestrians, bicyclists, and public transit users. The target speed is intended to be used as the posted speed limit. In some jurisdictions, the speed limit is established based on measured speeds. In these cases, it is important for the design of the thoroughfare to encourage an actual operating speed that equals the target speed (*16, 35*).

The selected design speed should reflect the needs of all transportation modes expected to use a particular facility. Where traffic and roadway conditions are such that drivers can travel at their desired speed, there is always a wide range in the speeds at which various individuals will choose to operate their vehicles. A cumulative distribution of free-flow vehicle speeds typically has an S-shape when plotted as the percentage of vehicles versus observed speed. The selected design speed should be a high-percentile value in this speed distribution curve (i.e., inclusive of nearly all of the desired speeds of drivers, wherever practical).

It is desirable that the running speed of a large proportion of drivers be lower than the design speed. Experience indicates that deviations from this desired goal are most evident on sharper horizontal curves. In particular, curves with low design speeds (relative to driver expectation) are frequently overdriven and may have higher crash frequencies. Therefore, it is important that the design speed used for horizontal curve design be a conservative reflection of the expected speed on the constructed facility.

Table 2-1 shows the corresponding design speeds in metric and U.S. customary units in 5-mph [10 km/h] increments. This table should be used in converting the units of measurement of design speeds.

Although the selected design speed establishes the limiting values of curve radius and minimum sight distance that should be used in design, there should be no restriction on the use of flatter

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CITY OF HOMER
HOMER, ALASKA

Davis/Parsons

ORDINANCE 25-71

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENIDNG HOMER CITY CODE 11.04.050 MASTER ROADS AND STREET PLANS-ADOPTED, 11.04.058, DESIGN CRITERIA MANUAL-ADOPTED, AND 11.04.060 GEOMETRIC DESIGN REQUIREMENTS.

WHEREAS, The National Association of City Transportation Officials (NACTO) recommends maximum lane widths of 10 feet on residential streets and collectors to enhance safety by reducing vehicle speeds, shortening pedestrian crossing distances, and minimizing crash severity; and

WHEREAS, Consistency in street widths is desirable for equitable safety and traffic calming across the City; and

WHEREAS, Many existing streets, such as Soundview, Mountain View, Danview, Bunnell, Kachemak Way, and Fairview, already feature 10-foot lanes that align with NACTO guidelines, while others like Greatland and Poopdeck (12 feet) and Heath (13.5-14 feet) have wider lanes that encourage higher speeds and increase risks; and

WHEREAS, Narrower lanes promote traffic calming, improve pedestrian and cyclist safety, and allow reallocation of right-of-way space for bike lanes, sidewalks, and green buffers per NACTO guidelines; and

WHEREAS, There has long been an intent to update the City's 40-year-old Design Criteria Manual to encourage traffic calming moving city policies into greater alignment with more modern NACTO standards; and

WHEREAS, Despite this intent, the update effort has made little progress, resulting in continued construction of roads with wide lanes that encourage higher speeds and compromise safety; and

WHEREAS, The purpose of this ordinance is to address lane widths only, pending comprehensive updating of other standards in city code and in the Design Criteria Manual.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code 11.04.050, Master Roads and Street Plans-Adopted is hereby amended to read as follows:

11.04.050 Master Roads and Streets Plan – Adopted.

a. The City hereby adopts the functional classification system, Master Plan map, and preliminary plans and profiles of future streets contained in the Master Roads and Streets Plan.

b. In all new subdivisions, excepting those specifically exempted in Chapter 22.10 HCC, the subdivider shall be required to dedicate street rights-of-way designated as arterials or collectors on the Master

Roads and Streets Plan map, in general agreement with the location and geometrics outlined on the map and, if preliminary engineering plans have been prepared, in general accordance with the route layout specified therein. The Planning Commission may require adjustments to the proposed plat at the preliminary platting stage if it finds that such geometrics and alignments are not adhered to.

c. If a development includes a segment of an arterial or collector street as shown on the Master Plan, the developer shall construct the streets on the alignment adopted in the Master Roads and Streets Plan, and according to the geometric requirements (maximum grade, curvature, and intersection grade, and minimum intersection curb return radius) conforming to the respective classification. The developer, in such case, shall be required to construct the street to a ~~28-foot width~~ **20 foot maximum traveled way** width **(with 10 foot maximum lanes and up to 4' shoulders if needed to accommodate bike/pedestrian facilities).** ~~in accordance with the minimum requirements of a local residential street; provided, however, that the City may, upon direction of the City Council, elect to require construction to the full standards and pay to the developer the cost difference between the required street and the proposed street.~~

d. The City Council shall be empowered to designate additional routes as arterials and collectors beyond those adopted on the Master Plan map.

Section 2. Homer City Code 11.04.058, Design Criteria Manual-Adopted is hereby amended to read as follows:

11.04.058 Design Criteria Manual – Adopted.

The City of Homer adopts by reference the "Design Criteria Manual for Streets and Storm Drainage," dated April 1985 and revised February 1987. The "Design Criteria Manual" shall augment the standards of this chapter **except for street widths, for which maximums in HCC.04.060 shall be applied,** and shall govern site reconnaissance, survey and soils and design for streets and storm drains.

Section 3. Homer City Code 11.04.060 Geometric Design Requirements is hereby amended to read as follows:

11.04.060 Geometric design requirements.

The following design criteria shall be adhered to on all street construction within the City:

a. Street Alignment. The street construction shall coincide with the right-of-way centerline unless otherwise approved by the City.

b. Street Design. Streets shall be designed to meet the following objectives:

1. To drain adjacent property where possible;

2. To match existing driveways where possible, and in all cases to match existing cross-street grades;

3. To minimize cross-street or driveway grades;

4. To provide drainage of roadways;

5. To facilitate continuity of natural drainage patterns if storm drains are not incorporated in accordance with the Drainage Management Plan.

c. Grade and Curvature Maxima. The following design limitations shall apply to grades and curvature according to the street's functional classification:

Classification	Maximum Grade (%)	Short Distance (Less Than 500') Maximum Grade (%)	Maximum Grade on Curve (%)	Minimum Curve Radius (feet)*
Major arterial	6	8	6	700
Minor arterial	8	10	6	600
Collector, comm./indus.	8	12	6	500
Local, comm./indus.	8	12	6	500
Collector, res.	10	12	8	500**
Local, res.	10	12	8	150**

* Radius shall be measured to right-of-way centerline.

** In hilly terrain (as defined by the Design Criteria Manual), the minimum curve radius for residential collector streets may be reduced to 275 feet, and the minimum curve for local residential streets may be reduced to 120 feet, upon approval of the City Public Works Engineer.

d. Traffic Forecast. Street design criteria (e.g., pavement thickness, roadway widths, etc.) shall be based on 20-year traffic forecasts as approved by the City. Forecasts for local streets shall be based on estimated trip generation, such estimates to be obtained on per-unit basis from the Design Criteria Manual and standard texts and calculated by the design engineer for the given land-use intensity and type.

e. Cul-de-Sacs. Cul-de-sacs must not be longer than 600 feet and must have turnaround, with a minimum radius to outer edge of pavement or shoulder of 38 feet.

f. Width. Right-of-way, traveled way, and shoulder width standards for City streets shall, at ~~minimum~~ **maximum**, be as follows **to prevent oversizing and promote safety; individual travel lanes shall not exceed 10 ft, or 11 ft on designated truck routes:**

Functional Class or Type	Right-of-Way Width (feet)	Traveled Way Width (feet)	Shoulder Width, Each Side (feet)*
Arterial, major	100	36	8
Arterial, minor	100	26	6
Collector, comm./indus.	80	~~26~~ **20**	4

Functional Class or Type	Right-of-Way Width (feet)	Traveled Way Width (feet)	Shoulder Width, Each Side (feet)*
Collector, res.	80	~~26~~ **20**	4
Local, comm./indus.	60	~~22~~ **20**	3
Local, res., gravel road/street	60	~~26~~ **20**	0
Local, res., paved road/street	60	~~26~~ **20**	4
Cul-de-sac turn-around radius	50 (radius)	38 (radius)	2

* Shoulder width reductions may be allowed on roads with curb and gutter.

g. The right-of-way width standards of subsection (f) of this section shall constitute ~~minimum~~ **maximum** dedication requirements for subdivisions for respective street classification. Subdividers and developers shall be required to construct roadways to the width specified for local residential streets, regardless of the street classification.

h. Construction or reconstruction of existing streets in preexisting platted rights-of-way narrower than those defined in subsection (f) of this section shall require dedication of a sufficient construction and maintenance easement on each side of the road to allow the roadway to be constructed in accordance with Chapter 11.20 HCC and the City of Homer Design Criteria Manual.

i. Other design criteria shall be as specified in the City of Homer "Design Criteria Manual for Streets and Storm Drainage." Further explanation and elaboration of the requirements in subsections (c) through (f) of this section is also set forth in the Design Criteria Manual.

Section 4. This Ordinance is of a permanent and general character. and shall be included in the City Code.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this _____day of _____, 2026.

CITY OF HOMER

_____
RACHEL LORD, MAYOR

ATTEST:

_____
AMY WOODRUFF, CITY CLERK

YES:
NO:
ABSTAIN:
ABSENT:

First Reading:
Public Hearing:
Second Reading:
Effective Date:

City of Homer
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Memorandum

TO: Mayor Lord and Homer City Council

FROM: Melissa Jacobsen, City Manager

DATE: November 19, 2025

SUBJECT: City Manager's Report for November 24, 2025 Council Meeting

Analysis of Brownfield Cleanup Alternatives for the HERC Completed

Through the State's Brownfield Assessment and Cleanup (DBAC) Program, the City engaged the Alaska Department of Environmental Conservation and BGES environmental consultants to assess the HERC property. The consultants reviewed previous Hazardous Building Materials Inventories, conducted a data gap analysis, performed additional sampling of building materials and soils (including testing for lead contamination from deteriorating lead-based paint around both buildings), and developed an Analysis of Brownfield Cleanup Alternatives (ABCA). The ABCA evaluates five cleanup alternatives with rough order magnitude cost estimates to assist informed decision-making on safe demolition, disposal and eventual site repurposing.

The complete report can be found at https://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/27933. This information, with an Executive Summary will be made available on the City website in the near future. City staff will be following up with DBAC Program staff to evaluate potential next steps and opportunities to advance the project through additional DBAC assistance and hope to present options to City Council in the first quarter of 2026.

HERC Multi-Purpose Room

The Multi-Purpose room has been closed since late June after lead based paint flaking and dust from the interior windows and frames was discovered. Public Works is finishing up the necessary remediation work in the space. The carpet in the room was removed as part of the clean up, so getting flooring replaced is a next step in getting the room back in use. We're looking forward to having that space accessible again early 2026!

Fire Hydrant Replacement

As of this writing, contractors are working on replacement of three fire hydrants along Pioneer Avenue. I reported out in July that the spruce tree on the City Hall corner of Pioneer Avenue and Kachemak Way would have to come down as part of the project to ensure safe and successful hydrant replacement and protect public infrastructure. Replacing the hydrant required excavation up to 10 feet deep and severing major roots could destabilize the tree or lead to its decline or death, posing a safety risk. The tree was taken down earlier this week and for liability reasons the tree was retained by the contractor who took it to Dibble Creek for disposal. The City of Homer Streetscape Plan addresses landscape design and recommends plantings for areas which will assist staff in planning what's next for that space. The fire hydrant replacement project was long overdue.

Pioneer Avenue Bathrooms

It's that time of year again, and we are seeing issues with the in-town restrooms. The past couple of days as soon as Public Works staff unlock them, people are moving into them for most of the day. They are smoking, putting cigarette butts out on the walls and floors, one person has their dog in there with them and the dog isn't potty trained, and graffiti, on top of just leaving messes in them. The bathrooms are going to remain locked for the time being in hopes of breaking this pattern, however, historically it doesn't seem to make much impact.

Homer Volunteer Fire Department

The Homer Volunteer Fire Department recently conducted some outdoor night training on Beluga Lake and were treated to a great show. Thanks Captain Chelsea Marsh for the great photos!

Homer Police Department

HPD had over 70 teen challengers participate in a dodgeball tournament earlier this month. Team Stinky Feet took the title (No, that wasn't the HPD team), and a fun time was had by all.

City Manager Meetings and Events:

November 12th – Conversations with a Councilmember
November 13th- Homer Foundation Annual Meeting
November 20th – Microsoft 365 Pilot Team Meeting
And, ongoing weekly meetings with Departments, Mayor and Councilmembers, and City Attorney

City of Homer
www.cityofhomer-ak.gov

Office of the City Manager
491 East Pioneer Avenue
Homer, Alaska 99603
citymanager@cityofhomer-ak.gov
(p) 907-235-8121 x2222
(f) 907-235-3148

Memorandum

TO: MAYOR LORD AND CITY COUNCIL

FROM: Andrea Browning

DATE: November 24, 2025

SUBJECT: December Employee Anniversaries

I would like to take the time to thank the following employees for the dedication, commitment and service they have provided the City and taxpayers of Homer over the years.

Mark Robl	**Police**	**41**	**Years**
Bryan Hawkins	**Port**	**26**	**Years**
Todd Cook	**Public Works**	**16**	**Years**
Sean Perry	**Police**	**11**	**Years**
Mike Zelinski	**Public Works**	**11**	**Years**
Josh Mershon	**Port**	**6**	**Years**
Regina Johanos	**Library**	**5**	**Years**
Jenna Luchaco	**Public Works**	**4**	**Years**
Del Masterhan	**Port**	**4**	**Years**
Matt Dominguez	**IT**	**3**	**Years**
John Kee	**PW**	**1**	**Year**

Homer Title 21 Update

Progress Report to City Council

Prepared November 19, 2025

View related materials at HomerT21CodeUpdate.com

Upcoming Activities

- **November – December: Open House Follow Up.** Share results from the community open house on November 6th and provide additional opportunities for residents who missed the event to share their feedback.
- **November – December: One-on-one conversations with Planning Commissioners.** The project team has offered to meet one-on-one with each Planning Commissioner to talk through ideas, concerns, and questions about the draft code. The first conversation was held on November 18th.
- **December 2025 – January 2026: Planning Commission Work Sessions.** A series of work sessions with the Planning Commission to review sections of the draft zoning code in greater detail. These work sessions will provide opportunity for the Planning Commission to inform the draft code ahead of the release of the Public Review Draft.
    - December 3 from 4pm-6:20pm (before the regular meeting at 6:30 pm): This session will focus on the topic of Housing and Zoning Districts.
    - December 17 as a Special Meeting Work Session from 5-8pm (no regular meeting): This session will focus on the topic of Development Processes.
    - January 7 from 4-6:20pm (before the regular meeting at 6:30 pm): This session will focus on the topic of Steep Slopes/Environmental Constraints.
- **Late January 2026**: Release Public Review Draft version of the Title 21 code. This is tentatively set for a late January release to the public for a 45-day review and comment period.

Accomplishments to Date

Recently Completed Activities (since last 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**: Hosted Community Open House on Thursday, November 6th. Approximately 50 people attended the open house.

Featured in September 2025 Progress Report

- **August 27th:** Port and Harbor Advisory Commission. The project team presented and gathered input from the 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:*** *Conversations with staff around zoning administration, enforcement, district consolidations, and allowed uses to inform code drafting.*
- ***August 15th:*** *The draft Title 21 code was shared with City staff for review, including an initial legal review.*

Featured in July 2025 Progress Report

- ***June 5th:*** *Additional Stakeholder Dialogue. An additional stakeholder dialogue was held June 5th with representatives from Guiding Growth and Mobilizing for Action through Planning and Partnerships (MAPP).*
- ***June 18th:*** *Planning Commission Meeting. The project team attended and facilitated a conversation with the Planning Commission on Conditional Use Permits (CUPs), Land Uses, Housing Types, Zoning Districts.*
- ***June:*** *Proposed Code Type and Structure. 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:*** *Additional Stakeholder Interviews. The project team conducted additional interviews to fill in gaps/missing perspectives from groups that work most closely with the zoning code.*
- ***July 16th:*** *Planning Commission Meeting. The project team 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 - September 2025	July - November 2025	November 2025 - Spring 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 review of draft code	• Share preliminary revisions to Title 21 ("redlined version") • Gather input from public on potential changes, including November Open House *We are here*	• Hold Planning Commission work sessions on key topics • Share code for public review (tentatively late January) • Consider and incorporate revisions baesd on feedback • *Code adoption process starts spring 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.

General Fund
Expenditure Report
Actuals through October 2025
33% Fiscal Year Elapsed

	Current Fiscal Analysis		
	FY26 ADOPTED BUDGET	FY26 YTD ACTUAL	
		$	%
Revenues			
Property Taxes	$ 5,431,570	$ 4,386,743	81%
Sales and Use Taxes	8,374,067	4,339,317	52%
Permits and Licenses	43,463	15,734	36%
Fines and Forfeitures	3,543	2,230	63%
Use of Money	-	-	
Intergovernmental	750,919	90,570	12%
Charges for Services	513,406	136,171	27%
Other Revenues	-	6,403	
Airport	222,248	62,411	28%
Operating Transfers	1,467,157	-	0%
Total Revenues	**$ 16,806,373**	**$ 9,039,578**	**54%**
Expenditures & Transfers			
Administration	$ 2,142,690	$ 682,215	32%
Clerks/Council	867,737	213,433	25%
Planning	466,252	159,295	34%
Library	1,139,976	377,840	33%
Finance	920,718	303,945	33%
Fire	1,721,874	607,258	35%
Police	4,614,240	1,674,253	36%
Public Works	3,787,976	1,148,397	30%
Airport	242,066	65,133	27%
City Hall, HERC	169,827	50,352	30%
Non-Departmental	197,000	172,000	87%
Total Operating Expenditures	$ 16,270,355	$ 5,454,122	34%
Transfer to Other Funds			
Leave Cash Out	$ 330,254	$ -	0%
Other	195,764	-	0%
Total Transfer to Other Funds	$ 526,018	$ -	0%
Transfer to CARMA			
General Fund Fleet CARMA	$ -	$ -	0%
General Fund CARMA	-	-	0%
Seawall CARMA	10,000	-	0%
Total Transfer to CARMA Funds	$ 10,000	$ -	0%
Total Expenditures & Transfers	**$ 16,806,373**	**$ 5,454,122**	**32%**
Net Revenues Over (Under) Expenditures	**$ 0**	**$ 3,585,456**	
w/HART Roads Budget Transfer*		**$ 3,858,220**	

*Based off FY26 YTD Roads Maintenance Operating Expenses ($272,764)

Water and Sewer Fund
Expenditure Report
Actuals through October 2025
33% Fiscal Year Elapsed

Current Fiscal Analysis

	FY26 ADOPTED BUDGET	FY26 YTD ACTUAL $	FY26 YTD ACTUAL %
Revenues			
Water Fund	$ 2,522,112	$ 800,145	32%
Sewer Fund	2,157,567	902,761	42%
Total Revenues	**$ 4,679,679**	**$ 1,702,906**	**36%**
Expenditures & Transfers			
Water			
Administration	$ 367,168	$ 149,476	41%
Treatment Plant	781,321	176,570	23%
System Testing	36,000	8,784	24%
Pump Stations	126,114	42,668	34%
Distribution System	427,867	161,785	38%
Reservoir	29,695	15,499	52%
Meters	207,883	28,303	14%
Hydrants	219,623	75,700	34%
Sewer			
Administration	$ 367,360	$ 154,072	42%
Plant Operations	914,573	225,879	25%
System Testing	18,400	2,448	13%
Lift Stations	240,124	77,119	32%
Collection System	335,476	108,029	32%
Total Operating Expenditures	$ 4,071,603	$ 1,226,333	30%
Transfer to Other Funds			
Leave Cash Out	$ 25,360	$ -	0%
GF Admin Fees	-	-	0%
Other	10,277	-	0%
Total Transfer to Other Funds	$ 35,637	$ -	0%
Transfers to CARMA			
Water	$ 308,460		0%
Sewer	263,979		0%
Total Transfer to CARMA Funds	$ 572,440	$ -	0%
Total Expenditures & Transfers	**$ 4,679,679**	**$ 1,226,333**	**26%**
Net Revenues Over(Under) Expenditures	**$ 0**	**$ 476,573**	

Port and Harbor Fund
Expenditure Report
Actuals through October 2025
33% Fiscal Year Elapsed

Current Fiscal Analysis

	FY26 ADOPTED BUDGET	FY26 YTD ACTUAL $	FY26 YTD ACTUAL %
Revenues			
Administration	$ 741,793	$ 282,811	38%
Harbor	4,269,962	2,965,059	69%
Pioneer Dock	351,663	178,699	51%
Fish Dock	614,006	556,021	91%
Deep Water Dock	170,000	103,604	61%
Outfall Line	2,400	-	0%
Fish Grinder	8,000	9,330	117%
Load and Launch Ramp	130,000	55,864	43%
Total Revenues	**$ 6,287,824**	**$ 4,151,388**	**66%**
Expenditures & Transfers			
Administration	$ 1,325,915	$ 573,464	43%
Harbor	1,454,590	530,295	36%
Pioneer Dock	105,242	32,794	31%
Fish Dock	915,281	331,689	36%
Deep Water Dock	120,895	48,359	40%
Outfall Line	19,000	2,410	13%
Fish Grinder	47,039	25,310	54%
Parking	211,631	64,037	30%
Camping	119,070	39,477	33%
Harbor Maintenance	492,573	179,291	36%
Main Dock Maintenance	40,858	12,290	30%
Deep Water Dock Maintenance	51,358	12,290	24%
Load and Launch Ramp	118,899	56,215	47%
Total Operating Expenditures	$ 5,022,351	$ 1,907,922	38%
Transfer to Other Funds			
Leave Cash Out	$ 59,849	$ -	0%
GF Admin Fees	-	-	0%
Debt Service	-	-	0%
Other	248,498	-	0%
Total Transfer to Other Funds	$ 308,348	$ -	0%
Transfers to Reserves			
Harbor	$ 957,125	$ -	0%
Load and Launch Ramp	-	-	0%
Total Transfer to Reserves	$ 957,125	$ -	0%
Total Expenditures & Transfers	**$ 6,287,824**	**$ 1,907,922**	**30%**
Net Revenues Over(Under) Expenditures	**$ 0**	**$ 2,243,466**	

CC-25-275

MEMORANDUM

Authorizing the Issuance of a Letter of Non-Objection to the Marijuana Control Board Regarding Marijuana License Renewal for Alaska Loven It, LLC DBA Wildflower Farms

Item Type: Action Memorandum

Prepared For: Mayor Lord and Homer City Council

Date: November 19, 2025

From: Amy Woodruff, City Clerk

The City Clerk's Office has been notified by the Alcohol and Marijuana Control Office of a Marijuana License Application for Renewal for a Marijuana Cultivation Facility within the City of Homer for the following:

Type:	Standard Marijuana Cultivation Facility
License #:	12833
DBA Name:	Alaska Loven It, LLC
Service Location:	2908 Kachemak Drive Homer, AK 99603
Licensee:	Wildflower Farms
Designated Licensee:	Janiese Stevens
Mailing Address:	PO Box 1571 Homer, AK 99603

The documentation submitted from AMCO includes records related to public complaints of odor from this facility. This is also addressed in the Memorandum from the Homer Police Department dated November 15th 2025.

Recommendation:

The Homer City Council may either:

1. Approve a letter of non-objection for this renewal application.

2. Conditionally protest the renewal application – a conditional protest means a means a protest by a local government based on the local government's requirements that the applicant must meet before licensure, and that the applicant has not yet met but that the local government expects the applicant will be able to meet within a reasonable period of time. If the board imposes a condition a government recommends, the local government shall assume responsibility for monitoring compliance with the condition unless the board provides otherwise. (3AAC 306.060)

3. Protest the renewal application - a local government with jurisdiction over the location of the proposed licensed premises may protest the application by sending the director and the applicant a written protest and the reasons for the protest. The board may, on its own initiative or in response to an objection or protest, hold a hearing to ascertain the reaction of the public or a local government to an application. The director shall send notice of a hearing under this section as provided in AS 44.62.330 - 44.62.630. (3AAC 306.060 & 070)

Attachments:

AMCO Application Packet Information for Alaska Loven It, LLC

Homer Police Department Objections

City Planner Non-Objections

Kenai Peninsula Borough Non-objections

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

November 12, 2025

Licensee: Alaska Loven It, LLC
DBA: Wildflower Farms
VIA email: janiesestevens@gmail.com
Local Government: Homer
Local Government2: Kenai Peninsula Borough
Via Email: [redacted]
Community Council:
Via Email:

BCC: amco.admin@alaska.gov

Re: Standard Marijuana Cultivation Facility License Combined Renewal Notice

License Number:	#12833
License Type:	Standard Marijuana Cultivation Facility
Licensee:	Alaska Loven It, LLC
Doing Business As:	Wildflower Farms
Physical Address:	2908 Kachemak Drive Homer, AK 99603
Designated Licensee:	Janiese Stevens
Phone Number:	[redacted]
Email Address:	[redacted]

☒ **License Renewal Application** ☐ **Endorsement Renewal Application**

Dear Licensee:

After reviewing your renewal documents, AMCO staff has deemed the application complete for the purposes of 3 AAC 306.035(c).

Your application will now be sent electronically, in its entirety, to your local government, your community council (if your proposed premises is in Anchorage or certain locations in the Mat-Su Borough), and to any non-profit agencies who have requested notification of applications. The local government has 60 days to protest your application per 3 AAC 306.060.

At the May 15, 2017 Marijuana Control Board meeting, the board delegated to AMCO Director the authority to approve renewal applications. However, the board is required to consider this application independently if you have been issued any notices of violation for this license, if your local government protests this application, or if a public objection to this application is received within 30 days of this notice under 3 AAC 306.065.

If AMCO staff determines that your application requires independent board consideration for any reason, you will be sent an email notification regarding your mandatory board appearance. Upon final approval, your 2025/2026 license will be provided to you during your annual inspection. If our office determines that an inspection is not necessary, the license will be mailed to you at the mailing address on file for your establishment.

Please feel free to contact us through the marijuana.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

AMCO has received a complete renewal application and/or endorsement renewal application for a marijuana establishment within your jurisdiction. This notice is required under 3 AAC 306.035(c)(2). Application documents will be sent to you separately via ZendTo.

To protest the approval of this application pursuant to 3 AAC 306.060, you must furnish the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of the date of this notice, and provide AMCO proof of service of the protest upon the applicant.

3 AAC 306.060 states that the board will uphold a local government protest and deny an application for a marijuana establishment license unless the board finds that a protest by a local government is arbitrary, capricious, and unreasonable. If the protest is a "conditional protest" as defined in 3 AAC 306.060(d)(2) and the application otherwise meets all the criteria set forth by the regulations, the Marijuana Control Board may approve the license renewal, but require the applicant to show to the board's satisfaction that the requirements of the local government have been met before the director issues the license.

At the May 15, 2017, Marijuana Control Board meeting, the board delegated to AMCO Director the authority to approve renewal applications with no protests, objections, or notices of violation. However, if a timely protest or objection is filed for this application, or if any notices of violation have been issued for this license, the board will consider the application. In those situations, a temporary license will be issued pending board consideration.

If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Sincerely,

Kevin Richard, Director
907-269-0350

Alcohol & Marijuana Control Office

License Number: 12833
License Status: Active-Operating
License Type: Standard Marijuana Cultivation Facility
Doing Business As: Wildflower Farms
Business License Number: 2128650
Designated Licensee: Janiese Stevens
Email Address: [redacted]
Local Government: Homer
Local Government 2: Kenai Peninsula Borough
Community Council:
Latitude, Longitude: 59.645021, -151.461600
Physical Address: 2908 Kachemak Drive
Homer, AK 99603
UNITED STATES

Licensee #1

Type: Entity
Alaska Entity Number: 10056827
Alaska Entity Name: Alaska Loven It, LLC
Phone Number: [redacted]
Email Address: [redacted]
Mailing Address: PO Box 1571
Homer, AK 99603
UNITED STATES

Entity Official #1

Type: Individual
Name: Janiese Stevens
[redacted]
Phone Number: [redacted]
[redacted]
Mailing Address: P.O. Box 8593
Kodiak, AK 99615
UNITED STATES

Entity Official #2

Type: Entity
Alaska Entity Number: 10100965
Alaska Entity Name: Hibernation Holding Company, L LC
Phone Number: [redacted]
Email Address: [redacted]
Mailing Address: 2705 Millbay Road
Suite 205
Kodiak, AK 99615
UNITED STATES

Entity Official #3

Type: Individual
Name: Kim Perkins
[redacted]
Phone Number: 9[redacted]
Email Address: [redacted]
Mailing Address: P.O. Box 3763
Kodiak, AK 99615
UNITED STATES

Entity Official #4

Type: Individual
Name: Louie Rocheleau
[redacted]
Phone Number: [redacted]
Email Address: [redacted]
Mailing Address: PO Box 8593
Kodiak, AK 99615
UNITED STATES

Entity Official #5

Type: Individual
Name: George Kirk
[redacted]
Phone Number: [redacted]
Email Address: [redacted]
Mailing Address: PO Box 2796
Kodiak, AK 99615
UNITED STATES

Entity Official #6

Type: Individual

Name: Lisa Fellows

[redacted]

Phone Number: [redacted]

Email [redacted]

Mailing Address: P.O. Box 1065
Homer, AK 99603
UNITED STATES

Note: *No affiliates entered for this license.*

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
marijuana.licensing@alaska.gov
https://www.commerce.alaska.gov/web/amco
Phone: 907.269.0350

Alaska Marijuana Control Board

Form MJ-20: 2025-2026 Renewal Application Certifications

Why is this form needed?

This renewal application certifications form is required for all marijuana establishment license renewal applications. Each person signing an application for a marijuana establishment license must declare that he/she has read and is familiar with AS 17.38 and 3 AAC 306. A person other than a licensee may not have direct or indirect financial interest (as defined in 3 AAC 306.015(e)(1)) in the business for which a marijuana establishment license is issued, per 3 AAC 306.015(a).

This form must be completed and submitted to AMCO's Anchorage office by each licensee (as defined in 3 AAC 306.020(b)(2)) before any license renewal application will be considered complete.

Section 1 – Establishment Information

Enter information for the licensed establishment, as identified on the license application.

Licensee:	Alaska Loven It, LLC	**License Number:**	12833		
License Type:	Standard Marijuana Cultivation Facility				
Doing Business As:	Wildflower Farms				
Premises Address:	2908 Kachemak Drive				
City:	Homer	**State:**	Alaska	**ZIP:**	99603

Section 2 – Individual Information

Enter information for the individual licensee who is completing this form.

Name:	George Kirk (Member of Hibernation Holding Company, LLC)
Title:	Member

Section 3 – Violations & Charges

Read each line below, and then sign your initials in the box to the right of any applicable statements:	Initials
I certify that I have **not** been convicted of any criminal charge in the previous two calendar years.	GK
I certify that I have **not** committed any civil violation of AS 04, AS 17.38, or 3 AAC 306 in the previous two calendar years.	GK
I certify that a notice of violation has **not** been issued for this license between July 1, 2024, and June 30, 2025.	N/A

Sign your initials to the following statement only if you are unable to certify one or more of the above statements:	Initials
I have attached a written explanation for why I cannot certify one or more of the above statements, which includes the type of violation or offense, as required under 3 AAC 306.035(b).	GK

Doc ID: d650022fdc01712b47a4f12c178abc77339083c7

Alaska Marijuana Control Board

Form MJ-20: 2025-2026 Renewal Application Certifications

Section 5 – Certifications

Read each line below, and then sign your initials in the box to the right of each statement: Initials

I certify that no person other than a licensee listed on my marijuana establishment license renewal application has a direct or indirect financial interest, as defined in 3 AAC 306.015(e)(1), in the business for which the marijuana establishment license has been issued. GK

I certify that I meet the residency requirement under AS 43.23 or I have submitted a residency exception affidavit (MJ-20a) along with this application. GK

I certify that this establishment complies with any applicable health, fire, safety, or tax statute, ordinance, regulation, or other law in the state. GK

I certify that the license is operated in accordance with the operating plan currently approved by the Marijuana Control Board. GK

I certify that I am operating in compliance with the Alaska Department of Labor and Workforce Development's laws and requirements pertaining to employees. GK

I certify that I have not violated any restrictions pertaining to this particular license type, and that this license has not been operated in violation of a condition or restriction imposed by the Marijuana Control Board. GK

Initial this box if you are submitting an original fingerprint card and the applicable fees to AMCO for AMCO to obtain criminal justice information and a national criminal history record required by AS 17.38.200 and 3 AAC 306.035(d). If I have multiple marijuana licenses being renewed, I understand one fingerprint card and fee will suffice for all marijuana licenses being renewed. GK

If multiple licenses are held, list all license numbers below:

12833, 21069

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification. GK

George Kirk
Printed name of licensee

Signature of licensee

Doc ID: d650022fdc01712b47a4f12c178abc77339083c7

Title	MJ-20 12833 Cultivation - George V.1 BB.pdf
File name	MJ-20%2012833%20C...ge%20V.1%20BB.pdf
Document ID	d650022fdc01712b47a4f12c178abc77339083c7
Audit trail date format	MM / DD / YYYY
Status	Signed

This document was requested from app.clio.com

Document History

SENT	**05 / 21 / 2025** 16:42:48 UTC	Sent for signature to George Kirk (fvphantom2@gmail.com) from brenda@jdwcounsel.com IP: 24.237.42.39
VIEWED	**05 / 21 / 2025** 16:46:50 UTC	Viewed by George Kirk (fvphantom2@gmail.com) IP: 194.113.66.52
SIGNED	**05 / 21 / 2025** 16:47:32 UTC	Signed by George Kirk (fvphantom2@gmail.com) IP: 194.113.66.52
COMPLETED	**05 / 21 / 2025** 16:47:32 UTC	The document has been completed.

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
marijuana.licensing@alaska.gov
https://www.commerce.alaska.gov/web/amco
Phone: 907.269.0350

Alaska Marijuana Control Board

Form MJ-20: 2025-2026 Renewal Application Certifications

Why is this form needed?

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This form must be completed and submitted to AMCO's Anchorage office by each licensee (as defined in 3 AAC 306.020(b)(2)) before any license renewal application will be considered complete.

Section 1 – Establishment Information

Enter information for the licensed establishment, as identified on the license application.

Licensee:	Alaska Loven It, LLC	**License Number:**	12833		
License Type:	Standard Marijuana Cultivation Facility				
Doing Business As:	Wildflower Farms				
Premises Address:	2908 Kachemak Drive				
City:	Homer	**State:**	Alaska	**ZIP:**	99603

Section 2 – Individual Information

Enter information for the individual licensee who is completing this form.

Name:	Janiese Stevens (Managing Member of Hibernation Holding Company, LLC)
Title:	Member

Section 3 – Violations & Charges

Read each line below, and then sign your initials in the box to the right of any applicable statements:	Initials
I certify that I have **not** been convicted of any criminal charge in the previous two calendar years.	
I certify that I have **not** committed any civil violation of AS 04, AS 17.38, or 3 AAC 306 in the previous two calendar years.	
I certify that a notice of violation has **not** been issued for this license between July 1, 2024, and June 30, 2025.	N/A

Sign your initials to the following statement only if you are unable to certify one or more of the above statements:	Initials
I have attached a written explanation for why I cannot certify one or more of the above statements, which includes the type of violation or offense, as required under 3 AAC 306.035(b).	

Alaska Marijuana Control Board

Form MJ-20: 2025-2026 Renewal Application Certifications

Section 5 – Certifications

Read each line below, and then sign your initials in the box to the right of each statement: Initials

I certify that no person other than a licensee listed on my marijuana establishment license renewal application has a direct or indirect financial interest, as defined in 3 AAC 306.015(e)(1), in the business for which the marijuana establishment license has been issued.

I certify that I meet the residency requirement under AS 43.23 or I have submitted a residency exception affidavit (MJ-20a) along with this application.

I certify that this establishment complies with any applicable health, fire, safety, or tax statute, ordinance, regulation, or other law in the state.

I certify that the license is operated in accordance with the operating plan currently approved by the Marijuana Control Board.

I certify that I am operating in compliance with the Alaska Department of Labor and Workforce Development's laws and requirements pertaining to employees.

I certify that I have not violated any restrictions pertaining to this particular license type, and that this license has not been operated in violation of a condition or restriction imposed by the Marijuana Control Board.

Initial this box if you are submitting an original fingerprint card and the applicable fees to AMCO for AMCO to obtain criminal justice information and a national criminal history record required by AS 17.38.200 and 3 AAC 306.035(d). If I have multiple marijuana licenses being renewed, I understand one fingerprint card and fee will suffice for all marijuana licenses being renewed.

If multiple licenses are held, list all license numbers below:

12833, 21069

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Janiese Stevens

Printed name of licensee

Signature of licensee

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
marijuana.licensing@alaska.gov
https://www.commerce.alaska.gov/web/amco
Phone: 907.269.0350

Alaska Marijuana Control Board

Form MJ-20: 2025-2026 Renewal Application Certifications

Why is this form needed?

This renewal application certifications form is required for all marijuana establishment license renewal applications. Each person signing an application for a marijuana establishment license must declare that he/she has read and is familiar with AS 17.38 and 3 AAC 306. A person other than a licensee may not have direct or indirect financial interest (as defined in 3 AAC 306.015(e)(1)) in the business for which a marijuana establishment license is issued, per 3 AAC 306.015(a).

This form must be completed and submitted to AMCO's Anchorage office by each licensee (as defined in 3 AAC 306.020(b)(2)) before any license renewal application will be considered complete.

Section 1 – Establishment Information

Enter information for the licensed establishment, as identified on the license application.

Licensee:	Alaska Loven It, LLC	**License Number:**	12833		
License Type:	Standard Marijuana Cultivation Facility				
Doing Business As:	Wildflower Farms				
Premises Address:	2908 Kachemak Drive				
City:	Homer	**State:**	Alaska	**ZIP:**	99603

Section 2 – Individual Information

Enter information for the individual licensee who is completing this form.

Name:	Kim Perkins (Member of Hibernation Holding Company, LLC)
Title:	Member

Section 3 – Violations & Charges

Read each line below, and then sign your initials in the box to the right of any applicable statements:	Initials
I certify that I have **not** been convicted of any criminal charge in the previous two calendar years.	KP
I certify that I have **not** committed any civil violation of AS 04, AS 17.38, or 3 AAC 306 in the previous two calendar years.	KP
I certify that a notice of violation has **not** been issued for this license between July 1, 2024, and June 30, 2025.	N/A

Sign your initials to the following statement only if you are unable to certify one or more of the above statements:	Initials
I have attached a written explanation for why I cannot certify one or more of the above statements, which includes the type of violation or offense, as required under 3 AAC 306.03	

Form MJ-20: 2025-2026 Renewal Application Certifications

Section 5 – Certifications

Read each line below, and then sign your initials in the box to the right of each statement: Initials

I certify that no person other than a licensee listed on my marijuana establishment license renewal application has a direct or indirect financial interest, as defined in 3 AAC 306.015(e)(1), in the business for which the marijuana establishment license has been issued. KP

I certify that I meet the residency requirement under AS 43.23 or I have submitted a residency exception affidavit (MJ-20a) along with this application. KP

I certify that this establishment complies with any applicable health, fire, safety, or tax statute, ordinance, regulation, or other law in the state. KP

I certify that the license is operated in accordance with the operating plan currently approved by the Marijuana Control Board. KP

I certify that I am operating in compliance with the Alaska Department of Labor and Workforce Development's laws and requirements pertaining to employees. KP

I certify that I have not violated any restrictions pertaining to this particular license type, and that this license has not been operated in violation of a condition or restriction imposed by the Marijuana Control Board. KP

Initial this box if you are submitting an original fingerprint card and the applicable fees to AMCO for AMCO to obtain criminal justice information and a national criminal history record required by AS 17.38.200 and 3 AAC 306.035(d). If I have multiple marijuana licenses being renewed, I understand one fingerprint card and fee will suffice for all marijuana licenses being renewed. KP

If multiple licenses are held, list all license numbers below:

12833, 21069

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification. KP

Kim Perkins

Printed name of licensee

Signature of licensee

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
marijuana.licensing@alaska.gov
https://www.commerce.alaska.gov/web/amco
Phone: 907.269.0350

Alaska Marijuana Control Board

Form MJ-20: 2025-2026 Renewal Application Certifications

Why is this form needed?

This renewal application certifications form is required for all marijuana establishment license renewal applications. Each person signing an application for a marijuana establishment license must declare that he/she has read and is familiar with AS 17.38 and 3 AAC 306. A person other than a licensee may not have direct or indirect financial interest (as defined in 3 AAC 306.015(e)(1)) in the business for which a marijuana establishment license is issued, per 3 AAC 306.015(a).

This form must be completed and submitted to AMCO's Anchorage office by each licensee (as defined in 3 AAC 306.020(b)(2)) before any license renewal application will be considered complete.

Section 1 – Establishment Information

Enter information for the licensed establishment, as identified on the license application.

Licensee:	Alaska Loven It, LLC	**License Number:**	12833		
License Type:	Standard Marijuana Cultivation Facility				
Doing Business As:	Wildflower Farms				
Premises Address:	2908 Kachemak Drive				
City:	Homer	**State:**	Alaska	**ZIP:**	99603

Section 2 – Individual Information

Enter information for the individual licensee who is completing this form.

Name:	Lisa Fellows (Member of Hibernation Holding Company, LLC)
Title:	Member

Section 3 – Violations & Charges

Read each line below, and then sign your initials in the box to the right of any applicable statements:	Initials
I certify that I have **not** been convicted of any criminal charge in the previous two calendar years.	LM
I certify that I have **not** committed any civil violation of AS 04, AS 17.38, or 3 AAC 306 in the previous two calendar years.	LM
I certify that a notice of violation has **not** been issued for this license between July 1, 2024, and June 30, 2025.	N/A

Sign your initials to the following statement only if you are unable to certify one or more of the above statements:	Initials
I have attached a written explanation for why I cannot certify one or more of the above statements, which includes the type of violation or offense, as required under 3 AAC 306.035(b).	

Doc ID: be982a804e671544da173764da4f1d91b17b616b

Alaska Marijuana Control Board

Form MJ-20: 2025-2026 Renewal Application Certifications

Section 5 – Certifications

Read each line below, and then sign your initials in the box to the right of each statement: Initials

I certify that no person other than a licensee listed on my marijuana establishment license renewal application has a direct or indirect financial interest, as defined in 3 AAC 306.015(e)(1), in the business for which the marijuana establishment license has been issued. KM

I certify that I meet the residency requirement under AS 43.23 or I have submitted a residency exception affidavit (MJ-20a) along with this application. KM

I certify that this establishment complies with any applicable health, fire, safety, or tax statute, ordinance, regulation, or other law in the state. KM

I certify that the license is operated in accordance with the operating plan currently approved by the Marijuana Control Board. KM

I certify that I am operating in compliance with the Alaska Department of Labor and Workforce Development's laws and requirements pertaining to employees. KM

I certify that I have not violated any restrictions pertaining to this particular license type, and that this license has not been operated in violation of a condition or restriction imposed by the Marijuana Control Board. KM

Initial this box if you are submitting an original fingerprint card and the applicable fees to AMCO for AMCO to obtain criminal justice information and a national criminal history record required by AS 17.38.200 and 3 AAC 306.035(d). If I have multiple marijuana licenses being renewed, I understand one fingerprint card and fee will suffice for all marijuana licenses being renewed. N/A

If multiple licenses are held, list all license numbers below:

N/A

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification. KM

Lisa Fellows
Printed name of licensee

Lisa Fellows
Signature of licensee

Doc ID: be982a804e671544da173764da4f1d91b17b616b

Title	MJ-20 12833 Cultivation - Lisa V.1 BB.pdf
File name	MJ-20%2012833%20C...sa%20V.1%20BB.pdf
Document ID	be982a804e671544da173764da4f1d91b17b616b
Audit trail date format	MM / DD / YYYY
Status	Signed

This document was requested from app.clio.com

Document History

SENT	**05 / 20 / 2025** 19:40:49 UTC	Sent for signature to Lisa Webb/Fellows (lisa.webbfellows@gmail.com) from brenda@jdwcounsel.com IP: 24.237.42.39
VIEWED	**05 / 20 / 2025** 19:44:08 UTC	Viewed by Lisa Webb/Fellows (lisa.webbfellows@gmail.com) IP: 166.198.34.108
SIGNED	**05 / 20 / 2025** 19:45:32 UTC	Signed by Lisa Webb/Fellows (lisa.webbfellows@gmail.com) IP: 166.198.34.108
COMPLETED	**05 / 20 / 2025** 19:45:32 UTC	The document has been completed.

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
marijuana.licensing@alaska.gov
https://www.commerce.alaska.gov/web/amco
Phone: 907.269.0350

Alaska Marijuana Control Board

Form MJ-20: 2025-2026 Renewal Application Certifications

Why is this form needed?

This renewal application certifications form is required for all marijuana establishment license renewal applications. Each person signing an application for a marijuana establishment license must declare that he/she has read and is familiar with AS 17.38 and 3 AAC 306. A person other than a licensee may not have direct or indirect financial interest (as defined in 3 AAC 306.015(e)(1)) in the business for which a marijuana establishment license is issued, per 3 AAC 306.015(a).

This form must be completed and submitted to AMCO's Anchorage office by each licensee (as defined in 3 AAC 306.020(b)(2)) before any license renewal application will be considered complete.

Section 1 – Establishment Information

Enter information for the licensed establishment, as identified on the license application.

Licensee:	Alaska Loven It, LLC	**License Number:**	12833		
License Type:	Standard Marijuana Cultivation Facility				
Doing Business As:	Wildflower Farms				
Premises Address:	2908 Kachemak Drive				
City:	Homer	**State:**	Alaska	**ZIP:**	99603

Section 2 – Individual Information

Enter information for the individual licensee who is completing this form.

Name:	Louis Rocheleau (Member of Hibernation Holding Company, LLC)
Title:	Member

Section 3 – Violations & Charges

Read each line below, and then sign your initials in the box to the right of any applicable statements:	Initials
I certify that I have **not** been convicted of any criminal charge in the previous two calendar years.	LR
I certify that I have **not** committed any civil violation of AS 04, AS 17.38, or 3 AAC 306 in the previous two calendar years.	LR
I certify that a notice of violation has **not** been issued for this license between July 1, 2024, and June 30, 2025.	N/A

Sign your initials to the following statement only if you are unable to certify one or more of the above statements:	Initials
I have attached a written explanation for why I cannot certify one or more of the above statements, which includes the type of violation or offense, as required under 3 AAC 306.035(b).	LR

Alaska Marijuana Control Board

Form MJ-20: 2025-2026 Renewal Application Certifications

Section 5 – Certifications

Read each line below, and then sign your initials in the box to the right of each statement:	Initials
I certify that no person other than a licensee listed on my marijuana establishment license renewal application has a direct or indirect financial interest, as defined in 3 AAC 306.015(e)(1), in the business for which the marijuana establishment license has been issued.	LR
I certify that I meet the residency requirement under AS 43.23 or I have submitted a residency exception affidavit (MJ-20a) along with this application.	LR
I certify that this establishment complies with any applicable health, fire, safety, or tax statute, ordinance, regulation, or other law in the state.	LR
I certify that the license is operated in accordance with the operating plan currently approved by the Marijuana Control Board.	LR
I certify that I am operating in compliance with the Alaska Department of Labor and Workforce Development's laws and requirements pertaining to employees.	LR
I certify that I have not violated any restrictions pertaining to this particular license type, and that this license has not been operated in violation of a condition or restriction imposed by the Marijuana Control Board.	LR
Initial this box if you are submitting an original fingerprint card and the applicable fees to AMCO for AMCO to obtain criminal justice information and a national criminal history record required by AS 17.38.200 and 3 AAC 306.035(d). If I have multiple marijuana licenses being renewed, I understand one fingerprint card and fee will suffice for all marijuana licenses being renewed.	LR

If multiple licenses are held, list all license numbers below:

12833, 21069

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification. LR

Louis Rocheleau

Printed name of licensee

Louis Rocheleau Digitally signed by Louis Rocheleau Date: 2025.05.21 14:49:45 -08'00'

Signature of licensee

Licensee:	Janiese Stevens	**Date:**	9/19/24
Doing Business As:	Wildflower Farms	**License #:**	12833
License Type:	Standard Cultivation Facility	**AMCO Case #:**	AM24-1970
Mailing Address:	2908 Kachemak Drive Homer, AK 99603		

	Date	Violation of	Fine	Date	Violation of	Fine
Violation(s) of Statute/Regulation:	9/19/24	3 AAC 306.430	$150			

	Date	Violation of	Fine	Date	Violation of	Fine
Prior Violation(s)						

This is a notice to you as a licensee that you are being issued a notice of violation for the purposes described in 3 AAC 306.806(e). A description of the violation is as follows,
NOTE: This is not an accusation or criminal complaint.

On 09/18/2024 at approximately 1320 hours, Investigator Murray received an odor complaint about Wildflower farms located on 2908 Kachemak Dr. in Homer Dr. There have been multiple odor complaints on this premise this year. Two advisory notices have been issued AM24-0389 on 03/05/2024 and AM24-1166 on 06/05/2024.

The complainant stated the odor of marijuana is overwhelming as soon as she leaves her house. She is also concerned about her children breathing the air.

Investigator Murray contacted the Homer Police Department on 09/19/2024. At approximately 0930 Officer Bradley Bordner from the Homer Police Department called stating that he drove by Wildflower farms around 0915 hours. Officer Bordner stated that he detected a strong odor of marijuana from approximately 200 yards away with his car window down. Only one road goes past Wildflower farms which is Katchemak Drive. Windy.com showed the wind speed between 4mph and 6 mph in a westward direction from 0700 to 1000 hours on 09/19/2024. Katchemak bay road is south of Wildflower Farms.

Your attention is directed to:

3 AAC 306.430. Restricted access area. (c)(2)
(c) A marijuana cultivation facility shall ensure that any marijuana at the marijuana cultivation facility
(2) does not emit an odor that is detectable by the public from outside the cultivation facility except as specifically allowed by a local government approval.

This is a violation that carries a fine of $150.00.

Notice of Violation

Disciplinary Action

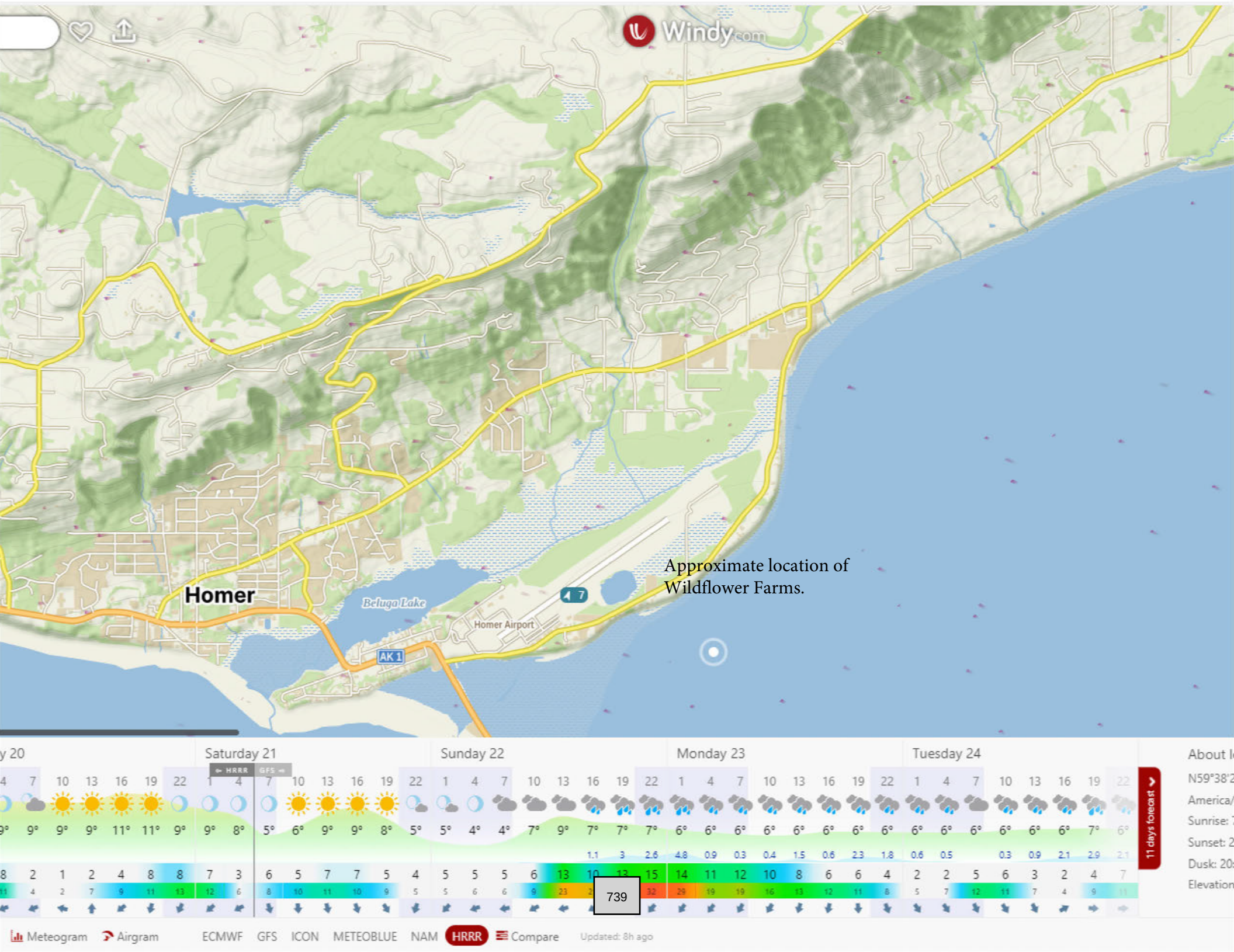
Civil Fine:	$150	**Probation:**	

You may choose to contest or not contest the violation or recommended disciplinary action. If you do not contest, please describe in writing the remedial measures you are taking to address the violation and remit the requested fine, if applicable You may contest the violation or recommended disciplinary action by filing a written response not later than 10 days after your receipt of this notice. You may elect to appeal this notice directly to the Marijuana Control Board under 3 AAC 306.845 or request an informal conference with the director under 3 AAC 306.844. If your informal conference with the director is not to your satisfaction, you may still elect to appeal this notice to the board by filing written notice of the same with AMCO. Any appeal to the board will be heard at the next regularly scheduled meeting of the Board, unless both AMCO and you agree to an extension. You may appeal any final decision by the board to the superior court under AS 44.62.560, excluding a request that the director prepare an accusation for suspension or revocation of a license.

Please send your response, including any potential fine, your request for an informal conference, or appeal to the board to the address below and include your marijuana license number in your response.

Marijuana Control Office
Attn: AMCO Enforcement
550 W. 7th Avenue Suite 1600
Anchorage, AK 99501
amco.enforcement@alaska.gov

Issuing Investigator:	C. Murray	**Issued To:**	
Signature:	Cordell Murray	**Title:**	
Delivered VIA	Via Email	**Issued Date:**	


Windy.com
Homer
Beluga Lake
Homer Airport
AK 1
7
Approximate location of
Wildflower Farms.
Saturday 21
Sunday 22
Monday 23
Tuesday 24
HRRR
GFS
739
11 days forecast
Meteogram
Airgram
ECMWF
GFS
ICON
METEOBLUE
NAM
HRRR
Compare
Updated: 8h ago

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
amco.enforcement@alaska.gov
https://www.commerce.alaska.gov/web/amco
Phone: 907.269.0350

Alaska Marijuana Control Board – AMCO Enforcement

Notice of Violation (3 AAC 306.806(e))

This form, all information provided and responses are pu lic documents per Alaska P blic Records ACT AS 40.25

Licensee:	Janiese Stevens	**Date:**	4/28/25
Doing Business As:	Wildflower Farms	**License #:**	12833
License Type:	Standard Cultivation Facility	**AMCO Case #:**	AM25-0478
Mailing Address:	2908 Kachemak Drive Homer, AK 99603		

	Date	Violation of	Fine	Date	Violation of	Fine
Violation(s) of Statute/Regulation:	4/22/25	3 AAC 306.430	$500			

	Date	Violation of	Fine	Date	Violation of	Fine
Prior Violation(s)	9/19/24	3 AAC 306.430	$150	3/5/24	3 AAC 306.430	Advisory
	6/4/24	3 AAC 306.430	Advisory	2/23/23	3 AAC 306.480	N/A

This is a notice to you as a licensee that you are being issued a notice of violation for the purposes described in 3 AAC 306.806(e). A description of the violation is as follows,
NOTE: This is not an accusation or criminal complaint.

On 04/22/2025 at approximately 11:27am a resident of Homer Alaska stated that her neighborhood smelled so strongly of marijuana she could not go outside. She stated that the odor was coming from the facility on Kachemak Dr. There is only one cultivation on Kachemak Drive which is Wildflower Farms license number 12833. The reporting party stated that the odor is so bad it affects her business and often keeps her children and other families from going outside. Investigator Murray contacted the Homer Police Department to have an officer drive by Wildflower farms to verify the odor. At 12:01pm Officer Tyler Jeffreys called Inv. Murray. Officer Jeffreys stated that he drove by the facility with his car windows up and didn't detect anything. Officer Jeffreys then drove by with his windows down and detected the odor of marijuana from about 200 yards away. Inv. Murray received via email two more complaints from the same complainant one on 4/23/2025 and one on 04/24/2025. These complaints were not verified.

3 AAC 306.430. Restricted access area. (c)(2)
(c) A marijuana cultivation facility shall ensure that any marijuana at the marijuana cultivation facility
(2) does not emit an odor that is detectable by the public from outside the cultivation facility except as specifically allowed by a local government approval.

A third offense of this violation carries a fine of $500.00.

Notice of Violation

Disciplinary Action

Civil Fine:		**Probation:**	

You may contest this notice of violation or recommended disciplinary action by filing a written response not later than 10 days after receipt of this notice. You may elect to appeal this notice directly to the Marijuana Control Board under 3 AAC 306.845 or request an informal conference with the director under 3 AAC 306.844. Any appeal to the board will be heard at the next regularly scheduled meeting of the Board, unless an extension is agreed upon. A request for an informal conference will be scheduled by the director not later than 10 days after receipt of the request.

If you do not contest this notice, please describe in writing the remedial measures you are taking to address the violation and remit the associated fine within 30 days after receipt of this notice.

Failure to respond may result in additional enforcement action by AMCO or the Marijuana Control Board.

Please direct your response to the address below and include your marijuana license number, DBA and AMCO case number in any correspondence. Payments may be made by check (ensure checks or money orders are made out to State of Alaska or AMCO and appropriately signed) , by cash using the Department of Revenue's tax drop box (ensure to include a note with your payment clearly specifying what you are paying for), or credit card (please contact our office, we will send you an e-bill).

Marijuana Control Office
Attn: AMCO Enforcement
550 W. 7th Avenue Suite 1600
Anchorage, AK 99501
amco.enforcement@alaska.gov

Issuing Investigator:	C. Murray	**Issued To:**	
Signature:	Cordell Murray	**Title:**	
Delivered VIA	Via Email	**Issued Date:**	

Alaska Marijuana Control Board – AMCO Enforcement

Notice of Violation (3 AAC 306.806(e))

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
amco.enforcement@alaska.gov
https://www.commerce.alaska.gov/web/amco
Phone: 907.269.0350

This form, all information provided and responses are pu lic documents per Alaska P blic Records ACT AS 40.25

Licensee:	JANIESE STEVENS	**Date:**	5/7/25
Doing Business As:	WILDFLOWER FARMS	**License #:**	12833
License Type:	Standard Cultivation Facility	**AMCO Case #:**	25-0530
Mailing Address:	2908 Kachemak Drive, Homer, AK 99603		

	Date	Violation of	Fine	Date	Violation of	Fine
Violation(s) of Statute/Regulation:	5/6/25	3 AAC 306.430	$500.00			

	Date	Violation of	Fine	Date	Violation of	Fine
Prior Violation(s)	4/22/25	3 AAC 306.430	$500.00	6/4/24	3 AAC 306.430	Advisory
	9/19/24	3 AAC 306.430	$150.00	3/5/24	3 AAC 306.430	Advisory

This is a notice to you as a licensee that you are being issued a notice of violation for the purposes described in 3 AAC 306.806(e). A description of the violation is as follows,

NOTE: This is not an accusation or criminal complaint.

On 5-3-25, AMCO received a complaint from a Homer citizen about strong marijuana odor coming from your facility. On 5-6-26, Inv. Hamilton contacted the Homer Police Department and requested their assistance to verify the compliant. At 2115 hours, Inv. K. Harvey verified the marijuana odor. Winds in the Homer area have been from the North and Northeast at about 0-5mph.

Your attention is directed to 3 AAC 306.430: Restricted access area which reads in part, "(c) A marijuana cultivation facility shall ensure that any marijuana at the marijuana cultivation facility(2) does not emit an odor that is detectable by the public from outside the cultivation facility except as specifically allowed by a local government approval.

Notice of Violation

Disciplinary Action

Civil Fine:	$500.00	**Probation:**	

History Cont...

2-23-25 3AAC306.430 Advisory
From 2020 to 2025, 23 Notice of Violations for Tax Delinquency, 3AAC306.480, violations occurred under prior name, Alaska Loven It, LLC, and current name, Wildflower Farms

You may contest this notice of violation or recommended disciplinary action by filing a written response not later than 10 days after receipt of this notice. You may elect to appeal this notice directly to the Marijuana Control Board under 3 AAC 306.845 or request an informal conference with the director under 3 AAC 306.844. Any appeal to the board will be heard at the next regularly scheduled meeting of the Board, unless an extension is agreed upon. A request for an informal conference will be scheduled by the director not later than 10 days after receipt of the request.

If you do not contest this notice, please describe in writing the remedial measures you are taking to address the violation and remit the associated fine within 30 days after receipt of this notice.

Failure to respond may result in additional enforcement action by AMCO or the Marijuana Control Board.

Please direct your response to the address below and include your marijuana license number, DBA and AMCO case number in any correspondence. Payments may be made by check (ensure checks or money orders are made out to State of Alaska or AMCO and appropriately signed) , by cash using the Department of Revenue's tax drop box (ensure to include a note with your payment clearly specifying what you are paying for), or credit card (please contact our office, we will send you an e-bill).

Marijuana Control Office
Attn: AMCO Enforcement
550 W. 7th Avenue Sute 1600
Anchorage, AK 99501
amco.enforcement@alaska.gov

Issuing Investigator:	J. Hamilton	**Issued To:**	Janiese Stevens
Signature:	F.R. HAMILTON	**Title:**	Designated Licensee
Delivered VIA	Via Email	**Issued Date:**	5/7/25

Windy.com
744
Homer
Beluga Lake
Homer Airport
AK 1
4 7
Approximate location of
Wildflower Farms.

From: Murray, Cordell R (CED)
To: Hamilton, Joe (CED)
Subject: FW: RESPOND
Date: Monday, May 5, 2025 7:55:33 AM

From: [redacted]
Sent: Saturday, May 3, 2025 10:12 AM
To: Murray, Cordell R (CED) <cordell.murray@alaska.gov>
Subject: RESPOND

You don't often get email from [redacted]. Learn why this is important

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello I am reporting another violation of health and safety from the "wild flower farm" on Kachemak drive Homer.

I have not been called back.

I have been writing for over a year

I have not have any change in bad air quality.

what am I supposed to do how can we see change in our neighbor hood

From: Kaleb Harvey
To: Hamilton, Joe (CED)
Subject: Marijuana Odor Kachemak Drive
Date: Tuesday, May 6, 2025 10:53:16 PM
Attachments: image001.png

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Evening Joe,

I drove by the grow on Kachemak Dr this evening at approximately 2115 hours and could smell the strong odor of marijuana in the area. Let me know if you need anything else!

Officer Kaleb Harvey

Homer Police Department
625 Grubstake Ave
Homer, AK 99603
907-235-3150
907-235-3151(fax)
kharvey@ci.homer.ak.us

Alaska Marijuana Control Board – AMCO Enforcement

Notice of Violation (3 AAC 306.805)

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
amco.enforcement@alaska.gov
https://www.commerce.alaska.gov/web/amco
Phone: 907.269.0350

This form, all information provided and responses are pu lic documents per Alaska P blic Records ACT AS 40.25

Licensee:	JANIESE STEVENS	**Date:**	6/2/25
Doing Business As:	WILDFLOWER FARMS	**License #:**	12833
License Type:	Standard Cultivation Facility	**AMCO Case #:**	25-0738
Mailing Address:	2908 Kachemak Drive, Homer, AK 99603		

	Date	Violation of	Fine	Date	Violation of	Fine
Violation(s) of Statute/Regulation:	6/1/25	3 AAC 306.430	$500.00			

	Date	Violation of	Fine	Date	Violation of	Fine
Prior Violation(s)	5/3/25	3 AAC 306.430	$500.00	4/22/25	3 AAC 306.430	$500.00
	5/6/25	3 AAC 306.430	$500.00	2/23/25	3 AAC 306.430	Advisory

This is a notice to you as a licensee that you are being issued a notice of violation for the purposes described in 3 AAC 306.806(e). A description of the violation is as follows,

NOTE: This is not an accusation or criminal complaint.

On 6-1-25, at about 2317 hours, Homer Police Officer K. Harvey reported he was on Kachemak Drive in the area of the Wildflower Farms when he detected a strong odor of marijuana emitting from your facility. Winds appeared to calm or out of the North at that hour. (see attached chart)

Your attention is directed to 3 AAC 306.430(c)(2): Restricted access area which reads in part .....(c) A marijuana cultivation facility shall ensure that any marijuana at the marijuana cultivation facility (2) does not emit an odor that is detectable by the public from outside the cultivation facility except as specifically allowed by a local government approval

Notice of Violation

Disciplinary Action

Civil Fine:		Probation:	

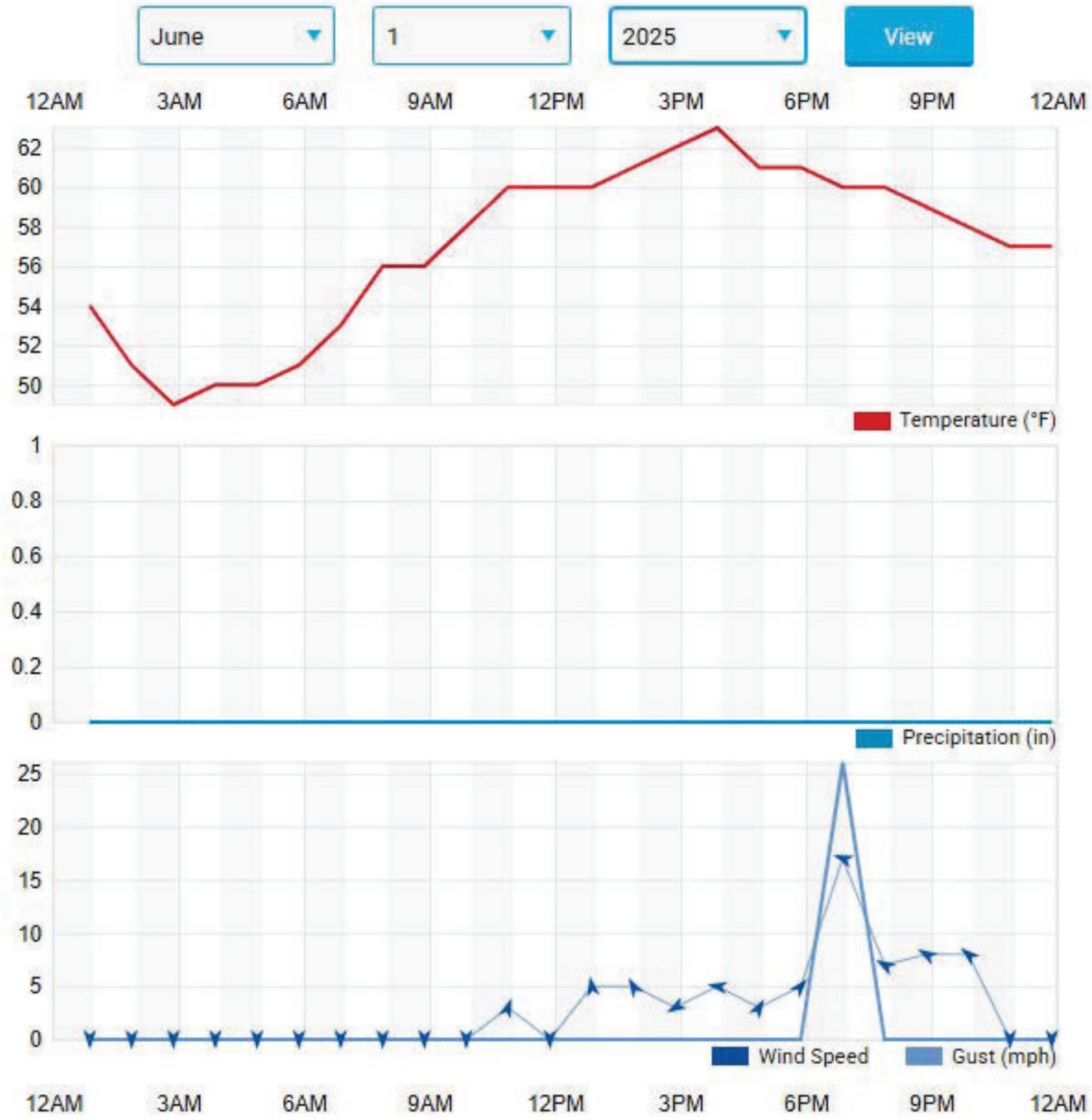
9-19-24 3AAC 306.430 $150.00
6-4-24 3AAC 306.430 Advisory
3-5-24 3AAC 306.430 Advisory
From 2020 to 2025, 23 Notice of Violations for Tax Delinquency, 3AAC306.480, violations occurred under prior name, Alaska Loven It, LLC, and current name, Wildflower Farms

You may choose to contest or not contest the violation or recommended disciplinary action. If you do not contest, please describe in writing the remedial measures you are taking to address the violation and remit the requested fine, if applicable You may contest the violation or recommended disciplinary action by filing a written response not later than 10 days after your receipt of this notice. You may elect to appeal this notice directly to the Marijuana Control Board under 3 AAC 306.845 or request an informal conference with the director under 3 AAC 306.844. if your informal conference with the director is not to your satisfaction, you may still elect to appeal this notice to the board by filing written notice of the same with AMCO. Any appeal to the board will be heard at the next regularly scheduled meeting of the Board, unless both AMCO and you agree to an extension. You may appeal any final decision by the board to the superior court under AS 44.62.560, excluding a request that the director prepare an accusation for suspension or revocation of a license.

Please send your response, including any potential fine, your request for an informal conference, or appeal to the board to the address below and include your marijuana license number in your response.

Marijuana Control Office
Attn: AMCO Enforcement
550 W. 7th Avenue Sute 1600
Anchorage, AK 99501
amco.enforcement@alaska.gov

Issuing Investigator:	J. Hamilton	Issued To:	
Signature:	F.R. HAMILTON	Title:	
Delivered VIA	Via Email	Issued Date:	


June
1
2025
View
12AM
3AM
6AM
9AM
12PM
3PM
6PM
9PM
12AM
62
60
58
56
54
52
50
Temperature (°F)
1
0.8
0.6
0.4
0.2
0
Precipitation (in)
25
20
15
10
5
0
Wind Speed
Gust (mph)
12AM
3AM
6AM
9AM
12PM
3PM
6PM
9PM
12AM

From: Kaleb Harvey
To: Hamilton, Joe (CED)
Subject: RE: Marijuana Odor Kachemak Drive
Date: Sunday, June 1, 2025 11:19:11 PM
Attachments: image001.png

Good Evening Joe,

I drove by the grow at approximately 2317 hours on 06/01 and could smell the strong odor of marijuana in the area directly in front of their entrance.

Officer Kaleb Harvey

Homer Police Department
625 Grubstake Ave
Homer, AK 99603
907-235-3150
907-235-3151(fax)
kharvey@ci.homer.ak.us

From: Bradley Gullikson
To: Hamilton, Joe (CED)
Subject: Marijuana odor
Date: Monday, June 2, 2025 11:58:58 PM

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening,

I was on patrol on Kachemak drive around 2350 hours and could smell marijuana pretty strong driving past the grow.

Thanks,

Brad Gullikson
Sent from my iPhone

JDW
COUNSEL
ALIGNED FOR EXCELLENCE

Jana D. Weltzin
Licensed in Alaska & Arizona
901 Photo Ave, Second Floor
Anchorage, Alaska 99503
Phone 907-231-3750
JDW Counsel
jana@jdwcounsel.com

September 30, 2024

AMCO & Enforcement
Marijuana Control Board
Sent Via Email

Re: NOV Wildflower Farms License 12833

Dear MCB and Enforcement Team:

This letter is in response to the *Notice of Violation* (NOV), dated September 19th, 2024, in regard to odor, under 3 AAC 306.430(c)(2) and the two advisory notices that were issued on 03/05/2024 and 06/05/2024.

After receiving the advisory notice from AMCO Enforcement on March 5th, Wildflower Farms performed a ventilation inspection. After determining that there was a defect in one of the Air Handler's, Wildflower Farms ownership took immediate action and installed a variable frequency drive unit (VFD) for Air Handler #3. The installation of the VFD improved the odor situation however, on June 5th, after an additional advisory notice was received, Wildflower Farms performed a second and extreme in-depth ventilation inspection to find that the temperature sensor unit for Air Handler #3 was faulty. Wildflower Farms ownership replaced the temperature sensor in Air Handler #3 which remedied the odor issue.

Wildflower Farms was operating with no odor issues after the VFD and temperature sensor were installed in Air Handler #3 until the date in question.

On the morning of September 19th, a Wildflower Farms employee contacted the licensees and advised the licensees that there was an issue with Air Handler #1. Wildflower Farms licensees immediately contacted a repair person. The repair person arrived at the facility and determined that the sensor on Air Handler #1 had been accidentally bumped causing the sensor to malfunction.

In order to ensure that the sensors are protected and to avoid any repeat occurrence, Wildflower Farms is installing wire cages to encase the control box and have held a meeting with their employees to make them aware of the situation, what effects this issue causes, refresh training on the AMCO regulations regarding odor and how to avoid causing situations like this in the future.

Wildflower Farms understands the importance of being a regulatory compliant licensed facility and takes pride in their cultivation. Wildflower Farms uses carbon filters that are rated to be changed every two years however, the filters have been changed yearly. Wildflower Farms will now change the carbon filters every six months to make 100% sure that they are operating to their maximum efficiency.

Please feel free to contact me if you have any questions or concerns regarding this response.

Truly and Sincerely Yours,

Jana D. Weltzin, *Esq.*

JDW COUNSEL
ALIGNED FOR EXCELLENCE

Jana D. Weltzin
Licensed in Alaska & Arizona
901 Photo Ave, Second Floor
Anchorage, Alaska 99503
Phone 907-231-3750
JDW Counsel
jana@jdwcounsel.com

May 7, 2025

AMCO & Enforcement
Marijuana Control Board
Sent Via Email

Re: Wildflower Farms License 12833 – NOV AM25-0478

Dear MCB and Enforcement Team:

This letter is in response to the *Notice of Violation* (NOV), dated April 28th, 2025, regarding odor under 3 AAC 306.806(e).

Wildflower Farms has been meticulous about ensuring that the facility's variable frequency drive unit (VFD) for Air Handler #3 remains active and efficient. Efforts to improve employee awareness and training on current regulations and compliance have been enforced. Regular maintenance and checks have been performed on the facility's air filtration units. Currently, there are plans to install wire cages around Air Handler #1 in order to protect the sensors from accidental bumps. The company is taking odor control very seriously and will continue to implement safeguards to ensure compliance with AMCO regulations.

On April 22nd, 2025, Wildflower Farms conscientiously worked to ensure all doors remained closed during harvesting. The previous complaints of odor have been linked with the days on which harvesting occurs. The air filters were last changed in October 2024, and new filters are currently being delivered for immediate replacement. Wildflower Farms currently uses carbon filters that are rated to be changed yearly; however, the filters are changed every six months to make absolutely certain that they are operating at maximum efficiency.

Wildflower Farms understands the importance of being a regulatory-compliant licensed facility and takes pride in its cultivation. Every possible step has been taken to ensure that Wildflower Farms does not emit an odor that is detectable by the public. The fine of $500 will be submitted to AMCO enforcement with the submission of this response. Wildflower Farms is working diligently to solve the issue at hand and eliminate any future complaints of odor.

Please feel free to contact me if you have any questions or concerns regarding this response.

Truly and Sincerely Yours,

Jana D. Weltzin, *Esq.*

JDW COUNSEL
ALIGNED FOR EXCELLENCE

Jana D. Weltzin
Licensed in Alaska & Arizona
901 Photo Ave, Second Floor
Anchorage, Alaska 99503
Phone 907-231-3750
JDW Counsel
jana@jdwcounsel.com

May 16, 2025

AMCO & Enforcement
Marijuana Control Board
Sent Via Email

Re: Wildflower Farms License 12833 – NOV 25-0530

Dear MCB and Enforcement Team:

This letter is in response to the *Notice of Violation* (NOV), dated May 7th, 2025, regarding odor under 3 AAC 306.806(e).

After receiving the AMCO complaint dated April 28th, 2025 (NOV AM25-078), Wildflower Farms submitted its hard-copy response along with the $500 fee to the AMCO office on May 8, 2025. Since receiving the previous complaint, Wildflower Farms has worked diligently to incorporate safeguards to prevent odor such as ordering the new carbon air filters for replacement, incorporating employee training in current regulations and compliance, ensuring the facilities' Air Handlers remain active and efficient, checking that the doors remain closed to the facility, and confirming that regular maintenance checks are conducted on the facility's air filtration units.

As stated in the previous May 7th, 2025, response, there are plans to install wire cages around Air Handler #1 in order to protect the sensors and make sure the unit is in working condition. The filters that have been ordered are still en route to be delivered for immediate replacement. Ownership has ordered even more filters to be delivered in order to make certain they will be available for the next needed replacement, eliminating the waiting period.

Wildflower Farms understands the importance of being a regulatory-compliant licensed facility and takes pride in its cultivation. Every possible step is being taken to prevent the odor issue from occurring. With the submission of this response, the additional fine of $500 will be submitted to AMCO enforcement. Wildflower Farms is continuing to work diligently to solve the issue at hand and eliminate any future complaints of odor.

Please feel free to contact me if you have any questions or concerns regarding this response.

Truly and Sincerely Yours,

Jana D. Weltzin, *Esq.*

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JDW COUNSEL
ALIGNED FOR EXCELLENCE

Jana D. Weltzin
Licensed in Alaska & Arizona
901 Photo Ave, Second Floor
Anchorage, Alaska 99503
Phone 907-231-3750
JDW Counsel
jana@jdwcounsel.com

June 6, 2025

AMCO & Enforcement
Marijuana Control Board
Sent Via Email

Re: Wildflower Farms License 12833 – NOV 25-0738

Dear MCB and Enforcement Team:

This letter is in response to the *Notice of Violation* (NOV), dated June 2nd, 2025, regarding odor under 3 AAC 306.806(e).

Following the receipt of the previous AMCO complaints dated April 28th, 2025 (NOV AM25-0478) and May 7th, 2025 (NOV 25-0530), Wildflower Farms promptly submitted both of its hard-copy responses and two $500 checks for each of the fees to the AMCO office on May 8th, 2025, and on May 16th, 2025. Wildflower Farms had finally received the new carbon air filters, which had been en route to be delivered for immediate replacement as noted in both previous response letters. All of the old carbon air filters in the facility were changed on June 1st, 2025, on the day the smell was detected.

Inspections of the facility's air circulation units have been conducted, and it has been determined that more expertise is needed to narrow down what is causing the odor. Wildflower Farms is currently in the process of hiring a mechanical engineer to assess the ducting, pressurization, and filtration system of the building. With this taking place, the issue of why Marijuana odor is being detected will be swiftly determined and resolved so that no other complaints arise.

Wildflower Farms will also continue to ensure the doors remain closed to the facility and proper maintenance checks are conducted on the facility's air filtration units. Additional carbon air filters have been ordered to be stored for the next filter change, so that there is no waiting period for the next replacement. Additional measures will be put in place as necessary to ensure the facility is in compliance with the odor regulation. With the submission of this response, the additional $500 will be submitted to AMCO enforcement.

Please feel free to contact me if you have any questions or concerns regarding this response.

Truly and Sincerely Yours,

Jana D. Weltzin, *Esq.*

City of Homer
www.cityofhomer-ak.gov

Police Department
625 Grubstake Avenue
Homer, Alaska 99603
police@cityofhomer-ak.gov
(p) 907-235-3150
(f) 907-235-3151/ 907-226-3009

MEMORANDUM

To: Amy Woodruff, City Clerk

From: Lieutenant Ryan Browning, Homer Police READ

Date: 11-15-2025

Subject: Marijuana Standard Cultivation Facility Renewal License for Alaska Loven It, LLC. License #12833

On November 15th, 2025 I received the attached application for license renewal. The Homer Police Department (HPD) has, not necessarily an objection, but concerns with this renewal.

Alaska Loven It, LLC was issued an advisory notice on June 4th, 2024 and four separate violations of 3AAC 306.430 between September 19th, 2024 and June 1st, 2025.

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Additionally, this morning (November 15th, 2025), at approximately 0930 hours, I was on patrol on Ohlhemak Drive and could smell the odor of fresh marijuana coming from that establishment.

Their last communication from legal, dated June 6th, 2025, advised they would need more expertise on narrowing down the source of odor that neighboring residents and passersby's have complained of.

The Departments concern is that, while they appear to be legitimately attempting to locate and secure the source of emitting odors, they have been unable to do so for over a year, causing issues and complaints from the public.

(1) the board approved an application for retransfer before the foreclosure; or

(2) the amount owed to the former licensee for the real property at the time of foreclosure exceeds the fair market value of the property; the former licensee carries the burden of proof to show that the fair market value is less than the amount owed. (Eff. 3/22/2024, Register 249)

3 AAC 306.055. Criminal justice information and records.

(a) When filing an application for a new marijuana establishment license, transfer of a license to another person, or ownership change, the applicant, including each individual listed in 3 AAC 306.020(b)(2), must submit the person's fingerprints and the fees required by the Department of Public Safety under AS 12.62.160 for criminal justice information. An individual who has submitted fingerprints and fees under this section is not required to submit a new set of fingerprints and fees for a second or subsequent application for a new license, transfer of a marijuana establishment license to another person, or ownership change, if the second or subsequent application is submitted not later than 12 calendar months after the date criminal justice information is received in response to the initial submission of fingerprints and fees.

(b) The director shall submit the fingerprints to the Department of Public Safety to obtain a report of criminal justice information under AS 12.62. The board will use the information obtained under this section to determine if an applicant is qualified for a marijuana establishment license.

(c) In this section, "criminal justice information" has the meaning given in AS 12.62.900. (Eff. 2/21/2016, Register 217; am 5/9/2019, Register 230; am 1/22/2023, Register 245)

3 AAC 306.060. Protest by local government.

(a) Not later than 60 days after the director sends notice of an application for a new marijuana establishment license, a new onsite consumption endorsement, renewal of a marijuana establishment license, renewal of an onsite consumption endorsement, license conversion, endorsement, transfer of a marijuana establishment to another person, or transfer of a marijuana establishment license to another location, a local government with jurisdiction over the location of the proposed licensed premises may protest the application by sending the director and the applicant a written protest and the reasons for the protest. If an application for a transfer of a marijuana establishment license to another location proposes to relocate a licensed establishment within the jurisdiction of a different local government, the local government with jurisdiction over

the proposed location may protest the application on the basis of taxes owed to the local government with jurisdiction over the current location of the licensed premises. The director may not accept a protest received after the 60-day period. If the protest is a conditional protest, the board will require the applicant to show, to the board's satisfaction, that the requirements of the local government have been met before the director may issue the marijuana establishment license. If the protest is not a conditional protest, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable.

(b) A local government may recommend that the board approve an application for a new marijuana establishment license, a new onsite consumption endorsement, renewal of a marijuana establishment license, renewal of an onsite consumption endorsement, license conversion, transfer of a marijuana establishment license to another person, or transfer of a marijuana establishment license to another location subject to a condition. If an application for a transfer of a marijuana establishment license to another location proposes to relocate a licensed establishment within the jurisdiction of a different local government, the local government with jurisdiction over the proposed location may recommend that the board approve the marijuana establishment license subject to a condition that is based on reasons identified by the local government with jurisdiction over the current location, of those reasons are still relevant to the proposed location. The board will impose a condition a local government recommends unless the board finds the recommended condition is arbitrary, capricious, and unreasonable. If the board imposes a condition a local government recommends, the local government shall assume responsibility for monitoring compliance with the condition unless the board provides otherwise.

(c) If a local government with jurisdiction over the location of the licensed premises determines that a marijuana establishment has violated a provision of AS 17.38, this chapter, or a condition the board has imposed on the licensee, the local government may notify the board. Unless the director finds that the local government's notice is arbitrary, capricious, and unreasonable, the director shall prepare the determination as an accusation against the licensee under AS 44.62.360 and conduct proceedings to resolve the matter as provided under 3 AAC 306.820.

(d) In this section,

(1) "local government" means each local government with jurisdiction over the licensed premises; in case of an application for a transfer of a marijuana establishment license to

another location, "local government' means the local government with jurisdiction over the proposed licensed premises;

(2) "conditional protest" means a protest by a local government based on the local government's requirements that the applicant must meet before licensure, and that the applicant has not yet met but that the local government expects the applicant will be able to meet within a reasonable period of time.

(e) Not later than 60 days after the director sends notice of an application for a transfer of a marijuana establishment license to another location where the local government would be different, the local government with jurisdiction over the current licensed premises may protest the application upon the basis of taxes owed by the licensee to that local government by sending the director and the applicant a written protest and the reasons for the protest. The director may not accept and the board will not consider a protest received under this subsection after the 60-day period. (Eff. 2/21/2016, Register 217; am 12/28/2017, Register 224; am 2/21/2019, Register 229; am 4/11/2019, Register 230; am 5/9/2019, Register 230; am 1/22/2023, Register 245)

3 AAC 306.065. Public participation.

A person may object to an application for a new marijuana establishment license, renewal of a marijuana establishment license, license conversion, transfer of a marijuana establishment license to another person, or transfer of a marijuana establishment license to another location by submitting a written statement of reasons for the objection to the board and the applicant not later than 30 days after the director has determined that the application is complete and has given written notice to the local government in accordance with 3 AAC 306.025. The objection must be sent to the applicant at the mailing address or electronic mail address provided in the notice of application and also to the board. If the board determines to conduct a public hearing under this section, an interested person may give oral testimony at the public hearing. (Eff. 2/21/2016, Register 217; am 12/28/2017, Register 224; am 2/21/2019, Register 229)

Editor's note: The address for sending objections to the Marijuana Control board is the Anchorage office of the Alcohol and Marijuana Control Office, 550 West 7th Avenue, Suite 1600, Anchorage, AK 99501; email: marijuana.licensing@alaska.gov.

3 AAC 306.070. Hearing on public protest.

The board may, on its own initiative or in response to an objection or protest, hold a hearing to

ascertain the reaction of the public or a local government to an application. The director shall send notice of a hearing under this section as provided in AS 44.62.330 - 44.62.630 (Administrative Procedure Act). (Eff. 2/21/2016, Register 217)

3 AAC 306.075. Procedure for action on license application.

(a) The board will decide whether to grant or deny an application for a marijuana establishment license not later than 90 days after receiving the complete application. However, the board will not grant or deny the application before the time allowed for a protest under 3 AAC 306.060, unless the local government waives its right to protest.

(b) Not later than seven days before the date set for board action on applications, the director shall post a meeting agenda listing the matters scheduled for action at that meeting. The board may review an application without additional notice to the applicant.

(c) The board will consider any written objection, protest, suggested condition, or petition, and also will consider any testimony received at a hearing on public protest held under 3 AAC 306.070 when it considers the application. The director shall retain the written objection, protest, or suggested condition or petition, and the hearing record as part of the permanent record of the board's review of an application. (Eff. 2/21/2016, Register 217; am 12/28/2017, Register 224; am 2/21/2019, Register 229; am 1/22/2023, Register 245)

3 AAC 306.080. Denial of license or endorsement application.

(a) After review of the application, including the applicant's proposed operating plan and all relevant information, the board will deny an application for a new license or new onsite consumption endorsement if the board finds that

(1) the application is not complete as required under the applicable provisions of 3 AAC 306.020 – 3 AAC 306.055, or contains any false statement of material fact;

(2) the license or endorsement would violate any restriction in 3 AAC 306.010 or 3 AAC 306.015;

(3) the license or endorsement would violate any restriction applicable to the particular license type authorized under this chapter;

(4) the license or endorsement is prohibited under this chapter as a result of a ordinance or election conducted under AS 14.38.210, 3 AAC 306.200, or 3 AAC 306.230;

(5) the applicant's actions or the operating plan does not adequately demonstrate that the applicant will comply with applicable provisions of this chapter;

City of Homer
www.cityofhomer-ak.gov

Planning
491 East Pioneer Avenue
Homer, Alaska 99603
Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

M E M O R A N D U M

TO: MAYOR LORD AND HOMER CITY COUNCIL
THROUGH: MELISSA JACOBSEN, CITY MANAGER
FROM: RYAN FOSTER , CITY PLANNER
DATE: NOVEMBER 24, 2025
SUBJECT: ALASKA LOVEN IT, LLC DBA WILDFLOWER FARMS STANDARD MARIJUANA CULTIVATION FACILITY LICENSE COMBINED RENEWAL

I have received and reviewed the license combined renewal application for Alaska Loven It, LLC DBA Wildflower Farms, Standard Marijuana Cultivation Facility, License number 12833, located at 2908 Kachemak Drive Homer, AK 99603.

I have no objection to the application for renewal on zoning related issues.

KENAI PENINSULA
Borough

Office of the Borough Clerk

144 North Binkley Street, Soldotna, AK 99669 | (P) 907-714-2160 | (F) 907-714-2388 | www.kpb.us

Monday, November 17, 2025

Sent via email: clerk@ci.homer.ak.us

Amy Woodruff, City Clerk
City of Homer

RE: Renewal Application for Standard Marijuana Cultivation Facility

Business Name	:	Wildflower Farms
License Location	:	Homer/2908 Kachemak Drive, Homer, AK 99603
License No.	:	12833
License Type	:	Standard Marijuana Cultivation Facility

Dear Ms. Woodruff,

This serves to advise that the Kenai Peninsula Borough (KPB) has reviewed the above referenced application and has no objection to the issuance of the license.

Should you have any questions, or need additional information, please don't hesitate to let us know.

Sincerely,

Michele Turner, CMC
Borough Clerk

cc: janiesestevens@gmail.com

amco.localgovernmentonly@alaska.gov

CC-25-276

MEMORANDUM

Resolution 25-104, A Resolution of the City Council of Homer, Alaska, Awarding the Contract for the Development of the 2025 Water and Wastewater Master Plan to Bristol Engineering Services Company, LLC Of Anchorage Alaska in the Amount of $149,987 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents.

Item Type: Backup Memorandum

Prepared For: City Council

Date: November 4, 2025

From: Daniel Kort, Public Works Director

Through: Melissa Jacobsen, City Manager

I. Issue:

The purpose of this Memorandum is to request approval to award the contract for the development of the 2025 Water and Wastewater Master Plan to Bristol Engineering Services Company, LLC (Bristol).

II. Background:

A Water and Sewer Master plan was prepared for the City of Homer by Bristol in 2006. Bristol's plan provided an evaluation of the construction costs; treatment plant operation and maintenance (O&M) costs; technical requirements; system management impacts; estimated revenues and expenses to operate an expanded system; and other related considerations for these proposed improvements and expansions. Bristol's Water and Sewer Master Plan covered a 20-year planning period (2006-2025).

The City submitted questionnaires to receive two loans from the Alaska Department of Environmental Conservation's (ADEC) State Revolving fund. One application was for the water portion of the master plan and the other for the wastewater portion. The State Revolving Fund doesn't technically issue grants, but they can issue loans and then forgive a portion of the loan, which they call principal forgiveness. In total, the two loans have $150,000 in principal forgiveness attached, which is the full value of the loans.

The Scope of Services is as follows:
The project consists of furnishing all labor, materials, equipment, tools, supervision, and other facilities necessary to prepare a master plan. This effort will include creating a computer model of the existing water and wastewater system, identifying how service can be most effectively extended into areas not currently served, determining what improvements to the

existing system will be needed to support expansion, define the cost and suggest a schedule for necessary future capital improvements, and incorporate water and sewer data into the City's GIS information system. The water treatment plant, fire flow transmission, distribution, and storage capacities will be evaluated. The wastewater treatment plant, piped collection system and pump station capacities will be evaluated. The computer models prepared as part of this plan will allow the City to understand (before development occurs) what impact it will have on the existing wastewater and water system. Even though the final deliverable will be a single document, the consultant shall bill separately for the water and wastewater components.

The complete RFP can be found on the City website at- https://www.cityofhomer-ak.gov/cityclerk/request-proposals-professional-engineering-services-2025-water-wastewater-master-plan

III. Proposals Received:

In accordance with the Procurement Policy Manual, the City advertised a Request for Proposals (RFP) in the Homer News on September 11 and 18, 2025 and in the Anchorage Daily News on September 14, 2025. Proposals were opened at 3:00 PM on October 28, 2025, and three proposals were received. These proposals were scored by a team of evaluators according to criteria established in the RFP documents. Below is a table showing the proposals received along with their respective scores and proposal prices.

	Bristol	RESPEC	DOWL
Similar Projects (200 possible pts)	172	148	172
Project Manager (100 possible pts)	90	72	84
Project Team (150 possible pts)	120	87	126
Cost (50 possible pts)	50	22	26
Cost (Numeric)	$149,987.00	$341,787.60	$283,795.00
Total Points	432	329	408

IV. Recommendation

The Public Works Department recommends that the City Council of Homer Alaska award a contract for the design of the 2025 Water and Wastewater Master Pan to Bristol Engineering Services Company, LLC of Anchorage Alaska in the amount of $149,987.

CITY OF HOMER
HOMER, ALASKA

City Manager
Public Works Director

RESOLUTION 25-104

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, AWARDING THE CONTRACT FOR THE DEVELOPMENT OF THE 2025 WATER AND WASTEWATER MASTER PLAN TO BRISTOL ENGINEERING SERVICES COMPANY, LLC OF ANCHORAGE ALASKA IN THE AMOUNT OF $149,987 AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, The Request for Proposal (RFP) was advertised in the Homer News on September 11, 2025 and September 18, 2025, and in the Anchorage Daily News on September 14, 2025 in accordance with the Procurement Policy; and

WHEREAS, The Request for Proposal was listed with three plans rooms in the State and on the City website; and

WHEREAS, Proposals were due by 3:00 p.m. on Wednesday, October 27, 2025, and 3 proposals were received; and

WHEREAS, The proposals were reviewed in accordance with the criteria established in the RFP documents which aligns with the City's Procurement Policy and it was determined Bristol Engineering Services Company, LLC of Anchorage Alaska submitted the proposal that best matched the City's needs as identified in the RFP documents.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, awards the Contract for the development of the 2025 Water and Wastewater Master Plan to Bristol Engineering Services Company, LLC of Anchorage Alaska in the Amount of $149,987 and authorizes the City Manager to negotiate and execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 24th day of November, 2025.

CITY OF HOMER

_____
RACHEL LORD, MAYOR

ATTEST:

_____
AMY WOODRUFF, CITY CLERK

Fiscal Note: Resolution 23-094 and 23-095 authorized the City to apply for two loans the ADEC State Revolving Fund Drinking Water and Clean Water loan program. The City is set to receive $150,000 in principal forgiveness for these loans.

CC-25-277

MEMORANDUM

Resolution 25-105, A Resolution of the City Council Of Homer, Alaska, Awarding The Contract For Design & Construction of the Homer Harbor's System 4 Float Replacement to Turnagain Marine Construction of Anchorage, Alaska in the Amount Of $22,459,855 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/City Engineer

Item Type: Backup Memorandum

Prepared For: Mayor and City Council

Date: November 17, 2025

From: Leon Galbraith, P.E., City Engineer

Through: Melissa Jacobsen, City Manager

I. Issue: This memorandum requests Council approval to award a design-build contract to Turnagain Marine Construction (TMC) for the Homer Harbor Float System 4 Replacement project.

II. Background: The City has been working toward System 4 replacement in phases. The first phase, design and permitting, is underway and is funded by a FY24 Denali Commission Transportation Grant and City match funds with a budget of $2,205,000. These funds are intended to fully fund the complete design, environmental review and permitting for Float System 4.

The City has utilized the Denali grant funds to date for the following activities under a Task Order with Alaska Harbors Consulting LLC:

- Advance design drawings to 50% completion
- Initiate permit applications
- Develop a design-build Request for Proposals (RFP)

The design-build RFP is divided into two tasks:

Task 1 - Design Completion: Complete 100% design and specifications utilizing Denali Commission grant funds.

Task 2 - Construction: In the contract, this task is contingent upon securing construction funding. The City has applied for a FY25 Port Infrastructure Development Program (PIDP) grant through the Maritime Administration (MARAD). Construction will only proceed upon:

- Successful award of the PIDP grant, and

- City Council authorization to proceed.

III. Proposals Received:

In accordance with the Procurement Policy Manual, the City advertised a Request for Proposals (RFP) in the Homer News and in the Anchorage Daily News. Proposals were opened at 4:00 PM on November 7, 2025, and two proposals were received. These proposals were scored by a team of evaluators according to criteria established in the RFP documents. Below is a table showing the proposals received along with their respective scores and proposal prices.

	Design-Build Team (Prime)		Max Possible
	Knik	Turnagain	Points
Technical Proposal Evaluation			
Cover Letter & Executive Summary	8.8	8.2	10
Project Team Qualifications	47.4	49.0	55
Project Approach	45.0	54.4	55
Contract Management	21.2	23.4	30
Total Technical Score	122	135	150
Price Proposal	$ 18,997,914	$ 22,459,855	
Price Proposal Score	50	42	50
TOTAL SCORE:	**172**	**177**	**200**

IV. Recommendation

The Public Works Department recommends that the City Council of Homer Alaska award a contract for design & construction of the Homer Harbor System 4 Float Replacement project to Turnagain Marine Construction of Anchorage Alaska in the amount of $22,459,855. It is important to note that the initial Notice to Proceed (NTP) #1 (design engineering and permitting task) is estimated at $515,000 with a second NTP for construction dependent on acquiring the MARAD grant funds described above.

CITY OF HOMER
HOMER, ALASKA

City Manager
City Engineer

RESOLUTION 25-105

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, AWARDING A TWO PHASE CONTRACT FOR DESIGN & CONSTRUCTION OF THE HOMER HARBOR'S SYSTEM 4 FLOAT REPLACEMENT TO TURNAGAIN MARINE CONSTRUCTION OF ANCHORAGE ALASKA IN THE AMOUNT OF $515,000 FOR PHASE 1 ENGINEERING AND DESIGN AND, CONTINGENT ON AWARD OF THE FY25 PORT INFRASTRUCTURE DEVELOPMENT PROGRAM (PIDP) GRANT TO THE CITY OF HOMER, $21,944,855, FOR PHASE 2 CONSTRUCTION AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, The Request for Proposal (RFP) was advertised in the Homer News and in the Anchorage Daily News in accordance with the Procurement Policy; and

WHEREAS, The RFP was listed with three plans rooms in the State and on the City website; and

WHEREAS, Proposals were due by 4:00 p.m. on Friday, November 7, 2025, and two proposals were received; and

WHEREAS, The proposals were reviewed in accordance with the criteria established in the RFP documents which aligns with the City's Procurement Policy and it was determined Turnagain Marine Construction of Anchorage Alaska submitted the winning proposal that best matched the City's needs as identified in the RFP documents; and

WHEREAS, The first Notice To Proceed (NTP) #1 is for $515,000 for Engineering Design only that is funded by a FY24 Denali Commission Transportation Grant that was accepted and appropriate by Ordinance 25-17(S);and

WHEREAS, The NTP #2 for Construction will be awarded only upon successful award of 2025 Port Infrastructure Development Program grant funds and upon City Council authorization to proceed with the amount adjusted by change order to meet the grant amount; and

WHEREAS, Turnagain Marine Construction is aware of the contingency regarding the construction phase of this project through the RFP documentation.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, awards the Contract for Design & Construction of the Homer Harbor's System 4 Float Replacement to Turnagain Marine Construction of Anchorage Alaska in the Amount of $22,459,855 and authorizes the City Manager to negotiate and execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 24th day of November, 2025.

CITY OF HOMER

_____
RACHEL LORD, MAYOR

ATTEST:

_____
AMY WOODRUFF, CITY CLERK

Fiscal Note: Ordinance 25-17(S) appropriated $2,205,000 from Denali Commission FY24 Transportation Program Grant and Port Match Reserves; $2,086,995 remains.