



Agenda

City Council and Planning Commission Joint Worksession

Monday, June 22, 2026 at 3:30 PM

City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

Homer City Hall

491 E. Pioneer Avenue
Homer, Alaska 99603
www.cityofhomer-ak.gov

Zoom Webinar ID: 965 8631 4135 Password: 792566

<https://cityofhomer.zoom.us>
Dial: 346-248-7799 or 669-900-6833;
(Toll Free) 888-788-0099 or 877-853-5247

CALL TO ORDER, 3:30 P.M.

AGENDA APPROVAL (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 6)

DISCUSSION TOPIC(S)

- [a.](#) Review of Title 21 Public Review Draft comments for preparation of the Public Hearing Draft

COMMENTS OF THE AUDIENCE (3 minutes)

ADJOURNMENT NO LATER THAN 4:50 P.M.

Next Regular Meeting is Monday, July 27, 2026 at 6:00 p.m., Worksession at 4:00 p.m., Committee of the whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

City of Homer Title 21 Update

Joint Work Session of Homer City Council & Planning Commission to Develop Public Hearing Draft

June 22, 2026



Welcome & Objectives

Objectives for Today

1. Title 21 Revision Project Refresher
2. Summary of Public Review Draft Feedback
3. Key Policy Topics Requiring Direction
4. Next Steps



Meeting Agreements

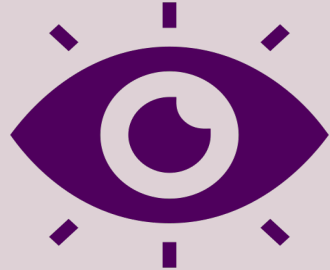
- Focus on the decisions before us.
- Share perspectives succinctly and respectfully.
- Seek understanding before responding.
- Move from concerns to solutions.
- Support clear direction when consensus is not possible.
- Value our time together.

Project Refresher

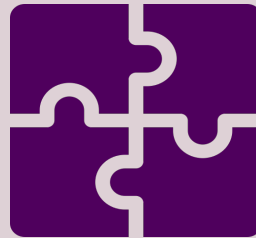
Title 21 Update: Code Revision Goals



Streamline development processes and increase predictability



Increase code clarity and flexibility



Better align the code with community plans



Consider natural hazards and preserve natural features



Simplify, reorganize, and add visuals to make the code more user friendly

Path to Public Review Draft

January – March 2025

- Compile background and gather initial feedback.
- Review existing code and identify updates.

Other Homer Plans (e.g., Transportation Plan, Local Hazard Mitigation Plan, Community Design Manual)

Analysis of City of Homer Land Use Applications and Trends

Technical Code Audit

Small Group Discussions with Homer Groups that work with the Code (Builders, Developers, Guiding Growth/ Mobilizing for Action through Planning and Partnerships, Business Owners, Realtors)

*Monthly Meetings with **Planning Commission** on Code Topics and Potential Changes*

April – November 2025

- Staff, legal team, PC review of draft code.
- Gather stakeholder and public input on potential changes.

2045 Homer Comprehensive Plan

Community Input from Open House (in person & virtual)

Planning & Zoning Best Practices

Input from City Staff (ongoing)

*One-on-one interviews with **Planning Commission** and **City Council***

Community Open House

November 2025 – Spring 2026

- Conduct Planning Commission work sessions on key topics.
- Refine draft code for public review.

*One-on-one interviews with **Planning Commission** and **City Council***

*Input from **Planning Commission** via Work Sessions: Housing and District Changes, Development Process, and Environmental Features*

Public Comments

March 31 – May 15 2026
Public Review Draft

Components of the Title 21 Update

Full Revised Draft Code

Revised Homer City Code
Title 21 ZONING AND PLANNING

Public Review Draft
Clean Version

March 2026

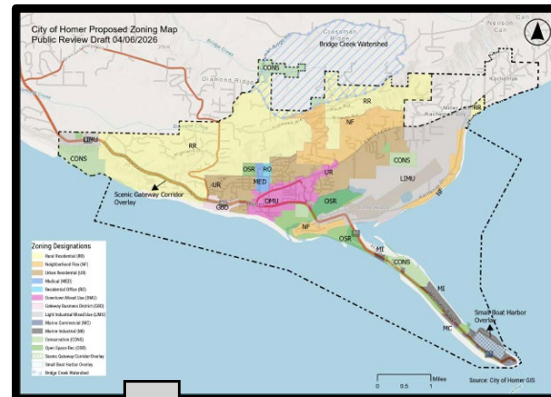
Proposed Table of Allowable Uses by District

Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)	Residential			Mixed Use		
	RR - Rural Residential	NF - Neighborhood Flex	UR - Urban Residential	M ¹ - Medical	DMU ¹ - Downtown Mixed Use	GBD ¹ - Gateway Business District
Residential						
Detached Dwelling	P	P	P	P	P	P
Dormitory						

Proposed Table of Dimensional and Intensity Standards

Table 21.30.a Dimensional and Intensity Standards		
	RR - Rural Residential	NF - Neighborhood Flex
Structure Height (maximum)	35-ft	35-ft.

Proposed Zoning Map



See the full Public Review draft at homert21codeupdate.com/#resources

Summary of Public Review Draft Feedback

Public Review Draft Comments – By the Numbers

92 individuals submitted a total of **905 individual comments**

674 comments from
76 residents

116 comments from **8**
elected or appointed
officials

66 comments from **6**
staff members

Roughly **~600 signatures**
submitted in **two petitions**
about short-term rentals
and development standards
(attached to comment
traier)

Comment Tracker: Organization

April 27, 2026

Dear project team,
Here are my edits.

1. Add regulations to parking.
2. Change the boundaries of DMU.
3. I really like the expanded housing options!

-Jane Doe

Contains **three individual** comments that are logged separately:

Topic	Date	Comment	Name
Parking	4/27/26	Add regulations to parking.	Jane Doe
Zoning Map	4/27/26	Change boundaries of DMU.	Jane Doe
Housing	4/27/26	I really like the expanded housing options!	Jane Doe

One set of comments

Comment Tracker: Responses to All Comments

See column, “**Team Recommendation**” for more information on how each comment was considered. Responses include:

- **“Is incorporated.”**
- **“Is partially incorporated...(with explanation).”**
- **“Is not incorporated... (with explanation).”**
- **“Does not include a recommended revision.”**
- **“Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.”**

Public Comments – Most Discussed Broad Topics

Short-term
Rentals (STRs)

Large Format
Development

CUP Process

Wetlands &
Environment

Definitions

Review
Process

Allowable
Uses

Specific Topics We Will Cover Today

1. Large Format Development
2. CUPs
3. Building Height
4. Administrative Adjustments
5. Wetlands & Steep Slopes
6. Short-Term Rentals
7. Definitions

Large Format Development

Topic: Large Format Development

*See Chapter 21.42 and
Dimensional Standards Table
of the draft code*

What the Public Review Draft Says:

The PRD retitles the “Large Retail and Wholesale Stores” to “Large Format Development” and increases the threshold for these standards from 15,000 sf. to 30,000 sf.

The CUP requirement for large format development remains.

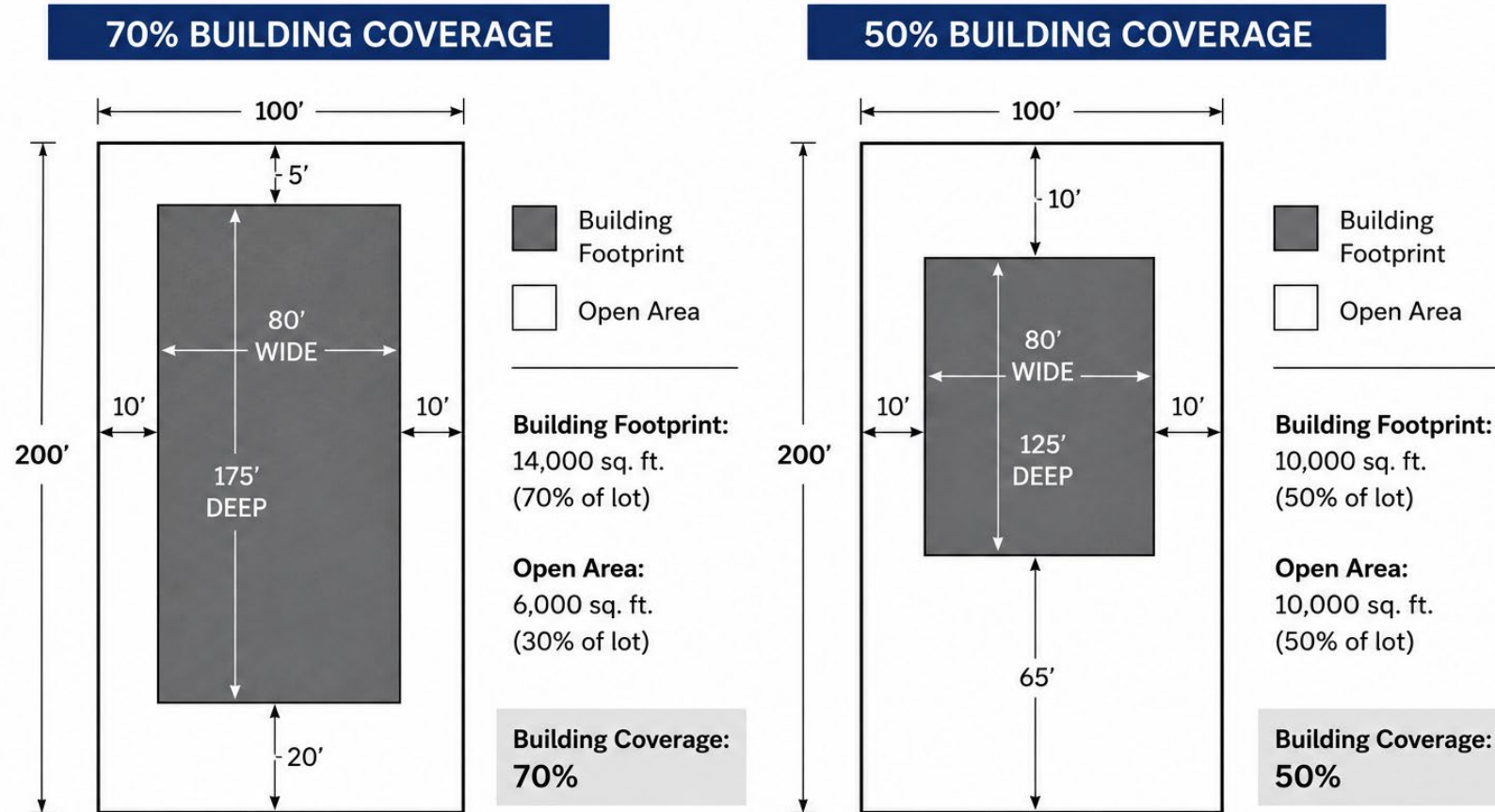
Building coverage maximums are established for all districts (NEW), ranging from 30% in Rural Residential and Light Industrial Mixed Use to 70% in Downtown Mixed Use.

Sentiment: Nearly all commenters expressed opposition to increased thresholds for large building review and the 70% maximum building coverage in DMU.

Sample Illustration: Building Coverage

BUILDING COVERAGE STANDARDS – DOWNTOWN

Typical Lot Size: 100 ft x 200 ft (20,000 sq. ft.)



Note: Diagrams are illustrative. Other requirements not shown

Change Highlights - Coverage

District`	Current	Proposed
RR	Building: not regulated Impervious: not regulated	Building: 30% Impervious: 50%
UR	Building: not regulated Impervious: not regulated	Building: 50% Impervious: 80%
M	Building: 8,000 sf. or 30% Impervious: not regulated	Building: 30% Impervious: not regulated
DMU (current CBD, Town Center)	Building: 8,000 sf. or 30% Impervious: not regulated	Building: 70% 50% Impervious: 80%
GBD	Building: 8,000 sf. or 30% Impervious: not regulated	Building: 50% Impervious: 70%
LIMU (current GC-1, GC-2, EEMU)	Building: 8,000 sf. or 30% (GC-1) Building: 75,000 sf. (GC-2 and LIMU) Impervious: not regulated	Building: 50% 30% Impervious: 70%
MI	Building: 25,000 sf. Impervious: not regulated	Building: not regulated Impervious: 70%

Topic: Large Format Development

Team Assessment: Reflecting sentiment from the Planning Commission and the public, building coverage limits should be reduced in the DMU and the threshold for large format development should be lowered.

Team Recommendation:

1. Reduce the maximum building coverage in DMU to 50% (from the proposed 70%)
2. Reduce the maximum building coverage in LIMU to 30% (from the proposed 50%)
3. Reduce the threshold for Large Format Development back to the original 15,000 sf. (from the proposed 30,000)
4. For clarity, change the title of Large Format Development back to Large Retail and Wholesale Stores.

Conditional Use Permits

Topic: CUPs for Buildings Larger than 8,000 sf.

What the Public Review Draft Says:

The PRD eliminates the CUP requirement for all buildings larger than 8,000 sf.

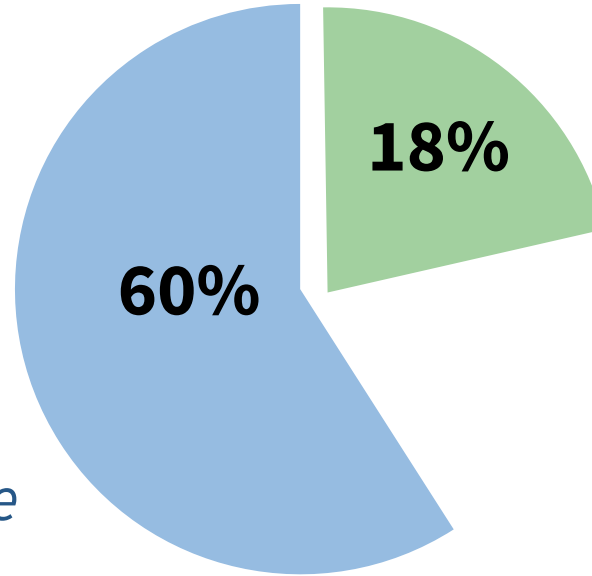
Typical approval conditions are incorporated into screening and outdoor lighting sections.

Sentiment: Nearly all commenters expressed opposition to removing the CUP trigger.

Context: Homer's CUPs 2020-2024

60% of CUPs were for more than one principal structure on a lot. Out of 30, all but one was approved.

Conditions of approval typically included outdoor lighting (must be downlit) and dumpster screening.



18% of CUPs were for building coverage over 30% or building area over 8,000 sf. All were approved.

Conditions of approval typically included screening, outdoor lighting, and conformance with setbacks.

Why change? Nearly universal approval of these requests and similar conditions of approval suggest that both triggers for CUPs could be eliminated, and special standards for approval could include outdoor lighting, screening, and setback conformance. Those standards can be reviewed by staff.

Topic: CUPs for Buildings Larger than 8,000 sf.

Team Assessment: The CUP process is a significant deterrent to new development. If all CUP requests are approved (as they have been in the last 5 years), typical conditions should be made requirements in the code.

Team Recommendation: Remove the 8,000 sf building size trigger for a CUP. Any project that exceeds zoning district building coverage requirements or the large format development threshold will still have to get a CUP or variance.

Building Height

Topic: Building Height

What the Public Review Draft Says: Maximum building height increased to 40 ft. in DMU, 50 ft. in GBD, and 55 ft. in LIMU.

Standard	District	Current	Proposed
Building Height	DMU	Max: 35 feet	Min: 20 feet, Max: 40 feet*
	GBD (Gateway Bus.)	Max: 35 feet	Max: 50 35 feet
	LIMU	Max: 35 feet	Max: 55 40 feet (up to 75 feet for boat storage or construction)

Sentiment: Nearly all commenters expressed opposition to increased building heights, particularly in the DMU and GBD.

Topic: Building Height

Team Assessment: Reflecting sentiment, some changes to building heights are warranted. Downtown Mixed Use should remain at 40 ft. to allow most 3-story buildings. Given the location and significant views in the Gateway Business District, height could reasonably be reduced there.

Team Recommendation:

1. Maintain 40 ft. maximum height (from 35 ft.) in DMU
2. Reduce maximum height in GBD to 35 ft.
3. Reduce maximum height in LIMU to 40 ft (leave exception for boat storage or construction).

Administrative Adjustments

Topic: Administrative Adjustments

What the Public Review Draft Says:

- Allows administrative adjustments for up to two feet of encroachment into required setbacks.
- Within chapter 21.55 (Parking and Loading): Administrative reductions in required off-street parking based on age-restricted residential use, joint parking, availability of on-street parking, a parking study, change in use of an existing site, or mixed use.
- Within chapter 21.56 (Landscaping): Flexibility for landscaping based on site design, unique topography, unique relationships to adjacent properties and existing utilities.

Sentiment: Nearly all commenters expressed opposition to allowing administrative adjustments. Many referred to types of adjustments discussed in a draft for Planning Commission discussion but are not included in the PRD.

Topic: Administrative Adjustments

Team Assessment: Minor administrative adjustments will reduce the need for variances where certain specific criteria are met. For setback adjustments, the criteria are the same as the variance criteria, but they are reviewed by staff only.

Team Recommendation: Retain the three areas of administrative adjustments: up to 2-foot setback encroachments, certain parking reductions, landscaping flexibility.

To deal with existing nonconforming buildings that sit within required setbacks, add Encroachment Permits. Reviewed by the Planning Commission unless the encroachment is 2 feet or less. Encroachments must not be in an easement or across a property line.

Wetlands & Steep Slopes

Topic: Wetlands and Environment

What the Public Review Draft Says: The PRD does not include significant revisions to existing regulations for wetlands and no new regulations on other natural features.

Sentiment: All commenters are in favor of stronger wetlands protection. Commenters expressed:

- Support for buffer requirements
- Criticism of relying on the Army Corps of Engineers for regulation
- Environmental concerns including flooding, erosion, water quality, habitat loss and stormwater management

Topic – Wetlands and Environment

Chapter 21.34, Slopes and Coastal Development

This is chapter regulates development activity and structures in areas affected by *slopes, bluffs, ravines, and the coastal edge*.

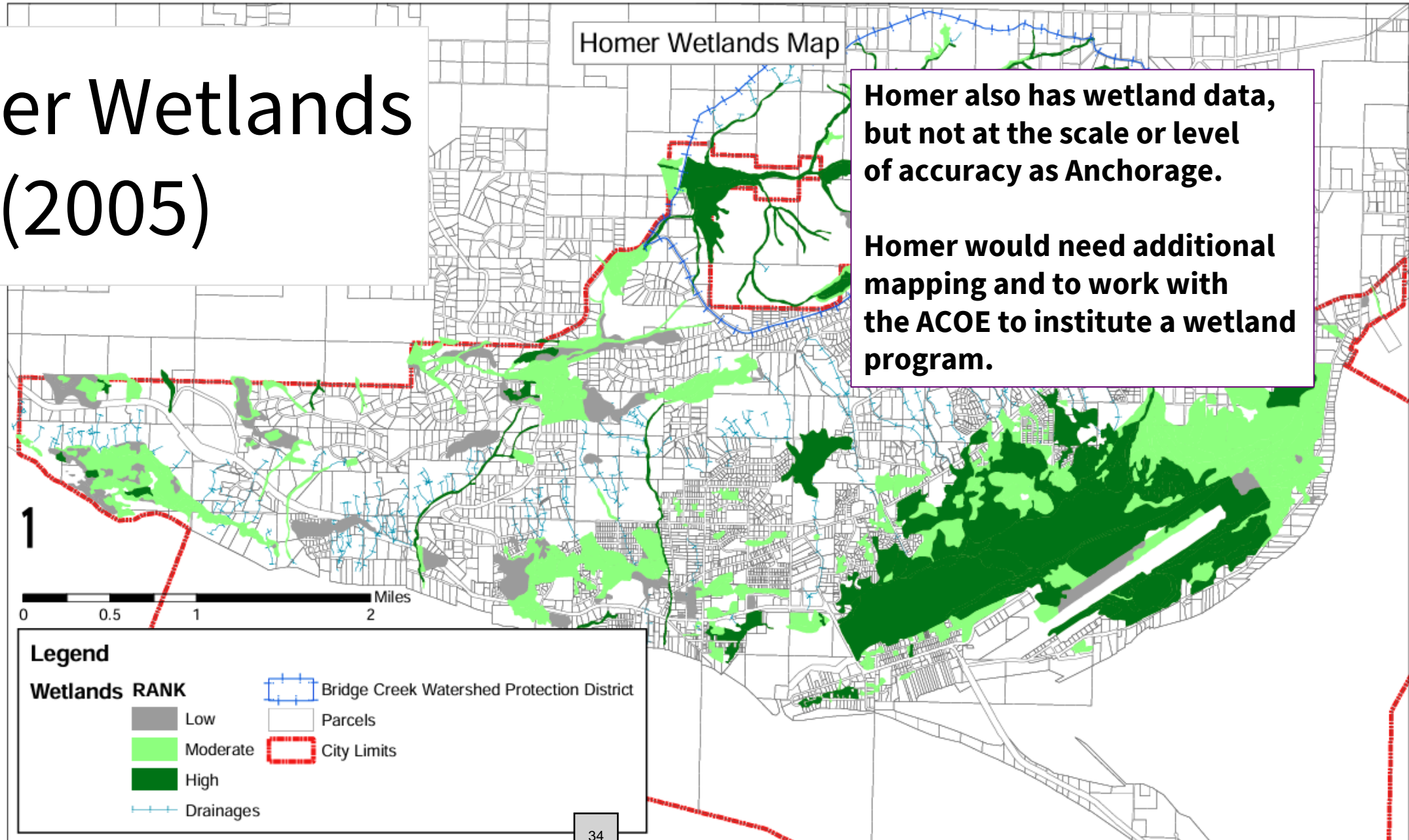
There are **currently no Title 21 requirements** for development setbacks/non-buildable area **on or around wetlands** except for Bridge Creek Watershed District.

Wetlands **are** subject to **non-municipal regulations in Title 21**.

Wetland development/fill requests are evaluated by the Army Corps of Engineers as a requirement of city approval.



Homer Wetlands Map (2005)



Homer also has wetland data, but not at the scale or level of accuracy as Anchorage.

Homer would need additional mapping and to work with the ACOE to institute a wetland program.

Topic: Steep Slopes

What the Public Review Draft Says: The PRD maintains existing regulations regarding slopes and removes the option of a CUP to encroach into required setbacks (variance required instead). Regulations apply to lots with average slopes of 15% or greater, bluffs, coastal edges and ravines. Requires level 2 drainage and erosion control standards and a stormwater management plan.

Sentiment: Most comments favor strengthening regulations for development on steep slopes. Commenters expressed:

- Support for strengthening steep slope protections
- Concerns about erosion, landslides, and safety
- Impacts on downstream wetlands and stormwater management

Homer & Steep Slopes: Key Takeaways from Comparisons Cities

- Homer has strict definitions of steep slopes and more restrictions on developable area compared to other municipalities with similar features.
- There are communities in the Lower 48 with more strict slope regulations.
- **However, Homer has unique soil conditions and geology that require a more nuanced approach to regulating steep slope development.**

Topic: Wetlands and Steep Slopes

*See Chapters 21.34
and 21.35
of the draft code*

Assessment: This is a complex issue requiring policy direction by members of the City Council and Planning Commission. Additional regulations would require additional staff, data and mapping, and partnership (e.g. with engineers and other agencies) to implement.

Recommendation: Conduct PC Work Sessions during the adoption process on this to discuss data sources and accuracy, previous work on these topics, and create a framework for implementation.

Short Term Rentals

Topic: Short-term Rentals

See Chapter 21.50
of the draft code

What the Public Review Draft Says: The PRD creates a permit requirement for short-term rentals (STRs). This is essentially a “placeholder” that can be modified based on future study. It requires owner/caretaker registration.

It does not limit the number of short-term rentals, nor contain any regulations on them.

Sentiment: About 35% of comments were related to STRs, most opposed to regulating short term rentals, although a significant number commented on potential restrictions on STRs that are not proposed in the PRD. Reasons include:

- Regulation is premature given the current EDC study.
- Lack of evidence that STRs cause housing problems.
- Hurts local residents who depend on STRs for income.

Those in favor of STR regulations cite wanting owner-occupancy requirements for STRs and protecting neighborhood character as reasons.

Topic: Short-term Rentals

*See Chapter 21.50
of the draft code*

Assessment: This is a complex issue requiring policy direction by members of the City Council and Planning Commission. The Economic Development Advisory Commission is currently studying the issue.

Recommendation: Maintain proposed permit process as a placeholder and defer additional short-term rental regulations until the conclusion of EDAC process.

Definitions

Topic: Definitions

See Section
21.02.040
of the draft code

There were many comments related to various definitions within the PRD.

Some related to proposed revisions to existing definitions, and others suggested new definitions.

Generally, suggestions for **new definitions** were **not recommended** for inclusion in the Public Hearing Draft because the terms are not yet used in the code.

Many revisions to **existing definitions are recommended for change**.

Next Steps

Path to Public Hearing Draft & Adoption



We are here

**Public Review
Draft**

**Comment
Synthesis**

**Planning
Commission &
City Council
Review**

**Public Hearing
Draft**

**Adopted
Code**

Thank you!

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Homert21CodeUpdate.com

PUBLIC COMMENT TRACKER

City of Homer, Alaska

Zoning Code (Title 21) Revision, March 2026 Public Review Draft

This tracker summarizes all public comments received during the Public Review Draft comment period, along with corresponding recommended actions (Change, Partial Change, No Change, or To Be Determined) and team recommendations if a 'No Change' or 'TBD' is noted. It is organized in alphabetical order by topic. In reviewing comments, the project team considered all public input to date, including prior engagement activities and planning data. Revisions are recommended for incorporation where appropriate, and additional explanation is provided where requested changes are not recommended. In some cases, individual comments were divided into multiple entries to clarify the location, topic, or plan component addressed.

#	Code		Comment	Recommended Action	Project Team Recommendation (If no change or TBD)	Date	Format	First Name	Last Name	Organization
	Sec.	Topic								
1	21.20.0 40(b)	Administrative Adjustments	shouldn't have a numbered list of only one item. It seems like administrative adjustments are a bit scattered across the title? There are approval criteria spelled out for variances, but nothing for administrative adjustments. I would like to see this bounded with some language.	Change		5/18	Email	Rachel	Lord	Mayor
2	21.20.0 40(b)	Administrative Adjustments	I would like to see a table comparing existing and proposed new administrative adjustments.	No Change	Provide this table as an educational item	5/18	Email	Rachel	Lord	Mayor
3		"Levels"	For the different "level" requirements (site plans, drainage and erosion control, landscaping, others?) - is generally 1 the most stringent/robust, and then it gets less stringent/robust from there? It doesn't seem completely clear this is the case	No Change	No, level 1 is the least robust and 3 is the most.	5/18	Email	Rachel	Lord	Mayor
4	21.10	Administrative Adjustment	8a. 21.10.040 I am opposed to Administrative Adjustments in all cases because non-elected staff of uncertain tenure and qualifications should not be allowed to make decisions previously held by the Planning Commission or City Council. I am particularly opposed to using Administrative Adjustments to expand legal nonconforming uses. Our goal should be to restrict and eliminate nonconforming uses, not expand them. Please delete the concept of administrative adjustments.	No Change	Recommend keeping the one administrative adjustment in the public hearing draft: setbacks up to 2 feet.	5/5	Email	Janette	Keiser	
5		Administrative Adjustment	21.10.040 Administrative Adjustments. a. An administrative adjustment is a process where applicants may seek minor and limited reductions, deviations or modifications from certain dimensional or site design standards of this title. Administrative adjustments may be approved through application and approval from the City Planner pursuant to Table 21.06.a. My comments: The City depends on public input to provide transparency to the processes of zoning. It is alarming to consider that the City Planning Commissions' decisions can be over-ridden by the City Planner. As a councilmember, I agree that the Homer Planning Commission should provide maximum local involvement in planning to implement and recommend modifications to the Homer Zoning ordinance, Title 21, and subdivisions Title 22. To allow any one individual, the City Planner, to over-ride the decision voted on by the Planning Commission is not in the best interests of the City.	No Change	Recommend keeping the one administrative adjustment in the public hearing draft: setbacks up to 2 feet.	4/1	Comment Form	Caroline	Venuti	City Council

#	Code		Comment	Recommended Action	Project Team Recommendation					
	Sec.	Topic			(If no change or TBD)	Date	Format	First Name	Last Name	Organization
6		Administrative Adjustment	21.05.020 City Planner c. Administration and enforcement functions and powers of the City Planner include, but are not limited to, the following: Table 21.06.a Review Matrix Administrative Adjustments Planning Department City Planner I DO NOT AGREE THAT THE CITY PLANNER SHOULD HAVE UNLIMITED ABILITY REGARDING ADMINISTRATION AND ENFORCEMENT POWERS.	No Change	Recommend keeping the one administrative adjustment in the public hearing draft: setbacks up to 2 feet.	4/1	Comment Form	Franco	Venuti	Planning Commission
7	21.10	Administrative Adjustment	8d. There needs to be criteria for approval of an Administrative Adjustment, just as there are criteria for approval of a variance.	No Change	Criteria for approval is the same as the criteria for variance approval as stated in 21.10.050.	5/5	Email	Janette	Keiser	
8		Administrative Adjustment	21.10.040 Administrative Adjustments a. An administrative adjustment is a process where applicants may seek minor and limited reductions, deviations or modifications from certain dimensional or site design standards of this title. Administrative adjustments may be approved through application and approval from the City Planner pursuant to Table 21.06.a. I DO NOT AGREE THAT THE CITY PLANNER SHOULD HAVE THE ABILITY TO OVERRIDE THROUGH AN ADMINISTRATIVE ADJUSTMENT, ANY DECISIONS MADE BY THE PLANNING COMMISSION.	No Change	Staff does not have any override authority of Planning Commission decisions. Administrative adjustments are for certain standards, and in certain amounts, <i>before</i> or <i>instead of</i> Planning Commission review.	4/1	Comment Form	Franco	Venuti	Planning Commission
9		Administrative Adjustment	Highlighting an important KBWC comment - The Planning Team is pursuing a code framework that would grant the Planning Director unchecked power to allow nonconforming uses, when no survey indicates the public's desire for such a broad and significant undermining of basic zoning structure, and the Planning Commission as a body said that they thought this was a terrible idea.	No Change	Legal nonconforming uses (those that were legally established before zoning changes that disallowed the use) are, by law, required to be allowed to continue unless expanded or changed. There is no administrative power over nonconforming uses in the PRD.	5/15	Email	Laurie	Daniel	
10		Administrative Adjustment	To be honest, I don't trust the current Planning Director or his team to represent the community's interests or needs; he has proven himself to do the opposite, seeking to change Homer in profound ways that no one has asked for and refusing to work on issues that the public, City Council and the Planning Commission want included in current code changes.	No Change	Comment does not suggest a change to the ordinance. Public input is a valued contribution to the development of the Title 21 update.	5/15	Email	Laurie	Daniel	
11		Administrative Adjustments	I am also opposed to any changes in administrative adjustments. I fear it will "move the goalposts" so to speak.	No Change	Recommend keeping the one administrative adjustment in the public hearing draft: setbacks up to 2 feet.	5/12	Email	David	Schneider	

#	Code		Comment	Recommended Action	Project Team Recommendation					
	Sec.	Topic			(If no change or TBD)	Date	Format	First Name	Last Name	Organization
12		Affordable Housing	It seems to me that the response from our community on a long range comprehensive plan has been in strong support for affordable housing, open spaces, and concerns over investors of B+B's, among other concerns.	No Change	Comment does not indicate a change to the ordinance	4/5	Comment Form	Annette	Bellamy	
13		Affordable Housing	Ask that Townhouses at least have a maximum size limitation so they are in fact affordable, and inclusionary zoning that requires new developments over 8000 sq.ft. to be zoned affordable per AMT.	No Change	Size of the units is not necessarily indicative of price. Other programs to guarantee long term affordability could be considered by the City outside of Title 21	4/5	Comment Form	Annette	Bellamy	
14		Affordable Housing	I hope you consider planning for the future with inclusion for affordability, environmental protection and continued quality of life in Kachemak Bay, Homer, Alaska.	TBD	See above comment regarding affordability. Environmental issues to be discussed at 6/22 joint PC/CC work session	4/5	Comment Form	Annette	Bellamy	
15		Affordable Housing	Homer needs to emphasize and encourage development of more multi-unit dwellings, e.g. townhouses in the urban area especially. In zoning districts where townhouses may be conditionally permitted, a conditional use permit for a townhouse may be approved by the Commission if certain requirements are met. Increase flexibility of these by allowing them to be permitted in most zoning districts, e.g. GC1, CBD, and other.	No Change	Townhouses are a permitted use in NF, UR, M, RO, DMU, GBD, and LIMU	5/13	Email	Charles	Barnwell	Planning Commission
16		Affordable Housing	The construction industry employs many people in town and we need more housing. I am concerned that these regulations may hurt both. For instance I have a neighbor building multiple tiny houses in the medical district and I'm concerned that under the new regulations we may not have buildings like this in the medical district. I also question the need for minimum lot sizes and building setbacks in this district as not much character would be harmed by more dense development.	No Change	No reduction in allowable uses, including housing types, is proposed in the M Medical district.	5/15	Comment Form	Jeremiah	Blake	
17	21.38.0 30(b)	Agriculture	It seems to be the intention in this draft to prohibit roosters anywhere within City limits. Is there support for this?	No Change	There was staff consensus to prohibit roosters. Could change based on Council direction	5/18	Email	Rachel	Lord	Mayor
18	21.38.0 30(c)	Agriculture	This seems to prohibit an otherwise allowed use for home occupations allowed as an accessory use? How is a business sales office being defined?	Change		5/18	Email	Rachel	Lord	Mayor
19	21.38.0 20	Agriculture	29a. 21.38.020 You need to add pigs to this list. There's a house in the UR zone near West Elementary that has a pig in a Rural Residential District.	Change		5/5	Email	Janette	Keiser	
20	21.38.0 20	Agriculture	29b. 21.38.020 You need to add High Tunnels, which are not included in the definition of "greenhouse".	No Change	A high tunnel is an accessory structure and not a "use"	5/5	Email	Janette	Keiser	
21	21.38.0 20	Agriculture	29c. 21.38.020 Roosters should be allowed in RR districts. Their crowing is no worse than the sandhill cranes.	No Change	Best practice in a city is to prohibit roosters because of early morning noise issues.	5/5	Email	Janette	Keiser	

Code					Project Team Recommendation					
#	Sec.	Topic	Comment	Recommended Action	(If no change or TBD)	Date	Format	First Name	Last Name	Organization
22		Building Height	<p>Building Heights: 21.22.050, 21.23.050, 21.24.050, 21.25.050</p> <p>My Comments: Changing the building heights in any area other than light industrial will negatively impact property values. The Homer view has value! The 35-foot height restriction works well and does not need changing. This is an important issue with the public. Residents do not see the need to build taller buildings as this will have a financial loss to the property owners. In the light industrial zone, there is a proven need (public input was used in this decision) for a 75-foot height restriction to allow marine trades to do business. This is good for the City financially. The Planning Commission voted for these changes.</p>	Partial Change	<p>Keep max. height in the DMU at 40 ft.</p> <p>Change max. height in the Gateway Business (GBD) to 35 ft.</p> <p>Change max. height in the LIMU to 40 ft. (retain exception for boat building)</p>	4/1	Comment Form	Caroline	Venuti	City Council
23		Building Height	<p>Dimensions - Height: at this point, I don't support outright allowing heights greater than 40 feet anywhere, and absolutely not administrative flexibility for 75' in LIMU</p>	Partial Change	<p>Keep max. height in the DMU at 40 ft.</p> <p>Change max. height in the Gateway Business (GBD) to 35 ft.</p> <p>Change max. height in the LIMU to 40 ft. (retain exception for boat building)</p>	5/18	Email	Rachel	Lord	Mayor
24		Building Height	<p>Building Heights</p> <p>21.22.050 c Maximum Building Height is 40 feet</p> <p>21.23.050 c Maximum Building Height is 40 feet</p> <p>21.24.050 c Maximum Building Height is 50 feet</p> <p>21.25.050 c Maximum Building Height is 55 feet</p> <p>WITH THE EXCEPTION OF BUILDINGS UP TO 75 FEET TALL IN THE LIGHT INDUSTRIAL MIXED USE ZONE FOR BOAT STORAGE OR BOAT CONSTRUCTION, I DO NOT AGREE THAT BUILDING HEIGHTS IN THE CITY SHOULD EXCEED 35 FEET. IN SCENIC HOMER, THE VIEW IS A VALUABLE ASSET ON ANY BUILDING SITE AND IS OFTEN AN IMPORTANT FACTOR IN ANY REAL ESTATE APPRAISAL AND OR PURCHASE. RAISING BUILDING HEIGHTS HAS THE POTENTIAL TO NEGATIVELY IMPACT PROPERTY VALUES BY BLOCKING VIEWS. HOMER DOES NOT NEED TO GROW VERTICALLY WHEN IT HAS THE POTENTIAL TO GROW HORIZONTALLY BY ANNEXATION.</p>	Partial Change	<p>Keep max. height in the DMU at 40 ft.</p> <p>Change max. height in the Gateway Business (GBD) to 35 ft.</p> <p>Change max. height in the LIMU to 40 ft. (retain exception for boat building)</p>	4/1	Comment Form	Franco	Venuti	Planning Commission
25		Building Height	<p>I do not like increasing building height to 130'. If allowed by the permitted uses maybe should be broken in areas that do not impair peoples viewsheds or establishment of solar or wind generation.</p>	Partial Change	<p>Keep max. height in the DMU at 40 ft.</p> <p>Change max. height in the Gateway Business (GBD) to 35 ft.</p> <p>Change max. height in the LIMU to 40 ft. (retain exception for boat building)</p>	5/15	Comment Form	Ole	Andersson	
26		Building Height	<p>We appreciate that there is a gateway district but wish that the height restriction was lower. Homer is a tourist and marine trades town. Tourists do not come to Homer to see a place that reminds them of the cities they came from. A large building related to marine trades such as boat building might need to be tall, but not in the gateway district.</p>	Change	<p>Reduce maximum height in the Gateway Business District to 35 feet.</p>	5/15	Email	Glenn & Bette	Seaman	

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27		Building Height	I am requesting that the height limit stay at 35' and go thur a permit process, when wanting to go higher. We actually have subdivisions in the Homer City Limits that have height limits, one at 19.9'. View!	Partial Change	Keep max. height in the DMU at 40 ft. Change max. height in the Gateway Business (GBD) to 35 ft. Change max. height in the LIMU to 40 ft. (retain exception for boat building)	5/15	Email	Scott	Adams	
28		Building Height	Homer is different than any other place, on the Kenai. Served by a small road system, to a large area to explore. Whether it be the Caribou Hill or Kachemak Bay and beyond. Some are asking Homer to change for money, or that's how we did it, from where I came. Homer isn't like any place we came from, so please stop trying. To make it there. We all arrived in Homer and fell in love with the small town and beauty of the area. That is Homer's draw, destroy it, and it's gone forever.	No Change	Comment does not suggest a change to the ordinance.	5/15	Email	Scott	Adams	
29		Building Height	I also want to comment that I am against the higher heights allowed on buildings. Homer needs to keep the 35 ft height to preserve the nature of our town.	Partial Change	Keep max. height in the DMU at 40 ft. Change max. height in the Gateway Business (GBD) to 35 ft. Change max. height in the LIMU to 40 ft. (retain exception for boat building)	5/15	Email	Sara	Faulkner	
30		Building Height	The new standards for the DMU and GBD will completely alter the character of the city with buildings up to 5 stories tall and 80 % lot occupation. I do not agree with this modification.	Change	Reduce maximum height in the Gateway Business District to 35 feet and in DMU to 40 feet. Reduce building coverage maximum to 50%	5/15	Comment Form	Liliana	Sotomayor	
31	21.24.050	Building Height	HCC 21.24.050 c. Reduce building height on the south side of the Sterling Highway to 50 35 feet. Let's protect Homer's view! Reason: High-traffic uses and excessive height directly conflict with the "Gateway" character and block the iconic panoramic view that define our community.	Change		5/11	Email	Dotti	Harness	Planning Commission
32	21.24.050	Building Height	21b. 21.24.050(c) Decrease Maximum Building Height to 35 feet. One of the goals of the Gateway Business District is to present a "positive first impression" of Homer. A 50-foot tall building would severely restrict one of Homer's biggest assets – its views.	Change		5/5	Email	Janette	Keiser	
33		Building Height	5) Gateway District 50 foot height allowance baffles me completely. This is the prized view shed corridor for locals and visitors to enjoy as they come into town. Structures really should be even lower than the current 35 foot limit, so that our phenomenal open view remains in sight.	Change		5/15	Comment Form	Angie	Newby	
34		Community Design Manual	Where is the Community Design Manual authorized in code? It is approved by the Council (as noted in the definitions), but does it have a review timeline?	Change		5/18	Email	Rachel	Lord	Mayor
35		Conditional Use Permits	I do NOT want to see the 8000 sq. ft. trigger for CUPs removed.	Partial Change	Maintain the removal of the 8,000 sf. trigger for CUP. Reduce the threshold for Large Retail and Wholesale CUP back to 15,000 sf.	4/5	Comment Form	Annette	Bellamy	

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36	21.09	Conditional Use Permits	7a. 21.09.030(f) This states that CUPs can be issued only if the proposal "will not be unduly detrimental to the health, safety, or welfare of the surrounding area or the City as a whole." This is one reason why the definition of "person aggrieved" needs to be broader than what it is. For example, under the current definition, a "person aggrieved" must be someone who has an interest in the proposed CUP that is different than the general public. With this definition, there is no eligible person/entity to represent "the City as a whole" when appealing a CUP on the basis that the proposed development will be detrimental to the "City as a whole". Please correct this.	TBD	Requires further staff/legal review.	5/5	Email	Janette	Keiser	
37	21.09.040	Conditional Use Permits	7c. Chapter 21.09.040(b). Please add the following to the list of conditions that may be imposed on a Conditional Use Permit: i. Buffers for natural or constructed drainage ways ii. Buffers for high value wetlands iii. Slope setbacks iv. Easements for non-motorized transportation	TBD	Wetland, watercourse, and slope issues to be discussed at 6/22 joint PC/CC work session. Generally, it is not recommended that the City impose additional setbacks than what is required in the code.	5/5	Email	Janette	Keiser	
38	21.71.070	Conditional Use Permits	The CUP process should be left as-is, with possible addition of review criteria by COH Staff before going to HPC in order to streamline review. The HPC has an important role to play in reviewing COH development activity, plans, and other functions. As a public body, composed of Homer residents, it provides an insight to proposed developments that staff may not see. Additionally, the HPC is a public forum, open to the public. 'Administrative adjustments' allows for too much authority and review by COH Staff, versus allowing the HPC to review and have stronger decision making authority. Administrative Adjustments should not be used to expand legal nonconforming uses.	No Change	Only one administrative adjustment, to allow up to a 2-foot reduction in a setback, remains in the PRD. Maintain removal of the CUP requirement for buidlings over 8,000 Sf.	5/13	Email	Charles	Barnwell	Planning Commission
39	21.09.040	Conditional Use Permits	HCC 21.09.040 b.12. Drainage buffers, wetlands, slopes and their setbacks, and easements.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Dotti	Harness	Planning Commission
40	21.10.040	Conditional Use Permits	HCC 21.10.040 please clarify the reduced setbacks are not allowed from drainages, wetlands or steep slopes.	Change		5/11	Email	Dotti	Harness	Planning Commission
41	21.10.050	Conditional Use Permits	HCC 21.10.050 b. Financial hardship or inconvenience shall not be the sole reason for granting a variance. Reason: A variance shall not be granted for financial hardship or inconvenience regardless of the variance request is sole or part.	No Change	Comment does not indicate a change to the ordinance.	5/11	Email	Dotti	Harness	Planning Commission
42	21.09.020	Conditional Use Permits	7b. Chapter 21.09.020(a). Please add the following to the list of required information that shall be provided on an application for a Conditional Use Permit: i. Location of natural or constructed drainage ways ii. Location and classification of wetlands iii. Location of slopes iv. Location of any easements, existing or proposed	Partial Change		5/5	Email	Janette	Keiser	

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43		Conditional Use Permits	I think these should be subject to CUP: Schools and Educational signs in DMU; Boat Storage in Marine Commercial; Heavy Equipment Storage in LIMU.	No Change	No direction from staff, Planning Commission or City Council has been provided to make this change.	5/12	Email	David	Schneider	
44	21.71.070	Conditional Use Permits	21.71.070 Permits, Plans and Reviews: Modify code to allow for development of review criteria that can streamline HPC CUP reviews. Site plans as in 21.73.030 should be a strict requirement for CUPs and constructed for understandable review by the HPC. 21.71.030: The existing criteria as listed should be revised such that HPC CUP reviews can be more streamlined.	Partial Change	Stricter requirements for site plan submissions so that plans are complete and legible for review. No change to CUP approval criteria are proposed.	5/13	Email	Charles	Barnwell	Planning Commission
45	21.09.050	Conditional Use Permits	The Conditional Use Permit process generally provides a reasonable process to review proposals that deviate from zoning limitations. However, we do not believe the process as currently defined in 21.09.0509(a), (b), and (c) works for large or complex projects. The 45-day period for city in (a) to (c) may be adequate for most small to moderate sized projects, but not for larger or more complex projects.	Change	Create an extension option for large or complex projects	5/15	Email	Glenn & Bette	Seaman	
46	21.09.050	Conditional Use Permits	A recent, real-life case in point of a large project was the proposed Doyon Hotel and condo project at the base of Homer Spit. Realistically, as was the case with Doyon, the staff review and analysis for a large project takes a long time and is not released and made available to public until just before the public hearing, leaving little or no time for the public review and comment on their analysis. On the Doyon project, the public had less than a week to review the staff analysis.	Change	Create an extension option for large or complex projects	5/15	Email	Glenn & Bette	Seaman	
47	21.09.050	Conditional Use Permits	We maintain that large and complex projects require more time for public and Commission review. We recommend a provision be included to allow for longer review timeframes for such projects. Perhaps a new section (f) could be added to allow the Planning Director or Planning Commission to extend review processes for up to 30 days longer for larger or more complex projects. This should include criteria or guidelines for such decisions in code to inform applicants and guide the Planning Director or Commission for making decisions on such extensions.	Change	Create an extension option for large or complex projects	5/15	Email	Glenn & Bette	Seaman	
48	21.09.020(b)	CUPs	Is there a time expectation for the Planner here?	No Change	No specific timeline required	5/18	Email	Rachel	Lord	Mayor
49	21.09.050(b)	CUPs	What does "promptly" mean?	No Change	Policy has been consent agenda for next PC meeting. Address in policies and procedures if need be.	5/18	Email	Rachel	Lord	Mayor
50	21.09.060	CUPs	Is there a very clear process for revocation? This speaks to notice to permittee, public hearing, extension of time. What about recourse for no extension of time, and revocation? Penalties?	No Change	This is a violation of a permit. Revocation is possible in enforcement process.	5/18	Email	Rachel	Lord	Mayor
51	21.05.010	Decision Making Authorities	City organization has changed, and planning is a function of the Department of Community Development, not Administration.	Change		5/18	Email	Rachel	Lord	Mayor

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52	21.02.040	Definitions	HCC 21.02.040 Tiny House. The City doesn't need to define Tiny House nor declare that they are Accessory Structures as in HCC 21.37.030. Reason: A residential structure under 400sf could be the primary structure and over time there may be additions to the structure.	No Change	Consensus	5/11	Email	Dotti	Harness	Planning Commission
53	21.02	Definitions	1c. The definition of "City Engineer", as a registered professional engineer, is in responsible charge of the City's technical engineering matters, much the same way the Fire Chief is in responsible charge of the City's fire safety/response matters. As such, the City Engineer should be appointed by the City Manager. Please correct this.	TBD	Need staff direction	5/5	Email	Janette	Keiser	
54	21.02	Definitions	1i. Large Format Development – should be triggered by 15,000 SF, not 30,000 SF.	Change		5/5	Email	Janette	Keiser	
55	21.02.040	Definitions	1n. The definition of "Person Aggrieved" is too limiting. Should delete the second sentence. For example, the Planning Commission, when reviewing CUPs, has the authority to impose "conditions necessary to protect the interests of the community and surrounding area". But who would represent the community and surrounding area if a member of the general public is excluded as an aggrieved person? You also see this issue arise in the matter of variances, which have as a criterion, "granting the variance...will not be detrimental to the public's health, safety, or welfare." Please correct this.	TBD	Pending legal review	5/5	Email	Janette	Keiser	
56	21.02.040	Definitions	HCC 21.02.040 Greenhouse and High tunnels should not imply that items offered are for sale.	No Change	In this case, the definition corresponds with a specific retail use listed in the use table. It does not apply to the common definition of a "greenhouse".	5/11	Email	Dotti	Harness	Planning Commission
57	21.02	Definitions	1a. In the definition "Bed and Breakfast", the word "if" in the second line should read "where"; that is, the term "Bed and Breakfast" should be confined to owner-occupied residences. Please correct this.	Change		5/5	Email	Janette	Keiser	
58	21.02	Definitions	1b. The terms "Buffer, runoff" and "Buffer, stream" are defined as top of bank to top of bank. The "top of bank" is generally defined as the point along a streambank where an abrupt change in slope is evident. Sometimes, buffers need to include flood areas that go beyond top of bank. Please provide a correct definition for "top of bank" and "buffer".	Change		5/5	Email	Janette	Keiser	
59	21.02	Definitions	1d. Definition of "Comp Plan" needs to mention the term "land use". Please correct this.	Change		5/5	Email	Janette	Keiser	

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60	21.02	Definitions	1e. RE: Definition of "gardening, personal use". Does this definition include a personal high tunnel? If so, please specify because High Tunnels aren't talked about anywhere else.	Partial Change	In this context, the definition refers to a use, not a particular structure. Structures like high tunnels would be considered under the definition of Accessory Structure. Recommend listing high tunnels and other similar structures in the Accessory Structure definition.	5/5	Email	Janette	Keiser	
61	21.02	Definitions	1f-i. Definition of "greenhouse" should include High Tunnels, which are not always "controlled temperature and humidity environments".	Partial Change	In this context, the definition refers to a use, not a particular structure. Structures like high tunnels would be considered under the definition of Accessory Structure. Recommend listing high tunnels and other similar structures in the Accessory Structure definition.	5/5	Email	Janette	Keiser	
62	21.02	Definitions	1f-ii. High tunnels are not always used to sell plants.	Partial Change	In this context, the definition refers to a use, not a particular structure. Structures like high tunnels would be considered under the definition of Accessory Structure. Recommend listing high tunnels and other similar structures in the Accessory Struct	5/5	Email	Janette	Keiser	
63	21.02	Definitions	1f-iii. OR – have a definition for High Tunnels.	Partial Change	In this context, the definition refers to a use, not a particular structure. Structures like high tunnels would be considered under the definition of Accessory Structure. Recommend listing high tunnels and other similar structures in the Accessory Struct	5/5	Email	Janette	Keiser	
64	21.02	Definitions	1g. Definition of "Guest Room" needs to include Short Term Rentals. Please correct this.	Change		5/5	Email	Janette	Keiser	
65	21.02	Definitions	1h. Definition of "Home Occupation" should include BnBs and Short-Term Rentals because they are businesses. Please correct this.	No Change	STRs and BnBs were purposely left out of this definition because they are addressed in a specific chapter (Chapter 21.50). The issue of STRs will be discussed at the 6/22 joint PC/CC work session	5/5	Email	Janette	Keiser	

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66	21.02	Definitions	1j. Manufactured Home – why is there a cutoff of June 15, 1976?	No Change	This is the date that the Home Construction and Safety Standards (often called the HUD Code) that established standards for manufactured homes went into effect.	5/5	Email	Janette	Keiser	
67	21.02	Definitions	1k. Mobile Homes – why is there a cutoff of June 15, 1976?	No Change	This is the date that the Home Construction and Safety Standards (often called the HUD Code) that established standards for manufactured homes went into effect.	5/5	Email	Janette	Keiser	
68	21.02	Definitions	1l. Why do definitions of "Motels" and "Hotels" exclude hostels and BnB?	No Change	Hostels and Bed and Breakfasts are defined separately	5/5	Email	Janette	Keiser	
69	21.02	Definitions	1m. Definition of "Open Space" has conflicting language. It includes picnic areas and playgrounds but not "outdoor recreation facilities". Please correct this.	No Change	Outdoor recreation facilities ("Recreation facility, outdoor") is defined separately and generally includes larger sports facilities.	5/5	Email	Janette	Keiser	
70	21.02	Definitions	1o. The definition of "Pollution" here is different than the definition in HCC 13.04.	No Change	Definitions in Title 21 include "pollutant", "pollution, nonpoint source", and "pollution, point source". The definition in 13.04 is appropriate within the context of that chapter.	5/5	Email	Janette	Keiser	
71	21.02	Definitions	1p. Why are BnB's excluded from the definition of "rooming house"?	No Change	Rooming houses do not require owner occupancy, whereas BnBs do.	5/5	Email	Janette	Keiser	
72	21.02	Definitions	1q. Definition of "School" needs to exclude home schooling.	Change		5/5	Email	Janette	Keiser	
73	21.02	Definitions	1r. Definition of "sediment" needs to include material not necessarily caused by erosion; for example, it should include material triggered by road sanding, cleaning storm drains or gutters, and construction activities.	Change		5/5	Email	Janette	Keiser	
74	21.02	Definitions	1s. Definition of "Stormwater management" needs to include changes to the land from natural causes.	Change		5/5	Email	Janette	Keiser	
75	21.02	Definitions	1t. Should have a definition for Solid Waste and it should include "junk".	Change		5/5	Email	Janette	Keiser	
76	21.02	Definitions	1u. Remove the word "Transient" from the definition of Worker Housing; that is, employers should be allowed to provide permanent worker housing, whether the employees are seasonable or year-round.	Change		5/5	Email	Janette	Keiser	
77		Definitions	On the permitted uses, what do the letters stand for?	No Change	Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)	4/1	Email	Marianne	Schlegelmilch	

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78	21.61.0 40	Definitions	'geohazards.' Include this in definitions. This is a term that has been in the discussions with HPC for the last two years at least, and includes bluff slope stability, landslide risk, tsunami, and other geologically related hazards; and commonly used in planning with reference to these subjects. 'GIS': geographic information systems. 'Helipad': A helipad is a designated, often small and flat, landing area used by helicopters, powered lift, and vertical take-off and landing (VTOL) aircraft to take off and land safely. These hard surfaces are typically marked with a large 'H,' often located on rooftops, at hospitals, on ships, or at a private site.	No Change	The words "geohazard" and "GIS" are not currently used in the zoning code. There is a definition of helipad in the proposed code.	5/15	Email	Helen	Armstrong	
79	21.61.0 40	Definitions	'Hydrograph': A GIS database containing detailed stream mapping based on LiDAR elevation data, which includes stream orders from small to large, and provides a tool for assessing response of drainages to flooding and other discharge. Key uses of hydrograph are flood prediction and management; modeling how urban development affects runoff; and identifying peak flood times; stormwater system design for example calculating flow rates to design safe capacity for stormwater and sewer networks; and watershed analysis, for example determining the impact of topography and land use on streamflow.	No Change	The word "hydrograph" is not currently used in the proposed code.	5/15	Email	Helen	Armstrong	
80	21.61.0 40	Definitions	'land use' or 'land use plan': Include definition as follows: Municipal land use is the planned allocation, regulation, and management of land within city limits by local governments. It directs urban growth by designating specific areas for residential, commercial, industrial, and recreational purposes, ensuring efficient infrastructure, public safety, and managed development to prevent haphazard growth. 'Open space': The following should be added to the definition: greenways, conservation areas. Open space provides environmental, recreational, and cultural functions for a city.	No Change	In the context of the zoning code, the land use plan specifically refers to the adopted Comprehensive Plan's future land use plan.	5/15	Email	Helen	Armstrong	
81	21.61.0 40	Definitions	'peatlands' Need to include with the following or similar definition: Peatlands are a type of wetland ecosystem characterized by waterlogged conditions that prevent plant material from fully decomposing, leading to the accumulation of organic matter called peat. They act as vital, long-term carbon sinks, covering roughly 3% of the Earth's surface while storing approximately 30% of its terrestrial soil carbon. Major types include bogs (fed by rain, acidic) and fens (fed by groundwater, nutrient-rich). Vegetation is often dominated by Sphagnum mosses, sedges, and shrubs in cooler climates. Peatlands support specialized flora and fauna, serving as important habitats.	No Change	The word "peatlands" is not used in the proposed code.	5/15	Email	Helen	Armstrong	

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82	21.61.0 40	Definitions	'Sediment': needs to include material not necessarily caused by erosion; for example, it should include material generated by road sanding, cleaning storm drains or gutters, and construction activities. 'Slope': Include in addition the following: Slope can be calculated in GIS and expressed in terms of percent slope or degree slope. GIS generated slope maps can assist in planning and permitting review. 'Stormwater management' needs to include changes to the land from natural causes.	Change		5/15	Email	Helen	Armstrong	
83	21.61.0 40	Definitions	'Wetlands' Need to include the following definition: Wetlands are ecosystems where water covers the soil—or is present at/near the surface—all year or for varying periods, including during the growing season. Wetlands are transitional areas between dry land and water bodies (like lakes or rivers), characterized by water-saturated soils (hydric soils) and plants adapted to low-oxygen environments, and serve important environmental functions in a community.	Partial Change	Update the definition of wetland, but not to include entire ecosystems.	5/15	Email	Helen	Armstrong	
84	21.61.0 40	Definitions	'geohazards.' Include this in definitions. This is a term that has been in the discussions with HPC for the last two years at least, and includes bluff slope stability, landslide risk, tsunami, and other geologically related hazards; and commonly used in planning with reference to these subjects. 'GIS': geographic information systems. 'Hydrograph': A GIS database containing detailed stream mapping including stream orders from small to large, and providing a tool for assessing response of drainages to flooding and other discharge. Key uses of hydrograph are flood prediction and management: Modeling how urban development affects runoff and identifying peak flood times; Stormwater System Design: Calculating flow rates to design safe capacity for stormwater and sewer networks; Watershed Analysis: Determining the impact of topography and land use on streamflow.	No Change	The words "geohazard" and "GIS" are not currently used in the zoning code. There is a definition of helipad in the proposed code.	5/13	Email	Charles	Barnwell	Planning Commission
85	21.61.0 40	Definitions	'land use' or 'land use plan': Include definition as follows: Municipal land use is the planned allocation, regulation, and management of land within city limits by local governments. It directs urban growth by designating specific areas for residential, commercial, industrial, and recreational purposes, ensuring efficient infrastructure, public safety, and managed development to prevent haphazard growth. 'Open space': The following should be added to the definition: greenways, conservation areas. Open space provides environmental, recreational, and cultural functions for a city.	No Change	In the context of the zoning code, the land use plan specifically refers to the adopted Comprehensive Plan's future land use plan.	5/13	Email	Charles	Barnwell	Planning Commission

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86	21.61.0 40	Definitions	'peatlands' Need to include with the following or similar definition: Peatlands are a type of wetland ecosystem characterized by waterlogged conditions that prevent plant material from fully decomposing, leading to the accumulation of organic matter called peat. They act as vital, long-term carbon sinks, covering roughly 3% of the Earth's surface while storing approximately 30% of its terrestrial soil carbon. Major types include bogs (fed by rain, acidic) and fens (fed by groundwater, nutrient-rich). Vegetation is often dominated by Sphagnum mosses, sedges, and shrubs in cooler climates. Peatlands support specialized flora and fauna, serving as important habitats.	No Change	The word "peatlands" is not used in the proposed code.	5/13	Email	Charles	Barnwell	Planning Commission
87	21.61.0 40	Definitions	'Sediment': needs to include material not necessarily caused by erosion; for example, it should include material generated by road sanding, cleaning storm drains or gutters, and construction activities. 'Slope': Include in addition the following: Slope can be calculated in GIS and expressed in terms of percent slope or degree slope. GIS generated slope maps can assist in planning and permitting review. 'Stormwater management' needs to include changes to the land from natural causes. 'Wetlands': Wetlands are ecosystems where water covers the soil—or is present at/near the surface—all year or for varying periods, including during the growing season. Wetlands are transitional areas between dry land and water bodies, characterized by water-saturated soils (hydric soils) and plants adapted to low-oxygen environments, and serve important environmental functions in a community.	Partial Change	Update the definition of wetland, but not to include entire ecosystems. Update sediment definition. Discuss stormwater management definitions with staff	5/13	Email	Charles	Barnwell	Planning Commission
88		Definitions	The draft also raises a concern by treating "Tiny Home" as a separate land use. If a detached dwelling is allowed, then a smaller detached dwelling should also be allowed unless there is a specific health, safety, utility, or building-code issue. The code should not create an indirect minimum house size by allowing detached dwellings but excluding tiny homes. If the concern is tiny homes on wheels, RV-style units, or temporary occupancy, those issues should be addressed directly without limiting permanent small homes or cabins.	No Change	Intent is to allow Tiny Homes wherever Detached Dwellings are allowed.	5/15	Email	Whitney	Cushing	

#	Code		Comment	Recommended Action	Project Team Recommendation					
	Sec.	Topic			(If no change or TBD)	Date	Format	First Name	Last Name	Organization
89		Definitions	This is not just a theoretical issue. With the rising cost of materials, labor, and time, the difference between building a 200-square-foot home and a 400-square-foot home can easily exceed \$50,000, especially if the larger project can no longer be completed without substantial contractor involvement. Those costs are ultimately reflected in rent. Larger homes are important for families, but Homer also needs more attainable options for one and two-person households, especially where city services are available or can reasonably be extended. Larger, more expensive projects are more likely to require debt, delay completion, and make housing production less financially realistic in what is already a tenuous proposition.	No Change	Intent is to allow Tiny Homes wherever Detached Dwellings are allowed.	5/15	Email	Whitney	Cushing	
90		Definitions	I also suggest the City consider clearer language for "detached dwelling." I understand the term may be common in zoning, but it can sound unnecessarily technical or relational. "Standalone dwelling" or "freestanding dwelling" is easier for ordinary property owners to understand. At minimum, the definition should clarify that a detached dwelling means a freestanding residential structure, such as a house or cabin, and not only something detached from an existing primary building.	Change		5/15	Email	Whitney	Cushing	
91	21.03.040	Definitions	21.03.040 Definitions - Proposed new and modified buffer/road/drainage definitions: "Area road buffer" means a certain percentage of open space left in its natural or landscaped state to provide a permeable surface between the impervious road surfaces from parking lot or sidewalk surfaces except rights of ways. "Buffer, road" means a certain percentage of open space left in its natural or landscaped state to provide a permeable surface between the impervious road surfaces from parking lot or sidewalk surfaces except rights of ways. "Street buffer" means a strip of green space needed between the road and the property especially if parking is in the front of the lot.	No Change	These terms are not yet used in the ordinance. If changes are made to impervious surface regulations, appropriate definitions will be added.	5/15	Email	Nancy	Hillstrand	

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	Sec.	Topic			(If no change or TBD)	Date	Format	First Name	Last Name	Organization
92	21.03.040	Definitions	"Clearing, selective" means the careful strategic removal of trees and brush from the land, to consider repercussions to adjoining neighbours to avoid conflict from dust, wind, light trespass, privacy, view. "Development, new" means development on a site that was previously unimproved undisturbed or unaltered or that has had previously existing buildings demolished. "Direct discharge" means the concentrated release of stormwater to tidal waters or vegetated tidal wetlands from new development or redevelopment projects in critical habitat areas that considers adverse effects of discharge into unsuspecting ecosystems or food webs. "Improve" is an archaic obsolete term when describing the natural world. Man can not "improve" the natural world he alters it. A man-made structure however can be improved.	No Change	These terms are not yet used in the ordinance. If changes are made to impervious surface regulations, appropriate definitions will be added.	5/15	Email	Nancy	Hillstrand	
93	21.03.040	Definitions	"Ecosystem Services" means the direct and indirect benefits that healthy natural environments provide to human well-being and survival. These essential contributions—which include air filtration and carbon storage by forests, water purification and flood prevention by wetlands, using drip lines and drainage areas for nonpotable water use, climate regulation, rye grass, willow growth and permeable surfaces to prevent erosion and natural disaster mitigation critical for sustaining life and the economy. "Green Infrastructure" mimics natural processes to manage water, reduce urban heat, and enhance resilience by using vegetation, soils, and natural systems. Key types include green roofs, permeable pavements, rain gardens, and urban tree canopies. These engineered solutions mitigate flooding, improve air quality, and provide habitat, creating healthier communities.	No Change	These terms are not yet used in the ordinance. If changes are made to impervious surface regulations, appropriate definitions will be added.	5/15	Email	Nancy	Hillstrand	
94	21.03.040	Definitions	"Urban Forest" means is a dynamic ecosystem of trees, shrubs, and green spaces within cities and suburbs—spanning street trees, parks, and private gardens. Covering roughly 35% of U.S. urban areas, these forests serve as vital green infrastructure, mitigating heat, providing shade, improving air quality, and boosting community well-being. "Urban Wilderness" means informal green spaces and forests within urban areas distant enough from urbanized areas so that human activities cannot be registered. "Native vegetation" means native plant communities that are undisturbed or mimicked. "Permeable, continuous living ground cover" means landscaping surfaces made up of living plant materials as a green infrastructure to absorb, transpire and drain water to reduce erosion from less run off.	No Change	These terms are not yet used in the ordinance. If changes are made to impervious surface regulations, appropriate definitions will be added.	5/15	Email	Nancy	Hillstrand	

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95	21.03.0 40	Definitions	"Gardening, Community" means centralized vegetable gardens supported and operated by the city, local gardeners, or schools, as a city accessory to promote cooperative food security. "Open space" means an area reserved or developed for recreational uses or preserved for its natural amenities. Open space may include squares, parks, bicycle and pedestrian paths, refuges, campgrounds, picnic areas, playgrounds, bird habitat and gardens. "Open space" does not include outdoor recreation facilities. "Site plan" means a plan, to scale, showing the proposed use and development of a site. The plan generally includes lot lines, streets, points of vehicular access to the site, building sites, reserved open space, wildlife, bird or fish presence, existing buildings, major landscape features (both natural and manmade), and the locations of utility lines.	No Change	These terms are not yet used in the ordinance. If changes are made to impervious surface regulations, appropriate definitions will be added.	5/15	Email	Nancy	Hillstrand	
96	21.03.0 40	Definitions	"Wetland, constructed" means engineered, human-made systems designed to treat wastewater, stormwater runoff, or graywater by mimicking the natural filtering functions of wetlands. They use plants, soils, and microorganisms to purify water, offering a sustainable, cost-effective alternative for pollution control, habitat creation, and flood control acting as a buffer, retaining stormwater to reduce peak runoff volumes. "Stormwater management, off-site" means the design and construction of a facility or green infrastructure, necessary to control stormwater from more than one development. "Stormwater management, on-site" means the design and construction of systems or green infrastructure, necessary to control stormwater within an immediate development site. "Stream" means any body of flowing water, including a river, creek, tributary, or other watercourse containing physical, chemical and biological ecosystem properties.	No Change	These terms are not yet used in the ordinance. If changes are made to impervious surface regulations, appropriate definitions will be added.	5/15	Email	Nancy	Hillstrand	
97	21.02.0 40	Definitions	"Agricultural activity" - check Christmas tree plantation against the "Timber growing, harvesting and forest crops" definition later on. I think there's confusing overlap here	Change		5/18	Email	Rachel	Lord	Mayor
98	21.02.0 40	Definitions	"Bed and breakfast" - state directly in the definition that a bed and breakfast is by definition a type of short term rental (as defined in this section).	Change		5/18	Email	Rachel	Lord	Mayor
99	21.02.0 40	Definitions	"Large Format Development" - why only defined as retail or wholesale business use? Would an office building complex not be considered a large format development?	Change		5/18	Email	Rachel	Lord	Mayor
100	21.02.0 40	Definitions	Suggest having a definitions of "steep slope", "floodplain"	Change		5/18	Email	Rachel	Lord	Mayor

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101		Dimensions - Building Coverage	Dimensions - Building coverage vs. square footage maximum: I appreciate the move to percentage building coverage, however I don't support the removal of a square footage maximum. One reason is that Very Large Buildings are difficult to repurpose. You can drive through other communities and see closed, empty buildings taking up a LOT of real estate. I also don't believe the Comprehensive Plan supports this direction	Change	Revert to previous 15,000 sf. threshold.	5/18	Email	Rachel	Lord	Mayor
102	21.23.020	Downtown Mixed Use	21.23.020 a. Permitted Uses/Structures: Exclude mobile homes in DTMU especially along Pioneer Avenue, Lake Street and the Sterling Highway.	Change		5/11	Email	Dotti	Harness	Planning Commission
103	21.23.070	Downtown Mixed Use	HCC 21.23.070 d. Buildings of less than 8,000 square feet are exempt from the siding and trim and color sections of the manual. Reason: Small-scale development impacts community character too, so visual appeal should be the standard regardless of square footage.	No Change	Removing this exemption would be an overly onerous requirement for small businesses / structures.	5/11	Email	Dotti	Harness	Planning Commission
104	21.23.070	Downtown Mixed Use	HCC 21.23.070 d,e,f Replace the word encourage with mandatory language regarding the Community Design Manual.	Change		5/11	Email	Dotti	Harness	Planning Commission
105	21.23.040	Downtown Mixed Use	20a. 21.23.40(c) Auto repair should not be allowed in Downtown Mixed Use, if it involves on-site storage of vehicles waiting to be repaired. This is unsightly and easily becomes a junk yard.	No Change	As a conditional use, appropriate conditions can be added for these uses to prevent the issues raised.	5/5	Email	Janette	Keiser	
106	21.23.040	Downtown Mixed Use	20b. 21.23.040(h) The need for a Traffic Impact Analysis should be triggered by probable impact, not merely by projected vehicle trips.	No Change	There needs to be objective criteria for the trigger. Probable impact is a subjective judgement by staff.	5/5	Email	Janette	Keiser	
107	21.23.050	Downtown Mixed Use	20c. 21.23.050 There should be a view protection clause that requires new developments to preserve the view corridors of existing buildings.	No Change	Requires that view corridors be defined, which is difficult, and impacts on property owners could be significant. This also gives owners of existing buildings significant power over development on property that could be far from their building.	5/5	Email	Janette	Keiser	
108	21.23.060	Downtown Mixed Use	20d. 21.23.060 Means for non-motorized transportation should be required, such as connection to existing sidewalks or trails.	No Change	This is addressed in 21.23.070(a)	5/5	Email	Janette	Keiser	
109	21.23.060	Downtown Mixed Use	20e. 21.23.060(b) and (c) All developments in this district should be required to have a Level 2 drainage and erosion control plan. It is too confusing to have some developments require a Level 1 plan and others require a Level 2 plan in the same district. This is the Downtown Mixed Use District where drainage is (i) already a problem and (ii) important to the viability of parking lots, driveways, etc. Plus, development should not be allowed to adversely impact surrounding properties. Please address this.	Partial Change	Recommend adding the prohibition on impacts to other properties to Level 1 standards.	5/5	Email	Janette	Keiser	
110	21.23.070	Downtown Mixed Use	20f. 21.23.070(d) delete this sentence which exempts buildings of less than 8,000 from siding, trim and color sections of the Community Design Manual. Why should smaller buildings be allowed to be ugly?	No Change	Removing this exemption would be an overly onerous requirement for small businesses / structures.	5/5	Email	Janette	Keiser	

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	Sec.	Topic								
111	21.23.070	Downtown Mixed Use	20g. 21.23.070(c) Architecture for franchises should be required to conform to the Community Design Manual, not just "encouraged".	Change		5/5	Email	Janette	Keiser	
112	21.23.070	Downtown Mixed Use	20h. 21.23.070(e) and (f) Artwork and high-quality materials should be required, not just "encouraged".	Partial Change	Require materials consistent with the Community Design Manual. Do not require artwork.	5/5	Email	Janette	Keiser	
113	21.23	Downtown Mixed Use	20i. 21.23 There should be some qualitative standards for when a Traffic Impact Analysis is required.	No Change	There needs to be objective criteria for the trigger. Probable impact is a subjective judgement by staff.	5/5	Email	Janette	Keiser	
114		Downtown Mixed Use	I think we should exclude from Downtown Mixed Use: Mobile Homes; Marijuana cultivation.	Partial Change	Remove mobile homes from DMU, retain marijuana facilities.	5/12	Email	David	Schneider	
115		Downtown Mixed Use	The neighborhood bounded by Heath street to the east, the Poopdeck Trail to the west, Hazel Avenue to the south and Klondike Avenue to the north, is incompatible with Downtown Mixed Use (DMU), a more appropriate with the Urban Residential (UR) zoning district. From where I live on Klondike Avenue, I look out the front window and see the Bay Realty, the Homer Book Store, Cyclogical bike shop, The Star Wash car wash, The Grog Shop and Vida's Thai Food. When I look out the back window, I see no businesses, just a residential neighborhood. The differences are stark; the designation of zoning for this area requires finesse, not a broad-brush stroke.	No Change	No proactive zoning changes are being made at this time, except for district consolidations and renamings. Additional city-initiated rezonings could be considered in the future.	5/15	Email	Ed	Gross	City of Homer, personal comment
116		Downtown Mixed Use	The proposed DMU code appears to be ideal for commercial uses that can be mixed with a residential component, such as businesses on lower floors and residences on upper floors. The neighborhood that I'm commenting on is residential, with small 6,000 square foot lots, and only a few businesses located near the edges of the neighborhood; Forget Me Not Flowers & Gifts, Preventive Dental Services.	No Change	No proactive zoning changes are being made at this time, except for district consolidations and renamings. Additional city-initiated rezonings could be considered in the future.	5/15	Email	Ed	Gross	City of Homer, personal comment

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117		Downtown Mixed Use	As indicated in the allowed uses table: Uses compatible with DMU not allowed in UR include: 1. Mixed-use buildings containing both residential and commercial uses (not including Home Occupations); 2. Conditional permit for Auto fueling stations; 3. Conditional permit for Auto, marine, and RV sales, rental, repair and storage; 4. Drive through establishments; 5. Entertainment establishments; 6. Farmer's market; 7. Garden supply and greenhouses; 8. Itinerant or transient merchants; 9. Marijuana cultivation facilities, manufacturing facilities, retail facilities and testing facilities; 10. Plumbing, heating, and appliance services; 11. Printing, publishing and bookbinding; 12. Retail businesses; 13. Retail and wholesale sales of building supplies and materials; 14. Self-service laundries; 15. Mobile food services; 16. Restaurants and clubs; 17. Financial institutions; 18. Medical clinics; 19. Offices; 20. Personal services; 21. Studios; 22. Libraries and similar institutions; 23. Museums; 24. Parking garages; 25. Parking lots; 26. Private exterior storage of occupant's personal noncommercial equipment; 27. Conditional permit for Light or custom manufacturing, fabricating and assembly.	No Change	No proactive zoning changes are being made at this time, except for district consolidations and renamings. Additional city-initiated rezonings could be considered in the future.	5/15	Email	Ed	Gross	City of Homer, personal comment
118		Downtown Mixed Use	Most of the uses listed above are incompatible with a residential neighborhood. These uses would negatively affect this neighborhood's character and safety, with increased traffic, noise and odors. This neighborhood is essentially a residential island surrounded by businesses and institutions. Pioneer Avenue to the north, the east side of Heath Street, the Sterling Highway to the south, the present Town Center and Mainstreet to the west. This neighborhood is well situated for pedestrians to walk from to visit and support businesses located on these arterials.	No Change	No proactive zoning changes are being made at this time, except for district consolidations and renamings. Additional city-initiated rezonings could be considered in the future.	5/15	Email	Ed	Gross	City of Homer, personal comment
119		Downtown Mixed Use	With the lack of housing in Homer, changing the prevailing nature of this neighborhood from residential to commercial, would further reduce housing options for the residents of Homer. At this time the neighborhood is in the Central Business District but this designation is inappropriate, as it has remained a neighborhood. The code rewrite is an opportunity to correct this mis-zoning. DMU should be related to commercial corridors where commercial uses exist or are appropriate; Pioneer Avenue, Sterling Highway, Main Street, Lake Street, Bunnell Avenue and Ohlson Lane.	No Change	No proactive zoning changes are being made at this time, except for district consolidations and renamings. Additional city-initiated rezonings could be considered in the future.	5/15	Email	Ed	Gross	City of Homer, personal comment
120		Downtown Mixed Use	My name is Ed Gross and while I work for the City of Homer in the Planning Department, my comment is as a resident of Homer. The neighborhood bounded by Heath street to the east, the Poopdeck Trail to the west, Hazel Avenue to the south and Klondike Avenue to the north, is incompatible with Downtown Mixed Use (DMU), a more appropriate with the Urban Residential (UR) zoning district.	No Change	No proactive zoning changes are being made at this time, except for district consolidations and renamings. Additional city-initiated rezonings could be considered in the future.	5/15	Email	Ed	Gross	City of Homer, personal comment

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	Sec.	Topic			(If no change or TBD)	Date	Format	First Name	Last Name	Organization
121		Downtown Mixed Use	From where I live on Klondike Avenue, I look out the front window and see the Bay Realty, the Homer Book Store, Cyclogical bike shop, The Star Wash car wash, The Grog Shop and Vida's Thai Food. When I look out the back window, I see no businesses, just a residential neighborhood. The differences are stark; the designation of zoning for this area requires finesse, not a broad-brush stroke.	No Change	No proactive zoning changes are being made at this time, except for district consolidations and renamings. Additional city-initiated rezonings could be considered in the future.	5/15	Email	Ed	Gross	City of Homer, personal comment
122		Downtown Mixed Use	The proposed DMU code appears to ideal for commercial uses that can be mixed with a residential component, such as businesses on lower floors and residences on upper floors. The neighborhood that I'm commenting on is residential, with small 6,000 square foot lots, and only a few businesses located near the edges of the neighborhood; Forget Me Not Flowers & Gifts, Preventive Dental Services.	No Change	No proactive zoning changes are being made at this time, except for district consolidations and renamings. Additional city-initiated rezonings could be considered in the future.	5/15	Email	Ed	Gross	City of Homer, personal comment
123		Downtown Mixed Use	As indicated in the allowed uses table, uses compatible with DMU not allowed in UR include: Mixed-use buildings containing both residential and commercial uses (not including Home Occupations); Conditional permit for Auto fueling stations; Conditional permit for Auto, marine, and RV sales, rental, repair and storage; Drive through establishments; Entertainment establishments; Farmer's market; Garden supply and greenhouses; Itinerant or transient merchants; Marijuana cultivation facilities, manufacturing facilities, retail facilities and testing facilities; Plumbing, heating, and appliance services; Printing, publishing and bookbinding; Retail businesses; Retail and wholesale sales of building supplies and materials; Self-service laundries; Mobile food services; Restaurants and clubs; Financial institutions; Medical clinics; Offices; Personal services; Studios; Libraries and similar institutions; Museums; Parking garages; Parking lots; Private exterior storage of occupant's personal noncommercial equipment; Conditional permit for Light or custom manufacturing, fabricating and assembly.	No Change	No proactive zoning changes are being made at this time, except for district consolidations and renamings. Additional city-initiated rezonings could be considered in the future.	5/15	Email	Ed	Gross	City of Homer, personal comment
124		Downtown Mixed Use	With the lack of housing in Homer, changing the prevailing nature of this neighborhood from residential to commercial, would further reduce housing options for the residents of Homer. At this time the neighborhood is in the Central Business District but this designation is inappropriate, as it has remained a neighborhood. The code rewrite in an opportunity to correct this mis-zoning. DMU should be related to commercial corridors where commercial uses exist or are appropriate; Pioneer Avenue, Sterling Highway, Main Street, Lake Street, Bunnell Avenue and Ohlson Lane.	No Change	No proactive zoning changes are being made at this time, except for district consolidations and renamings. Additional city-initiated rezonings could be considered in the future.	5/15	Email	Ed	Gross	City of Homer, personal comment

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125	21.23	Downtown Mixed Use	The proposed classification of an area bordered by Poopdeck to Heath and Klondike to Grubstake is what I would like to address here. Referring to Chapter 21.23 on page 80, which proposes the purpose of this area to be classified as Downtown Urban Mixed Use, is less consistent with the current use of this land than Chapter 21.21 on page 74, Urban Residential District, which is far more consistent with the current use case of this neighborhood.	No Change	No proactive zoning changes are being made at this time, except for district consolidations and renamings. Additional city-initiated rezonings could be considered in the future.	5/14	Email	Amanda Rowan	Mulvey	
126	21.23	Downtown Mixed Use	When reading the purpose statement heading each of the indicated chapters it is immediately apparent that preserving the current neighborhood characteristics is not a primary vision or a stated priority for this proposed urban mixed use, whereas the purpose statement for the urban residential classification speaks immediately to the residential emphasis. It is primarily a residential neighborhood, that is how it was constructed, it is the current use, and the construction of the roads, intersections, utility grid and access points reflect this.	No Change	No proactive zoning changes are being made at this time, except for district consolidations and renamings. Additional city-initiated rezonings could be considered in the future.	5/14	Email	Amanda Rowan	Mulvey	
127	21.23	Downtown Mixed Use	If downtown mixed use classification were to be the future for this area, numerous changes would need to be made to the infrastructure in order to accommodate this. The lot sizes alone identify the area as being most appropriate for residential use. If downtown mixed use classification is implemented for this area, incongruent, unforeseen and unintended uses could stress and change this neighborhood which would then impact the larger area bordering it as well. The current residents, owners and users could experience changes that will alter the characteristics of the area that are not well suited to the current use of this land. There are other nearby and adjacent areas better suited for downtown mixed use classification and development.	No Change	No proactive zoning changes are being made at this time, except for district consolidations and renamings. Additional city-initiated rezonings could be considered in the future.	5/14	Email	Amanda Rowan	Mulvey	
128	21.23	Downtown Mixed Use	The lot sizes do not provide for the intensity of use indicated in the downtown mixed use proposal. The road and intersection widths would not accommodate an increase in large commercial vehicle use, snow removal and water runoff management changes, parking availability or significant increases in traffic volume. Fire and EMS response changes may also need to be implemented for this area if/when the proposed downtown mixed use changes occur. Impacts of noise, crowding, visibility, sight lines, and various fumes, odors, smoke, and exhaust may not be able to be well addressed by the downtown mixed use classification due to the small lot sizes and already established uses in place.	No Change	No proactive zoning changes are being made at this time, except for district consolidations and renamings. Additional city-initiated rezonings could be considered in the future.	5/14	Email	Amanda Rowan	Mulvey	

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129		Downtown Mixed Use	1) Hotels and motels should definitely be a permitted use in the Downtown MU district. They are in this district already and there are still a few large undeveloped commercial parcels that are great sites for hotel/motel projects. 2) Offices for "tourism" should also be allowed in DMU. There are several year round tourism related service providers who may want a location in town vs on the Spit.	Change		5/15	Comment Form	Angie	Newby	
130	21.53.0 10	Drainage & Erosion Control	Consider adding a prohibition for the vacation of drainage easements without assessment of the drainage way not conveying water during peak flood times in spring and fall, and alternative drainage established	Change		5/18	Email	Rachel	Lord	Mayor
131	21.53.0 20(a)	Drainage & Erosion Control	I don't see any specification as to where that drainage is actually going. If someone creates an open-ditch construction, there should be some clear expectation that they aren't just dumping water onto downstream properties.	Change	Standard practice is: Any development that diverts stormwater must return the water to the same watercourse it originally flowed to. Add a statement that says water running off from subject property (due to the development) cannot cause a flooding problem for the downstream property.	5/18	Email	Rachel	Lord	Mayor
132	21.53.0 20(b)(4)	Drainage & Erosion Control	I'm not sure Drainage is the correct word. Disturbed soil stabilization seems more appropriate	No Change	"Erosion control" refers to the soil stabilization issue.	5/18	Email	Rachel	Lord	Mayor
133	21.53.0 30	Drainage & Erosion Control	Drainage and erosion level two: I would start by saying everything in Level one, PLUS additional. Same with Level three. It's redundant, and ordered differently across these three levels. Also, level three drainage and erosion control standards seem to be pretty much the bare minimum? Not much seems different between the three levels, aside from what triggers a SWP.	Change		5/18	Email	Rachel	Lord	Mayor
134	21.53.0 30	Drainage & Erosion Control	Have our fill standards always included a slope not to exceed 50%? Seems like a lot...	No Change	This fill standard has been in the code since 2011.	5/18	Email	Rachel	Lord	Mayor
135	21.58	Fences	I'm not sure why we have an entire chapter dedicated to fences.	No Change	Chapters are included for various standards that apply to all zoning districts, for ease of organization.	5/18	Email	Rachel	Lord	Mayor
136	21.58	Fences	(b) - four feet is not tall enough to keep out a moose, and this is not reasonable throughout much of our residential zoning districts.	No Change	Front yard fences are require to be lower than fences in the side or rear yards to maintain visibility from roads.	5/18	Email	Rachel	Lord	Mayor
137	21.58	Fences	(c) - This is presumably true of any obstruction, including fences, trees/shrubs, etc. See the following chapter and visibility at intersections section (21.59.050 (b)). I believe this fences chapter is redundant and unnecessary.	No Change	Retain the chapter to facilitate any additional fence standards that may be added in the future.	5/18	Email	Rachel	Lord	Mayor

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138	21.24.050	Gateway Business District	21c. 21.24.050(d) Reduce maximum building coverage to 8,000 SF or 30%, again to preserve the position first impression of view and open space.	TBD	Discuss at 6/22 joint PC/CC work session	5/5	Email	Janette	Keiser	
139	21.24	Gateway Business District	Gateway Business District. Thank you for putting this section back in code.	No Change	Comment does not indicate a change to the ordinance	5/11	Email	Dotti	Harness	Planning Commission
140	21.24.040	Gateway Business District	HCC 21.24.040 a. iv Delete traffic in excess of 100 trips per hour/500 per day should be excluded from the GBD. Reason: Lots of traffic does not meet the purpose of the GBD.	No Change	This trigger for a CUP is included in nearly all zoning districts so that the Planning Commission has additional scrutiny (and can impose appropriate conditions) on such uses.	5/11	Email	Dotti	Harness	Planning Commission
141	21.24.040	Gateway Business District	21a. 21.24.040 Delete these conditional uses because they are not compatible with the stated goals of the Gateway Business District: i. Auto, marine, and RV sales, rental and repair ii. Light or custom manufacturing, fabricating and assembly iii. Large format development iv. Uses that generate more than 100 trips per day	Partial Change	Delete auto rental and repair and manufacturing. Other uses can be evaluated appropriately (and conditions imposed that mitigate negative impacts) through the CUP process.	5/5	Email	Janette	Keiser	
142	21.24.050	Gateway Business District	21d. 21.24.050(e) reduce maximum impervious coverage to account for the fact that much of the land in this district is on steep slopes, prone to erosion and landslides. Increasing impervious coverage exacerbates these risks.	Change		5/5	Email	Janette	Keiser	
143	21.24.080	Gateway Business District	21e. 21.24.080(d) Franchise architecture should be required, not just encouraged, to conform to the Community Design Manual.	Change		5/5	Email	Janette	Keiser	
144	21.24.090	Gateway Business District	21f. 21.24.090(a) Driveway access to Sterling Highway should be required to be consolidated, not just encouraged.	Partial Change	Requiring this in an area where there are scattered vacant sites mixed in with existing development may be extremely difficult. Could consider minimum driveway spacing standards/maximum number of driveways in some areas.	5/5	Email	Janette	Keiser	
145		Gateway Business District	I think we should extend the Gateway District further west, perhaps to Bidarki Creek. As it stands the Land Use Map has different anticipations for the corner lots at the bottom of West Hill.	No Change	No proactive zoning changes are being made at this time, except for district consolidations and renamings. Additional city-initiated rezonings could be considered in the future.	5/12	Email	David	Schneider	
146		Gateway Business District	I think we should exclude from Gateway: Plumbing and heating stores; Building Supply Stores; Laundries; Large Format Development.	No Change	Planning Commission expressed support for these uses as proposed district during the ____ meeting.	5/12	Email	David	Schneider	
147		General	Check and fix internal reference citations to HCC. Many of them are incorrect	Change		5/18	Email	Rachel	Lord	Mayor
148		General	Grammatical edits - extra periods, incorrect numbering, spacing, indentation, the occasional exclamation point, etc	Change		5/18	Email	Rachel	Lord	Mayor

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149		General	Planning isn't technically a "department" ... division? Staff?	Change		5/18	Email	Rachel	Lord	Mayor
150		General	Ensure all acronyms are stated/defined (i.e. 21.44.030(g)(1))	Change		5/18	Email	Rachel	Lord	Mayor
151	21.41.030	Home Occupations	30a. 21.41.030 Storage of heavy equipment should not be allowed in residential, downtown mixed use, or flex districts as well as in other districts where heavy equipment storage is out of character with the intended use of the districts.	Partial Change	Clarify this is only for personal use, or clarify the type of equipment allowed.	5/5	Email	Janette	Keiser	
152		Hotels	Requesting an actual code that deals with hotels being constructed. As Homer's code didn't have one in place with the Doyon project, and should have paused, to come up with one. Instead of opening the door for at least one that pushed the height limit. Yet other hotel businesses were held to the 35' limit. Special treatment was given.	No Change	No direction from staff, Planning Commission or City Council has been provided to make this change.	5/15	Email	Scott	Adams	
153	21.51.030	Landscaping	retains a section on landscaping, the large scale development chapter does not. Unless this is a specific requirement to places of assembly, remove. Review across districts & ensure consistency.	Change		5/18	Email	Rachel	Lord	Mayor
154	21.56.040	Landscaping	I would not provide administrative flexibility on this without more clear boundaries on how "the public interest is better served" and the degree to which the Planner would be allowed to permit variation from the regulations.	Change		5/18	Email	Rachel	Lord	Mayor
155		Landscaping	How are there Level 2 and Level 3 site plans but not level 1? Level three has the same buffer requirement, but allows planters/bike racks/etc. And has no parking lot requirements (except as in the general applicability). It seems like just a different, more "generous" allowance for what's considered "landscaping" and doesn't really actually seem to be clarifying what needs to be in a site plan. Instead of calling out DMU, SBHO, and LFD zones, why not have those outlined as level two and three landscape site plans required (note it in the zoning district section, where at least right now landscaping isn't mentioned in large format development), and then better and more clearly define levels of site plan requirements.	Change		5/18	Email	Rachel	Lord	Mayor
156	21.56.070(a)(4)	Landscaping	Why are we defining gardens here?	Change		5/18	Email	Rachel	Lord	Mayor
157	21.56.060(a)	Landscaping	Five percent is overly prescriptive. "At least" or "no less than" should be added.	Change		5/18	Email	Rachel	Lord	Mayor
158	21.56.070	Landscaping	Intro paragraph is redundant with the purpose statement for this chapter. See suggestion of making this the highest level landscape site plan, and referencing that requirement in the LFD section of code	Change		5/18	Email	Rachel	Lord	Mayor

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159	21.56.040	Landscaping	III. The PRD would Give unchecked discretion to the Planning Director. Section 56.040 of the PRD - Administrative Flexibility states "Special consideration will be given to site design, topography, unique relationships to adjacent properties and existing utilities in enforcing screening requirements. If the applicant can demonstrate that the public interest is better served through alternative landscape design, the City Planner may permit variation from these regulations." This seemingly innocuous provision would grant the Planning Director unchecked power to allow nonconforming uses and significant undermining of basic zoning structure without going through any public process. Nor has this change been requested by the Planning Commission, City Council or members of the public.	Change		5/15	Email	Hal	Shepherd	Kachemak Bay Watershed Council
160		Large Format Development	Large scale development is not for our town.	Partial Change	Maintain the removal of the 8,000 sf. trigger for CUP. Reduce the threshold for Large Retail and Wholesale CUP back to 15,000 sf.	4/5	Comment Form	Annette	Bellamy	
161	21.09	Large Format Development	8,000 sq. ft. buildings in any zone should trigger a CUP. I am opposed to buildings of this size being allowed without a public review.	Partial Change	Maintain the removal of the 8,000 sf. trigger for CUP. Reduce the threshold for Large Retail and Wholesale CUP back to 15,000 sf.	4/28	Email	Karen	Murdock	
162		Large Format Development	The switch to the percentage of lot method will result in giant buildings with no landscaping and no open space. The CUP (Conditional Use Permit) process should be retained - as the planning commission has requested. I would like to see the CUP process expanded to include buildings over 8000 square feet instead of the current 15,000 square feet. This is our chance to make Homer a livable and walkable community that supports small businesses, not another Alaskan town littered with big box stores and franchise chains.	Partial Change	Maintain the removal of the 8,000 sf. trigger for CUP. Reduce the threshold for Large Retail and Wholesale CUP back to 15,000 sf.	5/14	Email	Jenny	Stroyeck	
163		Large Format Development	6. Retain current language in Title 21 that requires conditional use permits for buildings with more than 8,000 square feet. Buildings with a larger foot print will go through the Planning Commission for a Conditional Use Permit. This ensures that the community will have a voice and input into large building projects. In order to maintain the current ambience of Homer, which is a factor in the tourism industry and was overwhelmingly supported in the Comprehensive Plan, the community should have information and public input to large projects. Without these conditions, any manner of building can be constructed without consideration of the Homer community and the ensuing impact.	Partial Change	Maintain the removal of the 8,000 sf. trigger for CUP. Reduce the threshold for Large Retail and Wholesale CUP back to 15,000 sf.	5/14	Email	Deborah	Oudiz	

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164		Large Format Development	I can't find where the this change is but have been told that there is a proposal to change the code to allow 30,000SF buildings without any permitting or public comment - this is unthinkable it a town that has fought long and hard to keep big box stores out and to support local small businesses! It is important that the Planning Commission and the Public reviews any large buildings. The City should continue to require Conditional Use Permits for any building over 8,000SF. If there is a need for a larger building then use the Planned Unit Development permit (PUD) but make sure that the building is essential infrastructure for the good of the community like a hospital, school, recreation center, etc.	Partial Change	Maintain the removal of the 8,000 sf. trigger for CUP. Reduce the threshold for Large Retail and Wholesale CUP back to 15,000 sf.	5/14	Email	Karin	Holser	
165		Large Format Development	This proposed change is against the recommendations of the public and the Planning Commission. I believe that the City should continue to require a Conditional Use Permit for buildings over 8,000 square ft. in the Downtown Mixed Use Zone and Gateway Business Zone; if there are other code updates that would achieve a similar outcome of rigorous, site-specific review for large buildings that you feel are better than a CUP, I welcome them.	No Change	Maintain the removal of the 8,000 sf. trigger for CUP. Reduce the threshold for Large Retail and Wholesale CUP back to 15,000 sf.	5/15	Email	Katie	Gavenus	
166		Large Format Development	The requirement for a conditional use permit for buildings over 8,000 sf in the downtown and gateway business zone should be continued. Again, maintaining the uniqueness of Homer is paramount to a thriving community here and maintaining the requirements to review any new development will ensure that developments are at least reviewed and brought to the public's attention.	No Change	Maintain the removal of the 8,000 sf. trigger for CUP. Reduce the threshold for Large Retail and Wholesale CUP back to 15,000 sf.	5/15	Email	Jim	Levine	
167		Large Format Development	[Open Space Petition, cont. See attachment.] "It is important for the Planning Commission to review large buildings to ensure site suitability, parking, lighting, connectivity, etc. Yet the City is proposing to get rid of this requirement and replace it with a percentage-of-lot standard. The City should continue to require a Conditional Use Permit for buildings over 8,000 sq. ft. in the Downtown Mixed Use Zone and Gateway Business Zone."	No Change	Maintain the removal of the 8,000 sf. trigger for CUP. Reduce the threshold for Large Retail and Wholesale CUP back to 15,000 sf.	5/15	Email	Penelope	Haas	Kachemak Bay Conservation Society
168		Large Format Development	The proposed code transfers a lot of power to the City Planner from the Planning Commission. Currently people have to apply for conditional uses and exceptions, and then there is a hearing to allow public comment and to flush out differences and work out an acceptable plan. Now with the expanded height, and other more lenient codes, the City Planner can approve development without the public process. While this might make development happen faster, I am not convinced this is in Homer's best interests.	Partial Change	Maintain the removal of the 8,000 sf. trigger for CUP. Reduce the threshold for Large Retail and Wholesale CUP back to 15,000 sf. Some building heights reduced as well. Only administrative adjustment remaining is up to 2 feet setback.	5/15	Email	Sara	Faulkner	

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169		Large Format Development	It is important for the Planning Commission to review large buildings to ensure site-suitability, parking, lighting, connectivity, which can be best achieved through a Conditional Use Permit. Yet the proposed Title 21 Update gets rid of this requirement and replaces it with percentage-of-lot standard. I oppose this change, and am concerned that it could lead in the future to buildings that are very inappropriate for the specifics of their location and environment.	Partial Change	Maintain the removal of the 8,000 sf. trigger for CUP. Reduce the threshold for Large Retail and Wholesale CUP back to 15,000 sf.	5/15	Email	Katie	Gavenus	
170	21.24; 21.25	Large Format Development	I am writing specifically about concerns with the drastic change in building size for large format development. Chapters 21.24 and 21.25: Gateway Business District and also Light Industrial Mixed Use. What I don't see addressed anywhere in the info I read is any priority given to the long term businesses of Homer. A number of us have been here +/- 50 years and have increased and grown with the town. When the size cap was decided in the early 2000's, the city and the planners did acknowledge the importance of our local businesses and all the importance they have had over the years.	Partial Change	Maintain the removal of the 8,000 sf. trigger for CUP. Reduce the threshold for Large Retail and Wholesale CUP back to 15,000 sf.	5/15	Email	Sue	Post	
171	21.42.010	Large Format Development	31a. 21.42.010 The trigger has been increased from 15,000 SF to 30,000 SF. Please take it back to 15,000 SF.	Change	Revert to previous 15,000 sf. threshold.	5/5	Email	Janette	Keiser	
172		Large Format Development	Finally, I just want to express that allowing huge buildings greater than 30,000 square feet or larger will have a huge impact on the community. Big box stores in a small, unique community like Homer detracts from our uniqueness. We slowly will become like Anywhere USA. History has shown that small towns lose big time when big box stores move in, forcing the small business owners out of the market. A large AI center would be a bad choice as well. AI centers are energy hogs and water guzzlers. Homer does not have a huge supply of drinking water for our current population. We should not encourage businesses that will be a net detriment to the town. They can also cause a lot of pollution depending on the type of electricity they use. Likely, our electric rates would soar, just as they have in other communities in the Lower 48. We need to carefully consider what types of construction and how large we are encouraging so that we do not destroy the businesses of those who are currently part of the community.	Change	Revert to previous 15,000 sf. threshold.	5/1	Email	Nina	Faust	
173		Large Format Development	In all decisions for larger developments, the people of the community should have the opportunity to comment on the proposed building, particularly if it is in a residential area. We have choices as to what we do and don't allow in this town. I would say once again—No to Big Box Stores, and now No to AI facilities or large prison facilities. Let's not make choices that detract from our unique, beautiful community.	Partial Change	Maintain the removal of the 8,000 sf. trigger for CUP. Reduce the threshold for Large Retail and Wholesale CUP back to 15,000 sf.	5/1	Email	Nina	Faust	

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174		Large Format Development	Maximum Building Size: My Comments: The surveys you used revealed that the majority of citizens want to support small, local businesses. One way to do this is to retain the cap of 8,000 square feet in size to all areas but the Medical Mixed Use and Light Industrial Mixed-Use Districts. I believe we need to have that maximum size of business buildings.	Partial Change	Maintain the removal of the 8,000 sf. trigger for CUP. Reduce the threshold for Large Retail and Wholesale CUP back to 15,000 sf.	4/1	Comment Form	Caroline	Venuti	City Council
175		Large Format Development	MAXIMUM BUILDING SIZE With the exception of the Medical Mixed Use District and the Light Industrial Mixed-Use District, I DO NOT AGREE THAT BUILDINGS IN THE CITY OF HOMER SHOULD EXCEED 8000 SQ. FT. IN SIZE. SURVEYS HAVE SHOWN THAT A MAJORITY OF THE PUBLIC WANTS MODERATE TO MINIMAL GROWTH.	Partial Change	Maintain the removal of the 8,000 sf. trigger for CUP. Reduce the threshold for Large Retail and Wholesale CUP back to 15,000 sf.	4/1	Comment Form	Franco	Venuti	Planning Commission
176	21.41.0 10(a)	Large Format Development	this doubles the current definition of 15,000 square feet. I don't support this doubling, and would like to understand the team's rationale here.	Change		5/18	Email	Rachel	Lord	Mayor
177	21.42.0 80	Large Format Development	31b. 21.42.080 There was a requirement for two public participation meetings, but now there's only one. Please take it back to two because there could have been substantial change made and the public has a right to see the final version.	No Change	The public has a chance to see revisions during the public hearing for the CUP.	5/5	Email	Janette	Keiser	
178		Large Format Development	Please incorporate my comments into the public testimony regarding Title 21 update. First of all, I found the format of this document challenging to navigate. Therefore, I am not referencing the specific code number in each concern. Please link my comments to the specific categories.	No Change	Comment does not suggest a change to the ordinance. All comments will be entered into the public record for the Title 21 update.	4/28	Email	Karen	Murdock	
179		Large Format Development	I support our local businesses and fear for the effect of big box stores upon their businesses. Again, I strongly oppose the consideration of allowing 75,000+ sq.ft buildings in the Light Industrial Mixed Use Zone and in the Gateway Business District.	Partial Change	No change is proposed to the existing language in these districts. Building size is also governed by the Large Format threshold (currently 30,000 sf., but recommend changing back to 15,000 sf.) and building coverage maximums.	4/28	Email	Karen	Murdock	
180		Large Format Development	Our local businesses contribute to the our sense of community, providing likelihood for those owners who reside in our community. I am always impressed when I am in one of our shops and learn of folks from up the peninsula who travel to patronize these unique Homer businesses.	No Change	Comment does not suggest a change to the ordinance. July 7, 2025 Planning Commission meeting discussed the importance of retaining Homer's unique character when updating Title 21.	4/28	Email	Karen	Murdock	

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181		Large Format Development	While I don't live in Homer, and therefore not a registered voter in the community, I do have property across the bay in Sadie Cove, and from that vantage point the character of Homer is very important to me and my family. We have been visiting Homer since 1978. I am opposed to big box stores, data centers in sensitive dwindling habitat, and excessive short-term rentals that price out locals. The economy doesn't need those developments, the real risk is the loss of quality of life.	Partial Change	Maintain the removal of the 8,000 sf. trigger for CUP. Reduce the threshold for Large Retail and Wholesale CUP back to 15,000 sf.	5/1	Email	Dolly	Peach	
182		Large Format Development	Additionally, I am opposed to permitting any building larger than 8000 sf no matter the zone or lot size. I feel the public will strongly desire providing input.	Partial Change	Maintain the removal of the 8,000 sf. trigger for CUP. Reduce the threshold for Large Retail and Wholesale CUP back to 15,000 sf.	5/12	Email	David	Schneider	
183		Large Format Development	I oppose allowing 38,000 sq. ft. buildings to be built without public comment or permit. Why should we not be able to speak to these issues. Suppose two or preferably more meetings for comment. I do not support 75,000 sq. ft. buildings without a CUP as is required for 60,000 sq. ft. buildings. The 12,000 sq. ft. expansion language that will guide CUPs to include protections that are major environmental concerns such as wetland protections, waterways buffers, etc. and to give mitigation of hazards like gas flooding, erosion, stormwater, etc. A.R.C. City code 21.71.040.	Partial Change	Reduce the threshold for Large Retail and Wholesale CUP back to 15,000 sf. No change is proposed to the existing language regarding 75,000 sf. maximum in some areas of LIMU and Gateway Business districts. Building size is also governed by the Large Format threshold and building coverage maximums.	5/15	Comment Form	Ole	Andersson	
184	21.57.020	Large Format Development	I also overheard at a city counsel meeting that Big Box Stores could gain clearance in Homer? Where can I find this in Title 21? I think there is NO place in Homer for any more large corporate stores.	Partial Change	No change is proposed to the existing language regarding the 75,000 sf. maximum building size in GBD and LIMU districts. Building size is also governed by the Large Format threshold (currently 30,000 sf., but recommend changing back to 15,000 sf.) and building coverage maximums.	5/14	Comment Form	Katherine	Brennan	
185		Large Format Development	In the current zoning plan, it is limited by total size. The new plan seems to allow it to be limited by a percentage of a total lot size. This would allow a company to combine together lots and build a massive building. I do not feel that this is appropriate at this time within the city limits for a variety of reasons. First, large box stores historically put small locally owned businesses out of business. It is the small stores scattered throughout town that make Homer unique from the bookstores, to clothing stores to gift shops. Many of them would not make it with the competition.	Partial Change	Reduce the threshold for Large Retail and Wholesale CUP back to 15,000 sf. No change is proposed to the existing language regarding 75,000 sf. maximum in some areas of LIMU and Gateway Business districts. Building size is also governed by the Large Format threshold and building coverage maximums.	5/14	Email	Janet	Fink	

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186		Large Format Development	Secondly, all recent surveys have shown that the local population appreciates open space within Homer and the surrounding community. We would be losing a lot of land with massive size development. A lot of this development could take place in the peatlands of Homer. These lands are essential for wildlife and for natural water storage. Lastly, I think all buildings, especially larger ones need to go through a permitting process.	Partial Change	Reduce the threshold for Large Retail and Wholesale CUP back to 15,000 sf. No change is proposed to the existing language regarding 75,000 sf. maximum in some areas of LIMU and Gateway Business districts. Building size is also governed by the Large Format threshold and building coverage maximums.	5/14	Email	Janet	Fink	
187		Large Format Development	I can't find where the this change is but have been told that there is a proposal to change the code to allow 30,000SF buildings without any permitting or public comment - this is unthinkable in a town that has fought long and hard to keep big box stores out and to support local small businesses! It is important that the Planning Commission and the Public reviews any large buildings. The City should continue to require Conditional Use Permits for any building over 8,000SF. If there is a need for a larger building then use the Planned Unit Development permit (PUD) but make sure that the building is essential infrastructure for the good of the community like a hospital, school, recreation center, etc.	Partial Change	Maintain the removal of the 8,000 sf. trigger for CUP. Reduce the threshold for Large Retail and Wholesale CUP back to 15,000 sf.	5/14	Email	Karin	Holser	
188		Large Format Development	Input from meetings and the community survey show 77% of respondents would like to protect open space within the Homer community. Two thirds support "moderate development" and walkability. I am unable to see how those priorities align with allowing 30,000 square foot buildings with very little oversight as to environmental conditions and infrastructure.	Partial Change	Reduce the threshold for Large Retail and Wholesale CUP back to 15,000 sf. No change is proposed to the existing language regarding 75,000 sf. maximum in some areas of LIMU and Gateway Business districts. Building size is also governed by the Large Format threshold and building coverage maximums.	5/15	Email	Jenny	Stroyeck	
189		Large Format Development	Homer established a gateway district many years ago with the intent of preserving the beauty of the entrance into town. Suddenly, we're willing to put 30,000 square foot buildings there? I do not get the support of unchecked development from within the planning commission or the current city council. Is all this drive coming from city staff and the consulting firm? Endless growth and expansion is a dated philosophy that disregards the environmental health and quality of life in a community.	Partial Change	Reduce the threshold for Large Retail and Wholesale CUP back to 15,000 sf. No change is proposed to the existing language regarding 75,000 sf. maximum in some areas of LIMU and Gateway Business districts.	5/14	Email	Jenny	Stroyeck	

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190		Large Format Development	We have concerns that the proposed code does not address a maximum size limit for buildings other than as a percentage of the lot size. An entity with deep pockets could purchase a large amount of land, or land abutting non-buildable land, which would still be counted when the percentages were figured. Any store in the business district >30,000 is going to overwhelm the area. We would like to not allow large format buildings there without vetting and seeking neighborhood and public input.	Partial Change	Reduce the threshold for Large Retail and Wholesale CUP back to 15,000 sf. No change is proposed to the existing language regarding 75,000 sf. maximum in some areas of LIMU and Gateway Business districts. Building size is also governed by the Large Format threshold and building coverage maximums.	5/15	Email	Glenn & Bette	Seaman	
191		Large Format Development	As I understand it, proposed changes to a Title 21 include allowing buildings to take up 50%-70% of the total lot and building height to be 50-75 ft without a conditional use permit. This opens the door for big box stores to take over our small businesses and creates environmental concerns and even more parking challenges.	Partial Change	Recommend reducing maximum building coverage in the LIMU from 50% to 30% and in the DMU from 70% to 50%.	5/14	Email	Metis	Riley	
192		Large Format Development	Larger buildings, lot size vs building size proposal is too large. Even Soldotna has stricter regulations in place with height & building size on lots. I would hope that the small town feel, is what we are trying to keep, and not just building for revenue. I would like to see our town being built with the thought of smaller buildings that have green space and parking.	Partial Change	Recommend reducing maximum building coverage in the LIMU from 50% to 30% and in the DMU from 70% to 50%.	5/15	Email	Scott	Adams	
193		Large Format Development	If Homer allows larger sq ft business buildings and limited parking. Just drive Pioneer Ave, very limited parking, seems if you plan for more larger buildings on lots, you give up parking. That might be an argument for height, and maybe that's the city's argument. Not enough room for both, well then it's a smaller building and parking. At the city's own admission, that they don't have the infrastructure for growth, and can't afford it. Putting it on the lot owners, who say no to the added cost of purchasing a lot and building.	Partial Change	Recommend reducing maximum building coverage in the LIMU from 50% to 30% and in the DMU from 70% to 50%.	5/15	Email	Scott	Adams	
194		Large Format Development	Separately, I urge the City not to reduce public review for very large commercial buildings or large-format development. My concern about small residential structures is separate from how Homer reviews 30,000-, 50,000-, or 75,000-square-foot buildings. The code can make it easier to add small-scale housing without weakening review for projects that may have major traffic, drainage, visual, parking, or neighborhood impacts.	Partial Change	Reduce the threshold for Large Retail and Wholesale CUP back to 15,000 sf. No change is proposed to the existing language regarding 75,000 sf. maximum in some areas of LIMU and Gateway Business districts. Building size is also governed by the Large Format threshold and building coverage maximums.	5/15	Email	Whitney	Cushing	

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195		Large Format Development	I absolutely oppose changing code to allow large format development, including buildings over 8,000 sf. Homer does not want box stores or similar-sized businesses. Those establishments are readily available in the greater southcentral area; we have no need of them in our community and prohibited them years ago through the Retail and Wholesale rule (15,000 sf limit). Homer does not want anything like 75,000 sq ft buildings, whether they be businesses, large apartment complexes, large hotels, etc. We must ensure that any larger development fits the community need.	Partial Change	Maintain the removal of the 8,000 sf. trigger for CUP. Reduce the threshold for Large Retail and Wholesale CUP back to 15,000 sf.	5/15	Email	Laurie	Daniel	
196		Large Format Development	For instance, we do not want anything like a data center, a prison, or a cruise ship facility. Homer is a small town viably populated with small and medium-sized businesses. When we do need a larger building, like HHS or SPH that benefits the community as a whole, we must be assured that the development will be held to and follow our building guidelines and not receive exceptions through a PUD permit or any such thing. Homer does not want sprawl. We do not want anything like a data center, a prison or a cruise ship facility.	No Change	Comment does not suggest a change to the ordinance. Chapter 21.42 recognizes the potential detriments of large format development and seeks to prevent as much as possible using traffic impact analyses, public participation meetings, parking, loading, and delivery requirements, screening requirements, and building and aesthetics requirements, among other tools.	5/15	Email	Laurie	Daniel	
197		Large Format Development	Building size: I was very disappointed with the recommendation to lift the cap on building size and height. Leave the cap of 8,000 sf and height of 35 ft. If something larger is requested then request a CUP or Planned Unit / Development Permit, and public hearings should be required. Large developments should require a public process, not automatically give a developer the go ahead.	Partial Change	Maintain the removal of the 8,000 sf. trigger for CUP. Reduce the threshold for Large Retail and Wholesale CUP back to 15,000 sf.	5/15	Email	Sandra	Garity	
198		Large Format Development	The Title 21 Update would redefine "large format developments" as buildings over 30,000 square feet, rather than the current limit of 15,000+ square feet (about the size of the Aspen Suites Hotel). I oppose this. Permits should be required for buildings over 15,000 square feet. I think this aligns with the expressed desire for "moderate development," density, and walkability that came through in the Comprehensive Plan.	Change		5/15	Email	Katie	Gavenus	
199		Large Format Development	I also oppose decreasing the number of public meetings for "large format developments" from two meetings (current code) to only one meeting (proposed code). There should be ample opportunities for public engagement when large format developments are proposed.	No Change	This change reflects the need for public input in the event of large format development while not disincentivizing developments that may greatly contribute to Homer and its residents.	5/15	Email	Katie	Gavenus	

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200		Large Format Development	I also oppose the allowance for 75,000+ square-foot buildings in the Light Industrial Mixed Use Zone and in the Gateway Business District. I recognize that there is some confusion as to whether this refers to the building footprint or multiple stories. Even with multiple stories involved, 75,000 square feet of retail space is huge. I do not think a change such as this should be made through a small change to a very long code document; instead, this proposal deserves more specific opportunities for public input and guidance and should not move forward with the Title 21 Update without a more intentional process.	Partial Change	No change is proposed to the existing language regarding the 75,000 sf. maximum building size in GBD and LIMU districts. Building size is also governed by the Large Format threshold (currently 30,000 sf., but recommend changing back to 15,000 sf.) and building coverage maximums.	5/15	Email	Katie	Gavenus	
201		Large Format Development	I do not agree with redefining large format developments to be increased to 30,000 sf buildings. The current limit of 15,000 sf seems like a reasonable requirement for a community the size of Homer.	Change		5/15	Email	Jim	Levine	
202		Large Format Development	I do not agree with the proposal to allow 75,000 sf buildings to be built within the Homer City Limits. The current requirement was a hard fought compromise that involved several years of discussion and a vote by the city residents in the late 90's. This requirement allows the small businesses in Homer to thrive and provide a livable scale to Homer. I think the unique characteristics of the current businesses contributes to the small town feel and the charm that the visitors like seeing when they visit here. Being at the end of a long supply chain, we will never have prices as low as Anchorage or even Soldotna so our uniqueness is what drives our economy.	Partial Change	No change is proposed to the existing language regarding the 75,000 sf. maximum building size in GBD and LIMU districts. Building size is also governed by the Large Format threshold (currently 30,000 sf., but recommend changing back to 15,000 sf.) and building coverage maximums.	5/15	Email	Jim	Levine	
203		Large Format Development	3) Also large format developments-what are they and shouldn't they be in the DMU? We have to keep in mind there are over 30 acres of undeveloped or underutilized prime commercial properties in the DMU.	Change		5/15	Comment Form	Angie	Newby	
204		Large Format Development	Going from a size cap of 8000 (which may be outdated and time to increase) to 30,000 or 75,000 square feet is completely outrageous. One point I really want to make here is: NO ONE MOVED TO HOMER EXPECTING TO HAVE A GIANT FURNITURE STORE OR GROCERY STORE WITH DISCOUNTED PRICES!!! It is not like we had a large store that has closed and left a void. People have moved to Homer because they like the small town charm and the lack of big businesses like what every city USA has.	Partial Change	Maintain the removal of the 8,000 sf. trigger for CUP. Reduce the threshold for Large Retail and Wholesale CUP back to 15,000 sf.	5/15	Email	Sue	Post	
205		Large Format Development	Having worked at a small business in Homer since 1978, I hear over and over again about what charm Homer has and why it is such an appeal to people from not only Alaskan cities (Kenai, Soldotna, Anchorage, Wasilla, Palmer, etc) but to so many tourists who visit from the Lower 48, or even internationally. I guess what all this is coming to is the big question of "do we want Homer to continue to be a tourist town and a destination place, or do we want to suddenly transform into any town usa and be just another duplicate of so many other places?"	No Change	Comment does not suggest a change to the ordinance. July 7, 2025 Planning Commission meeting discussed the importance of retaining Homer's unique character when developing Title 21.	5/15	Email	Sue	Post	

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	Sec.	Topic								
206		Large Format Development	The recently created Comprehensive Plan for Homer had much public input and desire for protecting open spaces from development, moderate growth, walkability, recreational access, protection from hazards like flooding and landslides and affordable housing. These values are all important, and critical to keep this thriving community as it is. I don't see much mentioned in this Draft Code Revision about that. Yes, I see you require x number of feet in front of a building or whatever, but that doesn't create a walkable, recreation area.	No Change	Comment does not suggest a change to the ordinance. The Title 21 Update highlights the importance of pedestrian access. For example, section 21.42.070 of the Large Format Development chapter discusses the need for this type of development to be accessible, safe, and convenient for pedestrians.	5/15	Email	Sue	Post	
207		Large Format Development	I am a bit perplexed as to where and who is driving this current code? Who really wants to see a 30,000 square foot building (much less a 75,000 SF one!?) Nothing I have observed in my everyday life in Homer shows any of this is of importance or value. Again, I question where the pressure is coming from if you who are putting this comprehensive plan out there see that need? We currently have one elementary school that is slated to possibly close in a year- a tragedy in my mind. We are seeing threats of closure to the local swimming pool and theater at the high school. These are the things I want Homer to continue to excel in. Not who can build the largest and ugliest building in town and see what they can do to force out existing businesses.	No Change	Comment does not suggest a change to the ordinance. Section 21.42.020 describes the intent of the Large Format Development Chapter. It recognizes the potential impacts on the surrounding community and that the Chapter seeks to minimize negative effects.	5/15	Email	Sue	Post	
208		Large Format Development	I just want to remind you that Homer has NOT lost any large shopping centers. NO ONE moved to Homer or the surrounding area thinking they could get cheap furniture or cheap clothes or expecting any other amenities that these large scale buildings would bring. Nothing has been lost but so much will be lost if these large scale developments are allowed to happen. It is not the locals who are driving this proposal, so who is it? I do hope you will consider going back to the drawing board on building size limits. When I see size caps of 75,000 that is a huge red flag that perhaps there is consideration for something that does not need to be in Homer such as a prison or a data center or a large warehouse business of some sort.	No Change	Comment does not suggest a change to the ordinance. Planning commission members have expressed concern for maintaining community character and the intent statement for Chapter 21.42 Large Format Development clarifies how the Code Update will deal with this type of development.	5/15	Email	Sue	Post	

#	Code		Comment	Recommended Action	Project Team Recommendation					
	Sec.	Topic			(If no change or TBD)	Date	Format	First Name	Last Name	Organization
209	21.42.0 10(b); 21.57.0 40; 21.57.0 60	Large Format Development	II. The PRD would allow Construction of Big Box Retail in Sensitive Areas. The current Code requires a permit for developments over 8,000 sf, a clear public interest/ traffic analysis etc. for buildings over 15,000 sf (size of Aspen Suites Hotel). The PRD however, proposes to pave the way for currently restrictions on big box retail, prisons, hotels, or any other large building like a hotel in Homer under the amendments to section 21.42.010(b) – Large Format Development by eliminating 15,000 square foot size restrictions for such buildings and changing it to 30,000. The PRD would also pave they way for such development by eliminating the requirement under 21.57.040 that the property owner apply for a conditional use permit for and the requirement that the CUP include a community and economic impact analysis under section 21.57.060.	Partial Change	Maintain the removal of the 8,000 sf. trigger for CUP. Reduce the threshold for Large Retail and Wholesale CUP back to 15,000 sf.	5/15	Email	Hal	Shepherd	Kachemak Bay Watershed Council
210		Large Format Development	Worse these streamlined big box buildings would be allowable in two Zoning Districts: "Light Industrial Mixed Use" – Under Chapter 21.25 which includes the highly sensitive Beluga Wetlands along Kachemak Drive and at the top of Baycrest hill and in the "Gateway Business District," – under Chapter 21.24 which includes the area where Pioneer Street meets the Stirling Highway.	Partial Change	No change is proposed to the existing language regarding the 75,000 sf. maximum buidling size in GBD and LIMU districts. Building size is also governed by the Large Format threshold (currently 30,000 sf., but recommend changing back to 15,000 sf.) and building coverage maximums.	5/15	Email	Hal	Shepherd	Kachemak Bay Watershed Council
211		Large Format Development	I unequivocally oppose changing code to allow large-format development, including buildings over 8,000 square feet (sf) and above. Homer does not want box stores or similar-sized businesses. Those establishments are readily available in the greater Southcentral area; we have no need of them in our community, and in fact, prohibited through the Retail and Wholesale rule (15,000 sf limit). It follows that Homer does not want anything like 75,000 sf buildings whether they be businesses, apartment complexes, hotels, data centers, prisons, etc. Homer is a small town that "runs on" small and medium-sized businesses.	Partial Change	Maintain the removal of the 8,000 sf. trigger for CUP. Reduce the threshold for Large Retail and Wholesale CUP back to 15,000 sf.	5/15	Email	Leslie	Slater	
212		Large Format Development	Of course, larger buildings like Homer High School and South Peninsula Hospital exist within Homer. Notably however, those buildings hold institutions that benefit the community as a whole and are not commercial enterprises. We must be assured that codes follow our building guidelines and will not receive exceptions through a PUD permit or other code-evading process.	No Change	Comment does not suggest a change to the ordinance. The Planning Commission has expressed concern for protection of the surrounding community.	5/15	Email	Leslie	Slater	

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213		Large Format Development	I would like to see tighter restrictions on Large Format Development, not looser. The triggers for conditional use permits should not be removed. The great majority of people in Homer favor no growth to moderate growth and zoning requirements should reflect the preferences of the community. Code requiring a public process and conditional use permit for buildings over 8000 square feet should remain in effect. There should also be two or more public meetings pertaining to large format development so there is ample opportunity for the people of Homer to ensure that development conforms to community needs. Changes in code should not conflict with the vision expressed in community surveys and laid out in the comprehensive plan.	Partial Change	Maintain the removal of the 8,000 sf. trigger for CUP. Reduce the threshold for Large Retail and Wholesale CUP back to 15,000 sf.	5/15	Comment Form	John	Whittier	
214		Large Format Development	[Open Space Petition; est. ~680 signatories per submitter (~600 unique visible in submitted documents). See attachment. Verbatim petition language:] "The city's proposal would redefine 'large format developments' as buildings over 30,000 square feet, rather than the current limit of 15,000+ square feet. We oppose this. Permits should be required for buildings over 15,000 square feet. We also oppose decreasing the number of public meetings for 'large format developments' from two meetings (current code) to only one meeting (proposed code)."	Partial Change	Maintain the removal of the 8,000 sf. trigger for CUP. Reduce the threshold for Large Retail and Wholesale CUP back to 15,000 sf.	5/15	Email	Penelope	Haas	Kachemak Bay Conservation Society
215		Large Format Development	[Open Space Petition, cont. See attachment.] "The City is proposing to allow 75,000+ square-foot buildings in the Light Industrial Mixed Use Zone and in the Gateway Business District. Retail and Wholesale buildings of this scale are currently prohibited throughout Homer, based on a rule designed to keep box stores out of Homer and keep small and mid-size businesses thriving. We should keep a hard prohibition on box stores everywhere in town, and we should extend the limitation to include hospitality."	Partial Change	No change is proposed to the existing language regarding the 75,000 sf. maximum building size in GBD and LIMU districts. Building size is also governed by the Large Format threshold (currently 30,000 sf., but recommend changing back to 15,000 sf.) and building coverage maximums.	5/15	Email	Penelope	Haas	Kachemak Bay Conservation Society
216	21.42.0 10(b)	Large Format Development	why are we restating definitions here that are identical to the definitions at the beginning of the title? Reduce unnecessary redundancy. Still don't understand the limiting definition of retail or wholesale business?	Change		5/18	Email	Rachel	Lord	Mayor
217	21.42.0 50 & 21.42.0 90	Large Format Development	I'm not sure that the zoning districts are fully outlining when a traffic impact analysis and/or a stormwater management plan is required. For a large development as outlined here, I would just outright say these things are required (similar to the snow storage plan). Landscaping should also be stated as required here.	Change		5/18	Email	Rachel	Lord	Mayor

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218		Large Format Development	I have a business on Pioneer Avenue, which is (or was) the main street in town for most of Homer's existence. For the past 2 summers, I have heard from 3 or 4 family groups who stopped in and said "we have been on the Spit for 3 days and we didn't even realize there was more to Homer. We thought all the businesses and restaurants were out there." I shudder to think if the Gateway Business District were to have a large shopping complex up there, would any visitors to Homer see anything beyond that shopping mall and then the Spit?	Partial Change		5/15	Email	Sue	Post	
219		Large Format Development	I also have concerns about situations where new businesses may open but the roads are not developed to keep traffic moving safely. In areas such as East End Road where it is a two lane road with no middle turn lane. There are many, many more residents out East End then there were 40 years ago and now many more businesses in those first 3 miles or so with traffic turning across the other lane. When will that road become updated and safer? What consideration is taken if the land beyond Kachemak Drive continues to develop and what happens if a large fire breaks out on East End and there is not a alternative road to escape on? And speaking of fires, if building sizes of up to 30,000 or the ludicrous size of 75,000 sf were to be accepted, will our fire department also grow and be funded as fully as they will need to be to support a disaster in such a large building?	No Change	No change to the ordinance is suggested by this comment. Threshold for large format development proposed to be reduced back to 15,000 sf.	5/15	Email	Sue	Post	
220		Large Format Development	I have attended several Planning Commission meetings and work sessions and am appalled at the result of the sessions now represented in the proposed tables of allowable dimensions and intensity standards when it was made very clear in the initial public comment that Homer residents want to maintain the sense of small town character with open spaces, low building density and preservation of access to views by keeping the buildings at 35 ft tall and current setbacks.	Partial Change	Reduce threshold for large format development back to 15,000 sf; reduce building height maximum in GBD to 35 feet.	5/15	Comment Form	Liliana	Sotomayor	
221		Large Format Development	In many of the sessions I heard several commissioners express their preoccupation with the removal of the CPU process and expansion of lot occupation. An lo and behold the proposed limits are presented anyways ignoring public comment and commissioner concerns.	Partial Change	Reduce threshold for large format development back to 15,000 sf; reduce building height maximum in GBD to 35 feet.	5/15	Comment Form	Liliana	Sotomayor	
222		Large Format Development	I am adamantly opposed to large format or light industrial mixed use development in the Gateway District or ranging up Baycrest Hill, especially around the scenic overlook at the top, including between there and Bluff Point.	Partial Change	Reduce height maximum in GBD to 35 feet. No industrial uses are permitted in the GBD.	5/15	Email	Laurie	Daniel	
223		Large Format Development	My primary concerns relate to changes in Title 21 that open Homer up for larger buildings, and also that, from what I can tell, not much has been added that would better ensure proactive planning for sustainable development to maintain the environmental/ecosystem services that keep us safe and happy.	No Change	Comment does not suggest a change to the ordinance.	5/15	Email	Katie	Gavenus	

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224	21.25.050	Light Industrial Mixed Use	22e-ii. Buildings in the Scenic Gateway district should be limited to 30% and 8,000 SF.	TBD	Discuss at 6/22 joint PC/CC work session	5/5	Email	Janette	Keiser	
225	21.25.040	Light Industrial Mixed Use	HCC 21.25.040 I,j. Extractive enterprises and junkyards should not be allowed along, nor in the area of, Ocean Drive.	Partial Change	Consider a different zoning district or overlay for Ocean Drive area.	5/11	Email	Dotti	Harness	Planning Commission
226	21.25.070	Light Industrial Mixed Use	HCC 21.25.070 a. Add the requirement to provide year round sight-obscuring screening along Ocean Drive. Reason: Ocean Drive is a visitor corridor to the Spit and maintaining attractiveness is important for tourism.	Partial Change	Consider a different zoning district or overlay for Ocean Drive area.	5/11	Email	Dotti	Harness	Planning Commission
227	21.25.040	Light Industrial Mixed Use	22a. 21.25.040(i) Extractive Enterprises should not be allowed in Light Industrial.	No Change	This is the most appropriate district for this use.	5/5	Email	Janette	Keiser	
228	21.25.040	Light Industrial Mixed Use	22b. 21.25.040(l) There should be a qualitative trigger for when a Traffic Impact Analysis is required.	No Change	There needs to be objective criteria for the trigger. Probable impact is a subjective judgement by staff.	5/5	Email	Janette	Keiser	
229	21.25.050	Light Industrial Mixed Use	22c. 21.25.050(c) There should be view protection for neighboring residential uses.	No Change	Requires that view corridors be defined, which is difficult, and impacts on property owners could be significant. This also gives owners of existing buildings significant power over development on property that could be far from their building.	5/5	Email	Janette	Keiser	
230	21.25.060	Light Industrial Mixed Use	22d. 21.25.060 There should be means for connection to sidewalks or trails that are existing or planned.	Change		5/5	Email	Janette	Keiser	
231	21.25.050	Light Industrial Mixed Use	22e-i. 21.25.050(f) Some of these land use zones/designations, Ocean Drive LIMU, East End Road LIMU and Scenic Gateway LIMU no longer exist under the current proposed Title 21 language so this whole section needs to be revised.	Change		5/5	Email	Janette	Keiser	
232		Light Industrial Mixed Use	The land behind Beluga Lake is zoned LIMU, this land is winter moose habitat and wetlands, it would seem like a better place for conservation, or open area. Open space and environmental protection is also one of priorities of the comprehensive plan.	No Change	No proactive zoning changes are being made at this time, except for district consolidations and renamings. Additional city-initiated rezonings could be considered in the future.	5/15	Email	Glenn & Bette	Seaman	
233		Lighting	Chapter 21.55 Lighting - I am very impressed with the changes on this lighting code. As a life member of the International Dark Sky Association, I would like to take these standards to this organization to see if the City of Homer qualifies as one of the tiers of reasonable lower light compliance as a Dark Sky City. We are slowly working our way to bring Kachemak Bay State Park as a dark sky Park also and have this in the Management Plan.	No Change	Comment does not suggest a change to the ordinance.	5/15	Email	Nancy	Hillstrand	

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234		Lighting	It may be the cities desire to become a Dark Sky Community like the beautiful cities of Flagstaff, Sedona, Arizona and many other beautiful cities. If you have not consulted with them, please compare needed codes at their website to strengthen this section of Title 21 for health environment and welfare if need be. I will help in any way possible.	No Change	Comment does not suggest a change to the ordinance.	5/15	Email	Nancy	Hillstrand	
235		Lighting	ADD: 3. Lights during bird migrations. We are a designated Western Hemispheric shorebird corridor as well as a migration route of many bird species. During migration I have witnessed on multiple occasions the harbor lights affecting birds who get disoriented and have collisions with these light masts. There are many LIGHTS OUT initiatives that we may want to add into code or at very least acknowledge as a problem.	No Change	No direction from staff, Planning Commission or City Council has been provided to make this change.	5/15	Email	Nancy	Hillstrand	
236	21.26.020	Marine Commercial District	23a. 21.26.020 Mixed use and in particular, worker housing, should be allowed.	Change		5/5	Email	Janette	Keiser	
237	21.26.020	Marine Commercial District	23b. 21.26.020 Auto related businesses should not be allowed in the Marine Commercial District. It should be preserved for marine-related uses.	Change		5/5	Email	Janette	Keiser	
238	21.26.030	Marine Commercial District	23c. 21.26.030(b) It should be possible to build an accessory building before the primary building is built.	No Change	No consensus on making this change from Planning Commission or staff.	5/5	Email	Janette	Keiser	
239	21.26.040	Marine Commercial District	23d. 21.26.040 There should be some qualitative standards for when a Traffic Impact Analysis is required.	No Change	There needs to be objective criteria for the trigger. Probable impact is a subjective judgement by staff.	5/5	Email	Janette	Keiser	
240	21.26.050	Marine Commercial District	23e. 21.26.050 The building dimensions in what was paragraph (d) and (e) have been deleted and should be restored.	Partial Change	Maximum size of retail and wholesale businesses of 15,000 sf. can be readded, but do not recommend readding the 8,000 sf. CUP trigger	5/5	Email	Janette	Keiser	
241	21.26	Marine Commercial District	The economic support the businesses in the Marine Commercial District bring to the City is critical for funding City operations. I encourage Council members to not decrease current allowable uses.	No Change	No decrease in allowable uses in the MC district is proposed.	5/15	Email	Debbie & Mark	Speakman	
242		Marine Commercial District	All of our businesses are incorporated and licensed through the State and we collect and submit Borough & City sales tax. The City should encourage investment and support businesses not create additional hurdles.	No Change	No reduction in allowable uses is proposed in the MC district	5/15	Email	Debbie & Mark	Speakman	

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243		Marine Commercial District	I have owned and operated my business in Homer, Alaska for the past 13 years. During that time, our studio and gift shop have contributed to the local economy by attracting tourism and supporting surrounding businesses throughout the community. We specialize in mariner-themed tattoos and Alaska-inspired artwork that draw visitors specifically seeking an authentic Homer experience. Many of our clients travel seasonally to Homer and spend money not only at our business, but also at local restaurants, lodging, retail shops, fishing charters, and other small businesses in the area.	No Change	Comment does not suggest a change to the ordinance.	5/15	Email	Rachel	Gonzalez	
244		Marine Commercial District	The proposed changes eliminating housing options such as short-term vacation rentals, worker housing, onsite housing, temporary housing, and dormitory housing within the Marine Commercial zone would create significant hardship for existing businesses that rely on seasonal tourism and workforce flexibility to operate successfully.	Partial Change	No changes to the existing types of housing allowed in the Marine Commercial district are proposed. Make clear that housing above businesses (mixed use buildings) are permitted.	5/15	Email	Rachel	Gonzalez	
245		Marine Commercial District	Additionally, the language limiting retail uses to "the sale of seafood products, sporting goods, curios, and arts and crafts" does not reflect the current diversity of businesses that contribute to Homer's economy today. Homer has evolved into a destination known for arts, tourism, culture, and small independent businesses that attract visitors from around the world. Existing and future business opportunities should be supported rather than restricted by outdated zoning language.	No Change	Direction from the Planning Commission has been to reserve limited space on Homer Spit to uses that require this location.	5/15	Email	Rachel	Gonzalez	
246		Marine Commercial District	I encourage the City to more thoroughly review the allowable uses within the Marine Commercial zone and consider the long-standing businesses already operating successfully in this area. Supporting mixed-use flexibility and seasonal housing opportunities is essential for maintaining economic growth, tourism, and the unique character of Homer.	No Change	Direction from the Planning Commission has been to reserve limited space on Homer Spit to uses that require this location.	5/15	Email	Rachel	Gonzalez	
247		Marine Commercial District	We have MANY businesses in the proposed Marine Commercial zone on the Homer Spit. The proposed changes would limit our current uses of accessory housing above our retail businesses that we currently enjoy (as do our tenants who all run multiple spit businesses). This proposal creates a diversion from housing and uses that we Already have and have built our businesses around. The ability to house staff, live on-site as owners subordinate to commercial and retail activity AND to earn additional income from nightly rentals is a significant income generator for the community and has not posed additional challenges.	Partial Change	No changes to the existing types of housing allowed in the Marine Commercial district are proposed. Make clear that housing above businesses (mixed use buildings) are permitted.	5/15	Comment Form	Crisi	Matthews	

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248		Marine Commercial District	This use instead has provided for seasonal worker support and onsite security at night. We have been asked for housing for seasonal staff at the City as well in this location. It seems now overly regulated in the paired down uses. Even sitting on the Port Commission, we heard time and again this being a desperate need for the Spit services and to limit that with code updates will also be a hindrance to any Harbor Expansion needs there as well. Housing is short and this is a vital part of our community.	Partial Change	No changes to the existing types of housing allowed in the Marine Commercial district are proposed. Make clear that housing above businesses (mixed use buildings) are permitted.	5/15	Comment Form	Crisi	Matthews	
249		Marine Commercial District	Not allowing boat storage on most of the Spit also seems shortsighted. We are private property owners and support 9 working vessels in addition to the companies we support with customer referrals. To not be able to use our own property to park/store, charge up, stage for launching and gear repairs on our own property is also taking away a vital use and cluttering up the road way and City areas for the same use. Parking is VERY constrained out on the Homer Spit, to now remove some of these uses we had when we bought this land 12 years ago is also short sighted.	Change		5/15	Comment Form	Crisi	Matthews	
250		Marine Commercial District	Although our hotels on Pioneer fall into the DMU proposed Zone, I'm unclear why "Retail businesses" is a permitted use but "Retail businesses limited to the sale of seafood products, sporting goods, curios, and arts and crafts" is not. Why also is the latter is allowable in the Marine Commercial but the other is not? My neighbors in all 3 zones do both as well so I am not the anomaly and it feels as though this update doesn't consider the actual operating businesses of Homer's current uses. Perhaps some more clarification on the two distinctions is needed as they seem to overlap and we sell all retail types listed in all three zones that I mentioned as they were existing uses to the businesses bought within those zones.	No Change	Intent is to specifically reserve space on the Spit for businesses that rely on the coastal location.	5/15	Comment Form	Crisi	Matthews	
251		Marine Commercial District	Where the code intended to create a healthy growth plan it seems to redefine the existing zones with preference but not with practical understanding of what income is already being generated to the City's benefit within them.	No Change	Comment does not suggest a change to the ordinance.	5/15	Comment Form	Crisi	Matthews	
252		Marine Commercial District	4) Float plane tie ups, both personal and commercial, should be allowable on the north side of Beluga Lake. There is a large undeveloped 8 acre commercial property next to Ben Walters Park, Lot 1A-3 lakeside Village park Addition and also AA Mattox 1959 Addition Tract C, which is a privately held 9 acre lake parcel. This is the second largest undeveloped commercial parcel in town and definitely lends itself to the possibility of tourist or floatplane aviation activities.	Change		5/15	Comment Form	Angie	Newby	
253	21.27.020	Marine Industrial District	24a. 21.27.020 Mixed use and in particular, worker housing, should be allowed.	Change		5/5	Email	Janette	Keiser	

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254	21.27.020	Marine Industrial District	24b. 21.27.020 Auto related businesses should not be allowed in the Marine Industrial District. It should be preserved for marine-related uses.	Change		5/5	Email	Janette	Keiser	
255	21.27.050	Marine Industrial District	24c. 21.27.050 There should be view protection for neighboring residential or commercial uses, which are view dependent.	No Change	Requires that view corridors be defined, which is difficult, and impacts on property owners could be significant.	5/5	Email	Janette	Keiser	
256	21.27.060	Marine Industrial District	24d. 21.27.060 There should be means for connection to sidewalks or trails that are existing or planned.	Change		5/5	Email	Janette	Keiser	
257		Medical	I am writing as a property owner in the Medical Mixed Use district. I appreciate the City's work to update Title 21 and make the code clearer. My concern is that the current draft may leave Medical Mixed Use owners with fewer practical residential options than owners in other districts where housing is also allowed.	Partial Change	Add Accessory Dwelling Units (ADUs) as an accessory use and Tiny Homes as a permitted use in the M Medical District	5/15	Email	Whitney	Cushing	
258		Medical	I bought my properties with housing in mind. I have been working toward adding useful, attainable places to live that fit the land and the realities of building in Homer. While I intend to build larger structures when I can afford to, some portions of my property are better suited to a smaller cabin, tiny home, or independent residential structure than to a larger building. That approach can preserve trees, open space, drainage patterns, and watershed areas while still adding needed housing. Smaller more environmentally friendly units can also help renters keep utility bills low and manage their environmental footprint.	Partial Change	Add Accessory Dwelling Units (ADUs) as an accessory use and Tiny Homes as a permitted use in the M Medical District	5/15	Email	Whitney	Cushing	
259		Medical	Medical Mixed Use should not be treated as though residential flexibility is secondary or accidental. The district is described as supporting a variety of housing types and a mix of residential and nonresidential uses. It also allows detached dwellings, duplexes, townhouses, rooming houses, bed and breakfasts, hostels, and more than one building containing a permitted principal use on a lot. That is a district where housing is expected, not an area reserved only for medical or institutional development.	Partial Change	Add Accessory Dwelling Units (ADUs) as an accessory use and Tiny Homes as a permitted use in the M Medical District	5/15	Email	Whitney	Cushing	
260		Medical	For that reason, Medical Mixed Use should have access to the same reasonable housing tools being made available in comparable residential and mixed-use districts. Other districts appear to receive express ADU rights, and Neighborhood Flex expressly includes both ADUs and tiny homes. Medical Mixed Use should not be left out of those options without a clear explanation.	Partial Change	Add Accessory Dwelling Units (ADUs) as an accessory use and Tiny Homes as a permitted use in the M Medical District	5/15	Email	Whitney	Cushing	

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261		Medical	I also do not think the ability to have "more than one building containing a permitted principal use on a lot" should be treated as a replacement for ADU rights. Those are different tools. Multiple principal buildings address one type of development pattern. An ADU is a separate, subordinate housing option that can help owners add flexible, lower-cost housing in a controlled way. If ADUs are appropriate in other districts that allow housing, they should also be expressly allowed in Medical Mixed Use where a primary dwelling exists.	Partial Change	Add Accessory Dwelling Units (ADUs) as an accessory use and Tiny Homes as a permitted use in the M Medical District	5/15	Email	Whitney	Cushing	
262		Mixed Use Medical	We have also heard the city is planning to rezone the lots along Bartlett Street to be commercial medical zone. Our lots are zoned residential. We have concerns about how this will impact our home, our borough taxes, and our privacy if a medical or commercial building is built next to our home and Woodard Creek. We would like to be notified about proposed changes in writing prior to changes. We will continue to read and try to follow city proposals regarding these changes also.	No Change	No proactive zoning changes are being made at this time, except for district consolidations and renamings. Additional city-initiated rezonings could be considered in the future.	5/15	Comment Form	Marilyn	Shroyer	
263		Mixed Use Medical	In short, I support a clearer and more flexible code, but that flexibility should be fair and consistent. Medical Mixed Use property owners who bought or already own property for residential purposes should not have fewer practical housing options than similarly situated owners in other districts. If Homer wants more housing and better use of served or partially served land, Medical Mixed Use should be part of that solution.	Partial Change	Add Accessory Dwelling Units (ADUs) as an accessory use and Tiny Homes as a permitted use in the M Medical District	5/15	Email	Whitney	Cushing	
264		Mixed Use Medical	I own property in the Medical Mixed Use district that I purchased a couple of years ago with residential use in mind. My property does not currently have city services, so flexibility is especially important. A modest cabin, small home, or other affordable housing option may be the most realistic and appropriate way to use the property. My dream is just for a small scale summer retreat space for my daughters and I, and a cozy option for a winter resident. I ask that the City make sure Medical Mixed Use property owners have the same reasonable residential options available in other residential or mixed-use districts where housing is allowed.	Partial Change	Add Accessory Dwelling Units (ADUs) as an accessory use and Tiny Homes as a permitted use in the M Medical District	5/15	Email	Zakary	Cushing	
265		MJ Use	I am writing to express support for amending the zoning code to allow marijuana retail facilities as a permitted use within the Marine Commercial District on the Homer Spit.	Change		5/5	Email	David	Atwood	Port and Harbor Advisory Commission

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266		MJ Use	The Spit is one of the most commercially active and economically important areas in Homer. It is already characterized by a diverse mix of marine-dependent businesses, tourism-driven retail, food service, lodging, and seasonal operations. Allowing marijuana retail in this district would be consistent with the existing commercial character and would represent a logical extension of uses already serving visitors and residents.	Change		5/5	Email	David	Atwood	Port and Harbor Advisory Commission
267		MJ Use	1. Economic activity and local revenue: Marijuana retail is a regulated, taxable industry that generates measurable local revenue. Allowing these businesses on the Spit would increase sales tax generation in one of the city's highest-traffic areas, particularly during peak summer months when visitor volume is highest. This supports city services without requiring additional infrastructure expansion.	Change		5/5	Email	David	Atwood	Port and Harbor Advisory Commission
268		MJ Use	2. Consistency with existing commercial uses: The Marine Commercial District already accommodates retail sales, food and beverage service, and tourism-oriented businesses. Marijuana retail functions as a storefront retail use comparable in scale and operation to other permitted businesses. It is also similar in nature to liquor stores, which are already allowed within the district, reinforcing that this type of regulated retail is compatible with the area.	Change		5/5	Email	David	Atwood	Port and Harbor Advisory Commission
269		MJ Use	3. Visitor demand and market reality: Visitors to Homer—particularly those traveling from other parts of Alaska and out of state—expect access to legal retail marijuana in convenient, commercial locations. Prohibiting these businesses on the Spit effectively redirects that demand elsewhere, rather than eliminating it. Allowing it locally keeps economic benefit within the district.	Change		5/5	Email	David	Atwood	Port and Harbor Advisory Commission
270		MJ Use	4. Manageable regulatory framework: Marijuana retail is already tightly regulated at the state and local levels, including licensing, security, hours of operation, and setbacks. The City retains authority to impose reasonable conditions to address any site-specific concerns, ensuring compatibility with surrounding uses.	Change		5/5	Email	David	Atwood	Port and Harbor Advisory Commission
271		MJ Use	5. Equity among commercial districts: Currently, marijuana retail is permitted in other commercial zones but excluded from one of the most commercially viable areas in the city. This creates an uneven regulatory environment and limits fair business opportunity. Aligning the Marine Commercial District with other commercial zones promotes consistency in land use policy.	Change		5/5	Email	David	Atwood	Port and Harbor Advisory Commission
272		MJ Use	6. No demonstrated adverse impact to harbor operations: Retail marijuana is a low-impact use in terms of noise, traffic generation, and infrastructure demand. It does not interfere with marine operations or harbor functions. Its inclusion would not displace marine-dependent uses, but rather complement existing commercial services.	Change		5/5	Email	David	Atwood	Port and Harbor Advisory Commission

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273		MJ Use	This proposal is not about introducing a new or untested use. Marijuana retail is already established, regulated, and operating successfully in other parts of Homer and throughout Alaska. The question is whether the Marine Commercial District should participate in that same regulated marketplace.	Change		5/5	Email	David	Atwood	Port and Harbor Advisory Commission
274		MJ Use	Allowing marijuana retail as a permitted use would reflect the current economic reality of the community, support local business growth, and maintain consistency with the district's commercial purpose.	Change		5/5	Email	David	Atwood	Port and Harbor Advisory Commission
275	21.20.050	Neighborhood Flex District	HCC 21.20.050 Dimensional requirements. Thank you for the changes which open possibilities for zero-lot line construction and townhouses. With a finite amount of land with public utilities these provisions may make housing more affordable.	No Change	Comment does not indicate a change to the ordinance.	5/11	Email	Dotti	Harness	Planning Commission
276	21.20.030	Neighborhood Flex District	17a. 21.20.030(g) Storage of heavy equipment seems out of character for the Intended Land Use of the Neighborhood Flex district. Please delete this.	Partial Change	Clarify this is only for personal use, or clarify the type of equipment allowed.	5/5	Email	Janette	Keiser	
277	21.20.030	Neighborhood Flex District	17b. 21.20.030(h) It should be possible to get a permit to build/occupy a garage or other accessory building before the primary structure is built.	No Change	No consensus on making this change from Planning Commission or staff.	5/5	Email	Janette	Keiser	
278	21.20.050	Neighborhood Flex District	17c. 21.20.050 There should be a view protection clause that requires new developments to preserve the view corridors of existing buildings.	No Change	Requires that view corridors be defined, which is difficult, and impacts on property owners could be significant. This also gives owners of existing buildings significant power over development on property that could be far from their building.	5/5	Email	Janette	Keiser	
279	21.20.050	Neighborhood Flex District	17d. 21.20.050 Means of non-motorized transportation, such as connecting to existing sidewalks or trails, should be required.	No Change	Not appropriate for a primarily residential district.	5/5	Email	Janette	Keiser	
280		Neighborhood Flex District	There are both similarities and important differences between the RR and NF districts guidelines: most notable is the density of development allowed and use of "Planned Unit Developments" (PUDs). A RR designation provides greater certainty that this land will retain its predominant residential character. No PUDs are allowed in the RR district, yet they are allowed in NF district (for non-industrial uses). As we learned through the PUD process as applied in Doyon Development, this allows the Planning Director to approve deviations from any and all ordinance standards, including those that are designed to protect slope stability.	No Change	Changes are in accordance with the adopted Future Land Use map in the Comprehensive Plan. No changes to uses, including smaller lot sizes, are allowed without the availability of public water and sewer service.	5/15	Email	Glenn & Bette	Seaman	

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281		Neighborhood Flex District	The north side of Bay Avenue is very different, or more fitting for a NF designation. This area is clearly a mix of commercial and residential properties, as well as higher density private residences. A mix of uses includes a car maintenance shop, a shipping company, the office and shop for Alaska Department of Fish and Game Homer office, a shop and work area for the Alaska Maritime National Wildlife Refuge, a shop/work area for the Kachemak Bay Research Reserve, and eight houses on small lots. This kind of mix seems appropriate for NF District.	No Change	Changes are in accordance with the adopted Future Land Use map in the Comprehensive Plan. No changes to uses, including smaller lot sizes, are allowed without the availability of public water and sewer service.	5/15	Email	Glenn & Bette	Seaman	
282		Neighborhood Flex District	The new zoning districts offer considerably more opportunities and clarity. I personally appreciate the Neighborhood Flex which acknowledges the realities of current development. Also deleting the Town Center district and rolling it into the new Downtown Mixed use district will encourage development of this crucial parcel in the future. I also applaud the inclusion of Townhouses in most districts as a permitted use, as well as the new lot sizes across various districts, based on the availability of public water and sewer.	No Change	Comment does not suggest a change to the ordinance.	5/15	Comment Form	Angie	Newby	
283		Nonconforming Uses	I feel compelled to mention this KBWC comment - "The Planning Team is pursuing a code framework that would grant the Planning Director unchecked power to allow nonconforming uses, when no survey indicates the public's desire for such a broad and significant undermining of basic zoning structure, and the Planning Commission as a body said that they thought this was a terrible idea." Any Planning Director or other employees should not be given carte blanche to make decisions. Rather, Planning Department employees are hired to represent the community's interests and needs. Recent actions by the incumbent have resulted in the opposite... independent of express direction from the public, City Council, and the Homer Planning Commission, he has refused to work on current code changes as requested by those entities.	No Change	No change to nonconforming uses language related to this topic is proposed. By law, legal nonconforming uses must be allowed to remain so long as they are not expanded.	5/15	Email	Leslie	Slater	
284	21.15.050	Nonconformities	12a. 21.15.050 Please add the following language: 21.15.050(e) Nonconforming uses shall not be allowed to extend into public rights of way or easements.	No Change	This is already covered in the prohibition on expansion of a nonconforming use in subsection a.	5/5	Email	Janette	Keiser	
285	21.15.070	Nonconformities	12b. 21.15.070 Nonconforming uses should not be allowed to be transferred to new property owners, including transfers upon death. Non-conforming uses that constitute nuisances should not be allowed. Please address this.	No Change	Planning best practice suggests that nonconforming status runs with the land, not with the owner. Nuisances (whether associated with a nonconformity or not) are addressed in Chapter 21.16	5/5	Email	Janette	Keiser	
286	21.15	Nonconformities	12c. Nonconforming uses that constitute nuisances should not be allowed.	No Change	Nuisances (whether associated with a nonconformity or not) are addressed in Chapter 21.16	5/5	Email	Janette	Keiser	

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287	21.16.010	Nuisances	13a. 21.16.010. Please add the following to the list of nuisances: "(h) accumulations of junk or solid waste that cover a majority of a lot are nuisances"	No Change	No consensus on making this change from Planning Commission or staff.	5/5	Email	Janette	Keiser	
288	21.16	Nuisances	13b. We need a definition of "solid waste" and it should include materials that are not necessarily hazardous or toxic, such as heaps of debris, 55-gallon drums of mystery fluids, junk cars, etc.	Change		5/5	Email	Janette	Keiser	
289	21.16	Nuisances	13c. There should be a process for dealing with nuisances – giving notice, clean up requirements, enforcement requirements, etc.	No Change	Public nuisance abatement is covered in Chapter 5.16 of Homer City Code.	5/5	Email	Janette	Keiser	
290	21.16	Nuisances	13d. Release of invasive flora and fauna should be classified as a nuisance.	No Change	No consensus on making this change from Planning Commission or staff.	5/5	Email	Janette	Keiser	
291	21.16	Nuisances	13e. Homer needs an Anti-Blight Policy/Program. Let's start with a defensible definition of a "blighted building/property" and an enforcement mechanism. Homer cannot afford to let real estate remain in a blighted condition in perpetuity. We need to get the properties cleaned up and back into productive use. Please address this.	No Change	Requires policy direction from Planning Commission or City Council, as well as staff review for feasibility.	5/5	Email	Janette	Keiser	
292	21.16	Nuisances	13f. There needs to be a process for mitigating nuisances.	No Change	Public nuisance abatement is covered in Chapter 5.16 of Homer City Code.	5/5	Email	Janette	Keiser	
293		Nuisances	BEAR AWARE WITH GARBAGE ISSUES: The city must help ADFG to alert the residents and visitors of the need to keep garbage, food, birdseed, compost in an orderly condition that does not attract bears.	No Change	Comment does not suggest a change to the ordinance.	5/15	Email	Nancy	Hillstrand	
294	21.28.040	Open Space / Conservation	Ch. 21.28 Open Space Recreational District: 21.28.040 The requirements of Level 2 drainage and erosion control should apply to any dirt-moving activity or structures.	No Change	Requires policy direction from Planning Commission or City Council, as well as staff review for feasibility.	5/5	Email	Janette	Keiser	
295	21.28	Open Space / Conservation	Ch. 21.28 Please add the following new language: The City shall develop an Open Space Lands Policy and Strategy that maps lands currently held for Open Space Recreation as well as a fund for the acquisition of such lands.	No Change	This is a larger policy discussion that requires direction from City Council.	5/5	Email	Janette	Keiser	
296	21.29.060	Open Space / Conservation	Ch. 21.29 Conservation District: 21.29.060 The requirements of Level 2 drainage and erosion control should apply any dirt-moving activity or structures.	No Change	Requires policy direction from Planning Commission or City Council, as well as staff review for feasibility.	5/5	Email	Janette	Keiser	
297	21.29	Open Space / Conservation	Ch. 21.29 Please add the following new language: The City shall develop a Conservation Lands Policy and Strategy that maps lands currently held for conservation as well as a fund for the acquisition of such lands.	No Change	This is a larger policy discussion that requires direction from City Council.	5/5	Email	Janette	Keiser	
298		Open Space / Conservation	I am opposed to a park in direct proximity to my house or within two blocks of my house. Personal note: The people of Homer have consistently voiced these same concerns, yet you seem determined to put them there anyway.	No Change	The proposed code and zoning map do not intend to create new parks or public open spaces where they do not exist already.	4/1	Email	Marianne	Schlegelmilch	

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	Sec.	Topic								
299		Open Space / Conservation	When I looked at the permitted uses of the medical zone I noted that no trails or parks were permitted. Is that a typo? That would include a great deal of Woodard creek. There are already trails in this zone and in the future there are proposed more trails and a park "Woodard Creek Park" which frontages Spruceview Ave.	Change		4/19	Comment Form	Lou	Stewart	
300		Open Space / Conservation	I noticed on all zone areas there are no allowances for parks , trails and viewing platforms. Is that a typo also? What is in place for amended future development.	Change		4/19	Comment Form	Lou	Stewart	
301	21.28.010	Open Space / Conservation	Modify 21.28.010 to add: 'The purposes of the Open Space – Recreation District are primarily to promote public recreational opportunities while protecting and preserving the natural and scenic resources, and environmental aspects, of the area and public access to tidelands. Generally, pedestrian uses are given priority over motorized uses. [Ord. 08-29, 2008].'	No Change	No direction from staff, Planning Commission or City Council has been provided to make this change.	5/15	Email	Helen	Armstrong	
302		Open Space / Conservation	My wife and I bought our house in Homer in the fall of 1979. It was on old house trailer on a city lot on Soundview Ave. The lot was West of Bartlett. At the time, Soundview wasn't paved, and there were 3 developed lots to the West. The South side of Soundview Ave had 3 modest homes and a few more mobile homes. Woodard Creek was channeled under Soundview Ave. using 3 x 24" in culvert stacked in a diamond formation to protect the road. The lot East of our contained a sprawling creek named Woodard Creek. We purchased the lot after the trailer was moved by the tenants.	No Change	Comment does not suggest a change to the ordinance.	5/11	Email	Robert	Shroyer	
303		Open Space / Conservation	My Children and I used to play down by the creek. Coal seams were discovered in the banks and we used to collect large chunks from the bed. It wasn't clean like the beach coal, and smelled bad when burned. There were many Devil's Club plants and runners in the area and caution was needed to protect hands and skin from the barbs. Cow Parsnip was thick in the area also and was hard to avoid. The juice from the leaves can cause skin burns. The Creek itself has been behaving well since the flood. We have viewed Black bears coming down the creek from above Horniday Park. It is also used by Porcupines, moose, and occasional foxes and coyotes. Pheasants family's have grow up, and rabbits come and go. I have watched Eagles catching ground squirrels.	No Change	Comment does not suggest a change to the ordinance.	5/11/2026	Email	Robert	Shroyer	

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304		Open Space / Conservation	As far as my concerns the creek should be left alone. I personally do not want strangers traversing the creek or walking through my yard. We have had things stolen from our yard including propane tanks, and hi-lift jacks. It is somewhat startling to see strangers strolling by close to the house. Not all of the campers are nice people I think Woodard Creek can take care of itself. I applaud the work that has gone into this enterprise, and the dreams of land stewardship. But for me, it's private property, and I'd like to keep it that way.	No Change	Comment does not suggest a change to the ordinance.	5/11/2026	Email	Robert	Shroyer	
305		Open Space / Conservation	The growth I would like to see here would include more walkable districts and planning for green spaces. We live in such a unique place; please don't turn Homer into Wasilla just for a few big business. Tourists come here for Homer's beauty and small town charm, not to shop at Walmart. Protecting the fragile landscape of our wetlands and hills and supporting locals is the best investment for the future of Homer.	TBD	Discuss at 6/22 joint PC/CC work session	5/14	Email	Metis	Riley	
306		Open Space / Conservation	I support and echo here all the excellently researched, well-considered, and highly detailed comments submitted by the Kachemak Bay Conservation Society and the Kachemak Bay Watershed Council. It is imperative that the Update approach be strongly inclusive of wetland, watershed and open space protection for fish and wildlife habitat, which will also serve to protect water quality and prevent the natural hazards from development in these areas.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Laurie	Daniel	
307		Open Space / Conservation	Critical green infrastructure helps manage flooding, landslides, bluff-erosion, ice and water on the roads, overflowing culverts, and septic system failure. Protecting these habitats and open space will not restrict growth but instead direct it to appropriate areas. Taking an ecologically-based approach to planning is imperative to future economic sustainability as we go forward.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Laurie	Daniel	
308		Open Space / Conservation	The Homer community has made it abundantly clear that we want slow, sustainable, environmentally-supportive growth over a multi-decade time frame. The importance and value of Homer and the Kachemak Bay area is derived directly from its incredible natural environment. Protecting that is of utmost importance for the local community to thrive. We do not want or anticipate large population increase. The vast majority of residents seek to protect natural and open spaces within the city from development and to increase access to recreational opportunities.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Laurie	Daniel	

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309		Open Space / Conservation	As spelled out in the recent Comprehensive Plan update process, the community overwhelmingly prioritized protecting open spaces from development, minimum to moderate growth, walkability, recreational access, protection from flooding and landslides, and affordable housing. These values straight out need to be placed into code.	No Change	No specific ordinance change is suggested by this comment. No direction from Planning Commission or City Council to increase area zoned for Open Space or Conservation. Wetlands to be discussed at 6/22 joint PC/CC work session.	5/15	Email	Laurie	Daniel	
310		Open Space / Conservation	My main concern is with landscaping, natural open space areas and green infrastructure and green viewsheds near businesses proven to help with healthy mental clarity and peace of mind. Please do not dilute these sections but make them stronger with priority focused on the year-round residents and businesses of Homer area.	No Change	Comment does not suggest a change to the ordinance.	5/15	Email	Nancy	Hillstrand	
311		Open Space / Conservation	When I read these standards, I see you are trying to keep from being redundant in some places so have removed some critical aspects such as native vegetation and diluting serious aspects of code that will lessen aesthetics to the Homer Area. Buffers need to remain at least at 15%. Keep the landscaping standards strong don't lose ground going backwards on this for the city. Certainly, we do not want to cover this City in asphalt without the continuous theme of native landscaping?	No Change	Native landscaping requirements are retained. Change to landscaping area to 5% in DMU due to small lot sizes.	5/15	Email	Nancy	Hillstrand	
312		Open Space / Conservation	People simply do not read. This is a fact, and even though when read by your experienced eyes you see redundancy, to not be redundant means applicants will miss your intent and applicability unless you remind them in other sections of the direction of creating a beautiful planned city that is spared from evolving into an ugly dusty concrete jungle that is not in the public interest but in the interest of the automobile.	No Change	Native landscaping requirements are retained. Change to landscaping area to 5% in DMU due to small lot sizes.	5/15	Email	Nancy	Hillstrand	
313		Open Space / Conservation	We have volcanic ash that can be mitigated through the addition of green infrastructure within green space and green buffers. Also, in the summer, Homer have very little shade around parking areas for when passengers or dogs are left in cars during what appears to be increasing heat of summer. Let's accommodate helping with some of these natural phenomena of volcanic ash and needed shade wherever and whenever possible.	No Change	Native landscaping requirements are retained. Change to landscaping area to 5% in DMU due to small lot sizes.	5/15	Email	Nancy	Hillstrand	
314		Open Space / Conservation	The Draft Update clearly shows that officials in the above-mentioned offices and contracted consultants are not heeding the stated opinions and wishes of the majority of community members. Instead the tack they've taken promotes unfettered land development, thereby setting the stage for a destructive and unwanted development plan in Homer. I support and echo the well-researched and detailed comments submitted by the Kachemak Bay Conservation Society (KBCS) and the Kachemak Bay Watershed Council (KBWC).	No Change	Comment does not suggest a change to the ordinance. The Title 21 update takes into account voices that are concerned about a variety of issues Homer is facing, including economic development and environmental concerns.	5/15	Email	Leslie	Slater	

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315		Open Space / Conservation	The Homer community has made it quite clear that we want sustainable, environmentally-sound growth over a multi-decade time-frame. Homer and the Kachemak Bay area are noted by residents and visitors alike for the incredible natural environment, and protecting that is of utmost importance for the local community to thrive. As spelled out in the recent Comprehensive Plan update process, the community overwhelmingly prioritized: protecting open spaces from development, minimal to moderate growth, walkability, recreational access, protection from flooding and landslides, and affordable housing. These values must be included into code.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Leslie	Slater	
316		Open Space / Conservation	[Open Space Petition, cont. See attachment.] "Larger developments should be required to create park space and connectivity/walkability with other parts of the city. The public appreciates places where they can walk and see wildlife: parks raise property values, mitigate flooding, and improve quality of life. If developments go in adjacent to trails or bike paths, they should ensure connectivity."	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Penelope	Haas	Kachemak Bay Conservation Society
317	21.45.010	Outdoor Storage	32a. 21.45.010 There should be a distinction between outdoor storage and an accumulation of junk.	No Change	No direction from staff, Planning Commission or City Council has been provided to make this change.	5/5	Email	Janette	Keiser	
318	21.55	Parking and Loading	This seems to largely be the same as existing code? What modernizing, or consideration thereof, has happened in this chapter?	No Change	Reductions in number of off-street spaces required for dwellings, retail and office uses, modernization in terminology; 25% reduction in parking required in the DMU.	5/18	Email	Rachel	Lord	Mayor
319		Permitted Uses	I would be hopeful that Dance Studio's would be included in all of the zoning districts, except for special exception for residential. Please let me know if that is what is proposed or if Ballet schools and Studios would not be allowable in residential office specifically.	No Change	Dance studios are included in the definition of "Studio", which are permitted in RO, DMU, GBD and LIMU.	5/15	Email	Breezy	Berryman	
320		Pioneer Ave - Commercial Uses	I'd like to comment that no more businesses on Pioneer should be services, only retail, restaurants, or entertainment. I feel it is unfortunate that we now have another bank on Pioneer. Or maybe specifically the blocks between Kachemak Way & Main Street.	No Change	Removing service uses from the district will create many non-conformities for existing businesses.	4/26	Email	Laurie	Deakins	

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321	21.23	Pioneer Ave - Commercial Uses	In addition to these considerations, I would like to point out that there are Downtown Mixed Use areas that could benefit from a more well developed corridor for commercial activities. I think that a plan which fosters and maximizes support and development along Pioneer Avenue which will improve exposure and access for businesses is a choice that could improve outcomes for these adjacent areas. The same could be said for other areas (bypass, Main Street, Lake Street, East End Rd etc.) which already have considerable commercial development. For the reasons mentioned above and others that I am sure I have not considered, I propose that the area demarked by Poopdeck to Heath and Klondike to Grubstake be classified as urban residential instead of downtown mixed use.	No Change	No proactive zoning changes are being made at this time, except for district consolidations and renamings. Additional city-initiated rezonings could be considered in the future.	5/14	Email	Amanda Rowan	Mulvey	
322	21.36	Planned Unit Development	HCC 21.36 PUD. Delete this section. I can't believe that Planned Unit Development is still in T21. The purpose statement notes "flexibility and variation in the many of the traditional controls as related to..." I gather that the main reason the PUD section is still in T21 is the need for of construction timelines and phased construction.	No Change	There was no consensus (or significant support) expressed for this during Planning Commission discussions.	5/11	Email	Dotti	Harness	Planning Commission
323	21.36	Planned Unit Development	Suggestion. Move PUD 21.36.030 a. 3 & 4 to the CUP section. Reason: The current PUD language creates "flexibility, loopholes, a back door, a work around" that opens the City for legal challenges.	No Change	No consensus on making this change from Planning Commission or staff.	5/11	Email	Dotti	Harness	Planning Commission
324	21.36	Planned Unit Development	27. Chapter 21.36 Planned Unit Developments. This section should go away. Homer does not have enough physical space to allow these kinds of developments.	No Change	Planning Commission and staff do not agree with this major change.	5/5	Email	Janette	Keiser	
325	21.36	Planned Unit Development	In many of the zoning districts, the idea of a PUD is listed as an option for conditional use. I am opposed to the idea of PUD's. This designation is over-scaled for the size of this City. No PUD's.	Partial Change	No Planning Commission or staff direction to remove PUDs. Add language about community benefits required for PUD approval.	5/10	Email	Rika	Mouw	
326		Planned Unit Development	The PUD (Planned Use Development) designation should be limited to those projects benefiting the community in the future. A recreation center, for example, or a community auditorium/theater, or multi dwelling affordable housing like a townhouse complex. Not hotels and data centers. Consideration needs to be given to existing infrastructure and how it can support the proposed project. For example, we do not currently have either the electrical or water infrastructure to support a large data center. Review and analysis of current effects of data centers in the lower 48 are leading to moratoriums in many communities and 10+ states.	Partial Change	Add language about community benefits required for PUD approval. Building size limits via building coverage maximums and large retail/wholesale development standards govern building size.	5/14	Email	Jenny	Stroyeck	

Code					Project Team Recommendation					
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327		Planned Unit Development	The basis for allowing PUD is a reasonable one, but we would like to request that they be required to follow environmental rules and regulations – not ignore them. For example, the Doyon Hotel and Condos were recommended approval by the city planner, even though there was no setback from the salt marsh, and indeed parts of it overhung the marsh. Our comprehensive plan places a priority on promoting sound, environmentally responsible development.	No Change	The current code includes the following language requiring concurrence with the vision of the Comprehensive Plan: If the Commission determines that the PUD development plan does not satisfy the conditional use permit standards and requirements or is not consistent with good design, efficient use of the site, or community standards, the Commission shall deny the application.	5/15	Email	Glenn & Bette	Seaman	
328		Planned Unit Development	Eliminate PUD or define when it can be used. As it is, it lifts the lid on all development restrictions like height and footprint anywhere and should not be used for projects like the Doyon Hotel. Specify that it is for hospitals, schools and recreation centers.	Partial Change	No Planning Commission or staff direction to remove PUDs. Add language about community benefits required for PUD approval.	5/15	Email	Sandra	Garity	
329		Planned Unit Development	I recognize that sometimes we need larger buildings, like the high school or hospital. But I worry that the PUD permit that allows for these larger buildings is vague and confusing. It concerns me to think that this could potentially be used as a loophole in the future to lift the lid on development guidelines, like height and footprint, anywhere. It opens the door for unequal application of the law.	No Change	The current code includes the following language requiring concurrence with the vision of the Comprehensive Plan: If the Commission determines that the PUD development plan does not satisfy the conditional use permit standards and requirements or is not consistent with good design, efficient use of the site, or community standardsvision based on the Comprehensive Plan, the Commission shall deny the application.	5/15	Email	Katie	Gavenus	
330		Planned Unit Development	Proposed updated code reads "A PUD is different from a variance in that a PUD grants flexibility from ordinance standards in exchange for some community benefit pursuant to the review criteria herein. PUD designs and project elements shall align with the comprehensive plan in terms of community vision, land use compatibility, housing variety (as applicable), and environmental conservation." While this sounds good, it leaves lots of room for interpretation.	No Change	The current code includes the following language requiring concurrence with the vision of the Comprehensive Plan: If the Commission determines that the PUD development plan does not satisfy the conditional use permit standards and requirements or is not consistent with good design, efficient use of the site, or community standardsvision based on the Comprehensive Plan, the Commission shall deny the application.	5/15	Email	Katie	Gavenus	

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331		Planned Unit Development	For more fair, consistent, and reasonable PUD permitting, I believe that code should specify that PUDs are only for projects that will directly benefit the community, like schools, rec. centers, hospitals and essential infrastructure. Structures such as a large hotel, box store, data center, prison, or cruise ship facility should not be considered for a PUD but could theoretically be viewed as providing "some community benefit" under the current language. Code should be clarified to prevent this.	Change	Add language about community benefits required for PUD approval.	5/15	Email	Katie	Gavenus	
332		Planned Unit Development	[Open Space Petition, cont. See attachment.] "Code should specify that PUDs are only for projects that will benefit the community, like schools, rec. centers, hospitals and essential infrastructure. Structures such as a large hotel, box store, data center, prison, or cruise ship facility should not be considered for a PUD."	Change	Add language about community benefits required for PUD approval.	5/15	Email	Penelope	Haas	Kachemak Bay Conservation Society
333	21.05.010	Review Process / Admin	3a. 21.05.010 Should this be changed to Community Development Department since that Department is actually the supervisor of the Planning Division?	TBD	Requires further staff/legal review.	5/5	Email	Janette	Keiser	
334	21.05.020	Review Process / Admin	3b. 21.05.020(a). My understanding is that the Director of Community Development is the immediate supervisor of the City Planner. Do we still want to say that the 'City Manager may appoint a City Planner'?	TBD	Requires further staff/legal review.	5/5	Email	Janette	Keiser	
335	21.10	Review Process / Admin	8b. If you must have this, please add the following restriction: "Except that an Administrative Adjustment may not be used to reduce buffers/setbacks from natural or constructed drainageways, drainage easements steep slopes, or high value wetlands"	TBD	The code currently does not specify setbacks from wetlands. Final direction to be provided by the Planning Commission and City Council.	5/5	Email	Janette	Keiser	
336	21.13.030	Review Process / Admin	11a. 21.13.030(a)(2) Government officials, agencies or units should have standing whether or not their enabling statutes specifically empower them to engage in legal actions. This is because the law on this matter is opaque, which causes the parties to go down a legal rabbit hole that has nothing to do with the land use issue at hand and costs the tax payers thousands of dollars in legal fees, only to address this administrative detail. It would be more transparent, equitable and less costly for everyone to give government bodies the right to question land use issues that are (i) within their purview and subject matter expertise and (ii) where they have actively and substantively participated in the proceedings before the Commission.	TBD	Requires further staff/legal review.	5/5	Email	Janette	Keiser	
337	21.17.050	Review Process / Admin	14b. 21.17.050 There should be a way of notifying the property owner by personal or substituted delivery, mail or publication, if other means of notice are not effective, similar to service of a summons.	TBD	Requires further staff/legal review.	5/5	Email	Janette	Keiser	
338	21.04	Review Process / Admin	2a. 21.04.01.20(g). Should include other types of easements, including drainage easements and trail easements.	Change		5/5	Email	Janette	Keiser	

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339	21.05	Review Process / Admin	3c. The Hearing Officer is hired by and paid by the City, which sets up a conflict of interest. How can we be assured the Hearing Officer will make decisions in an impartial manner?	No Change	Comment does not indicate a change to the ordinance. Section 21.05.040 requires that hearing officers have had experience as an administrative law judge/administrative hearing officer (positions requiring impartiality). Not the final arbiter and parties can appeal.	5/5	Email	Janette	Keiser	
340	21.05.050	Review Process / Admin	3d. 21.05.050(a) What is the "Land Use Plan"? This term is not defined.	Change	Change to Comprehensive Plan	5/5	Email	Janette	Keiser	
341	21.05.030	Review Process / Admin	3e. 21.05.030(b)(2) There is no definition of the term "Land Use Plan". Is this the Future Land Use Plan?	Change	Change to Comprehensive Plan	5/5	Email	Janette	Keiser	
342	21.06.020	Review Process / Admin	4a. 21.06.020 Again, there is reference to a Land Use Plan, which is an undefined term. What is this?	Change	Change to Comprehensive Plan	5/5	Email	Janette	Keiser	
343	21.06	Review Process / Admin	4b. I do not like the concept of Administrative Adjustments. If you must have them, the Planning Commission should be the appellate authority.	No Change	The City requests that the Hearing Officer be the primary appellate authority.	5/5	Email	Janette	Keiser	
344	21.06	Review Process / Admin	4c. The review of Enforcement Orders should be the Planning Commission.	No Change	The City requests that the Hearing Officer be the primary appellate authority.	5/5	Email	Janette	Keiser	
345	21.07.010	Review Process / Admin	5a. 21.07.010(b)(1). Isn't the correct name of the new Comp Plan the "2045 Comprehensive Plan"?	Change		5/5	Email	Janette	Keiser	
346	21.07.010	Review Process / Admin	5b. 21.07.010(c) Again, there's a reference to an undefined "land use plan".	Change	Change to Comprehensive Plan	5/5	Email	Janette	Keiser	
347	21.07.020	Review Process / Admin	5c. 21.07.020(a) Again, there's a reference to an undefined "land use plan".	Change	Change to Comprehensive Plan	5/5	Email	Janette	Keiser	
348	21.07.020	Review Process / Admin	5d. 21.07.020(b) Again, there's a reference to an undefined "land use plan".	Change	Change to Comprehensive Plan	5/5	Email	Janette	Keiser	
349	21.07.010	Review Process / Admin	5e. 21.07.010(b)(2) The Homer Master Roads and Streets Plan (1986) is obsolete and should not be part of the new Comp Plan.	Change		5/5	Email	Janette	Keiser	
350	21.07.010	Review Process / Admin	5f. 21.07.010(b)(4) The Homer Town Center Development Plan was deleted from this list, per Ord 25-64.	Change		5/5	Email	Janette	Keiser	
351	21.07.010	Review Process / Admin	5g. 21.07.010(b)(5) The Homer Spit Plan (2010) was deleted from this list per Ord 25-64.	Change		5/5	Email	Janette	Keiser	

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352	21.08.050	Review Process / Admin	6a. 21.08.050 The process of requesting, or reviewing a request for, a zoning amendment seems to suggest that (i) such requests are made, and reviewed, on a site specific basis and (ii) in accordance with the "Future Land Use Map" in the new Comp Plan. The problem is that the Future Land Use Map does not show property boundaries. This makes it very difficult for the process, as described herein, to be administered consistently.	No Change	Comment does not suggest a change to the ordinance.	5/5	Email	Janette	Keiser	
353	21.10	Review Process / Admin	8c. There needs to be some definition or guidelines for the term "practical difficulty".	No Change	This is a legal term required nationwide for variances.	5/5	Email	Janette	Keiser	
354	21.17.040	Review Process / Admin	14a. 21.17.040 Orders for addressing and remediating nuisances and never-ending non-conforming uses should be specifically listed in this section.	No Change	Public nuisance abatement is covered in Chapter 5.16 of Homer City Code. Nonconforming uses are addressed in Chapter 21.15. Legally, nonconforming uses are allowed to remain as long as they meet the criteria in 21.15.050	5/5	Email	Janette	Keiser	
355	21.17	Review Process / Admin	14c. There is some misnumbering in this chapter.	Change		5/5	Email	Janette	Keiser	
356	21.18.020	Review Process / Admin	15a. 21.18.020(b) The following Overlay Districts should be listed: i. The Environmental Constraints Overlay. ii. Gateway Business District Overlay	No Change	There is no longer an Environmental Constraints Overlay as originally proposed. The Gateway Business District is not an overlay district.	5/5	Email	Janette	Keiser	
357		Review Process / Admin	Please do not limit public input or comment. Many people considering and voicing their opinions needs to be the decisions in the long run. Thank you for your work and for listening.	No Change	No changes to the public hearing process are proposed.	5/15	Comment Form	Ole	Andersson	

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358	21.22.010	Review Process / Admin	Modify 21.22.010 to add the following: 'The purpose of the Medical District is to provide an area near the South Peninsula Hospital to support medical facilities, professional offices, assisted living facilities, and a variety of housing types. Housing for hospital and medical facility personnel is a key concern, and housing developments in the district should be encouraged. The district is meant to accommodate a mixture of residential and nonresidential uses. Pedestrian-friendly designs and amenities are encouraged. Proximity to parks (e.g. Hornaday Park) and trails is an advantage in this area providing wellness opportunities for hospital patients and customers and the general public [Ord. 20-59(A) § 1, 2020].'	No Change	No direction from staff, Planning Commission or City Council has been provided to make this change.	5/15	Email	Helen	Armstrong	
359	21.23.040	Review Process / Admin	Delete the following line from 21.23.040 as this energy type isn't pertinent in the medical district: g. One small wind energy system having a rated capacity exceeding 10 kilowatts; provided, that it is the only wind energy system of any capacity on the lot.	No Change	These systems are listed as accessory uses in all districts that allow residential uses.	5/15	Email	Helen	Armstrong	
360	21.08.050	Review Process / Admin	A well written section that addresses the current inconsistencies between The Zoning Map, a product of the Title 21 Update, and the FLUM, a product of the 2045 City of Homer Comp Plan. These two maps need to be consistent and reflect public survey input from the 2025 Comp Plan survey. Given that the maps are key guides for Homer planning for the next 20 years, it's important to get these right before finalizing Title 21. Best example of consistency issues: conservation land use designation and environmental constraints overlays with 'industrial' and GC1 in the airport - Beluga Lake area. Industrial designation is not appropriate for these sensitive, environmentally important areas, nor is GC1. This needs more discussion in public forums, e.g. Council and HPC meetings.	No Change	The City has taken the stance of not proactively rezoning property to match the FLUM. Future rezonings of those properties where there are inconsistencies will be guided by the FLUM, but for now the existing uses can remain.	5/15	Email	Helen	Armstrong	
361		Review Process / Admin	Currently there are inconsistencies between the Zoning Map and the FLUM. The Zoning Map is a product of the Title 21 Update, and the FLUM is a product of the 2045 City of Homer Comp Plan. These two maps need to be consistent and accurate as they serve as key guides for Homer planning for the next 20 years. Best example of consistency issues: conservation land use designation and environmental constraints overlays with 'industrial' and GC1 in the airport - Beluga Lake area. Industrial designation is not appropriate for these sensitive, environmentally important areas, nor is GC1.	No Change	The City has taken the stance of not proactively rezoning property to match the FLUM. Future rezonings of those properties where there are inconsistencies will be guided by the FLUM, but for now the existing uses can remain.	5/13	Email	Charles	Barnwell	Planning Commission
362	21.57.020	Review Process / Admin	I think that Homer should consider becoming a Dark Sky Compliant City. We currently have lighting that covers the spectrum in terms of light temperature, intensity and timing. Becoming Dark Sky Compliant would potentially help save on natural resources, protect wildlife, and help us all be better neighbors.	No Change	No direction from staff, Planning Commission or City Council has been provided to make this change.	5/14	Comment Form	Katherine	Brennan	

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363	21.57.0 20	Review Process / Admin	Some good examples of city code that already exists through Cupertino Municipal Code include: CUPERTINO MUNICIPAL CODE 19.102.030 Bird-safe Development Requirements and CUPERTINO MUNICIPAL CODE 19.102.040 Outdoor Lighting Requirements. I am happy to forward links to these codes via email.	No Change	No direction from staff, Planning Commission or City Council has been provided to make this change.	5/14	Comment Form	Katherine	Brennan	
364	21.57.0 20	Review Process / Admin	I would also encourage looking at www.darksksociety.org and their Dark Sky Societies Lighting Plan Guidelines. 'The American Medical Association (AMA) endorses dark-sky friendly lighting at or below 3000 Kelvin to reduce hazardous glare and excessive light trespass which has many implications for human health conditions including the correlation between melatonin suppression with the growth of cancerous tumors.' I would include a proposal to have outdoor light at NO GREATER THAN 3000 kelvin.	No Change	No direction from staff, Planning Commission or City Council has been provided to make this change.	5/14	Comment Form	Katherine	Brennan	
365		Review Process / Admin	It is impossible to go through a 200 plus page document that is often written in legal terms and understand it. It really needs to be presented to the public in a summarized form that is possible to comprehend. It is hard to respond otherwise to a huge document that is challenging to understand. I feel you need to issue a summary that highlights the key changes and extend the comment period to allow time to review.	No Change	No change to the ordinance is suggested by this comment	5/14	Email	Janet	Fink	
366		Review Process / Admin	Thank you for the hard work on the updating of Title 21 for Homer. I am hoping to see some direction on two issues: annexation and ADA compliance.	No Change	Annexation is not covered by Title 21. ADA is a federal law and compliance is required for new uses and public infrastructure regardless of zoning district.	5/15	Comment Form	Caroline	Venuti	resident
367		Review Process / Admin	It is short sighted to not even mention acquiring more land as a way to increase growth in Homer. Annexation would be handled through city ordinances, land use studies, and zoning. To go out further in The East End Road area makes sense as there is land available without water and sewer. Also, we would have more residents that can become voters in city elections and serve on city commissions. Not sure where this would fit but it does need to be mentioned.	No Change	Annexation is not covered by Title 21.	5/15	Comment Form	Caroline	Venuti	resident
368		Review Process / Admin	The Title 21 also does not have the topic of ADA access to new buildings. This law isn't just for customers but also for employees. In the area of public accommodations and commercial facilities that needs some guidelines that can be given by the Planning Department. There will moderate growth in these two areas and we need to be ready with the information regarding the American with Disabilities Act of 1990.	No Change	ADA is a federal law and compliance is required for new uses and public infrastructure regardless of zoning district.	5/15	Comment Form	Caroline	Venuti	resident

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369		Review Process / Admin	The parameters of ADA in Title 21 documents would include parking spaces, sidewalk widths and any future public transit routes.	No Change	ADA is a federal law and compliance is required for new uses and public infrastructure regardless of zoning district (including off-street parking standards)	5/15	Comment Form	Caroline	Venuti	resident
370	21.555.90	Review Process / Admin	A significant issue that arose in review of a large and complex project like the Doyon Hotel was the lack of sufficient guidelines/requirements for off-street parking. Doyon formally indicated that they had met City code for parking, which they probably did. After a closer look at the City Code, it was clear that the current code did not include sufficient standards to address a large, multi-use, complex facility like this. The City approved a major project with deficient parking and no real plan to adequately meet parking needs for the facility without impacting neighborhoods or impacting nearby dedicated parking.	No Change	Comment does not suggest a change to the ordinance.	5/15	Email	Glenn & Bette	Seaman	
371	21.555.90	Review Process / Admin	For a hotel, the parking space requirement is for "One per guest room." There is no requirement for hotel staff: room cleaning staff, building maintenance, office reception or other staff? For a restaurant, the proposed requirement is "one space per 200 square feet of gross floor area." The proposed requirements also lack standards for special situations like conference facilities. The Doyon project includes a hotel, restaurant, and conference rooms. The conference room – which will hold a few hundred people -- will certainly generate more need for parking. The draft code includes a whole new section on ways to reduce required off-street parking (21.555.100). Should it also include a standard to increase off-street parking for special situations like conference rooms or other special facilities?	No Change	Off street parking requirements for hotels reflect current best practices. Parking requirements can be increased if necessary during the PUD process for unique uses.	5/15	Email	Glenn & Bette	Seaman	
372		Review Process / Admin	One of the changes we would like to see in the proposed Title 21 update is better notice of Planning Commission agenda and upcoming public hearings. The way that we read it, it looks as though only publishing in a paper of general circulation in Homer is required. Currently Homer has 1 paper that is greatly diminished since the controversy last fall. Readership is down. There is a new online paper: is that included in this option, so that it must be published in both papers, even though one is only online?	TBD	Requires further staff/legal review.	5/15	Email	Glenn & Bette	Seaman	

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373	21.14.030	Review Process / Admin	Finally, we have a comment on existing code with respect noticing affective landowners for changes in zoning as noted section (b) below. Why not notify affected landowners – within 300 feet of "zoning code text change or a major district boundary change"? A mailed notice is certainly more effective way notifying adjacent landowners of a proposed change of major change in zoning that could affect them in multiple ways. We believe that all landowners of adjacent properties must be notified of major changes in zoning that could effect their community and lead to major changes in land use and property value.	No Change	Section 21.14.030 states, in part, "a copy of the aforementioned newspaper notification or notice containing at least the same information shall be mailed to owners of record on the Borough Assessor's records of real property within a 300-foot periphery of the site that is the subject of the proposed action."	5/15	Email	Glenn & Bette	Seaman	
374		Review Process / Admin	Unfortunately, I am highly disappointed in the Draft Update. I think you have not listened to the community and instead are all rather development-minded, creating a blueprint for a destructive and unwanted development plan in Homer.	No Change	Comment does not suggest a change to the ordinance. Public input is a valued contribution to the development of the Title 21 update.	5/15	Email	Laurie	Daniel	
375		Review Process / Admin	Again, please consider all the specific points and suggestions made by KBCS and KBWC to be repeated here. I believe you have a very great deal of revision work to be made to this Draft Update before submitting it to the City Council for their consideration.	No Change	Comment does not suggest a change to the ordinance. Public input is a valued contribution to the development of the Title 21 update.	5/15	Email	Laurie	Daniel	
376		Review Process / Admin	My understanding is a planning commissioner cannot make a site visit on large-scale projects or projects in sensitive/technical areas. A planning commissioner should be required to do a site visit on these projects. Utilize the GIS mapping expertise that is at Homer Public Works.	No Change	No change proposed to the review process.	5/15	Email	Sandra	Garity	
377		Review Process / Admin	I also hope there can be a good and fair balance between the public and developers. Twenty years is a long time for the next Comprehensive Plan. It would benefit the community if these issues could be written in a code and are enforced.	No Change	Comment does not suggest a change to the ordinance. Public input is a valued contribution to the development of the Title 21 update.	5/15	Email	Sandra	Garity	
378		Review Process / Admin	My first request is that, if the process does not already include this, you please build in additional time for public comment after some of these comments are incorporated into another round of proposed changes.	No Change	The public hearing draft (PHD) will provide additional time for the public to provide formal input on the draft.	5/15	Email	Katie	Gavenus	
379	21.01.030	Review Process / Admin	21.01.030 Purpose - Proposed additions (underlined in bold in original submission): add 'clean environment' to public health/safety/welfare language; add 'shade' and 'erosion' to open space provisions; add 'while promoting foot powered transportation' to vehicular congestion section; add section i: 'Preserve and enhance the aesthetic natural environment of the community'; add 'clean environment' to general welfare promotion.	No Change	No direction from staff, Planning Commission or City Council has been provided to make this change.	5/15	Email	Nancy	Hillstrand	
380		Review Process / Admin	Homer City residents have paid for this process and public input and they deserve to be heard. Ignoring public comment in this case is an improper use of city funds.	No Change	Comment does not suggest a change to the ordinance. Public input is a valued contribution to the development of the Title 21 update.	5/15	Comment Form	Liliana	Sotomayor	

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381		Review Process / Admin	"These petitions are in support of the significant majority of public comment that was given through the Comp Plan process, as well as comments and recommendations made by the Planning Commission and the public at the Planning Commission Worksessions this past winter. Given all of this, staff should at a minimum draft code along the lines proposed. It will then be up to the City Council to refine, consider, and ultimately vote."	No Change	Comment does not suggest a specific change to the ordinance.	5/15	Email	Penelope	Haas	Kachemak Bay Conservation Society
382		Review Process / Admin	"We have not counted up all the signatures precisely, but we approximate 680 signatures on our Open Space Petition and 490 signatures on the STR Petition. We hope you will read and respond to all the individual comments that folks have included." [Note: See attachment. submitted documents contain approx. 600 unique signatories (Open Space) and 360 unique signatories (STR); discrepancy may reflect additional sheets not included in submission.]	No Change	Comment does not suggest a change to the ordinance.	5/15	Email	Penelope	Haas	Kachemak Bay Conservation Society
383	21.19.050	Rural Residential District	HCC 21.19.050 a.2.i. Dimensional requirements. Clarify if the City accepts DEC approved wells and haul water.	TBD	Need confirmation from staff	5/11	Email	Dotti	Harness	Planning Commission
384	21.19	Rural Residential District	16a. 21.19 This section needs to be reconciled with the adopted version of the 2045 Comp Plan, where some of the zoning designations were changed.	No Change	The comprehensive plan does not change any zoning districts. It is not intended that the zoning districts exactly map the future land use designations in the plan.	5/5	Email	Janette	Keiser	
385	21.19.020	Rural Residential District	16b. 21.19.020(l) This definition of "temporary...roadside stands" should be expanded to include other cottage industries such as: egg sales, garage sales, lemonade stands...	Change		5/5	Email	Janette	Keiser	
386	21.19.020	Rural Residential District	16c. 21.19.020 The keeping of RVs and small boats should be a permitted use.	Change	Add to list of accessory uses.	5/5	Email	Janette	Keiser	
387	21.19.030	Rural Residential District	16d. 21.19.030 "Home occupations" are a permitted use. The definition of "Home occupation" does not include Air Bnbs, even though they are businesses, creating a conflict. Please reconcile this.	No Change	Bed and Breakfasts are also listed as a permitted use.	5/5	Email	Janette	Keiser	
388	21.19.030	Rural Residential District	16e. 21.19.030 It should be possible to get a permit to build/occupy a garage or other accessory building before the house is built. It's a useful strategy to build the garage first and live in it while you're building the house. There could be a time limit on it.	Change		5/5	Email	Janette	Keiser	
389	21.19.040	Rural Residential District	16f. 21.19.040 Commercial greenhouses should be a conditional use. They certainly have less impact than a kennel or some of the other conditional uses.	Change		5/5	Email	Janette	Keiser	

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	Sec.	Topic								
390	21.19.0 50	Rural Residential District	16g. 21.19.050 There should be a view protection clause that requires new developments to preserve the view corridors of existing buildings.	No Change	Requires that view corridors be defined, which is difficult, and impacts on property owners could be significant. This also gives owners of existing buildings significant power over development on property that could be far from their building.	5/5	Email	Janette	Keiser	
391	21.19.0 50	Rural Residential District	16h. 21.19.050 Means of non-motorized transportation, such as connecting to existing sidewalks or trails, should be required.	No Change	Not necessary within a primarily residential district.	5/5	Email	Janette	Keiser	
392	21.38.0 30	Rural Residential District	Hoping that we can get keeping of livestock and fowl added as an allowed use in Rural Residential :)	No Change	Agricultural activity, including the keeping of livestock, is a permitted use in the RR district	4/13	Email	Amy	Woodruff	City of Homer
393		Rural Residential District	It is proposed that all properties on Bay Avenue be rezoned from "Rural Residential District" (RR) to "Neighborhood Flex District" (NF). We urge the City retain the Rural Residential Status for the properties south of Bay Avenue. We own residential property in this area. Like our neighbors, we purchased this special place and home with the understanding that it was zoned RR, and would remain that way. Every single property on south side of Bay Avenue – that portion bordering and including part of salt marsh land in Mariner Park Lagoon – is fully developed for residential use. It seems both unfair and highly inappropriate that the City is proposing to change this status.	No Change	Changes are in accordance with the adopted Future Land Use map in the Comprehensive Plan. No changes to uses, including smaller lot sizes, are allowed without the availability of public water and sewer service.	5/15	Email	Glenn & Bette	Seaman	
394		Rural Residential District	The density of development is also different between the two designations: Maximum building coverage: RR, 30%; NF, 50%. Maximum impervious coverage: RR, 50%; NF 70%. Given that the south Bay Avenue lots are very deep and narrow, nearly half of their acreage is on slope down to marsh and the vegetated salt marsh below (i.e., undevelopable), it is conceivable that re-development could completely cover the upland/useable property with building and pavement. Moreover, it could greatly impact the use, value, and quality of adjoining properties. In the case of drainage, the runoff from rain would drain onto adjoining properties and in some conditions flood adjoining properties.	No Change	Changes are in accordance with the adopted Future Land Use map in the Comprehensive Plan. No changes to uses, including smaller lot sizes, are allowed without the availability of public water and sewer service.	5/15	Email	Glenn & Bette	Seaman	

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395		Rural Residential District	We also have two properties in the Rural Residential zone of Baycrest area that under the new recommendation would be obsolete for Motel, Worker Housing, Retail Uses and Offices all of which exist at Baycrest as necessary parts of the operations and proposed overlay zoning removes the ability to continue existing uses. Nurseries, Fueling Stations, RV Campgrounds, Refuse facilities and large machine rentals ALL exist as our neighbors here and also are not a Permitted Use by the new proposed zoning. It seems a mixed use is more appropriate for that Upper Baycrest area as it is very much commercial including the State's gravel exchange operations and Borough Landfill.	TBD	Discuss site specific issue with staff to determine if RR is the most appropriate zoning designation for the property.	5/15	Comment Form	Crisi	Matthews	
396		Rural Residential District	In the future, we hoped to add a venue space on this land that already supports and has been used for over 15 years as nightly rental cabins and the proposed code doesn't have a provision for this to even be applied for. With the cry for a meeting center and gathering area to attract off season business to Homer this also seems very shortsighted after my time serving on the HERC Commission and the Chamber of Commerce who both heard requests for such facilities to improve healthy and targeted growth in Homer.	TBD	Discuss site specific issue with staff to determine if RR is the most appropriate zoning designation for the property.	5/15	Comment Form	Crisi	Matthews	
397	21.31.060	Scenic Gateway Corridor	25a. 21.31.060 Please add some restrictions to lot coverage, require conformance with the Community Design Manual and require that driveway access to the Sterling Highway be consolidated and minimized.	Partial Change	Regarding acces: equiring this in an area where there are scattered vacant sites mixed in with existing development may be extremely difficult. Could consider minimum driveway spacing standards/maximum number of driveways in some areas.	5/5	Email	Janette	Keiser	
398		Scenic Gateway Corridor	Furthermore, zoning should keep like activities together (i.e., follow the purpose of zoning). I adamantly oppose large format or light industrial mixed-use development in the Gateway District or ranging along Baycrest Hill. At the latter location, such activity along a sloped 4-lane highway seems a recipe for disaster from a traffic safety standpoint. Concentrations of light industrial businesses already exist throughout the community.	Partial Change	Reduce height maximum in GBD to 35 feet. No industrial uses are permitted in the GBD.	5/15	Email	Leslie	Slater	
399		Short Term Rentals	I am writing in opposition to the proposed zoning changes affecting short-term seasonal housing and mixed-use housing opportunities within the Marine Commercial zone in Homer.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Rachel	Gonzalez	
400		Short-Term Rentals	The proposed Short-Term Rental (STR) section in Chapter 21.50 should be removed from Title 21 in its entirety.	TBD	Discuss at 6/22 joint PC/CC work session	4/29	Comment Form	Charles	Anderson	

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401		Short-Term Rentals	This section represents a clear departure from how the rest of the zoning code is structured and applied. Title 21 regulates land use based on use and measurable impacts—things like size, density, traffic, and compatibility—not on the duration of occupancy. The stated purpose of the zoning code is to enhance the public health, safety and welfare through land use regulations, including to regulate and restrict the location and use of buildings, structures and land and to address impacts such as congestion and density (Homer City Code 21.01.030).	TBD	Discuss at 6/22 joint PC/CC work session	4/29	Comment Form	Charles	Anderson	
402		Short-Term Rentals	By contrast, Chapter 21.50 states that its purpose is to establish rules, regulations, and limitations on short-term rentals. This is a fundamentally different approach. It targets a specific activity for limitation rather than identifying and regulating a land use impact.	TBD	Discuss at 6/22 joint PC/CC work session	4/29	Comment Form	Charles	Anderson	
403		Short-Term Rentals	A dwelling unit is defined as a structure with independent living facilities including provisions for sleeping, cooking and sanitation (Homer City Code 21.02). That definition does not change based on whether someone stays 30 days or 31 days. In practical terms, the use is identical—people enter the home, prepare meals, bathe, and sleep. There is no meaningful land use distinction created by a one-day difference in duration of stay.	TBD	Discuss at 6/22 joint PC/CC work session	4/29	Comment Form	Charles	Anderson	
404		Short-Term Rentals	The STR provisions therefore regulate what is already a lawful residential use—occupancy—without identifying a distinct or measurable impact that justifies separate treatment. Nowhere else in Title 21 is a residential use singled out and regulated in this manner. Where the code does regulate specific uses, it does so to mitigate clearly identified impacts—for example, drive-through standards are intended to reduce the negative impacts they may create (Homer City Code 21.40.010). That is not the case here.	TBD	Discuss at 6/22 joint PC/CC work session	4/29	Comment Form	Charles	Anderson	
405		Short-Term Rentals	If short-term rentals create impacts, those impacts should be clearly identified and supported with measurable evidence. Title 21 already contains tools to address real issues—noise, traffic, nuisance, and site design—and those standards apply to any property creating a problem, regardless of who occupies it or for how long. Regulation should follow demonstrated impacts, not assumptions tied to duration of stay.	TBD	Discuss at 6/22 joint PC/CC work session	4/29	Comment Form	Charles	Anderson	
406		Short-Term Rentals	In addition, the STR section introduces further inconsistency into an already fragmented set of lodging-related definitions. Uses such as rooming houses and bed and breakfasts are defined separately (Homer City Code 21.02), but are not clearly integrated with one another. Adding a distinct STR category increases ambiguity, creates overlapping classifications, and invites inconsistent interpretation and enforcement.	TBD	Discuss at 6/22 joint PC/CC work session	4/29	Comment Form	Charles	Anderson	

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407		Short-Term Rentals	Finally, adoption of STR regulations within Title 21 at this time is premature. The City Council has already directed the Economic Development Committee to study short-term rentals and provide recommendations. Advancing regulatory language in the zoning code prior to completion of that work bypasses that process and introduces policy without the benefit of analysis.	TBD	Discuss at 6/22 joint PC/CC work session	4/29	Comment Form	Charles	Anderson	
408		Short-Term Rentals	Title 21 is built around regulating land use impacts—not limiting lawful activities based on how they are perceived. Chapter 21.50 departs from that foundation by targeting a specific form of residential occupancy based solely on duration of stay, without demonstrated justification.	TBD	Discuss at 6/22 joint PC/CC work session	4/29	Comment Form	Charles	Anderson	
409		Short-Term Rentals	If regulation is to be considered, it should be done deliberately, transparently, and based on evidence—not introduced indirectly through a structural change to the zoning code.	TBD	Discuss at 6/22 joint PC/CC work session	4/29	Comment Form	Charles	Anderson	
410		Short-Term Rentals	For these reasons, Chapter 21.50 should be removed and addressed, if necessary, following completion of the current study process.	TBD	Discuss at 6/22 joint PC/CC work session	4/29	Comment Form	Charles	Anderson	
411		Short-Term Rentals	My name is Kristen and I live outside of Homer city limits off Diamond Ridge, so this issue doesn't really pertain to me, but I have an opinoin as a landlady. I am e-mailing in regards to the airbnb issue that is being discussed.	TBD	Discuss at 6/22 joint PC/CC work session	5/12	Email	Kristen	Bell	
412		Short-Term Rentals	I own 2 airbnbs and SIX long term (from summer to 6 month to 1 year) rentals all on one property, so 8 rentals in total.	TBD	Discuss at 6/22 joint PC/CC work session	5/12	Email	Kristen	Bell	
413		Short-Term Rentals	I have to charge between \$1000-1200 a month for my long term tenants to make the bills. That includes ALL utilities. I always have space available in my long term rentals and people complaining about the price....of \$1000 in Homer. I rely heavily on my airbnbs so I can ONLY charge 1000-1200 for my local tenants which in my opinion is dirt cheap considering my electric bll is between 650 - 800. Water is \$250 a month. Internet \$150. Trash \$110. Heat \$400. Let's not forget all the wear and tear, insurance, lack of privacy for myself....I can keep going.	TBD	Discuss at 6/22 joint PC/CC work session	5/12	Email	Kristen	Bell	
414		Short-Term Rentals	This isn't a no rental available for people issue. Homer is ridiculously expensive and people just can't afford it. People aren't renting \$1000-1200. That's apparently too much and yet that's only a portion of my mortgage.	TBD	Discuss at 6/22 joint PC/CC work session	5/12	Email	Kristen	Bell	

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415		Short-Term Rentals	My airbnbs are only half rented this summer and if that were to be taken away, I'd just sell the entire property and leave Homer and its' stupid rules. I am already disgusted by the overreach of the city into peoples lives. You (the city of Homer) can't tell me what to do with my property which is why I moved to Alaska in the first place. Want to take it away? Ok, I'll take my long term rentals, the money I pour into the city, and all the rescue work I do for the community and go find somewhere else that won't try to tell land owners what they can and cannot do. Which honestly, is a violation of my rights, but that's a whole other e-mail. Good luck!	TBD	Discuss at 6/22 joint PC/CC work session	5/12	Email	Kristen	Bell	
416		Short-Term Rentals	I have been the owner and on-site host of a STR, Homer Roundhouse, for fifteen years. I am licensed with the state of Alaska and have paid thousands of dollars in borough taxes as well as federal tax each and every year. I have been a city property and home owner since 1984. I purchased the lots adjacent to my home about twenty-five years ago and built my yurt/guest cottage around 2011.	TBD	Discuss at 6/22 joint PC/CC work session	5/10	Comment Form	John	Bushell	
417		Short-Term Rentals	I agree that STR regulation is appropriate for our small, tourist destination community.	TBD	Discuss at 6/22 joint PC/CC work session	5/10	Comment Form	John	Bushell	
418		Short-Term Rentals	1- Taxes/fees on owner/hosts should not be imposed as the borough already collects them. I could go along with a yearly small registration fee for administrative costs. Remember, I said 'small.'	TBD	Discuss at 6/22 joint PC/CC work session	5/10	Comment Form	John	Bushell	
419		Short-Term Rentals	2- It is crucial for the city to devise a system insuring that all STRs operating within city limits are licensed by the state and pay their borough tax.	TBD	Discuss at 6/22 joint PC/CC work session	5/10	Comment Form	John	Bushell	
420		Short-Term Rentals	3- It is also important for the neighborhoods that the STRs have the owner/host on site during each guest stay. These hosts must be permanent residents.	TBD	Discuss at 6/22 joint PC/CC work session	5/10	Comment Form	John	Bushell	
421		Short-Term Rentals	4- I strongly believe that the actual accommodation for the guests are a. within the owner home b. in a guest house located on the hosts property c. on the adjacent lot of hosts property.	TBD	Discuss at 6/22 joint PC/CC work session	5/10	Comment Form	John	Bushell	
422		Short-Term Rentals	I have not seen 4c mentioned anywhere in the city's proposed regulations. Here is my reasoning: When the owner/host is present at all hours on-site, in the house or directly next door, he/she is responsible when things go wrong. An on-site host has immediate, personal skin in the game: noise, parties, trash, and bad guests affect their home too. Self-interest creates the enforcement mechanism that regulations are designed to impose externally.	TBD	Discuss at 6/22 joint PC/CC work session	5/10	Comment Form	John	Bushell	

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423		Short-Term Rentals	With absentee ownership - no one is responsible when things go wrong. A next-door owner flips that entirely. When the owner lives next door, they are the neighbor. They'll screen guests more carefully, respond to problems faster than any hotline, and have strong social and financial incentives to keep the peace.	TBD	Discuss at 6/22 joint PC/CC work session	5/10	Comment Form	John	Bushell	
424		Short-Term Rentals	The Homer STR regulations must be designed to solve problems such as absentee landlords, corporate investors and neighborhood disruption – that a present, invested, next-door owner largely doesn't create.	TBD	Discuss at 6/22 joint PC/CC work session	5/10	Comment Form	John	Bushell	
425		Short-Term Rentals	My name is Sky Cady. I'm the owner of several small businesses in Homer and have been here for 5 years working and living. I've got kids in the local schools and am involved in various community organizations. I want Homer to flourish.	TBD	Discuss at 6/22 joint PC/CC work session	5/9	Comment Form	Sky	Cady	
426		Short-Term Rentals	I own several short term rentals, have managed the airbnb's for them, and have transitioned them into longer term over the years (primarily because of the spoken needs of our community). Both short and long term rentals are needed. Over the last couple years here's what I have noticed, have heard in conversation with other land/home owners & businesses, and have become more convinced of.	TBD	Discuss at 6/22 joint PC/CC work session	5/9	Comment Form	Sky	Cady	
427		Short-Term Rentals	Tenants who say they want longer term really mean that WHEN they say it, but the reality is that Alaska has natural turnover for many reasons. Most who say they want to stay, actually leave or find another place after 3-6 months. People move, jobs change, expectations are reconsidered, weather hits, income changes. Especially coming into summer when they find a better opportunity.	TBD	Discuss at 6/22 joint PC/CC work session	5/9	Comment Form	Sky	Cady	
428		Short-Term Rentals	STR already pay a tax. Why pay more?	TBD	Discuss at 6/22 joint PC/CC work session	5/9	Comment Form	Sky	Cady	
429		Short-Term Rentals	The Airbnb rentals have come to somewhat of a saturation point in Homer where some are sitting unrented for longer periods of time than the owners would like, especially before memorial day, after August 15th and even during the summer season.	TBD	Discuss at 6/22 joint PC/CC work session	5/9	Comment Form	Sky	Cady	
430		Short-Term Rentals	LET THE MARKET of landlords naturally make the move to long term when they see the changes and needs. If they're not making money – they'll find a way to make it. That's how people survive in Homer.	TBD	Discuss at 6/22 joint PC/CC work session	5/9	Comment Form	Sky	Cady	

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431		Short-Term Rentals	A LARGE PERCENTAG of STR are not capable of having someone there long term, and if you say they can only be long term – then you won't have either. For example... 1. a mother-in-law basement suite that has little sound insulation – so the landlord can be quiet for a day or two for guests, but can't maintain quiet for a year. 2. Or, a septic system that can't handle two full time families, but can handle it for a couple days. 3. Or a space that cannot be converted to a full functioning kitchen – but only has room for a coffee pot, burner & minifridge, and little insulation for warmth during the winter.	TBD	Discuss at 6/22 joint PC/CC work session	5/9	Comment Form	Sky	Cady	
432		Short-Term Rentals	Changing economic conditions in our country and state have forced many of us to be creative with leveraging what we have to provide income for our families. By regulating, over taxing, putting limits & bureaucracy on this sector, you will severely limit peoples ability to make a living in Homer and thus disable some from being able to afford to live here. A large majority if not MOST of landlords who live here have multiple jobs. They're trying to make it just like everyone else. Why make it harder for short term rental owners to thrive when they contribute to the community?	TBD	Discuss at 6/22 joint PC/CC work session	5/9	Comment Form	Sky	Cady	
433		Short-Term Rentals	The Hotel industry is not enough to provide for summer tourists. Cap or overregulate/tax and you make it less affordable for tourists to come here.	TBD	Discuss at 6/22 joint PC/CC work session	5/9	Comment Form	Sky	Cady	
434		Short-Term Rentals	In short – regulation and overtaxation are a big part of the reason why people have left California, New York, Washington & Oregon. Let's not do that. It's hard enough just to get people here.	TBD	Discuss at 6/22 joint PC/CC work session	5/9	Comment Form	Sky	Cady	
435		Short-Term Rentals	The short term rental community provides jobs for a huge amount of cleaners. Put a cap on that or tax that and those cleaners wages will stagnate or go down.	TBD	Discuss at 6/22 joint PC/CC work session	5/9	Comment Form	Sky	Cady	
436		Short-Term Rentals	When the new development is finished below West Homer Elementary I believe there will be 24(?) [comment text cut off at bottom of page]	TBD	Discuss at 6/22 joint PC/CC work session	5/9	Comment Form	Sky	Cady	
437		Short-Term Rentals	In each phase of the public processes for the comprehensive plan and zoning code rewrites there has been a growing outcry by Homer residents to stop absentee-landlord short-term rentals (STRs) from infiltrating our neighborhoods. "Absentee-landlord STRs" are dwelling units that are rented for less than 30 days on properties that are not the primary residential premises of the operator. Instead of housing for neighbors, these dwelling units are profit-makers for investors.	TBD	Discuss at 6/22 joint PC/CC work session	4/12	Email	Kathryn	Carsow	

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438		Short-Term Rentals	Over a decade ago, city leaders foresaw this issue and addressed it in the comprehensive plan and the zoning code, Title 21. At that time the term for what we now refer to as "short-term rentals (STRs)" was "bed and breakfasts (B&Bs)." B&Bs are only allowed on the premises of the operator's primary residence. Even though these two terms continue to be used interchangeably by the hospitality industry, e.g. AirBnB Inc., and the State of Alaska (18AAC 30.400), terminology has been given as the reason why absentee-landlord STR entrepreneurs have been allowed to buy up property in our neighborhoods. Further, in our current Title 21, other short-term accommodation uses are inadequately defined and cannot be clearly distinguished from one another or from STRs: "dormitory," "hostel," and "rooming house." Confusion over these has also been an argument for allowing absentee-landlord STRs in residential neighborhoods under the current zoning code.	TBD	Discuss at 6/22 joint PC/CC work session	4/12	Email	Kathryn	Carssow	
439		Short-Term Rentals	The Title 21 Public Review Draft ignores the intent behind our current zoning code as well as the foreseen socioeconomic burdens absentee-landlord STRs now impose on our neighborhoods and community. Simply put, if you have an absentee-landlord STR next door, you have the hospitality industry, not an individual or a family, for a neighbor. Without neighbors, you are no longer living in a neighborhood; you are living in a "hospitality-industry/residential mixed-use zone." Neighborhoods are essential to the quality of our lives in Homer. Neighborhoods integrate us across generations, races, political persuasions, sexual orientations and religions. The close proximity of our homes to one another binds us in a way that is unique in building and strengthening enduring relationships. That is what is meant by a fundamental community planning principle: neighborhoods are the building blocks of community.	TBD	Discuss at 6/22 joint PC/CC work session	4/12	Email	Kathryn	Carssow	
440		Short-Term Rentals	Creating a new permitting system does not fit Homer's city government resources and capabilities. A new permit system will be administratively unwieldy and costly for a city with little in the way of zoning enforcement capacity. It is a bureaucratic process slapped onto the tail-end of the draft code; STRs, unlike all other allowed uses, are not integrated into the text of draft code under the relevant zoning districts.	TBD	Discuss at 6/22 joint PC/CC work session	4/12	Email	Kathryn	Carssow	

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441		Short-Term Rentals	A new permitting system does nothing to protect the integrity of our neighborhoods and does not yield a timely solution to our affordable housing crisis -- another immediate public concern. Individual investors and corporations, who can pay more, but have no vested interest in us as neighbors, will continue to successfully compete for the houses next door to us to use as profit-making public accommodations. People whom we would value as neighbors, including returning adult children, families, down-sizing seniors, and those hoping to fill our job openings, will continue to be pushed out of our housing market – to the detriment of the social and economic health of our community.	TBD	Discuss at 6/22 joint PC/CC work session	4/12	Email	Kathryn	Carssow	
442		Short-Term Rentals	Replace the term "bed and breakfast" with the term "short term rental" throughout the code and make the distinction between absentee-landlord STRs and STRs located on the premises of the operator's primary residence.	TBD	Discuss at 6/22 joint PC/CC work session	4/12	Email	Kathryn	Carssow	
443		Short-Term Rentals	Allow STRs in Residential Districts only on the premises of the operator's primary residence.	TBD	Discuss at 6/22 joint PC/CC work session	4/12	Email	Kathryn	Carssow	
444		Short-Term Rentals	Allow STRs, regardless of operator's residence status, in all other zones and in other than residential structures, e.g., on the second floors of commercial buildings along Pioneer Avenue and on the Spit.	TBD	Discuss at 6/22 joint PC/CC work session	4/12	Email	Kathryn	Carssow	
445		Short-Term Rentals	Grant nontransferable "grandfather rights" to existing absentee-landlord STRs in Residential Districts that terminate upon sale of the property.	TBD	Discuss at 6/22 joint PC/CC work session	4/12	Email	Kathryn	Carssow	
446		Short-Term Rentals	Define "dormitory," "hostel," and "rooming house" so as to be clearly distinct from STRs in terms of length of stay, number of guest rooms and guests, property ownership, etc., and only allowed in Residential Districts as Conditional Uses.	TBD	Discuss at 6/22 joint PC/CC work session	4/12	Email	Kathryn	Carssow	
447		Short-Term Rentals	Require STRs to comply with State of Alaska Requirements for Bed and Breakfasts, including state plan approval regulations for "not owner occupied" bed and breakfasts, which are referred to in our state regulations as "public accommodations."	TBD	Discuss at 6/22 joint PC/CC work session	4/12	Email	Kathryn	Carssow	
448		Short-Term Rentals	Do not establish a new permitting system.	TBD	Discuss at 6/22 joint PC/CC work session	4/12	Email	Kathryn	Carssow	
449		Short-Term Rentals	First, thank you to the City Council, committee members, consultants, and City staff for the hard work over the past several months (years?) on the Comprehensive Plan and Title 21 rewrite. In the meetings and open houses I attended, it was clear how much effort went into balancing a wide range of views.	TBD	Discuss at 6/22 joint PC/CC work session	5/8	Email	Dorothy	Duncan	

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450		Short-Term Rentals	As someone who manages rental housing both inside and outside Homer city limits, I am primarily advocating for flexibility in how I manage my business and fairness in how Homer businesses are regulated. The current draft of Section 21.50 creates a situation where local businesses could be eliminated simply by Council resolution (21.50.30b), which is unique among uses identified in the code. It also creates arbitrary and unclear standards for rentals under 30 days that are not applied to other businesses or lodging types. In fact, the proposals are not even applied consistently among rentals under 30 days.	TBD	Discuss at 6/22 joint PC/CC work session	5/8	Email	Dorothy	Duncan	
451		Short-Term Rentals	Each type of housing serves a different niche, and the market already responds to changing needs in Homer. In my view, the ongoing focus on short-term rentals is largely misdirected. The City should not be laying the groundwork for future restrictions unless there are proven negative impacts of that use, and I do not believe we are even in the ballpark there. Instead, these proposed rules would loom over established short-term rental owners, and those that may want or need to utilize their property in different ways now or years in the future to suit their own goals, desires, and needs.	TBD	Discuss at 6/22 joint PC/CC work session	5/8	Email	Dorothy	Duncan	
452		Short-Term Rentals	Please see below my comments specific to the proposed short-term rental section. I believe Chapter 21.50 should be removed from Title 21.	TBD	Discuss at 6/22 joint PC/CC work session	5/8	Email	Dorothy	Duncan	
453		Short-Term Rentals	1. Duration of stay does not create a different use; business permitting doesn't fit in Title 21: A dwelling unit functions the same whether occupied for 10 days or 100 days. Residents sleep, cook, park, create noise, generate waste, and consume resources in essentially the same way. The proposed regulations rely on duration of stay as the determining factor for whether a rental business must register with the City, without identifying any impact that justifies separate treatment under the zoning code.	TBD	Discuss at 6/22 joint PC/CC work session	5/8	Email	Dorothy	Duncan	
454		Short-Term Rentals	If the Council's goal is to better understand housing uses and impacts in Homer, why single out one category of housing rather than requiring permits for all housing units, or even all businesses, regardless of occupancy duration? While I understand there has been vocal and persistent pressure to "do something" regarding short-term rentals, business registration requirements are beyond the scope of Title 21 and should be addressed separately in the appropriate section of code, and only if necessary.	TBD	Discuss at 6/22 joint PC/CC work session	5/8	Email	Dorothy	Duncan	

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455		Short-Term Rentals	2. Regulation should be based on actual impacts, not assumptions: If short-term rentals are associated with impacts such as noise, traffic, or nuisances, those impacts should be clearly identified and supported by evidence. In 2024, the Council investigated these concerns and found that short-term rentals did not cause increased incidents in these areas. Also, Title 21 already contains provisions to address nuisance-related issues for any type of land use.	TBD	Discuss at 6/22 joint PC/CC work session	5/8	Email	Dorothy	Duncan	
456		Short-Term Rentals	Past discussions also focused on ensuring proper sales tax compliance. Since then, information shared with the City by the Borough has shown that the vast majority of operators were compliant, and remaining stragglers were being actively being brought into compliance.	TBD	Discuss at 6/22 joint PC/CC work session	5/8	Email	Dorothy	Duncan	
457		Short-Term Rentals	Recent anti-short-term rental efforts have pivoted to housing availability and affordability talking points. While those concerns are understandable, a shortage of cheap housing should not automatically be attributed to short-term rentals or assumed to be solved through their restriction or elimination. Regulation should address real impacts rather than assumptions, especially when proposing eliminating businesses and restricting otherwise lawful residential uses.	TBD	Discuss at 6/22 joint PC/CC work session	5/8	Email	Dorothy	Duncan	
458		Short-Term Rentals	3. Adds confusion to already inconsistent lodging definitions: The addition of a separate short-term rental category adds complexity to an already fragmented set of lodging-related definitions throughout Title 21. Existing categories such as "bed and breakfasts", "dormitories", "hostels", "rooming houses", and "worker housing" are not clearly integrated with one another, and now "bunkhouses", "inns", and "rental cabins" are mentioned here and there as separate housing types without clear definitions.	TBD	Discuss at 6/22 joint PC/CC work session	5/8	Email	Dorothy	Duncan	
459		Short-Term Rentals	For example, the definition of "hostel" references dormitory-style accommodations, raising questions about how those uses differ from actual "dormitories" or "bunkhouses". Is a "rooming house" rented weekly also considered a "short-term rental"? Why is a "rental cabin" exempt from the proposed rules, but a non-cabin looking building needs to be permitted? Does it really matter whether a bed is occupied by a tourist, student, seasonal worker, or backpacker? Why does the City think it should be the one to micromanage that?	TBD	Discuss at 6/22 joint PC/CC work session	5/8	Email	Dorothy	Duncan	
460		Short-Term Rentals	Adding another overlapping classification with separate permitting requirements is arbitrary and would lead to inconsistent interpretation and enforcement.	TBD	Discuss at 6/22 joint PC/CC work session	5/8	Email	Dorothy	Duncan	

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461		Short-Term Rentals	4. Premature given ongoing EDC study and housing discussions; unnecessary just for data collection: The City Council has already directed the Economic Development Committee to study short-term rentals and provide recommendations. Advancing zoning regulations before that process is complete is premature and bypasses the review already underway.	TBD	Discuss at 6/22 joint PC/CC work session	5/8	Email	Dorothy	Duncan	
462		Short-Term Rentals	At the same time, housing initiatives continue to move forward through non-governmental efforts, including an upcoming housing summit on May 14 sponsored by the Rasmuson Foundation and a MAPP-facilitated workgroup exploring practical housing solutions.	TBD	Discuss at 6/22 joint PC/CC work session	5/8	Email	Dorothy	Duncan	
463		Short-Term Rentals	The staff time required to develop, administer, and enforce a short-term rental permitting program could be better spent analyzing data that is already available. In many cases, that work has already been done by others such as the recent report by the Kachemak Board of Realtors.	TBD	Discuss at 6/22 joint PC/CC work session	5/8	Email	Dorothy	Duncan	
464		Short-Term Rentals	Creating a permitting or registration system primarily to gather already available information is duplicative and inconsistent with the stated purpose of discussing short-term rentals at this time, which was to "better understand the short-term rental market in Homer and inform future policy changes". I urge the Council to remove Section 21.50 from the Title 21 rewrite.	TBD	Discuss at 6/22 joint PC/CC work session	5/8	Email	Dorothy	Duncan	
465	21.50	Short-Term Rentals	Chapter 21.50 should be removed from Title 21.	TBD	Discuss at 6/22 joint PC/CC work session	4/29	Comment Form	Angie	Elordi	
466	21.50	Short-Term Rentals	Title 21 is designed to regulate land use based on measurable impacts—density, traffic, noise, and compatibility. It is not written to regulate how long someone stays in a home. Chapter 21.50 departs from that framework by targeting short-term rentals based solely on duration of occupancy, not on any clearly defined land use impact.	TBD	Discuss at 6/22 joint PC/CC work session	4/29	Comment Form	Angie	Elordi	
467	21.50	Short-Term Rentals	A dwelling unit functions the same whether it is occupied for 30 days or 31. The use does not change, and no meaningful land use distinction is created by length of stay. Regulating duration is not the same as regulating impact.	TBD	Discuss at 6/22 joint PC/CC work session	4/29	Comment Form	Angie	Elordi	
468	21.50	Short-Term Rentals	If there are real impacts associated with short-term rentals, they should be clearly identified and supported with evidence. Title 21 already includes tools to address noise, traffic, nuisance, and site issues—regardless of who occupies a property or for how long. Regulation should follow demonstrated impacts, not assumptions.	TBD	Discuss at 6/22 joint PC/CC work session	4/29	Comment Form	Angie	Elordi	
469	21.50	Short-Term Rentals	This proposal also adds confusion to an already inconsistent set of lodging definitions, increasing the risk of unclear interpretation and uneven enforcement.	TBD	Discuss at 6/22 joint PC/CC work session	4/29	Comment Form	Angie	Elordi	

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470	21.50	Short-Term Rentals	Finally, this action is premature. The City Council has already directed further study of short-term rentals. Moving forward now bypasses that process and introduces policy without adequate analysis.	TBD	Discuss at 6/22 joint PC/CC work session	4/29	Comment Form	Angie	Elordi	
471	21.50	Short-Term Rentals	Title 21 should remain focused on land use impacts—not regulating lawful residential occupancy based on duration.	TBD	Discuss at 6/22 joint PC/CC work session	4/29	Comment Form	Angie	Elordi	
472	21.50	Short-Term Rentals	For these reasons, Chapter 21.50 should be removed.	TBD	Discuss at 6/22 joint PC/CC work session	4/29	Comment Form	Angie	Elordi	
473	21.50	Short-Term Rentals	RESIDENTIAL IS RESIDENTIAL NOT A MIXED USE, OR BUSINESS ZONE.	TBD	Discuss at 6/22 joint PC/CC work session	5/9	Email	Kate	Finn	
474	21.51.100	Short-Term Rentals	PLEASE UPDATE HCC TITLE 21.51.100 FROM "BED AND BREAKFAST" TO INCLUDE OR BE REPLACED BY THE TERM "SHORT TERM RENTAL" TO BE SURE PEOPLE ARE OPERATING THE BUSINESS FROM THEIR PRIMARY RESIDENCE.	TBD	Discuss at 6/22 joint PC/CC work session	5/9	Email	Kate	Finn	
475		Short-Term Rentals	NO TO NEIGHBORHOOD FLEX DISTRICTS IF THEY ARE GOING TO INCLUDE NON-OWNER-OCCUPIED STRS	TBD	Discuss at 6/22 joint PC/CC work session	5/9	Email	Kate	Finn	
476		Short-Term Rentals	ALL STRs MUST BE RENTALS OF LESS THAN 30 DAYS, AND THE PERSONS OPERATING THE BUSINESS NEED TO BE DOING SO FROM THEIR PRIMARY RESIDENCE.	TBD	Discuss at 6/22 joint PC/CC work session	5/9	Email	Kate	Finn	
477		Short-Term Rentals	ONE DOESN'T BUY INTO A RESIDENTIAL NEIGHBORHOOD TO BE LIVING NEXT DOOR TO THE HOSPITALITY INDUSTRY, WITH THE CONSTANT TURNOVER OF TRAVELERS WHO HAVE NO VESTED INTEREST IN THE NEIGHBORHOOD, AND ARE ACCOUNTABLE TO NO ONE LOCALLY.	TBD	Discuss at 6/22 joint PC/CC work session	5/9	Email	Kate	Finn	
478		Short-Term Rentals	Below is an e-mail sent from Kathy Carsow to the EDC on May 4th, enclosed with permission, as a more precise and detailed background summary of the issue. (See Carsow comments for full text of enclosed letter.)	TBD	Discuss at 6/22 joint PC/CC work session	5/9	Email	Kate	Finn	
479	21.50	Short-Term Rentals	Thanks for the opportunity to comment. Of course mine revolves around the short term rental items. I have young (20-30 year old) nieces and nephews who are Homer residents who would love to actually build or purchase a STR in the future as it's a great way to be part of the community and allow maximum flexibility to their purchase. (Actually a great way to be able to remain in homer!! - hence the reason for my comments!)	TBD	Discuss at 6/22 joint PC/CC work session	5/10	Email	Marc	Freund	
480	21.50	Short-Term Rentals	1) Bottom line is that regulation of STRs does not help lower income housing availability or supply. Data actually points to quite the opposite. You will notice that any successes of policies even in Alaska do not reference facts or any studies. This is due to the fact that the data tells the opposite story. Regulation of STRs does not improve affordability and only decreases tourism and increases hotel prices. (see references below)	TBD	Discuss at 6/22 joint PC/CC work session	5/10	Email	Marc	Freund	

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481	21.50	Short-Term Rentals	2) Regulation is highly unpopular in Homer. I ran an AI agent to analyze all homer resident public 1000+ comments in past 3 years across all platforms such as facebook, reddit, nextdoor and homer news polls and peninsula forums. Here are the results based on actual users: <ul style="list-style-type: none"> • Oppose STR regulation: 70%-73% of users • Support STR regulation: 20%-22% of users • Neutral: 7%-13% of users (Feel free to run an AI agent analysis as well to support these facts)	TBD	Discuss at 6/22 joint PC/CC work session	5/10	Email	Marc	Freund	
482	21.50	Short-Term Rentals	Happy to discuss further! (I do support a bed tax to help out some of our budget shortfalls but not support regulation on who or which properties can be STRs)	TBD	Discuss at 6/22 joint PC/CC work session	5/10	Email	Marc	Freund	
483	21.50	Short-Term Rentals	Here are some actual studies on the impacts and not political statements of "oh regulation worked great!" NASTRA 2026 Policy Study — "Short-Term Rental Regulations: Principles, Pitfalls and Practical Reforms" Key finding: After reviewing a decade of data, the study concludes that STRs are not a meaningful driver of housing unaffordability. New York City Case Study — 80-90% Reduction in STRs, No Housing Relief: After NYC's strict 2023-2024 STR crackdown: Legal STR listings fell 80-90%. Vacancy rates did not improve. Rents continued rising year-over-year. Hotel prices spiked, harming tourism competitiveness. "STR bans don't free up housing — they just hurt tourism." Harvard Business Review (2024) "What Does Banning Short-Term Rentals Really Accomplish?" Housing costs are driven far more by building restrictions, zoning, and supply constraints. Bans are a poor solution to housing affordability.	TBD	Discuss at 6/22 joint PC/CC work session	5/10	Email	Marc	Freund	
484	21.50	Short-Term Rentals	Of course what drives housing prices is mostly market building prices, fuel, cost of labor and supply of land, etc. (ask any builder what drives their pricing and none would say "because out of state investors snapping them up and making them to STRs"). It's a fun scenario but it isn't the cause. So obviously from a facts perspective- the data shows that regulation in a place like Homer does not improve market conditions for lower income housing availability.	TBD	Discuss at 6/22 joint PC/CC work session	5/10	Email	Marc	Freund	
485	21.50.030	Short-Term Rentals	I would suggest changes to 21.50.030 (short term rentals)	TBD	Discuss at 6/22 joint PC/CC work session	5/12	Email	Jessica	Hadley	
486	21.50.030	Short-Term Rentals	Subsection B allows for too broad of powers via resolution of city council without guidance of standards, justifications or data.	TBD	Discuss at 6/22 joint PC/CC work session	5/12	Email	Jessica	Hadley	

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487	21.50.0 30	Short-Term Rentals	If the objective of the code is to ensure transparency, this section should not be included at this time. Across nearly all peer cities - it is not typical to leave broad future authority to changing or establishing caps without objective standards.	TBD	Discuss at 6/22 joint PC/CC work session	5/12	Email	Jessica	Hadley	
488	21.50.0 30	Short-Term Rentals	Code standards like this are ment to provide solid permitted uses and objective criteria. However this language is vague and creates unpredictable property rights (the exact reason for building codes). Essentially layering in a "gotcha" for a specific type of property usage.	TBD	Discuss at 6/22 joint PC/CC work session	5/12	Email	Jessica	Hadley	
489	21.50.0 30	Short-Term Rentals	Does the council have rights to establish caps on all other property types via resolution as well? This ability circumvents all code language and decreases the value of a building code in general.	TBD	Discuss at 6/22 joint PC/CC work session	5/12	Email	Jessica	Hadley	
490	21.50.0 30	Short-Term Rentals	Thanks and let's please consider following the standard of other Alaska communities and first focus on collecting data, registration and enabling understanding impacts rather than broad authority of the council.	TBD	Discuss at 6/22 joint PC/CC work session	5/12	Email	Jessica	Hadley	
491	21.50	Short-Term Rentals	I wanted reach out regarding the proposed short term rental regulation.	TBD	Discuss at 6/22 joint PC/CC work session	5/9	Email	Joe	Hoanin	
492	21.50	Short-Term Rentals	I don't have a vested interest in the short term rental market but I am unclear on the purpose of creating a permitting process for these rentals.	TBD	Discuss at 6/22 joint PC/CC work session	5/9	Email	Joe	Hoanin	
493	21.50	Short-Term Rentals	At this time I'd be inclined to vote no on Title 21.	TBD	Discuss at 6/22 joint PC/CC work session	5/9	Email	Joe	Hoanin	
494	21.50	Short-Term Rentals	I appreciate the effort the City is putting into updating Title 21 and addressing housing concerns. This is an important issue for our community.	TBD	Discuss at 6/22 joint PC/CC work session	4/30	Comment Form	David	Mastolier	
495	21.50	Short-Term Rentals	As both a long-term and short-term rental owner and a local real estate investor, I would like to offer a practical perspective from someone actively operating within this market.	TBD	Discuss at 6/22 joint PC/CC work session	4/30	Comment Form	David	Mastolier	
496	21.50	Short-Term Rentals	I would ask that the City carefully consider how short-term rentals are treated within the Table of Allowed Uses by Zoning District and within residential zones such as RR (21.19), NF (21.20), and UR (21.21).	TBD	Discuss at 6/22 joint PC/CC work session	4/30	Comment Form	David	Mastolier	
497	21.50	Short-Term Rentals	There is a common assumption that STRs are a primary driver of housing affordability challenges. However, available data and local experience suggest that Homer's housing market is influenced by broader economic factors, not solely STR activity.	TBD	Discuss at 6/22 joint PC/CC work session	4/30	Comment Form	David	Mastolier	
498	21.50	Short-Term Rentals	I would also encourage caution in placing STRs into a Conditional Use Permit framework (21.09), as this can create uncertainty and additional cost for local property owners without clearly addressing housing supply.	TBD	Discuss at 6/22 joint PC/CC work session	4/30	Comment Form	David	Mastolier	
499	21.50	Short-Term Rentals	In a seasonal economy like Homer, STRs are one of the tools that allow residents to remain financially viable. Many local residents rely on this flexibility to make property ownership work.	TBD	Discuss at 6/22 joint PC/CC work session	4/30	Comment Form	David	Mastolier	

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500	21.50	Short-Term Rentals	Homer residents are resilient and creative, and STRs are part of that reality. Limiting or overburdening them risks removing an important income tool without clearly solving the underlying issue.	TBD	Discuss at 6/22 joint PC/CC work session	4/30	Comment Form	David	Mastolier	
501	21.50	Short-Term Rentals	I would encourage the City to focus on solutions that increase overall housing supply—such as allowing flexibility in development standards and supporting additional housing types—rather than placing disproportionate restrictions on STRs within residential zones.	TBD	Discuss at 6/22 joint PC/CC work session	4/30	Comment Form	David	Mastolier	
502	21.50	Short-Term Rentals	My name is Maranatha McCarter, and I'm a Homer resident, mom, small business owner, and the owner of Host Alaska Vacation Rental Management. I wanted to share some thoughts regarding the discussion around regulating short-term rentals in Homer.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
503	21.50	Short-Term Rentals	First, I completely understand that housing concerns in Homer are real and emotional. We all want Homer to remain a place where local families can live, work, and thrive. Homer matters deeply to me because this is where my family is raising our children and building our life.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
504	21.50	Short-Term Rentals	That being said, after listening to the recent planning meeting discussions, I was honestly surprised by what felt like a major misunderstanding of how the short-term rental market in Homer actually works.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
505	21.50	Short-Term Rentals	There seemed to be a perception that large corporations or outside investors are coming into Homer and buying up neighborhoods strictly for vacation rentals. From my experience working directly in this industry every day, that really is not the reality for most short-term rentals here.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
506	21.50	Short-Term Rentals	If the City took time to speak directly with the local property managers already operating in Homer, I think they would find that the majority of these homes are owned either by locals or by people who have a real connection to Homer — people who grew up here, have family here, spend summers here, or hope to eventually move or retire here themselves.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
507	21.50	Short-Term Rentals	A lot of these owners keep these homes because they personally want to continue coming back to Homer. Most would not simply turn them into long-term rentals if more STR restrictions were put into place, because that would completely defeat the reason they own the property in the first place.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	

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508	21.50	Short-Term Rentals	It also feels like some of the frustration directed toward short-term rentals is really tied to the huge housing pressure that happens every summer when our town suddenly fills up with seasonal workers and people desperately looking for 3-4 month housing all over social media and our local Facebook groups. But realistically, many of the homes currently being used as vacation rentals would never have been available as year-round workforce housing to begin with.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
509	21.50	Short-Term Rentals	Another thing that stood out to me during the meeting was the concern that short-term rentals are unmonitored or that neighborhood problems are not being handled. I really don't think there was much understanding of how dependent this business is on guest reviews and responsiveness.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
510	21.50	Short-Term Rentals	Most short-term rentals are booked almost entirely through platforms like Airbnb and VRBO, where reviews are everything. One bad review can seriously hurt a listing and impact future bookings. Because of that, owners and managers have a huge incentive to respond quickly to problems, keep properties maintained, and make sure guests are respectful neighbors.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
511	21.50	Short-Term Rentals	The reality is that vacation rentals cannot successfully operate without someone actively involved and available. Whether it's the owner, a property manager, a cleaner, or a local contact person, there has to be someone responding to issues quickly or the business simply won't survive.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
512	21.50	Short-Term Rentals	Every community should have standards, I support the nightly lodging tax and am not totally opposed to permitting itself. However in listening to the City Planning meeting it sounded very personally biased and not data driven. One of the members even talked in disdain about the tourists and wishing he could put them all out into a building on the Spit. He also mentioned tiny homes being unlivable. It seems his opinions are overriding factual data and are personal bias. I hope the City approaches this issue with accurate local information and a better understanding of how Homer's short-term rental community actually operates, rather than comparing us to large cities or even places like Hawaii where people come visit year round, and people WANT to live year round.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
513	21.50	Short-Term Rentals	In Homer, it takes a special person to live here through the winter all year round and we want to have a say in how we manage our own property since we tough it out and choose to invest in this community.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	

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514	21.50	Short-Term Rentals	Differently than the current narrative, most of us involved in this industry truly care about Homer and want to be good neighbors and positive contributors to the community. We hire excellent local cleaners, maintenance workers, window washers, managers, tour guides, all to show the rest of the world how magical Homer can be.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
515	21.50	Short-Term Rentals	I left a previous email for public comment. I would also like to add a narrative below of who my property owners actually are. I have more that I can add to this list and none of them are meeting the criteria that is driving the charge to regulate in hopes of cheaper housing/rents.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
516	21.50	Short-Term Rentals	My name is Maranatha, and I'm the owner of Host Alaska, a locally owned vacation rental management company based in Homer. I'm also a mom of five young kids, all under the age of 11.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
517	21.50	Short-Term Rentals	Managing vacation homes in Homer has given me the unique opportunity to build a business that aligns with the natural rhythm of our seasons. Because much of our work is concentrated during the busy summer months, I've been able to be present with my family in meaningful ways—including homeschooling my kids for a few years before recently transitioning them into public school.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
518	21.50	Short-Term Rentals	I truly love what I do. I have the opportunity to help guests plan their trips to Homer—often once-in-a-lifetime or bucket-list vacations—and to play a small part in creating meaningful family experiences and lasting memories. Sharing the beauty of Homer with those seeing it for the first time is something that never gets old.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
519	21.50	Short-Term Rentals	In Homer, short-term rentals are not primarily owned by large outside corporations or investors buying up land. In most cases, they are owned by local residents—families who live here, work here, and are part of this community. These are people who are trying to responsibly use their properties to supplement their income, especially in a seasonal economy like ours.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
520	21.50	Short-Term Rentals	For many, short-term rentals help cover mortgages, offset the high cost of living, and allow them to continue living in Homer long-term. In some cases, they make it possible for families to stay here rather than relocate.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
521	21.50	Short-Term Rentals	Additionally, these rentals directly support our local economy. Guests who stay in these homes are visiting our restaurants, booking fishing charters, shopping locally, and experiencing everything Homer has to offer. This creates a ripple effect that benefits many small businesses across town.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
522	21.50	Short-Term Rentals	And importantly, all of the owners I work with are properly registered with the borough. They collect and pay lodging taxes and fees on every single nightly rental, contributing meaningful revenue back into our local community.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	

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523	21.50	Short-Term Rentals	I'd also like to share real examples of who short-term rental owners are in our community.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
524	21.50	Short-Term Rentals	One of the homeowners I work with is a single grandmother who lives here in Homer full-time and works at our local hospital. Her two daughters also live here in town, and her goal is to be able to retire early so she can help raise her grandchildren and be present in their lives.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
525	21.50	Short-Term Rentals	During the summer months, she temporarily moves in with her daughters. This allows her to both support her family and make her home available as a short-term rental during the peak visitor season. The income she earns during that time helps supplement her earnings and move her closer to being able to retire and remain here in Homer long-term.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
526	21.50	Short-Term Rentals	Another example is a family who has operated a successful local business in Homer for over 20 years. They are deeply rooted in this community and contribute significantly to our local economy.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
527	21.50	Short-Term Rentals	They own a small cottage near their business, which they use throughout much of the year to support their operations. Each season, their parents return to Homer and spend countless hours helping prepare for the busy summer months—especially in a business centered around outdoor supplies, gardening, and plants. That cottage provides a place for their parents to stay while they contribute to getting the business ready for the influx of visitors.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
528	21.50	Short-Term Rentals	Because of this ongoing use, the home isn't suitable as a traditional long-term rental. It plays an important role in supporting both their family and their business.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
529	21.50	Short-Term Rentals	During the summer, when their needs shift, they make that same cottage available as a short-term rental. This allows them to supplement their income while also offering visitors a unique, locally connected experience.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
530	21.50	Short-Term Rentals	A third example is a well-known local couple who both hold important positions at South Peninsula Hospital. They have seven children and have spent years building their life here in Homer.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
531	21.50	Short-Term Rentals	After their youngest child left home, they decided to downsize and placed their larger home on the market. They initially tried to find long-term renters, but due to the size and cost of the home, they were unable to do so. For the past three years, while the home has remained on the market, they have used it as a short-term rental during the summer months to help cover the mortgage and maintain the property.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	

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532	21.50	Short-Term Rentals	That home has been listed this entire time and has not yet sold. The ability to offset their mortgage through short-term rental income has allowed them to hold onto that investment and remain financially stable during that transition.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
533	21.50	Short-Term Rentals	They have no intention of leaving Homer. Most of their children still live here, and they are deeply invested in this community.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
534	21.50	Short-Term Rentals	Another owner I work with was born and raised in Homer, and his family's roots here go back generations, including grandparents who homesteaded in this area. Due to his work, he is often required to live outside of Homer, but he returns regularly to be with his family and stay connected to the community.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
535	21.50	Short-Term Rentals	He invested in a home here so he would always have a place to return to. He rents one unit as a long-term rental, contributing to housing in that way, and uses the other unit as a short-term rental. This flexibility allows him to manage around his work schedule while still being able to come home and use the space when he is in town. This enables him to maintain his connection to Homer and continue investing in the community despite having to work elsewhere.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
536	21.50	Short-Term Rentals	I also work with a couple of families who first came to Homer as visitors years ago and have long hoped to make it their full-time home. Because of current family and job commitments, they aren't able to relocate permanently yet.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
537	21.50	Short-Term Rentals	Instead, they return year after year—often multiple times a year—and have chosen to invest in homes here so they have a place to stay and a long-term connection to the community. They consider Homer a true gem and are deeply invested in its future. Short-term rentals allow them to offset the cost of ownership while they work toward the possibility of eventually living here full-time. In many ways, these are future residents—people who are already investing in Homer, supporting the local economy, and building meaningful ties to this community.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
538	21.50	Short-Term Rentals	Lastly, I work with a couple who have been coming to Homer for years, bringing friends and family to experience what they believe is some of the most beautiful scenery in the world. They purchased a home here with the intention of visiting regularly and sharing that experience with others.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
539	21.50	Short-Term Rentals	Unexpectedly, their primary residence in Texas was lost to a fire. As a result, their Homer home has temporarily become their primary residence, even though their jobs, family commitments, and daily lives remain in Texas.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	

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540	21.50	Short-Term Rentals	Short-term rentals have given them the ability to offset the financial burden of rebuilding their home, while still holding onto their long-term dream of eventually living in Homer. It also allows them to continue sharing their home with others who want to experience Alaska, just as they have for years.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Maranatha	McCarter	
541	21.50.030	Short-Term Rentals	Seems to be lots of confusion out there but wanted to make sure I request a specific redline change to section 21.50.030	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Tom	Miller	
542	21.50.030	Short-Term Rentals	Subsection (B) contains too broad of language. This language allows for sweetheart deals and introduces ambiguity into the code rather than specific reasons or benchmarks on how this code should be applied.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Tom	Miller	
543	21.50.030	Short-Term Rentals	Action suggested: redline: 21.50.030 (B) "where the city may establish or modify a limit...." I would suggest replacement of: "the city may establish a registration process for purposes of taxation and tracking short term rentals"	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Tom	Miller	
544	21.50.030	Short-Term Rentals	In the future, if issues arise, these can be addressed via study to establish limits and processes to determine what best benchmarks, metrics or standards would be used to determine limits to be included this into the actual code.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Tom	Miller	
545	21.50.030	Short-Term Rentals	Here are some reasons this section (B) should be redlined: <ul style="list-style-type: none"> • The proposed STR permitting, occupancy, parking, and nuisance rules already give the City strong tools to regulate impacts objectively. • A future STR cap is arbitrary because it is not directly tied to measurable impacts such as parking, fire safety, noise, infrastructure, or density. • Best-practice land use regulation focuses on objective operational standards and enforcement, not allowing small governing bodies wide latitude for policy changes by establishing arbitrary limits without a formal data driven process which is indicated in the code. • Allowing future caps "by resolution" creates uncertainty for homeowners, lenders, and future home owners because the rules could change without a formal code amendment process. • Caps often favor existing operators while preventing future local home buyers with the same opportunity. • If future restrictions are ever considered necessary, they should require clear data, formal findings, and a full public ordinance process — not discretionary future caps set by the whims of a few folks. 	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Tom	Miller	
546	21.50.030	Short-Term Rentals	Thanks again for the opportunity. I'm not against taxation of STRs but this current code item is too broad in my opinion and grants too much latitude. (Which really distracts from the effectiveness and rigor of the code)	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Tom	Miller	

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	Sec.	Topic			(If no change or TBD)	Date	Format	First Name	Last Name	Organization
547	21.50	Short-Term Rentals	Short term rentals (Chapter 21.50): update the language in current Title 21 from "bed and breakfast" to include the term "short term rental". This will insure that "bed and breakfast/short term rental" are being operated on the premises of the owner/operator's primary residence.	TBD	Discuss at 6/22 joint PC/CC work session	4/28	Email	Karen	Murdock	
548	21.50	Short-Term Rentals	Short term rentals/b&b's that operate in urban residential, rural residential or neighborhood flex zones occur only in residences that the owner or operator declares as their primary residence. Primary residence as defined by Permanent Fund Dividend eligibility.	TBD	Discuss at 6/22 joint PC/CC work session	4/28	Email	Karen	Murdock	
549	21.50	Short-Term Rentals	Define short term rentals/b&b's as rentals are those that are less than 30 days.	TBD	Discuss at 6/22 joint PC/CC work session	4/28	Email	Karen	Murdock	
550	21.50	Short-Term Rentals	Existing short term rentals/b&b's that are owned by absentee landlords/landladies are grandfathered in; however, this STR grandfathered rights are not transferrable.	TBD	Discuss at 6/22 joint PC/CC work session	4/28	Email	Karen	Murdock	
551	21.50	Short-Term Rentals	Neighborhoods build community. STRs and their transient hotel business do not offer stability to a neighborhood. The community response to the Comprehensive Plan survey question "what three things do you value most about living in Homer" was the community, small town feel, family and friends. These attributes are components of a neighborhood. STRs do not enhance neighborhoods.	TBD	Discuss at 6/22 joint PC/CC work session	4/28	Email	Karen	Murdock	
552	21.50	Short-Term Rentals	One of the identified challenges in the Comprehensive Plan was lack of affordable housing. Again, STRs greatly impact the availability and cost of long term rentals.	TBD	Discuss at 6/22 joint PC/CC work session	4/28	Email	Karen	Murdock	
553	21.50	Short-Term Rentals	Just wanted to make a comment to express full objection to regulations of short term rentals. I don't have any but these are not driving up housing costs in our community and there is actually zero evidence that those two are related.	TBD	Discuss at 6/22 joint PC/CC work session	5/10	Email	Ben	Newton	
554	21.50	Short-Term Rentals	Feel free to tax em along with hotels but we shouldnt tell people how many days they can rent their property - 3 or 30 days or 3 years! (And certainly not which properties are grandfathered in or sweetheart deals of who's get approved, etc)	TBD	Discuss at 6/22 joint PC/CC work session	5/10	Email	Ben	Newton	
555	21.50	Short-Term Rentals	I understand peoples frustration with housing costs but that isn't the answer. By the way - I live down the street to a Airbnb and it's fine! Would much rather have that than my full time neighbor with a barking dog!	TBD	Discuss at 6/22 joint PC/CC work session	5/10	Email	Ben	Newton	
556	21.50	Short-Term Rentals	I am opposed to big box stores, data centers in sensitive dwindling habitat, and excessive short-term rentals that price out locals.	TBD	Discuss at 6/22 joint PC/CC work session	5/1	Email	Dolly	Peach	
557	21.50	Short-Term Rentals	The proposed Short-Term Rental (STR) section in Chapter 21.50 should be removed from Title 21 in its entirety.	TBD	Discuss at 6/22 joint PC/CC work session	5/1	Comment Form	Brian	Reid	

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558	21.50	Short-Term Rentals	This section represents a clear departure from how the rest of the zoning code is structured and applied. Title 21 regulates land use based on use and measurable impacts—things like size, density, traffic, and compatibility—not on the duration of occupancy. The stated purpose of the zoning code is to enhance the public health, safety and welfare through land use regulations, including to regulate and restrict the location and use of buildings, structures and land and to address impacts such as congestion and density (Homer City Code 21.01.030).	TBD	Discuss at 6/22 joint PC/CC work session	5/1	Comment Form	Brian	Reid	
559	21.50	Short-Term Rentals	By contrast, Chapter 21.50 states that its purpose is to establish rules, regulations, and limitations on short-term rentals. This is a fundamentally different approach. It targets a specific activity for limitation rather than identifying and regulating a land use impact.	TBD	Discuss at 6/22 joint PC/CC work session	5/1	Comment Form	Brian	Reid	
560	21.50	Short-Term Rentals	A dwelling unit is defined as a structure with independent living facilities including provisions for sleeping, cooking and sanitation (Homer City Code 21.02). That definition does not change based on whether someone stays 30 days or 31 days. In practical terms, the use is identical—people enter the home, prepare meals, bathe, and sleep. There is no meaningful land use distinction created by a one-day difference in duration of stay.	TBD	Discuss at 6/22 joint PC/CC work session	5/1	Comment Form	Brian	Reid	
561	21.50	Short-Term Rentals	The STR provisions therefore regulate what is already a lawful residential use—occupancy—without identifying a distinct or measurable impact that justifies separate treatment. Nowhere else in Title 21 is a residential use singled out and regulated in this manner. Where the code does regulate specific uses, it does so to mitigate clearly identified impacts—for example, drive-through standards are intended to reduce the negative impacts they may create (Homer City Code 21.40.010). That is not the case here.	TBD	Discuss at 6/22 joint PC/CC work session	5/1	Comment Form	Brian	Reid	
562	21.50	Short-Term Rentals	If short-term rentals create impacts, those impacts should be clearly identified and supported with measurable evidence. Title 21 already contains tools to address real issues—noise, traffic, nuisance, and site design—and those standards apply to any property creating a problem, regardless of who occupies it or for how long. Regulation should follow demonstrated impacts, not assumptions tied to duration of stay.	TBD	Discuss at 6/22 joint PC/CC work session	5/1	Comment Form	Brian	Reid	
563	21.50	Short-Term Rentals	In addition, the STR section introduces further inconsistency into an already fragmented set of lodging-related definitions. Uses such as rooming houses and bed and breakfasts are defined separately (Homer City Code 21.02), but are not clearly integrated with one another. Adding a distinct STR category increases ambiguity, creates overlapping classifications, and invites inconsistent interpretation and enforcement.	TBD	Discuss at 6/22 joint PC/CC work session	5/1	Comment Form	Brian	Reid	

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564	21.50	Short-Term Rentals	Finally, adoption of STR regulations within Title 21 at this time is premature. The City Council has already directed the Economic Development Committee to study short-term rentals and provide recommendations. Advancing regulatory language in the zoning code prior to completion of that work bypasses that process and introduces policy without the benefit of analysis.	TBD	Discuss at 6/22 joint PC/CC work session	5/1	Comment Form	Brian	Reid	
565	21.50	Short-Term Rentals	Title 21 is built around regulating land use impacts—not limiting lawful activities based on how they are perceived. Chapter 21.50 departs from that foundation by targeting a specific form of residential occupancy based solely on duration of stay, without demonstrated justification.	TBD	Discuss at 6/22 joint PC/CC work session	5/1	Comment Form	Brian	Reid	
566	21.50	Short-Term Rentals	If regulation is to be considered, it should be done deliberately, transparently, and based on evidence—not introduced indirectly through a structural change to the zoning code.	TBD	Discuss at 6/22 joint PC/CC work session	5/1	Comment Form	Brian	Reid	
567	21.50	Short-Term Rentals	For these reasons, Chapter 21.50 should be removed and addressed, if necessary, following completion of the current study process.	TBD	Discuss at 6/22 joint PC/CC work session	5/1	Comment Form	Brian	Reid	
568		Short-Term Rentals	Public Comment – Title 21 (Short-Term Rentals) The proposed Short-Term Rental (STR) section in Chapter 21.50 should be removed from Title 21 in its entirety. This section represents a clear departure from how the rest of the zoning code is structured and applied. Title 21 regulates land use based on use and measurable impacts—things like size, density, traffic, and compatibility—not on the duration of occupancy. The stated purpose of the zoning code is to “enhance the public health, safety and welfare through land use regulations,” including to “regulate and restrict the location and use of buildings, structures and land” and to address impacts such as congestion and density (Homer City Code 21.01.030).	TBD	Discuss at 6/22 joint PC/CC work session	4/1	Comment Form	Miyun	Stogsdill	
569		Short-Term Rentals	By contrast, Chapter 21.50 states that its purpose is to “establish rules, regulations, and limitations” on short-term rentals. This is a fundamentally different approach. It targets a specific activity for limitation rather than identifying and regulating a land use impact. A “dwelling unit” is defined as a structure with “independent living facilities including provisions for sleeping, cooking and sanitation” (Homer City Code 21.02). That definition does not change based on whether someone stays 30 days or 31 days. In practical terms, the use is identical—people enter the home, prepare meals, bathe, and sleep. There is no meaningful land use distinction created by a one-day difference in duration of stay.	TBD	Discuss at 6/22 joint PC/CC work session	4/1	Comment Form	Miyun	Stogsdill	

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570		Short-Term Rentals	The STR provisions therefore regulate what is already a lawful residential use—occupancy—without identifying a distinct or measurable impact that justifies separate treatment. Nowhere else in Title 21 is a residential use singled out and regulated in this manner. Where the code does regulate specific uses, it does so to mitigate clearly identified impacts—for example, drive-through standards are intended to “ reduce the negative impacts they may create” (Homer City Code 21.40.010). That is not the case here. If short-term rentals create impacts, those impacts should be clearly identified and supported with measurable evidence. Title 21 already contains tools to address real issues—noise, traffic, nuisance, and site design—and those standards apply to any property creating a problem, regardless of who occupies it or for how long. Regulation should follow demonstrated impacts, not assumptions tied to duration of stay.	TBD	Discuss at 6/22 joint PC/CC work session	4/1	Comment Form	Miyun	Stogsdill	
571		Short-Term Rentals	In addition, the STR section introduces further inconsistency into an already fragmented set of lodging-related definitions. Uses such as rooming houses and bed and breakfasts are defined separately (Homer City Code 21.02), but are not clearly integrated with one another. Adding a distinct STR category increases ambiguity, creates overlapping classifications, and invites inconsistent interpretation and enforcement.	TBD	Discuss at 6/22 joint PC/CC work session	4/1	Comment Form	Miyun	Stogsdill	
572		Short-Term Rentals	Finally, adoption of STR regulations within Title 21 at this time is premature. The City Council has already directed the Economic Development Committee to study short-term rentals and provide recommendations. Advancing regulatory language in the zoning code prior to completion of that work bypasses that process and introduces policy without the benefit of analysis. Title 21 is built around regulating land use impacts—not limiting lawful activities based on how they are perceived. Chapter 21.50 departs from that foundation by targeting a specific form of residential occupancy based solely on duration of stay, without demonstrated justification.	TBD	Discuss at 6/22 joint PC/CC work session	4/1	Comment Form	Miyun	Stogsdill	
573		Short-Term Rentals	If regulation is to be considered, it should be done deliberately, transparently, and based on evidence—not introduced indirectly through a structural change to the zoning code. For these reasons, Chapter 21.50 should be removed and addressed, if necessary, following completion of the current study process.	TBD	Discuss at 6/22 joint PC/CC work session	4/1	Comment Form	Miyun	Stogsdill	

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574		Short-Term Rentals	I am a resident of Anchorage, and I own residential property within the City of Homer. I submit these comments, as I do not believe that restricting homeowner autonomy is an effective or appropriate response to Alaska's short-term rental challenges. The housing shortage is not driven solely by short-term rentals, it is also driven by the fact that the average home is no longer attainable. Home sizes have increased significantly over the past several decades, while the construction of modest, affordable housing has not kept pace. The City's focus should not be on regulating homeowners, but rather on encouraging the development of smaller, more attainable housing options that meet the needs of everyday residents.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Stacey	Stone	
575		Short-Term Rentals	The proposed approach moves in the opposite direction. Imposing additional licensing requirements, annual renewals, inspections, and potential caps on use will only expand bureaucracy, increase costs, and create unnecessary barriers for homeowners. These measures do little to address the root causes of housing shortages and instead shift the burden onto individuals who are not the source of the problem. A more effective and sustainable approach would be to develop economic incentives and innovative solutions, such as those that encourage employers to help provide or secure housing for their workforce. The definition of "short-term rental" as drafted is particularly concerning. It is overly broad and conflates fundamentally different types of activity, from occasional home sharing to full-scale commercial lodging, treating them as though they warrant the same level of regulation. This is clear government overreach. Rather than targeting actual impacts, the proposal creates a sweeping regulatory framework that captures nearly all forms of short-term use, regardless of scale, frequency, or effect on the housing market.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Stacey	Stone	

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576		Short-Term Rentals	Compounding this concern is the absence of any meaningful distinction between owner-occupied and investor-operated properties, as well as the failure to account for long-standing Alaskan practices such as seasonal or “snowbird” use. I am also interested to know whether the City has conducted any analysis to determine how many short-term rental properties would realistically enter the long-term rental market if restricted. Without that data, it is difficult to conclude that regulating short-term rentals will meaningfully increase housing supply. This particularly given the fact long-term rentals come with significantly greater obligations and risks for property owners, including maintenance responsibilities, tenant-related issues, and the potential for costly and time-consuming legal processes such as eviction. Short-term rentals, by contrast, are typically more flexible and involve fewer long-term complications.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Stacey	Stone	
577		Short-Term Rentals	In my own situation, my husband resides in Homer and I reside in Anchorage. We maintain a home in Homer that is currently used by friends and family while we are away. If in the future we were to engage in occasional short-term rental use while we are not present, this action does not remove housing from the long-term market, it simply makes more efficient use of an existing home and adds to available housing. Policies that fail to recognize these realities risk discouraging reasonable, low-impact uses while missing the larger structural issues.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Stacey	Stone	
578		Short-Term Rentals	It is encouraging that the City is exploring more meaningful housing solutions, such as expanding zoning flexibility and incorporating innovative options like tiny homes. These efforts directly address housing supply and should be the priority. However, creating an entirely new regulatory regime for short-term rentals, complete with permitting, inspections, and ongoing administrative oversight, adds cost and complexity without proven benefit. This approach risks burdening both homeowners and taxpayers while attempting to regulate a problem in an untested, overly broad, and inefficient manner.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Stacey	Stone	

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579		Short-Term Rentals	I saw a "Hosts of Homer" post about the STR rules. I'm in favor of these changes. They posed a few questions, and here are my responses: How could these regulations impact property owners, their livelihoods, their cleaners, managers, businesses reliant on their guest's business, overall affects to tourism, loss of sales tax revenue, jobs, workforce flexibility, housing investment when there's uncertainty on how the city may regulate moving forward ? response: The regulations will probably not effect those owners very much, and sales tax revenue won't change much either. There is uncertainty whether residents will be able to afford to live here at all, which is a much more important concern. Invest in residents, not visitors. I note "Hosts of Homer" only asked questions, without making any claims to know any answers. Sounds like paranoia instead of reasoned policy claims.	TBD	Discuss at 6/22 joint PC/CC work session	4/1	Comment Form	Paul	Vela	
580		Short-Term Rentals	Should major STR regulations move forward before the economic and social impacts are fully studied and presented publicly? response: Yes, we know enough to move forward. Proposing impossible studies is just a tactic to avoid some simple regulations. If they don't work, rules can always change later.	TBD	Discuss at 6/22 joint PC/CC work session	4/1	Comment Form	Paul	Vela	
581		Short-Term Rentals	Key Proposed Changes: STR defined as stays under 30 days? GREAT Mandatory city permit required ? FANTASTIC Annual permit renewals required ? YES PLEASE City gains authority to cap total STR permits ? LOVE IT " Use it or lose it" renewal requirement ? BRING IT ON Local caretaker/property manager registration required ? WHOOHOO STRs formally separated into their own regulated category ? MADE MY DAY	TBD	Discuss at 6/22 joint PC/CC work session	4/1	Comment Form	Paul	Vela	
582		Short-Term Rentals	Please do not pass this. We are taxed so High, as it is, here in Homer. My husband and I are trying to make a living in order to stay in this beautiful town. By increasing more regulations and higher taxes it will undoubtedly start making people wonder if it's even worth it to live in Homer.	TBD	Discuss at 6/22 joint PC/CC work session	5/9	Email	Tamara	Whitney	
583		Short-Term Rentals	Please remove the STR section from Title 21. Regulate impacts like noise and traffic but <u>not</u> length of stay. Wait for the EDC to finish its work analysis of them. Restricting or banning STRs will impact Homer socially and economically. STRs have made it possible for my family to own a home in Homer.	TBD	Discuss at 6/22 joint PC/CC work session	5/13	Comment Form	Earl	Bowersox	

#	Code		Comment	Recommended Action	Project Team Recommendation					
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584		Short-Term Rentals	Please remove the STR section from Title 21. Please wait for the Economic Development Committee to finish its work analysis of how restricting or banning STRs will impact Homer socially and economically.	TBD	Discuss at 6/22 joint PC/CC work session	5/13	Comment Form	Erin	Bowersox	
585		Short-Term Rentals	I am writing as a Homer resident and concerned citizen for those of our neighbors that invest locally, but plainly, share my concerns about the renewed push for STR-specific taxes, registration fees, and regulations. My concerns are not simply philosophical. After reviewing the City's own 198-page proposed revision to Title 21 of the Homer City Code - the document that would govern these very regulations - I believe this policy direction is premature, internally inconsistent, and ultimately punitive to the Homer residents it claims to protect.	TBD	Discuss at 6/22 joint PC/CC work session	5/12	Email	Matthew	Bullard	
586		Short-Term Rentals	While I understand that taxes can be a useful tool to incentivize certain behaviors, we should ask ourselves: Why are we deciding to punish local investors, our friends and colleagues, rather than empower them to provide more supply? Instead of adding burdens on property owners who have already committed their well-earned capital to this community, the Council should direct that same energy toward supporting local builders and investors to create additional housing supply. A carrot works much better than a stick, and Homer's housing challenges are better solved by growing the pie rather than by penalizing those who are already invested in this town's future.	TBD	Discuss at 6/22 joint PC/CC work session	5/12	Email	Matthew	Bullard	
587	21.50.030	Short-Term Rentals	SHORT-TERM RENTALS ARE NOT LISTED IN ANY ZONING DISTRICT. Section 21.50.030(a) states that STRs 'may be located in any zoning district where dwelling units are a permitted or conditional use,' yet STRs appear in none of the individual district use tables (Chapters 21.19-21.29). Every comparable use - bed and breakfasts, rooming houses, hotels, motels, hostels - is explicitly enumerated district by district. STRs are not. Any fee or tax ordinance attached to a use that lacks proper district-level zoning authorization is legally vulnerable from the start.	TBD	Discuss at 6/22 joint PC/CC work session	5/12	Email	Matthew	Bullard	
588	21.02; 21.42	Short-Term Rentals	THE STR DEFINITION CREATES DOUBLE REGULATION FOR BED AND BREAKFASTS. The definition of 'Short-term rental' (§21.02) explicitly includes bed and breakfast establishments, yet B&Bs are separately regulated as home occupations under §21.42 with their own permit standards. Layering a new STR fee regime on top of the existing B&B framework subjects those operators to double regulation - a burden the code itself creates, not resolves.	TBD	Discuss at 6/22 joint PC/CC work session	5/12	Email	Matthew	Bullard	

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589	21.50.030	Short-Term Rentals	THE CODE ALREADY GIVES THE COUNCIL POWER TO CAP STRS WITHOUT NEW TAXES. Section 21.50.030(b) states that 'the city may establish or modify a limit on the number of short-term rental permits it allows within the municipal limits, as established by resolution of the city council.' If the goal is reducing STR pressure on housing stock, this provision accomplishes it directly - without a single new dollar of fees or taxes. Using both a permit cap and new taxes would penalize operators twice.	TBD	Discuss at 6/22 joint PC/CC work session	5/12	Email	Matthew	Bullard	
590	21.50.020	Short-Term Rentals	A MAJOR LOOPHOLE GOES UNADDRESSED. Section 21.50.020 explicitly exempts 'rental cabins' from the STR chapter entirely. Yet 'rental cabin' is nowhere defined in the definitions chapter (§21.02). Any operator can characterize their property as a rental cabin and sidestep the entire STR framework - including any new taxes or fees. The rules would fall hardest on compliant local owners while non-compliant operators walk away unaffected.	TBD	Discuss at 6/22 joint PC/CC work session	5/12	Email	Matthew	Bullard	
591	21.55.090	Short-Term Rentals	NO PARKING STANDARD EXISTS FOR STRS. The parking table in §21.55.090 assigns specific requirements for: bed and breakfast (2 + 1 per 2 guest rooms), rooming house (graduated by guest rooms), hotel/motel (1 per guest room), dormitory (1 per 2 beds), hostel (2 + 1 per 2 guest rooms). Short-term rentals are not listed. If the City cannot demonstrate a concrete infrastructure impact metric, a fee designed to recover infrastructure costs lacks the factual basis needed to withstand scrutiny.	TBD	Discuss at 6/22 joint PC/CC work session	5/12	Email	Matthew	Bullard	
592		Short-Term Rentals	Two significant market developments are about to reshape Homer's lodging and housing landscape: First, the Doyon Lighthouse Village hotel. The Planning Commission approved Doyon, Limited's conditional use permit (CUP 23-08) for the Lighthouse Village development on November 6, 2024. The project includes a 70-room hotel with a restaurant and conference space, plus condo units - a substantial addition of professionally managed lodging inventory aimed directly at the same visitor base that currently sustains Homer's STR market. With an estimated 326 STR units in Homer today, adding 70 dedicated hotel rooms to a relatively small market will measurably reduce per-unit STR occupancy and revenue.	TBD	Discuss at 6/22 joint PC/CC work session	5/12	Email	Matthew	Bullard	

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593		Short-Term Rentals	Second, South Peninsula Hospital is releasing long-term leases back into the local rental pool. SPH is the area's largest employer, with over 500 local employees, and has historically held a number of long-term residential leases for staff housing. As those leases wind down, a meaningful volume of housing supply will return to the long-term rental market - directly addressing the affordability and availability concerns that have driven much of the STR regulation conversation since Ordinance 23-61 (S). Together, these two changes do exactly what regulation is being asked to do: reduce pressure on the long-term housing market and rebalance Homer's lodging mix - without a single new ordinance.	TBD	Discuss at 6/22 joint PC/CC work session	5/12	Email	Matthew	Bullard	
594		Short-Term Rentals	Sitka offers the clearest cautionary tale. After its 2022 ordinance imposed a 180-day owner-occupancy requirement, a 6% dedicated bed tax on top of existing sales taxes, a permit sunset on sale, and a \$100 annual fee with full host-side tax remittance, the burden fell hardest on residents using STRs for supplemental income - exactly the group the policy claimed to protect. The Alaska Department of Labor continued to list Sitka as having the state's highest long-term rental vacancy rate, suggesting STR conversion was not the primary driver of the housing problem the regulation was designed to solve.	TBD	Discuss at 6/22 joint PC/CC work session	5/12	Email	Matthew	Bullard	
595		Short-Term Rentals	Anchorage's 12% room tax and Juneau's mandatory registration regime have similarly increased compliance costs for small operators without producing the housing relief promised at adoption. The pattern is consistent: rules and fees framed as targeting investors disproportionately hit retirees renting out a guesthouse, working families using an ADU for supplemental income, and homeowners using a portion of their property to offset Homer's high cost of living. Large hotel operators - like the incoming Doyon property - absorb compliance costs easily. A retired teacher renting a one-bedroom apartment over her garage cannot.	TBD	Discuss at 6/22 joint PC/CC work session	5/12	Email	Matthew	Bullard	
596		Short-Term Rentals	With respect, I ask the Council and Planning Commission to: Delay adoption of any new STR-specific taxes, registration fees, or owner-occupancy requirements for at least 18-24 months after the Doyon hotel opens and SPH has released all of its long-term rentals, so the Council can measure actual market impact on STR demand and long-term rental supply rather than legislate on projections. Distinguish in any future ordinance between owner-occupied/resident-operated STRs and non-resident investor-owned properties - but base that distinction on data collected after the Doyon and SPH changes work through the market. Engage directly with local STR owners, the Homer Chamber, and the Homer Bed and Breakfast Association before drafting new code.	TBD	Discuss at 6/22 joint PC/CC work session	5/12	Email	Matthew	Bullard	

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	Sec.	Topic			(If no change or TBD)	Date	Format	First Name	Last Name	Organization
597	21.02; 21.42	Short-Term Rentals	1. The STR Definition Absorbs Bed & Breakfasts — Creating Double Regulation. The STR definition explicitly states that STRs 'may include, but are not limited to... bed and breakfast establishments.' However, B&Bs are already separately regulated as home occupations under §21.42 (Home Occupations, p. ~143), with their own specific standards — operator must reside on-premises, maximum 5 bedrooms, food service rules. If the City then layers STR-specific taxes and fees on top of the STR permit, B&B operators would be subject to both the home occupation requirements and the new STR fee/permit regime. The code creates no exemption or clear hierarchy between the two. This double-regulation is legally vulnerable and inequitable.	TBD	Discuss at 6/22 joint PC/CC work session	5/12	Comment Form	Matthew	Bullard	
598	21.50.0 30	Short-Term Rentals	2. The Council Can Already Cap STR Numbers by Resolution — No New Tax Needed. §21.50.030(b), p. 156: 'The city may establish or modify a limit on the number of short-term rental permits it allows within the municipal limits, as established by resolution of the city council.' This is arguably the most powerful tool in the code — the Council can directly cap STR supply by simple resolution, without creating new taxes or fees at all. If the stated goal is reducing STR pressure on housing stock, this provision already accomplishes it. Adding taxes on top of a permit cap punishes operators twice: once by restricting supply, and again financially.	TBD	Discuss at 6/22 joint PC/CC work session	5/12	Comment Form	Matthew	Bullard	
599	21.19; 21.29	Short-Term Rentals	3. STRs Are Not Listed as Permitted or Conditional Uses in Any Individual Zoning District. Chapters 21.19 through 21.29 (all district use tables, pp. 68-100); §21.50.030(a), p. 156. The STR chapter says STRs 'may be located in any zoning district where dwelling units are a permitted or conditional use.' But STRs are not explicitly listed in any individual district's permitted or conditional use table. Meanwhile, rooming houses, bed and breakfasts, hotels, motels, and hostels are individually enumerated in each relevant district. This omission creates a regulatory gap — STRs exist in a kind of zoning limbo governed only by Chapter 21.50, not by district-level rules. Any new STR-specific fee or tax ordinance imposed at the district level would have no clear hook to attach to, and could be challenged as applied to a use that lacks proper zoning authorization in the underlying district.	TBD	Discuss at 6/22 joint PC/CC work session	5/12	Comment Form	Matthew	Bullard	

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600	21.55.090	Short-Term Rentals	4. No Dedicated Parking Standard Exists for STRs — But One Exists for Every Comparable Use. §21.55.090 Parking Table, p. ~172. The parking table assigns specific requirements for: bed and breakfast (2 + 1 per 2 guest rooms), rooming house (graduated by guest rooms), hotel/motel (1 per guest room), dormitory (1 per 2 beds), hostel (2 + 1 per 2 guest rooms). STRs are not listed. This means the City has no parking standard for STRs, which undermines any argument that STRs impose disproportionate infrastructure burdens justifying new fees. If the Council cannot demonstrate a concrete impact metric, a fee designed to recover infrastructure costs is legally harder to defend.	TBD	Discuss at 6/22 joint PC/CC work session	5/12	Comment Form	Matthew	Bullard	
601		Short-Term Rentals	Rentals for full time residents are expensive and competitive in spring because so many small homes are used as short term rentals. I am a landlord; I rent my units full time rental only. I have tenants for years, giving them stable, affordable homes. I think the 'airbnb' rentals are part of the problem. Please consider constraining the number of summer only rentals.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Laurene	DeVita	
602		Short-Term Rentals	It is very challenging to understand the changes to the zoning of areas between housing, light industrial etc. I think it is apparent to everyone that it is challenging to find any housing in Homer year-round. This is only complicated by the many units that become seasonal short-term rentals. I think housing areas need to remain zoned housing. That short-term rentals in these areas need to be run by people living on the site. I think the zoning codes need to cover limitations on absent owners investing in short-term rentals and B&B's removing housing from the market and changing the feelings of neighborhoods.	TBD	Discuss at 6/22 joint PC/CC work session	5/14	Email	Janet	Fink	
603		Short-Term Rentals	I have lived in Homer nearly 45 years and I want to first off thank the folks that work hard to keep Homer's small town charms and quaint artsy feel. As a fifth generation Alaskan who grew up in Homer, I am a small business owner who struggles to live here with our high prices while we all want steady, healthy growth and opportunity for all, I strongly oppose excessive regulation and policing of short term rentals (STRs) in Homer. In Homer, the overwhelming number of STR owners are not large corporations or wealthy investors. They are local families, retirees, and small business owners who are simply trying to survive in an increasingly difficult economy.	TBD	Discuss at 6/22 joint PC/CC work session	5/14	Comment Form	Elizabeth	G.	
604		Short-Term Rentals	Additional restrictions place an unfair burden on ordinary residents who are already struggling with rising costs, inflation, insurance, utilities, maintenance, and seasonal income fluctuations. Many families rely on STR income to help pay mortgages, property taxes, medical bills, and basic living expenses.	TBD	Discuss at 6/22 joint PC/CC work session	5/14	Comment Form	Elizabeth	G.	

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605		Short-Term Rentals	I also believe the current discussion lacks sufficient accurate data to justify sweeping restrictions. Before implementing policies that could deeply impact livelihoods, the city should ensure it has transparent, comprehensive, and objective information regarding actual housing impacts, tourism economics, occupancy rates, and community effects.	TBD	Discuss at 6/22 joint PC/CC work session	5/14	Comment Form	Elizabeth	G.	
606		Short-Term Rentals	Overregulation of STRs risks shutting down small local businesses and creating an environment where only large hotels and outside investors can survive. This ultimately removes opportunity from local residents and transfers economic power away from Homer families into the hands of larger commercial entities.	TBD	Discuss at 6/22 joint PC/CC work session	5/14	Comment Form	Elizabeth	G.	
607		Short-Term Rentals	STRs also contribute significantly to the unique character and charm of Homer. Visitors often choose Homer specifically because they can stay in locally owned cabins, cottages, guesthouses, dry cabins, apartments, and family operated rentals that reflect the authentic culture and hospitality of our community. Replacing these experiences with standardized hotel expansion would fundamentally change the spirit of Homer.	TBD	Discuss at 6/22 joint PC/CC work session	5/14	Comment Form	Elizabeth	G.	
608		Short-Term Rentals	Many STR owners take great pride in maintaining beautiful properties, welcoming guests, supporting tourism, and contributing to the local economy through taxes, maintenance jobs, cleaning services, restaurants, fishing charters, shops, and other local businesses.	TBD	Discuss at 6/22 joint PC/CC work session	5/14	Comment Form	Elizabeth	G.	
609		Short-Term Rentals	I encourage the city to pursue balanced and reasonable solutions expanding the job market creating more opportunity for healthy economic growth and expanding affordable housing rather than burdensome regulation that harms local residents, discourages entrepreneurship, and weakens the independent spirit that makes Homer special. Thank you for your consideration.	TBD	Discuss at 6/22 joint PC/CC work session	5/14	Comment Form	Elizabeth	G.	
610	21.51.100	Short-Term Rentals	I would like to propose that the language in HCC Title 21.51.100 be changed from 'bed and breakfast' to be 'short term rental' and that the City adopt what Seward has done to regulate these short term rentals (rentals less than 30 days). These really are businesses and need to be in area zoned for business or a special use permit obtained to ensure that someone is on site and not an absentee landlord where parties are likely to disturb neighbors.	TBD	Discuss at 6/22 joint PC/CC work session	5/14	Email	Karin	Holser	

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611		Short-Term Rentals	To the Members of the Homer Planning Commission and City Council, I am writing to share my public comment regarding the potential short-term rental (STR) regulations currently under consideration in the Title 21 zoning updates. I am currently purchasing my childhood home 2183 Skyline Dr (Parcel No. 171-391-02)—a log house built by my father almost 40 years ago. My goal is to preserve this property, which holds immense personal and sentimental value. However, the home currently requires substantial repairs, modernizations, and ongoing maintenance to remain viable. To fund these extensive renovations without sacrificing my family's personal use, my approach relies on being able to operate it as a short-term rental during the peak summer months.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Comment Form	Kendra	Busch	
612		Short-Term Rentals	Forcing a transition to a long-term framework introduces severe financial and operational roadblocks: Financial Strain: This regulation would essentially eliminate the property's ability to be self-sustaining and destroys the entire strategy that is allowing me to retain my childhood home. Phased Repairs: Short-term renting allows me to generate the necessary revenue to fund updates while keeping the home vacant between guest stays. I can freely complete major renovations in stages without a disruption in renters a long-term rental would create. Long-Term Renting: If restrictive STR regulations force me into a long-term rental model I will be forced to choose between desperately needed repairs or a renter. I cannot safely or ethically execute large-scale, structural repairs with a full-time resident in the home.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Comment Form	Kendra	Busch	
613		Short-Term Rentals	Preserving Personal Use: A STR model allows my family to retain personal use of the home. A long-term lease would eliminate this entirely. It would create a hardship in the ease of visiting, maintaining my home roots and force me to pay for accommodation when I do visit. Most friends and families I know, cannot comfortably accommodate a family of four with two small children and a dog. In addition, research compiled in the 2026 Homer Housing Report by the Kachemak Board of REALTORS confirms that targeting STRs will fail to solve municipal affordability issues while deeply hurting local property owners (pp. 1, 15): Negligible Market Improvements: Market impact modeling proves that even a complete total ban on STRs would only yield a minor 2.5% decrease in rentals costs and a minor 2% drop in home prices. In a moderate or partial regulatory scenario, the report explicitly states that the impacts on the housing market would be completely negligible (p. 13).	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Comment Form	Kendra	Busch	

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614		Short-Term Rentals	Broader Economic Realities: The data explicitly notes that Homer's real housing constraints stem from building costs and inflation, rather than a lack of supply driven by STRs (p. 15). Homer actually produces more new housing starts per capita than any other community in Alaska (p. 1). For me, the STR model is not a commercial enterprise driven by profit. It's a critical tool that allows me to balance retaining a sentimental family home, providing a service the community needs, funding property maintenance and ensuring family retention and use of local real estate. I urge the Planning Commission to craft a balanced policy. Please focus on clear operational standards and life-safety measures that elevate property standards rather than zoning prohibitions or caps. Thank you for your time, consideration and dedication to protecting both the people and the unique character of Homer.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Comment Form	Kendra	Busch	
615		Short-Term Rentals	I am happy to see some changes to promote affordable housing in the city. I'd support more aggressive efforts to limit short-term rentals and encourage condo or town house developments to benefit both young couples and seniors looking to downsize (thereby freeing up larger houses for families).	TBD	Discuss at 6/22 joint PC/CC work session	5/14	Email	Jenny	Stroyeck	
616	21.26	Short-Term Rentals	In the proposed code updates the overnight lodging allowed would be hotels & motels and campgrounds. Short term rentals and worker housing should be included. Having a short term rental above our shop currently conforms to code because over 50% of the building is used as retail. Current code is sufficient allowing businesses to operate and grow and encourages investment.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Debbie & Mark	Speakman	
617	21.50.038	Short-Term Rentals	Targeting a single business sector with licensing and fees sets the City up for growing into a regulatory body with minimal enforcement ability. Requiring a registration so that local law enforcement can contact the owner/manager is a good step. STR are an economic driver in our community the City's money would be better spent enforcing current code.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Debbie & Mark	Speakman	
618		Short-Term Rentals	Please prohibit absentee landlord short-term rentals in residential zones and require that short-term rentals in residential zones be on the operator's property as their primary residence.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Sue	Rennolds	
619	21.51.100	Short-Term Rentals	1. Replace the term 'bed and breakfast' with the term 'short-term rental' (STR) throughout Title 21. 2. Allow STR's in all residentially zoned districts only on the premises of the operator's primary residence, defined as the operator's permanent abode where the operator lives for at least 185 days per year and remove the language in draft code placing restrictions on the numbers of STR's. 3. Allow STR's, regardless of operator's residence status, in other zones not zoned for residential uses.	TBD	Discuss at 6/22 joint PC/CC work session	5/14	Email	Deborah	Oudiz	

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620		Short-Term Rentals	4. If permits are required, permits should not be transferrable between or among properties and should not be transferred upon the sale of a property. 5. Require STRS to comply with all "State of Alaska Requirements for Bed and Breakfasts" including state plan approval regulations for properties 'not owner occupied', referred to in Alaska regulations as 'public accommodations.'	TBD	Discuss at 6/22 joint PC/CC work session	5/14	Email	Deborah	Oudiz	
621		Short-Term Rentals	The above provisions may help to ensure a vital, strong STR economy in Homer while at the same time protect neighborhoods and encourage private small business development by owner occupied STRS on residential property. People buy homes in neighborhoods to insulate themselves and their families from commercial operations. Owner/operator occupied STRs in residential zones protects neighborhoods by ensuring the residence is occupied by the operator, and ensures the income is circulated within Homer promoting strong economics.	TBD	Discuss at 6/22 joint PC/CC work session	5/14	Email	Deborah	Oudiz	
622		Short-Term Rentals	Requiring residency occupancy in neighborhood zones helps increase safety to all other neighborhood residents from noise and any criminal activities and ensures rapid first responder response in the event of fire or other public safety events. Also, the residency requirement for neighborhood zones ensures families can generate income and their participation in a robust STR economy that promotes and protects their individual family needs. Allowing non residency / absentee owner STR's in neighborhoods effectively grants random and spontaneous nonreviewed rezoning of properties within residential zones into defacto commercial properties without community review or consent. This unreviewed commercial use of residential zoned property effectively guts many provisions of Title 21, rendering as useless the code and the time, effort and considerable expense to formulate the code, decreases the many inherent value and benefits of neighborhoods, and decreases the confidence and predictability necessary and essential for strong communities.	TBD	Discuss at 6/22 joint PC/CC work session	5/14	Email	Deborah	Oudiz	
623		Short-Term Rentals	I am writing in opposition to the proposed Title 21 ordinance regarding short-term rentals. I believe there is a major difference between local residents operating a short-term rental to support their income and outside investors purchasing properties solely for commercial gain. Local homeowners should not bear the burden of regulations aimed at problems created by non-resident operators or large-scale investment groups.	TBD	Discuss at 6/22 joint PC/CC work session	5/14	Email	Chantrelle	Major	

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624		Short-Term Rentals	As a local property owner and short term rental owner, I pay taxes, contribute to the community, support local businesses, and care about my neighborhood. Income from short-term rentals helps residents afford rising costs and remain financially stable. Restricting local owners who are simply trying to make a living unfairly punishes the very people who live and work here.	TBD	Discuss at 6/22 joint PC/CC work session	5/14	Email	Chantrelle	Major	
625		Short-Term Rentals	If the municipality believes regulation is necessary, priority should be placed on addressing absentee ownership, large commercial operators, and out-of-state investors before imposing burdensome permits and restrictions on local residents. Responsible local owners should not be treated the same as corporations or non-residents operating multiple investment properties. A one-size-fits-all ordinance is not fair and does not recognize the difference between community members and outside commercial interests. I ask the municipality to reconsider this proposal and focus on protecting local residents, property rights, and responsible homeownership.	TBD	Discuss at 6/22 joint PC/CC work session	5/14	Email	Chantrelle	Major	
626	21.51.100	Short-Term Rentals	I would like to propose that the language in HCC Title 21.51.100 be changed from "bed and breakfast" to be "short term rental" and that the City adopt what Seward has done to regulate these short term rentals (rentals less than 30 days). These really are businesses and need to be in area zoned for business or a special use permit obtain to ensue that someone is on site and not a absentee landlord where parties are likely to disturb neighbors.	TBD	Discuss at 6/22 joint PC/CC work session	5/14	Email	Karin	Holser	
627		Short-Term Rentals	The proposed STR section in Ch. 21.50 should be removed from Title 21 in its totality. The "problem" this effort is gnised to remedy hasn't been defined and the laws/rules/regs already in place to address any issues w/ bed landlords or renters already exist. Any further regulation of STRs will only serve to further burden the city and additional admin has needed for governance and enforcement, and will also burden the community because, frankly, the additional income is needed.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Comment Form	Daniel	Klein	
628		Short-Term Rentals	We need the Economic Development Committee and City Hall to stop trying to control or suppress the community's ability to make money. Things are tough enough as they stand. Focus on bringing in manufacturing jobs, consulting jobs (remote/virtual work), and other industries such as aviation, shipwrights, and government agency offices (NOAA, USFWS, etc.). Focus on added tourism in the fall, winter, and spring. Invest in a co-working business center and follow federal requirements for contracts for Homer. Help us make more money, not make it harder than it has to be.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Comment Form	Daniel	Klein	

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629		Short-Term Rentals	I'd like to see STR's continue as a part of a clean economics, part of Homer. They have been providing a service here in Homer for 20-30 years, whether a BnB or a house. When someone visits Homer and would like a slower or more private pace than a hotel, STR's have provided that niche. The revenue that STR's bring into our small town is unmatched, if you get rid of some of the STR's, they don't just turn into LTR's.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Scott	Adams	
630		Short-Term Rentals	Some are one bedroom in a home or a summertime yurt, dry cabin or travel trailer. So you lose revenue and don't gain a LTR. Any service that provides a need and provides local jobs and taxes is a win, for Homer. Homer doesn't have or need large scale hotels, it has mom & pop BnB's, homes. Many not on the city's infrastructure, so it's a cost for them vs the city.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Scott	Adams	
631		Short-Term Rentals	As someone that has seen other great places, be over built for the benefit of a city or town in revenue. To only destroy the small town feel, something you can't get back. Once you destroy Paradise, you can't get it back. Folks from all over the world visit Homer for the small town feel and beauty, not mismanaged growth.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Scott	Adams	
632		Short-Term Rentals	I fully support limiting short-term or nightly rentals to owner-occupied residences in our residential neighborhoods. We need to ensure our neighborhoods remain as such by preventing investors from purchasing housing for the express purpose of populating it with a continual rotation of transient visitors who have no investment in the neighborhood and serve only to make money as a business.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Laurie	Daniel	
633		Short-Term Rentals	Residential zoning must be unconditionally distinct from mixed use or business zoning. We have a housing shortage in the Homer area and it is a clear disservice to our community to allow neighborhood homes to be turned into disinterested, short-term lodging businesses.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Laurie	Daniel	
634		Short-Term Rentals	I have been concerned about the impact of STR's on Homer's neighborhoods for a long time. As a small town, Homer is known for people helping each other. This all starts in the small communities in which we live, our neighborhood. STR's are commercial businesses being run in residential neighborhoods, and as such City zoning code should not allow them, or at least limit areas where they are allowed so those of us buying homes don't end up with the house next door being an STR with different guests cycling through every couple of days. This has a huge impact on our quiet enjoyment of our own property.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Comment Form	Sara	Faulkner	

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635		Short-Term Rentals	Not only do some STR's not pay any taxes, the transient nature of their guests destroys the fabric of our residential community. Hotels are the designed venue for overnight guests, not residential homes. Hotels keep the transient guests and their traffic all in one area, away from our homes and neighborhoods where our children play. Hotels have inspected and certified fire alarm systems, fire escapes, handicap access, adequate parking, noise controls and security, government oversight of payroll, staffing, and taxes, etc. STR's are currently not bound by these regulations. How many of them even have worker's comp insurance?	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Comment Form	Sara	Faulkner	
636		Short-Term Rentals	With a hotel, the city has one location to inspect and monitor, vs hundreds of STR's spread across the city. Because of the impact on our residential neighborhoods- traffic, noise, lack of neighborhood relationships, safety issues from transients in our residential neighborhoods, limited safety regulations for and inspections of STR's, payroll/taxes/insurance and other tax collection challenges, I urge the planning department and commission to better manage and control STR's. My preference would be to not allow them at all in our residential neighborhoods. This should have been done 10 years ago but it is better to regulate them out of operation in our residential areas late than never.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Comment Form	Sara	Faulkner	
637		Short-Term Rentals	Attainable housing/STRs: I suggest that rentals under 30 days be defined as STRs and be listed under the B&B code. The property that the STR is on is the primary residence of the owner. The STR is grandfathered in and cannot be sold as a STR. STRs are registered/permitted for tax purposes and limiting of STRs.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Sandra	Garity	
638		Short-Term Rentals	There should be a cap on STRs, a specific percentage of available housing. To code this is important, so that action could be taken for non-compliance. Protect neighborhoods as that, and not business STRs in neighborhoods, that eliminate the neighborhood environment.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Sandra	Garity	
639		Short-Term Rentals	I generally support some common-sense regulations related to STRs, especially regulations that put them on equal footing with Bed & Breakfasts and other business uses in residential areas. I also think that this is a topic that deserves more time for community engagement and careful discussion, and I see a lot of misinformation and strong opinions circulating. I strongly encourage you all to dig into this topic more, and include a variety of ways for public input as you decide if regulation of STRs through a Title 21 Update is the most appropriate next step or if more data are needed to make a wise decision.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Katie	Gavenus	

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640		Short-Term Rentals	Overtourism occurs when a destination receives too many visitors, exceeding its physical, ecological, or social capacity and causing a decline in the quality of life for residents and the experience for tourists. It happens when the negative impacts of tourism, such as overcrowding, strain on infrastructure, and environmental damage, outweigh its economic benefits.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Nancy	Hillstrand	
641		Short-Term Rentals	Key Aspects of Overtourism: Declining Local Quality of Life: Residents experience displacement, rising living costs, loss of housing to short-term rentals, and overcrowding of public infrastructure. Reduced Visitor Experience: Landmarks become crowded, making them hard to enjoy, and the authentic atmosphere of a location is lost. Environmental Degradation: Natural sites and ecosystems are overwhelmed by high volumes of people. Management Failure: Overtourism is often seen as a failure to properly manage tourist flows and development rather than just high numbers of people. Overtourism is considered the opposite of "Responsible Tourism," which focuses on making better places for people to live and visit.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Nancy	Hillstrand	
642		Short-Term Rentals	The answer to this is not grappling with how to accommodate or control this but by slowing down on the marketing and advertising. This may be something the Chamber of Commerce needs to attend to and become aware of before we foul our own nest scurrying around spending money that can never be recouped. Prioritize the year-round residents and year-round business owners who live here instead of catering to the transients who take the money and leave.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Nancy	Hillstrand	
643		Short-Term Rentals	I understand a draft for changes relating to Short Term Rentals in Homer is in the works and I wanted to take a moment to express my full SUPPORT for this to be finalized and approved. I want to make certain its clearly stated and documented within any re-write of regulations/ordinance for Short Term Rentals, that properties which are located within neighborhoods with CCR's and/or HOA's will NOT be allowed to apply for and/or be approved for Licensing/Permit to operate if the CCR's and/or HOA's prohibit Short Term Rentals, Bed & Breakfast, Businesses of any kind to operate within these neighborhoods.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Kimberly	Junior	
644		Short-Term Rentals	Our neighborhood CCR's which were written/recorded in the 90's, specifically state no bed and breakfast (aka short term rentals) or businesses can operate in the neighborhood. Our family along with many others intentionally purchased within these neighborhoods due to the neighborhood having CCR's and/or HOA's for the pure enjoyment and protection of not having to deal with the negative impact businesses and operations such as bed and breakfast/short term rentals can bring to a neighborhood.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Kimberly	Junior	

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645		Short-Term Rentals	With all the natural beauty and wonderful things Homer has to offer, more and more people from lower 48 and elsewhere have been drawn to purchase property in Homer. Sadly, not all have respect for rules, guidelines, ordinances, or their fellow Homer residents, and they put their greed and making money as their first priority with full disregard for rules and their neighbors. Unfortunately, this leads to neighbors who do follow the rules having to defend the CCR's through the only means currently available which is the very costly legal system.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Kimberly	Junior	
646		Short-Term Rentals	By the City establishing strict and very clearly written rules, guidelines and not allow for any loopholes for those within CCR and/or HOA areas to find a work around, would be essential in this re-write. Without clearly written details relating to CCR and/or HOA neighborhoods, these current rule breakers will only continue to find a work around. This can become very detrimental to owners personally, emotionally and financially, if guidelines, rules, ordinance, and regulations are not put into place within City of Homer. Please be clear within any re-write as to permitting, licensing NOT being approved for properties within areas which are already restricted from having these short term and similar type rentals and businesses.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Kimberly	Junior	
647		Short-Term Rentals	I ask, if it is not already clear in the re-write documents, that it be clearly noted permitting/licensing will not be allowed or approved for any property where CCR's and/or HOA's do not allow for short term rental businesses of any kind. Equally important is to specifically note what the penalty will be if any Short-Term Rental anywhere within the City is found to be operating against the ordinance, rules, guidelines. As an extra side note: it's easy to use the reference of AirBnB, VRBO, etc., however, it's critical to not specify these names only and rather utilize "all types of short term rentals" as Bed & Breakfast are short term rentals, and online rental bookings through Zillow, Bookings.com, etc. Only trying to help avoid any loopholes for the rule breakers to find.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Kimberly	Junior	
648		Short-Term Rentals	Homer exists off of revune from Tourism. We have no notable commercial fishery or cannery to support it, we have no logging, no minning, no oil or gas production, no manufacturing. Homer has no way to maintain and/or grow its economy other than tourism. If you regulate STRs in Homer you will be doing irreversible short and long term damage to Homer's economy. Limitnig STRs direcfly limits the number of tourists that will visit homer in the short term and over a long enough time Homer will cease to be a tourist desitination because people will see it as too difficult to travel here.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Comment Form	Andre	Lovett	

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649		Short-Term Rentals	When that happens it will be too late to go back and fix these mistakes because other towns and cities on the Kenai Peninsula and in Alaska will have stepped in to fill the void that we would be creating. Homer cannot afford for that to happen. By limiting the number of people that can and will visit Homer you are directly impacting every business in Homer and the surrounding area in a negative way. As well as effecting every citizen in and around Homer.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Comment Form	Andre	Lovett	
650		Short-Term Rentals	If you want more housing promote development instead of further regualting what is already here. You can not regulate yourself into prosperity, it simply does not work. Winston Churchill shared the same sentiment when he said "You can not tax your way to prosperity" His statement has never been more true and applies directly to this discussion, we would be foolish to not listen.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Comment Form	Andre	Lovett	
651	21.51.100	Short-Term Rentals	IV. The PRD lacks regulation of short-term-rentals. The PRD fails to address a growing need for regulations addressing short term rentals regardless of the fact that the public, the Council and the Planning Commission have requested such provisions. Short Term Rentals in Residential Zones should only be allowed at the residence of the owner in the City of Homer. This is already the status quo for B&Bs and all other businesses. It would not apply in areas zoned for business, like Homer Spit or Pioneer Ave.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Hal	Shepherd	Kachemak Bay Watershed Council
652	21.51.100	Short-Term Rentals	The intent of this change is to: Prevent investors from taking up too much of the available housing stock, inflating property values, and incentivizing sprawl. Ensure neighborhoods continue to feel like neighborhoods. Reinforce the basic definition of residential zoning as distinct from "mixed use" or "business." Update language in current HCC Title 21.51.100 from "bed and breakfast" to include or be replaced by the term "short term rental" to ensure folks are operating the business from their residence. Define "short term rental" as rentals of less than 30 days. Apply the rule in areas zoned Urban Residential, Rural Residential or Neighborhood Flex. Grant nontransferable "grandfather rights" to existing absentee-landlord STRs that terminate upon sale of the property.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Hal	Shepherd	Kachemak Bay Watershed Council
653		Short-Term Rentals	On a different topic, I fully support limiting short-term or nightly rentals to owner-occupied residences in our residential neighborhoods. We need to maintain the integrity of our neighborhoods by preventing non-resident investors from exploiting our community purely to make money and giving little in return to the community. Residential zoning must be unconditionally distinct from mixed use or business zoning. Again, please incorporate all the specific points and suggestions made by KBCS and KBWC before submitting the revised Update to the City Council for their consideration.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Leslie	Slater	

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654		Short-Term Rentals	My wife and I own a short term rental (STR) on the Homer Spit above our business. Reading through the draft Title 21, it does not appear us that we will be allowed to continue to use this space for an STR. Additionally, we would not be allowed to house seasonal workers or even live in the space ourselves. How do such restrictions benefit Homer? Historically, Spit businesses have used space above their shops for seasonal housing or rentals. Like many STRs on the Spit, ours is cutoff from water and sewer during the winter and can only be heated through the use of electric space heaters. Most Spit STRs are not suitable for year round residency.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Comment Form	Mark	Speakman	
655		Short-Term Rentals	On a broader note, what problem is the city trying to solve by restricting STRs? Is it to provide more affordable housing? At best, the housing market would see a slight, one time increase in housing inventory if ALL of these properties were put up for sale. Is it to provide more housing for seasonal workers? Then why restrict STRs on the Spit where most seasonal workers find employment. What are the property owners supposed to do for the other 6 months of the year when the seasonal workers are not here. In my opinion, restricting STRs in Homer is a solution in search of a problem. The only winners will be the STR owners outside of city limits (Kachemak City, Anchor Point, etc.) who would not be required to comply with these restrictions.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Comment Form	Mark	Speakman	
656		Short-Term Rentals	In terms of economics, the cost of living, and available housing - the Air BnB trend has made it harder for working people to live in Homer, including myself. Ownership of short term rentals should be restricted to residents who live on the property. Investors who buy up multiple houses for the purpose of short term rentals should be prohibited from doing so. The lack of available housing has STIFLED opportunity for many people who live and work here year round.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Comment Form	John	Whittier	
657		Short-Term Rentals	Homer should be careful before adopting broad zoning rules or permit caps for short-term rentals. The City has real concerns to consider, including housing, noise, parking, trash, safety, tax compliance, and absentee management. However, those concerns should be addressed with local facts, not assumptions.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Jay	Young	
658		Short-Term Rentals	The best first step is a simple registration system, not permit limits. Registration would help the City understand how many short-term rentals exist, where they are located, what types of units they are, whether they are owner-occupied, and whether they are actually causing neighborhood problems. Without that information, a permit cap could be arbitrary and unfair. It could hurt responsible local owners without solving the specific issues the City is trying to address.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Jay	Young	

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659		Short-Term Rentals	Short-term rentals are also not all the same. A bedroom in someone's home, a seasonal cabin, an owner-occupied duplex, and a full-time vacation rental can have very different impacts. Any future rules should recognize those differences. If the problem is noise, parking, trash, safety, or tax compliance, the City should focus on those specific issues through registration, complaint tracking, local contact requirements, and clear enforcement. A permit cap does not automatically fix those problems.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Jay	Young	
660		Short-Term Rentals	Homer has its own seasonal economy, housing pressures, visitor patterns, and neighborhood concerns. A registration-first approach would give the City useful information, improve accountability, and avoid rushing into rules that may create unintended consequences. For these reasons, I respectfully ask that the Planning Commission/Zoning Board not move forward with broad Title 21 restrictions or permit caps at this time. If short-term rental language must be added now, it should be limited to simple registration only.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Jay	Young	
661		Short-Term Rentals	I am frustrated that the City is even considering broad new restrictions before proving there is a clear problem that needs this level of government control. Property owners should not have to keep defending their right to use their own property responsibly. Homer has always depended on independent people, small businesses, seasonal work, tourism, and private property owners finding ways to make things work.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Jonathon	Young	
662		Short-Term Rentals	Short-term rentals are part of the free market. Visitors need places to stay, and property owners are meeting that need. If guests do not want to rent a certain place, they will not. If owners do a bad job, the market will punish them. If neighbors have real issues like noise, trash, parking, or safety, then enforce those issues directly. Do not use those concerns as an excuse to create broad permit caps or zoning restrictions on everyone.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Jonathon	Young	
663		Short-Term Rentals	A permit cap is especially concerning. Once the government starts deciding how many people are allowed to operate, it creates winners and losers. Existing permit holders could gain special value, while future owners may be locked out. That is not fair, and it is not how a healthy local economy should work. The City also does not appear to have enough local data to justify these restrictions. Before creating new limits, the City should at least know how many short-term rentals exist, where they are located, what types of units they are, and whether they are actually causing documented problems. Acting first and gathering facts later is bad policy.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Jonathon	Young	

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664		Short-Term Rentals	Short-term rentals are not all the same. A room in someone's home, a family cabin, an owner-occupied duplex, and a full-time vacation rental all have different impacts. Treating them the same through broad zoning rules is not reasonable. Homer's economy is seasonal. Many people rely on summer income to survive the rest of the year. Short-term rentals help bring visitors into town, and those visitors spend money at restaurants, shops, charters, gas stations, grocery stores, and other local businesses. Restricting lodging without understanding the economic impact could hurt more than just property owners.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Jonathon	Young	
665		Short-Term Rentals	If the City insists on doing something now, it should be limited to a basic registration system only. Registration would give the City contact information and basic facts without jumping straight into unnecessary government control. After one to three years of real local data, the City could decide whether any further action is actually needed. I respectfully ask that the Planning Commission/Zoning Board reject broad Title 21 restrictions and permit caps at this time. Enforce real problems directly, collect facts first, and let responsible property owners and the free market continue to work.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Jonathon	Young	
666		Short-Term Rentals	I recognize that Homer has legitimate issues to consider regarding housing availability, neighborhood impacts, visitor lodging, safety, tax compliance, parking, noise, and absentee management. Those concerns deserve to be taken seriously. I also believe the City should have a clear way to identify and contact short-term rental operators and ensure that basic standards are being met. However, I do not believe Title 21 should be used at this time to impose broad short-term rental restrictions, permit caps, or zoning-based limits before Homer has better local data and before the broader short-term rental ordinance process has been completed.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Jonathon	Young	
667		Short-Term Rentals	The more reasonable path is to begin with a simple registration system, collect reliable local information for one to three years, and then decide whether additional regulation is actually needed. A registration-first approach would allow the City to answer basic questions before adopting more restrictive rules: How many short-term rentals are currently operating in Homer? Where are they located? How many are owner-occupied versus non-owner-occupied? How many are rooms, cabins, duplex units, accessory units, seasonal homes, or full-time vacation rentals? How many generate actual neighborhood complaints? Are the main problems related to housing supply, noise, parking, trash, safety, tax compliance, or something else?	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Jonathon	Young	

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668		Short-Term Rentals	Without that information, any permit cap or broad zoning restriction risks being arbitrary. A limit set before the City has a reliable baseline could be difficult to justify and could unintentionally harm responsible local operators without solving the specific problems the City is trying to address. I am also concerned that the current proposal appears to treat very different types of short-term rentals too similarly. A room in someone's home, a seasonal cabin, an owner-occupied duplex unit, and a full-time investor-owned vacation rental do not have the same impact. If the City eventually chooses to regulate short-term rentals more heavily, those categories should be clearly separated before broad restrictions or limits are considered.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Jonathon	Young	
669		Short-Term Rentals	There are also practical concerns with creating a permit system before the City has defined the problem clearly. Good regulation should start by identifying the specific issue being addressed. If the concern is nuisance behavior, then complaint tracking, local contact requirements, parking standards, trash rules, and enforcement may be the right tools. If the concern is safety, then safety acknowledgments or inspections may be appropriate. If the concern is tax compliance, then registration and reporting may be the correct first step. A permit cap does not automatically solve those problems.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Jonathon	Young	
670		Short-Term Rentals	I am especially concerned that allowing the City to establish or modify permit limits later by resolution could create uncertainty and unfairness. If caps are eventually adopted, existing permitted properties may gain special value while future operators are locked out. Transferable permits could also create winners and losers before the City has enough evidence to justify that kind of system. The renewal requirement also deserves more careful review. If renewal depends on proving that a short-term rental was actively advertised and used during the prior permit period, owners may feel pressured to keep operating as short-term rentals simply to preserve their permits. That could discourage an owner from pausing operations, renovating, using the property personally, or even converting it to long-term rental use.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Jonathon	Young	
671		Short-Term Rentals	Homer's economy is seasonal and tourism-based. Short-term rentals are part of the visitor lodging supply, and many local owners use that income to pay mortgages, maintain property, support local businesses, and remain financially stable in a seasonal economy. Before the City adopts restrictions that could reduce lodging supply or affect local property owners, it should first understand the likely housing, neighborhood, and economic impacts.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Jonathon	Young	

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672		Short-Term Rentals	For these reasons, I respectfully ask that the Planning Commission/Zoning Board not move forward with broad Title 21 restrictions or permit caps for short-term rentals at this time. If short-term rental language must be included in Title 21 now, I ask that it be limited to a simple registration requirement only. That registration could include owner contact information, a local emergency contact, unit type, number of bedrooms, maximum occupancy, parking information, tax compliance confirmation, safety acknowledgment, and whether the unit is owner-occupied. Please allow the EDC and City Council short-term rental ordinance process to continue before adopting zoning changes that could have long-term unintended consequences.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Jonathon	Young	
673	21.51.100	Short-Term Rentals	[STR Petition; est. ~490 signatories per submitter (~360 unique visible in submitted documents). See attachment. Verbatim petition language:] "Short Term Rentals should only be allowed at the residence of the owner in Residential Zones the City of Homer. This is already the status quo for B&Bs and all other businesses. It would not apply in areas zoned for business, like Homer Spit or Pioneer Ave."	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Penelope	Haas	Kachemak Bay Conservation Society
674	21.51.100	Short-Term Rentals	[STR Petition, cont. See attachment. Proposed code changes:] (1) "Update language in current HCC Title 21.51.100 from 'bed and breakfast' to include or be replaced by the term 'short term rental' to ensure folks are operating the business from their residence." (2) "Define 'short term rental' as rentals of less than 30 days." (3) "Apply the rule in areas zoned Urban Residential, Rural Residential or Neighborhood Flex." (4) "Grant nontransferable 'grandfather rights' to existing absentee-landlord STRs that terminate upon sale of the property."	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Penelope	Haas	Kachemak Bay Conservation Society
675	21.41.030(f)(1)	Short-Term Rentals	this should be for STRs, and maybe be pulled out of this section entirely to go into the section on STRs. The definitions include BnBs as a type of STR, and including this here is confusing. It is redundant to restate the definition of a bed and breakfast here, and to restate the requirement to follow signage code.	TBD	Discuss at 6/22 joint PC/CC work session	5/18	Email	Rachel	Lord	Mayor
676	21.61	Signs	Generally I will support efforts to simplify the sign code as much as possible. I haven't spent time digging into this chapter recently.	No Change	Comment does not suggest a change to the ordinance.	5/18	Email	Rachel	Lord	Mayor
677	21.11.030	Site Plans	9a. 21.11.030(d) Please add the following to the list of information that needs to be included on a Level One Site Plan – the classification of any wetlands.	TBD	Discuss at 6/22 joint PC/CC work session	5/5	Email	Janette	Keiser	
678	21.11.050	Site Plans	9b. 21.11.050 The requirements for site plans should have stronger language about legibility. Site plans should not look like they have been scrawled by a 4th grader using a crayon. Some of the site plans we've received are very crude and you can hardly discern what is existing or proposed. Please address this.	Change		5/5	Email	Janette	Keiser	

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679	21.74.010	Site Plans	21.74.010 Development Activity Plan (DAP): A DAP is a critical part of a proposed development because it shows and describes in detail what the development is composed of, and potential impacts. A DAP should be required for any development as part of a CUP that affects drainage, stormwater management, slope stability risk, and trails. Review of the DAP should reference a checklist that COH Staff first reviews, then the HPC reviews. Need to add as a review criteria that speaks to the COH Non-Motorized Transportation Plan and trail connectivity. The DAP should address trail connectivity and compatibility with proposed trail connections in the NMTP.	No Change	The DAP is proposed to be changed to "Drainage and Erosion Control Plan", so it's focus is narrow.	5/13	Email	Charles	Barnwell	Planning Commission
680		Site Plans	Parking on the Homer Spit is finite. To devote any more parking by damaging the critical green infrastructure of the rye grass holding the spit together, and uglifying the aesthetics with ever more distasteful plastic cones needs to be seriously considered. The "parking problem" manifests for only one month out of the year. The largest perpetrators of causing the parking problems on the Homer Spit are we, the vendors and the captains of the charters themselves. We the businesses supposedly to serve the public, feel entitled and are lazy ...taking up parking spaces of our own customers accommodate us rather than we the businesses walking the short way to accommodate our customers. More two-hour minimums on the Spit Road near areas such as our Coal Point lots would help bring solution to this problem of employees and captains parking for over 8 hour shifts.	No Change	Comment does not suggest a change to the ordinance.	5/15	Email	Nancy	Hillstrand	
681		Site Plans	On the Homer Spit the parking areas not only had green buffers in the parking areas but also a log and chain infrastructure that added a remarkable aesthetic addition to the flavour of the nautical Homer Spit. These were all ripped out by the city themselves and replaced with ugly plastic cones, the lush ever green native grass buffers now trampled to dirt. It is interesting to walk the spit and see tufts of this green infrastructure poking up where there is a sign preventing trampling. These green buffers are what is holding the spit together and needs to be created as a system of infrastructure on the spit with a no net loss policy that if some is removed here it is planted there. It grows readily with the only requirement is it cannot be trampled so zero cost to the city if simply acknowledged.	No Change	Comment does not suggest a change to the ordinance.	5/15	Email	Nancy	Hillstrand	
682		Site Plans	Please add the words back that remind applicants and the city of the requirement of native landscaping and buffers as well as readily available natural piling and old used chain used as dividers so you won't have to continually have to remind them.	No Change	Detailed landscaping requirements for all new development are included in Chapter 21.56, including the requirement for native vegetation to the maximum extent possible.	5/15	Email	Nancy	Hillstrand	

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683		Site Plans	21.54.010 Purpose - Proposed addition: 'Where required, A landscaping plan shall provide for landscaping that minimizes visual, sound, volcanic ash, dust and other negative impacts, from the development, as well as create shade and positive benefits.'	Partial Change	Add shade and buffering benefits to the purpose statement.	5/15	Email	Nancy	Hillstrand	
684		Site Plans	21.54.020 Applicability - Proposed language: 'b. New or expanded parking lots with 10 or more spaces, including paving of unpaved parking lots: buffers, parking lot landscaping, or street trees are required (excellent).'	No Change	Comment does not suggest a change to the ordinance.	5/15	Email	Nancy	Hillstrand	
685		Site Plans	21.54.030 General - RETAIN: 'a. Landscaping shall include the retention of native vegetation to the maximum extent possible.' Proposed addition to section c: 'Native species seeding without invasives.' Recommendation: The city may want to create a list of approved native seed to help contractors understand and choose which seeds are native and which are not or may contain invasives. This can be placed in the application and in Plans submitted.	No Change	This language is retained in the public review draft, section 21.56.030(a)	5/15	Email	Nancy	Hillstrand	
686		Site Plans	21.54.040 Administrative Flexibility - Recommendation: please define "public interest" in definitions.	Change	Remove administrative flexibility from this section.	5/15	Email	Nancy	Hillstrand	
687		Site Plans	21.54.050 Level 2 Site Plans - Recommendation: If the Purpose, Applicability and General sections are to be taken seriously Landscaping Requirement and Buffers more than any other item set the stage for beautifying the aesthetics of Homer. Please don't dilute these standards. Those who decide to live or build in Homer as snowbirds, need to understand we are serious on creating our own path to a well-planned beautiful City that must be recognized has limited finite space so can accommodate only limited finite number of people, especially if many of the people are transient. We need to recognize there are year-round citizens who must be accommodated instead of catering to summer time only visitors damaging our esthetics for one month flurry of activity.	No Change	Landscaping requirements in the public review draft have been improved or increased in several zoning districts.	5/15	Email	Nancy	Hillstrand	
688		Site Plans	21.54.050 Level 2 Site Plans - ADD BACK: 'Landscaping Requirements. All development shall conform to the following landscaping requirements: Landscaping shall include the retention of native vegetation to the maximum extent possible and shall include, but is not limited to, the following:' a. Buffers. A buffer of three five feet minimum width along all lot lines where setbacks permit; except where a single use is contiguous across common lot lines, such as, but not limited to, shared driveways and parking areas. Whenever such contiguous uses cease the required buffers shall be installed. ADD BACK TO REMIND: ii. A buffer of 15 feet minimum width from the top of the bank of any defined drainage channel or stream.	No Change	This language is retained in the public review draft, section 21.56.030(a)	5/15	Email	Nancy	Hillstrand	

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689		Site Plans	21.54.050 Level 2 Site Plans - b. Parking Lots: Parking lots with a minimum of 24 spaces or more shall provide a minimum of 10 percent landscaped area in dividers, islands or buffers or any combination thereof. REMOVE: 'adjacent or within the parking area'. Recommendation: REMOVE these six words as applicants will take the path of least resistance and choose 'adjacent' rather than beautifying the parking area with aesthetic dividers islands or buffers. Or keep the original language: 'A minimum of 10 percent of the area of parking lots with 24 spaces or more shall be landscaped in islands, dividers, or a combination of the two.'	No Change	This flexibility (for adjacency) is provided to be sensitive to snow removal and snow storage issues in Homer.	5/15	Email	Nancy	Hillstrand	
690		Site Plans	21.54.060 Level 3 Site Plans - RETAIN: 'Landscaping shall include the retention of native vegetation to the maximum extent possible and shall include, but is not limited to, the following.' RETAIN and repeat: reminder of the applicability, purpose and general landscaping requirements. a. A buffer of five feet minimum.	No Change	This clause was removed because the native vegetation requirement is stated at the beginning of the chapter (and is required for all landscaping).	5/15	Email	Nancy	Hillstrand	
691		Site Plans	21.54.070 Downtown Mixed Use District - RETAIN 15%: 'Not less than 15 percent of the area of the lot(s) shall be landscaped.' Do not go backwards on this even if people are not fully complying. RETAIN: 1. Buffers along lot lines shall be not less than five feet in width. Use of landscaping to buffer the public view of the backs of buildings and loading areas is encouraged. 4. RETAIN: garden shall be not less than 10 feet. RETAIN: 'Use of grass, woodchips, or natural surfaces is preferred over areas paved with asphalt or concrete.' ADD: Community Gardens for food security. 5. RETAIN SHALL, NOT MAY: 'Parking lots shall include landscaping.' Recommendation: define Small Boat Harbor Overlay; this is confusing as sometimes it mentions platforms and sometimes not.	No Change	On small downtown lots, 15% minimum landscaping paired with off-street parking requirements, can be a significant constraint to development.	5/15	Email	Nancy	Hillstrand	
692		Site Plans	21.54.060 Landscaping, Small Boat Harbor Overlay - RETAIN THE WORD landscaping. Keep the green infrastructure of buffers as large as possible to protect from erosion. Proposed changes: a. 'Five Ten percent of the area of an overslope platform must be landscaped with native grasses that protect the banks from erosion.' c. 'The Commission City Planner may permit the substitution of durable outdoor art, or amenities for public use such as bike racks, benches, trash receptacles and information kiosks, for part of the required landscaping on an overslope platform as long as this does not interfere with the green infrastructure holding the banks of the spit intact minimizing erosion.'	No Change	No direction from staff, Planning Commission or City Council has been provided to make this change.	5/15	Email	Nancy	Hillstrand	

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693		Site Plans	21.54.070 Landscaping for Large Format Development - Proposed changes: b. 'Landscaping shall not be less than 15 20 percent of the total lot area of the site and shall include the retention of existing native vegetation to the maximum extent possible.' 40.2. In parking lots: i. A minimum of 15 percent of the parking area of parking lots with 24 spaces or more shall be landscaped. ii. Parking lots with 24 spaces or more will have a minimum 15-foot landscaped buffer adjacent to road rights-of-way. The Commission City Planner shall require buffers, including berms, fences, trees and shrubs, to avoid conflict and minimize impacts to adjacent property. A landscaped buffer or combination of landscaping and berms of no less than 15 feet in width will be required where the development adjoins residential zones.	No Change	No direction from staff, Planning Commission or City Council has been provided to make this change.	5/15	Email	Nancy	Hillstrand	
694	21.11	Site Plans	I would consider requiring stormwater/drainage/erosion plans early in the decision-making process.	Change		5/18	Email	Rachel	Lord	Mayor
695	21.35.010	Slopes / Coastal Development	26a. 21.35.010 This paragraph references a Steep Slopes Overlay District. Where is this? It should be linked to the City's GIS maps of steep slopes.	Change	Correct reference from overlay district to Chapter 21.35	5/5	Email	Janette	Keiser	
696	21.35.030	Slopes / Coastal Development	26b. 21.35.030 This would be a good place to insert a requirement for a Fill & Grade permit.	TBD	Discuss at 6/22 joint PC/CC work session	5/5	Email	Janette	Keiser	
697	21.35.040	Slopes / Coastal Development	26c. 21.35.040 This would be a good place to insert a requirement that the City must inspect and approve construction.	TBD	Stormwater permitting process is under staff review.	5/5	Email	Janette	Keiser	
698	21.35.060	Slopes / Coastal Development	26d. 21.35.060(c)(3) These sections limit review of adverse impact to "adjacent" properties. This needs to be broadened to encompass a larger area, including all downstream impacts within the subject watershed, as shown in the City's GIS maps for drainage ways and watersheds. Please add the following language: "shall not cause an adverse effect on land or drainage patterns adjacent to, or downstream from, the development activity."	TBD	Discuss at 6/22 joint PC/CC work session	5/5	Email	Janette	Keiser	
699	21.53	Slopes / Coastal Development	HCC 21.53 Lower the threshold for required engineering to 30% grade (natural grade), for new impervious area, for additional fill (especially when drainage is altered), and clearing. Reason: Require height to be measured from natural grade rather than a filled/finished grade. This prevents artificially elevating structures to capture views at the expense of neighboring properties.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Dotti	Harness	Planning Commission

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700	21.22.060	Slopes / Coastal Development	Add to 21.22.060: d. Proposed developments on the north side of South Peninsula Hospital should be reviewed with special attention to bluff stability and require the review of geotechnical engineers. A single review by a geotechnical engineer needs to be supplemented by an additional peer review or reviews by qualified geotechnical professionals to assure that the initial geotechnical review is valid. e. Proposed developments in the medical district should be reviewed with special attention to drainage because of the downslope aspect of this area.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Helen	Armstrong	
701	21.35.020	Slopes / Coastal Development	Add to 21.35.020: d. Areas over 15 percent grade in areas considered to be potentially landslide prone by authoritative geologists and geotechnical engineers.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Helen	Armstrong	
702	21.35.070	Slopes / Coastal Development	Modify 21.35.070 to add slope stability analysis requirements including: i. Summary of all subsurface exploration data, including subsurface soil profile, exploration logs, laboratory or in situ test results, and groundwater information; ii. Interpretation and analysis of the subsurface data; iii. Summary of seismic concerns and recommended mitigation; iv. Specific engineering recommendations for design; v. Discussion of conditions for solution of anticipated problems; vi. Review by a licensed geotechnical engineer and recommended geotechnical special provisions.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Helen	Armstrong	
703	21.35.060	Slopes / Coastal Development	Title 21 code relative to geohazards should be modeled on code that has been developed for other states and local governments. In particular, the State of Washington municipal and state code. Homer has many similarities to Washington in terms of landslide risk, and Washington has had many landslide events in the past 10 years (e.g. a recent landslide closing I5 highway north of Seattle). These landslide events have been driving code revisions. It is important to distinguish landslide prone areas from just 'slopes.' Landslide prone areas in the COH area are based on a combination of soils, slope, drainage characteristics. These areas should be recognized as such by the COH and code developed for them.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Helen	Armstrong	
704	21.35.060	Slopes / Coastal Development	An option is to create an overlay district or environmental constraint layer developed specifically for landslide risk including debris flow risk in the COH area. Within this district or overlay, a set of specific review criteria and regulatory code should apply (see Washington DNR examples). The State of Alaska DNR DGGs, in conjunction with the COH, and funded by FEMA, has published studies including maps identifying clearly where these sensitive areas/environmental constraint overlays should be designated. GIS could be used as a tool by COH Staff and the public to easily determine if a particular development falls within the district, overlay, or sensitive area.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Helen	Armstrong	

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	Sec.	Topic			(If no change or TBD)	Date	Format	First Name	Last Name	Organization
705	21.35.060	Slopes / Coastal Development	Another option for management and regulation of geohazards is to create a Chapter 21.XX Landslide Prone Areas (similar for example to Flood Hazard Areas). This chapter would contain the various sections such as permitting standards and others to regulate development in landslide prone areas.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Helen	Armstrong	
706	21.35	Slopes / Coastal Development	Code should be modeled on code that has been developed for other states and local governments. In particular, the State of Washington municipal and state code. Homer has many similarities to Washington in terms of landslide risk, and Washington has had many landslide events in the past 10 years (e.g. a recent landslide closing I5 highway north of Seattle). These landslide events have been driving code revisions. It is important to distinguish landslide prone areas from just 'slopes.' Landslide prone areas in the COH area are based on a combination of soils, slope, drainage characteristics. These areas should be recognized as such by the COH and code developed for them.	TBD	Discuss at 6/22 joint PC/CC work session	5/13	Email	Charles	Barnwell	Planning Commission
707	21.35	Slopes / Coastal Development	An option is to create an overlay district or environmental constraint layer developed specifically for landslide risk including debris flow risk in the COH area. Within this district or overlay, a set of specific review criteria and regulatory code should apply (see Washington DNR examples). The State of Alaska DNR DGGs, in conjunction with the COH, and funded by FEMA, has published studies including maps identifying clearly where these sensitive areas/environmental constraint overlays should be designated. GIS could be used as a tool by COH Staff and the public to easily determine if a particular development falls within the district, overlay, or sensitive area. Another option is to create a Chapter 21.XX Landslide Prone Areas (similar to Flood Hazard Areas) containing permitting standards and others to regulate development in landslide prone areas.	TBD	Discuss at 6/22 joint PC/CC work session	5/13	Email	Charles	Barnwell	Planning Commission
708	21.35.040	Slopes / Coastal Development	VI. Steep Slopes. Under 21.35.040 Drainage and erosion control. All development on a site affected by a slope of 15 percent or more, bluff, coastal edge or ravine, as described in HCC 21.35.020, shall be subject to level two drainage and erosion control standards in HCC 21.53150.030 in addition to the requirements of this section. Consider lowering the threshold for required engineering from 45% to 30% grade. Require Clear, Fill and Grade Permits for development in sensitive sites like steeper slopes, high-value wetlands, or areas with large amounts of water moving through them. For a good model, take a look at King County, Washington.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Hal	Shepherd	Kachemak Bay Watershed Council
709	21.46	Snow Storage	Do snow storage requirements only apply to “new developments”, as stated in the purpose?	No Change	Yes, we cannot apply requirements retroactively on existing sites.	5/18	Email	Rachel	Lord	Mayor

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710	21.35.050	Steep Slopes	I. The PRD ignores the unambiguous direction of the Mayor, the City Council, the public, and the Planning Commission to create an improved framework for managing stormwater. Specifically, to use a data-based mapping framework for managing development in wet areas. Under 21.35.050 Stormwater management. All development on a site affected by a slope of 15 percent or more, bluff, coastal edge or ravine, as described in HCC 21.35.020, shall be subject to a stormwater management plan in addition to the requirements of this section.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Hal	Shepherd	Kachemak Bay Watershed Council
711	21.09	Stormwater / Drainage	I would ask that Title 21 expand the language of Conditional Use Permits to include measures maintaining waterways, soil stability, woodlands, vegetation, wetland protection and water quality. Witnessing the current issues with flooding and erosion over the last several years, Conditional Use Permits would help people remain safe from harm caused by other people's actions.	No Change	No additional CUPs recommended, but the issue of wetland and watercourse protection to be discussed at the 6/22 joint PC/CC work session.	4/28	Email	Karen	Murdock	
712	21.12.010	Stormwater / Drainage	10a. 21.12.010(a) or (c) These would be good places to require a Fill & Grade permit. Ryan Foster drafted language for such a permit and permit review process. Please include this material.	No Change	Drafted language not appropriate in Title 21 in the absence of a building permit.	5/5	Email	Janette	Keiser	
713	21.12.060	Stormwater / Drainage	10b. 21.12.060 I am opposed to Administrative Adjustments of any kind.	No Change	Recommend keeping the one administrative adjustment in the public hearing draft: setbacks up to 2 feet.	5/5	Email	Janette	Keiser	
714	21.12.070	Stormwater / Drainage	10c. 21.12.070 This section should specify consequences of proceeding with work without a permit or if work continues when the permit has been revoked.	TBD	Requires further staff/legal review.	5/5	Email	Janette	Keiser	
715	21.53.010	Stormwater / Drainage	34a. 21.53.010 This section should specify that on-site nature-based systems for managing drainage and stormwater shall be used where possible for all Levels of development.	TBD	Requires further staff/legal review.	5/5	Email	Janette	Keiser	
716	21.53.020	Stormwater / Drainage	34b. 21.53.020(c) Site Development Standards – Level One. Storm Water Management Plans should be required where (i) more than 1000 SF of new impervious surface area is created; (ii) where more than 30 CY of material are moved; (iii) where the movement of material will alter a natural or constructed drainage way; or (iv) clearing more than 25% of the property. Stormwater Management Plans for Level One developments should be approved by the City Engineer and should be exempt from Chapter 21.54.030 regarding Financial Responsibility.	TBD	Requires further staff/legal review.	5/5	Email	Janette	Keiser	

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717	21.53.030	Stormwater / Drainage	34c. 21.53.030 Site Development Standards – Level Two. A fill and grade permit should be required before cutting trees, doing any excavation, or depositing fill. Storm Water Management Plans should be required where (i) more than 1000 SF of new impervious surface area is created; (ii) where more than 30 CY of material are moved; (iii) where the movement of material will alter a natural or constructed drainage way or (iv) clearing more than 25% of the property. Stormwater Management Plans for Level Two development should be prepared by a registered Professional Civil Engineer.	TBD		5/5	Email	Janette	Keiser	
					Requires further staff/legal review.					
718	21.53.040	Stormwater / Drainage	34d. 21.53.040 Site Development Standards – Level Three. A fill and grade permit should be required before cutting trees, doing any excavation, or depositing fill. Storm Water Management Plans should be required where (i) more than 1000 SF of new impervious surface area is created; (ii) where more than 30 CY of material are moved; (iii) where the movement of material will alter a natural or constructed drainage way; or (iv) clearing more than 25% of the property. 21.53.050 A Fill and Grade Permit should be required for (i) any movement of more than 30 CY of material; (ii) where the movement of material will alter a natural or constructed drainage way; (iii) the movement will adversely affect private water sources or (iv) clearing more than 25% of the property.	TBD		5/5	Email	Janette	Keiser	
					Requires further staff/legal review.					
719	21.54	Stormwater / Drainage	35a. Level One developments should be required to submit Stormwater Management Plans to be approved by the City Engineer and should be exempt from Chapter 21.54.030 regarding Financial Responsibility.	TBD		5/5	Email	Janette	Keiser	
					Requires further staff/legal review.					
720	21.54	Stormwater / Drainage	35b. Stormwater Management Plans for Level Two developments should be prepared by a registered Professional Civil Engineer.	TBD		5/5	Email	Janette	Keiser	
					Requires further staff/legal review.					
721	21.54.010	Stormwater / Drainage	35c. 21.54.010 This section should require that: Stormwater shall be managed to prevent adverse impact to existing drainage ways or properties within the subject watershed, as depicted on the City's GIS watershed maps. Nature-based systems shall be used in all districts where possible.	TBD		5/5	Email	Janette	Keiser	
					Requires further staff/legal review.					
722	21.54.020	Stormwater / Drainage	35d. 21.54.020(l) This should say that dewatering activities must not adversely impact any existing drainage way or downstream properties within the same watershed of the subject property, as depicted on the City's GIS watershed map.	TBD		5/5	Email	Janette	Keiser	
					Requires further staff/legal review.					
723	21.35.050	Stormwater / Drainage	The current code update needs to clearly reference a COH Stormwater Management Plan, which, by the way, is in serious need of updating. The 'Stormwater Manual' dates back to 2007. Drainage related code should reference the newly updated COH Hydrograph GIS layers and DGGS/COH LiDAR data (e.g. topo hillshade). Drainage 'districts' should be updated using current GIS and engineering (e.g. the COH Low Impact Development study of 2021).	Partial Change	Reference Stormwater Manual and updated GIS layers.	5/15	Email	Helen	Armstrong	

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724	21.5153 .030	Stormwater / Drainage	Development shall not adversely impact other properties by causing damaging alteration of surface water drainage, existing stream courses as mapped in the COH GIS Hydrograph, surface water ponding, slope failure, erosion, siltation, or root damage to neighboring trees, or other adverse effects. Development shall provide a drainage system that takes into account the drainage network as mapped in the COH GIS Hydrograph, as approved by the City Engineer, that is designed to deposit all runoff into either an engineered drainage system or into a natural drainage.	TBD	Stormwater permitting process is under staff review.	5/15	Email	Helen	Armstrong	
725	21.53; 21.54	Stormwater / Drainage	The current code update needs to clearly reference a COH Stormwater Management Plan, which by the way, is in serious need of updating. The 'Stormwater Manual' dates back to 2007. Drainage related code should reference the newly updated COH Hydrograph GIS layers and DGGS/COH LiDAR data (e.g. topo hillshade). Drainage 'districts' should be updated using current GIS and engineering (e.g. the COH Low Impact Development study of 2021).	Partial Change	Reference Stormwater Manual and updated GIS layers.	5/13	Email	Charles	Barnwell	Planning Commission
726		Stormwater / Drainage	As luck would have it Soundview Ave. was improved by the City of Homer, and a large culvert was installed to handle the creek. Main street was being improved at the same time and I volunteered the lot to received the old road beds from Main Street and Soundview Ave. This fill brought the surface elevation of the Lot up several feet making the lot high and dry and channeling Woodard Creek due South into a new culvert. Everything was fine until a new road was punched in going North above Karen Horniday Park. That fall heavy rains flooded Woodard Creek and the new road failed sending mud and debris down the Creek. The Creek was moving lots of water down to the Bay, and it carved into our new yard and removed a large portion of the lot to the West. We contacted FEMA and arraigned a loan to rebuild our lot and straighten out the Creek again.	No Change	Comment does not suggest a change to the ordinance.	5/11/2026	Email	Robert	Shroyer	
727		Stormwater / Drainage	Clear, fill and grade permit should be required for any removal of trees or vegetation and/or grading critical areas. Poor drainage management comes at a cost to downstream property owners and the city.	TBD	Stormwater permitting process is under staff review.	5/15	Email	Sandra	Garity	
728	21.71.0 40	Stormwater / Drainage	Please expand the language describing the kinds of conditions that can be placed on Conditional Use Permits (Homer City Code, 21.71.040) to include measures maintaining riparian waterways, soil stability, woodlands, vegetation, wetland protection, and water quality. These considerations are supported by language throughout the Comprehensive Plan indicating the need to manage hazards associated with stormwater, such as flooding and erosion, and it aligns with the basic legal principle that governments have the power to protect people from harm caused by other people.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Katie	Gavenus	

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729		Stormwater / Drainage	Please also require Clear, Fill and Grade Permits for development in sensitive sites like steeper slopes, high-value wetlands, or areas with large amounts of water moving through them. Mismanaged stormwater is a problem all over Homer and can lead to flooding, ice, clogged drainages, septic system failures, and more. We have to be careful with cutting and rerouting water in these areas to protect folks downstream.	TBD	Stormwater permitting process is under staff review.	5/15	Email	Katie	Gavenus	
730	21.73.0 20(i); 21.73.0 30(a)	Stormwater / Drainage	Strategy #2: Require Grading and Drainage plans for all developments. Status Quo: Owners of Level One and Level Two developments are already required to submit a "grading and drainage plan," showing "all cuts, fills, and areas of disturbance..." in compliance with HCC 21.73.020(i) and HCC 21.73.030(a). This applies to all zoning districts except Marine Commercial and Marine Industrial, which are Level Three developments. Recommendation: Require grading and drainage plans for all development where 100 cy of material will be moved. Benefit: Provide greater oversight on fills and excavations on private properties.	TBD	Stormwater permitting process is under staff review.	5/15	Email	Chris	Rainwater	Homer Soil & Water Conservation District
731	21.50.0 20(c)(1); 21.50.0 30(a)(1); 21.50.0 40(a)(1)	Stormwater / Drainage	Strategy #3: Require all developers to avoid adverse, off-site impacts. Status Quo: Owners of all developments are already required to avoid: "adversely impacting other properties by causing damaging alteration of surface water drainage, surface water ponding, slope failure, erosion, siltation, or road damage to neighboring trees, or other adverse effects." HCC 21.50.020 (c)(1), HCC 21.50.030(a)(1), and HCC 21.50.040(a)(1). Recommendation: Amend the above-cited sections to specify that property owners shall not adversely impact wetlands, ranked as Moderate or High on the 2005 Homer Wetlands Map. Benefit: This would help protect the functional value of Homer's higher quality wetlands by giving the City a regulatory vehicle for influencing developments affecting such wetlands, without creating conflicts with the U.S. Corps of Engineers.	TBD	Stormwater permitting process is under staff review. Wetlands to be discussed at 6/22 joint PC/CC work session.	5/15	Email	Chris	Rainwater	Homer Soil & Water Conservation District

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732	21.74	Stormwater / Drainage	Strategy #4: Require Development Activity Plans for all developments. Status Quo: Owners of some Level Two developments are already required to submit Development Activity Plans in compliance with the standards set forth HCC 21.74 Development Activity Plan. These plans must address how erosion will be prevented, how adjacent properties will be protected from sediment deposition, how off-site erosion will be prevented, how slopes will be stabilized, and more. Recommendation: Require Development Activity Plans for all developments and include in the list of potential adverse impacts, adverse impacts to high value wetlands and require such plans to be approved by the City Engineer. Benefit: This would make development standards consistent and allow staff to be better informed about potential adverse impacts to off-site properties or wetlands.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Chris	Rainwater	Homer Soil & Water Conservation District
733	21.75	Stormwater / Drainage	Strategy #5: Require Stormwater Management Plans ("SWP") for all developments. Status Quo: Owners of some Level One and Level Two developments are already required to submit Stormwater Management Plans, prepared by a registered professional engineer, in compliance with the standards set forth HCC 21.75, Stormwater Plan. These plans must address how stormwater discharges as well as water quality, such as how total suspended solids and other pollutants will be controlled. Provisions must be made for conducting and documenting on-going monitoring and maintenance. Recommendation: Require SWPs for all developments. SWPs for Level One developments need not be prepared by a registered professional engineer but must be approved by the City Engineer.	TBD	Stormwater permitting process is under staff review.	5/15	Email	Chris	Rainwater	Homer Soil & Water Conservation District
734		Stormwater / Drainage	Establish vegetated buffers around creeks and wetlands designated as "medium-" and "high-priority" by the Kenai Peninsula Borough. Mismanaged stormwater is a problem all over Homer that leads to flooding, dangerous roadway icing, clogged drainages, septic system failures, increasing costs and hazards for the city and the public. The EPA has a model ordinance for instituting local buffers. The Kenai Peninsula Borough already has buffers around all anadromous salmon waters; the Bridge Creek Watershed already has buffers around creeks - all of which could be used as models to establish relevant code.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Hal	Shepherd	Kachemak Bay Watershed Council
735		Stormwater / Drainage	[Open Space Petition, cont. See attachment.] "Require Clear, Fill and Grade Permits for development in sensitive sites like steeper slopes, high-value wetlands, or areas with large amounts of water moving through them. Mismanaged stormwater is a problem all over Homer and can lead to flooding, ice, clogged drainages, septic system failures, and more. We have to be careful with cutting and rerouting water in these areas to protect folks downstream."	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Penelope	Haas	Kachemak Bay Conservation Society

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736	21.54.0 20	Stormwater Management	I would like to see this apply to not only during “construction and all other phases of development activity” but to be clearly intended to protect the surrounding landscape and neighboring/downstream properties during development and in the long-term to ensure continued integrity and protection of public and private infrastructure during and following development. This does not apply only to the construction process, but to the final product in perpetuity (although some of the subsections clearly are only applicable during active construction).	Change		5/18	Email	Rachel	Lord	Mayor
737	21.54.0 20	Stormwater Management	To that end, this section should possibly be a requirement to have established prior to permitting for certain areas if it isn’t already	Change		5/18	Email	Rachel	Lord	Mayor
738	21.48.0 10(a)	Temporary Storage	Why does the lime limit of one-year only apply to residential structures? What is the time limit on a commercial structure?	Change		5/18	Email	Rachel	Lord	Mayor
739		Traffic Impacts	Traffic impacts - ensure seasonality and peak time impacts are understood and taken into consideration for what triggers a traffic assessment/CUP/mitigation/response.	No Change	Traffic engineers account for this in several ways in a TIA. They'll take current traffic counts, which may correspond with the summer season and the highest volumes of traffic. If not, they can use DOT traffic counts which are conducted on a regular basis.	5/18	Email	Rachel	Lord	Mayor

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740	21.60.030	Traffic Impacts	How is seasonality assessed for the LOS during a traffic impact analysis? The focus throughout the chapter is on the “opening date and in the design year” - how does that take into account the public’s reasonably low tolerance for making traffic worse in July, or during school pickup/dropoff hours during the school year (for example)? Ensure those peak periods are meaningfully assessed and there are clear paths afforded the City for requiring mitigation around.	No Change	Traffic engineers account for this in several ways in a TIA. They'll take current traffic counts, which may correspond with the summer season and the highest volumes of traffic. If not, they can use DOT traffic counts which are conducted on a regular basis.	5/18	Email	Rachel	Lord	Mayor
741	21.60.080(b)	Traffic Impacts	how is “unacceptable LOS” defined? Who gets to define it?	No Change	Unacceptable LOS is a professional judgement by a traffic engineer, potentially DOT, City Planner, Public Works and the developer. It is very location-specific.	5/18	Email	Rachel	Lord	Mayor
742	21.21.030	Urban Residential District	18a. 21.21.030(h) Storage of heavy equipment seems out of character for the Intended Land Use of the UR district. Please delete this.	Partial Change	Clarify this is only for personal use, or clarify the type of equipment allowed.	5/5	Email	Janette	Keiser	
743	21.21.030	Urban Residential District	18b. 21.21.030(i) It should be possible to get a permit to build/occupy a garage or other accessory building before the primary structure is built.	TBD	Discuss feasibility with staff	5/5	Email	Janette	Keiser	
744	21.21.040	Urban Residential District	18c. 21.21.040(d) Storage of heavy equipment seems out of character for the Intended Land Use of the UR district. Please delete this.	Partial Change	Clarify this is only for personal use, or clarify the type of equipment allowed.	5/5	Email	Janette	Keiser	
745	21.21.050	Urban Residential District	18d. 21.21.050 There should be a view protection clause that requires new developments to preserve the view corridors of existing buildings.	No Change	Requires that view corridors be defined, which is difficult, and impacts on property owners could be significant. This also gives owners of existing buildings significant power over development on property that could be far from their building.	5/5	Email	Janette	Keiser	
746	21.21	Urban Residential District	18e. Page 117 There is a typo – 21.14.50 should read 21.20.050	Change		5/5	Email	Janette	Keiser	
747	21.21	Urban Residential District	18f. 21.21 Means of non-motorized transportation, such as connecting to existing sidewalks or trails, should be required.	No Change	Not necessary within a primarily residential district.	5/5	Email	Janette	Keiser	
748	21.22.020	Urban Residential District	19a. 21.22.020 Mixed use buildings, containing both residential and commercial uses, should be allowed as a permitted use. [Note: filed under Medical Mixed Use District in code]	No Change	Mixed Use Buildings not recommended in primarily residential districts	5/5	Email	Janette	Keiser	
749	21.22.050	Urban Residential District	19b. 21.22.050 Means of non-motorized transportation, such as connecting to existing sidewalks or trails, should be required. [Note: filed under Medical Mixed Use District in code]	No Change	Not necessary within a primarily residential district.	5/5	Email	Janette	Keiser	

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750		Urban Residential District	I am firmly opposed to detached dwelling if it is for renting to tourists or increasing density. Ditto for tiny houses, prefab main housing in UR zone. Ditto 2 for rooming house and B & B—all of which are back window way to increase density, increase traffic and disruption and not what I moved to Homer for.	No Change	Planning Commission expressed support for these uses in the UR district during meetings ____.	4/1	Email	Marianne	Schlegelmilch	
751		Urban Residential District	I am firmly opposed to day care in UR area without express consent of property owners withing half mile radius.	No Change	No direction from staff, Planning Commission or City Council has been provided to make this change.	4/1	Email	Marianne	Schlegelmilch	
752		Urban Residential District	I am firmly opposed to wind energy units on lots, indoor and outdoor recreation facilities in neighborhoods and any and all things that take away from solitude and peace of my neighborhood.	No Change	No direction from staff, Planning Commission or City Council has been provided to make this change.	4/1	Email	Marianne	Schlegelmilch	
753		Urban Residential District	Lot size for UR way too small!! We did not move to Homer to live in Anchorage congestion!! Lot sizes across the board are way to small for Homer life. 5 Foot setback is way too close. Again with the density.	No Change	Direction from Planning Commission was supportive of proposed lot sizes (meeting _____)	4/1	Email	Marianne	Schlegelmilch	
754	21.17	Violation and Enforcement	“upon written notice” - is there a timeline on this?	No Change	There is no specific timeline; the notice must be received by certified mail or hand delivery and there is a 30 day appeal period.	5/18	Email	Rachel	Lord	Mayor
755	21.17	Violation and Enforcement	Overall, ensure that the team has taken into serious consideration recent enforcement challenges and is providing recommendations to improve enforcement pathways.	No Change	Comment does not suggest a change to the ordinance.	5/18	Email	Rachel	Lord	Mayor
756		Wetlands	The Update should include wetland, watershed, and open space protections for fish and wildlife habitats as outlined by these organizations' professionals. If included, water quality will be protected, and the effects of natural events such as flooding, landslides, bluff-erosion will be mitigated in areas that would otherwise be developed. Critical green infrastructure also helps manage ice and water on the roads, overflowing culverts, and septic system failure. Protecting functioning habitats and open space will not restrict growth but instead direct it to appropriate areas. Taking an ecologically-based approach to planning is imperative to future economic sustainability.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Leslie	Slater	
757		Wetlands	The Kachemak Bay Watershed Council is very concerned about the pro-development language in the Public Review Draft of the Code (PRD) and the lack of even the simplest, low cost and low resource use amendments that could apply existing resources to begin the process for protecting wetlands, watersheds and open space. Rather than proposing such regulations, the PRD would pave the way for large scale development in sensitive wetlands representing the worst fears of KBWC and others who have been commenting on the draft sense last fall.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Hal	Shepherd	Kachemak Bay Watershed Council

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758	21.25.060	Wetlands	Add to 21.25.060: d. All development in this area shall not impact wetlands or conservation areas considered environmentally sensitive or in environmental overlay zones.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Helen	Armstrong	
759		Wetlands / Environmental	[Open Space Petition, cont. See attachment.] "Expand the language describing the kinds of conditions that can be placed on Conditional Use Permits (Homer City Code, 21.71.040) to include measures maintaining riparian waterways, soil stability, woodlands, vegetation, wetland protection, and water quality. These considerations are supported by language throughout the Comprehensive Plan indicating the need to manage hazards associated with stormwater, such as flooding and erosion."	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Penelope	Haas	Kachemak Bay Conservation Society
760		Wetlands / Environmental	I want to see wetlands protected utilizing GIS data [Anchorage does this]. I oppose administrative adjustments.	TBD	Discuss at 6/22 joint PC/CC work session	4/29	Comment Form	Annette	Bellamy	
761		Wetlands / Environmental	Comparing the Proposed Zoning Map and the Homer Wetlands map, I am dismayed to see that, despite all the new information we have about the importance of protecting high value wetlands, the decision makers have put a blanket zoning designation of Light Industrial Mixed Use (LIMU) on this sensitive area. I know it is currently General Commercial 2. I expecting movement in the direction of protecting these areas since open space protection is valued by Homer residents.	TBD	Discuss at 6/22 joint PC/CC work session	5/1	Email	Nina	Faust	
762		Wetlands / Environmental	Over the years, much new information has been discussed about the need to protect high value wetlands because of the important ecological services they perform. For Homer, the wetlands above Beluga Lake act as filtration for water moving into Kachemak Bay, absorbing chemicals that would otherwise go into the Bay. In big rain events or rapid snow melt, excessive runoff is absorbed into the spongy mass of wetlands performing stormwater control that would be expensive if we had to construct other ways to control flooding waters or had to deal with the destructive force of heavy flooding from the canyon waterways coming off the ridge. Nature performs these services better than anything we could construct.	TBD	Discuss at 6/22 joint PC/CC work session	5/1	Email	Nina	Faust	

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	Sec.	Topic			(If no change or TBD)	Date	Format	First Name	Last Name	Organization
763		Wetlands / Environmental	With Climate Change more atmospheric rivers are hitting different parts of the country with damaging results. Homer would be in trouble without this very large sponge to mitigate stormwaters. The wetlands with their ancient peatlands are a significant carbon sink. Perhaps there is a way to use this valuable land to create "mitigation credits" where developers elsewhere who need to offset their developments invest in purchasing these lands for protection under City Conservation zoning and then pay ongoing fees to help the City of Homer manage the natural area. This money could be used to pay owners for their land and then protect this valuable area for the future. Many cities elsewhere have ignored the value of wetlands and allowed controversial developments that ended up costing a lot to mitigate when huge storms hit. We know better now, but too few communities heed the need to protect these valuable, dwindling wetlands.	TBD	Discuss at 6/22 joint PC/CC work session	5/1	Email	Nina	Faust	
764		Wetlands / Environmental	Wetlands are also biodiverse areas, hosting a variety of species, from waterfowl to moose. The whole wetland complex is important as a wintering area for local moose. Habitat loss on the lower bench is making it harder for moose to find safe wintering areas with plentiful food. This area is ideal for moose and necessary for our local moose to thrive.	TBD	Discuss at 6/22 joint PC/CC work session	5/1	Email	Nina	Faust	
765		Wetlands / Environmental	Ground water is important to the Homer area as drinking water is often difficult to locate and City water is not readily available throughout the community. Wetlands absorb water and help recharge underground aquifers. If we let this area be developed, over time there will be impacts to local aquifers.	TBD	Discuss at 6/22 joint PC/CC work session	5/1	Email	Nina	Faust	
766		Wetlands / Environmental	All the potential uses that would be allowed in the LIMU would result in a tremendous amount of fill for building foundations and parking areas. Filling in high and moderate value wetlands will impact hydrology and absorption. Over time, we will not have any sort of functioning wetlands complex, a tragic loss of the ecological services the complex provides for the community.	TBD	Discuss at 6/22 joint PC/CC work session	5/1	Email	Nina	Faust	
767		Wetlands / Environmental	Aside from all these intrinsic values, these high value wetlands have specialized economic values that contribute to our recreational and tourism economies. If the land can be preserved, in addition to all the ecological services they provide, they can also enhance our recreation opportunities with carefully placed wildlife viewing platforms, wetland study sites for outdoor education, and potentially a trail designed with minimal impact in mind. Working to protect these wetlands through a carbon credit system will keep intact an area that will work for us in this era of unpredictable mega storms so we are not overwhelmed with floods and erosion that could happen if this area is mostly developed.	TBD	Discuss at 6/22 joint PC/CC work session	5/1	Email	Nina	Faust	

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768	21.53	Wetlands / Environmental	Wetlands Buffers are needed. Reason: Mapping will always improve but we can implement buffers with the existing mapping.	TBD	Discuss at 6/22 joint PC/CC work session	5/11	Email	Dotti	Harness	Planning Commission
769		Wetlands / Environmental	36. Wetlands. Please add a chapter regarding Wetlands that does the following: a. Adopts Homer's wetland classification map prepared in 2005. b. Requires proposed plats and Level Two Developments to show, not only the presence of wetlands, but also, the category of the wetlands. c. Requires buffers for wetlands classified as high value to be shown on the proposed plat and Level Two Developments. d. Restricts development in high and medium value wetlands in a similar manner that development in the Bridge Creek Reservoir is restricted.	TBD	Discuss at 6/22 joint PC/CC work session	5/5	Email	Janette	Keiser	
770		Wetlands / Environmental	Keiser2 - Strategy #1: Show the presence and quality of wetlands on proposed plats. Status Quo: Surveyors are already required to include information about the existence of wetlands on proposed plats. Information about where wetlands are located within the City already exists. Further, qualitative information about such wetlands already exists in the form of the 2005 Homer Wetlands Map.	TBD	Discuss at 6/22 joint PC/CC work session	5/5	Email	Janette	Keiser	
771		Wetlands / Environmental	Keiser2 - Recommendation #1: Require surveyors to provide qualitative information about wetlands on proposed plats; that is, whether the wetlands are ranked as Low, Moderate, or High on the 2005 Homer Wetlands Map. Benefit: This would give the Planning Commission the additional information it needs to make knowledgeable decisions.	TBD	Discuss at 6/22 joint PC/CC work session	5/5	Email	Janette	Keiser	
772		Wetlands / Environmental	Keiser2 - Recommendation #2: Require buffers around Moderate and High wetlands. Benefit: This would help protect the functional value of Homer's higher quality wetlands.	TBD	Discuss at 6/22 joint PC/CC work session	5/5	Email	Janette	Keiser	
773		Wetlands / Environmental	Keiser2 - Strategy #2: Require Grading and Drainage plans for all developments. Status Quo: Owners of Level One and Level Two developments are already required to submit a "grading and drainage plan," showing "all cuts, fills, and areas of disturbance..." in compliance with HCC 21.73.020(i) and HCC 21.73.030(a). This applies to all zoning districts except Marine Commercial and Marine Industrial, which are Level Three developments.	TBD	Discuss at 6/22 joint PC/CC work session	5/5	Email	Janette	Keiser	

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774		Wetlands / Environmental	Keiser2 - Strategy #3: Require all developers to avoid adverse, off-site impacts. Status Quo: Owners of all developments are already required to avoid "adversely impacting other properties by causing damaging alteration of surface water drainage, surface water ponding, slope failure, erosion, siltation, or rood damage to neighboring trees, or other adverse effects." HCC 21.50.020(c)(1), HCC 21.50.030(a)(1), and HCC 21.50.040(a)(1).	TBD	Discuss at 6/22 joint PC/CC work session	5/5	Email	Janette	Keiser	
775		Wetlands / Environmental	Keiser2 - Recommendation: Amend the above-cited sections to specify that property owners shall not adversely impact wetlands, ranked as Moderate or High on the 2005 Homer Wetlands Map. Benefit: This would help protect the functional value of Homer's higher quality wetlands by giving the City a regulatory vehicle for influencing developments affecting such wetlands, without creating conflicts with the U.S. Corps of Engineers.	TBD	Discuss at 6/22 joint PC/CC work session	5/5	Email	Janette	Keiser	
776		Wetlands / Environmental	Keiser2 - Strategy #4: Require Development Activity Plans for all developments. Status Quo: Owners of some Level Two developments are already required to submit Development Activity Plans in compliance with the standards set forth HCC 21.74 Development Activity Plan. These plans must address how erosion will be prevented, how adjacent properties will be protected from sediment deposition, how off-site erosion will be prevented, how slopes will be stabilized, and more.	TBD	Discuss at 6/22 joint PC/CC work session	5/5	Email	Janette	Keiser	
777		Wetlands / Environmental	Keiser2 - Recommendation: Require Development Activity Plans for all developments and include in the list of potential adverse impacts, adverse impacts to high value wetlands and require such plans to be approved by the City Engineer. Benefit: This would make development standards consistent and allow staff to be better informed about potential adverse impacts to off-site properties or wetlands.	TBD	Discuss at 6/22 joint PC/CC work session	5/5	Email	Janette	Keiser	
778		Wetlands / Environmental	Keiser2 - Strategy #5: Require Stormwater Management Plans ("SWP") for all developments. Status Quo: Owners of some Level One and Level Two developments are already required to submit Stormwater Management Plans, prepared by a registered professional engineer, in compliance with the standards set forth HCC 21.75, Stormwater Plan. These plans must address how stormwater discharges as well as water quality, such as how total suspended solids and other pollutants will be controlled. Provisions must be made for conducting and documenting on-going monitoring and maintenance.	TBD	Discuss at 6/22 joint PC/CC work session	5/5	Email	Janette	Keiser	

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779		Wetlands / Environmental	Keiser2 - Recommendation: Require SWPs for all developments. SWPs for Level One developments need not be prepared by a registered professional engineer but must be approved by the City Engineer. Benefit: This would make development standards consistent and allow staff to be better informed about potential adverse impacts to off-site properties or wetlands.	TBD	Discuss at 6/22 joint PC/CC work session	5/5	Email	Janette	Keiser	
780		Wetlands / Environmental	As a resident of the Homer Community since 1979, I am quite concerned about preserving our wetlands. I would ask that Title 21 expand the language of Conditional Use Permits to include measures maintaining waterways, soil stability, woodlands, vegetation, wetland protection and water quality. Witnessing the current issues with flooding and erosion over the last several years, Conditional Use Permits would help people remain safe from harm caused by other people's actions.	TBD	Discuss at 6/22 joint PC/CC work session	4/28	Email	Karen	Murdock	
781		Wetlands / Environmental	My main concerns are around wetlands, water ways, watershed, steep slopes and coastal lands.	TBD	Discuss at 6/22 joint PC/CC work session	5/10	Email	Rika	Mouw	
782		Wetlands / Environmental	I am dismayed to see that there is still no wording in the zoning ordinance or districts that clearly state 50 foot buffer zones along waterways and at least 50 ft. setbacks from wetlands.	TBD	Discuss at 6/22 joint PC/CC work session	5/10	Email	Rika	Mouw	
783		Wetlands / Environmental	Wording similar to what the zoning code articulates for the Bridge Creek Watershed Protection District are clear about that but not in any of the other districts.	TBD	Discuss at 6/22 joint PC/CC work session	5/10	Email	Rika	Mouw	
784		Wetlands / Environmental	The City claims it relies on the Army Corps of Engineers (ACOE) to establish and protect wetlands but this is not sufficient. The ACOE does not manage or determine wetlands that do not drain into, or are not directly adjacent to navigable waters. The City MUST take responsibility in establishing buffer zones for wetlands and waterways, especially since much of the industrial zoning is in and adjacent to wetlands. The City must designate and determine wetland protections.	TBD	Discuss at 6/22 joint PC/CC work session	5/10	Email	Rika	Mouw	
785		Wetlands / Environmental	As an example of no language for waterway buffer zones, a plat for a subdivision off of East End Road, adjacent to Paul Banks on Cantrell Creek, was approved with no language for stream buffer set backs. The City learned a lot from that mistake. Recently, a very similar situation happened again nearby just north of the subdivision. There is STILL no language in the code for waterway and wetlands buffer protection.	TBD	Discuss at 6/22 joint PC/CC work session	5/10	Email	Rika	Mouw	
786		Wetlands / Environmental	I feel very strong about the protection of the our natural waterways and watersheds to keep the natural infrastructure intact in our surroundings. With that very basic awareness we lose the integrity of this landscape and to our quality of life.	TBD	Discuss at 6/22 joint PC/CC work session	5/10	Email	Rika	Mouw	
787		Wetlands / Environmental	WETLANDS I DO NOT AGREE THAT ADEQUATE ATTENTION IS GIVEN TO THE ISSUE OF WETLANDS IN THIS VERSION OF TITLE 21.	TBD	Discuss at 6/22 joint PC/CC work session	4/1	Comment Form	Franco	Venuti	Planning Commission

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788		Wetlands / Environmental	The planning commission delegates environmental concerns of wetlands, streams, buffers, stormwater, etc. to the Army Corps of Engineers. The commission should use mapping data that it already has to address these types of environmental concerns and to have guidelines that can be developed by Title 21 language. They can be of any development permit that arises to apply to any development permit.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Comment Form	Ole	Andersson	
789		Wetlands / Environmental	I think the management of water and wetlands is a major issue considering how much there is and how steep our slopes are. Please build consideration for them into the new Title 21.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Comment Form	Ole	Andersson	
790	21.33.050	Wetlands / Environmental	Modify 21.33.050 Permits (7) to read: 'Disturbance of ground cover within the required setback or buffer of any stream or reservoir as mapped in the COH GIS Hydrograph.' Modify (15) to read: 'Diversion of a stream course as mapped in the COH GIS Hydrograph.' [Ord. 08-29, 2008].	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Helen	Armstrong	
791	21.33.090	Wetlands / Environmental	Modify 21.33.090(g) Stream buffers to read: 'A Stream buffer as mapped in COH GIS must be preserved and maintained along all perennial and intermittent streams in the BCWP district. The stream buffer must be at least 50 feet on each side of the stream measured from the top of the stream bank. Buildings and other features that require grading or construction must be set back at least 10 additional feet from the edge of the buffer. To avoid a decrease in the buffer's effectiveness in protecting the stream the buffer shall remain in natural and undisturbed vegetation.'	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Helen	Armstrong	
792	21.35.040	Wetlands / Environmental	The COH needs a wetlands management policy and code, largely because the federal Corps of Engineers is scaling back its role in managing wetlands in local areas, and also due to Homer area wetlands being important habitat as well as groundwater storage. The COH could model their own code and program based on working successful models, for example Municipality of Anchorage which has a wetlands management program in place over the last 35 years, and which fits well with Corps criteria. COH need not have exactly the same model as Anchorage, but at a minimum a simple classification of wetlands in the Homer area and what development level is appropriate for that class of wetland.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Helen	Armstrong	

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793	21.35.0 40	Wetlands / Environmental	We already have an excellent wetlands mapping and classification in place (the Kenai Watershed Forum (KWF)), it needs updating as it was last updated 10 years ago. We have the expertise in Homer to do this updating at reasonable cost, e.g. Kachemak Reserve, Dr. Michael Gracz, and others. The Corps of Engineers no longer provides the level of management and review as in the past due to cutbacks in their programs, for example the elimination of a Kenai Peninsula office; and the Corps is now charged with bigger projects in Alaska, with a lesser focus on small local areas (pers. Comm. USACE, March, 2026).	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Helen	Armstrong	
794		Wetlands / Environmental	The COH needs a wetlands management policy and code, largely because the federal Corps of Engineers is scaling back its role in managing wetlands in local areas, and also due to Homer area wetlands being important habitat as well as groundwater storage. The COH could model their own code and program based on working successful models, for example Municipality of Anchorage which has a wetlands management program in place over the last 35 years, and which fits well with Corps criteria. COH need not have exactly the same model as Anchorage, but at a minimum a simple classification of wetlands in the Homer area and what development level is appropriate for that class of wetland.	TBD	Discuss at 6/22 joint PC/CC work session	5/13	Email	Charles	Barnwell	Planning Commission
795		Wetlands / Environmental	We already have an excellent wetlands mapping and classification in place (the Kenai Watershed Forum (KWF)), it needs updating as it was last updated 10 years ago. We have the expertise in Homer to do this updating at reasonable cost, e.g. Kachemak Reserve, Dr. Michael Gracz, and others. The Corps of Engineers no longer provides the level of management and review as in the past due to cutbacks in their programs, for example the elimination of a Kenai Peninsula office; and the Corps is now charged with bigger projects in Alaska, with a lesser focus on small local areas (pers. Comm. USACE, March, 2026).	TBD	Discuss at 6/22 joint PC/CC work session	5/13	Email	Charles	Barnwell	Planning Commission
796	21.33.0 50	Wetlands / Environmental	21.33.050 Permits (7): Modify to read 'Disturbance of ground cover within the required setback or buffer of any stream or reservoir as mapped in the COH GIS Hydrograph.' (15): Modify to read 'Diversion of a stream course as mapped in the COH GIS Hydrograph. [Ord. 08-29, 2008].' 21.33.090(g) Stream buffers: Modify to read: A Stream buffer as mapped in COH GIS must be preserved and maintained along all perennial and intermittent streams in the BCWP district. The stream buffer must be at least 50 feet on each side of the stream measured from the top of the stream bank. Buildings and other features that require grading or construction must be set back at least 10 additional feet from the edge of the buffer. To avoid a decrease in the buffer's effectiveness in protecting the stream the buffer shall remain in natural and undisturbed vegetation.	TBD	Discuss at 6/22 joint PC/CC work session	5/13	Email	Charles	Barnwell	Planning Commission

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797		Wetlands / Environmental	Why is there not a requirement for comprehensive mapping and integration of GIS information into the zooming plan? We have the technology and science that show exactly where wetlands need to be protected for the health of our environment and where steep slopes should not be developed for safety. To disregard this is short-sighted and will ultimately increase costs to the city in the long run.	TBD	Discuss at 6/22 joint PC/CC work session	5/14	Email	Jenny	Stroyeck	
798		Wetlands / Environmental	Require buffers around creeks, wetlands and steep slopes, they are necessary for stormwater to permeate the soil, replenish the groundwater, decrease soil erosion and prevent stream-bank and steep slope collapse.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Sandra	Garity	
799		Wetlands / Environmental	I support additional code updates that better preserve creeks and wetlands and the crucial ecosystem services they provide, such as flooding mitigation and filtration of runoff.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Katie	Gavenus	
800		Wetlands / Environmental	Establish vegetated buffers around creeks and wetlands designated as "medium-" and "high-priority" by the Kenai Peninsula Borough. Mismanaged stormwater is a problem all over Homer that leads to flooding, dangerous roadway icing, clogged drainages, septic system failures, increasing costs and hazards for the city and the public. The EPA has a model ordinance for instituting local buffers. The Kenai Peninsula Borough already has buffers around all anadromous salmon waters; the Bridge Creek Watershed already has buffers around creeks - all of which could be used as models to establish relevant code.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Katie	Gavenus	
801		Wetlands / Environmental	More attention should be paid to the geography and climate of the Homer area. The peat along Kachemak Drive should not have large developments allowed and the streams, creeks, and wetlands around town need to be better protected. This winter showed how flooding, ice and clogged drains can wreak havoc with the roads and buildings around town. As our weather gets more unpredictable, our building codes should get more rigorous.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Jim	Levine	
802		Wetlands / Environmental	I also feel your proposals really do not take into account the fragile peatlands that are as deep as 30 feet in places and critical in many ways. I lived on Kachemak Drive as a child and remember the vast number of moose that fed and lived in those peatlands during the winter when the snow was deep on the hillsides. I have seen multiple mudslides after heavy rain on East End road and I know those peatlands act as giant sponges- able to absorb a lot of that water. I know Kachemak Drive has had some big issues since the road was paved and the knowledge of how important the peatlands and how those would impact the road changes were not taken into consideration. I can not believe there is any reason to put more development in that area which is considered critical habitat.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Sue	Post	

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803		Wetlands / Environmental	The District's mission, among other things, is to help protect soil, land, and waters from natural and man-made hazards such as landslides, erosion, and degradation of water quality. We support sensible regulations that effectively address erosion control, development on steep slopes, prevent landslides, manage stormwater, as well as protect high value wetlands and water quality. These issues represent some of the area's most pressing risks to the natural and the built environment.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Chris	Rainwater	Homer Soil & Water Conservation District
804		Wetlands / Environmental	We noticed the proposed revisions do not address wetlands at all and do little to change the way stormwater is managed or erosion is controlled. This omission leaves the door open for more erosion, landslides, water quality degradation and flooding. We would like to see the City more proactively manage wetlands and drainages. We believe much can be done with the City's existing staff and resources. This is possible because the resources, and some of the underlying regulations, required to make this happen already exist. For example, the City has more technical staff now than it did a couple of years ago, the rate of development is still relatively low, and many of the regulations already exist in Title 21 in Chapter 21.33 Bridge Creek Watershed District.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Chris	Rainwater	Homer Soil & Water Conservation District
805		Wetlands / Environmental	Strategy #1: Show the presence and quality of wetlands on proposed plats. Status Quo: Surveyors are already required to include information about the existence of wetlands on proposed plats. Information about where wetlands are located within the City already exists. Further, qualitative information about such wetlands already exists in the form of the 2005 Homer Wetlands Map. Recommendation #1: Require surveyors to provide qualitative information about wetlands on proposed plats; that is, whether the wetlands are ranked as Low, Moderate, or High on the 2005 Homer Wetlands Map. Recommendation #2: Require buffers of at least 15 feet around Moderate and High wetlands. Benefit: This would help protect the functional value of Homer's higher quality wetlands.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Chris	Rainwater	Homer Soil & Water Conservation District
806		Wetlands / Environmental	V. The Planning Code needs to Step in to Protect Replace Declining Army Corp of Engineers Ability to Protect Wetlands and Watercourses. One of the issues with wetlands and water course protection in Homer is the fact that proposed wetland development and fill requests are currently analyzed and permitted exclusively by the Army Corps of Engineers. The Corps ability, however, to protect these waters from development is expected to be severely limited by the Trump Administration's proposal to weaken the Waters of the United States rule that would largely gut the application of Clean Water Act (CWA).	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Hal	Shepherd	Kachemak Bay Watershed Council

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807		Wetlands / Environmental	The Proposed Rule would limit jurisdictional waters determinations to a two part definition: First, that the adjacent water body is a water of the United States, i.e., one that abuts a traditional navigable water through a relatively permanent, standing, or continuous flowing waterbody, and second, that any wetland in question has a continuous surface connection with that water at least during the wet season. According to USEPA and USACE: "Regulatory Impact Analysis indicates that, under the proposed WOTUS definition, only 19% of wetlands mapped in the National Wetlands Inventory would fall within Clean Water Act jurisdiction" and waters that will no longer be considered jurisdictional include many types of wetlands (geographically isolated, permafrost-dominated, and mosaic wetlands) and streams with intermittent or ephemeral flows.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Hal	Shepherd	Kachemak Bay Watershed Council
808		Wetlands / Environmental	Alaska's Home Rule framework allows the State's local governments to adopt their own wetlands and watershed-related regulations (e.g., setbacks, land-use zoning, habitat buffers, conservation programs) that can be stricter than federal/state requirements like the CWA. Homer is a home rule city, meaning Homer can legislate on any local matter unless a state or federal law explicitly prohibits it. Homer therefore may adopt zoning and land-use regulations including creation of watershed, habitat, and wetlands protections, development buffers, and setbacks beyond state minimums, and establish local permitting systems for land use, drainage, and shoreline development.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Hal	Shepherd	Kachemak Bay Watershed Council
809		Wetlands / Environmental	Homer's Zoning Code is largely devoid of regulations for development setbacks or areas where building is prohibited on or around wetlands or watercourses. The goals of the Anchorage Wetlands Management Plan include: protect wetlands that support important ecological and hydrological functions; ensure development in wetlands minimizes water quality degradation; provide a balance between protection of higher value sites and development of lower value areas; and prevent public liabilities associated with development of these areas. Anchorage has mapped their wetlands and classified them into 3 types: where A or B require permitting by the Corps while C is suitable for development without a Corps permit.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Hal	Shepherd	Kachemak Bay Watershed Council

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810		Wetlands / Environmental	According to Janiette Keiser, who was the City Engineer for the City of Homer in the early 1980's and served as Homer's Public Works Director and City Engineer from 2020 - 2024, the AWMP is a means that municipalities can fill in the gaps provided by current federal law by focusing "on freshwater wetlands not associated with navigable waters." Keiser says the City of Homer has, or has access to, sufficient GIS mapping resources to identify the City's wetlands and sufficient resources, mapping and staffing, to classify wetlands using a system similar to the MOA. Plat applicants should be required to show buffers and setbacks on proposed plats.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Hal	Shepherd	Kachemak Bay Watershed Council
811	21.71.040	Wetlands / Environmental	VII. Minimum Standards for Wetlands and Watersheds. At minimum the Planning Code changes should Expand the language describing the kinds of conditions that can be placed on Conditional Use Permits (Homer City Code, 21.71.040) to include measures maintaining riparian waterways, soil stability, woodlands, vegetation, wetland protection, and water quality. These considerations are supported by language throughout the Comprehensive Plan indicating the need to manage hazards associated with stormwater, such as flooding and erosion, and it aligns with the basic legal principle that governments have the power to protect people from harm caused by other people.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Hal	Shepherd	Kachemak Bay Watershed Council
812		Wetlands / Environmental	Landscape Suitability Maps show Wetland Rankings, Stormwater Runoff Coefficients, Steep Slopes and more. The proposed changes to the City of Homer's zoning code presents a real opportunity to fill in the gaps left by the federal governments current backtracking on protection of watersheds and wetlands. Unfortunately, instead the PRD frames environmental constraints as administrative burdens rather than baseline planning inputs and the incorporation of such protections did not occur during the scoping phase. Instead of moving towards wetlands and watershed protections, the Public Review Draft represents a move in the opposite direction by proposing that sensitive wetlands be offered up not only to development but industrial and large retail structures.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Hal	Shepherd	Kachemak Bay Watershed Council

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	Sec.	Topic			(If no change or TBD)	Date	Format	First Name	Last Name	Organization
813		Wetlands / Environmental	Janette Keiser says in reference to the PRD, "i]n January 2026, I submitted over 9 pages of comments to the earlier version as well as multiple memoranda since January, with additional comments about specific topics, such as wetlands and stormwater management. When I compared the comments I made in January to my current set of comments, I found that almost nothing had changed. Very few of my earlier recommendations or observations of errors/inconsistencies had been addressed." As far as the claim by some members of the City Council that criticism of the planning code change process is too early, Keiser says "There are too many issues to address effectively if we try to take them all on. I can't imagine the Planning Commission or the City Council going through the proposed changes in the level of detail that will be needed to address all the issues. Plus, diving into the details requires more time and in some cases, specialized expertise."	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Hal	Shepherd	Kachemak Bay Watershed Council
814		Wetlands / Environmental	In general I think the quality of life in Homer has deteriorated in the 33 years I've lived here. The opportunities I had no longer exist for younger people here today. Environmentally, I would like to see greater protection for wetlands, development setbacks on creeks, and limits on clear cutting forested lots. Open spaces and natural areas should be incorporated into the planning process and supported in code. We have seen diminished abundance in fisheries and wildlife directly related to development.	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Comment Form	John	Whittier	
815		Wetlands / Environmental	[Open Space Petition, cont. See attachment.] "Existing GIS mapping that shows low-, medium- and high-value wetlands, water flow, slope instability, and critical habitats should be used to guide what kinds of developments go where. This data is on-hand, easy to use, and will improve safety, property values, and quality of life. It will protect folks from the hazards of flooding, septic failure, etc. and it will also ensure that some of our highest-value wetlands (think deep peat) and habitats (think shorebird habitat in Mud Bay) only have low-impact development on them."	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Penelope	Haas	Kachemak Bay Conservation Society
816		Wetlands / Environmental	[Open Space Petition, cont. See attachment.] "Establish vegetated buffers around creeks and wetlands designated as 'medium-' and 'high-priority' by the Kenai Peninsula Borough. Mismanaged stormwater is a problem all over Homer that leads to flooding, dangerous roadway icing, clogged drainages, septic system failures, increasing costs and hazards for the city and the public. The EPA has a model ordinance for instituting local buffers."	TBD	Discuss at 6/22 joint PC/CC work session	5/15	Email	Penelope	Haas	Kachemak Bay Conservation Society

#	Code		Comment	Recommended Action	Project Team Recommendation					
	Sec.	Topic			(If no change or TBD)	Date	Format	First Name	Last Name	Organization
817		Woodard Creek	My husband and I have owned our home along Woodard Creek for over 40 years. We are interested in any development or changes along Woodard Creek, as it could impact our home and yard. It sounds like this area has not been surveyed for over 10 years. If this area is included in any changes, it needs to be re-surveyed and all the Homer citizens along Woodard Creek need to be contacted prior to any developments. In 2002, the land above Karen Hornaday Park and Woodard Creek was impacted by heavy rains. A road that was not well established washed out and led to erosion below Fairview along the creek. A part of our backyard was damaged and we had to take out a FEMA loan to pay for groundwork, rocks, and repair.	No Change	No proactive zoning changes are being made at this time, except for district consolidations and renamings. Additional city-initiated rezonings could be considered in the future.	5/15	Comment Form	Marilyn	Shroyer	
818	21.37.010	Worker Housing	28a. 21.37.010 ADUs should be allowed to serve as Worker Housing, for permanent, year-round worker housing.	No Change	ADUs can be used as such without a change to the proposed code.	5/5	Email	Janette	Keiser	
819	21.49.010	Worker Housing	33a. 21.49.010 Worker housing should be allowed for permanent, full-time workers in all districts.	No Change	No direction from staff, Planning Commission or City Council has been provided to make this change.	5/5	Email	Janette	Keiser	
820		Worker Housing	Homer is already facing a severe shortage of affordable and available housing. Providing staff housing above our shop has been essential to operating our business successfully, especially during the busy seasonal months. Without the ability to provide onsite housing for employees, it would create an extreme hardship for our business due to the high cost of rentals and the limited availability of housing in Homer. Many small businesses simply cannot attract or retain reliable workers without offering housing accommodations.	No Change	No changes to the ordinance are proposed that would prohibit housing attached to businesses.	5/15	Email	Rachel	Gonzalez	
821		Worker Housing	We respectfully request that the City continue to allow the pre-existing uses of short-term vacation rentals, worker housing, onsite housing, temporary housing, and dormitory housing within the Marine Commercial zone. These uses have long supported local commerce, tourism, and economic sustainability in Homer.	No Change	No changes to the ordinance are proposed that would prohibit housing attached to businesses.	5/15	Email	Rachel	Gonzalez	
822	21.49.020(a)	Worker Housing	I'm not clear why this section exists/what it is accomplishing? "Worker housing" is only allowed in the LIMU and MI zoning districts as drafted. 21.49.020(a) has a different list than what is defined at the beginning of the title. I'm unclear as to what (b) is referencing. If the underlying standards of development all apply to worker housing, then what makes it special and why should it have an entire chapter?	No Change	The term "worker housing" encompasses a variety of housing types, and is meant to allow/encourage housing specifically for workers of a certain business to be located on the same lot as an accessory use to the business. This is different than just allowing apartments or dormitories as a permitted use in these districts because we don't want industrially zoned property exclusively developed for housing.	5/18	Email	Rachel	Lord	Mayor

#	Code		Comment	Recommended Action	Project Team Recommendation					
	Sec.	Topic			(If no change or TBD)	Date	Format	First Name	Last Name	Organization
823	21.08.0 50(b)	Zoning Amendments	I'd like to better understand how the FLUM isn't regulatory, but general in nature, and yet the findings require a zoning map amendment to be "consistent with" the FLUM. Should this say, "generally consistent" or something similar?	No Change	This criteria for a zoning amendment does not just refer to the FLUM, but also the goals and policies established in the Comprehensive Plan. A main purpose of the Comp Plan is to set direction for future zoning changes that can happen based on market timing and/or property owner wishes, which is why the FLUM sets a desired future state without being regulatory.	5/18	Email	Rachel	Lord	Mayor
824	21.08.0 70	Zoning Amendments	Is it possible to explore more clear expectations of findings for the Council? Or since it's a legislative action state as such? The Planning Commission has guidance for approval "only if" a set of four criteria in 050. If the Council can deny for any reason, maybe this can be more clearly stated? Could the Council approve a proposal that Planning did not approve recommendation of?	Change		5/18	Email	Rachel	Lord	Mayor
825		Zoning Districts	Zoning Districts - All except the 3 residential districts need drainage and erosion control standards stated. See my comments in that section of code for needing more clarity and standards language for the different levels.	Change		5/18	Email	Rachel	Lord	Mayor
826		Zoning Map - Marine Districts	I am writing regarding the proposed zoning map update that would reclassify the city-owned, leased parcel where my business operates from Marine Commercial to Marine Industrial. Parcel number: 18103118 Tax ID: T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-B	Change		5/5	Email	David	Atwood	
827		Zoning Map - Marine Districts	I want to be clear that I am generally supportive of the broader zoning code updates, including the effort to refine and better define Marine Commercial uses. The overall direction appears thoughtful and appropriate. However, this specific map change does not align with the actual, longstanding use of this site or the surrounding area.	Change		5/5	Email	David	Atwood	
828		Zoning Map - Marine Districts	This location is actively used for retail and customer-facing commercial activity, consistent with Marine Commercial zoning. It serves both residents and visitors in a high-traffic area on the Homer Spit and functions as part of a cluster of similarly situated commercial uses.	Change		5/5	Email	David	Atwood	

#	Code		Comment	Recommended Action	Project Team Recommendation (If no change or TBD)	Date	Format	First Name	Last Name	Organization
	Sec.	Topic								
829		Zoning Map - Marine Districts	Reclassifying this parcel to Marine Industrial would create several issues: <ul style="list-style-type: none"> • Nonconforming use risk for existing businesses operating under a city lease, potentially limiting future investment, improvements, or continuity • Misalignment with actual use, as the site functions as a retail/commercial space rather than an industrial one • Inconsistency with surrounding properties, which are predominantly commercial and visitor-oriented • Unintended economic impact on small businesses that rely on commercial zoning for viability 	Change		5/5	Email	David	Atwood	
830		Zoning Map - Marine Districts	There does not appear to be a change in use or conditions that would justify this reclassification. As such, this seems likely to be an oversight in the mapping process rather than an intentional policy outcome.	Change		5/5	Email	David	Atwood	
831		Zoning Map - Marine Districts	Given that this is city-owned land leased for active commercial use, maintaining appropriate zoning is particularly important to ensure stability and clarity for current and future tenants. I respectfully request that the Planning Commission: 1. Remove this parcel (and any similarly situated leased commercial parcels) from the proposed Marine Industrial designation, and 2. Retain Marine Commercial zoning consistent with its actual use and function.	Change		5/5	Email	David	Atwood	
832		Zoning Map - Marine Districts	My house is on edge of RR vs UR and I would like it to be RR, which I believe it was when we bought it. I am on corner of Mtn View and K Way. I am opposed to any and all density increases in Mtn View area!!!!	No Change	The proposed code and zoning map do not intent to proactively rezone any property from RR to UR.	4/1	Email	Marianne	Schlegelmilch	
833		Zoning Map - Marine Districts	I think we should consider a zoning corridor that captures the properties fronting East End Rd from Lake Street to East Hill Rd. These lots should include uses that include greenhouses, studios, schools, small offices, personal services and recreational facilities.	No Change	No proactive zoning changes are being made at this time, except for district consolidations and renamings. Additional city-initiated rezonings could be considered in the future.	5/12	Email	David	Schneider	

#	Code		Comment	Recommended Action	Project Team Recommendation					
	Sec.	Topic			(If no change or TBD)	Date	Format	First Name	Last Name	Organization
834		Zoning Map - Marine Districts	I live in the sw corner of the proposed Medical district on Spruceview ave. First I question why this area was changed from office / residential to Medical. If you wish to change it then why does it have to extend further south than the SVT medical center. I feel that the Office/ residential was a was accurate description before. The area east of the medical zone you have that listed as office/residential. That looks out of place. Only two clinics are there at his time and the rest are residences. There is not a permitted use described in the zone schedule.	Change		4/19	Comment Form	Lou	Stewart	
835		Zoning Map - Marine Districts	Please consider looking at the zoning on the Homer Spit between OCR and CON. Possibly using piling chain infrastructure so sensitive bird areas can be designated to alert guests and residents of sensitive areas as well as pathways through these areas to guide people to the beach.	No Change	Comment does not suggest a change to the ordinance. Rezoning can occur in the futre.	5/15	Email	Nancy	Hillstrand	
836	21.02.040		Homer City Code 21.02.040 includes the following definition: “Person aggrieved” means a person who shows proof of the adverse effect an action or determination taken or made under the Homer Zoning Code has or could have on the use, enjoyment, or value of real property owned by that person. An interest that is no different from that of the general public is not sufficient to establish aggrievement.	TBD	Suggested change requires legal review.	4/22	Comment Form	Frank	Griswold	
837	21.02.040		The second sentence of this provision constitutes “perverse public policy” and directly conflicts with multiple recent decisions by the Alaska Supreme Court, including Griswold v Homer Board of Adjustment, S-16267 (2019) which states in relevant part as follows: “HCC 21.03.040 defines “person aggrieved” as a person who shows proof of the adverse effect an action or determination taken or made under the Homer Zoning Code has or could have on the use, enjoyment, or value of real property owned by that person. An interest that is no different from that of the general public is not sufficient to establish aggrievement.[15] We held previously that Homer's standing ordinance for land use appeals is “not more restrictive than our interpretation of AS 29.40.060(a).”16 And the standing requirement in AS 29.40.050(a) — which requires municipal governments to provide appeals from administrative decisions — should be read to provide review to those “aggrieved” within the meaning of AS 29.40.060(a) — which provides for appeals to the superior court.	TBD	Suggested change requires legal review.	4/22	Comment Form	Frank	Griswold	

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838	21.02.040		So interpreted, HCC 21.03.040 requires that a property owner make only a minimal showing to qualify as a “person aggrieved.” . . . The City argues that granting Griswold standing would provide standing to any property owner in the zoning district, rendering the City's standing requirement “futile.” But because reduced setbacks could potentially harm every property owner in the zoning district, every property owner in that zoning district does have standing to challenge their legality. ²³ As we explained in <i>Kanuk ex rel. Kanuk v. State, Department of Natural Resources</i> , “even federal law recognizes that denying injured persons standing on grounds that others are also injured — effectively preventing judicial redress for the most widespread injury solely because it is widespread — is perverse public policy.” ²⁴ An aggrieved property owner is no less aggrieved merely because the neighbors are aggrieved as well. ²⁵ “	TBD	Suggested change requires legal review.	4/22	Comment Form	Frank	Griswold	



From: Kachemak Bay Conservation Society <kbayconservation@gmail.com>

Sent: Friday, May 15, 2026 12:44 PM

To: Shelly Wade <shelly@agnewbeck.com>; Julie Engebretsen <JEngebretsen@ci.homer.ak.us>; BradleyParsons@ci.homer.ak.us; Donna Aderhold <DonnaAderhold@ci.homer.ak.us>; Melissa Jacobsen <MJacobsen@ci.homer.ak.us>; Jason Davis <JasonDavis@ci.homer.ak.us>; StormHansen@ci.homer.ak.us; Rachel Lord <RachelLord@ci.homer.ak.us>; mayor@ci.homer.ak.us; Caroline Venuti <CarolineVenuti@ci.homer.ak.us>; shellyerickson@ci.homer.ak.us

Subject: Public Comments on Title 21

To all those concerned,

Please find attached two petitions and signature documents in support of changes to Title 21. The first petition promote density & walkability, use of environmental information to guide growth, and asks for the continuation and expansion of rules that ensure that large developments meet community needs. The second petition proposes that short term rental businesses in residential zones only be allowed if they run by someone who is also using the property for a residential use.

We have not counted up all the signatures precisely, but we approximate 680 signatures on our Open Space Petition and 490 signatures on the STR Petition. We hope you will read and respond to all the individual comments that folks have included.

It bears repeating that these petitions are in support of the significant majority of public comment that was given through the Comp Pan process, as well as comments and recommendations made by the Planning Commission and the public at the Planning Commission Worksessions this past winter. Given all of this, **staff should at a minimum draft code along the lines proposed. It will then be up to the City Council to refine, consider, and ultimately vote.**

Sincerely, Penelope Haas
President, Kachemak Bay Conservation Society



Kachemak Bay Conservation Society
Homer, Alaska

<http://www.kbayconservation.org>

PLEASE SIGN TO SUPPORT CITY OF HOMER PROTECTIONS FOR OUR ENVIRONMENT AND QUALITY OF LIFE!

OPEN SPACE



HOMER

WE WANT -

Density & Walkability.

Environmental Information Guiding Growth.

Creek and Wetland Protections.

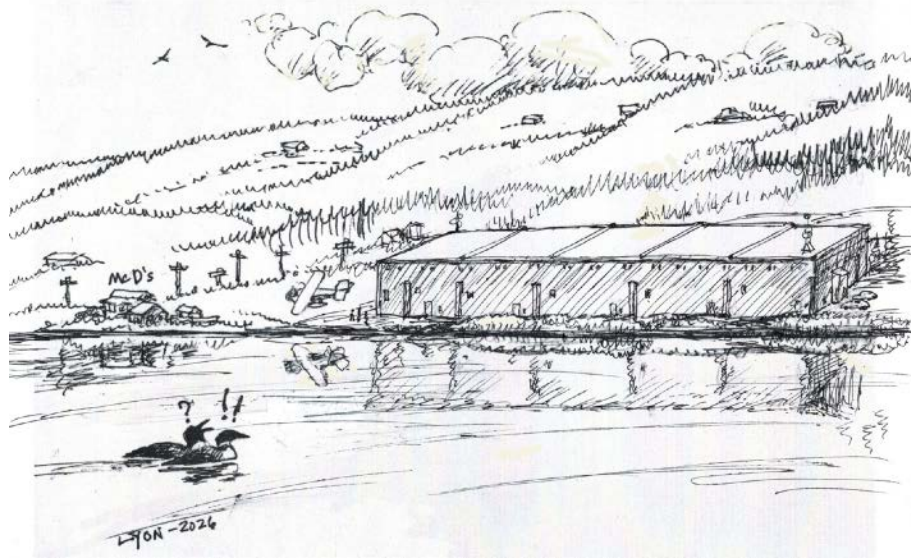
Ensure Huge Developments Meet Community Needs.

Recent polling by the City of Homer shows that the overwhelming majority of us want to protect open spaces from development, moderate growth, walkability, recreational access, protection from hazards like flooding and landslides, and affordable housing. These values are essential to a thriving community at the end of the road.



Density & Walkability not Massive Buildings

[The City is proposing to change code to allow 30,000 SF buildings](#) without any kind of permit or public comment. Anywhere in town. For referene, this is about the size of Safeway. The city's proposal would redefine "large format developments" as buildings over 30,000 square feet, rather than the current limit of 15,000+ square feet (about the size of the Aspen Suites Hotel). We oppose this. Permits should be required for buildings over 15,000 square feet. In the comprehensive plan process, 2/3 of folks said



wanted moderate development, density and walkability. Huge buildings with huge parking lots are the opposite of that. We also oppose decreasing the number of public meetings for "large format developments" from two meetings (current code) to only one meeting (proposed code).

On top of that, the City is proposing to allow 75,000+ square-foot buildings in the Light Industrial Mixed Use Zone and in the Gateway Business District. This would mean, eg., that you could have a Walmart along Kachemak Drive, or at the top of Baycrest and/or where Pioneer meets the highway. Retail and Wholesale buildings of this scale are currently prohibited throughout Homer, based on a rule designed to keep box stores out of Homer and keep small and mid-size businesses thriving. We should keep a hard prohibition on box stores everywhere in town, and we should extend the limitation it to include hospitality.

It is important for the Planning Commission to review large buildings to ensure site-suitability, parking, lighting, connectivity, etc. Yet the City is proposing to get rid of this requirement and to replace it with percentage-of-lot standard, which could make for some huge buildings in inappropriate places (see sketch above). This proposed change is against the recommendations of the public and the Planning Commission. The City should continue to require a Conditional Use Permit for buildings over 8,000 square ft. in the Downtown Mixed Use Zone and Gateway Business Zone.

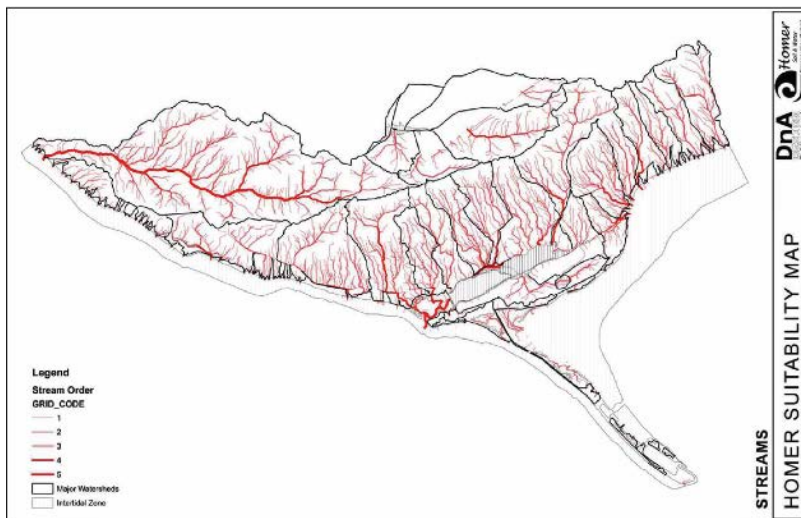
Larger developments should be required to create park space and connectivity/walkability with other parts of the city. The public appreciates places where they can

walk and see wildlife: parks raise property values, mitigate flooding, and improve quality of life. If developments go in adjacent to trails or bike paths, they should ensure connectivity.

Use Information about our Environment to Guide Development.



Existing GIS mapping that shows low-, medium- and high-value wetlands, water flow, slope instability, and critical habitats should be used to guide what kinds of developments go where. This data is on-hand, easy to use, and will improve safety, property values, and quality of life. It will protect folks from the hazards of flooding, septic failure, etc. and it will also ensure that some of our highest-value wetlands (think deep peat) and habitats (think shorebird habitat in Mud Bay) only have low-impact development on them. This doesn't have to be too complicated or expensive. Models for using this type of data to guide development exist in many towns across the USA, including some good examples in [Anchorage](#) and across [King County, Washington](#).



Focus on Creeks and Wetlands.

Require Clear, Fill and Grade Permits for development in sensitive sites like steeper slopes, high-value wetlands, or areas with large amounts of water moving through them. Mismanaged stormwater is a problem all over Homer and can lead to flooding,

ice, clogged drainages, septic system failures, and more. We have to be careful with cutting and rerouting water in these areas to protect folks downstream. For a good model, take a look at [King County, Washington](#).

Establish vegetated buffers around creeks and wetlands designated as “medium-” and “high-priority” by the Kenai Peninsula Borough. Mismanaged stormwater is a problem all over Homer that leads to flooding, dangerous roadway icing, clogged drainages, septic system failures, increasing costs and hazards for the city and the public. [The EPA has a model ordinance](#) for instituting local buffers.

The [Kenai Peninsula Borough](#) already has buffers around all anadromous salmon waters; the [Bridge Creek Watershed](#) already has buffers around creeks - all of which could be used as models to establish relevant code.



Expand the language describing the kinds of conditions that can be placed on Conditional Use Permits (Homer City Code, 21.71.040) to include measures maintaining riparian waterways, soil stability, woodlands, vegetation, wetland protection, and water quality. These considerations are supported by language throughout the Comprehensive Plan indicating the need to manage hazards associated with stormwater, such as flooding and erosion, and it aligns with the basic legal principle that governments have the power to protect people from harm caused by other people.

Ensure Large Developments Meet Community Needs

Sometimes we need larger buildings, like the high school or hospital. But the permit that allows for these larger buildings - a "Planned Unit Development" permit or PUD - is also loophole that lifts the lid on development guidelines, like height and footprint, anywhere. It opens the door for unequal application of the law, is vague and confusing. Code should specify that PUDs are only for projects that will benefit the community, like schools, rec. centers, hospitals and essential infrastructure. Structures such as a large hotel, box store, data center, prison, or cruise ship facility should not be considered for a PUD.



We the undersigned support changes to City of Homer Code that promote density & walkability, use of environmental information to guide growth, creek and wetland protections, ensure that huge developments meet community needs, as detailed in this petition.

- | Name: | Address: | Email: |
|-----------------------------|---------------------------------|------------------------|
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- | Name: | Address: | Email: |
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| 16. CHARLES TROWBRIDGE | 40710 CHINA FOOT ST. | aktetrowbridge@gmail.com |
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- | Name: | Address: | Email: |
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| 13. <u>Jean Lenoir</u> | <u>67780 Endless View Loop, Homer, AK 99603</u> | <u>bonniemom4@gmail.com</u> |
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| 15. _____ | | |
| 16. _____ | | |
| 17. _____ | | |



We the undersigned support changes to City of Homer Code that promote density & walkability, use of environmental information to guide growth, creek and wetland protections, ensure that huge developments meet community needs, as detailed in this petition.

- | Name: | Address: | Email: |
|---------------------|-----------------------------|-------------------------|
| 1. Maureen Deher | 210 Ohlson Ln | maureen.2001@gmail.com |
| 2. Karen Murdock | Box 1622, Homer | marshall@xyz.net |
| 3. Aaron Ford | P.O. Box 1742 Homer | fordaaron1@gmail.com |
| 4. Debra B. Schmidt | P.O. Box 4074, Homer | niodelhomer@gmail.com |
| 5. Karen Noyte | 4574 Early Spring ST | Karenenoyte@gmail.com |
| 6. Luanna Webber | 3662 Forest Glen | luannwebber.w@gmail.com |
| 7. Sarah Bolton | 4155 Kachumak Way 99603 | sibolton@yahoo.com |
| 8. Gloria Wahl | 2617 Sterling Hwy 99603 | gee99603@gmail.com |
| 9. Jack | 64705 Leonard Rd | jawenshivak@yahoo.com |
| 10. Bill Veer | PO 2553 Homer, AK | billveer@gmail.com |
| 11. Bill Marshall | Box 1622 Homer AK | marshall@xyz.net |
| 12. Dianna Spence | 39960 Highview Ct. Homer | diannespence@gmail.com |
| 13. John Munns | 167 W. Bayview | johnmunns@gmail.com |
| 14. Carolyn Maston | 4037 Beluga Cir | cdvelyn@gsi.net |
| 15. Kathy Robinson | 56250 Glenn Rd | kbaykathy2017@gmail.com |
| 16. Bruce Robinson | 56250 Glenn Rd | inhomer2011@hotmail.com |
| 17. Annie Williams | 39341 Benchmark #2 Homer AK | ppod51@hotmail.com |



We the undersigned support changes to City of Homer Code that promote density & walkability, use of environmental information to guide growth, creek and wetland protections, ensure that huge developments meet community needs, as detailed in this petition.

Name:

Address:

Email:

1. Cindy Nelson 1281 Beluga Ct Homer cnelsonalaska@gmail
2. Molly V Brann PO Box 1901 Homer homerbrann@gmail.com
3. Annie Couper P.O. Box 126 Homer AK 99603
4. STAGORX FARMERS POB 2229 HOMER
5. James Dolma 4276 Shirley Ct Homer jamesdolma.ak@gmail.com
6. BRENDA Dolma 4276 Shirley Ct Homer, Ak twodolmas@gmail
7. Kim McNett 4854 Kadumak Dr kumcnett@gmail.com
8. Olga von Ziegesar 53254 Marimac Ave olgavonziegesar@hotmail.com
9. Ole Andersson 4400 Tundra Rose Rd dogpero@hotmail.com
10. Jane Handy 4500 Tundra Rose Rd. jhandy.ak@gmail.com
11. Laurie Daniel PO Box 3713 Homer AK 99603 lauriedaniel@hotmaill.com
12. Donna Rae Faulkner 58508 East End Rd. Homer oceansidefarmsalaska@gmail.com
13. Libby Rodenahr 5316 E Yisr Ave Anch AK 99508 libbyrodenahr@gmail
14. Ben Greene 8901 Sultan a Dr Anch 99516
15. Val Shopper 4691 Rachelle Rd Homer qtfarm121@gmail
16. Gus Schultz 385 Main Street, Homer Schultzgus17@outlook.com



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- | Name: | Address: | Email: |
|---------------------------|----------------------------------|--|
| 1. KRISTANOVICH FELIX | 60871 BEAR CREEK
HOMER | FELIX2WATER@COMCAST.NE |
| 2. Carla Stanley | 40891 Morning Star R. | K-City 4redag@
@gmail |
| 3. Wayne Stanley | | |
| 4. George Harbison | | |
| 5. TOMMY STELBY | Box 845 HOMER | |
| 6. MAURIS KULTER | PO BOX 1547 HOMER, AK | |
| 7. DARLENE HILDERBRAND | 43110 QLAN | |
| 8. Michael A Lemay | 57480 TAKU AVE | @goodkauma@
hotmail |
| 9. Peggy Ellen Kleinbader | 42033 Ness Circle
Homer 99603 | peggy.ellen.k@
thinkofhiking@gmail, gmail,
com com |
| 10. Stacy Mack | 4720 Craftsmen Rd Homer | |
| 11. Art Koeniger | 488 Spruceview Ave | artinhomer@gmail |
| 12. Lehaia Weber | 488 SPRUCEVIEW AVE | ROCKHOLDINGTREE
@gmail |
| 13. Sue Post | 65234 Diamond Ridge | Alaskasuefb@gmail.com |
| 14. Tim Levine | " | " |
| 15. John O. Lancaster | 2151 Finsbee | |
| 16. Evelyn Wattenbaugh | | eju.homer@gmail |
| 17. Shellie Worsfold | 39053 N. Woodman Ln. Homer | shelliew@gci.net |
| Gina Barbara | 4201 Kasemanak Way | gina.barbara@comcast |
| Sophia Nilsen | 55220 Benjamin | sophia@
gmail.com |

Return to Cook Inletkeeper office
by May 15



We the undersigned support changes to City of Homer Code that promote density & walkability, use of environmental information to guide growth, creek and wetland protections, ensure that huge developments meet community needs, as detailed in this petition.

- | Name: | Address: | Email: |
|--------------------------|--------------------------|---------------------------|
| 1. Alex Clark | 1468 Bay Ave | koalexandra.clark@gmail |
| 2. Elizabeth Kondor | 4007 Brenmark Rd | liska.alaska@gmail.com |
| 3. Debora Kerns | 1189 Cook Way Homer | tdkerns@fundratech.net |
| 4. Madeline Dillon | 491 westward ave | madeline239@gmail.com |
| 5. Justine Sky | 1125 July View Dr Homer | ihaveabus@gmail.com |
| 6. Condisaie | 3130 Kenwood Cir | mitugate@gmail.com |
| 7. Ann Munoz | 3684 Main St Homer | AMunoz705@yahoo.com |
| 8. Anna Rodriguez Sanson | 1632 Paradise Pla #1440 | 24ParadisePlace@gmail.com |
| 9. Joanne Lofgren | 3971 Main St Homer | |
| 10. Shanna McBride-Marin | P.O. Box 653 Homer, AK | |
| 11. Bonni Lee | 4064 Calhoun St Homer | glad@at.net |
| 12. Paul Brennan | 840 Glacierview Ct Homer | pabrenn77@gmail.com |
| 13. Barb McBride | 1949 Kelley Ct. Homer | barbiemcbride11@gmail |
| 14. Megan Banz | 20 P.O. Box 2338 Homer | |
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OPEN SPACE, HOMER

1) Lisa Christopher (Lisa Christopher) footballerlisa@gmail.com
38895 Jancy St. A.P. 99556

2) Linda Schauer Rourke (lrounke@xyz.net
1691 Hillside Place Homer
99603

3) ANNE GARAY annie garay@gmail.com
~~54708~~ 54708 ZULU COURT HOMER AK
99603

4) Liz Niznik 57060 Mesa Ave. Homer AK 99603
lzniznik@gmail.com

5) SARAH HINDLE 349 ELDERBERRY CT
HOMER, AK 99603 sarahskib3@gmail.com

6) Francie Roberts 495 Mountain View Dr
Homer, AK 99603 francie.roberts@gmail.com

7) Kathy Smith 4139 Kachemak Way
Homer, AK 99603 kathyosmith@gmail.com

8) Sara Teinert PO Box 1664
SaraLTeinert@gmail.com

9) Colleen Carroll 55090 Benjamin Ave E
Homer amecarrolle@hotmail.com

10) Geoff Coble PO Box 1657
Homer, AK 99603 coblegeophysic@gmail.com



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- | Name: | Address: | Email: |
|--------------------------|---------------------------------------|-------------------------------------|
| 1. Alessandro SANI | PO 1108 | hiddenhillsAK@gmail |
| 2. RYAN BLACK | PO Box 3335 HOMER | RBLACK94@ROCKETMAIL.COM |
| 3. Molly Mitchell | PO Box 2620 Homer | Swampmoll@gmail.com |
| 4. Robert Johnson | 57171 Eaglecreek Ave. Homer | robertjohnsonat |
| 5. Mary Samuel | P.O. Box 1108
Homer, AK 99603 | Mary.samuel@live.com 72@gmail.com |
| 6. Dallas Ballard | PO Box | 19110boogle@gmail.com |
| 7. TERT COFE | P.O. Box 2568 | STRETTAIL@gmail.com |
| 8. SUSAN MARCHAND | 667 W. Fairview Ave., Unit E
HOMER | susan.darksford@gmail.com |
| 9. Jack Money | PO 3214 Homer | zjackm22@gmail.com |
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Name:	Address:	Email:
1. Jodee Boldt	PO Box 1042 Homer AK	jodeeboldt@yahoo.com
2. Bob Marbin	PO Box 1292 Homer AK	gabriellem@gmail.com
3. Christine Zobel	PO Box 742 Homer AK	czobel@gmail.com
4. Nate Wednesday	PO BOX 2885 Homer AK	
5. Arabella Lewhisey	PO Box 1285 Homer AK	
6. Theodore Cocos	PO Box 354 Homer AK	ttcocos@gmail.com
7. Madison Thibeault	PO Box 1285 Homer AK	
8. Jose Vera	PO Box 225 Homer AK	
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- | Name: | Address: | HOMER | Email: |
|---------------------|-----------------------|-------|-----------------------------|
| 1. LAURIE BENSON | 157 ISLAND VIEW CT | | POPPYB.2K@gmail.com |
| 2. Jean Gamache | PO Box 3314 Homer AK | | jpgamache@outlook.com |
| 3. Karin Holser | PO Box 2715 Homer AK | | kholsar1@yahoo.com |
| 4. MARK MASSION | 328 LEE DR HOMER, AK | | M.ELLIOTMASSION@yahoo.com |
| 5. Michelle Massion | 328 LEE DR. HOMER, AK | | Shelby 90 D! 48! @Yahoo.com |
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Name:	Address:	Email:
1. Tania Spurkland	4393 Teddy Lee Place	tmspurkland@gmail.com
2. Jordan Jackinsky	P.O. Box 2332 Homer, AK	notenopollution@gmail.com
3. Spencer Johnson	60460 Skyline Dr.	spenceractoput@gmail.com
4. MICHAEL HAINES	PO Box 1063 HOMER	mjhaines4@aol.com
5. Madra Chammanska	PO Box 471 Homer AK	madra.chammanska@gmail.com
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- | Name: | Address: | Email: |
|-----------------------|--|--------------------------|
| 1. Sharon Bauer | P.O. Box 2841, Homer AK | smckenie@gmail.com |
| 2. Molly Montgomery | P.O. Box 1001, Homer, AK | malkballs99603@yahoo.com |
| 3. Josh Krohn | 72380 Norwegian Woods Rd. Anchor Point, AK 99556 | ckfiddler@gmail.com |
| 4. Krystal Evensen | 308 Ocean Drive P Homer | krystalde29@gmail.com |
| 5. Judy Poyzell Flora | 34710 Moonrise St Homer | rozzellflora@yahoo.com |
| 6. Jean Hatfield | 344 Ocean Dr. Loop, Homer | jeaninhomer@gmail.com |
| 7. Jessica Golden | 3936 Svedlund St #1 Homer | jromseygolden@gmail.com |
| 8. Faith Shilha | 359 W Fairview ave | FaithShilha@gmail.com |
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Need by 13th May



We the undersigned support changes to City of Homer Code that promote density & walkability, use of environmental information to guide growth, creek and wetland protections, ensure that huge developments meet community needs, as detailed in this petition.

Name:

Address:

Email:

1. Satchel Pondolino

53254 Marimac Ave Homer

satchelpondolino@gmail.com

2. SCOTT Waterman

Box 31 Homer AK 99603

AKBLUESH2@msd.yupik.ak.us
com

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	Name	Address	Comments
1	Alder Kaitlin Snow	4618 Rochelle Rd	
2	Cynthia Earnshaw	10807 Katlian Dr	
3	Mary Parker	"41700 N. Shore In. Concrete, WA. 98337"	
4	Antonio Ricciardi	P.o. box 2590	"Preserve green areas, wetlands and we need bike trails and hiking trails."
5	Marie Herdegen	2300 Sprucewood Dr Homer AK 99603	"Absolutely not! I am in favor of wetland protections, walk ability and permits required for buildings over 15,000 sq ft. Do not limit public meetings on these issues to just one. We deserve to discuss these proposals more than once. Big box stores hurt our small businesses."
6	Rita Wettach	2169 Aspen Lane homer ak 99603	"Protect our Wedlands, no Box Stores"
7	Rachael Brennan	PO Box 3098 Homer	I am very concerned about the way the existing protections for our wetlands and watersheds and old growth trees and wildlife habitat is constantly under threat. I believe we have an increabale community and I believe we need to protect it from over development. Please use your powers for good and create and preserve our charm and uniqueness. I believe we need more walkability and I was very concerned to hear that Kachemak Drive is not going to have a bike path. I feel that all users of Kachemak Drive would be safer and that a bike path would have been a great choice adding more safety to our roads.
8	Gregor Welpton	"818 Smoky Bay Way, PMB 454 Homer AK 99603"	
9	Ken Landfield	Po Box 2013	How many times do we have to say NO to boxstores??
10	Clay Vernon	"39640 Shelby Kay st, Homer, AK, 99603"	"Focus on open space, public access, local and small businesses."
11	Ellen Evans	"37159 McNeil Point Vista, Homer, AK 99603"	Homer is so special with its right-sized stores. Why would anyone want to wreck that by introducing the big-box merchants?
12	Kathy Sarns Irwin	Ocean Dr Loop	
13	John W Bushell	534 Hidden Way	I strongly oppose big box stores and 'typical' eatery chains that you see driving into most every lower 48 town. Homer is different. Homer is unique. Homer is a stepping stone away from some of the country's most beautiful lands and marine life. We can survive and grow strong working with what we have.
14	Paula Kulhanek	"59043 Taylor Ave Homer, AK 99603"	Homer is awesome. Keeping small businesses keeps us vibrant
15	William Bell	Box 894	Small and local is beautiful.
16	Shannyn Moore	PO Box RDO	
17	Carol Kerkvliet	"P.O. Box 1365, Homer, AK. 99603"	"The growth in our community is staggering. Homer's development practices are becoming more and more like practices in the "Wild West". I fear that soon our community will resemble Wassilla (that is not a compliment). Please, please remember that our community includes a variety of habitats that are so very important to the local wildlife and to our mental health. Be respectful of these irreplaceable resources."
18	Claudia Ehli	8701 S Kolb Rd # 7-318	Please keep Homer unique!
19	Tom Zitzmann	"340 Fireweed Ave, Homer, AK 999603"	
20	Shari Daugherty	PO Box 52 Anchor Point	Box stores will be bad for the smaller businesses in our area.
21	Janet Bowen	"279 Lee Dr Homer, AK 99603"	
22	claire waxman	1532 ocean dr	
23	Fred Pfeil	5185 Slavin Dr. Homer	"Common sense people - protect our wetlands and open space. Growth and commerce through sensible zoning. Let's not forget why we chose to live here. Sincerely, Fred Pfeil - 53 year resident"
24	Jenny Stroyeck	65240 Diamond Ridge Road Homer AK 99603	I don't believe that unrestrained growth is beneficial for either the environment or quality of life of residents. I don't understand why this consulting firm is trying to push development on the council that is counter to preserving these joys of life in Homer.
25	Lynne Burt	2507 Kachemak Dr	"Homer. I want to support our environment and quality of life we have here in Homer now, no overly large developments, more walkable areas for all to enjoy"
26	Pamela Baltzer	"PO Box 895, Homer, AK 99603"	"Please keep Homer, Homer! Support Art and local small businesses"
27	Jenny Rasche	"PO Box 629, Homer"	The peatlands are fragile and critical ecosystems in this area. Building on them is a stupid idea. It will have drastic effects on the entire bay.
28	Judith Moss	4605 Sabrina Homer 99603	
29	Deborah Retherford	4525 S McKechnie Loop	
30	Wendy DeGraffenried	1139 DeGraffenried Ct Homer AK	
31	Becky Breeding	"PO Box 672569, Chugiak, AK"	Data centers are a disaster and Homer is perfect the way it is. Keep big box stores out of Homer please.
32	Lori Zitzmann	"340 Fireweed Ave Homer, AK"	
33	Dana Pruner	34744 Moonrise Homer ALASKA 99603 United States	
34	Adam DePesa	"PO Box 1247, Anchor Point, AK 99556"	
35	Megan Corazza	Box 732 Homer AK 99603	
36	Jen DePesa	"PO Box 1247 Anchor Point, AK"	
37	Lani Raymond	41640 Gladys Ct	"I am in favor of the changes to the code that support our environment and quality of life. That means: protection of wetlands, moderate growth, green spaces, public input for projects, and being cognizant of the effects that climate change are likely to bring. My biggest concern has to do with whether the public will be shut out of the permitting process. Now we have the Conditional Use Permit process where the public gets to give input. But the new system, PUD, would allow an administrative decision—a decision WITHOUT ANY PUBLIC INPUT for large hotels, data centers, prisons, or cruise ship facilities...all without any public input. At the very minimum, City Code should state clearly that PUDs can only be used for projects that clearly benefit the community: schools, hospitals, rec centers, necessary infrastructure. All other development projects should include having public input. One reason we live in Homer is because it is such a beautiful place. We enjoy it, visitors and tourists are drawn to this beauty and come to Homer and enjoy it. If it is developed without restraint or careful planning and without public input, it's likely that this beauty will be drastically diminished. Such as out on the spit where more parking lots may be developed: Do people really want to travel so far up here to see...parking lots? Or large box stores or data centers? There also seems to be a disregard for engineering/scientific recommendations for wetland areas and for steep slope issues and potential disasters. Both of those will be exacerbated by worse storms and unpredictable and unusual weather patterns resulting from climate change, as we are already seeing. My biggest question is why anyone would think it was a good idea to stop the community from being able to weigh in on what is going to be changed in their city? Why is this even being considered? It is our City and we have a good system in place for public input. When you do ask (like for the very expensive Comp Plan), people have ideas about what they want/don't want to see happen here in Homer. We citizens should have a say in this process for planned, moderate development. But somehow, this process has turned almost 180 degrees against the will of the people. We need to be sure that interests other than Homer's do not prevail. Rampant development, unchecked with public input and without adequate engineering/scientific input, will doom our city as a tourist attraction and as the excellent place to live that it now is. Thank you. Lani Raymond"

38	Douglas Westphal	57373 Glacierview rd n	"As a 40 year resident of Homer, I adamantly opposed to allowing box stores to exist in our community. The impact to small businesses is potentially profound, the cultural shift that occurs would be detrimental to the community in the long run. I didn't move to Homer for the convenience, please do not allow these change."
39	Shelley Gill	Pob 2364 Homer AK 99603	"You want to destroy what makes Homer unique and sustainable. I remember in the 80s when those beautiful well designed cities like Wasilla and Soldotna (yuck) were filled with foreclosed homes and bankrupt businesses including the banks. And Homer with its small but diversified economy did just fine, thanks. Ugly is as ugly does. Keep Homer wild and beautiful... care about the right things. Box stores will bankrupt every small business in this town in addition to moving the money spent out of circulation here.The stupidest thing in the city ever did was let John Faulkner completely destroy the end of the Spit with condos and now you wanna double down on it. Forget about it."
40	Janie Leask	233 Island View Drive Homer 99603	Keep big box stores out!
41	Katherine George	Homer	
42	Dusty Lombardo	"780 Fireweed #2, Homer Alaska 99603"	
43	Carol Swartz	"Box 2748 Homer, Ak 99603"	
44	Carol Standaert	229 E Bayview Ave	Please reconsider the building of big box stores in out community. Support local business!
45	Lani Raymond	41640 Gladys Ct	Comments sent in.
46	MaryHuff	Po 269	
47	Emily Munns	"167 West Bayview, Homer, AK 99603"	
48	Rachelle leib	55205 Elata Ave	
49	Darren Fitzpatrick	1015 Larkspur Ct	
50	Erica Fitzpatrick	"1015 Larkspur Ct, Homer"	
51	Sydney Paulino	4691 Rochelle Rd	
52	Michelle Smith	P.O. Box 1920. Homer	
53	Charles Wood	"55547 Barn Rd. Homer, AK 99603"	
54	Stuart Schmutzler	PO 3576 Homer Ak 99603	Please respect and honor to opinions offered by we the people!
55	Lindsay Martin	"40175 Alpenglow Circle, Homer, AK 99603"	"I do not support the addition of large buildings of retailers and wholesalers in town. I would like to see a more thoughtful approach. Corporations like Costco and Walmart are not invested in our town, and they do not care about our local peatlands, ecosystems, or the impact of their businesses on wildlife. Many of us, myself included, make income from tourists who come to visit our beautiful town and surrounding areas. I do not want big box corporations to receive a higher priority than current business or residents. If we gravel, pave, drain, and dry every piece of land in Homer/Kachemak City/surrounding areas, that will hurt us in the long run. The impacts on wildlife are not always reversible, and corporations rarely make things right. Please protect our livelihoods wildlife by prioritizing restrictions."
56	Frederick A Foster	Po Box 123 459 Klondike Ave	"Let the small lots, minimum lot lines, and affordable housing occur outside city limits by virtue of restricting exported potable water outside city limits to lots and housing offering affordable housing. Keep the current open spaces as parks and corridors for wildlife and non-motorized trails."
57	Marilyn Sigman	"4211 Kachemak Way, Homer, AK 99604"	
58	Kirsten Marie Dixon	65375 Diamond Ridge Road	Every developing residential lot that mows down trees and crams in houses changes all of our lives forever.
59	Sage Wright	1101 Nelson Ave.	Protect our local ecology from the over development of open spaces!
60	Marni Levanger	"23730 Nikolai St. Anchor Point, AK 99556"	
61	Indigo Sonneborn	"38555 Tranquility Rd. Homer, AK"	"The wetlands and green space around homer is vital for the health and stability of our local ecosystems. Do not let corporations demolish the beauty of our town and turn it into a strip mall. If you want to live in a concrete drive-thru shithole, move to wasilla."
62	patrick Speranza	280 Island View Ct	"Feedback from longtime visitors to Homer from Anchorage and outside - ""Homer has grown too fast, losing its charm"""
63	Leah evans	511 Fireweed	Keep our cosmic hamlet unique. Our resources will be abused if the council allows uncontrolled and unpermitted growth of commercial scale operations. Protect our future from industrialization. Grow with a conscience and care for environmental health.
64	Joan Hoeler	"34106 Khamsin St Soldotna, AK 99669"	No big box stores!! The whole town will change.
65	Darlene Wisecup	PO Box 278 Homer AK 99603	
66	Nancy Jane York	"41386 Crested Crane St. Homer, AK 99603"	We don't want a large town here that would take away so much if you start filling in all the open spaces.
67	Cheryl Campbell	1942 Ackermanville Rd.	Please leave Kachemak Bay pure and natural. Everyone wins when we preserve our Natural Beauty!
68	Emma Bowman	49820 Gotta Ave	"Homer is not Anchorage. We do not want big box stores and massive buildings. We want our cosmic hamlet by the sea to remain just that for the people, the animals and the birds. If it is going to take away habitat and leave a big footprint, each and every one of these ideas/proposals should be weighed and discussed against how they will effect the whole of our community. Please protect open spaces from development, moderate growth, increase walkability, recreational access, and affordable housing. Thank you for your time."
69	John O Lancaster	2151 Frisbee Court	
70	Charlene JUMP	PO Box 2714	No box stores.
71	Ramona Pearce	4658 Rochelle Road	The stores and markets in town now can't find workers to hire. How are these new jobs going to be filled?
72	Melanie Lee	204 s forest dr apt 16 Kenai ak 99611	
73	Brandi Scott	54470 frontier lane	Please protect our town and pick nature over money.
74	Valerie McBride	"3193 Kachemak Way Apt B, Homer AK"	"Keeping our town small, quaint, and quirky is what makes this place special. It stands out from other places because it is made up of local shops and businesses. Tourists are drawn here for this reason. We don't need everywhere to be the same so let's keep Homer small, quaint, attractive, unique and walkable."
75	Jesse MacLelland	"8267 Duling Road, Mechanicsville, VA 23116"	The beauty and small town feel of Homer should always be a part of the Alaskan adventure.
76	Elizabeth Kanter	PO Box 1195	
77	Keon Mostofi	54602 Winchester ave	
78	Joan Splinter	"PO Box 2114, Homer"	
79	Zoe Story	151 Lee Drive Homer AK 99603	
80	Sean Campbell	PO Box 3803 Homer AK 99603	
81	Kimberly Schuster	I don't want to give out my address	"Peatlands are very important ecosystems that act at the world's LARGEST carbon store. They also act to slow water runoff and reduce the risk of flooding and droughts. We only have 3% of our planet covered by peatlands, don't destroy one for something as common as a store."
82	Lori Engler	PO Bob 1131 Sterling AK 99672	
83	Susan Pacillo	"PO Box 1644 Homer, AK 99603"	We do not need any monster stores or developments in Homer. Stop destroying what makes Homer livable.
84	Carmen Ricciardi	"4242 homer spit road ste 6, homer, ak 99603"	"Don't open homer to be exploited by large business that doesn't care about community or it's people. If you open the doors to this, we will be Wasilla with a view."
85	Amy Gilson	PO BOX 3528 Homer Ak 99603	

86	Katharine Bynagle	53949 Tremain Ave	Don't turn Homer into Soldotna or Kenai!
87	Amanda Campbell	"PO BOX 3803, Homer, AK 99603"	"Please preserve our wild spaces! No box Stores!"
88	Oanh Pham	Homer AK	
89	Paula Gallagher	"2213 Aspen Lane, Homer AK 99603"	
90	Stephanie Rodriguez	PO BOX 714	
91	Ashe Dias	"55369, East End Rd"	Our nature is more precious than any amount of money. There's no fully going back from developing our remaining land.
92	Lindsey Wood	4103 mattox rd apt#7	
93	kelly jackman	882 ocean dr lp	"i've always said, if they want to make Homer look like Soldotna, they should just move there."
94	Sophie Morin	41007 McLay Rd	
95	Sophie Morin	41007 McLay Rd	
96	Gary Lyon	61770 Skyline Dr	
97	Alice Wagner	P.O. Box 3423	Do not destroy our wetlands for\$\$\$. We don't need big stores here. Leave the few wetlands we have as they are.
98	Ezra Gutschow	1335 Eagle View Dr	"The proposed changes will ruin Homer, and provide no added benefit. Growth at all costs is not the way our town should be moving."
99	Elise Schinsky	786 ocean drive loop	Please don't allow this! This will be detrimental and devastating to local & small businesses that are here to support the community.
100	J S S	"Hillside place, Homer AK"	"It is absolutely insane that anyone would think our critical habitats should be further disturbed. We have minimal space in Homer that is left as the environment it should be to support the wildlife we all come to Homer to love and enjoy. Not to mention, change of rules to allow DATA CENTERS?! Are you kidding?! Our infrastructure and electrical systems are already wildly unaffordable and limping by to function without interruption. Data centers destroy the planet and require far more resources than we could ever support. DO NOT CHANGE THE RULES!!!"
101	Thatcher Lowney	350 woodside ave	We don't need a Freddie's safe way is already more then enough
102	Dale Banks	"5011 Alder Lane, Homer"	
103	Chelsa Johnson	"110 W Fairview Ave, Homer Ak 99603"	<p>"I live in Homer, and I strongly oppose changes that would make it easier for large box stores or oversized commercial developments to come into town.</p> <p>Please keep Homer's current small-town character in mind when updating Title 21.</p> <p>My concerns are:</p> <ul style="list-style-type: none"> * Homer does not need large box stores. We already have a unique local economy, and large chain stores would not improve the character of our town. * Large-format stores do not fit Homer. Big commercial buildings, large parking lots, heavy traffic, and increased lighting would change the feel of the community in a negative way. * Local businesses should be protected. Homer's small businesses are part of what makes this town special. Large chain stores can undercut local businesses and send money out of the community. * The revenue benefit is not worth the long-term impact. Even if large stores bring in some sales tax, that does not outweigh the loss of local character, increased traffic, environmental impacts, and pressure on existing businesses. * Development should match the scale of the town. Homer should grow carefully and thoughtfully, not by opening the door to oversized buildings that belong somewhere else. * Environmental protections should be strengthened, not weakened. Wetlands, creeks, slopes, drainage areas, and sensitive habitat should be considered before development is approved. * Large developments should require strong public review. The city should not raise thresholds or create loopholes that allow big projects to move forward with less oversight. * Planned Unit Developments should not be used as a loophole for box stores. They should be limited to projects that provide real community benefit, not large chain retail or other oversized commercial uses. <p>I like Homer the way it is. I support thoughtful, local-scale development, but I do not support changes that would make it easier for box stores or oversized commercial projects to come into town."</p>
104	Donna Rae Faulkner	58508 East End Road	"We are among the community members who want you to protect open spaces from development, moderate growth, walkability, recreational access, protection from hazards like flooding and landslides, and affordable housing! Are you listening?! This is also from my husband, Don McNamara (907)299-7873 We hope you are listening!! Thank you!"
105	Katie Miller	Homer AK	
106	Carol Standaert	"229 E Bayview, Homer. 98603"	
107	Heather Kallevig	1131 Jeffery Ave Homer Alaska 99603	
108	Steven Kincheloe	P.O. Box 2136 Homer Ak 99603	
109	Dawni Taylor	"p.o. box 2136, homer,ak 99703"	
110	Lilly Ryterski	55390 East End Rd	Homer is unique. Let's keep it that way.
111	Ashlyn Daugherty		94
112	Carla Baird	"PO Box 701 Homer, AK 99603"	
113	Rita Wettach	2169 Aspen Lane Homer AK 99603	"Do not touch the wed lands, presevation important for homer. Also more over site who can build and buy in Homer. To many trees are cut down and ugly buildings for profit are built."
114	Elizabeth Stark	3281 Kachemak drive	Please do t destroy the very things people come to Homer for.
115	Henry Freund	375 paintbrush st	
116	Mary K Blackburn	P.O. Box 352 Homet AK 99603	"This is not appreciated. Data Centers should be on a boat, in the middle of the ocean! The current business sizes have been on the books for 20 years or more - why are you planning to change them without the city being able to vote on them first?"
117	Libby Bushell	"534 Hidden Way, Homer AK 99603"	
118	Katie J Gamble	PO Box 2442	
119	Melinda Byrd	"4260 Kachemak Dr, Homer AK 99603"	
120	Brandon Cross	"4657 Early Spring Street, Homer, AK 99603"	
121	Lisa wood beck	39140 harbinson lane #592	Wetlands are protected for a reason.
122	David Lewis	4037 Beluga Cir Homer	Roads are crowded now we don't need more traffic. If you want box stores what do you say to the small businesses that close.
123	Reba Day	"39572 Brenmark Rd Homer, Ak"	Keep Homer green!
124	Bette Seaman	1435 Bay Avenue	"Tourism is an important industry here. Tourists do not come here for our restaurants and b8g stores. They come for the natural beauty and wildlife, not available in other places. Once here, they do eat in our restaurants, etc."
125	Maria Cardoza	3205 east end road	Why in the peatland ? Get smart about where you place property
126	Sam Gonzalez	"36662 Veiled St Anchor Point, AK"	

127	Jennifer Chamberlain	38923 eagleerie wilderness rd homer ak 99603	No big box stores!
128	Elizabeth Ervice	2310 Bayridge Rd #8	
129	Lynne McBride	"3725 East End Road Homer,AK 99603"	
130	Carrie Parvin	818 Smoky Bay Way Homer 99603	I just moved to this beautiful small town and want it to stay small!
131	Donna Beran	"PO Box 1233, Homer, AK 99603"	"This is not a new fight. We fought this way back when Fred Meyer's tried to come to the CIRI property in the 9's. The same holds true now, small businesses in our town will be impacted. Big box stores have ruined communities all across this country. Do not allow that kind of expansion in Homer. Thank you, Donna Beran 41 year resident"
132	Rebecca Pottebaum	"55645 Benjamin Ave W, Homer 99603"	Small businesses are better for Homer!
133	Annie Ellis La Rue	"3742 SE 136th Avenue, Portland OR 97236"	"It would be a real shame to turn Homer in to just another town destroyed by poor planning. You don't want your town to look like or be like every other city. Preserve the natural areas and don't allow box stores to go just anywhere, or data centers. I don't live in Homer, but I grew up on the Kenai, and I hope it stays as charming as it's always been. I won't be spending my money to come visit data centers."
134	Pat Irwin	939 Ocean Drive Loop Homer	
135	Kathleen Emerick	"4580 Rogers Loop Dr. Homer, AK. 99603"	
136	Sunrose Winslow	64615 Star Ct	"We need to be stewards of our sensitive environments. Without protection, the things that make our town beautiful and a draw for tourism will disappear. We need to encourage people who live here, or plan on living here, to be mindful of this, and while our city grows it is the most important time to put those protections in place."
137	Jordan Dyer	40915 Crested Crane St. Homer	
138	Susan Arseneau	4220 KRAMER LN	
139	Susan Arseneau	4220 KRAMER LN	
140	David Schlenner	51944 All Mine Ave	
141	Ginger Drais	426 E Bayview Ave 99603	"Conserve, preserve while we still have a planet!!!"
142	Joyce Bullock	2123 Frisbee Ct Homer AK 99603	
143	Ruth Sensenig	281 E Fairview Ave Homer AK 99603	
144	Amanda Smith	"P.O. Box 893 Homer, AK 99603"	"Keeping small local businesses alive in Homer is a must, big box stores and/or data centers will be harmful to our small community. Please look at the well being of our community and the people in it before a dollar sign. Homer will no longer be Homer with an open invite to big box stores and data centers."
145	Heather Mann	"41140 Ruth Way, Homer"	
146	Olivia Vincent	64181 Beth Court	"Really important petition to sign. ""Part of what makes this place so special is that it doesn't feel like everywhere else. Over the years, both the city and the people who live here have put real care into preserving that character. Bringing in more big chains risks chipping away at the uniqueness that draws people here in the first place and supports our small, local businesses. I think it's important we protect what makes Homer, Homer."
147	Carli Rico	Homer AK	Keep it local. We struggle as is!!
148	Jordan Jackinsky	"PO Box 2332 Homer, Alaska 99603"	
149	Laurie Gentle	59250 Olson Mountain Rd. Homer Alaska	
150	KathrynElizabeth Nilss	"Anchorage, AK"	
151	Ross Robertson	349 Elderberry	
152	Cheryl Reynolds	3689 Sitka Rose Cr. Homer	"Even one box store will kill the economy of almost all small business owners in Homer. Box stores import everything. Homer artists and entrepreneurs cannot financially compete, they will fold under the cheap imports. . Consider that when Homer has a need for donations, how many small businesses donate, Wipe out small business and the town will be limited by a donation cap on the big store budgets. Small funds. Our culture of original artists, which is what Homer is known for, will disappear."
153	Kyra	54758 east end rd	
154	Daphne Koropp	2425 Lord Baranof Dr Anchorage AK 99517	
155	jeanne anderson	59976 Tern Court	
156	Susan Butler	"786 Ocean drive loop, Homer, Al. 99603"	"I am in full support of keeping box stores and other large scale businesses out of our area. I understand that we may be an area experiencing growth. But we must avoid allowing box stores take over Homer. Open spaces, bike trails and areas promoting walking and biking etc. Not just closing a section of road for "Dinner in the street". Maybe blocking a stretch of road to keep vehicle traffic out of the picture for the tourist season. Thank you"
157	Jacob Chrisman	3850 Heath Street Ste A	Stop being fake and greedy and pretending youre doing this for the good of the community.
158	Margaret Shalit	4234 Svedlund Cir. Unit B	You'll ruin us.
159	Beau Berryman	2848 bay vista PL	
160	Carrie Oats	"39552 Shelby Kay St Homer, AK 99603"	
161	Kristen E Tonga	58825 Dietz Lane	"Please support the community members who own businesses and shop in local businesses in Homer, and please help keep the spirit of this town alive. I was in high school when this was first debated and I am sure that the town would feel very different now if a big box store had gone in then."
162	Patricia Heglund	"41161 Turkington Circle, Homer, AK 99603"	I would greatly prefer to keep that area as peat lands and concentrate development along The first few miles of East End Rd. Development is already there (and ugly).
163	Lisa Krebs	Homer AK	"I support the following guidelines proposed by conservation.org for the revised city code and Comprehensive Plan. City Code Should Support: Density & Walkability, Use of Environmental Information to Guide Growth, Creek and Wetland Protections, and Huge Developments Meet Community Needs."
164	Cody Stadler	41331 Mclay rd Homer AK 99603	
165	Elise Schinsky	700 Ocean drive loop	
166	Kaitlin Hughes	9124 Summit Centre Way	
167	Nathan Main	"40820 Brant Drive Homer, AK 99603"	
168	Ross Fonkert	"1187 Eagleview dr, homer"	
169	Aaron	"Greer, Homer, AK"	"One only needs to look at other Alaskan towns to observe the disastrous effects of unleashing a box store plague. Should our Pioneer Ave be bled dry like the old downtown of Fairbanks? Or would we have Homer be reduced to a cultural wasteland dotted with stripmalls and corporate sigils like Wasilla? Have we forgotten what makes Homer exceptional, or have our eyes simply been glazed by our own greed and laziness? Does the city council actually see more value in an indistinguishable "Anywhere, USA" than a town with its own special character? Before any decision is made, ask what we're willing to be placed on the altar of convenience."
170	Shlomo Gherman	196 W Fairview Ave	What makes Homer special is that there is no ugly box stores riddling our land! Kenai and soldotna is close enough. Let's not sell out to corporations who have repeatedly and have been documented to be terrible stewards of the land.

171	Matea Smith	On file	"Homer is my heart home. As someone who's spent their whole life finding peace and comfort within the town it's self, this entire idea would destroy what makes Homer, Homer. When I go down there, I'm going Home-r."
172	Tara Chism	"54899 Wilshire Drive. Homer, AK 99603"	"As a local, I don't support the idea of allowing more box stores in Homer. Part of what makes this place so special is that it doesn't feel like everywhere else. Over the years, both the city and the people who live here have put real care into preserving that character. Bringing in more big chains risks chipping away at the uniqueness that draws people here in the first place and supports our small, local businesses. I think it's important we protect what makes Homer, Homer."
173	Chelsea Vukovich	4800 E 112th ave	
174	Justice Sky	1125 Eagle View Dr Homer AK 99603	
175	Clueber Clueber	"7243 linden dr., anchorage, AK"	"Having big box stores in Homer would destroy what we travel there to experience, the Splendid views unobstructed by rampant, uncaring commercialism!"
176	Jeremiah Emmerson	"57963 Blueberry Glen Ct, Homer, AK 99603"	"We have box stores in Soldotna, Kenai, and Anchorage. We do not need or want them in Homer as we have healthy small businesses that are thriving without them. If they enter Homer, just one even, it's over for the micro economy."
177	Piama Svoboda	PO Box 3289	Please don't make Homer a gross overbuilt town. Everyone moved here to enjoy its charm and we can deal with the 90 minute drive up north to larger stores. Give local a chance!
178	Matthieu Baudoin	349 e Bayview Ave homer ak 99603	Keep large corporations out of homer. Ther a blight on small local businesses
179	Claire Benton	"205 Cozy Cove Drive, Homer, AK 99603"	"As a Homer resident and a professional soil scientist, I am against the code changing that could allow development in our peatlands without permit or public comment."
180	Marjorie Ringer	Po Box 1072	Homer
181	Christine Funatake	10724 Flagship Circle	
182	Dana Gray	261 e Bunnell	
183	Robin McAllistar	152 west bayview	Box stores will kill our small local stores we are not Soldotna
184	Mike Yourkowski	3059 Kachemak drive	These are wetlands. Critical habitat and flood prevention and also bluff erosion
185	Patricia wilson	P O Box 3535	No way!!!!
186	Rudy Multz	475 west Fairview ave	"I don't live here for the convenience. I live here for the natural beauty. I would like to see a community center built that is walkable and that is multi-use. Let's focus on what makes Homer great: It's arts, its beauty and the people who contribute to the sense of community here. If we do that it will continue to attract the right kind of people. People who care about making/keeping Homer an awesome place to live."
187	Ken Goldman	"P.O. Box 3513, Homer, AK 99603"	The proposal allowing this to be done with no permits and anywhere in town is ridiculous at best. They had come up with a plan that may allow for some building but protects the environment. Any other way forward is unacceptable.
188	Erik Schreier	818 Smoky Bay Way #225	"Please keep large box stores out of Homer. The infrastructure can't handle it, the people don't want it and it would forever ruin the personality that makes Homer."
189	saskia Esslinger	"40800 Waterman Rd Homer, AK 99603"	Box stores would kill the spirit and gut the economy of this town. Please let's keep development small and local.
190	Shelley Gill	Pob 2364 Homer 99603	"Please don't turn Homer into Wasilla. Don't destroy our diversified economy, our art scene, birding and beauty. Don't have a Kmart mentality."
191	Dagny Anderson	PO Box 1539 Homer Ak 99603	"I feel like it would change the face of Homer to allow box stores to come in. And things would not be cheaper considering the gas needed to bring things all the way to Homer. We could use some sort of a centralized spot for parking... So that people could park and walk around town, there's a lot of weird little parking places at businesses and it would be great to encourage people to walk more. We are in drastic need of a Community Center about the size of the Sparc center that we could hold community events at. That can easily get a special permit for happening. Let's keep Homer special."
192	Deborah Vandruff	"1820 Logan st. Anchorage, AK 99508"	I am also a land owner in Homer and home to live in a sustainable community.
193	Rebecca Lambourn	"240 Kachemak St, Seldovia AK"	"No box stores , protect small businesses"
194	Wayne Jenkins	54329 Wilderness Ln	"Homer is drifting toward becoming like every other small town driven by a growth model most of us do not even question. Will you and your family benefit from large scale development? Large box store's profits leave town, while requiring local resource use. AI data-centers have huge environmental impacts and resource use while enriching the same billionaires that are moving us towards a global climate crisis. What kind of future do we want here?"
195	Lisl Coady	2512 Cottwood St	
196	Mckenzie	4288 kachemak dr homer Alaska 99603	This is dumb. Don't do it. Stand up for Homer!!
197	Karen Wessel	"4744 Sabrina Rd., Homer 99603"	No box stores! Totally support the thoughtful and conscious visions of Kachemak Bay Conservation !
198	Erica Chenoweth	"3500 Greenland Dr, Anchorage, Alaska"	Listen to the people of Homer. Honor the land and small businesses.
199	Judy M Price	54595 Rolling Meadows	"Who profits by allowing these large corporate-owned stores into the community? Certainly not the businesses that have served the people of Homer for years. Not the residents who live in Homer because it is not just another faceless clone of every other town in the country that has lost its character to the corporate world. Not the residents who live here because Homer is what it has been, a town that maintains the small town character. Certainly not those of us who value the natural world that sustains us. And certainly not the visitors who come to Homer because it is NOT what they traveled away from in order to see something more natural and less industrial, which is what Homer remains today. No one here wants more noise, more pollution, more disruption and destruction of our natural world except those who expect to make money off of it. Please tell us who profits and why Homer should be changed to benefit them. Thank you for your response."
200	Angela McDermott	"818 Smoky Bay Way #267, Homer, AK"	
201	Katlyn vogl	po box 3350	
202	Samantha F	"Rolling Meadows rd, Homer, AK 99603"	Please don't ruin Homer!
203	Melisa Miller	PO Box 1717	
204	Melisa Miller	"PO Box 1717, Homer, Alaska 99603"	
205	Fran Durnee	"pob 2348, homer"	
206	Melisse Reichman	53243 McNeil Canyon Road	"No to big box stores in Homer anywhere, but especially on the ecologically valuable wetlands."
207	Kathleen Eagle	1276 Beluga ct Homer AK 99603	"I am especially opposed to box stores, larger units and data centers. Anything larger should require meetings and permits. Retain our peatlands as they are a valuable asset to our watershed operation. The Kachemak Drive area is an essential part of our watershed functioning. Without peat and wetlands expensive drainage systems are needed. While we need affordable housing, we should not allow homes being bought up for bnbs that owners do not live in. I've seen this happen in other communities like Girdwood and neighborhoods are robbed of community. Homer has a great character now and without retaining protections and plan for future retention of open space and limited development, it will not retain this character. Sincerely, Kathleen Eagle"
208	Annie	57078 Zulu court homer Alaska 9963	
209	Margie Schwartz	2850 Black Diamond Ave Fairbanks AK 99709	"Homer will lose its uniqueness and identity to the box store and data center mentality. It's a special place, especially since I'm willing to drive 520 miles one way because I live it down there. Keep Homer as Homer."
210	Helen (Nell) Gustafson	"PO Box 4144, Homer AK 99603"	

211	Shirley Svoboda	2103 Sterling highway	Please! No more building!
212	Tom Peel	2990 Golden Plover Ave Homer Alaska	
213	Karen Schlenner	"51944 All Mine Ave. Homer, AK"	
214	Mindy Hunter	"497 Westwood Ave Homer, AK 99603"	
215	Anna Passaniti	"55600 East End Rd, Homer, AK 99603"	
216	Kyla Dammann	PO Box 2717	
217	Julia Bevins	66625 Fry Ct.	"Building zoning has restricted building height and size in my Mother's home town with great results. That's Byron Bay, Australia. It is now considered one of the most desirable and beautiful places in all of Australia. Keeping our businesses small will ultimately deliver all the things that already make our town loved and sought after, an Alaskan idyll."
218	Debora Kerns	"1189 Cook Way Homer, AK 99603"	
219	Tammy hopkins	60112 nordby ave	Habitat is disappearing at an alarming rate on the bench land. Gravel filling in petelands. Please go slow and intensional.
220	Tom beck	"195 Cityview Ave Homer, AK 99603"	
221	Amelia Robertson	349 Elderberry Ct	
222	Logan hahn	"P.O. Box 3525 homer, ak 99603"	
223	Mariah Maloney	"Karen M Maloney Estate, 56286 East End Road, Home	Save nature.
224	Frederick Dickerson	523 Elderberry Homer Alaska	Tired of seeing new subdivisions that could have easily included at least a trail Easement have nothing. Even small sections of trail add route options.
225	Michael Arthur LeMay	57480 Taku Ave E	
226	Kathy Howse	289 Jenny Way	I do not think these proposals are in the best interest of our community.
227	Haley McCaig	"Fairbanks, Alaska"	"Please reconsider not requiring permits and public hearings. People within any community should have a voice and opportunity provided by due process to express their thoughts/opinions and needs! I know I don't live in Homer, but as an Alaskan who has connections all over the state, I maintain that local communities should have the right to comment."
228	Emma Smith	"1460 N Branding Iron Ln Apt 1 Palmer, AK 99645"	
229	Cameron Redford	17185 Lunchbox Drive Ninilchik Alaska 99639	There is space to build without damaging vital carbon storing wetlands
230	Christine Pendergast	"P.O. Box 4125, Soldotna, 99669"	Please don't allow the big or tall company buildings in the Homer city area. Every time we visit Homer that big hotel on the spit is an eyesore. Homer doesn't have to stay tiny but we can keep it looking like beautiful Alaska.
231	Ellen Evans	37159 Brauchli St. Homer. AK. 99603	
232	Dolly Peach	"The Boathouse at Sadie Cove, Alaska"	"Although I do not live in Homer, I have property across the bay, and the character of Homer is very important to me. Data centers are evil! (And don't tell me the economy needs them, the stock market is doing just fine.)"
233	Carole Hamik	4002 Kachemak Way	No box stores anywhere in Homer
234	Anna Kilcher	"38165 Chelsey street, Homer, Alaska 99603"	"We should be conserving these lands as moose habitat. Homer has a unique landscape in Alaska in comparison to other communities in Alaska and any future developments of land should be ecologically minded. I am disappointed in how Homer has been clear cutting trees and building houses in raparian zones and valuable animal habitat. There should be protections in place for conservation of waterways, springs, brooks, creeks, wetlands, and forests for moose especially. If we don't responsibly protect these lands where moose can survive harsh winters and where they have their calves in the spring, there won't be a sustainable moose harvest here anymore.. These are special valuable rare eco systems that don't exist anywhere else on earth. These lands should be protected from development in perpetuity. The development of the lands above the kachemack gear shed has been ecologically devastating and ruined the balance of the lands. It's been causing flooding and because of no over site in the land use or management as it was developed. They should have never been allowed to cut down all the trees and there should have been more research before the roads were built. There needs to be rules, environmental impact studies done by actual scientists and oversight as into future residential and commercial neighborhoods are developed. We should be learning from these mistakes. Not repeating them."
235	Diana Sedor	35654 Iris Meadows Street	Many of us moved here for a lifestyle that is getting harder and harder to find on the road system of AK. Please do your best to balance those priorities with the challenges of Homer's growth.
236	Yngvil Vatn Guttu	53445 Greenwood Road	"It is understandable that Homer will need more infrastructure, and I am cognizant of my own inbuilt resistance to change. Something might have to give. But Box stores? Is THIS really the solution? First and foremost, decisionmakers: ask yourselves - can we do better than opening up for large, ugly, chain store money making in spaces previously filled with fresh air and enjoyed by humans, animals and plants - Lets not be so unimaginative. Let's not become Soldotna - By- Sea ! Yngvil Vatn Guttu"
237	Diane Patch	39042 cannonball Cir	"No large box stores please! Strict rules for sizes/ heights of buildings ."
238	Kat Kennedy	"Homer, ak"	
239	Noel Bland	"P.O. Box 47, Homer"	"Being a transplant to Homer myself, I cherish the natural spaces we have in this lovely city. If I wanted to live somewhere with big box stores, for example, a Walmart, I would. The charm of this town at the end of the road is that it is small. We don't need another Safeway. A place as unique as this would not be bettered by the addition of such stores. People don't come to Alaska for Fred Meyer and Albertsons; they come for the wildlife and natural beauty. To take that away would not be in Homer's best interests. I want my children and grandchildren to grow up in a place I didn't get the chance to. Somewhere with wildlife, untouched forests, and wetlands. Please don't make the mistake of turning homer into just another place named on a map. Keep it unique and beautiful for further generations."
240	Jeff Wilson	448 Bonanza Avenue	No box stored ever! Please!! I've seen it destroy other places.. don't do it here.
241	Maygen Lotscher	"4665 Emerald Road. Homer, AK 99603"	"Keep Homer small!!!! Develop sustainably and with public opinion at the forefront. Large buildings that are 75,000 sf will completely change Homer for the worse. Priorities should be evaluated through public surveys."
242	Patricia Delate	"PO Box 3351 Homer, AK 99603"	"People come to Homer for its beauty and natural surroundings. Box stores are unnecessary. They just fill the community with material goods that aren't really needed. We can travel to Kenai and Soldotna. We also have Ulmers. Nature and beauty have more value than any box store ever could"
243	Lisa Steward	"Haven Ave, Anchor Point"	
244	Addoris Davis	"2161 E End Road, Apt 17, Homer, AK 99603"	
245	Thorey Munro	40915 crested crane street	
246	Brennan Leslie	P.O. Box 566	
247	Heather Forbes	818 Smoky Bay Way	"Box stores, Homer and wet lands don't mix."
248	Chloe Utley	38225 Greer road	"Natural open spaces and local business are what makes Homer a gem. NO data centers or box stores, we do not need to become a homogenized copy of corporate America."
249	Frederick A Foster	Po Box 123	"As a former long-term HAPC and KPBPC Member, it is clear this administration's planing department and its consultants are taking this community in a frightening directions. The large box store and potential data center options need to be addressed--View-sheds need to be protected--the Bourough incorporates Views into our taxes--it needs to be addressed in our Title 21! Our community has virtually no enforcement of its planning and zoning regulations-- Protect the Gateway District and all wet and peatlnads."

250	Ineke Buchman	"4721 Rochelle Rd, B, Homer"	"I think we would be moving in a very destructive direction if we even considered data centers of any sort. There should be absolutely no type of industry of these sorts here. I think it would be horrifically short sighted to allow what Homer has tried to embody for decades. We have a special niche and are in difficult times but if we completely become what we have tried so hard too not allow we cannot go back and I want there to be a few special places like us and Kachemak Bay. Please think of the kids and generations ahead. It's hard now yes but times are not permanent but these changes are. I accept where I live. I am thankful. Driving up the road or mail order for items I can't get here is fine. I would say those who move here with hopes of changing Homer need to reaccess where they have chosen to come and move to the valley or Soldotna and so on. Let alone data center? Where is the water coming from?"
251	Carrie Lynn	47240 Frances Helen Ave Soldotna	No box stores or data centers
252	Audrey J Morris	PO Box 2233 Homer	Protect our wetlands!
253	Diana Ruby Venable	Sterling Hwy Cooper Landing Alaska	
254	Mikel Bensend	"150 Harvester Rd, Fairfield, CT 06825"	"As a former 20 resident of Homer, big box, large developments and data centers have no place there. A balanced economy would benefit the town much more."
255	Elaine Burgess	4544 Kachemak Dr	Peatlands and wetlands are too valuable a resource to desecrate with an impermeable surface. This is not the appropriate location for a commercial enterprise.
256	Renee and Sam Patter	"40671 Morning Star Rd, Homer, Ak."	
257	Rita Pfenninger	"53603 Cottonwood Hill, Homer, AK 99603"	Maintaining beautiful land is important for tourists and wildlife!
258	Audrey Cucullu	"PO Box 725, Kenai, AK 99611"	
259	Tori Hansen	2553 east end road	
260	Kathryn Klann	3663 forest glen drive	This would be devastating for our community.
261	Samuel Buenting	"Po Box 2549, Homer, AK 99603"	
262	Brittany Briley	"55914 Tom Cat Dr, Homer , AK 99603"	Definitely do not want big box stores and places taking up the wetlands! Protect our land and vibrance of our city
263	Connie Knutsen	39460 Kulik St Homer AK 99603	I think the wetlands and any sensitive area should be protected!!!thanks
264	Faith Schade	"35250 Schade Drive Homer, AK 99603"	Please protect our green spaces. No to data centers.
265	M'fanwy Dean	40374 waterman road	
266	Walter bovich	p0 box 1989 homer ak	
267	Mallory	66788 Suzi's Trail Lane Homer	
268	Steve Snyder	"PO Box 1061, Homer, AK, 99603"	
269	Lisa Magnuson	560 noview	"Part of homers appeal has always been the low profile small business no big stores. The wetlands along kachemak drive border moose habitats all the way along as well as valuable and irreplaceable boggy marsh. This habitat is truly irreplaceable and extremely extremely important. I live in Noview next to the museum parks. I really value the habitats and green spaces. One moose mama made her nest outside for almost a decade until the houses came, but I still see her taking advantage of our little forested blocks. All this is part of the magic of homer."
270	Winter Marshall-Allen	3773 Forest Glen Dr	"Protect our wetlands, protect our environment. There are plenty of other places for a box store."
271	Mary Fries	"PO Box 2229, Homer, AK 99603"	Besides the obvious environmental damage it would change the character of our community. Ugly box stores are not compatible with our fishing/tourist economy.
272	Iris Fletcher	PO Box 575 Homer AK 99603	"I've lived in Homer my ENTIRE life and never have I ever wanted a big box store. We have so many smaller businesses that provide everything we need, and Soldotna isn't that far away should someone desire to visit a box store or three. What makes Homer amazing is the small businesses, the community, and being integrated with the surrounding environment. PLEASE DON'T TURN US INTO A CITYSCAPE."
273	michael bavarsky	50957 hubbard lane	We don't need more development!
274	Rhiannon Elliott	969 South Larkspur Cir	
275	amy rattenbury	53391 greenwood road Homer Ak 99603	I support keeping local businesses and the artisan economy strong in Homer! No box stores in Homer please! (If truly needed maybe locate box stores in Anchor Point or Ninilchik which could give those communities an economic boost?)
276	Michele Peel	2990 Golden Plover Dr	"I believe in selective growth, but these changes to codes will quickly get out of hand. Step back and reconsider."
277	Shannon McBride-Mo	P.O. Box 653 homer AK 99603	
278	Leanna Stern	57922 Blueberry Glenn Ct. Homer.	
279	Ed Berg	4492 Towne Heights Ln	The pearlands should be permanently set aside as a conservation area with no comercial development whatsoever.
280	Amy Backas	P.O. Box 640 Homer AK 99603	Homer
281	claire waxman	1532 ocean dr	please don't allow building on the peat lands1
282	Faye Comingore	"PO Box 3392, Homer, AK 99603"	"Although it's sometimes inconvenient to travel to Kenai for the big box stores, I'll gladly do it over congesting our quaint little town."
283	Katie Bynagle	53949 Tremain Ave. Homer Alaska	
284	Matt Ellis	"55107 Hill Ave, Homer, AK"	
285	Shannon Ellis	55107 Hill Ave homer	We do not want or need big box stores in Homer!! Keep Homer ecclletic.
286	Nancy Hillstrand	"Box 674, Homer ALASKA 99603"	
287	Rayna and Scott Have	"39165 Suchaview Road Homer, AK"	Open space is critically important to humans and animals that live in and outside of Homer. Lets keep Homer as special as it is. That is why we all fell in love with it.
288	Meghan R Gervais	733 West Fairview Avenue	

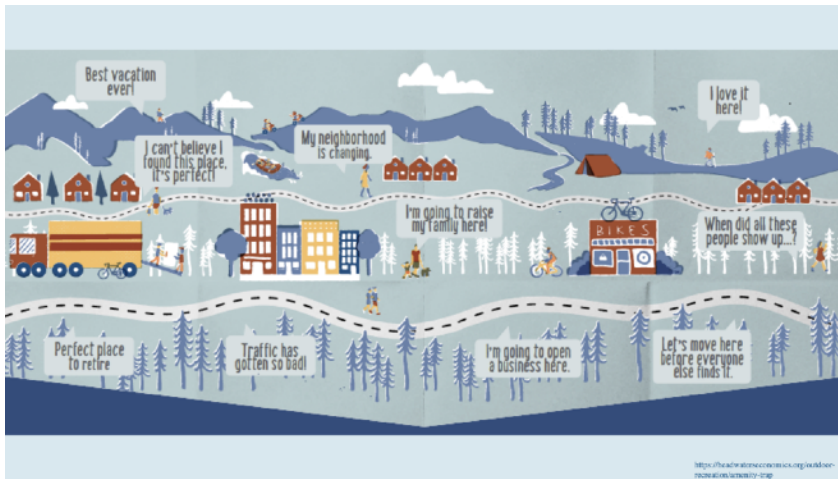
289	Beth R Davidow	3403 Mahogany Drive	<p>"Alaska was my home for a long time and remains the dearest place in my heart. I spent a lot of time in Homer; it's a special place with special people who love the very unique qualities of Homer. Putting in huge stores would completely change so much of what makes Homer special and be a real eyesore to the community. Big box stores should be prohibited not just because they are eyesores that make every single place in the country look identical, but also to allow local businesses to thrive. Box stores kill what makes communities special and hurt the people in those communities on so many levels.</p> <p>City Code really must support the following: Density & Walkability; Use of Environmental Information to Guide Growth; Creek and Wetland Protections; and Huge Developments must Meet Community Needs. Also, decreasing the number of public meetings for "large format developments" is unconscionable!</p> <p>Code should also specify that PUDs are ONLY for projects that will benefit the community, like schools, rec. centers, hospitals and essential infrastructure.</p> <p>While larger developments are not appreciated in this unique place in Alaska, IF they happen (which would be a real shame) these larger developments MUST be required to create park space and connectivity/walkability with other parts of the city.</p> <p>I strongly support the measures outlined by the Kachemak Bay Conservation Society and Alaskans Know Climate Change to protect Homer from unregulated, unhinged, unrestricted, and large format developments that will severely impact so much - environment, quality of life, etc - in my favorite town at the end of the road."</p>
290	Jeremiah Lancaster	67565 Diamond ridge road	<p>"If people want big stores and more services they can live in kenai or Soldatna. Development of that kind is not what Homer needs. We need more affordable housing for seasonal workers, more services on the spit for the tourists, and improvements to our roads for those of us that live here year round. Thanks</p> <p>We also need to do something about the kachemak landing Airpark being developed on diamond ridge. The damage this is going to cause to our community has not been assessed or considered enough."</p>
291	Louise Ashmun	"457 Mountain View, Homer, AK 99603"	"I believe that Homer, particularly within the city limits, needs to protect our open spaces and specific habitats that allow for wildlife migration and habitat, recreation, and walkability. We should be looking for ways to connect these green spaces for the wildlife and people of Homer."
292	Laurinda Pepi	"PO Box 316. Kasilof, Ak. 99610"	
293	Axel Gillam	56280 Glenn Rd	"Raised in Homer and hope to start my own family here. One of my favorite things about home are all the small local businesses that focus on serving the community. Changing this zoning to encourage large corporate conglomerations to build here could ruin the community. The interest of these companies is solely extracting capital from our residents and selling whatever slop or services their shareholders desire. Please keep what makes homer special with sustainable, deliberate, community-informed growth."
294	Crystal Morawitz	4911 Eagle Place	"There are many folks who live in the mixed used area along Kachemak Drive and surrounding areas. 8000 square foot buildings and larger have no place in Homer nor near our homes. The substrate of that area is far from ideal for building on let alone larger square foot buildings. Who stands to gain from this? Certainly not the folks who have made a life for 70 years in the area. Can we please stop trying to be like everywhere else and remain the funky, outdoorsy place that has drawn folks to it for decades?!?!"
295	Sarah Julig	37145 ilene drive anchor point	i work in homer and i love it because it is a small business friendly town. no large corps!
296	Monica Kopp	"PO Box 5125, Nikolaevsk, AK 99556"	"Open space is so important to preserve the charm of our city. We need more opportunities to recreate and enjoy nature, not exploitation of it. Our peatlands and vegetated space are so important for controlling erosion and landslide potential and for preserving salmon habitat. These things are much more important than making it easier for large corporations to come in and exploit what so many generations of Alaskans have cared for for so long. We can assess individual cases one at a time and allow our residents to determine whether we want to sacrifice our sacred lands for a given purpose."
297	Georganna Baker	115 Tulin Bluff East Court	Homer
298	Sarah Hindle	349 Elderberry Ct Homer AK 99603	
299	Chloe Pleznac	"34182 Birch St, Anchor Point, AK 99556"	
300	Parker Sorensen	128 Hansen ave	"I support keeping large outside corporations out of homer. I think this will promote local business grown and keep our money circulating in our community. I also think the aesthetics of homer city will be better off if large building projects require permitting, and public review."
301	Randy Keller	37135 Maria Rd	
302	Carol G Harding	"PO Box 2154, Homer, ak 99603"	
303	Richard L Gustafson	1039 Barnett Pl	
304	Hal Shepherd	"P.O. Box 332, Homer, AK 99603"	"Homer residents have repeatedly voiced strong support for better protections for wetlands and waters within the limits of the City. Now those areas are threatened by the Trump administration's efforts to gut the ability of the Army Corp of Engineers which typically implements federal Clean Water Act protections over wetlands, rivers and marine waters. The Homer City Council now as a chance to step in to fill in the gaps left by federal regulatory roll-backs by updating the City's Planning Code. Don't let our wetlands and watersheds fall through the cracks."
305	Ursula Reed	"3845 East End Rd, Homer"	
306	Bridget Maryott	53650 Mansfield Ave	<p>"Thank you for reading. Homer is a wonderful place to live, but costs are rising every year. Our tourism industry is strong, but we lack the infrastructure to support it. Many essential workers, including those in tourism, education, healthcare, and emergency services, can no longer afford to live here, let alone own a car or pay for transportation. We need to plan better zoning for the future. We pay high prices like a resort town, but don't have the charm to match. Pioneer Ave should be a lively, accessible, and walkable district with local shops, art, dining, and open spaces for community gathering. However, anyone who's tried to get around in a wheelchair knows it's not yet truly accessible. Imagine a Saturday spent easily walking to coffee shops, bookstores, the farmers' market, and parks with your family, without heavy traffic or noise. We also need to be close to nature. Being near green spaces, trails, and the beach makes it easier for everyone to enjoy activities like fishing and hiking.</p> <p>Alaska's housing challenges are severe. High material and labor costs, aging homes, and a lack of new construction have made housing unaffordable and scarce. This shortage makes it harder to hire and retain workers, slowing building construction and repairs. We need updated zoning to allow diverse housing, partnerships between the city and employers, creative funding, such as a modest bed tax, and incentives to develop affordable homes. The City should consider offering unused public land to developers for affordable housing, supporting housing trusts, and enabling employers to invest in or share the cost of staff housing. Grants or loans can help homeowners fix up old homes, especially for affordable rentals. We need a regulatory framework for short-term rentals. We also need to lean on our existing GIS mapping to guide where developments go, avoid building in wetlands, and address water flow, slope instability, and critical habitats. Expand the language describing the kinds of conditions that can be placed on Conditional Use Permits to include measures maintaining riparian waterways, soil stability, woodlands, vegetation, wetland protection, and water quality. These considerations are supported by language throughout the Comprehensive Plan, indicating the need to manage stormwater-related hazards, such as flooding and erosion, and align with the basic legal principle that governments have the power to protect people from harm caused by others.</p> <p>Across America, national chain stores and large road projects have hurt small towns, making downtowns less lively and damaging local businesses. To preserve Homer's unique character and local economy, we should require permits for any building over 15,000 square feet. Most residents want moderate growth, more density, and walkable neighborhoods, not huge buildings with big parking lots. Homer's current restrictions on large retail buildings help support small and mid-size businesses. Permitting large chain stores would undermine local businesses, send profits out of the community, and erode Homer's unique character. Local businesses reinvest far more into our economy and community than national chains. We want density and walkability, not massive buildings."</p>
307	mAvjYsjsgcOfcstG	yDrzpQJEItXYpiROEmbObS	JlgVLMYqYiyWWIzGGD
308	mAvjYsjsgcOfcstG	yDrzpQJEItXYpiROEmbObS	JlgVLMYqYiyWWIzGGD

309	mAvjYsjsgcOfcstG	yDrzpQJEItXYpiROEmbObS	JlgVLMYqYiyWWizGGD
310	Dots Sherwood	"1630 Lincoln Drive, Homer, AK 99603"	
311	Jane Miles	39037 Fiddlehead Circle	We do not want any large box store buildings in Homer. 70% of lot size leaves too big a loop hole. We do want the planning commission to review big projects. They were oppose to this and yet you went ahead.
312	Kim Smith	"PO Box 3235, Homer, Alaska 99603"	"These need to be our priorities. This is your opportunity to ensure you support the majority opinions of our community. I have loved this town for almost 50 years. We came here for reason, had a small business and raised our family here. Keep Homer special. Start from this basis as you make these most important decisions."
313	Anna Torzillo	60361 bear Creek dr.	
314	Elizabeth Kandror	40007 Brenmark Rd	Homer
315	Heather Bell	"3180 Parson lane, Homer, AK"	
316	Shelley gill	Prob 2364 homer AK 99603	
317	Nannette Pierson	"998 Latham #B Homer, AK 99603"	
318	Adele Person	4322 Bayview Ct	
319	Therese Lewandowski	64165 Bridger Rd	
320	Kathy Smith	"PO box 3099 Homer, AK 99603"	
321	Deborah Tobin	55385 Saber Avenue West	
322	Kristen Tonga	58825 Dietz Lane	
323	Annie Garay	57078 Zulu court homer alaska 99603	
324	Taz Tally	58467 Bruce Ave	""... You don't know what you've got till it's gone, take Paradise and put up a parking lot...""
325	Irene Pellegrini	po box 1961	
326	Syd Rosslyn	57709 Icy Bay Dr	
327	Lolita Brache	Po Box 2508	"I am distressed to read that the city council is willing to allow large buildings without review or restrictions. I am against having big box stores in town, or in the gateway corridor. I believe we must continue to support our smaller businesses and encourage more, not less diversity of businesses. This would include more affordable housing and childcare for young families! I'd rather see dense housing options than huge stores or hotels. I also agree with the importance of protecting our waterways, the open spaces, wildlife habitat. Not only does it protect the beautiful and unique environment that we all love, it is essential to our ""trademark"" as a tourist destination. Allowing something like Fred Meyers to suck up land and view-scape in town is a slippery slope to looking like anytown usa: Not a destination vacation. Lolita Brache"
328	Marvin Bellamy	5751 Scenic Place Homer AK	
329	Annette Bellamy	5751 Scenic Place Homer AK	
330	Meghan R Gervais	733 West Fairview Avenue	We need traffic calming measures on Fairview.
331	Rosemary Fitzpatrick	471 Elderberry Dr.	
332	Patrick Irwin	939 Ocean Drive Loop Homer AK 99603	
333	Kirsten Dixon	2618 Galewood Street	
334	Michael P Walsh	2005 Mary Allen Ave	
335	Sandra Garity	961 South Larkspur Circle	
336	Kathy Sarns Irwin	939 Ocean Drive Loop Homer AK 99603	
337	Katie Dawson	1155 Aurora Court	"Please make sure that more attention and planning for Title 21 includes more empty spaces for environmental concerns, trails, recreational and wildlife viewing opportunities, and avoiding the fracturing or destruction of feeding and sheltering areas for wildlife. A good example where this objective has failed is the Beluga Lake Wetlands at the end of Mattox street. Several feet from a sign that de-marks a critical Wildlife area, roads and ditches have been constructed, with new houses. This has torn up what was a whole ecosystem, fragmenting it. I would like to see these kinds of areas better protected. Land is a finite resource, and the supply will run out regardless, so I would like more planning to keep our environment as protected as possible. Please, please diminish the square footage allowed for a building, and do not allow buildings to be above 30 feet without having a CUP. Homer is not big enough to have a Fred Meyers or other box store, and these would destroy Homer's small businesses. And we absolutely need to discourage data centers, which are huge and gobble water and electricity. And we do not want a human warehouse/concentration camp in Homer either. These buildings and businesses do not mesh with Homer's culture. Limiting square footage and height will discourage these three destructive sites. Thank-you."
338	Sue Christiansen	PO Box #3	
339	George Matz	55495 Stuart Av.	The best economic growth strategy is a community that has a quality living environment. .
340	INGRID HARRALD	po box 2665	
341	Ed Berg	4492 Towne Heights Ln	The COH should buy all available property in the Bridge Creek watershed above the reservoir to protect the safety of our drinking water from septic and pharmaceutical contamination.
342	Benson Welles	65350 Diamond Ridge Rd	
343	Cynthia sisson	"PO Box 1782 Homer, Alaska"	"I support open spaces in Homer. More undeveloped areas, NO big stores, more parks."
344	Brian Harrison	1065 Larkspur Ct Homer AK 99603	
345	Caitlin Winters	"414 Grubstake, Homer, ak"	Please stop closing/developing on our city trails.
346	James Lavrakas	152 Mountain View Dr Apt 3	"I think Homer needs another grocery store option, but I believe any building more than 30k sf needs a full permitting process with community input."
347	Toby Wheeler	PO Box 2289. Homer. Ak. 99603	Homer
348	Julia Bevins	66625 Fry Ct	"Cities where buildings are restricted to three stories or less and who prohibit large box stores are much more appealing, livable and desirable. Do we want to keep locally-owned small businesses or sell out to national chains that can afford big stores and hotels, thus draining the money out of our community?"
349	ROBERT E ARCHIBAL	PO BOX 2460	I agree with the issues brought forward in this very well thought out document.
350	Carol Swartz	64595 Pitzman	
351	Kali Serendipity Gloss	1025 DEWBERRY LN	
352	Kristi	4253 Svedlund Cir. Homer Alaska 99603	
353	Mavis Muller	58335 Cranewings Ct	

354	Sharon Nelson	4510 Thomas Court	"I'm a new homeowner in the community and move to your specifically for these elements that simply don't exist in many places in the lower 48. it's a tricky balance to maintain, but once these green spaces and open spaces are gone you can never get them back. I'm watching municipalities all across North Carolina try to repair everything from air quality to heat indexes due to loss of green spaces within their immediate town centers... It can't be done. having walkable, bikable, accessible streets roads trails for people of all abilities to use is another critical element that simply doesn't exist in many other places. You can't re-widen a street once it's there. You can't infill sidewalks and walking paths. I'm watching communities around me in North Carolina get grants for \$500,000 and up from NCDOT to add sidewalks and they still can't complete the projects because of the required match... That's how expensive it is to go back and undo or add elements once they're lost. same for trees, habitat, butterflies and birds whose wing beats help cool the earth through their migration pathways... All of these things impact us eventually."
355	Lisa Natanson	53905 McBride Ave Homer AK 99603	
356	Rachael Schmoker	South Upland Street	
357	Margaret Kao	705 Rangeview Avenue	
358	Eston Youngblood	196 Cityview Avenue	The town will burnout at the rate we are going. The economic imbalance and lack of strategic development planning will leave Homer baron of workforce and services. \$25/hour is poverty in Homer. You can't purchase a home or survive here on that limited budget.
359	Jinky Handy	PO Box 1015	Homer
360	Susan Pacillo	PO Box 1644 Homer 99603	"Large developments add nothing positive to Homer. Once all the fish and wildlife are gone, which isn't too far off the way things are going, no one will want to come here. I don't want my neighborhood to be all air bnb's. I used to know all my neighbors. Now I only 1/4 of them. And they don't know what they've got till it's gone"
361	Tammy hopkins	60112 nordby ave	"homer, would like to see plans for protecting what makes homer, homer."
362	Dyllan Day	890 Jeffery Ave	dont turn homer into a ghost town
363	Susie Amundson	1060 E End Road Homer AK 99603	"Please prioritize protecting open spaces from development, walkability, and affordable housing. Apply code to NO on box stores anywhere to keep our small business sector growing and thriving. I'd prefer minimal growth that is thoughtful for future generations."
364	Parker	350 Woodside Ave	"Since I moved to homer when I was 9, I have seen Homer change drastically. When I was a child I remember walking through trails all over Homer and creating plenty of new ones. There were woods everywhere and a sense of adventure as I would wander through them. However, in recent years several new developments have reduced that abundance of woods and that sense of wild, that you could easily find within the city limits of Homer. I see many of these new subdivisions going up and clearing the forests. Replacing them with vacation houses that I, and many other homer residents, will never be able to afford. It makes me wonder whether my mom would have been able to move us to Homer if things had been like this back then. I doubt she could have. I know that growing up in Homer had such a positive impact on my life and I absolutely would not be the individual I am today without it. When I think about what makes Homer so great I think of two things: environment and community. However if Homer keeps heading towards an urbanized path, we could loose both. Then Homer could become the Maui of Alaska"
365	Joe Ravin	53985 Kilcher Road	"Please stop paving paradise! The plentiful green spaces around town are what makes Homer so special and gives it charm. We have been cutting down so many wooded areas in town and it now feels much less special than the town I grew up in. We need to stop things from getting worse, and keep these wonderful green spaces for the animals that inhabit them (including us!)"
366	Asia Freeman	"106 West Bunnell Suite A, Homer"	
367	Loretta Claus	53580 Marlea Ave #4 Homer AK 99603	"I think it's fair to say most of us chose to live here to get away from city environments, and would like to keep it that way!"
368	Steve Kahn	"56911 Yellow Eye Ct Homer, AK 99603"	
369	Tracy Hensel	"1060 Eric Lane, Homer, AK"	
370	Ralph Broshes	350 Woodside Ave Homer Ak 99603	
371	Tracy Hensel		1960
372	Flo Larson	"PO Box 3112, Homer, AK 99603"	"Teaching mathematics at HHS when oil from the Teaching mathematics at HHS when the Exxon Valdez oil spill hit Homer beaches, I've watched Homer change dramatically over the years. After teaching in South East Asia for six years ('92-'98), changes to Homer expansion were graphic, and presently ongoing. Teaching at KPC for a number of years, after returning from SE Asia, exposed me to citizens from Anchor Point to the head of the bay, and informed me the importance of the surrounding geology to Homer. This geography needs our sincere stewardship and detailed attention to serve this growing community. Please give serious attention to this matter for all of our future and love for this community."
373	Mike O'Meara	"PO Box 361, Homer, AK"	"I am concerned that, as written, the proposed Homer City Code will sanction and encourage large scale, intrusive and environmentally harmful development. The concerns and suggestions expressed in this petition reflect my own feeling about the proposed code. Please make changes that will prevent the many problems envisioned by the Kachemak Bay Conservation Society and other Homer area residents and better reflect the nature of our unique community."
374	Debra Lowney	350 Woodside Ave	"Please protect our Homer values for green space, walk ability, bike ability, affordability, open space!"
375	Ginger Drais	426 E Bayview Ave	Save this environment from the developers greed
376	David Stearns	2267 Mt Augustine Dr	Redevelop existing buildings along major corridors instead of sprawling. Go up not out.
377	Jim Stearns	2267 Mt. Augustine Dr.	"As much as we might resist the overreach of government in Alaska, the growth of Homer and the infusion of those building second homes absolutely screams out for a reasonable effort for zoning and implementing some policy that protects our land and our beloved fauna and flora . After all that is the reason that most of us came to this stunning little corner of the planet."
378	Travis Loza	"57713 icy Bay Way homer, AK 99603"	
379	Riley Cardwell	57713icy bay dr	
380	Susan Ruddy	"PO Box 6403, Halibut Cove, Alaska 99603"	
381	Tina Seaton	58395 Bruce Ave	I am especially concerned about the peatlands. Our watershed should be protected!
382	Therese Lewandowski	64165 Bridger Rd	One of the beauties of Homer is the small commercial building restrictions. Keep them. Light pollution is just one concern.
383	Darlene Wisecup	PO Box 278 Homer AK 99603	
384	Rebecca Pottbaum	55645 Benjamin Ave W	Responsible growth with support of locals please!
385	Andrew Pollak	"40770 Hancock Dr Homer, AK 99603"	
386	Emily OConnor	58953 Dietz Ln	Let's be safe rather than sorry when it comes to development of Homer. It is a rare and special place and we should treat it as such. Rapid development and lack of proper safeguards won't benefit the town in the long term. Less is more and environmental conservation is needed more than ever.
387	Shay Hoffman	"617 Soundview Ave Homer, AK 99603"	
388	Carly Ott	62409 Crossman Ridge Rd	"Please do no allow Homer to succumb to the development and environmental disregard of a typical American town. This place is a haven for more than just human thriving, there is a valuable and important non human population and delicate ecosystems that make this place special and deserve our respect and protection. Life is about more than wealth and convenience; if we don't value and protect intricate ecosystems and share space with all forms of life we head down a dangerous path."
389	Shannon McBride-Mo	P.O. Box 653	"Protect open space, manage growth, trails and bike paths, affordable housing- we need affordable livable community"

390	Sadie Sam	PO Box 761 Homer AK 99603	
391	Laurie Wallace	3993 Pennock St	I agree with you! As a person who lives and works here it's horrible to worry about where you will live 6 months out of the year
392	Lauren Corcoran	"1968 Uminski Cir, Homer, AK 99603"	
393	Halen Hernandez	5007 clover lane	
394	Phil Barber	"55346 Finch Avenue, Homer, AK 99603"	
395	Christina Whiting	41195 Turkington Circle	
396	Mila Stickrod	"55771 Benjamin Ave West, Homer Ak"	
397	Jenny Fonkert	1187 Eagleview Drive	"Protect our beautiful Homer environment by having strict standards! We, the public have spoken, and we want protection for our open space(s) from development, walk ability, recreational access and affordable housing! Keep Homers natural beauty and wildlife in mind and let's protect our small town and it's vegetation and wildlife!"
398	Nina Faust	"Box 2994, Homer AK 99603"	<p>"I support open space in Homer. Homer continues to be a favorite destination for Alaskans because it is a "place of quiet beauty" with plentiful natural resources, stunning mountain and glacier views, city parks, a growing number of recreational attractions like hiking, biking, and skiing trails, and numerous state and borough lands set aside for multi-use recreation. Open space is key to sustaining this reputation and to enhancing quality of life. Protecting Homer's open space is good for property values and protects natural systems of flood control, storm water sequestration, and filtration.</p> <p>Over the years, I have commented on many projects before the City Council that would have filled wetlands, violated City codes, or approved projects that were not a good fit for Homer. Many of these projects affect not just the adjacent property owners but could affect property owners downslope or downstream. Water quality is important in Homer due to limited good water sources so preventing erosion, run-off, and unnecessary denuding of land can help maintain water quality. Some projects could even affect the whole community such as a big box store.</p> <p>I wholeheartedly support efforts to keep our open space protected."</p>
399	Cheryl Cherney	"529,Oak Street, Petaluma, CA. 94952"	"Please protect the beautiful natural world of Homer, and reject rampant development."
400	Penelope Haas	"57081 Mesa Ave, Fritz Creek"	This will raise property values overall.
401	Prairie Sievers	"64083 Mineral Drive Homer, AK"	"We are at a point of the human timeline that craves connection, authenticity, character, and art. Maintaining these qualities is imperative for the continuation of a community that draws people yearning for these experiences. If we allow our community to be bought up and paved over everyone loses that which we need the most in our lives. Homer has the opportunity to be a bastion of hope in the resistance against commodification and corporate takeover of small towns and livelihoods. By supporting what makes rural towns special and unique Homer can be an example of success and charm rather than another victim of regressive policies and corporate greed. Everyone loves a town full of dynamic characters, diverse businesses, art, and opportunity. Homer already has the foundation, the vision, and the energy to create the future we want. Listening to input from community members and supporting the needs of residents will position us on a path to a thriving community that supports young people, families, retirees, and visitors alike."
402	Chelsea Irvin	40035 Fernwood Dr	
403	Ray Krakowski	"34655 lusk rd homer, ak"	
404	Sara Clarridge	4675 Rochelle rd	"I moved here from what was once called " the dirtiest city in America", but has now been on the cover of Outdoor magazine a few times. The time it takes to go from one side of the spectrum to the other costs in more than just years. Protecting our wetlands, protecting our wildlife, making sure that we can live where we work and still love living here is not just a moral imperative. It's good city management. But if all of that isn't enough to make you consider doing the right thing, just remember the economic benefits."
405	Alexander Fearn	"PO Box 465, Homer, AK 99603"	"I support wild, natural, intact ecosystems that play and important role for wildlife, water drainage, and human spiritual connection. Please consider our wetlands."
406	Cooper Freeman	"53160 McNeil Canyon Rd., Homer, AK 99603"	
407	Michael OLaire	55135 Benjamin Ave Homer AK 99603	
408	Jessi Dullinger	"2553 East End Rd, Homer AK 99603"	Listen to the people of Homer. We need affordable housing. We need restrictions on short term rentalsz we need restrictions on buildings to keep this charming community that tourists want to visit.
409	Tory Rockefeller	"53370 Greenwood Rd, Homer AK 99603"	"I support sustainable and environmentally conscious community development. Big box stores and warehouses are ugly, please keep Homer beautiful!"
410	Sherry Stead	1401 Candlelight Ct	We need responsible growth that protects our environment and quality of life.
411	Anna Wolfson	39043 Cannonball Circle	
412	Brad Needham	55545 Saber Ave Homer AK 99603	
413	Alida Dunning	54865 East End Rd	We didn't move here for convenience. Please protect our small business economy and priceless quality of life
414	Chris Mitchell	"PO Box 3245, Homer, AK 99603"	
415	Renee Alward	"60082, Clarice Way Homer"	
416	Sierra Moskios	34509 N Fork Rd	"Protect Homer, young folks, youth, wetlands and small business at ALL COSTS"
417	Irene Pellegrini	po box 1961	"Our town is our community, it should be built around the voices, needs and input of the people who live and grow here!"
418	Janel Harris	"Homer, AK"	"I believe in community and quality of life. We live in this community because of what it is AND what it is not. Unchecked growth can be like a swirling wind driven wildfire on a community and then the community is gone. If you want an Anchorage lifestyle, live in Anchorage. We need to make plans to make Homer a human friendly home. Clean water, clean air, bike trails, walking trails, sustainable growth, safety focused growth with a focus on long term sustainable planning for business development and jobs that can improve the lives of our community members."
419	Cody Stadler	"41331 Mclay rd. Homer, AK 99603"	
420	Cynthia Morelli	60159 Lookout Ridge Ave	
421	Meghan Pollak	"55609 Benjamin Ave. W, Homer, AK, 99603"	"I've seen many changes to Homer in the last 13 years and what scares me the most is the effects of climate change. We are already seeing the flooding effects of this winters deep freeze, colder winters, fires in our dry summers, and severe winds. This is only going to get worse. We need to take action now to prepare for potential big natural disasters."
422	Carol Swartz	"Box 2748 Homer, Ak 99603"	
423	Julie McCarron	"58481 Bruce Ave , PO Box 1929 Homer , AK 99703"	
424	Kathryn Hartill	"818 Smoky Bay Way #289 Homer, Ak 99603"	"No box stores! Stop paving Homer for parking lots, care for everything we love about this place before it's gone."
425	Carmen Ricciardi	4241 homer spit road ste 6	"Keep homer a town of small businesses, we don't need to be Wasilla with a view."
426	Dan Avendano	Homer ak	
427	Tod Tenhoff	Box 1956 Homer AK. 99603	
428	Metis Riley	"818 Smoky Bay #336 Homer, AK 99603"	"Please keep Homer small support locally owned businesses., not box stores."
429	Hillary Arwen	3869 Jennifer pl unit D	
430	Margaret Shalit	"4234 Svedlund Cir, Homer AK 99603"	"I sign this as someone who works and lives in this town because of how it is, not because I want to live in a big city. I'd move to one of those."
431	Nathanael Wednesday	55127 Elata ave Homer ak 99603	Thank you!

432	Emily Sloth	Po box 1743	
433	De Patch	39042 Cannonball Cir	
434	Max Doyle	"P.O. Box 3554 homer, ak 99603"	
435	Melisse Reichman	"53243McNeil Canyon Road, Homer AK 99603"	
436	Alexander Eller	55220 Benjamin Ave	
437	Dave Brann	"2350 Sprucewood Drive, Homer, Ak. 99603"	I am A full supporter of open space connected by trails.
438	Jean Lenoir	"P.O. Box 325, Homer, AK 99603"	
439	Yizhar Hazi	3657 Main St Homer	
440	Gregory Eller	Marlea lane	
441	Carol G Harding	"58398 Bruce St, Homer, AK 99603"	
442	Lynne McBride	"3725 East End Road Unit 2 Homer, AK 99603"	
443	Tom Young	"1776 Saltwater drive, Homer , AK, 99603"	
444	Laura Mobraten	3640 Poppy Circle	
445	Megan Blakely	Homer AK	
446	Gerald j Shay	57709 icy bay dr homer ak 99603	I've only been here 10 years and the amount of the nature that's been destroyed to make way for cheap buildings that create revenue for out of state owners for example the aspen hotel disgusts me. All these homes that get put up for people that are only here for half the year or only winter leases. It seems like this town prioritizes the tourists and wealthy while the folks that live here full time working to make the community get put on the back burner and our nature gets destroyed it's unfair.
447	Mariah Maloney	"Karen Maloney Estate, 56286 East End Road, Homer, Ak"	
448	Jaime A Hernandez	53910 Tremain Ave	
449	Robin Waldvogel	159 Mountain View Unit B	
450	sharon whytal	"2115 Bayridge Road, PO Box 1529"	Thank you for all your hard work on the Comp Plan. Please ensure that the update includes specific protections to support quality of life that surveys and MAPP assessments consistently show Homer residents want. It's worth the wait to know that our plan will direct the Planning Commission and City staff specifically around this issue.
451	Charles Rohr	41905 Lookout Dr.	
452	Kevin Iahaie	"38930 Greer rd, homer, AK"	
453	Fred Pfeil	"5185 Slavin Dr. Homer, Ak"	Please save our open space while we still can! ❤️
454	Marilyn Sigman	"4211 Kachemak Way, Homer, AK 99603"	"Open space, trails, and views of Homer's jaw-dropping scenery are crucial to my physical and mental health. Please don't "sell out" these public amenities that benefit us all."
455	Kim Smith	"888 Bell Ave. , Homer"	We have participated and spoken loudly about how we want Homer to grow. Listen to your constituents and those of us who have here 50 years. We want the changes to reflect the beautiful environment we love.
456	Connor M Eller	53522 Marlea ave	
457	Anne Kahn	56911 Yellow Eye Ct.	City code should reflect the wishes of citizens of a community. The kind of unchecked growth that was allowed in Wasilla is an example of what NOT to do in Homer. The small-town atmosphere of Homer is what attracts tourism.
458	Michael Salzmann	39529 Old Sterling Hwy	
459	Avram Salzmann	617 Soundview Avenue	
460	Jenny Baker	561 Elderberry Dr	"Living in a neighborhood that has seen significant developments over the last five years, I can attest to the soil interruptions downslope from where new homes are being built. When a house goes in, the soil land gets raised, leveled and sloped, but with out anchoring by old growth trees, shrubs, or rocks. Eliminations of trees and shrubs that are essential for land stability and drainage moves fluidity and turbidity down hill. Many of our trails are being eroded, culverts are being washed away and the hillside is full of liquid. This is a dangerous combination. Similar erosions are happening around stream hill park. Please consider saving the remaining free and green spaces for our animal friends who rely on green spaces for survival, rooting, breeding, shelter, and proliferation. Let new comers by the homes that are already here, let them pay top dollar for homes, or fix up homes and multiuse dwellings and live in them instead of new builds or renting them out for short term."
461	Steve Hughes	2101 Mt. Augustine Drive	
462	Carly Garay	57078 Zulu court Homer Ak 99603	
463	Jason Sodergren	"1660 Eagle View Drive, Homer, AK 99603"	"I support protection of open spaces from development. I oppose changes to the code and regulations that could allow larger buildings without public input, and strongly oppose any effort to allow buildings the size of box stores in this community."
464	Laurie Daniel	PO BOX 3713	
465	Heike Merkel	"4349 Kachemak Drive, Homer, AK"	"I oppose all the proposed code changes. I do not want to see large retail and wholesale buildings/companies in Homer. I would like for the planning commission to support wetland and wildlife protection, walkability, and strict requirements and public comment periods for developments. I do not support the destruction of this town so somebody can make a profit."
466	Anna Meredith	"63654 Estate Dr Homer, AK"	
467	Rika Mouw	P.O. Box 4084	



Neighbors not Investors! Support Guardrails for Air B&Bs in Homer's Neighborhoods.

Short Term Rentals should only be allowed at the residence of the owner in Residential Zones the City of Homer. This is already the status quo for B&Bs and all other businesses. It would not apply in areas zoned for business, like Homer Spit or Pioneer Ave.

The intent of this change is to:

- Prevent investors from taking up too much of the available housing stock, inflating property values, and incentivizing sprawl.
- Ensure neighborhoods continue to feel like neighborhoods.
- Reinforce the basic definition of residential zoning as distinct from "mixed use" or "business."

Many towns and cities across the nation have passed similar STR regulations.

We Propose:

- Update language in current HCC Title 21.51.100 from “bed and breakfast” to include or be replaced by the term “short term rental” to ensure folks are operating the business from their residence.
- Define "short term rental" as rentals of less than 30 days.
- Apply the rule in areas zoned Urban Residential, Rural Residential or Neighborhood Flex, as is already the case for all businesses.
- Grant nontransferable “grandfather rights” to existing absentee-landlord STRs that terminate upon sale of the property.



We the undersigned support changing City of Homer Code so that Short Term Rentals in residential zones are only allowed at the residence of the owner, as detailed in this petition.

Name:

Address:

Email:

1. Michael A Deway 57480 TAKU AVE allgoodkarma@kotmai
2. Pssy Ellen Kless Pssy Ellen Kless Homer AK 42033 Ness Cir pssy.ellen.k@gmail.com
3. Stacy Mack 4720 Craftsmans Rd Homer thinkofhiking@gmail.com
4. Leticia Neber 488 SPRUEVIEW Homer rockholdingtree@gmail.com
5. Art Koeninger " " artinhomer@gmail.com
6. Sue Post 65234 Diamond Ridge Alaskasafb@gmail.com
7. Jim Levine " "
8. John O. Lancaster 215/Frisbee, john.chief-Stew@gmail.com
9. Evelyn Walterbaugh ew.homer@gmail.com
11. Kristin Dixon
12. Amaia Crain Amaiabarnett@yahoo
13. Samantha Cunningham po 40807 Kay Ct. samanthacxy7@gmail.com
- 14.
15. Bob Shavelson po Box 1498 Homer AK
16. Sophia Nilsen 55220 Benjamin ave meber.soph@gmail.com
17. Larissa Crain

Joelle Clare 40904 joelleclare@gmail.com
Seaside Farm Rd
Homer AK 99605

Carl Fuerman 209 Seaside Farm Rd Carl J. Fuerman@gmail.com



We the undersigned support changing City of Homer Code so that Short Term Rentals in residential zones are only allowed at the residence of the owner, as detailed in this petition.

Name:

Address:

Email:

1. Kathryn L. Carssow PO Box 3518 Homer Kcarssow@LIVE.COM
2. Kristina Sowl PO Box 3665 Homer ksowl2000@outlook.com
3. Katia Dawson 1155 Aurora Ct Homer AK 99603 Rag1smith@gmail.com
4. Marcie Kuszmaul PO Box 1697 Homer mkuszmaul@hotmail.com
5. Therese Lewandowski 44165 Bridger Rd. Homer thereselew@gmail.com
6. Hal Neace PO Box 2801 Homer, AK carbay1@gmail.com
7. Paul Seaton 58395 Bruce Ave Homer AK pkseaton@gmail.com
8. Ruby Notziger Box 2223 Homer, AK rknutziger@gmail.com
9. Tina Seaton 58395 Bruce Ave. Homer tinaseaton@gmail.com
10. Lynda Reed 57540 Taku Ave E tolynda.reed@yahoo.com
11. William Wuestenfeld P.O. Box 2150 99603 billwuestenfeld@gmail.com
37845 GREER HOMER AK
12. Alison Perea ~~PO Box~~ RD 99603 arcticdragonbear@gmail.com
13. Kim Wylde PO Box 1106 99556 alaskawylde@yahoo.com
Anchorage AK
14. Tom / Ron's P.O. Box 3613 Homer, AK Tom@Leavespen.com
15. Cindy Bolognani P.O. Box 1067 Homer, AK mckenna@acsalaska.net
16. Kyle Schneider PO Box 2995 Homer, AK kyleschneider@gmail.com
17. Alexander Fern PO Box 465 Homer, AK Alasascension@gmail.com
- Peter Crimp 4950 Craftsman Homer 99603 petercrimp@gmail.com
- Linda Franklin 52315 Hematite Ave, Homer AK linda1franklin@gmail.com
- James Lunny 326 Ocean Drive Loop Homer jlunny@LIVE.com



We the undersigned support changing City of Homer Code so that Short Term Rentals in residential zones are only allowed at the residence of the owner, as detailed in this petition.

- | Name: | Address: | Email: |
|----------------------------|---------------------------|---------------------------|
| 1. Maureen Decker | 210 Ohlson Lane | maureen.2021@gmail.com |
| 2. Karen Murdock | Box 1622 Homer | marshall@xyz.net |
| 3. Aaron Ford | P.O. Box 1742 Homer | fordaaron@gmail.com |
| 4. Debra B. Schmidt | P.O. Box 4074, Homer | Riedehomer@gmail.com |
| 5. Karen Noyte | 4574 Early Spring St | Karenenoyte@gmail.com |
| 6. Sarah J Bolton | 4155 Kachemak Way 99603 | sibolton@yahoo.com |
| 7. Luanna Webber | 3062 Forest Glen | luannwebber.lw@gmail.com |
| 8. Gloria Wahl | 2617 Sterling Hwy 99603 | gee99603@gmail.com |
| 9. Sean Aweke | 4770 Hedra Rd | shawenshine@yahoo.com |
| 10. Barb Veece | PO 2553 Homer | bannvce16@gmail.com |
| 11. Bill Marshall | Box 1622 Homer | marshall@xyz.net |
| 12. L. Duane Sance-Cherman | 39960 Highview Ct. Homer, | diannspace@gmail.com |
| 13. John Muxins | 167 W. Bayview | johnmuxins@gmail.com |
| 14. Carolyn Maston | 4037 Beluga Cir | davelyn@gci.net |
| 15. Kathy Robinson | 56250 Glenn Rd | kheykathy2017@gmail.com |
| 16. Bryce Robinson | 56250 Glenn Rd | in.homer.2011@hotmail.com |
| 17. Annie Williams | 39341 Breunak Rd #2 Homer | ppad51@hotmail.com |



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- | Name: | Address: | Email: |
|------------------------------------|--|---------------------------|
| 1. COLETTE TRELAND | 850 LARKSURGE | COLETTE.TRELAND@GMAIL.COM |
| 2. Mark Schallenberger | 2300 Sprucewood Dr | mschallenberger@gmail.com |
| 3. John Bushell | 534 Hidden Way 99603 | roadtunes@gmail.com |
| 4. Mavis Muller | 58335 Crenewip | mavismuller.02@gmail.com |
| 5. Tiffany Fisk | 38450 Woody Circle | hawaiiitiff23@yahoo.com |
| 6. ART KRUSKI | P.O. BOX 2365 | |
| 7. Priscilla N. Russ | P.O. Box 2365 Homer | |
| 8. John C. Fitzpatrick | 60871 Bear Creek Dr. Homer AK | |
| 9. John C. Fitzpatrick | PO Box 1901 DIAMOND VIEW AK | |
| 10. Steve Hughes | 2101 Mt. Augustine Dr. Homer AK | kachemakstaz@gmail.com |
| 11. Elaine Vebke | Box 2115 Homer | velskopeaa@hotmail.com |
| 12. Molly V Brann | PO Box 1901 Homer | homerbrann@gmail.com |
| 13. Cindy Nelson | 1281 Beluga Court Homer | |
| 14. Richard Kerkovic | 1282 Homer | |
| 15. John C. Fitzpatrick | POB 2279 HOMER | |
| 16. Annie Cooper | POB 126 Homer | |
| 17. Terri Spigdwyer | 964 Ocean Dr. Loop Homer AK | |



We the undersigned support changing City of Homer Code so that Short Term Rentals in residential zones are only allowed at the residence of the owner, as detailed in this petition.

Name:

Address:

Email:

1. Jennifer Edwards 66740 Elliott Ave Homer jedwardslat59@gmail.com
2. DAVID STUTZER 66740 ELLIOTT AVE, HOMER dastutz@pobox.net
3. Paula Cullenberg 4950 Craftsman Rd crimpullenberg@xvz.net@gmail.com
4. CHARLES TRONBRIDGE 40710 CHINA POOT ST akctronbridge@gmail.com
5. JUDITH HUGHES 3219 VICTORIA PL HOMER jsummerhughes@gmz.it.com
6. Nancy Lord 196 Mountainview njlord250@gmail.com
7. Page Herring 4880 Charlie Dr inletgirl1@gmail.com
8. Lori Mikals 1393 Bay Ave relax@bayavenueinn.com
9. Judy Miller PO Box 3574 (Bear Creek) judymalaska@yahoo.com
10. _____
11. Sharon Bauer PO. Box 2841, AK ^{Homer} smckemie@gmail.com
12. MOLLY MONTGOMERY P.O. BOX 1001 HOMER, AK mollsballs99603@yahoo.com
13. Josh Krohn 72380 Norwegian Woods Rd, Anchor Point, AK 99556 akstidlar@gmail.com
14. Krystal Evensen 308 Ocean Drive Lp Homer krystald29@gmail.com
15. Judy Rozzell-Flora 34710 Moonrise St. Homer, AK 99603 rozzellflora@spkoo.com
16. Jean Hatfield 344 Ocean Dr. Loop, Homer jean.inhomer@gmail.com
17. Scott Bauer PO Box 2841 Homer, AK sdebauer@gmail.com



We the undersigned support changing City of Homer Code so that Short Term Rentals in residential zones are only allowed at the residence of the owner, as detailed in this petition.

Name:

Address:

Email:

1. Don McNamara 58508 EAST END HOMER AK 99603 OCEAN SIDE FARMS ALASKA AT GMAIL.COM
2. Gull Eckert 1522 Blue Sky Ave Homer AK 99603 dgeckert2@gmail.com
3. David Eckert 1522 Blue Sky Ave Homer AK 99603 dave.eckert05@gmail.com
4. Lisa Christopher 38895 Jancy St Anchorage, AK footballerlisa@gmail.com
5. Liz Niznik 57060 Musa Ave Homer AK lizniznik@gmail.com
6. Sarah Hindle 349 Elderberry Ct, Homer 99603 sarahskib6@gmail.com
7. Quita Walker 422 Spruceview Ave Homer 99603 rietaw@hotmail.com
8. Francie Roberts 445 Mountain View Homer 99603 francie.roberts@gmail.com
9. Kathy Smith 4139 Kachemak Way Homer 99603 kathyasmith@gmail.com
10. Sara Reinert PO Box 1628 Homer, AK 99603 sarahreinert@gmail.com
11. Pamela Black 908 Ocean Blue Loop Homer, AK 99603
12. Goff Coble 4042 Cathlamet St. Homer AK 99603 iris@vianco@gmail.com
13. _____
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17. _____



We the undersigned support changing City of Homer Code so that Short Term Rentals in residential zones are only allowed at the residence of the owner, as detailed in this petition.

Name:

Address:

Email:

1. Olga von Ziegeler 53254 Mariner olgavonziegeler@hotmail.com
2. Jinky Handy 4400 Tundra Rose Rd. jhandy.ak@gmail.com
3. Ole Anderson 4400 Tundra Rose Rd. dogpero@hotmail.com
4. Laurie Daniel P.O. Box 3713 Homer 99603 lauriedaniel@hotma.com
5. Donna Rae Faulkner 58508 East End Rd. oceansidefarmsalaska@gmail.com
Homer, AK 99603
6. Gus Schultz 3857 Main Street schultzgus@postoffice.com
7. Val Sheppard 4691 Renewe Rd. Homer 99603 2+family@gmail.com
8. Jordan Linkinsy 2332 Homer, AK 99603 makenopollution@gmail.com
9. Tania Spurkland 4395 Teddy Bee Lane tmspurkland@gmail.com
10. Spencer Johnson 60460 Skyline Dr. spenceroctopus@gmail.com
11. MICHAEL HAINES P.O. Box 1063 HOMER mhaines44@yahoo.com
12. Madra Choromanska P.O. Box 971 Homer madra.choromanska@gmail.com
13. _____
14. _____
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We the undersigned support changing City of Homer Code so that Short Term Rentals in residential zones are only allowed at the residence of the owner, as detailed in this petition.

Name:

Address:

Email:

1. Ann Munoz 3084 main st Homer AMUNOZ695@pho.com

2. Joanne Lofgren 3977 Main St, Homer

3. Shannan McBride-Monk P.O. Box 653 Homer

4. Bonnie Coe 4064 Cretown St glac@at.net

5. Tatty Brennan 840 Colacierview Ct Homer pabrenn77@gmail.com

6. Barb McBride 1949 Kelley Ct Homer barbie McBride LLC@gmail.com

7. Meln Benz P.O. Box 2338 Homer Ak

8. Dagny Soga Andersen P.O. Box 1539 Homer Ak 99603 @gmail.com
mystery2us63:

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We the undersigned support changing City of Homer Code so that Short Term Rentals in residential zones are only allowed at the residence of the owner, as detailed in this petition.

Name:

Address:

Email:

1. Jodee Boldt PO Box 1045 Homer AK jodee.boldt@yahoo.com
2. Gabi Martin PO box 1282 Homer AK gabrielle1000@gmail.com
3. Chrissy Zubeck PO Box 742 Homer AK czubeck@gmail.com
4. Nate Wednesday PO BOX 2885 Homer AK
5. Arabella Lennasy P.O. Box 1285 Homer AK
6. Theodore Cocos PO Box 354 Homer AK tcocos@gmail.com
7. Madison Thibeault PO Box 1285 Homer AK
8. Jose Vera PO Box 225 Homer AK
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- | Name: | Address: | Email: |
|----------------------|--|---------------------------|
| 1. CRAIG PHILLIPS | 40200 BAKKE ST 99603 | WIZARDJOSONE@GMAIL.COM |
| 2. DRUE SMITH | PO 2951 HOMER | druesmith9@yahoo.com |
| 3. Alessandro SANI | PO 1128 Homer | hiddenhillsAK@Gmail |
| 4. Savannah Paladini | PO BOX 3557 Homer | savannah9@gmail.com |
| 5. RYAN BLACK | PO Box 3335 HOMER | RBLACK 94@ROCKETMAIL.com |
| 6. Molly Mitchell | PO BOX 2620 Homer | swampmoll@gmail.com |
| 7. Robert Johnson | PO 57171 Eaglecreek Ave Homer | RobertJohnson72@gmail.com |
| 8. Dallas Pulard | PO Box 761 | 1900broghe@gmail.com |
| 9. TERT LOPE | P.O. BOX 2568 | SHREDTAIL@GMAIL.COM |
| 10. SUSAN MARCHINI | 667 W. FAIRVIEW AVE, UNIT E HOMER | susan.dorkstor@gmail.com |
| 11. Jack Money | PO 3214 Homer, AK | zjackm22@gmail.com |
| 12. | | |
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Name:

Address:

Email:

1. MARK MASSION 328 LEE DR, HOMER MR.ELLIOTMASSION@yahoo.com
2. Michelle Massion 328 Lee Dr., Homer m.elliottmassion@yahoo.com
3. Laurie Benson 157 Island View Homer POPPYB.2K@gmail.com
4. Jean Gamache PO Box 3314 Homer AK jgamache@outlook.com
5. Karin Holser PO Box 2715 Homer AK kholser1@yahoo.com
6. _____
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str-petition-form-2026-05-15

	Name	Email	Address	Comments
1	Katherine George	kgeorge@acsalaska.net	"542 Mountain View Drive, Homer"	
2	louise seguela	davelouiseandgalen@gmail.com	po box 47 homer ak 99603	
3	Jenny Stroyeck	wordfolk@xyz.net	65240 Diamond Ridge Rd. Homer Ak 99603	
4	Lori Zitzmann	loriznm@gmail.com	340 Fireweed Ave	
8	John Brown	Kyotico@gmail.com	"7771 Mayfair drive, Apt#3"	
9	Jacob Chrisman	jacobchrisman@yahoo.com	3850 heath Street ste A	
10	Prairie Sievers	prairierosesunshine@yahoo.com	64083 Mineral Drive	
11	Darren Fitzpatrick	Fitzpatrick_darren@hotmail.com	1015 Larkspur Ct	
12	Erica Fitzpatrick	ericabayes@hotmail.com	"1015 Larkspur Ct, Homer"	"I support limits on STRs in Homer. I'm concerned my children— and other young people— won't be able to afford to buy a house here in the future. I think the city should prioritize the quality of life for residents and would-be-residents, over investors who don't live here. We now have a vacation home on our street, and it does detract from the neighborhood feel— it makes it impossible to know all of the people on our street, as we did when the previous owners lived in that house. That said, I also support "grandfather rights" for existing STRs— especially in cases where the owners live on the Southern Kenai Peninsula area."
13	Kim Smith	krsmith@gci.net	"888 Bell Ave., Homer"	
14	Lindsay Martin	cellbiologyhelp@gmail.com	"40175 Alpenglou Circle, Homer, AK 99603"	
15	Frederick A Foster	kachemakra@gmail.com	Po Box 123 459 Klondike Ave	
16	Kirsten Marie Dixon	kirsten@withinthewild.com	65375 Diamond Ridge Road	Our community is not an investment scheme for outsiders to earn money from. Housing is precious.
17	Kollette Connors	kollettek32@gmail.com	38185 Chelsey st	
18	Charles Wood	akwoodchuck@gmail.com	"55547 Barn Rd. Homer, AK 99603"	
19	Carolyn Westbrook	shoutforsprouts@gmail.com	"3939Lake Street #1, Homer, AK 99604"	
20	Kristina Henry	nelania@gmail.com	4618 Tamara St	
21	Annie Garay	annegaray@gmail.com	57078 Zulu Ct	
22	Wilson Wilson	ablackgoldfish@gmail.com	"4735 Tamara st, Homer AK"	
23	Deborah Butter	dandibutter@gmail.com	1050 Eric lane	Totally agree!
24	Sarah Concia	kachemakburgershack@gmail.com	4756 Sabrina Road	Thank you! The housing crisis here needs to be adressed ASAP!
25	Justin Bodnar	jb123glee@gmail.com	181 Mountain View Dr Apt 2	
26	Wyatt Landefeld	wyatt.landefeld@gmail.com	37037 maria road	Please help steward liveability in Homer for the locals that make the town what it is.
27	judith kramer	gonefish@me.com	2391 mount augustine drive	short term rentals with out of state owners are ruining our neighborhoods
28	Todd Steiner	aksteiners@gmail.com	4010 Bartlett st	
29	Lindsay LeBrun	lebrun1254@gmail.com	960 Barnett Pl	Keep Homer affordable for residents!
30	Michael Scanlon	michaelscanlon98@gmail.com	485 W Fairview Ave	"Absolutely, it is crazy it hasn't already been said. Air B and B is a scourge upon normal people."
31	Riley Cardwell	rileycardwellchampion@gmail.com	57713 icy bay drive	
32	Kristine	peaches2025@gmail.com	653 west Fairview Ave Apt F	
33	Fred Pfeil	alaskanyankee@gmail.com	5185 Slavin Dr Homer	
34	Bridgette Mott	bnm714@gmail.com	2080 shannon lane 1	"Homer's neighborhoods are overrun: rental cars gridlocking our narrow streets, 300+ Airbnbs vacuuming up homes locals need for families and workers, leaving us with skyrocketing rents and 'For Rent' signs that never last. No more turning quiet blocks into tourist parking lots emnforce zoning caps on short-term rentals in residential areas to save our town for those who stay year-round"
35	Carol Harding	carolgharding1@gmail.com	"PO box 2154, Homer, ak 99603"	
36	Billie Love	bee.greaves@yahoo.com	60456 East End Rd Homer AK 99603	
37	Tamara Branson	tamara_branson@yahoo.com	PO Box 1318 Homer AK 99603	I am a lifelong Alaskan and resident of Homer these last 22 years and was a seasonal worker on the Spit for 16 of those years. Over the years I have seen seasonal businesses suffer from lack of qualified staff due to lack of housing and personally experienced being unable to find a year round rental after I left my marriage even having rented in town before with great references and steady employment. I was about to give up and move out of state. Found a year round rental at an affordable rate from a landlord that intentionally keeps his properties reasonable so that the working people of Homer can afford to live here and support the community. Too many VRBO's are making it extremely difficult for people who either don't want to or can't afford to buy a home here.
38	Carrie	Wright92514@gmail.com	2128 East End Road	"There's over 160 rentals on airbnb that are 3 bedrooms or more. In the past 10 months, I've only seen 2 apartments available to rent long term that has our 3 bedroom needs. I hope we can shift the housing market to provide more access to housing for families. The homes listed on airbnb are mostly houses, not apartments giving vacationers access to homes while I pay for an apartment."
39	Tyroan rediske	tyroanrediske@icloud.com	64893 Da Mar Loop	"Lived here my whole life, 26 years and am a commercial fisherman and contractor. STR's are not the future of homer that I want for my family. Invest in other revenue streams."
40	Elizabeth Prescott	ellie.may.prescott@gmail.com	PO Box 545 Homer AK 99603	"Do not let down Homer's working class, our town was built by hard working people and should remain a community that allows working class individuals and families to thrive."
41	David Duke	davduke@yahoo.com	166 West Bunnell Avenue	
42	Sean Dickson	cyberkabalzero@gmail.com	58122 Rea Dr. Homer Ak 99603	
43	Zane Johnson	zanejohnson907@gmail.com	2553 East End Rd.	
44	Marni Levanger	marniann74@gmail.com	"23630 Nikolai St Anchor Point, AK 99556"	
45	Seth Miller	akspmi11er@gmail.com	40899 Waterman Rd.	"It's concerning that it's becoming increasingly difficult for young and low income residents to find affordable housing. A large factor in this is the growing number of Airbnb rentals, which so far have had no regulations to prevent property owners from having unlimited numbers of Airbnb rentals. This petition is an important step in regulating how many airbnbs properties owners can have. While it is true that airbnbs make an owner more money, it has created a housing crisis fueled by greed and something needs to be done to either regulate the rampant growth of short term rentals or incentivize property owners to provide more long term housing."
46	Elizabeth Kanter	lurayplace@gmail.com	PO Box 1195	Affordable housing is one of the biggest issues Homer faces with far reaching repercussions. Reasonable and fair short term rental guidelines will benefit everyone and the Homer community at large!
47	Sophie Morin	sophie.akarts@gmail.com	41007 McLay Rd	
48	Bette Seaman	betedseaman@gmail.com	1435 Bay Avenue	"I volunteer at the food pantry. Our numbers keep going up. Lately we serve 180 families in a week. These are often working people, whose cost of housing is prohibitively high. I feel badly for young people who have few affordable options. These are not chronically homeless people."
49	Fran Durner	durner1@gmail.com	"POB 2348, Homer"	
50	Hal Shepherd	opbdhal@gmail.com	"P. O. Box 332, Homer, AK 99603"	
51	Melisa J Miller	ladyminak@gmail.com	"PO Box 1717, Homer, AK 99603"	"58886 East End Rd. Homer, AK"
52	Helen (Nell) Gustafson	ngust02@gmail.com	"POB 4144, Homer AK 99603"	
53	Linda Gorman	akbearnut@gmail.com	40775 McLay Rd.	Thank you!
54	Dolly Peach	dipeach@yahoo.com	"The Boathouse at Sadie Cove, Alaska"	Don't let Homer turn into a short term rental wasteland.

55	Ed Berg	edwardberg100@gmail.com	4492 Towne Heights Ln	Short-term rentals without a resident owners destroy neighborhoods. Keep them out!
56	Andrea Dixon	andrea@andreadixon.com	818 Smoky Bay Way #445	
57	Yngvil Vatn Guttu	yngvilvg@gmail.com	53445 Greenwood Road	"I am myself an AirBnB host in a different town - I strongly support this reasonable rule, which would serve all the best purposes - ensure that home owners are allowed to make ends meet through additional income from their own home (important with increased property taxes), keep neighborhoods intact, and allow AirBnB, VRBO and other such systems to serve ordinary travelers and hosts, not property investors with little or no care for our living environment. Yngvil VG"
58	Rayna and Scott Havelock	raynahavelock@gmail.com	"39165 Suchaview Road Homer, AK"	We support healthy Homer neighborhoods. Keep Homer real!!!
59	Alyssa Golden	alyssa.a.golden@gmail.com	"7040 Scalero Circle, Anchorage, AK 99507"	"I frequent Homer and care deeply about its future. I have seen this same scenario play out in Seward, AK where we had been looking to buy a home and everything kept being snapped up for short term rentals. This took away housing stock and made it very unaffordable. I would hate to see the same thing happen to Homer."
60	Jim. & Ruth Lavrakas	jlav603@gmail.com	"152 Mountain View Dr Apt 3 Homer, AK 99603"	
61	Ursula Reed	ursula.reed1515@gmail.com	"3845 East End Rd, Homer"	
62	Jamie O'Connor	occonnorjamiea@gmail.com	67844 Green Timbers Road	The housing market in Homer is untenable for young people. I was very fortunate to purchase my home through owner finance from a gentleman who truly cares about Homer and it's future. I rent my cabin out short term while I commercially fish in the summers to help with the mortgage. I support restrictions on investment properties for folks who do not live in Homer. We do not want to be a community of 2nd homes.
63	Jeannette Morton	mortonjoy99@gmail.com	P.O. Box 2963 Homer Alaska 99603	I don't think all should be grandfather in. Should be ones been longest or a lottery system. Too many all ready established.
64	Phil Barber	phil.m.barber@gmail.com	"55346 Finch Avenue, Homer, AK 99603"	
65	Mariah Maloney	mariahdance@gmail.com	"Karen Maloney Estate 56286 East End Road, Homer, Alaska"	
66	Audrey Wallace	audreywallace02@gmail.com	"2161 East End rd Homer, AK, 99603"	
67	Brittany Huffman	gracefullyogabritt@gmail.com	70160 original drive anchor point ak 99556	
68	Kimberly L'Orange	kimberlylorangee@gmail.com	349 East Bayview	
69	Irene Pellegrini	pellegrini.songeur@gmail.com	po box 1961	
70	Madeline Pullman	madeline339@gmail.com	497 Westwood ave	
71	Adrien Knowles	akaddrock@gmail.com	"55383 Elata Ave Homer, AK 99603"	
72	Kathryn Hartill	pachamamaherbals@gmail.com	"818 Smoky Bay Way #289 Homer, AK 99603"	We do not want Homer to become Girdwood when it comes to short term rentals. Seasonal employment is a big thing in Homer with no housing available. I believe people should have the right to have short term rentals and I also agree with the points in this petition. Let's watch out for the future of Homer as a sweet community that takes care of each other.
73	Susie Inglis	susierosehaubner@gmail.com	30930 Timberland Circle Nikolaevsk AK	Younger people cannot afford to live in the city of homer yet this is where we work. The housing market prices and rent due to unregulated airbnbs is becoming such an issues that young people are leaving. It is unsustainable to the community if this continues without regulations like these.
74	Sarah Kudla	sarahgaron21@gmail.com	259 e bayview ave	
75	Elizabeth Kanter	lurayplace@gmail.com	65370 Diamond Ridge Rd	
76	Jerrina Reed-VanWormer	jkrvalaska@gmail.com	"po box 3395 homer, ak 99603"	"We must choose to protect housing here in Homer. So many children are leaving due to not being able to find housing already. If we allow this to keep growing no one will live here, people will just come to visit a ghost town. I choose community over profit, I choose community over investors. thank you!"
77	Amy Gilson	amyelizabethgilson@gmail.com	PO BOX 3528 Homer	
78	Judy dean	sjidean2@gmail.com	"2361 Judy Rebecca ct Homer, ak. 99603"	
79	Dusty Lombardo	dustylombardo@yahoo.com	780 Fireweed ave Homer Alaska 99603	
80	Linda Gorman	akbearnut@gmail.com	40775 McLay Rd. Homer	
81	kelly jackman	kellterskellter@yahoo.com	882 ocean dr lp	"i never want to see Homer become California. or Sold outna. Thank you!"
82	Caitlin Hunter	ctln.hntr@gmail.com	64401 diamond ridge way Homer alaska	
83	Dots Sherwood	dotsvet@gmail.com	"1630 Lincoln Drive, Homer, AK 99603"	
84	Rico A Foster	kachemakra@gmail.com	PO Box 123	"This idea functions well within the City of Homer. Many lots outside City limits, such as in Kachemak City and along the bench, are on City water (delivered) and therefore can be controlled by this measure as well. Comply, or lose water."
85	Ty rilleau	tireloe@gmail.com	63540 skyline drive Homer ak	
86	Sallie Rediske	sallierediske@gmail.com	64893 Da Mar Loop Homer AK 99603	O
87	Monica Kopp	monkopp88@gmail.com	"31621 Sary Su Street, Nikolaevsk AK 99556"	
88	Mark Conrad	mtnhorse@hotmail.com	2001 Horizon Ct Homer	
89	Kim Smith	krsmith@gci.net	"PO Box 3235, Homer, Ak, 99603"	"This updated language is essential. The last sentence ensures no penalties for current absentee landlords. Keep our neighborhoods, neighborhoods."
90	Jane Miles	janeilyfish@gmail.com	39037 Fiddlehead Circle	
94	Anna Torzillo	annatorzillo3@gmail.com	60361 bear Creek dr.	
95	Elizabeth Kandror	liska.alaska@gmail.com	40007 Brenmark Rd	Homer
96	Therese Lewandowski	thereselew@gmail.com	64165 Bridger Rd	I'm lucky to live in a neighborhood with great neighbors who have been here for 10 or more years. I do have friends not so lucky and they complain about short term rentals without property owners there. I believe if property owners live on the property the renter is more likely to respect the space and the neighbors. I urge Homer to meet the requirement of having STR only with property owners on the property.
97	Shelley GILL	whaledetective@yahoo.com	Prob place	
98	Adele Person	adelegroning@gmail.com	4322 Bayview Ct	"These proposals are a healthy beginning to finding a way to balance our tourism industry with our residential neighborhoods. But if we are going to have neighborhoods that look purely residential, they should act that way. I am often for mixed use neighborhoods that combine business and residence. But if we have zones that can't have small mom&pop stores, why do we have rentals that don't even provide neighborhood services and character?"
99	Kathy Smith	kathyosmith@gmail.com	POBox 3099	
100	Patricia Westbrook	patwestbrook@hotmail.com	"166 , W Bunnell Ave Unit 10, Homer, AK 99603"	"It is important to consider safety as short term renters come and go in a residential neighborhood where children and elderly live and play year round. Without oversight of a resident owner on site, short term recreational renters may be unaware of or feel free to disrupt safe neighborhood routines and noise levels. Increased number of vehicles used by Temporary Renters unfamiliar with residential neighborhood traffic patterns can negatively affect parking, pedestrian safety and children at play. Knowing who your neighbors are is known to increase personal safety in a neighborhood ; this is not the case with short term renters in a neighborhood."
101	Annie Garay	annegaray@gmail.com	57078 zulu court homer AK 99603	
102	Taz Tally	taztally@me.com	58467 Bruce Ave	"Its easy to loose sight of and loose the essence of what is naturally special about Homer ... I am not advocating for no-more-development but for always keeping our eye on and protecting our most valuable natural assets, which is accomplished by thoughtful development guidelines, such as those advocated for here."

103	Lolita Brache	lolitagrace@gmail.com	Po Box 2508	"It is essential that we protect our neighborhoods. There were some good examples of what other communities have done to manage and restrain STRs in their town centers. The material provided by the mayor before your last meeting was very helpful. I encourage you to focus on clarifying language and adding whatever is needed to HCC Title I that will LIMIT STRs to those properties where the owner is in year-round residence. Having a VRBO or STR next door is not the same as having a neighbor. I think allowing such rentals above businesses in the central commercial district makes sense, as well as in multi use districts. But there is still a need to clarify what such districts can include and the sizes of new constructions."
104	Annette Bellamy	amhalibutcove@gmail.com	5751 Scenic Place Homer AK	
105	Kirsten Dixon	Kirsten@withinthewild.com	65375 Diamond Ridge Rd	
106	Michael P Walsh	slideruleblues@gmail.com	2005 Mary Allen Ave	
107	Katie Dawson	rag1smith@gmail.com	1155 Aurora Court	"Hello. I support Short Term Rentals having the same rules as B and B's and other businesses; namely, the rule that STR's should only be allowed on the property that is the owner's primary residence. The rental must be less than 30 days, and it must be the primary residence, a room inside, or another structure on property. People who live outside Homer, especially corporate conglomerates, shouldn't be allowed to buy up properties that will be rented out and then left dark the rest of the year. This destroys the cultural aspect of having neighbors you know and can relate to, thereby destroying the feeling of inclusion and community a city should provide. This also diminishes the houses and property for permanent rentals in Homer, which has a housing shortage. STR's already extant can be grandfathered in, and be discontinued when the house is sold or changes hands. Of course, These rules only apply for areas zoned UR, RR or RF. I have been interested in starting a STR with my own home, and I support these limitations even if it affects me, because I agree with its precepts. Thank-you."
108	Benson Welles	bensun1@gmail.com	65350 diamond Ridge Rd	
109	Brian Harrison	larkspur1065@gmail.com	1065 Larkspur Ct Homer AK 99603	I would favor an amendment to allow the owner to live in an adjacent property. This would still provide appropriate oversight of the property in STR status.
110	Janet Fink	janetfink17@gmail.com	64957 Da Mar Loop	I feel like controlling short term rentals will help free up housing for residents
111	Carol G Harding	carolgharding1@gmail.com	"PO Box 2154, Homer, AK 99603"	
112	James Lavrakas	jlav603@gmail.com	152 Mountain View Dr Apt 3	I believe all of the proposals in this petition are important and necessary.
113	Toby Wheeler	tobywheelerji@yahoo.com	2185 Bay Ridge Rd. Homer. Ak. (POB 2289)	
114	ROBERT E ARCHIBALD	ROBERT.E.ARCHIBALD@GMAIL.COM	PO BOX 2460	It is past time to address this issue .
115	Kali Serendipity Glosser	kalitanaya@gmail.com	1025 DEWBERRY LN	
116	Mavis Muller	mavismuller.art@gmail.com	58335 Cranewings Ct	
117	Natanson Lisa J	mangrules@yahoo.ca	53905 McBride Ave Homer AK 99603	
118	Rachael Schmoker	rmschmoker@gmail.com	South Upland Street	
119	Austin G Hinson	ahinson111@gmail.com	"54515 Florey Ave Homer, AK 99603"	I've been saying this needs to happen for a long time and I'm really happy to see this petition. "Neighbors not Investors" perfectly sums up how feel about this issue.
120	Eston Youngblood	akking99603@gmail.com	196 Cityview Avenue	Could be limited to year round residents who also live on the property shared with a vacation rental. As a way of surviving the continued inflation of taxes and costs of living.
121	Josephine Ryan	jmryan49pcc@gmail.com	P. O. Box 1210	
122	Joe Ravin	joeravin11@gmail.com	53985 Kilcher Road	"The issue of STRs in our town has rapidly changed the way our town looks, feels, and operates, and with how quickly it has happened we must act with similar haste to prevent this wave from further changing our way of life. Many other towns have enacted similar legislature and found success. My only concern is with the "grandfather rights," being granted, as I think that enables the people or corporations who have gotten in on it early to keep doing so. I think limiting this grandfather rights to 1-2 domiciles, or preventing non-Alaskans to own them at all would be a better tactic. In my opinion, we are not only trying to stop the problem from getting worse, but also better things. Allowing grandfather rights for all properties currently having STRs stops the problem from worsening, but won't better the expensive housing/rent crisis we currently have. Most of the homes which are currently problematic will continue to be so, unless we stop allowing Non-alaskans to STR, or at least cut those STR grandfather rights to 1-2 per owner. This would do better to make more homes in town available to locals."
123	Joe Ravin	joeravin11@gmail.com	53985 Kilcher	
124	Asia Freeman	asia@bunnellarts.org	"106 West Bunnell, Suite A, Homer"	
125	Janet Fink	janetfink17@gmail.com	64957 Da Mar Loop. Homer AK	
126	STEVE KAHN	stevekahnalaska@aol.com	"56911 Yellow Eye Ct Homer, AK 99603"	
127	Mike O'Meara	mikeo@horizonsatellite.com	"PO Box 361, Homer, AK"	I fully support the recommendations outlined in this petition. We all know what a problem short-term rentals have become for people looking for a place to live in and around Homer. Let's do something constructive about it.
128	Debra Lowney	dklowney@gmail.com	"350 Woodside Ave, Homer"	"Please protect our neighborhoods. Green space, walkability, our landscape including drainage, erosion, trees, access for wildlife, and of course our incredible views for all to enjoy."
129	JASON OKULY	jjokuly@hotmail.com	4555 Emerald Rd	"I appreciate the effort to address housing concerns in Homer and the thoughtful intent behind updating zoning regulations related to short-term rentals. As someone directly affected by these policies, I'd like to offer a perspective grounded in lived experience. I am a Homer resident who rents out my home during the summer season and lives in a camper in order to afford to remain in this community. Like many others, I use short-term rentals as a way to bridge the gap between local wages and the high cost of housing. For me, and for many Homer residents, this is not a large-scale commercial enterprise—it is a small, locally rooted effort to stay afloat. Because of this, I encourage the City to take a more gradual and targeted approach rather than broadly restricting short-term rentals operated by local residents. Specifically, I suggest prioritizing enforcement or limitations in the following order: First, focus on operators who do not reside in Alaska Second, those who do not reside in the southern Kenai Peninsula (e.g., south of Anchor Point) Finally, evaluate impacts from Homer-based operators if necessary This tiered approach would more directly address absentee ownership, which appears to be a primary driver of housing pressure, while preserving opportunities for local residents. Restricting Homer residents from operating small, home-based rental businesses may have unintended consequences. Many locals rely on seasonal rentals as a financial lifeline. These residents are also deeply invested in the community—they live here, spend money locally, and contribute to Homer's economy year-round. I believe Homer should support and celebrate residents who have found ways to remain here through creative, small-scale entrepreneurship. In contrast, limiting or phasing out non-local, absentee-operated short-term rentals would more effectively address housing availability concerns without undermining local livelihoods. Thank you for considering a balanced approach that prioritizes the needs of Homer residents while addressing the broader housing challenges facing our community."
130	Travis Loza	corataylorx56@gmail.com	"57713 Icy Bay Dr. Homer, ak 99603"	
131	Riley Cardwell	rileycardwellchampion@gmail.com	57713 icy bay dr	
132	Susan Ruddy	sruddyalaska@gmail.com	"PO Box 6403, Halibut Cove, AK 99603"	
133	Brittany Briley	brittany.briley@gmail.com	"55914 Tom Cat Drive, Homer, AK 99603"	

134	Andrew Pollak	agpollak@hotmail.com	"40770 Hancock Dr Homer, AK 99603"	
135	Emily O'Connor	occonn27e@mtsholyoke.edu	58953 Dietz Ln	
136	Shay Hoffman	geeshay@gmail.com	"617 Soundview Ave Homer, AK 99603"	
137	Connor M Eller	solidgroundak@gmail.com	53522 Marlea ave	"As Homer grows and becomes more expensive this proposed legislation will protect essential neighborhoods which make Homer a nice place to live instead of just a nice place to visit. I do not endorse the ""grandfather right"" portion of this petition."
138	Sadie Sam	sadieasam@gmail.com	PO Box 761 Homer AK 99603	
139	Lauren Corcoran	laurencorcoran82@gmail.com	"1968 Uminski Cir, Homer, AK 99603"	
140	Phil Barber	phil.m.barber@gmail.com	"55346 Finch Avenue, Homer, AK 99603"	
141	Christina Whiting	alaskachristina@gmail.com	41195 Turkington Circle	
142	Mila Stickrod	milajosephine.s@gmail.com	"55771 Benjamin Ave West, Homer Ak"	
143	Penelope Haas	penelopehaas@gmail.com	"57081 Mesa Ave, Fritz Creek"	This is only going to get worse unless we do something.
144	Chelsea Irvin	chelsanne88@gmail.com	40035 Fernwood Dr	
145	Alexander Eller's	alex.a.eller@gmail.com	55220 Benjamin Ave	
146	Laurie Deakins	reachlaurie@hotmail.com	"58825 East End Rd, Homer, AK 99603"	
147	Sara Clarridge	skclarridge@gmail.com	4675 Rochelle rd	"Economically speaking, it is in every towns mandate to keep housing affordable. Constant and unrestricted growth is the same pattern as cancer. Look at the bubble pops of history and please, for the love of everything holy, remember that having a strong base is the only way to keep sustainable growth. How much tax revenue is the city losing from absentee home owners who do not live in our community? How many more public goods are we willing to lose because we don't "have the funds" to keep them available. The public pool, our children's schools, our roads, and the beautiful areas surrounding our little town that keep tourists coming back year after year, are all impacted by the continued decline in funding and the increasing number of homes that remain empty for long periods of time. Building more housing, building more rentals, and making sure there is a sharp line between the two is not just a reasonable measure, but the sustainable one. Starting with that sharp line can help ensure that the people who work here can continue to live here."
148	Ray Krakowski	krakowskimia@gmail.com	"34655 lusky rd homer, ak"	
149	Alexander Fearn	alascension@gmail.com	"PO Box 465, Homer, AK 99603"	Short term rentals enrich certain individuals while adversely affect the housing market for those looking for a singular place to live. Many wealthy people are able to buy multiple dwellings to rent out.
150	Tory Rockefeller	tory_rockefeller@hotmail.com	53370	
151	Sherry Stead	sdstead@gmail.com	1401 Candlelight Ct	Protect our neighborhoods and allow for people who live and work here to have a place to live.
152	Anna Wolfson	anna.wolfson@gmail.com	39043 Cannonball Circle	
153	Renee Alward	renee@bulletproofnets.com	"60082, Clarice Way Homer"	
154	Sierra Moskios	butterflybutter907@gmail.com	34509 n fork rd	"As a young person in Homer who was committed to youth and business — I had to find a home 30 mins in AP that I could afford. This is crazy. We need to support people who live year round with stable, affordable and safe housing"
155	Irene Pellegrini	pellegrini.songeur@gmail.com	po box 1961	"People who were born and raised here are getting pushed out because its too expensive to live, and we see our woods and land demolished for subdivisions that remain dark and empty and unused. Growth for the sake of growth is not vitality, it is cancer. We are a small and smart community and we need to protect the well being of our town and residents."
156	Cody Stadler	codbasket@hotmail.com	"41331 Mclay rd. Homer, AK 99603"	
157	Cynthia Morelli	cmorelliclary@gmail.com	60159 Lookout Ridge Ave	
158	Meghan Pollak	meghanpollak@gmail.com	"55609 Benjamin Ave. W., Homer, AK, 99603"	"Air bnbs have severely negatively impacted our housing market. This combines with inflation has made Homer almost unlivable. Seasonal workers can't find housing which means businesses have been and are forced to close for an entire season or early. This snowballs into a much bigger issue for Homer. And it's not sustainable. I understand that towns change and with that we can't expect to rent a dry cabin for \$250 a month, but somethings gotta give. There should be incentives for people who over long term year round housing for Homer residents and ensure there is also seasonal housing for our seasonal workers. Our residents being housed helps the entire community."
159	Julie McCarron	jamccarron@gmail.com	"PO Box 1929 , 58481 Bruce Ave Homer"	
160	Carmen Ricciardi	carmen@carmensgelato.com	4241 homer spit ste 6	"Keep homer a town of small businesses, we don't need to be wasilla with a view."
161	Bridget Maryott	discoverhomer@gmail.com	53650 Mansfield Ave	
162	Metis Riley	bymetis@gmail.com	"818 Smoky Bay #336 Homer, Ak 99603"	Short term rentals are taking over affordable housing for locals.
163	Hillary Arwen	hillaryarwen@gmail.com	3869?Jennifer Pl unit D	
164	Carley Conemac	c.conemac@havenhousealaska.org	"667 west fairview Ave. Homer, AK 99603"	"I am a long time resident of Homer and personally have had a very hard time finding somewhere to live. I work 80+ hours a week and can barely afford my one room apartment. It took two years of searching to find a year round place with running water after living in a dry cabin for 4 years. The housing crisis is causing so much harm to our community. Professionally, I work for South Peninsula Haven House and the biggest barrier women and children face in this community is finding housing. We have to encourage people fleeing domestic violence to relocate outside of homer nearly everyday due to the lack of housing. I understand that there are many factors that are at play in our housing crisis and short term rentals is a good place to start. I hope that our community and the city council will not only continue to talk about this issue but take action so we can see real change."
165	Emily Sloth	mesloth@gmail.com	Po Box 1743	
166	De Patch	depatchalaska@gmail.com	39042 Cannonball Cir	
167	Maxwell doyle	wellmaxdoyle@gmail.com	"P.O. Box 3554 homer, ak 99603"	
168	Melisse Reichman	dyledog@earthlink.net	"53243 McNeil Canyon Road, Homer AK 99603"	
169	Fred Pfeil	alaskanyankee@gmail.com	5185 Slavin Dr Homer	
170	Yizhar Hazi	yizhazi1@gmail.com	3656 Main St Homer	
171	Gregory Eller	gyukoneller@yahoo.com	Marlea lane	
172	Tom Young	85tyfoxfly@gmail.com	"Pob 537, Homer, AK, 99603. 1776 Saltwater drive"	
173	Megan Blakely	lindbloommegan@gmail.com	Homer AK	
174	Gerald j Shay	jerrysautoak@gmail.com	57709 icy bay dr homer ak 99603	I have so many friends here that can hardly afford rent and get kicked out of there houses come summer. Can some one tell me how we can build a community if people have no where to live year round. We need to curb this rampant air bnb growth. There's people that own houses here that bnb them that have never even stepped foot in this state. I believe we should limit bnb to one property per person not one person owns 10 properties making thousands and thousands driving the price of housing way up it's not fair.
175	Carolyn Westbrook	shoutforsprouts@gmail.com	"3939 Lake Street #1, Homer, AK 99603"	"STRs are businesses, zoning needs to be applied to them ASAP. No more waiting!!!"
176	sharon whytal	swhytal@gmail.com	"2115 Bayridge Road 2115 bayridge road, #1529	"Than k you for taking time to see what an important step this is to protect our communities and to ensure young people/residents can find affordable housing. This is a nantionwide problem and we need to start this and other solutions to maintain our precious community of all ages, incomes and the safety therein."
177	Charles Rohr	charlesbrohr@gmail.com	41905 Lookout Dr.	
178	Kevin Iahaie	klahaie77@gmail.com	"38930 Greer rd, homer, AK"	
179	Anne Kahn	annecoray@aol.com	56911 Yellow Eye Ct.	

180	Michael Salzmann	homerplumber@gmail.com	39529 Old Sterling Highway	
181	Avram Salzmann	avramnds@gmail.com	617 Soundview Avenue	
182	kathryn L carssow	kcarssow@live.com	PO Box 3518	"If an absentee landlord STR is next door, you don't have an individual or family for a neighbor; you have the hospitality industry next door. And, you are now living in a Hospitality Industry/Residential mixed use zone."
183	Jenny Baker	bakersecret@gmail.com	561 Elderberry Dr.	
184	Jason Sodergren	jason@taiga.com	"1660 Eagle View Drive, Homer, AK 99603"	
185	Laurie Daniel	lauriedanielnc@hotmail.com	PO BOX 3713	
186	Heike Merkel	mail@krokodile.me	"4349 Kachemak Drive, Homer, AK"	"I support the availability of affordable housing in Homer. STRs have a substantial negative effect on the housing market, and community life in general. I would like to see maximum restrictions placed on STRs specifically, and investment properties in general. Putting a priority on individuals and companies being able to make a profit will destroy the very fabric of this community."
187	Kathryn Carssow	kcarssow@live.com	"326 Ocean Drive Loop, Homer"	Please protect our residential zones for neighbors not for hospitality industry investors.
188	Rika Mouw	rikamouw@gmail.com	P.O. Box 4084	