



Agenda

Planning Commission Special Meeting

Tuesday, April 29, 2025 at 5:30 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: 979 8816 0903 Password: 976062

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

CALL TO ORDER, 5:30 P.M.

AGENDA APPROVAL

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA (3 minute time limit)

NEW BUSINESS

- A. Draft Comprehensive Plan Comments Review, Memorandum 25-21

COMMENTS OF THE AUDIENCE (3 minute time limit)

ADJOURNMENT

Next Regular Meeting is **Wednesday, May 7, 2025 at 6:30 p.m.** A Worksession is scheduled for 5:30 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

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Planning

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Memorandum 2025 – 021

TO: Homer Advisory Planning Commission
FROM: Ryan Foster, City Planner
DATE: April 29, 2025
SUBJECT: Draft Comprehensive Plan Comments Review

Over 1300 comments were received on the Draft Comprehensive Plan from individuals, City Commissions & Committees, City Staff, and many others. Submitted comments have been compiled and will be utilized in the creation of a final plan. This revised version of the plan will then be submitted for the public hearing processes with the Homer Planning Commission, Homer City Council, and Kenai Peninsula Borough.

For more information on the project go to: <https://homercompplanupdate.com/>

Requested action: Review the Draft Comprehensive Plan comments and discuss with Agnew Beck.

Attachments:

April 29, 2025 Presentation Slide Deck

Draft Comprehensive Plan Comments Tracker

2035 Homer Comprehensive Plan Update



What We Heard and Next Steps: Presentation to Homer Planning Commission

April 29, 2025

Welcome and Objectives

Objectives for Today

- Share summary of public comments.
- Share overview of proposed revisions, and discuss outstanding questions/ changes:
 - **Technical improvements and corrections:** examples of improvements we will make to improve readability, clarity, and accuracy
 - **Structural revisions:** major changes to overall plan structure and layout
 - **Substantive chapter revisions:** substantive changes proposed to individual chapters
- Confirm timeline to finalize and adopt the plan.



Our Vision



Timeline

Working Schedule to Finalize and Adopt the Plan

**April 29th,
2025**

Conduct Planning Commission Work Session to share summary of public comments, proposed revisions, and discuss changes.

Today

**Week of June
9th, 2025**

exact date TBD

Conduct Joint Work Session with Planning Commission and City Council to share and discuss Public Hearing Draft and confirm process for public release.

**Week of June
16th, 2025**

(exact date TBD)

Post Public Hearing Draft to project website.

Related outreach on availability of plan and adoption process.

**July 16th,
2025**

Initiate adoption process with public hearing at Planning Commission regular meeting.

August 2025

exact date TBD

Aim to complete City Council adoption.

**September
2025**

exact date TBD

Plan goes to Borough Assembly for review and adoption.

Summary of Comments

How are comments organized?

March 1, 2025

Dear planning team,
Here are my edits.

1. Add this photo to the introduction.
2. Change airport designation in Appendix.
3. I really like the mixed use housing strategies!

-Jane Doe

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

Chapter	Date	Comment	Name
Introduction	3/1/25	Add this photo to the introduction.	Jane Doe
Appendix	3/1/25	Change airport designation in Appendix.	Jane Doe
Housing	3/1/25	I really like the mixed use housing strategies!	Jane Doe

One set of comments

Who Responded?

66 Sets of Comments

56 sets from individuals

- **43** residents
- **11** individuals affiliated with the City
- **2** city departments (Public Works and Planning Department)

6 sets from public meetings

- February 11 Open House
- Economic Development Commission Meeting
- Library Advisory Board Meeting
- Parks, Art, Recreation and Culture Advisory Commission Meeting
- Planning Commission Meeting
- Port & Harbor Advisory Commission Meeting

4 sets from non-city organizations

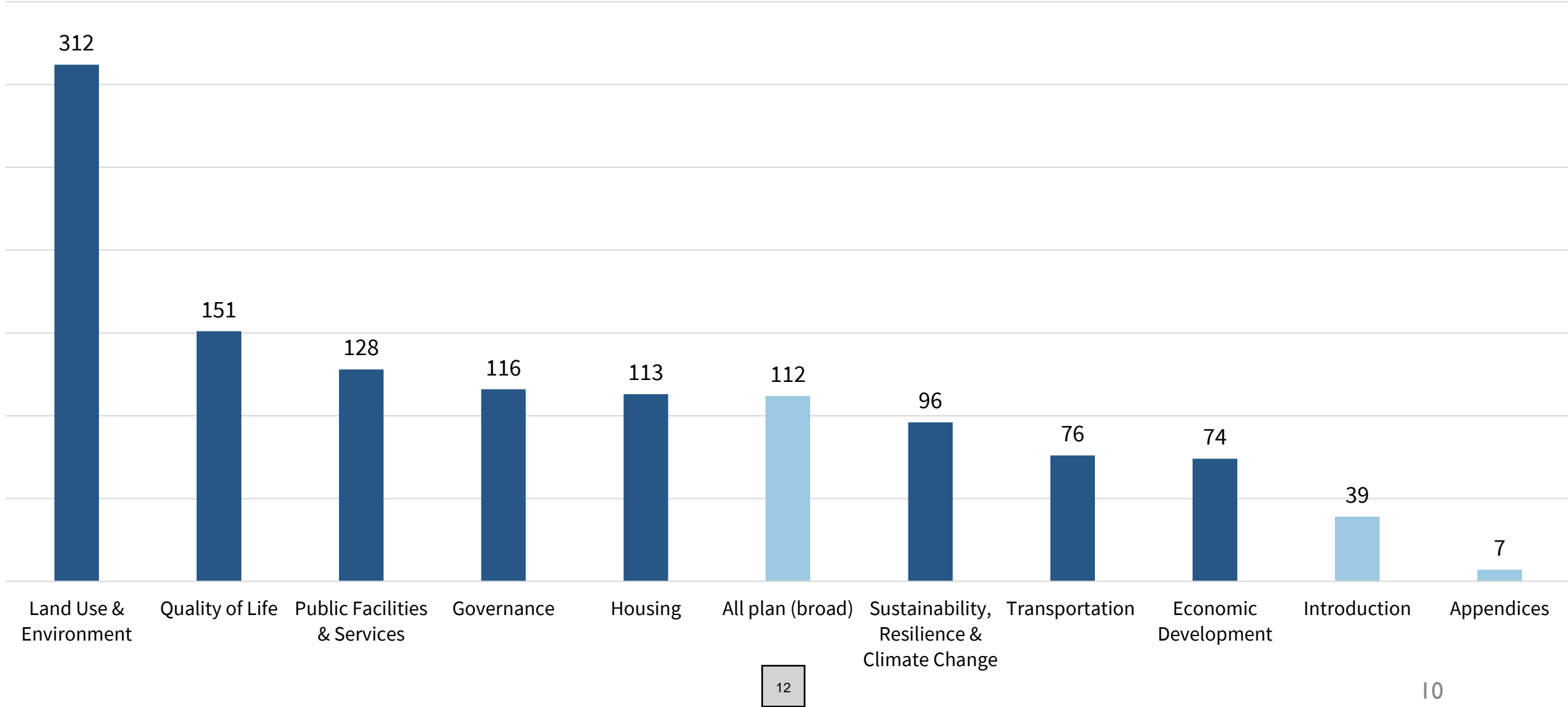
- Homer Soil and Water Conservation District
- Housing Working Group
- Kachemak Bay Watershed Council
- Stormwater Working Group

For a total of

**1,226
individual
comments**

(i.e., 1, 226 rows
in the comment
tracker)

Comments per Chapter *(navy = focus area chapters)*



Positive Feedback on the Plan

I think this comprehensive plan is a great start to the conversations we need to have in our community and will help guide and keep us focused as Homer grows and changes over the next decades.

Thank you, Homer, for the Comp Plan 2025 Draft - Overall it looks GREAT! All will make Homer more fun, more walkable, healthier, more connected, and thriving.

Thank you to the consultant team, city staff, and steering committee who all worked diligently on the draft comprehensive plan. In large part, I feel that the plan reflects community input and interests.

Just wanted to thank you for all the work on the Comprehensive Plan Update... I look forward to the plan being put into action and seeing the work that unfolds.
Thanks!

The comprehensive planning process has attempted to reach out to the community, to seek input on how to shape the future of the City of Homer. An enormous amount of work has been put into the development of the plan. Thank you for taking on this challenge.

Technical Improvements & Corrections

Examples of Technical Improvements & Corrections

Consistency

Make level of detail in actions more consistent

Consistency of acronyms, capitalization, citing sources

Improve clarity and flow; “one voice”

Corrections

Check population growth data

Address typos, update to reflect out-of-date references (e.g., the status of the HERC facility)

Usability

Add **glossary** with definitions (similar to definitions at the front of the sustainability chapter) –e.g., walkability, social equity, ecosystems, minimal/moderate growth, etc.

Proposed Structural Revisions (4)

Elevating City Led Strategies

- The current plan is ambitious and there are capacity limitations for what the City can achieve.
- There is a need to more clearly differentiate which policies should be City-led.
- Solution: Propose rearranging strategies and actions within each chapter:

City-Led Strategies (with priorities at the top)



Partner-Led Strategies

Other Ideas --> move to appendix?

Implementation Planning

- Will be developed for City-led strategies that have been identified as priorities.
- Will likely be located at the end of each chapter, and repeated again as a standalone chapter/appendix.
- Details will be developed in collaboration with City staff.

Screenshot from Introduction

Figure 5. Sample Action Plan Featuring Land Use Actions

Strategy:
 Priority strategy; these are found in all chapters.

Actions:
 Near-term steps that the City and partners can take to move a strategy forward.

Lead:
 The lead staff and/or committee responsible for the action.

Support:
 Partners, allies, and other entities that can support implementation.

Target Completion:
 Estimated year when the action will be complete.

Strategy #6: Create a downtown area that supports walkable connections, infill development, increased density, and community activities compatible with new and existing businesses (from Land Use & Environment chapter).

Capital Project?	Action	Lead	Support	Estimated Costs	Potential Resources	Target Completion
	a. Adjust zoning in central areas to allow a broader range of housing types and compatible mixed-use development.	City Planning	Manager and Planning Commission	Varies	TBD	2026 <i>In Progress</i>
	b. Refine development regulations to ensure building height, parking standards, setbacks, landscaping, and façade design contribute to a cohesive and pedestrian-friendly streetscape.	City Planning	Manager	Varies	TBD	2026 <i>In Progress</i>
	c. Build public-private partnerships to support commercial corridor improvements.	City Manager	KPEDD	Varies	TBD	<i>Ongoing</i>
✓	d. Modernize water and sewer systems and upgrade streets for multimodal access to support higher density.	City Public Works	Kenai Peninsula Borough, State of Alaska	TBD	Safe Streets and Roads for All; U.S. Department of Transportation BUILD grants, State of Alaska	2030

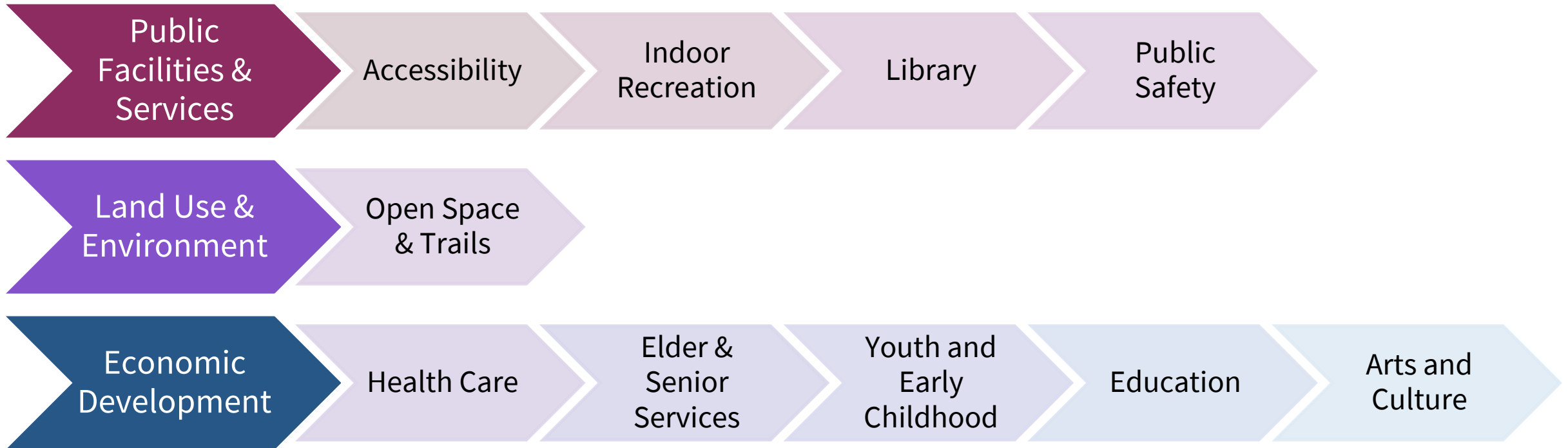
Capital Project: Whether the action includes an infrastructure component. This is especially relevant considering federal funding available that could support implementation of capital projects. For the final plan, these actions will be referenced against the CIP list.

Estimated Costs:
 Projected costs to implement the action steps over the next five years, when identified.

Estimated Resources:
 Potential non-city funding sources.

Remove Quality of Life Chapter

Eliminate the Quality of Life chapter and re-distribute themes and strategies into other existing chapters:



Eliminate Redundancies

Topic	Where this topic is now; bold = proposed primary location*
Public Safety	Public Facilities & Services , Quality of Life
Library	Public Facilities & Services , Quality of Life
Housing	Housing , Land Use & Environment (except for proposed code changes which should be in Land Use)
Recreation and Open Space	Land Use & Environment (for open space and trails), Public Facilities & Services (for indoor recreation), Transportation (for paved trails/connectors), Quality of Life, Sustainability
Airport, Harbor	Public Facilities & Services , Transportation
Accessibility	Public Facilities & Services , Quality of Life, Land Use & Environment, Sustainability, Transportation

**Redundant/overlapping strategies and actions will be removed and*

placed with cross-references to the primary location.

Proposed Substantive Revisions: Chapter Specific

Count by Chapter- Proposed Revisions for Discussion Today

Chapter	# of Topics
Revisions that Apply to Multiple Chapters	3
Introduction	2
Transportation	0
Economic Development	1
Governance	1
Housing	1
Sustainability, Resilience & Climate Change	2
Public Facilities & Services	2
Land Use & Environment	6

Revisions that Apply to Multiple Chapters

*3 Proposed
Revisions*

- Better **acknowledge existing operations and maintenance needs** (e.g., maintenance of existing bathrooms, parks before building new).
- Better highlight what the **City is already doing**.
- Remove some of the **specificity in actions**, especially partner-led actions.



Introduction: Core Functions

Add summary of core functions of the City, Borough, State:

Fairbanks North Star Borough Responsibilities	City of Fairbanks Responsibilities
Air Quality	Building Inspections
Borough Code Enforcement	City Code Enforcement
Economic Development (shared with City)	Economic Development (shared with Borough)
Library	Emergency Response
Parks and Recreation	Fire
Plan Implementation	Garbage Collection
Planning	Parking Enforcement
Platting and Subdivisions	Plan Implementation
Transit	Police
Zoning	Public Works
	Right of Way Management & Permitting
	Snow Removal
	Street Maintenance
	Street Markings, Signage, Signals, Street Lighting, Drainage, and Sidewalk ADA Compliance

example from
[FNSB's Fairbanks
Downtown Plan](#)

Introduction: Add List of Accomplishments

*Proposed
Revision 2 of 2*
Pages 6-16

From “Why Now”
document:

2. What have we accomplished since 2008?

The community has made progress since the full comprehensive plan update in 2008, including:

✓ Built a new police station and completed repairs to fire department	✓ Completed an ADA transition plan for city facilities	✓ Revised the Community Design Manual
✓ Added public restrooms in downtown Homer and Homer Spit	✓ Completed the Climate Action Plan Progress Report	✓ Reduced parking requirements for homes and businesses
✓ Renovated and expanded City Hall	✓ Constructed port and harbor office	✓ Updated the Homer Transportation Plan
✓ Improved trail systems and built new sidewalks; completed trail between harbor and Seafarers Memorial	✓ Developed updated beach policy and revised Coastal Bluff construction setback regulations	✓ Rezoned areas according to the Future Land Use Map such as creating the Town Center, East End Mixed Use and Medical Zoning Districts
✓ Completed upgrades to End of the Road, Bishop’s Beach, Jack Gist and Karen Hornaday Parks	✓ Increased police and emergency response coverage	✓ Expanded Community Recreation Services and public/private partnerships
✓ Modified City budget and taxation based on major reductions of state funding to municipalities	✓ Completed long range planning for future facilities such as public works and indoor recreation	✓ Continued purchasing lands in the Bridge Creek Watershed Protection District to protect public drinking water
✓ Completed cruise ship disembarkment improvements and harbor overlook at Deep Water Dock	✓ Completed a Wayfinding and Streetscape Plan and began making improvements	✓ Updated the Homer Spit Plan and followed up with zoning revisions and parking management

Economic Development Chapter: Agriculture

*Proposed
Revision 1 of 1*
Page 56

- The current plan does not prominently feature farming or food security.
- Recommendation: add agriculture and food security strategy.
(with cross reference to land use)

From 2018 plan, Economic Vitality chapter: Review and make zoning recommendations that promote local agriculture and other locally sourced products.



Governance Chapter: Taxation

- We received many public comments about **taxation**, both for and against additional taxes.
- The plan should better address the limitations of tax options based on the City's classification.
- Potential rewording: Explore feasibility of different revenue generating options.



Housing Chapter: Short Term Rentals

- We received many comments expressing concerns about lack of policies addressing short term rentals and second homes.
- The project team is not proposing additional policies to address these concerns because the City recently considered and ultimately did not pass a related ordinance. This history should be mentioned in the themes section.
- The policies in the housing chapter generally encourage **more new housing, not regulating existing housing**. They also focus on **increasing housing and housing types** (including through updates to Title 21).



Sustainability, Resilience, and Climate Change Chapter: Climate

*Proposed
Revision 1 of 2
Pages 28-32*

- Reduce references to climate change, with a broader focus on **stewardship, sustainability, and resiliency.**
- Consider eliminating “climate change” from chapter title.



Beluga Lake swans in the fall. Photo: Kyr

Sustainability, Resilience & Climate Change

Definitions⁹

Sustainability: The process of using our finite resources as a community to balance the goals of economic vitality, environmental stewardship, and social equity to ensure that we can meet the needs of present generations without compromising the ability of future generations to meet their own needs.

Resilience: The ability of a community to anticipate, plan, and prepare for threats, persevere through stressful or disruptive events, and recover and adapt to new conditions.

Sustainability, Resilience, and Climate Change Chapter: Hazard Mitigation

*Proposed
Revision 2 of 2*
Pages 28-32

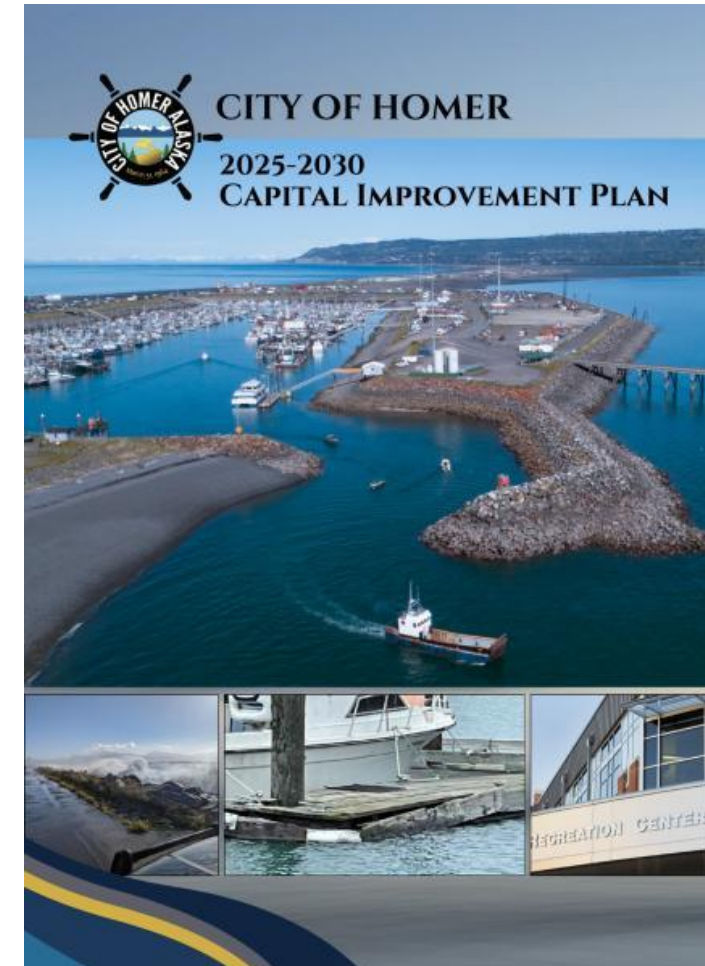
- Add stronger **hazard mitigation language**, including clearer policies and data on building in flood-prone or geologically unstable areas.



Public Facilities & Services Chapter: Refresh as Needed

*Proposed
Revision 1 of 2
Pages 33-39*

- Update chapter to better align with current activities. For example:
 - Remove language around HERC redevelopment
 - Update port and harbor recommendations to reflect most current activities



Public Facilities & Services Chapter: Port & Harbor Infrastructure

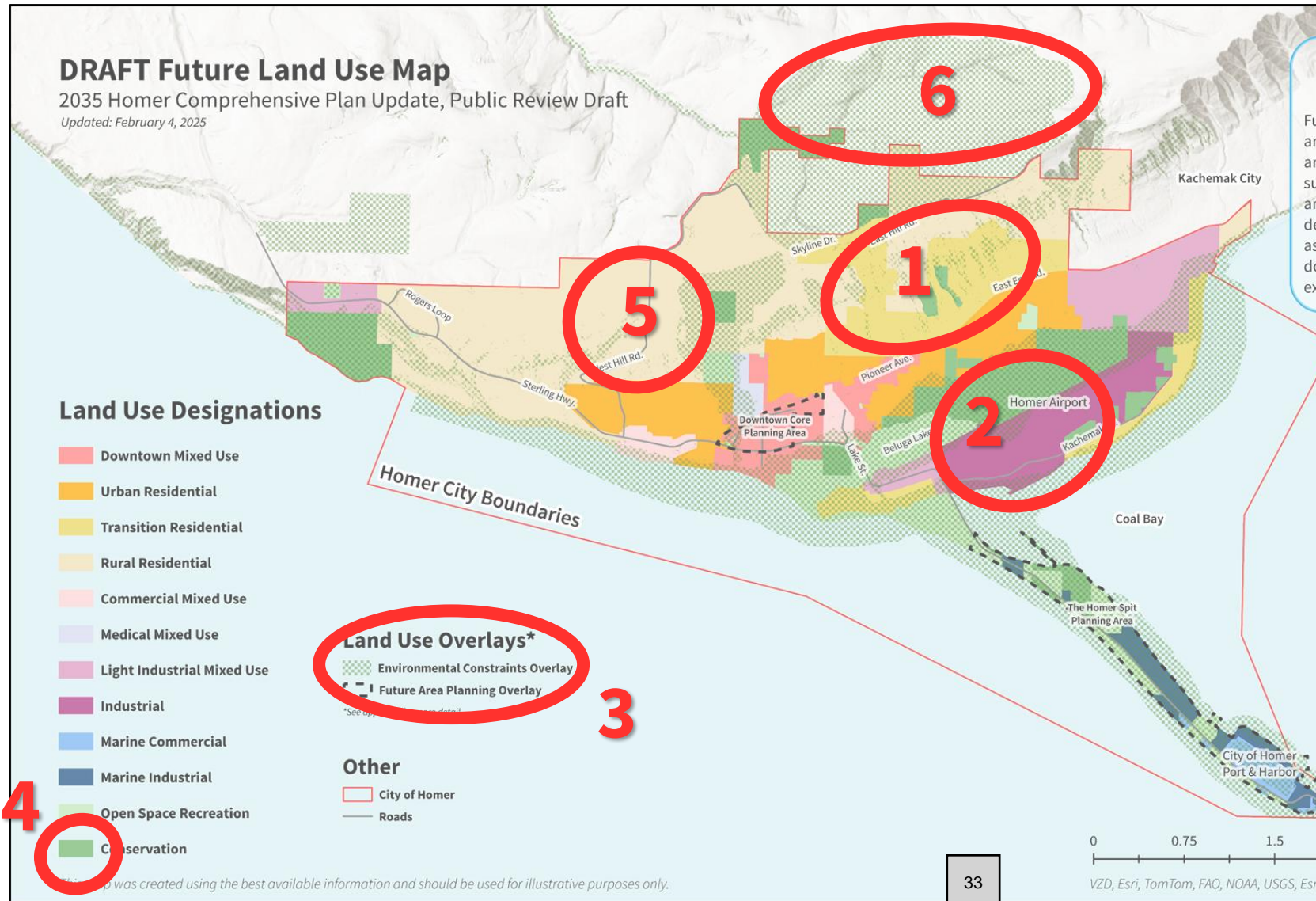
*Proposed
Revision 2 of 2*
Page 38

- Add large vessel haul out facility.



Land Use & Environment Chapter: Future Land Use Map

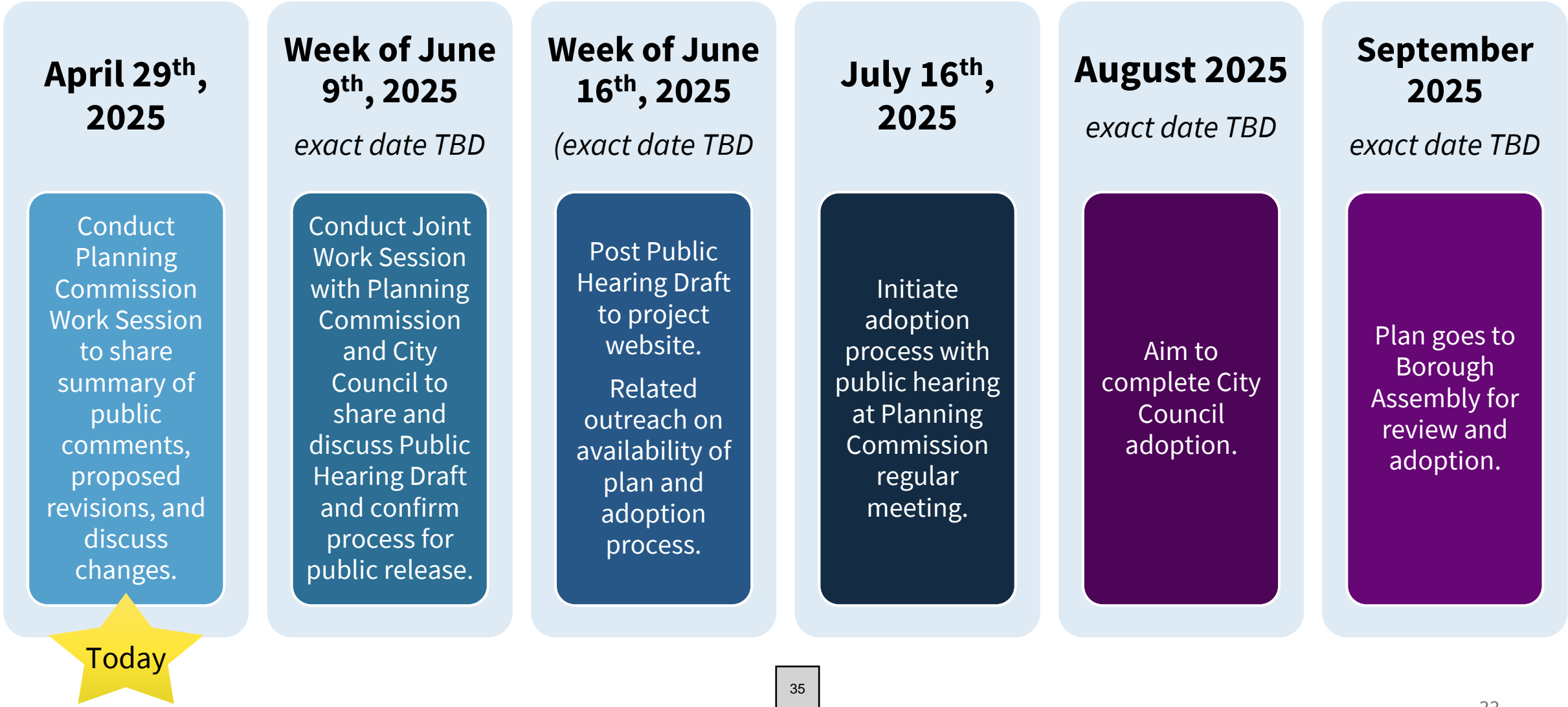
*Proposed
Revisions 6 of 6
Pages 17-27*

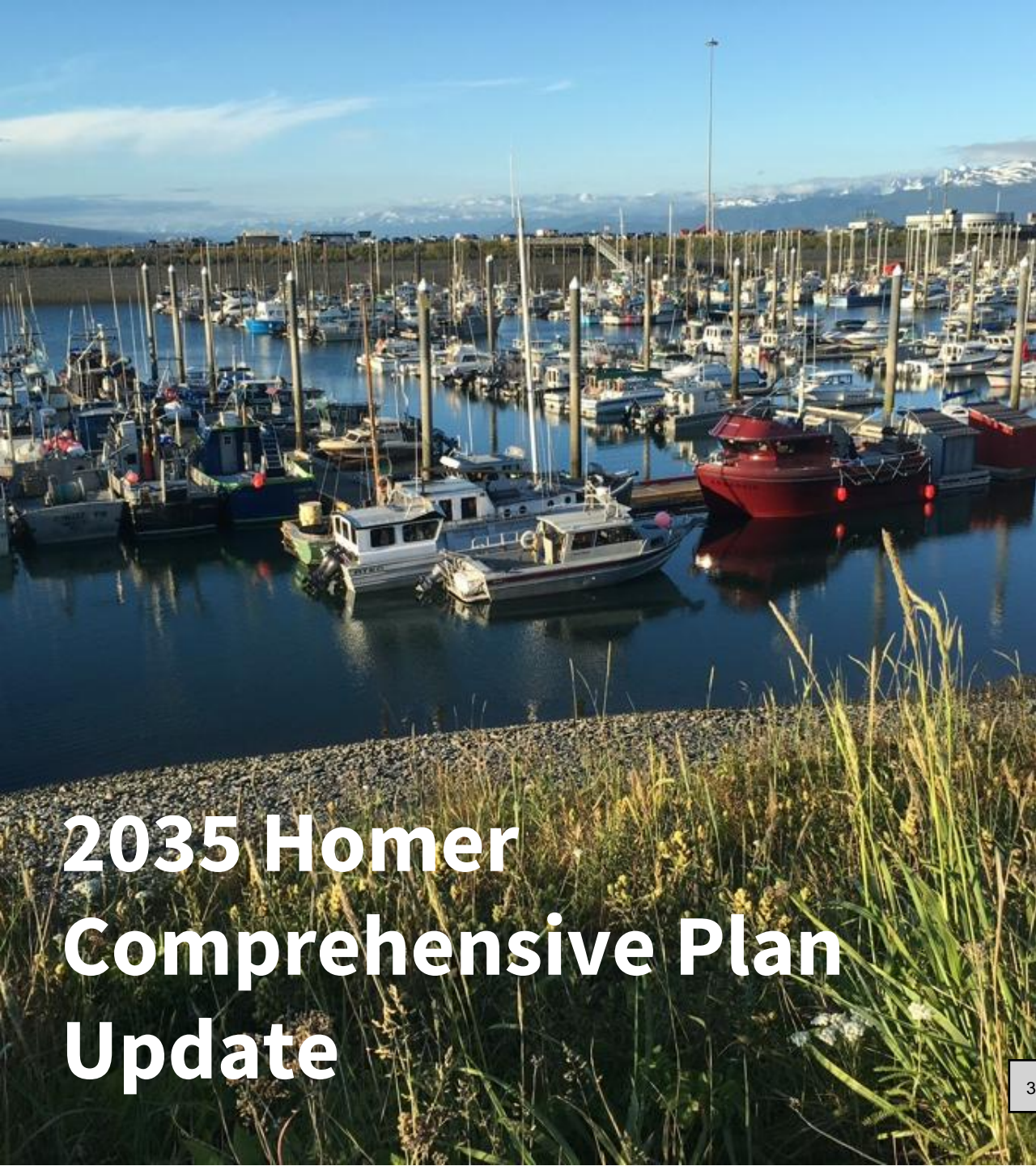


1. Propose re-categorizing **Transition Residential** as Rural Residential.
2. Propose creating **Airport** as its own designation.
3. Add clarity and further define **Environmental Constraints Overlay**.
4. Remove **Conservation** lands for any areas that aren't already designated or restricted by deed.
5. Discuss re-categorization of West Hill subdivision from **Rural Residential** to **Urban Residential**.
6. Remove **Diamond Ridge designations** from Future Land Use Map.

Timeline and Next Steps for Revision/Adoption

Working Schedule to Finalize and Adopt the Plan





2035 Homer Comprehensive Plan Update

Thank You!

Project website

homercompplanupdate.com

Contact the project team:

- Ryan Foster
City of Homer City Planner
Phone: (907) 299-8529
Email: rfoster@ci.homer.ak.us
- Shelly Wade
Agnew::Beck Consultant Project Manager
Cell: (907) 242-5326 (call or text)
Email: shelly@agnewbeck.com

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
1	All Plan		Emphasis on financial realism: plan strategies must reflect what the City can afford and deliver. Prioitize high-impact, low-cost actions that can demonstrate early progress.Interest in exploring alternative funding mechanisms and adjusting the tax structure to support plan goals equitably. Acknowledge that staffing and interdepartmental coordination are limiting factors that must be addressed in tandem with plan implementation. povide guidance on sequencing, such as which policies or projects are short-term versus long-term, and which require further study or collaboration before advancing.	3/19			March 19 Planning Commission Meeting	Other
2	All Plan		My initial reaction is that we should get a picture of Homer on the cover. The picture is nice --I have a great shot (see attached) of the exact same area, an area that I really like -- but it's FAR outside the city limits. & for a bit more background, it's not just that the photo was taken outside of the city limits, it's that the view is away from the city -- looking west, across Cook Inlet toward Iliamna. A picture taken outside the city limits that showed Kachemak Bay and the mountains/glaciers across the Bay would seem fine to me. <i>(See attached photo)</i>	2/8	Jason	Davis	City of Homer	Email
3	All Plan		suggest including definitions of terms at the beginning of the plan or in an appendix. Some of the terms used in the plan are current "lingo" that may change over time. For current and future users of the plan, knowing the intended use of various terms will be important. City code typically includes definitions and since this document will contribute to the development of future city code, it should follow the same process.	3/14	Donna	Aderhold	City of Homer	Email
4	All Plan		The dates of 2025 and 2035 seem confusing as they refer to the plan. Is it the 2025 plan that is for 10 years so that saying it is 2035 ...seems not right? See first page of Sustainability, Resilience & Climate Change page -mid way down-Throughout the 2035 Comprehensive Plan Update process	2/27	Karin	Marks	City of Homer	Email
5	All Plan		These are individual suggestions at this point, rather than formal EDC recommendations, but I wanted to share them with you for consideration in the next steps of the Comprehensive Plan and I hope that the EDC will have more discussion on these topics in the coming months. Let me know if you’d like any clarification or additional details. You can also view the meeting here, I believe my 33:20 is a good place to start listening to my comments.	3/12	Theodore	Noomah	City of Homer	Email
6	All Plan		Thank you to the consultant team, city staff, and steering committee who all worked diligently on the draft comprehensive plan. In large part, I feel that the plan reflects community input and interests. My comments below are intended to improve specific aspects of the plan.	3/14	Donna	Aderhold	City of Homer	Email
7	All Plan		Consider adding a glossary for the whole plan.	3/12	Rachel	Lord	City of Homer	Other
8	All Plan		Ensure all figures - diagrams, maps, photos tables - are properly labeled with 'figure' and are numbered in consecutive order	3/12	Rachel	Lord	City of Homer	Other
9	All Plan		Is "Greater Homer Area" defined anywhere?	3/12	Rachel	Lord	City of Homer	Other
10	All Plan		Projected growth is described differently in many areas of the plan. The projected growth table shows growth leveling off through 2025, as is described as such in Quality of Life. This figure and narrative needs to be consistent.	3/12	Rachel	Lord	City of Homer	Other
11	All Plan		Should all items have an action icon?	3/12	Rachel	Lord	City of Homer	Other
12	All Plan		Put a legend at the beginning of each chapter whenever these symbols are used.	3/12	Rachel	Lord	City of Homer	Other
13	All Plan		What are the other actions that could be taken to implement - consider adding to icon key. How could these be a nod to PUDs?	3/12	Rachel	Lord	City of Homer	Other
14	All Plan		Would love to see data and trends for surrounding communities that have a significant impact and how for east end /fritz creek / diamond ridge / anchor point	3/12	Rachel	Lord	City of Homer	Other
15	All Plan		I served as Homer’s first City Engineer in the early 1980’s and most recently as Homer’s Public Works Director and City Engineer from March 2020 to January 2024. In the regular course of my work, I reviewed applications and plans for subdivision developments, applications for zoning permits, as well as studies, plans and designs for the city’s capital projects. As a result, I developed a deep familiarity and working knowledge of the many challenges that Homer’s soils and water patterns create for the built environment. I also developed a deep familiarity and working knowledge of Homer’s City Code, which regulated such development. It is through these lenses that I reviewed the draft 2025 Homer Comprehensive Plan and offer the following comments and recommendation:	3/11	Janette	Keiser	City of Homer, Former Public Works Director	Other
16	All Plan		Comp Plan document framework: a. Organize and define vision, goals, and objectives (including focusing and streamlining the objectives). b. Address the flow of the document, it is currently somewhat disjointed, it needs to be written with one voice. c. Need to complete the Implementation/Action Plan. d. Please review the White Rock Downtown Plan I sent recently as an example of flow/structure in the document. I used a very similar SOW for the creation of that plan.	3/26	Ryan	Foster	City of Homer, Planning	Email
17	All Plan		Our Vision : ADD Wildlife Birds and fish needs a circle to highlight the wildlife birds and fish and what they feed on. “Healthy lands and waters” is not enough. These life forms are the basis for why the natives were able to live here for 8000 years as well as why modern people are able to make a living here also. Not to mention the close ties the people of Homer have with these wild inhabitants of the Homer Area. ADFG did a survey on wildlife in 2011 that shows what wildlife viewing has brought in the state and that this is the reason people actually live here the study shows. https://www.adfg.alaska.gov/index.cfm?adfg=ongoingissues.economicstudy.summary.with.some.remarkable.statistics https://www.adfg.alaska.gov/static/home/news/ongoingissues/pdfs/the-economic-importance-of-alaskas-wildlife-in-2011-summary-report.pdf in the billions of dollars...again as long as we don’t love them to death. Or hunt or fish them to death.		Nancy	Hillstrand	Coal Point Trading Company	Other
18	All Plan		•Needs vs wants; focus on city role and create an appendix w community vision on all things. Without focus, we won’t focus. Fine tune! City document, needs to be useful to City, w context of bigger vision.	3/11			EDC Meeting	Meeting
19	All Plan		More clearly identify key leads and wants vs non-core roles and responsibilities.	3/11			EDC Meeting	Meeting
20	All Plan		What is social equity is that govt role, resilience – what do we mean (climate change), sustainability (define better), structure these in a way that its clear what we want to do...like Homer Spit resiliency. Is this an environmental plan action document or a Comprehensive Plan.	3/11			EDC Meeting	Meeting

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

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21	All Plan		•Liked infill box (purple box) and graphics.	3/11			EDC Meeting	Meeting
22	All Plan		Would prefer more detail on: why how who what where, steps to implement is it a priority	3/11			EDC Meeting	Meeting
23	All Plan		Need more engagement with things readers don't understand – graphics etc. balance quotes w more descriptor boxes.	3/11			EDC Meeting	Meeting
24	All Plan		•Lots of text, hard to get through.	3/11			EDC Meeting	Meeting
25	All Plan		Concerns: a lot of ambiguous language, support, explore, enhance.	3/11			EDC Meeting	Meeting
26	All Plan		Holly: dust! Noise! Truck route! She is submitting comments as business owner/personal comments. There is a lot in this plan. Trying to cross reference but gets lost.	3/11			EDC Meeting	Meeting
27	All Plan		•Good input into plan, could place some of the info into the appendix, intangible type stuff, or partner type activities.	3/11			EDC Meeting	Meeting
28	All Plan		Michael Jones, public comment: Did we look hard enough to get input from different people? Are we looking out for the interest for those that couldn't participate? How are countering opinions accommodated? Is there space for a Devil's advocate? Or is it groupthink? Are we creating long living obligations? People not in the room didn't have a say in that.	3/11			EDC Meeting	Meeting
29	All Plan		Deborah: plan is overwhelming; creates more questions than answers, wanted to see more participation from business. Lots of input from the same people. (EDC Could have input on code and they want to be involved).	3/11			EDC Meeting	Meeting
30	All Plan		Like the 2018 plan, it includes much visionary language but lacks a clear mechanism for implementing its goals. I suggest incorporating an implementation program in the 2035 plan to ensure it is more effectively realized than the 2018 plan. For example, a table of strategies linked to goals and objectives, along with a suggested timetable, could be included.	3/11	Ed	Berg		Other
31	All Plan		The draft 2035 Comprehensive Plan is an excellent starting point in the planning process. It reflects substantial work by the consultants and COH staff, as well as input from engaged community members.	3/11	Ed	Berg		Other
32	All Plan		The Homer Soil & Water Conservation District ("District"), a governmental unit of the Alaska Department of Natural Resources, was formed in 1947 with the express missions of preventing soil erosion and advising on issues relating to the suitability of land for development. It is through this lens that we, the District's Board of Supervisors ("Board"), reviewed the draft 2025 Homer Comprehensive Plan, and offer the following comments	3/11			Homer Soil and Water Conservation District	
33	All Plan		What does "sustainable" really mean? What does "resilience" really mean? Remove language that does not specify action. Example: Stormwater management should have specific actions.	3/13	Rachel	Lord	Mayor, City of Homer	Other
34	All Plan		People's civic understanding is very low. Distinguishing between what the city vs. borough vs. state vs. federal government does within the draft is important.	3/13	Rachel	Lord	Mayor, City of Homer	Other
35	All Plan		Remove repetitions.	3/13	Rachel	Lord	Mayor, City of Homer	Other
36	All Plan		Use the plan as an educational opportunity to talk about and differentiate city government and services.	3/13	Rachel	Lord	Mayor, City of Homer	Other
37	All Plan		Clearly identify who the lead on an action will be.	3/13	Rachel	Lord	Mayor, City of Homer	Other
38	All Plan		Be judicious when calling out partners in the plan. Example: Do not include Homer Drawdown. Consider bundling "partners" in an all-encompassing list. "These are the organizations who have participated in the planning process..."	3/13	Rachel	Lord	Mayor, City of Homer	Other
39	All Plan		Coordinate with the city council to keep them informed and involved in the comprehensive plan process, potentially by sharing draft documents for review and inviting them to the planning commission meetings. Consider a joint work session once the plan is at the public hearing stage. Provide clear instructions and strong guidance for the planning commission at their review. Considering providing a background report on process at planning commission and council levels. Ensure transparency and clear communication when discussing how something made it into draft plan and when implementing plan revisions. Show how public input aligns with revisions. Show how content was informed by multiple inputs. Staff may believe that the plan was too heavily influenced by the stormwater working group.	3/13	Rachel	Lord	Mayor, City of Homer	Other
40	All Plan		Will the draft plan be introduced as an ordinance at Council then referred to planning commission for recommendation? Once recommended, would it come back to the Council for adoption?	3/13	Rachel	Lord	Mayor, City of Homer	Other
41	All Plan		•Duplicate actions throughout – list one action once instead of listing multiple times in different chapters.	3/13	Rachel	Lord	Mayor, City of Homer	
42	All Plan		•Difficult to understand how goals map to different strategies.	3/13	Rachel	Lord	Mayor, City of Homer	
43	All Plan		•Actions and strategies are vague in some cases and very specific in others.	3/13	Rachel	Lord	Mayor, City of Homer	
44	All Plan		Each section feels like it was written by a different person.	3/13	Rachel	Lord	Mayor, City of Homer	

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
45	All Plan		•Why does the plan keep involving the City into things that the City is not responsible for... like providing affordable housing, microgrids, solar panels, etc. We can't even afford to buy a new grader, or replace other equipment that's 20 to 30 years old and we were supposed to have replaced it at 10 or 15 years.				Public Works Meeting	Meeting
46	All Plan		•The City is around 5500 people and maybe 550 people were responded to the survey, so this Comp Plan is only feeding in 10% of the City, and those are the residents who aren't working, don't have kids, and have lots of free time to participate. It's not a representative sample and therefore consideration should be made accordingly and discount some of these "group think" responses. There are some individuals who have responded to this process through multiple groups and therefore have a stronger voice in the process. Basically they stated this is a very slanted Plan towards one view.				Public Works Meeting	Meeting
47	All Plan		•Trails, trails, trails... parks, parks, parks... bathrooms, bathrooms, bathrooms... green spaces, green infrastructure... none of these things do anything to alleviate the primary concerns of the survey... more affordable housing.				Public Works Meeting	Meeting
48	All Plan		Concerns that special interests (storm water working group) are over represented in the plan, that the plan is not representative of the broader community				Public Works Meeting	Meeting
49	All Plan		There are competing dollars for projects in the City.				Public Works Meeting	Meeting
50	All Plan		Perhaps there is too much focus on land use.				Public Works Meeting	Meeting
51	All Plan		There was an overall sense that the statistics and comments collected thus far in the process reflect the older retirement community and their wishes, rather than the opinions of young adults and working families with children.	3/12			Public Works Meeting	Meeting
52	All Plan		Core Services: the community and elected officials may need to take some time to determine the mission statement and core services that the city provides. There are mixed views on what is considered a "municipal core service" and as a result some city services are not deemed as important as others.		Anonymous			Comment Form
53	All Plan		I do not understand what is given up, by prioritizing these things outlined in the plan. Given budget constraints, it would be helpful for people to know what gives? What is de-prioritized?		Joscie	Norris		Comment Form
54	All Plan		The majority of people surveyed favored no growth or minimal growth compared to moderate or significant growth. Most people I know are dismayed about the rate of growth and the way Homer is growing.		John	Whitter		Comment Form
55	All Plan		There was mention of Homer being an important hub for adjacent communities and those across the bay. Have those communities been asked how they feel about this? I think they are quite important to Homer becasue they use these resources, but are often overlooked. For example, folks from across the bay don't have an affordable long term place to park cars by the airport. If someone comes here for medical care, they don't have easy access to affordable transportation or housing.		Joscie	Norris		Comment Form
56	All Plan		What does "sustainability" mean, what are we talking about when we are proposing "mixed use land" and denser housing? What does creating a walkable downtown area really mean and look like for the community?	3/12	Chrissy	Zubeck		Email
57	All Plan		I would like to recommend we stick with the basics so we can have one of the lowest tax rates in the State instead of one of the highest.This will also encourage our young people to live and raise their families here. There is absolutely no reason our city should have the highest tax rates on the Peninsula when we are connected to the road system, airways, and waterways and have an airport and harbor to receive and transport goods.	3/16	Renee	Eidem		Email
58	All Plan		I am writing in regards to the Homer Comprehensive plan. Homer citizens need the City of Homer to provide basic needs and have a fiscally responsible goal. Services are needed that impact every citizens life to include but are not limited to the following: 1. A police force that provides safety and security and upholds both the US and State Constitutions to protect the rights of all. 2. Emergency staff and Firefighters that help protect our lives, homes, and property. 3. Animal control to keep our City free from pets that could pose a safety hazard and make an easy way for people looking for pets to adopt. 4. Street and sidewalk maintenance that provides safety on our roads whether driving, riding our bikes or walking. 5. Potable water and wastewater treatment to provide clean water to drink and clean with and a sanitary environment to play in. 6. Cemeteries that provide a respectable place to bury and honor the dead. 7. General administration to oversee the bookkeeping and organizational needs of the City.	3/16	Renee	Eidem		Email
59	All Plan		I made a couple of general content notes--e.g., "ecosystems" and "ecological functions" are two different things, and both need to be considered in land use planning and management.	3/14	Devony	Lehner		Email
60	All Plan		First thoughts, the amount of out-of-town respondents is ignored in your data (survey, interactive comment map, etc). The entire out-of- city limits (Greater Homer) concept is ignored. Even your map (Figure 1) depicts it as empty land). As I mentioned in my previously provided notes to both Shelley and Ryan, as well as in notes at Islands and Ocean VC, is the City provides water for these properties (not all, but many). The City controls the growth of the Greater Homer Area by providing potable water. Your choice to ignore this fact is confusing. I would expect a professional document of this level should acknowledge the facts --there is a large population that lives outside the City limits, and uses the facilities in the City, with City water delivered.....--the very least, please explain to me why you have chosen to ignore the concept of water being the limiting factor to growth in the Greater Homer Area	2/17	Rick	Foster		Email

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
61	All Plan		I also feel like some of it is very general and could use more examples/support/clarification. It is one thing to say "we need affordable housing" but how are we going to do that and how are we going to get the community on board to institute these changes? Sure, people acknowledge we need affordable housing, but not at the cost of their view. Changing zoning and land use sounds scary to many, so give some examples of what it could look like and how it would be beneficial personally and economically for Homer.	3/12	Chrissy	Zubeck		Email
62	All Plan		I’m concerned about using the term “aspirational” because that term isn’t actually used the in the Draft Plan, and according to the Merriam-Webster online dictionary, “aspiration” is defined as “a strong desire to achieve something high or great” and “aspirational” is defined as “of, relating to, or characterized by aspiration”. I’m concerned that the term “aspirational” overstates the importance of some ideas thus diluting the focus we should have as we lay out the City’s future. Based on my past experiences, ideas that are categorized as “aspirational” are likely to be used by parties to REQUIRE implementation of principles, projects, and design features in the future, thereby OBLIGATING City Commissions and the City Council to take actions and spend money. “We say right here in the document produced by the City that we aspire (or desire) for XYZ to happen, therefore, WE MUST DO XYZ”.	3/13	Mike	Jones		Email
63	All Plan		The Comprehensive Plan should distinguish between what is “gotta do” and what is “nice to do” (needs versus wants) regarding City Government. The Draft Plan fails to make those distinctions. This failure to distinguish results in a long, unfocused document that is not actionable by City Government.	3/13	Mike	Jones		Email
64	All Plan		Consistent with my comments previously submitted, the City should focus (and make it very clear in the draft plan) on the CORE FUNCTIONS City Government must execute and the funding mechanisms that allows for that execution. Those CORE FUNCTIONS and how they will be facilitated by zoning (as it exists today, or as it should be changed) should be laid out clearly in the base document. This should act as a roadmap for City Leaders, staff, and residents so they can have a “North Star” to guide their decisions over the years, no matter who is in the leadership role.	3/13	Mike	Jones		Email
65	All Plan		Aspirations should be clearly laid out in an appendix with an appropriate lead in paragraph that says something like: “The purpose of this appendix is to capture and distill down the feedback received from the community during the planning process. This feedback helps to shape potential visions of where the City of Homer may be in 10 to 20 years. The ideas, principles, themes, and strategies included in this appendix provide insight and context, at a point in time, for ways to navigate over the next 10 to 20 years; however, they are not all inclusive nor binding in any way and shall not be used to obligate the City to act or cease from acting as it executes its responsibilities”.	3/13	Mike	Jones		Email
66	All Plan		On a final note...I thank you for prompting me to look at the Draft Plan once again. There is a lot to digest there. It seems I come away with new insights every time I review it.	3/13	Mike	Jones		Email
67	All Plan		I think this comprehensive plan is a great start to the conversations we need to have in our community and will help guide and keep us focused as Homer grows and changes over the next decades. Thank you for all you have done and for considering my comments and hope they can be of use or interest at some point in the future.	3/12	Chrissy	Zubeck		Email
68	All Plan		Thank you for the opportunity to provide comments on the draft Comp. Plan. During the last two plans’ writing and development, I was pleased to participate more directly, so am glad to do so now by at least attending last year’s community meetings and now providing these suggestions which address some concepts that were specifically included in the previous plans and effectively helped to then meet related community goals. I apologize for the format changes here as I was traveling with different devices.	3/13	Carol	Swartz		Email
69	All Plan		I think the plan could use more of the purple definition boxes to make it more user friendly and define some of what we are desiring as a community.	3/12	Chrissy	Zubeck		Email
70	All Plan		Top priorities: could the word “encourage” be changed to “promote” or “increase” or another more action or measurable verb?	3/13	Carol	Swartz		Email
71	All Plan		This has become even more important in light of the current federal administration’s intent to rape and pillage Alaska’s natural resources. It falls to local effort to protect and conserve them for the benefit of all.	3/14	Laurie	Daniel		Email
72	All Plan		Dear Shelly and team – I appreciate the opportunity to comment on the Draft Comp Plan Update for Homer. I have attended both the open house meetings you’ve hosted and contributed my comments each time. So I will just provide some overall commentary here.	3/14	Laurie	Daniel		Email
73	All Plan		Further, through working partnerships, these solutions should encompass the neighboring communities around Kachemak Bay.	3/14	Laurie	Daniel		Email
74	All Plan		The last comp plan sections with my comments are attached--just occasional comments that get rather repetitive. But dang it guys, I kinda wish that if you weren't gonna hire local folks to develop this comp plan, you'd have spent the big bucks to make it possible for anyone local who's interested to get trained up on the Strong Towns approach to development.	3/17	Devony	Lehner		Email
75	All Plan		We need some balance back in City Planning, so that it reflects and acts in the interest of the community. Working together, we can steer the course much better - for now and into the long-term.	3/14	Laurie	Daniel		Email
76	All Plan		Here are the 6 principles of strong towns: 1. Financial solvency is a prerequisite for long-term prosperity. 2. Land is the base resource from which community prosperity is built and sustained. It must not be squandered. 3. A transportation system is a means of creating prosperity in a community, not an end in itself. 4. Job creation and economic growth are the results of a healthy local economy, not substitutes for one. 5. Strong cities, towns, and neighborhoods cannot happen without strong citizens (people who care). [In my humble opinion--this is why you HIRE LOCAL when it comes to lots of stuff, including planning. You hire PEOPLE WHO LIVE HERE BECAUSE THEY CARE TO LIVE HERE!!! This town is full of smarty pants--of all parties and persuasions--who are underemployed because they CARE SO MUCH about LIVING HERE YEAR ROUND that they're willing to deal with the endless economic challenges of this expensive place!!!] 6. Local government is a platform for Strong Citizens to collaboratively build a prosperous place. Check out the Strong Towns website: https://www.strongtowns.org/	3/17	Devony	Lehner		Email
77	All Plan		Just my opinionated opinion as a subdivision developer and environmental resource planner/manager with a rabid commitment to open space, habitat corridors, and accessible outdoor recreation.	3/14	Devony	Lehner		Email

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
78	All Plan		I encourage the City Council members to remember who pays for city salaries, programs, and activities. While there is fee for service funding for water, sewer and the Port and Harbor, a significant amount of funding for City Government comes from taxes on your constituents— especially property taxes—where your constituents are held captive to pay for unrealized gains on the property they already own, for the rest of their lives.		Mike	Jones		Other
79	All Plan		I appreciate the extensive work that has developed this draft plan. That said, this plan is filled with several suggestions/recommendations/strategies (many of which are advocated by special interests) for the City to be involved in areas that are clearly beyond what the City should be responsible for. Likewise, these strategies will become requirements in Phase 2 of the planning process, obligating the City and its residents to comply with requirements that much of the populayion doesn’t have visibility to and likely wouldn’t support if they knew the far-reaching implications and financial burdens of those strategies.		Mike	Jones		Other
80	All Plan		City of Homer Mission: Mission Statement: The City of Homer exists to provide quality services to all its citizens; to respond in the most appropriate, open, and fiscally responsible manner possible to citizens’ needs and concerns; and to do so through the active participation of those citizens. These services include police, fire, emergency medical service, parks, cemeteries, animal control, street maintenance, water, wastewater collection and treatment, port and harbor, airport terminal, library, planning and general administration. Consequently, the plan should focus on the core functions of City Government for which you are responsible. The mission of the City and core responsibilities DOES NOT include advancing social equity or climate change policies as suggested pervasively throughout the draft Plan.		Mike	Jones		Other
81	All Plan		This plan is filled with all kinds of strategies that are clearly beyond what the City should be responsible for. These strategies will become requirements in Phase 2 of the planning process, obligating the City and its residents to requirements that much of the population doesn’t have visibility to and likely doesn’t support. As noted previously, they don’t have time to participate in the development of this Plan and are trusting on the City Council to make wise choices. A wise choice is to focus on the core functions.		Mike	Jones		Other
82	All Plan		Recommendation: Review the draft Plan for any advocacy recommendations and eliminate them if they are not consistent with the core function of City government.		Mike	Jones		Other
83	All Plan		d.℄imate Change: The word “climate” appears at least 56 times in the draft plan document, each time referring to climate change. Its use is so pervasive throughout the document, it’s not possible to point out all the ways it has been used to manipulate the survey and drafting processes in creation of the Plan. Kaplan’s law of the instrument may be stated as follows: Give a small boy a hammer, and he will find that everything he encounters needs pounding. This principle can be applied to many of the special interests who have been involved in the development of this Plan. Climate is the center of their existence—both funding and philosophy—so they call everything climate change and seek to deploy any number of actions (which they financially gain from) to mitigate it. Mitigations include such items as greenhouse gas inventories, electric vehicles (EVs), EV charging stations, microgrids, solar, wind, and tidal electricity generating resources—no matter how little sense it makes. Consider three of these mitigations that are focused under Strategy 2, Reduce the greenhouse gas emissions produced by City operations and encourage the reduction of emissions throughout the Greater Homer Area (page 30):		Mike	Jones		Other
84	All Plan		Many of these key terms are freely and abundantly used without regard to a rigorous definition because “everybody knows what that means”. Some of these terms are code for special interests to leverage their agendas that benefit their organizations and causes, to the detriment of the broad citizenry you represent.		Mike	Jones		Other
85	All Plan		Define: a.Social Equity: The document does not define this term (yet it shows up three times) and thus it fails to be clear exactly what the authors are expecting what actions the City will take. This undefined term is loaded with ambiguity that is leveraged by special interests to transfer wealth, all in the interest of “the children” or any other targeted audience that they feel needs to be subsidized. Some who advocate for such things are typically funded by out of State national organizations who do not represent the whole Homer community. Failure to support this social agenda results in name calling and intimidation by the advocates. We have seen this play out in the lower 48. Do not let this occur here. The City has NO responsibility to pursue a vague divisive social equity agenda. RECOMMENDATION: eliminate any mention of social equity (or substitution of similar concepts) from the Draft Comprehensive Plan and any newly created supporting documents.		Mike	Jones		Other

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
86	All Plan		<p>Define:</p> <p>b. Resilience: Who can’t be supportive of resilience? However, its abundant use in the Plan is misleading and manipulative. The word “resilient or resilience” appears 54 times in the draft plan and is used 25 times prior to being defined on page 28. It is used 50 times in reference to climate change. The definition that the Plan uses is as follows:</p> <p>Resilience: The ability of a community to anticipate, plan, and prepare for threats, persevere through stressful or disruptive events, and recover and adapt to new conditions.</p> <p>This definition was Adapted from the Fairbanks North Star Borough Climate Action and Adaptation Plan, 2024. While this definition is a perfectly good generic definition, its repeated misuse throughout the process and in the Plan document is problematic in at least 3 ways.</p> <p>i. This definition has not actually been approved in the document it was taken from—it is an unapproved draft. Even if it was approved, does that mean that the City of Homer and its residents agree with its use here?</p> <p>ii. While it is used extensively in the draft comprehensive plan, and was used in surveys, it was not defined until now so people would know what it means.</p> <p>iii. As mentioned above, the definition is a good generic description of what Resilience can be, however, throughout the Plan document, the phrasing and use of Resilience is jargon that is typically used as a solution to climate change. Its use creates a pathway to make climate change the center piece of this document and the center of all decision making, while ignoring our finite resources. Climate change is discussed in more detail later.</p> <p>The bottom line: the generic definition of resilience has been misappropriated to be a climate change mitigation which opens the door to all kinds of special interests who may wish to influence and mandate future decisions of the City Council and Planning Commission regarding the zoning code and development (no matter what the cost) that may go against the wishes of the broader electorate.</p> <p>RECOMMENDATION: eliminate any mention of resilience (or substitution of similar concepts) from the Draft Comprehensive Plan and any newly created supporting documents unless it is disassociated from climate change and is specifically descriptive of what the Plan is protecting against. Hardening the Spit and Harbor facilities to make them resistant to storm damage is an example of building resilience into the process of managing these important assets (helping them to persevere through disruptive events).</p>		Mike	Jones		Other
87	All Plan		<p>Define:</p> <p>c. Sustainability: Who can’t be supportive of sustainability? However, its abundant use in the Plan is misleading and manipulative. Sustainable or sustainability are mentioned 95 times in the draft plan and is used 43 times prior to being defined on page 28. The definition that the Plan uses is as follows:</p> <p>Sustainability: The process of using our finite resources as a community to balance the goals of economic vitality, environmental stewardship, and social equity to ensure that we can meet the needs of present generations without compromising the ability of future generations to meet their own needs.</p> <p>This definition was Adapted from the Fairbanks North Star Borough Climate Action and Adaptation Plan, 2024. This definition, and its repeated use is problematic in at least 4 ways.</p> <p>i. This definition has not actually been approved in the document it was taken from—it is an unapproved draft. Even if it was approved, does that mean that the City of Homer and its residents agree with its use here?</p> <p>ii. While it is used extensively in the draft comprehensive plan, and was used in surveys, it was not defined until now so people would know what it means.</p> <p>iii. It leverages the term Social Equity and as mentioned previously, the City has NO responsibility to pursue a vague divisive social equity agenda.</p> <p>iv. Most importantly, Economic Vitality, appears only two more times in the draft plan aside from the definition of Sustainability, once on page 12 and once on page 30. In each case, Economic Vitality is listed on Goal A in the Sustainability, Resilience & Climate Change sections. In each case, the underlying strategies listed have NOTHING to do with Economic Vitality. The phrasing of Economic Vitality is being used as jargon that allows the plan advocates to “check the box” that it links Sustainability with Economic Vitality.</p> <p>In fact, economics is consistently separated from Sustainability throughout the document as shown in the Plan Purpose section on page 2: The updated Homer Comprehensive Plan will be a combination of long- term vision, goals, and practical strategies that will: guide decisions about land use and environment, housing, public services and infrastructure, transportation, economic development, health and wellness, sustainability, resilience and climate change, and quality of life, and more.</p>		Mike	Jones		Other

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
87	All Plan		<p>As shown here, sustainability is consistently used in the context of “sustainability, resilience, and climate change”. In fact, at least 80 of the 95 times Sustainability is used, it is either directly stating or indirectly inferring a link to climate or climate change thus demonstrating the bias of the real intended use of Sustainability—a pathway to make climate change the center piece of this document and the center of all decision making, while ignoring our finite resources.</p> <p>The bottom line: lack of specific definition and liberal use of the word “Sustainable”, opens the door to all kinds of special interests who may wish to influence and mandate future decisions of the City Council and Planning Commission regarding zoning code and development (no matter what the cost) that may go against the wishes of the broader electorate.</p> <p>RECOMMENDATION: eliminate any mention of sustainability (or substitution of similar concepts) from the Draft Comprehensive Plan and any newly created supporting documents unless it is specifically descriptive of what the Plan is protecting against. Fiscal sustainability is an example: If the funding demand for desired projects exceeds the revenue available, spending for the desired projects will deplete the available funds. Insufficient funds will result in staffing reductions, benefit reductions and other cost-cutting measures to fund the desired projects. This is an unsustainable business model as it will prevent the City from being able to perform its core functions.</p>		Mike	Jones		Other
88	All Plan		<p>My review and comments to the draft Plan represents many hours of effort, yet it only scratches the surface. Many of my specific comments represent themes or areas that require further review needed to whigle down scope of this document. I encourage the City Council to view these comments as a challenge to do more to align the draft Plan with providing core City Government services.</p> <p>Recommendation: The City Council and City Leadership must review the draft Plan with a critical eye, seeking to identify and eliminate (or use language to de-obligate) all the recommendations that are beyond the scope of the core business function that the City should perform.</p>		Mike	Jones		Other
89	All Plan		<p>I encourage the City Council, to ask yourselves the following questions as you review this plan: Am I looking out for the interests of those who have not been able to participate in the planning process? Have I done everything possible to seek input from those members of our community? What blind spots exist—have I sought out dissenting or contrary opinions? Have I created an environment where those dissenting or contrary opinions can be brought forward without fear of bullying from those who believe otherwise? How does this plan create obligations that can be used to take away liberties from the Homer citizens? How does this plan expand the scope of government in ways that are clearly outside the City’s mission? Who pays—How does this plan take money out of the pockets of a broad population of Homer citizens to subsidize a narrow population of special interests? Should the Homer citizens vote on key elements of the plan that will create financial obligations?</p>		Mike	Jones		Other
90	All Plan		<p>However, like the development of the Climate Action Plan, this process has been hijacked by special interests who seek to codify obligations that the City must comply with. Those documented obligations benefit these special interests as it furthers their cause/beliefs/philosophies and holds the City (and its residents) hostage to implement their pet projects identified in the draft Plan. Don’t fall for it. The City Government is here to provide core services, not to be a social equity and climate leader. City Government should focus on the blocking and tackling of providing core services in a safe, responsive, excellent, and economic fashion.</p>		Mike	Jones		Other
91	All Plan		<p>Thank you for the opportunity to comment. Please feel free to call or email me if you need additional information.</p>	3/14	Helen	Armstrong		Other
92	All Plan		<p>This Comprehensive Plan (“Plan”) represents considerable work by the project team, as well as input from the Homer public at large. My background is as follows: a cultural anthropologist with an M.A. from the University of Wisconsin; 33 years of anthropological work in Alaska including years of work reviewing EIS and similar documents, including many planning documents for small communities and regional areas as well.</p>	3/14	Helen	Armstrong		Other
93	All Plan		<p>The comprehensive planning process has agempted to reach out to the community, to seek input on how to shape the future of the City of Homer. An enormous amount of work has been put into the development of the plan. Thank you for taking on this challenge.</p>		Mike	Jones		Other
94	All Plan		<p>The City of Homer’s solicitation for resident feedback on the Plan Update is poor and selective. Social media, radio, and the Homer News are not sufficient. Residents need a direct mailing notice for each opportunity to listen and speak out for issues of such high importance to their property rights.</p>	3/13	Sara	Faulkner		Other
95	All Plan		<p>A large part of the population of Homer and the surrounding communities are working, raising families, caring for elders, volunteering, and engaged in other community activities—they don’t have time to participate in the comprehensive planning process—consequently, their interests likely are not represented in the Plan. These people look to the City Council to watch out for their interests, make good decisions, prevent government overreach, and to protect them.</p>		Mike	Jones		Other
96	All Plan		<p>The plan as I have understood it appears as a "Christmas Wish List." There is little confirmation or active actions that are or can be implemented without costly interventions. Could volunteer or already established city services create a combined effort for implementing say, connecting trails and walkability surveys for it is redundant to continue to spread additional dollars .</p>	3/4	Carly			Web Comment
97	All Plan		<p>It is a huge disappointment to see this personal agenda driven excuse for progress that passes as a community wide comprehensive plan. No one that I know moved all the way to Homer, with it’s limited services and supply line to have density, spend money on frivolous items like sidewalks that are—as currently in place— unsafe and seldom used.</p>	2/8	Marianne	Schlegelmilch		Web Comment
98	All Plan		<p>I think the plan is excellent and I have no significant changes to suggest.</p>	2/21	George	Matz		Web Comment
99	All Plan		<p>I would like to state that there is a significant difference between land within city limits and land nearby, like the Homer bench. Some kind of transition would be desirable, but that would probably have to be up to the KGB.</p>	2/21	George	Matz		Web Comment

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

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100	All Plan		Want Feedback? Just read your Comp Plan Update. First thought, the amount of out-of-town respondents is ignored in your data. The entire out-of-city limits (Greater Homer) is ignored. As I mentioned in my previously provided notes to both Shelley and Ryan, as well as in notes at Islands and Ocean VC, is the City provides water for these homes. The City controls the growth of the Greater Homer Area by providing potable water . Your choice to ignore this fact is confusing. I would expect a professional document of this level should acknowledge the facts that there is a large population that lives outside the City limits, and uses the facilities in the City.....--the very least, please explain to me why you have chosen to ignore.	2/11	Rick	Foster		Web Comment
101	All Plan		I appreciate being able to once again provide comments/suggestions for the Comp Plan. I participated in the comments submitted by our Stormwater group headed by Penelope Haas. A LOT of time and thought went in to those comments and suggestions. I would consider those to be hugely important and to give a lot of credence to them.	3/11	Rika	Mouw		Web Comment
102	All Plan		This comprehensive plan is a poorly thought out, expensive, obviously personal agenda driven work of only one segment of Homer's population. It needs to go back to the drawing board and more effort made to seek real input from the majority of people, many of whom no longer bother to provide input, because they know it really doesn't matter what they think. It is a fancy, expensive actual nothingburger of a plan generated to serve the green crowd with little thought to the needs of the broader community, seniors and the hard working populace—not to mention the retention of quality of life for everyone—all while the city lets tourists overrun the community, tie up our resources and offer nothing to support revenue to the average citizen in return. Color me a big no on this comprehensive plan revision.	2/8	Marianne	Schlegelmilch		Web Comment
103	All Plan		This proposed plan is already outdated, pushes density and factors in opinions of those who live in surrounding areas but are not taxpayers and should have no stake in the planning of this community.	2/8	Marianne	Schlegelmilch		Web Comment
104	All Plan		Just wanted to thank you for all the work on the Comprehensive Pan Update... I look forward to the plan being put into action and seeing the work that unfolds. Thanks!	3/14	David	Eckert		Web Comment
105	All Plan		Thank you, Homer, for the Comp Plan 2025 Draft - Overall it looks GREAT! All will make Homer more fun, more walkable, healthier, more connected, and thriving.	3/12	Tracy	Nordstrom		Web Comment
106	All Plan		A comprehensive plan is difficult to produce as it is wide ranging in its scope. A lot to consider. One of the biggest challenges is consistency throughout the sections in terms of policy, goals, and objectives. I think in many ways this Plan is fairly consistent, but in the Land Use area there are some serious inconsistencies. (see below).	3/14	Charlie	Barnwell		
107	All Plan		This Comprehensive Plan (“Plan”) represents considerable work by the project team–City of Homer (COH), Agnew Beck (AB), COH Planning Commission and others; as well as input from the Homer public. My background is as follows: a geologist with 15 years of field work in Alaska, with an B.S.in geology from the University of Wisconsin-Madison; an M.S. in Planning from University of Alaska; and 35 years of GIS work for ESRI, the Municipality of Anchorage, and various engineering companies in Alaska. I followed these guidelines in my review of the Plan: · If you don’t like something, provide an alternative, provide detail on what/how you would change, · something is missing, or · you have a better idea for themes or policies, say it.	3/14	Charlie	Barnwell		
108	All Plan		I think in general the layout and organization of the draft Comprehensive Plan (“Plan”) is well done. There are many excellent sections and good writing. However,I think some of the introductory paragraphs of the sections are limited and don’t explain enough the topic. I realize the Plan should be focused on policy and not on detail, but I would recommend some more explanation in some places (see comments below). I like the Plan's use of the icons (capital, code, etc.) next to strategies is a great idea to illustrate the needs in a simple, easy to read way.	3/14	Charlie	Barnwell		
109	All Plan		Implementation of the Plan: this is where the rubber meets the road: how do we implement the beast of a Comp Plan? I think functional plan components such as the Transportation Plan, and Hazards Mitigation Plan are key, and Area Plans, because otherwise there is so much to address in a Comp Plan. Leverage the functional plans and area plans. The other parts, e.g. strategies, will rely on City Code that hopefully is developed in line with Plan policies	3/14	Charlie	Barnwell		
110	All Plan		I was taught in my UAA grad school planning program the importance of environmental planning and its role in the Comprehensive Plan. My thesis advisor, Lidia Selkregg, a geologist and planner, believed in this approach wholeheartedly. I think this Plan has some good aspects along this integrative thinking, but falls short. In Homer, especially, given its small size (25 sq.miles), the importance of environmental resources can’t be overstated. For example, the wetlands/peatlands resources, and key watersheds.	3/14	Charlie	Barnwell		
111	Executive Summary	18	6)Live within your means: Staffing On page 18 in the Governance section, it notes key themes guiding the Plan. One item listed notes: Staff Capacity Challenges Impacting Service Delivery. This draft Plan includes an expansion of city government projects and services which (if affordable) would exacerbate this staffing challenge. Recommendation: Develop a plan that provides only the basic services of City government that is affordable. This plan will reduce the demand for expansive government services and limit the need to add staff thus reducing staff capacity challenges.		Mike	Jones		Other
112	Introduction	1	Include on all cover pages "10 Year Plan"	3/12	Rachel	Lord	City of Homer	Other
113	Introduction	3	Page 3 lists the top 3 themes that emerged from the community survey stating what respondents value the most, find the most challenging, and described as the ideal Homer 20 years from now. This simple page may serve as an excellent North Star to focus our efforts as we navigate forward. I expect about 10% of the Draft Plan has direct actions that focus on these thematic areas.	3/13	Mike	Jones		Email
114	Introduction	3	It would be fruitful to have further analysis that answers these questions, just to validate if the page 3 themes are accurately representative of Homer residents who will be financially responsible for the operation of the City’s Government actions.	3/13	Mike	Jones		Email

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
115	Introduction	3	add “needs of college students”	3/13	Carol	Swartz		Email
116	Introduction	4	That said, page 4 has the following statement at the top of the page: Who responded to the 2024 Community Survey? 556 people participated in the survey, exceeding our goal of 500 participants. 224 comments were received on the interactive map. Of the 556 survey participants: · 70% have lived in Homer more than a decade. · 91% live in Homer year-round. · 39% reside within the City of Homer limits. (that means 61% of the respondents reside outside the City Limits). The fact that 61% of the respondents reside outside the City Limits prompts a few questions to consider: 1. Is a substantial part of the Comprehensive Plan influenced by those who live outside the jurisdiction of the City? 2. Are the themes on page 3 representative of the values of the residents of the City? 3. Would these themes look different if only data from City residents was used? 4. Are the ideas and associated financial obligations in the Draft Plan proposed by people who don’t have any financial responsibility? 5. Will the people who live outside the jurisdiction of the City benefit from expenditures made by City residents? 6. Is this consistent with a “user pays” principle?	3/13	Mike	Jones		Email
117	Introduction	6	P. 6: It was not apparent to me these were our community vision and goals – I had to check out the Haines plan to get that. The graphic doesn’t match the style of the rest of the plan. Suggest using some word text in a list, rather than 8 circles with text.		Julie	Engebretson	City of Homer	Other
118	Introduction	6	In 'Our Vision' diagram, include "natural beauty" as a descriptor instead of 'healthy lands and waters'	3/12	Rachel	Lord	City of Homer	Other
119	Introduction	6	n the pie chart when you referred to “education”, can you please ensure that includes “higher, lifelong and career education”.	3/13	Carol	Swartz		Email
120	Introduction	6	What I Like: The Vision, see Page 6, includes these statements: a. Artistic Expression and cultural heritage b. Abundant recreational opportunities	2/19	Janette	Keiser		Other
121	Introduction	7 Known for... add “educational and training” to “artistic expression” pie slice.	3/13	Carol	Swartz		Email
122	Introduction	8	Regarding the paragraph that begins with "The updated Homer..." These are not all municipal decisions and this is a <u>municipal</u> document.	3/12	Rachel	Lord	City of Homer	Other
123	Introduction	8	Correct typo in top box of graphic, "rationale to and guide"	3/14	Devony	Lehner		Email
124	Introduction	8	P.8, How does the plan relate to 2018 Plan? In this paragraph there is no mention of whether an audit of the 2018 Plan took place, in other words, how well was the 2018 Plan implemented? What items were missing or unaddressed? In my experience, few of the prior plans are audited and discussed in detail. This is unfortunate as we should learn from previous plans and improve on them. I would like to see a page here that summarizes in table form what goals, objectives, and strategies were present in the 2018 Plan and which of them were accomplished.	3/14	Helen	Armstrong		Other
125	Introduction	8	How does the 2035 plan relate to 2018 Plan,P.8, In this paragraph there is no mention of whether or not an audit of the 2018 Plan took place, in other words, how well was the 2018 Plan implemented? What items were missing or unaddressed? This is unfortunate as we should learn from previous plans and improve on them. I would like to see a page here that summarizes in table form what goals, objectives, strategies were present in the 2018 Plan and which of them were accomplished.	3/14	Charlie	Barnwell		
126	Introduction	9	Future Land Use Map, P.9, (see also p.23). This is a core and critical part of a comprehensive plan in my experience. In this Plan as stated on P.8, a focus of this Plan is to “implement a future land use map.” This map should be described in more detail. on this page. I think generally this is a well written and clear page describing land use relative to zoning. Suggested additional language for this section is as follows: "The future land use map is a vital tool for guiding development and resource management. Key considerations include: ● Zoning Designations: Clear classification of areas for residential, commercial, industrial, and conservation uses. ● Compatibility with Existing Uses: Ensuring new land uses align with current neighborhood characteristics and infrastructure. ● Environmental Considerations: Incorporating natural features and constraints into land use planning to protect ecosystems. ● Community Input: Engaging residents in the planning process to reflect their needs and priorities in the land use designations."	3/14	Charlie	Barnwell		
127	Introduction	14	In city or regional representative cell, reference other commissions - not just PC.	3/12	Rachel	Lord	City of Homer	Other
128	Introduction	14	Please add “college students”	3/13	Carol	Swartz		Email
129	Introduction	15	What I like: The Final Plan will include a more detailed Action Plan. Pg 15.	2/19	Janette	Keiser		Other
130	Introduction	15	First paragraph, last sentence - make plural.	3/12	Rachel	Lord	City of Homer	Other
131	Introduction	15	In third paragraph, add a sentence about how the action plan will be needed for the annual work plan.	3/12	Rachel	Lord	City of Homer	Other

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
132	Introduction	15	Implementation, P.15-16. I think comprehensive plan implementation is difficult, and this section doesn’t describe or explain implementation as well as it should be. As we have learned from other plans, if the Plan isn’t implemented properly it is just another document on the shelf. This section begins by explaining that the plan starts with identifying key themes, followed by goals, etc. This is acceptable; however, the roles of the various parts of the Plan need clarification. Functional plans and area plans should play a significant role in implementation. Figure 2 below is a very good depiction of how functional plans and area plans fit within the Comprehensive Plan. Page 16, however, is a good, clear summary of land use actions. The process of Plan implementation will cover a 10-year period, and this section on page 15 simply describes the initial process. Implementation guidelines and specifications are missing in this plan. Should discuss implementation options. Need to be clear how the Plan will be implemented over the next 10 years. I suggest including the following language in the section on P.15 to clarify what is meant and faced in implementation of plans. Examples of Successful Implementation Strategies: 1. Community Engagement Programs: Leveraging workshops and surveys to involve residents in decision-making. 2. Phased Implementation: Breaking down large projects into manageable phases to ensure gradual progress and assessment. 3. Public-Private Partnerships: Collaborating with local businesses to fund and support urban development initiatives. 4. Performance Metrics: Establishing clear indicators to monitor progress and make necessary adjustments throughout implementation. Common Challenges Faced in Previous Implementations: 1. Funding Shortfalls: Insufficient financial resources can hinder project execution. 2. Community Resistance: Lack of public support or opposition to proposed changes can stall progress. 3. Coordination Among Stakeholders: Difficulty in aligning goals and responsibilities among various parties can lead to miscommunication. 4. Regulatory Hurdles: Navigating complex zoning laws and regulations can delay implementation.	3/14	Charlie	Barnwell		
133	Introduction	16	It is unclear what a capital project is vs. other types of projects.	3/12	Rachel	Lord	City of Homer	Other
134	Introduction	16	Goal A and B: add “education”. Goal C: add “adult education and construction”	3/13	Carol	Swartz		Email
135	Introduction	17	goal B: add “education”	3/13	Carol	Swartz		Email
136	Introduction	18	What I like: 77 percent of the 551 community survey respondents said that preserving open public space with the city from development was important. Pg. 18.	2/19	Janette	Keiser		Other
137	Introduction	19	What I like: Residents cherish Homer’s varied opportunities for recreation...but they want more connections and protection of those opportunities. Pg. 19.	2/19	Janette	Keiser		Other
138	Introduction	6-16	P 6-16 this seems really choppy. Suggest moving the future land use map discussion into the land use chapter, moving the methodology into the appendix, and pick back up on page 13 with the Contents, Whats in the plan section. Keep this intro section to what is this plan and how do I use it.		Julie	Engebretson	City of Homer	Other
139	Introduction		Thank you for including a land acknowledgment. While the acknowledgment included is part of an art installation on city land and supported by the city, the art installation is specific to the Niniichik Tribe. Native Alaskans from across Kachemak Bay have also historically and currently depend on the north side of the bay for various activities. I believe the land acknowledgment should recognize that the Homer Spit and lands that are now Homer have been a "crossroads" of sorts for a variety of Native Alaskans. If the plan is to include a land acknowledgment, please do a bit of outreach to the tribes associated with Kachemak Bay on the language to use.	3/14	Donna	Aderhold	City of Homer	Email
140	Introduction		At a glance History might want to elaborate on the 8000 year historical perspective of the native inhabitants. mention the coal seams and leading to the reason for the smokey bay		Nancy	Hillstrand	Coal Point Trading Company	Other
141	Introduction		P.15, Implementation. Implementation guidelines and specifications are missing in this plan. Should discuss implementation options. Need to be clear exactly how the Plan will be implemented over the next 10 years. I suggest including the following language in the section on P.15 to clarify what is meant and faced in implementation of plans. Here are some examples of successful implementation strategies from other plans: 1. Community Engagement Programs: Leveraging workshops and surveys to involve residents in decision-making. 2. Phased Implementation: Breaking down large projects into manageable phases to ensure gradual progress and assessment. 3. Public-Private Partnerships: Collaborating with local businesses to fund and support urban development initiatives. 4. Performance Metrics: Establishing clear indicators to monitor progress and make necessary adjustments throughout implementation.	3/14	Helen	Armstrong		Other

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
142	Introduction		Missing from the Plan is verbiage regarding implementation challenges. I suggest this verbiage be added: “Common challenges faced in previous implementations of comprehensive plans: 1. Funding Shortfalls: Insufficient financial resources can hinder project execution. 2. Community Resistance: Lack of public support or opposition to proposed changes can stall progress. 3. Coordination Among Stakeholders: Difficulty in aligning goals and responsibilities among various parties can lead to miscommunication. 4. Regulatory Hurdles: Navigating complex zoning laws and regulations can delay implementation.”	3/14	Helen	Armstrong		Other
143	Introduction		P. 9—12: A good description of Plan development of the Plan.	3/14	Helen	Armstrong		Other
144	Introduction		I am sorry this is late, but I only have one comment about the 2035 plan - there is no mention of what accomplishments were completed as outlined in the 2018 plan, at least not on the hard copy I have; its mentioned as a document reviewed, but nothing about what was accomplished. How is one to know if the City follows and accomplishes any or all of their strategic plans? If you haven’t accomplished anything from the previous plan, then this is just an academic exercise to spend time and money on.	3/16	Carl	Markon		Web Comment
145	Introduction		Comp plan comments (from open house conversations~ In the part of the plan that talks about the community response, note that you did run a statistical analysis on the results and even though the majority of the respondents did not live in city limits, the responses were basically the same.	2/25	Julie	Engebretsen	City of Homer	Web Comment
146	Introduction		Missing in this Plan, is addressing the comparison of the 2018 Comprehensive Plan and this Plan. A summary of an audit of the 2018 Plan is needed. What didn’t get accomplished in the 2018 Plan? Where were there misdirections? What priorities in 2018 Plan are no longer valid? What was accomplished and what wasn’t from the 2018 Plan? how well was the 2018 Plan implemented? What items were missing or unaddressed? In my experience, few of the prior plans are audited and discussed in detail. This is unfortunate as we should learn from previous plans and improve on them. I would like to see a page here that summarizes say in table form what goals, objectives, strategies were present in the 2018 Plan and what of them were accomplished.	3/14	Charlie	Barnwell		
147	Introduction		Development of the Plan and other Plan info, Pages 10—14, A nice organized, written summary of Plan development, timelines, etc.	3/14	Charlie	Barnwell		
148	Introduction		Homer by the Numbers, P.5, and P.6. A nice summary, good graphics.Same for the graphic on p.6.	3/14	Charlie	Barnwell		
149	Introduction		The relationship of functional and area plans should be mentioned. See Figure 2 below. How can these be used as tools to implement the Comprehensive Plan? https://agnewbeck.box.com/s/s6eie6opm6yxrrsam2ij89a99arc7dcr With respect to functional and area plans I suggest including the following table: https://agnewbeck.box.com/s/sw2zlquvsi8wklwwsg3a97a4goflzmqh	3/14	Charlie	Barnwell		
150	Introduction		What is a Comprehensive Plan?, P.2. This is a good description, especially the part about the Future Land Use Map, but I would add this verbiage: “A comprehensive plan is a long-term strategic framework that guides the growth and development of a community. Key components include: ● Vision and Goals: A clear statement of the community's aspirations and objectives for the future. ● Land Use Planning: Strategies for how different areas of the community will be developed and used over time. ● Transportation and Infrastructure: Plans for transportation systems and public utilities to support growth. ● Community Engagement: Processes to involve residents and stakeholders in shaping the plan.”	3/14	Charlie	Barnwell		
151	Introduction		What is Zoning Code?, P.2. Zoning Code: A lot of folks don’t really understand what “code” is and why it is important. This is a good summary, but I would add the following verbiage. There has been lots of discussion on each of the points below: City code should be explained, and it refers to the regulations and ordinances that govern land use, building standards, and other municipal activities. Key considerations of this code include: ● Zoning Regulations: Rules that dictate how land can be used and what types of structures can be built in specific areas. ● Building Codes: Standards for construction to ensure safety, accessibility, and environmental sustainability. ● Permitting Processes: Procedures for obtaining approval before initiating construction or development projects. ● Enforcement Mechanisms: Protocols for ensuring compliance with the city code and addressing violations. Title 21 typically refers to a specific section of municipal code that outlines zoning regulations and land use policies. Key considerations include: ● Zoning Districts: Designations that determine allowable land uses and development standards in different areas. ● Density and Intensity Standards: Guidelines for the number of units or the scale of development appropriate for each zoning district. ● Special Use Permits: Processes for approving land uses that may not be allowed by right, requiring additional review. ● Variances and Exceptions: Mechanisms for granting deviations from established zoning regulations under certain circumstances	3/14	Charlie	Barnwell		

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
152	Land Use and Environment	10	P.10, Future Land Use Map Overlay Categories. This is a nice breakout and helps in understanding the Plan, however, I have the following comments: Area Plan: it would be helpful to explain in more detail or with examples what an Area Plan is. I lived in Anchorage and am familiar with many Area or District Plans there, notably the Hillside District Plan. Homer may need more areas like West Homer, Hillside Homer, or East Homer due to distinct environmental and other issues.	3/14	Helen	Armstrong		Other
153	Land Use and Environment	10	P.10, Future Land Use Map Overlay Categories. This is a nice breakout and helps in understanding the Plan, however, I have the following comments: Environmental Constraints: this also needs to be more clearly defined and explained. In my experience, I have found that environmental constraints are critical factors that can influence planning and development processes. Here are some key considerations I have found in cities, but also work in small rural communities throughout Alaska: <ul style="list-style-type: none">•Wetland Protection: Areas classified as wetlands require special attention to preserve biodiversity and water quality.•Coastal Erosion: Coastal areas may face risks from erosion, requiring careful management to protect infrastructure and ecosystems.•Floodplain Management: Development in flood-prone areas needs to be minimized to reduce risks to life and property.•Habitat Conservation: Protecting habitats for endangered species is essential to maintain ecological balance.•Hazards such as tsunamis, landslides, and other.	3/14	Helen	Armstrong		Other
154	Land Use and Environment	11	The "Future Land Use Map" as shown in the new Plan (Page 11 in the "Full" version of the Plan) has a grave issue: the "Industrial" land use shown to the west of Kachemak Drive. This has to be changed. We can't have an Industrial land use designation on top of critical habitat and important peatlands/wetlands. This is inconsistent with the strategies laid out in this Plan (see paragraph 2 below). This wetlands area has been a focus for Homer conservation groups, not to mention recreational users, for more than 25 years; and a part of the City's Green Infrastructure planning for at least the past 5 years.	3/15	Roberta and Robert	Highland and Archibald	PARCAC, Former PC	Other
155	Land Use and Environment	12	Executive summary page 12 goal A, says "Update the COH future land use map zoning code...\\" Should this read "update the zoning map?"	2/25	Julie	Engebretsen	City of Homer	Web Comment
156	Land Use and Environment	16	Modernize water and sewer systems and upgrade streets for multimodal access to support higher density and safe pedestrian use.	3/14	Devony	Lehner		Email
157	Land Use and Environment	17	Explain 'moderate, sustainable' growth	3/12	Rachel	Lord	City of Homer	Other
158	Land Use and Environment	17	Needs citation, date assessed, picutre grainy, not clear what grey properties mean, and how does this figure actually fit in with what you're saying?	3/12	Rachel	Lord	City of Homer	Other
159	Land Use and Environment	17	ecological benefits and limits, and enhances...	3/14	Devony	Lehner		Email
160	Land Use and Environment	17	p17, Land Use & Environment. A discussion is needed about coastal bluff stability. Recent issues with landslides or land slumps along the Sterling Highway zone from near West Hill Rd. to downtown are concerning. The Plan should address this, given its purpose and timeframe (10 yrs.).	3/14	Helen	Armstrong		Other
161	Land Use and Environment	17	This section needs a brief intro regarding the importance of land use and environment to the Plan. I suggest the following verbiage as a brief intro before going into Key Themes Guiding the Plan: “Land use and environment in planning are critical aspects that ensure sustainable development and the preservation of natural resources. Key considerations include: <ul style="list-style-type: none">• Land Use Compatibility: Ensuring that various land uses (residential, commercial, industrial) coexist without negative impacts on the environment or community.• Environmental Sustainability: Integrating practices that protect ecosystems and promote resource conservation in land use decisions. = <ul style="list-style-type: none">• Impact Assessments: Evaluating potential environmental effects of proposed developments to inform planning decisions.• Regulatory Frameworks: Implementing policies and zoning regulations that enforce environmental protections."	3/14	Charlie	Barnwell		
162	Land Use and Environment	17	(note: Charlie had an identical edit in his comments re: FLUM in the intro) Suggested additional language for this section: The future land use map is a vital tool for guiding development and resource management. Key considerations include: <ul style="list-style-type: none">• Zoning Designations: Clear classification of areas for residential, commercial, industrial, and conservation uses.• Compatibility with Existing Uses: Ensuring new land uses align with current neighborhood characteristics and infrastructure.• Environmental Considerations: Incorporating natural features and constraints into land use planning to protect ecosystems.• Community Input: Engaging residents in the planning process to reflect their nes and priorities in the land use designations."	3/14	Charlie	Barnwell		
163	Land Use and Environment	18	P18, missing the period at the bottom of the page, and there are several uses of numbers at the start of sentences.		Julie	Engebretson	City of Homer	Other
164	Land Use and Environment	18	There are many ways people gave input, but it's only referencing survey results. Reframe this theme in the positive	3/12	Rachel	Lord	City of Homer	Other
165	Land Use and Environment	18	Are there references we can give for people to learn more?	3/12	Rachel	Lord	City of Homer	Other

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
166	Land Use and Environment	18	Reframe is positive. Also, land constraints reduce land suitability but they provide benefits through ecological functions -- what does this sentence mean?	3/12	Rachel	Lord	City of Homer	Other
167	Land Use and Environment	18	Add: P. 18 “Development that Fits Natural Conditions” <u>Homer Planning Commission and Planning Staff are encouraged to do site visits to ensure proper planning in technically difficult and environmentally sensitive zones, such as in and around wetlands, creeks, bluffs, steep slopes, etc.</u> Rationale: The Planning Commission currently has an unwritten policy of not visiting sites, which is detrimental to sound decision making in sensitive and technically challenging areas.	3/13			Stormwater Workgroup	Other
168	Land Use and Environment	18	land availability, evironmental constraints, <u>neighborhood respect for their subdivision covenants, cost of construction</u> , and the proliferation...	3/14	Devony	Lehner		Email
169	Land Use and Environment	18	where it is <u>much</u> more affordable but is less connected...	3/14	Devony	Lehner		Email
170	Land Use and Environment	18	While these areas significantly reduce the amount of suitable land <u>suitable</u> for development, they also provide immense benefits through their resultant green infrastructure , protection of suitable/developed land <u>and resulting from</u> their ecological functions.	3/14	Devony	Lehner		Email
171	Land Use and Environment	18	<i>Notes to captions:</i> and other high elevation summering areas and hillsides - such as open spaces in Stream Hill Park subdivision -	3/14	Devony	Lehner		Email
172	Land Use and Environment	18	p.18-9, Descriptions of land use themes. This a well-presented couple of pages that summarizes the themes and issues. I would suggest carefully ensuring the language be consistent with other parts of the Plan.	3/14	Helen	Armstrong		Other
173	Land Use and Environment	18	Development that fits Natural Conditions, P.18. An important section of the Plan, and one of the best written ones, addressing environmental constraints and development. In general, this is well written, but needs more elaboration on the items listed, namely steep slopes, wetlands, habitat, and "land with biophysical characteristics that make development challenging." I think the key Items to be elaborated on in this section include: Geohazards (slope, tsunami, erosion), soils, wetlands, peatlands, and habitat. <ul style="list-style-type: none">• With regard to geohazards, coastal bluff stability is an issue in Homer. Regarding slope failure potential (landslides) the coastal bluff in the Downtown area was identified by DGGs with a high instability score (p10 of their 2024 report). Unfortunately, this report did not examine this section of the bluff in detail with field observations. There are two and possibly three major slumps between West Hill Road and Bishops Beach. In January, the West Hill Road slump re-activated and lost another 800-foot slice off the bluff face. Tsunami risk or potential is another geohazard that should be mentioned here. (see map and DGGs report info).• Steep slopes: the problem in Homer is not only a considerable amount of steep slopes (see Appendix F in Appendices), but poor soils (see COH LID Study), and this combination leads to slope failure potential.• Peatlands are a soil type and have been mapped by NRCS in detail in the Homer area (see map). The peatlands serve many important environmental functions: water storage, carbon sinks, habitat, and in parts of Homer description of key habitats here would be useful. Wetlands are an important land type in Homer, yet not described in the Plan at least briefly as to their importance. Other soil types are of concern with development. The COH LID study analyzed soil groups by watershed basin.• Wetlands are mentioned on pages 12, 18, 31, 32 in the Plan, yet there is no brief description of wetlands in Homer: what type they generally are, where they are. Wetlands are present in key parts of Homer (see map), and generally should not be developed as they present good opportunity for green infrastructure related storm water management, and habitat. The problem the City has is that it has no jurisdictional tool at this time to manage wetlands.• Watersheds vary in Homer as to their flood potential, drainage aspects, and landslide potential. Key watersheds should be briefly discussed, in particular Woodard Creek as it is located above downtown, and has been known to flood and landslide. The COH Land Impact Development (LID) report again identified and mapped Homer’s watersheds, along with soils and other characteristics.• Floodplains and Coastal Erosion should also be mentioned briefly in this section. All of the above constraints can be illustrated with the use of maps—See comments below on page 11.	3/14	Charlie	Barnwell		
174	Land Use and Environment	19	On page 19, the caption for the photograph of birds at Beluga Lake irks me a bit. I believe a better caption could be "Many areas of Homer, including Beluga Lake, provide important habitats for migrating and nesting birds."	3/14	Donna	Aderhold	City of Homer	Email
175	Land Use and Environment	19	p. 19 Addressing gaps in outdoor access – this is kinda confusing. We have schools and airport CHA and city lands that are not ZONED as parks, but are public space. Same with USFW service. I’m not sure why it’s a problem?		Julie	Engebretson	City of Homer	Other
176	Land Use and Environment	19	First paragraph, first sentence: subsisting AND -not but	3/12	Rachel	Lord	City of Homer	Other
177	Land Use and Environment	19	Remove: P. 19 “Residents cherish Homer’s varied opportunities for recreation and subsisting , but they want more connections and protection of those opportunities ...” Rationale: The word subsistence has an important technical definition with ADF&G—and Homer is not a community that qualifies for subsistence harvest because we are on the road system. Better to say something like “natural harvest” or “harvest”	3/13			Stormwater Workgroup	Other

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
178	Land Use and Environment	19	Page 19 - “Addressing Gaps in Outdoor Access” - It is important to feature the City of Homer as a gateway to Kachemak Bay State Park, the first legislatively designated state park in the Alaska State Parks system. There is a small note about the Diamond Creek Recreational Area on Page 32, 6. d) but Eveline State Recreation Site and the planned Cottonwood Eastland Multi-Use Trails are also accessible by road on this side not to mention the glorious views and recreational, fishing/hunting, and other activities we enjoy around Kachemak Bay. This park is a major draw for tourism and other economic opportunities, however the park is not properly funded by the State. The trails that attract many to Homer are maintained largely by a volunteer base that can only keep up with 25 miles of the 85 miles of trails. We also have a 125 mile water trail. Even though this is State of Alaska land, the City of Homer would not be what it is today without Kachemak Bay State Park and we need to recognize that.		Casey	Aderhold		Comment Form
179	Land Use and Environment	19	Residents cherish Homer's varies opportunities for <u>outdoor</u> recreation, <u>enjoying and relaxing in nature</u> , and subsisting, but they want more connections and protection of those opportunities. Homer has a broad <u>variety inventory</u> of open space <u>within and near the community</u> relative to other communities through a wide variety of property <u>These reflect many kinds of land</u> owners including (but not limited to) the State of Alaska Department of Natural Resources, the Fish and Wildlife Service, the Kenai Peninsula Borough, <u>Kachemak Moose Habitat, Inc.</u> , Alaska Division of Aviation, and Kachemak Heritage Land Trust, <u>and stewardship-minded private developers</u> . However, there are gaps or <u>and</u> missing missing connections to neighborhoods and downtown Homer, and some areas used as open space for active and passive recreational activities are mostly within other land use zones and are not formally dedicated to the <u>designated as Open Space or Recreation intended land use</u> .	3/14	Devony	Lehner		Email
180	Land Use and Environment	19	community feedback <u>values</u> and will improve...	3/14	Devony	Lehner		Email
181	Land Use and Environment	19	This is a great section that relates to mention of open space, walkability, and other themes in the Plan. What is missing in the Plan (and in the Transportation Plan) are maps showing where known gaps are.	3/14	Charlie	Barnwell		
182	Land Use and Environment	20	On page 20, remove the parenthetical phrase "formerly English Bay". Nanwalek has been Nanwalek for long enough that it should get to stand on its own.	3/14	Donna	Aderhold	City of Homer	Email
183	Land Use and Environment	20	20: It is totally out of context to talk about neighboring communities in the same paragraph as the need to have small area plans within the City. I get a goal of the plan is to be a hub and be connected to neighboring communities, but how is land use in nanwalek, port gram and seldovia relevant to Homer land use? Seems like this is missing a sentence or completion of the idea.		Julie	Engebretson	City of Homer	Other
184	Land Use and Environment	20	p. 20: photo pic is not the airport CHA, its Beluga Slough with the picnic table.		Julie	Engebretson	City of Homer	Other
185	Land Use and Environment	20	Second sentence needs citation and add ADOT div. of aviation	3/12	Rachel	Lord	City of Homer	Other
186	Land Use and Environment	20	Last sentence - what does this mean?	3/12	Rachel	Lord	City of Homer	Other
187	Land Use and Environment	20	Skeptical of the statement that people recognize many planning and zoning recommendations from the previous comp plan have NOT been incorporated. This section could be better worded.	3/12	Rachel	Lord	City of Homer	Other
188	Land Use and Environment	20	Missing themes: Farmers market / agriculture prodution - we have one of the highest densitiies of high tunnels in the nation and one of the best farmers markets in the state. "City of Peonies" should be addressed and prioritized.	3/12	Rachel	Lord	City of Homer	Other
189	Land Use and Environment	20	Remove / replace quote about 'outside city limits'	3/12	Rachel	Lord	City of Homer	Other
190	Land Use and Environment	20	How do the goals map to strategies? Also, remove Goal C - doesn't seem like it should be a goal, more of an overall purpose of the comp plan	3/12	Rachel	Lord	City of Homer	Other
191	Land Use and Environment	20	<u>Within city limits</u> , these areas include ...	3/14	Devony	Lehner		Email
192	Land Use and Environment	20	and three habitat areas <u>such as Beluga Slough, the Poopdeck Trail area, the city's Diamond Creek Recreation Area, the Reber Trail area</u> , Woodard Creek, Bridge Creek, and the Airport Critical Habitat Area	3/14	Devony	Lehner		Email
193	Land Use and Environment	20	... Kachemak City are connected to Homer because it functions as a hub <u>in multiple ways</u> . While many areas have had extensive planning or are under different <u>non-city</u> jurisdictions, other <u>city-owned</u> areas need additional master planning...	3/14	Devony	Lehner		Email
194	Land Use and Environment	20	One clear example of this is the City of Homer's 270-acre Diamond Creek Recreation Area (DCRA) on the west die of town. The plan for this area is over 10 years old.	3/14	Devony	Lehner		Email
195	Land Use and Environment	20	<i>Note: Suggestions for wordsmithing a direct quote from the community survey.</i>	3/14	Devony	Lehner		Email
196	Land Use and Environment	20	Plan for responsible development that balances <u>ecological processes</u> , environmental impacts...	3/14	Devony	Lehner		Email
197	Land Use and Environment	20	A good section and well written. Another word for this is “Area Plan” frequently used in comprehensive planning in the U.S. and abroad. Some mention should be made here of the need to develop Area Plans for these unique places. A reason for utilizing area plans also is that they can help take the burden of plan development and implementation off of City staff.	3/14	Charlie	Barnwell		

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
198	Land Use and Environment	21	On page 21, it would be nice to have the definitions of the symbols before the land use category table, but I understand it is a bit awkward with the landscape table. In the table on page 22, the light industrial category includes lands the city is in the process of purchasing for green infrastructure. These parcels should be included as conservation. In addition, the wetlands that surround the green infrastructure parcels should be excluded from the light industrial land use and have a separate category that would minimize the footprint possible for development to conserve the valuable functions of these wetlands.	3/14	Donna	Aderhold	City of Homer	Email
199	Land Use and Environment	21	What does last sentence (master planning for specific areas) mean?	3/12	Rachel	Lord	City of Homer	Other
200	Land Use and Environment	21	Define limited ag pursuits. In residential transition, include urban farm in use examples. In Medical Mixed Use - what does "focus on ADA-compliant design and amenities" mean?	3/12	Rachel	Lord	City of Homer	Other
201	Land Use and Environment	21	To downtown mixed use zones, add: discourages/limits the construction of single family, market-rate, street level residences while promoting multifamily residential housing, in conjunction with commercial buildings, and offers affordable/attainable housing incentives. Rationale: to achieve density, we must also discourage sprawl. Attainable housing is Homer’s top priority, so it is necessary to name the priority in zoning code, similar to how “walkability” is named here.	3/5			Homer Housing Policy Workgroup	Other
202	Land Use and Environment	21	Across all zones, particularly Downtown mixed Use, Commercial Mixed Use and Residential, identify the community-identified values of walkability, recreational access, climate mitigation, and conservation of lands. Rationale: For development to be smart, we need to balance the community’s values against one another: Within any given zone, we should not, eg. allow for development that cuts off access to a popular recreational site or significantly diminishes walkability, but should instead direct it to a place where that does not happen. Calling this out in the description of the zone can help planners and prospective buyers/developers weigh their options in advance of a purchase or permit application.	3/5			Homer Housing Policy Workgroup	Other
203	Land Use and Environment	21	Residential transition: This area was never defined and is not needed; all use examples listed are OK in rural residential	3/14	Devony	Lehner		Email
204	Land Use and Environment	21	Strategies and Potential Actions, P.21-22. This is a very important part of the Plan. This needs to be carefully constructed and consistent with other parts of the Plan.	3/14	Charlie	Barnwell		
205	Land Use and Environment	21	Need a sentence on p.21, explaining the following table (Fig.7 (this should be a table, not figure).	3/14	Charlie	Barnwell		
206	Land Use and Environment	22	Explain 'anadromous streams'	3/12	Rachel	Lord	City of Homer	Other
207	Land Use and Environment	22	Change: Airport Critical Habitat, Bridge Creek Watershed Protection District, the Diamond Creek Recreation Area, the Woodard Creek Watershed, Federal Emergency Management Agency flood zones, coastal and inland bluff stability, landslide hazard areas , anadromous streams, wetlands, wooded lands , and slopes 30 percent or greater. Rationale: It is inappropriate to restrict overlay of creeks to anadromous waters, since there basically are none in Homer. However, Homer has 1 many important creeks and wetlands that need to be well managed to mitigate flooding and erosion concerns raised by the public, as well as habitat and open space values that are so clearly expressed in public surveys. Including these areas in the overlays that indicate environmental constraints is in keeping with the public’s value of “green infrastructure incorporation, open space preservation, and greater attention to development standards for both private development and public infrastructure” outlined in the plan. The EPA identifies stormwater buffers as a “Stormwater Best Management Practice,” defining them as areas of natural vegetation around waterbodies and wetlands that protect the slope stability and water quality of neighboring areas and waterbodies. For landslides in particular, we need to see these layers to help explain to staff, council and the pubic the need for greater data collection, such as annual flights of LiDAR over unstable slopes to identify new areas at risk of landslides and to regularly monitor known unstable slopes.	3/13			Stormwater Workgroup	Other

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
208	Land Use and Environment	22	With regard to mapping Environmental Constraints, Future Land Use Maps, and Zoning Code (a) The Zoning Map and Future Land Use Map should zone for Conservation sensitive areas around Lampert Lake and in the wettest/deepest peatlands area in the Beluga Wetland Complex. The City should develop a revenue-generating mechanism to purchase these lands if necessary, for the public good. (b) please ensure that the overlays on map of “Future Land Use” and “Environmental Constraints” are the same. (c) Move “Environmental Constraints” from the Appendix to the Core Plan. (d) GIS layers of constraints need to be made available on the City Website, overlaying parcels to inform citizens, potential land buyers, staff, and commissions.e) Include mapping of wetlands and streams, and other important maps showing landslide risks, etc. as outlined below. (f) Refer to Environmental Constraints Overlay in strategies that describe how the information in the layers will be incorporated into plans, policy and code, as suggested below.	3/13			Stormwater Workgroup	Other
209	Land Use and Environment	22	On the Environmental Constraints Overlay and in the appendix, Show DGGs Discharge Maps: https://dggs.alaska.gov/webpubs/dggs/ri/text/ri2022_005.pdf . GIS layers showing coastal and inland landslide hazards overlaying parcels need to be made publicly available to inform citizens, potential land buyers, staff, and commissions. GIS layers will allow for the addition of additional information as it is gathered, such as new LiDAR over unstable slopes to identify new areas at risk of landslides and to regularly monitor known unstable slopes. The DGGs report is "just" the first unstable slope study for Homer and it did not even include field studies.	3/13			Stormwater Workgroup	Other
210	Land Use and Environment	22	On the Environmental Constraints Overlay and in the appendix, show the landslide hazard area around Bluff Point from the DGGs Report, https://dggs.alaska.gov/pubs/id/31155 . GIS layers this hazard and the buffer line around it needs to be made publicly available to inform citizens, potential land buyers, staff, and commissions. This landslide hazard in particular needs special attention and rules must be promulgated to protect residents and infrastructure to try to keep folks out of harms’ way.	3/13			Stormwater Workgroup	Other
211	Land Use and Environment	22	In the Environmental Constraints overlay and in the appendix, show Peatland Depth Maps. These maps are vital indicators of the volume of water held in the peatlands, their viability as building sites, and their potential to cause flooding along Kachemak Drive if filled. These maps are available through the Homer Drawdown Group: https://www.homerdrawdown.info/peatlandproject/map . GIS layers overlaying parcels need to be made publicly available to inform citizens, potential land buyers, staff, and commissions. Importantly, GIS layers allow for the addition of additional information as it is gathered, thereby keeping any prioritization or regulation up-to-date.	3/13			Stormwater Workgroup	Other
212	Land Use and Environment	22	On the Environmental Constraints Overlay and in the Appendix, show wetland and water mapping, as it appeared in the 2018 Comp Plan. Available from Homer Soil and Water Conservation District. In addition to appearing in the plan, GIS layers overlaying parcels need to be made publicly available to inform citizens, potential land buyers, staff, and commissions. Importantly, GIS layers allow for the addition of additional information as it is gathered, thereby keeping any prioritization or regulation up-to-date. It is particularly relevant for zoning and rezoning considerations, as well as property valuations.	3/13			Stormwater Workgroup	Other
213	Land Use and Environment	22	On the Environmental Constraints Overlay, in the Appendix, and in the Future Use and Zoning Maps show Conservation Lands Conserved by Kachemak Moose Habitat, Inc.: Available on the Kenai Peninsula Borough Parcel Viewer: https://geo.kpb.us . In addition to appearing in the plan, GIS layers overlaying parcels need to be made publicly available to inform citizens, potential land buyers, staff, and commissions. Importantly, GIS layers allow for the addition of additional information as it is gathered, thereby keeping any prioritization or regulation up-to-date. It is particularly relevant for zoning and rezoning considerations, as well as propety valuations.	3/13			Stormwater Workgroup	Other

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
214	Land Use and Environment	22	On the Environmental Constraints Overlay, in the Appendix, and in the Future Use and Zoning Maps show Conservation Lands Conserved by Kachemak Heritage Land Trust: Information available from the Land Trust and on the Kenai Peninsula Borough Parcel Viewer: https://geo.kpb.us . GIS layers overlaying parcels need to be made publicly available to inform citizens, potential land buyers, staff, and commissions. Importantly, GIS layers allow for the addition of additional information as it is gathered (such as, in this case, additional purchases for conservation), thereby keeping any prioritization or regulation up-to-date.	3/13			Stormwater Workgroup	Other
215	Land Use and Environment	22	On the Environmental Constraints Overlay, in the Appendix, and in the Future Use and Zoning Maps, please show parks that are available to the public, owned by the Kachemak Bay Equestrian Association and Stream Hill Park Homeowners Association. These are important recreation sites that should be incorporated into Recreational Access and walkability planning. Available on the Kenai Peninsula Borough Parcel Viewer: https://geo.kpb.us . GIS layers of conserved lands need to be made available overlaying parcels to inform citizens, potential land buyers, staff, and commissions. GIS layers allow for the addition of additional information as it is gathered (such as, in this case, additional purchases for conservation), thereby keeping any prioritization or regulation up-to-date.	3/13			Stormwater Workgroup	Other
216	Land Use and Environment	22	Figure 7 - This table and accompanying map have to be correct and consistent. Of note, are some major question marks: namely on P.22 “industrial” which says the 2018 designation was “ commercial 2 and conservation. A major change.	3/14	Charlie	Barnwell		
217	Land Use and Environment	23	How are these areas decided?	3/12	Rachel	Lord	City of Homer	Other
218	Land Use and Environment	23	What I like: The proposed Land Use Plan includes an “Environmental Constraints Overlay”. Pg 23.	2/19	Janette	Keiser		Other
219	Land Use and Environment	23	DRAFT Future Land Use Map, P.23. Figure 9. See my other comments in my review (pages 3 and 5). Graphically and in terms of layout, this important map is acceptable. However, a significant inconsistency is found in the “environmental constraints overlay,” which is generally acceptable but inconsistent in the Homer Airport area. The “industrial” land use in this area does not align with the “critical airport habitat” or “conservation” land uses as designated in 2018 or in other locations. This should also be consistent with #5 on P.25, which states, “conserve open green space in Homer to protect environmental values, provide recreation opportunities, and enhance biophysical connectivity.” The designation of “industrial” land use and commercial zoning is fundamentally inconsistent with this goal/strategy.	3/14	Charlie	Barnwell		
220	Land Use and Environment	23	Additionally, the application of the “environmental constraints overlay” in the Diamond Creek area is questionable. I support the protection of this area as an open space/parks area, but I am not sure it fits into the environmental constraints category.	3/14	Charlie	Barnwell		
221	Land Use and Environment	24	“include architectural and site development standards”. I can get behind site development standards, however architectural standards? This is essentially the same as establishing uniform building standards. In an “artistic community” like Homer, I don’t believe this fits the community’s desires of “keeping Homer weird”. It also is in confliction of opening alternative buildings to make construction more affordable.	2/20	Daniel	Kort	City of Homer	Email
222	Land Use and Environment	24	This makes sense, however what is the Master Roads and Streets Plan, and how would this plan differ from the Transportation Plan?	2/20	Daniel	Kort	City of Homer	Email
223	Land Use and Environment	24	What is meant by “adopt incentive programs to increase energy efficiency and promote renewable energy in existing and new residential and commercial developments”. While adopting incentive programs to increase energy efficiency seems admirable and harmless, it doesn’t seem appropriate for the City to provide financial incentives or disincentives (if that is what is meant).	2/20	Daniel	Kort	City of Homer	Email
224	Land Use and Environment	24	“Expand allowable housing types, including accessory dwelling units, tiny homers, townhomes, courtyard homes, and manufactured and modular homes”. This directly conflict with 2. b) where it asks to establish “uniform building standards... including architectural and site development standards”.	2/20	Daniel	Kort	City of Homer	Email
225	Land Use and Environment	24	“... public-private partnerships for affordable and long-term housing development”. First off, creating housing is not a responsibility of government. Secondly, a City that is having problems affording paving roads, installing water and sewer pipes or having problems affording to pay for equipment replacement is in no position to pay for affordable housing. It seems that the City’s role in this should be to remove barriers to the construction of affordable housing.	2/20	Daniel	Kort	City of Homer	Email
226	Land Use and Environment	24	"Encourage development" too ambiguous.	3/12	Rachel	Lord	City of Homer	Other
227	Land Use and Environment	24	Why overlap with another strategy in another chapter? Consider removing - redundant.	3/12	Rachel	Lord	City of Homer	Other
228	Land Use and Environment	24	Action D: Gauge support for this	3/12	Rachel	Lord	City of Homer	Other
229	Land Use and Environment	24	P. 24, 3. Add: Incentivize long-term rentals and disincentivize proliferation of short-term rentals in neighborhoods. Add * to indicate that code change needed. Rationale: The percentage of the housing stock tied up in short-term rentals plays a significant part in the cost and availability of housing in Homer, as this plan notes.	3/5			Homer Housing Policy Workgroup	Other

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
230	Land Use and Environment	24	P. 24, 3 c. Expand allowable housing types, including accessory dwelling units, tiny homes, townhomes, courtyard homes, and manufactured and modular homes. Rationale: Tiny homes, while often promoted as affordable housing, do not help achieve the goal of land efficiency in Homer. They typically require the same infrastructure connections (water, sewer, roads) as larger homes but house fewer people, leading to lower overall density. Additionally, tiny homes are not well suited to the needs of Homer’s year-round working families who need more space.	3/5			Homer Housing Policy Workgroup	Other
231	Land Use and Environment	24	P. 24, 3 d. Create development incentives, such as affordable housing initiatives, density bonuses, core-area incentive zoning to encourage affordable and senior housing, and public private partnerships for affordable and long-term housing development. Add * to indicate that code change needed. Rationale: Incentive Zoning is a proven strategy that can help increase both housing density and affordability. In cities like Seattle, developers who include affordable housing or other community benefits are granted additional buildingheight or floor area beyond the base zoning limits. (seattle.gov) Homer has very little land it is able to offer as an incentive in a public-private partnership, but Homer’s vertical space is a valuable asset that could be leveraged, while preserving more of Homer’s lands and landscape. Seniors living with or anticipating mobility difficulties often prefer to downsize into single-floor residences. The availability of ranch-style homes near Homer’s in-demand medical district is limited and building more single-floor houses near Hommer’s central business district does not support density. Allowing the construction of taller buildings equipped with elevators would increase the supply of ADA-compliant single floor residences in Homer. This building type will support our senior community and ease demand on the single family home market, so it should be prioritized in the comp plan.	3/5			Homer Housing Policy Workgroup	Other
232	Land Use and Environment	24	P. 24, 5 a. Partner with public and private entities to preserve existing open spaces, establish lease agreements to increase access to trailheads on private land, and create new green space connections that increase recreation activities and habitat value areas. Rationale: Lease agreements provide a cost-effective mechanism for increasing public access to recreational areas, compared to land purchases. Many communities use lease agreements to secure trail access across private property while allowing landowners to retain ownership and control of their land. This strategy, especially with contributions from the Borough or State, could also allow Homer to increase access to trails in the greater Homer area.	3/5			Homer Housing Policy Workgroup	Other
233	Land Use and Environment	24	p. 24, 2. Update Homer City Code to better respond to existing and future opportunities for moderate, sustainable growth. a) Implement zoning codes that allow for greater flexibility and adaptability, such as form-based codes that focus on building form and relationships rather than strict use classifications. <u>h). Ensure sustainable development through code that mitigates the hazards of landslides, flooding, and low water quality.*</u> <u>i) Expand language describing the kinds of conditions that can be placed on Conditional Use Permits (Homer City Code, 21.71.040 Approval of conditional use) to include measures maintaining riparian waterways, soil stability, woodlands, vegetation, wetland protection, and water quality.*</u> <u>k) Improve continuity between strategies in the subdivision plan approval, and activities on individual properties within the subdivision.*</u> <u>l) Set a codified backstop on the ability of the Planning Commission to rezone areas toward more intensive uses, using existing code on “variances” as a guide.*</u>	3/13			Stormwater Workgroup	Other
234	Land Use and Environment	24	3. add “college students”	3/13	Carol	Swartz		Email
235	Land Use and Environment	24	2e: Actually enforce codes with fines	3/14	Devony	Lehner		Email

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
236	Land Use and Environment	24	The unsustainable and oppressive increases in residential property taxes are driving out seniors and other property owners living on fixed and limited incomes. In many neighborhoods, property taxes have risen OVER 12% in EACH of the last 3 years. This is WELL ABOVE rates of inflation. Work with the state and borough to implement a residential property tax system like that created by Prop 13 in California — for example, go to https://www.sccassessor.org/faq/understanding-proposition-13 . Increase property tax revenue by offering the senior tax exemption only to those eligible for a permanent fund dividend.	3/14	Devony	Lehner		Email
237	Land Use and Environment	25	“Allow flexibility in road dimensions to minimize grading”. While this may seem desirable by folks who are less educated on the matter... this is an extremely bad idea. Roads are uniformly designed for equipment that maintain it, traffic that use it, and safety equipment such as fire and EMS. If a steep slope prevents the construction of a road, the land is likely too steep to be built upon as well. Secondly... “Requiring site-specific analysis or geotechnical reports for development on steep slopes or outfalls”. We already require site-specific analysis and geotechnical analysis for steep slopes, so this statement suggests we are not doing this. We do not require this for “outfalls”, and honestly a geotechnical analysis won’t do anything for an outfall. The City could require specific designs for outfalls though.	2/20	Daniel	Kort	City of Homer	Email
238	Land Use and Environment	25	Looking at the map presented in #1, a disproportionate amount of Homer is already under the “Conservation” or “Open Space” moniker. Exactly how much more conservation or open space can we afford and still meet the “growing housing opportunities” that the rest of the plan speaks about.	2/20	Daniel	Kort	City of Homer	Email
239	Land Use and Environment	25	How do building heights contribute to a cohesive and pedestrian friendly streetscape? This seems unrelated to me.	2/20	Daniel	Kort	City of Homer	Email
240	Land Use and Environment	25	Too many actions in 4b - 3 in 1. Define/explain 'sensitive sites'	3/12	Rachel	Lord	City of Homer	Other
241	Land Use and Environment	25	4c Whoa, where are we talking about?	3/12	Rachel	Lord	City of Homer	Other
242	Land Use and Environment	25	4f special use districts and 5b conservation easements: (<i>illegible</i>) reduce redundancy in this. Refer but yikes for execution and tracking clarity.	3/12	Rachel	Lord	City of Homer	Other
243	Land Use and Environment	25	5d ? (<i>Note: Interpreting question mark to mean: "What does this mean, where does this come from?"</i>)	3/12	Rachel	Lord	City of Homer	Other
244	Land Use and Environment	25	Page 25 (Land Use), 4.c.: Ensure development setbacks for streams and sensitive watersheds align with Alaska Department of Fish and Game recommendations. Consider establishing Stream Corridor zoning for hydrologically significant streams to enhance long-term watershed protection. I don’t know what this means; this doesn’t seem relevant to Homer. Too focused on environmental protection.	3/13	Rachel	Lord	Mayor, City of Homer	Other
245	Land Use and Environment	25	Page 25 (Land Use), 4.f.: Collaborate with conservation organizations and regional partners (e.g., Homer Soil and Water Conservation District, Kachemak Heritage Land Trust) to identify and manage environmentally sensitive areas and critical natural systems. Explore Special Use Districts to coordinate infrastructure, drainage, and trail planning at a regional or watershed level. I don’t know what this means; this doesn’t seem relevant to Homer.	3/13	Rachel	Lord	Mayor, City of Homer	Other
246	Land Use and Environment	25	Change: Strategically align development code with natural hazard considerations and habitat values. a) Use the City of Homer Hazard Mitigation Plan, Climate Action Plan, and <u>create a Waterways Plan and a Landslide Plan</u> to use as a guiding tools to inform land use policies and development regulations, ensuring ongoing updates reflect the latest hazard assessments and mitigation strategies.	3/13			Stormwater Workgroup	Other
247	Land Use and Environment	25	Change: b) Revise development regulations for steep slopes and sensitive sites to address grading, drainage, vegetation clearing, building setbacks, and footprints. Allow flexibility in road dimensions to minimize excessive grading. Require site-specific analysis or geotechnical reports for development on <u>or above</u> steep slopes, outfalls, <u>landslide-prone lands and wetlands</u> . <u>Sensitive and hazard zones will be mapped in GIS overlays that are visible on all zoning maps and possibly overlays on KPB Parcel Viewer, trigger the need for outside analysis and engineering (like current traffic analysis requirements), and/or have appropriate Site Development Standards, Platting Requirements, Stormwater Management Plans.</u>	3/13			Stormwater Workgroup	Other
248	Land Use and Environment	25	Change: c) Ensure <u>Use best-management practices to to support healthy habitats, clean water and erosion mitigation to</u> develop development setbacks for streams and sensitive watersheds align with Alaska Department of Fish and Game recommendations . Rationale: ADF&G is only concerned with anadromous waters. Homer has many important creeks and waterbodies that are not anadromous. The EPA identifies stormwater buffers as a “Stormwater Best Management Practice,” defining them as areas of natural vegetation around waterbodies and wetlands that protect the slope stability and water quality of neighboring areas and waterbodies.	3/13			Stormwater Workgroup	Other
249	Land Use and Environment	25	Change: d) Strengthen erosion, and stormwater, <u>and groundwater</u> management standards to minimize bluff and shoreline erosion. Incorporate best management practices (BMPs) into development review processes, including improved surface water <u>and groundwater</u> management on around coastal and <u>inland</u> bluffs.	3/13			Stormwater Workgroup	Other
250	Land Use and Environment	25	Add: <u>e) Institute regulation limiting or prohibiting development within the highlighted landslide risk area around Baycrest</u>	3/13			Stormwater Workgroup	Other

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
251	Land Use and Environment	25	Add: <u>f) Landslides are one of the most significant hazards Homer faces and their likelihood goes up with increased development and climate change, and so the City must dedicate resources and energy to understanding this hazard better, particularly through LiDar and on-the-ground analysis. When this studies reveal areas where regulations promoting health, safety, and infrastructure are necessary, the City should promulgate them. In the meantime, it would be prudent to institute general regulations limiting vegetation removal within 100 ft of the coastal and inland bluffs.</u>	3/13			Stormwater Workgroup	Other
252	Land Use and Environment	25	Change: g) Protect lands with limited development potential <u>with high recreational, habitat, and/or hazard mitigation values</u> through strategic acquisitions, land trades, conservation easements, or other long-term protection tools.	3/13			Stormwater Workgroup	Other
253	Land Use and Environment	25	Change: h) Collaborate with conservation organizations and regional partners (e.g., Homer Soil and Water Conservation District, Kachemak Heritage Land Trust) to identify and manage environmentally sensitive areas and critical natural systems. Explore Special Use Districts and <u>Area Plans, eg. Inland Bluff Area Plan</u> to coordinate infrastructure, drainage, and trail planning at a regional or watershed level. <u>Collaborate with local partners to offer environmental conditions workshops to the Planning Commission, Planning Staff, and Community Development. Workshops could include “Know your Water” or waterway “Waterways workshop,” covering topics from erosion to landslides to flooding.</u>	3/13			Stormwater Workgroup	Other
254	Land Use and Environment	25	Add: <u>i) Ensure that environmental overlays are available as GIS layers on the City website and that the are required to be included in platting and permitting.</u> <u>j) Expand the definition of “Standing” in Homer City Code to accommodate for development impacts to the broader community, such as impacts to public lands, conservation lands, hazards associated with flooding, erosion, road or public property damage.</u> <u>k) Create a special management area around the Bluff Point landslide hazard.</u> <u>l) Join other Tree City USA communities in a commitment to a community that’s healthier, happier, and more livable.</u> <u>m) Modify code to indicate that large projects or projects in sensitive sites need comprehensive checklists and additional time for public participation with full public notice.</u>	3/13			Stormwater Workgroup	Other
255	Land Use and Environment	25	Change: 5. Conserve open green space in Homer to protect environmental values, provide recreational opportunities, and enhance biophysical connectivity. a) Partner with public and private entities to preserve existing open spaces and create new green space connections that increase recreation activities and habitat value areas. <u>Explore and implement mechanisms for revenue generation to allow for municipal land purchases and easements, including but not limited to tools such as Stormwater Utilities, Drainage/Watershed Districts, Open Space taxes, and other strategic revenue generation strategies to support this important value for Homer.</u>	3/13			Stormwater Workgroup	Other
256	Land Use and Environment	25	Change: b Develop a strategic open space protection plan that prioritizes high-value lands for conservation, recreation, and habitat connectivity and <u>develops mechanisms for purchase and conservation.</u> Focus on areas with <u>high recreational, habitat, and/or hazard mitigation values</u> limited development potential due to biophysical characteristics and use tools such as land purchases, trades, conservation easements, and partnerships with land trusts and public agencies to secure long-term protection.	3/13			Stormwater Workgroup	Other
257	Land Use and Environment	25	d) <u>Implement</u> Explore	3/13			Stormwater Workgroup	Other
258	Land Use and Environment	25	e) Identify opportunities <u>and tools</u> for trail . . .	3/13			Stormwater Workgroup	Other
259	Land Use and Environment	25	When new areas are subdivided, they often affect existing recreation and wildlife use patterns. Often when someone buys raw land the first thing they do is shut out traditional and existing uses. It is completely reasonable, as is done in many municipalities, to reserve access corridors and open space areas. Therefore in paragraph 5d), please use stronger language than "Explore"--suggest "Establish" or at least "Emphasize".		Peter	Crimp		Comment Form
260	Land Use and Environment	25	4a: Add "and the city's Stormwater and Meltwater Management and Mitigation Handbook"	3/14	Devony	Lehner		Email
261	Land Use and Environment	25	4b: ...Require site-specific <u>geomorphological and geohydrological</u> analysis or geotechnical reports...	3/14	Devony	Lehner		Email

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
262	Land Use and Environment	25	4d: Add reference to the city's Stormwater and Meltwater Management and Mitigation Handbook"	3/14	Devony	Lehner		Email
263	Land Use and Environment	25	4d: to minimize <u>flooding, and</u> bluff and shoreline erosion.... including improved surface water management on <u>slopes and</u> coastal bluffs	3/14	Devony	Lehner		Email
264	Land Use and Environment	25	5: protect <u>ecological functions</u> , environmental values...	3/14	Devony	Lehner		Email
265	Land Use and Environment	25	What I like: Strategy 5 is to “conserve open green space in Homer to protect environmental values, provide recreational opportunities and enhance biophysical connectivity.” Pg 25	2/19	Janette	Keiser		Other
266	Land Use and Environment	25	Strategically align development code with natural hazard considerations and habitat values, P.25. #4. An important strategy. I agree with all of the sub- strategies, and they align with the rest of the Plan.	3/14	Charlie	Barnwell		
267	Land Use and Environment	25	Conserve open green space in Homer to protect.....#5., P.25. I suggest putting a "code" icon here and probably should be as it will take funding to do some of these items, e.g. strategy 5b, develop an open space protection plan, or 5e, identify opportunities for trail and park expansion.	3/14	Charlie	Barnwell		
268	Land Use and Environment	26	How does one integrate “green infrastructure” into improving commercial streetscapes. The term “green infrastructure” is used inappropriately in many instances. The term “green infrastructure” relates to a “nature-based stormwater treatment” (which is what the ADEC is now referring to this as). These sorts of elements take up a lot of space and are in contradiction to infill. Once the sidewalks are constructed, there is no remaining ROW to construct “green infrastructure” ... or “nature-based stormwater treatment.	2/20	Daniel	Kort	City of Homer	Email
269	Land Use and Environment	26	“....expanding broadband infrastructure...” The City does not own broadband infrastructure. All the City can do is encourage it by granting access to ROW and easements for the infrastructure... which we already do.	2/20	Daniel	Kort	City of Homer	Email
270	Land Use and Environment	26	p. 26: I like strategy 6. I would add, work with business owners to install benches, trash cans, bike racks and create drop off and pick up locations for busses, taxis and visitors. Our Wayfinding and Streetscape manual could be implemented. Basically we have partners that we could support in the transportation world by having small bus stops with wayfinding, for example.		Julie	Engebretson	City of Homer	Other
271	Land Use and Environment	26	6b and 6a seem kinda similar. 6d "promote development patterns" needs more explanation. 6e provide background info	3/12	Rachel	Lord	City of Homer	Other
272	Land Use and Environment	26	6: add pedestrian safety	3/14	Devony	Lehner		Email
273	Land Use and Environment	26	6c: ... Focus on complete the sidewalk network <u>that serves all ages and abilities</u> , integrating green infrastructure...	3/14	Devony	Lehner		Email
274	Land Use and Environment	26	6e: ..multimodal access <u>and pedestrian safety</u> , and expanding...	3/14	Devony	Lehner		Email
275	Land Use and Environment	26	Add action: <u>Ensure that impermeable surfaces on developed slopes do not increase downslope flooding.</u>	3/14	Devony	Lehner		Email
276	Land Use and Environment	27	p. 27: should probably add DOT/airport CHA to that list.		Julie	Engebretson	City of Homer	Other
277	Land Use and Environment	27	There's a symbol at strategy level but none of the actions have symbols.	3/12	Rachel	Lord	City of Homer	Other
278	Land Use and Environment	27	Was the Spit master plan done?	3/12	Rachel	Lord	City of Homer	Other
279	Land Use and Environment	27	<i>illegible</i>	3/12	Rachel	Lord	City of Homer	Other
280	Land Use and Environment	27	Alaska Department of Natural Resources <u>and Alaska Department of Fish and Game</u>	3/14	Devony	Lehner		Email
281	Land Use and Environment	27	Add action: <u>Update the plan for the city's 270-acre Diamond Creek Recreation Area</u>	3/14	Devony	Lehner		Email
282	Land Use and Environment	27	Develop Policies for specific community areas, P.27. A "code " icon is needed here, given the mention of the need to update codes, and other. As mentioned above I suggest the use of Area Plans as a tool for development of policies.	3/14	Charlie	Barnwell		
283	Land Use and Environment	28	What I like: A Key Theme is to preserve and protect existing green spaces... Pg. 28	2/19	Janette	Keiser		Other
284	Land Use and Environment	28	What I like: Strategy 6 is to “protect and enhance open space for recreational and environmental benefits...” Pg 32.	2/19	Janette	Keiser		Other
285	Land Use and Environment	29	Sustainable and Resilient Development, P.29. In general, a nicely written section, but the verbiage in this section mentions tsunamis, landslides, and erosion, which as suggested above, should be clearly explained in the Plan (suggest doing this in the Development that Fits Natural Conditions section—see above). The map figures here are nice, but should more appropriately be in the Development that Fits Natural Conditions section.	3/14	Charlie	Barnwell		
286	Land Use and Environment		Homer is 25 square miles but only 15 square miles is land base. Limit of available development space.	3/19			March 19 Planning Commission Meeting	Other
287	Land Use and Environment		Industrial Lands: It’s difficult to know where to designate. Industrial designation of W Kachemak Dr – conflict because it’s within the Beluga Wetlands.	3/19			March 19 Planning Commission Meeting	Other

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
288	Land Use and Environment		Does the draft FLUM reduce the amount of available industrial area?	3/19			March 19 Planning Commission Meeting	Other
289	Land Use and Environment		Do we have too many zones on the FLUM? Will it be prohibitive to future growth? Are there some designations that are worth combining? Transition Residential is an example of a designation that is not necessary.	3/19			March 19 Planning Commission Meeting	Other
290	Land Use and Environment		Where is the vacant land that is developable? Is this data that can be put into a comprehensive plan? <i>Note: See Appendix F, Figure 3</i>	3/19			March 19 Planning Commission Meeting	Other
291	Land Use and Environment		Define light, moderate, and severe growth using the previous work from Growth Scenarios	3/19			March 19 Planning Commission Meeting	Other
292	Land Use and Environment		I feel like the rest of these land uses are actually representative of here in Homer, and that there isn't always a match directly when we get talking about zoning districts later.	3/19			March 19 Planning Commission Meeting	Other
293	Land Use and Environment		One developer could not create affordable housing due to city requirements for road standards.	3/19			March 19 Planning Commission Meeting	Other
294	Land Use and Environment		If we are not serious about green infranstructure, we should remove it from the plan.	3/19			March 19 Planning Commission Meeting	Other
295	Land Use and Environment		I think that we can be serious about Green Infrastructure, and also be reasonable in understanding that there are other needs that we have to be met within the community, and we may not be able to do it to the fullest extent	3/19			March 19 Planning Commission Meeting	Other
296	Land Use and Environment		3 c: Area Planning. Area plans could be a burden to maintain, but most communities of Homer's size have them (a recreation master plan, for example). Capital icons should be placed to policies advising area planning.	3/19			March 19 Planning Commission Meeting	Other
297	Land Use and Environment		Well, we do have the plan, and I think it's implemented, so I don't know if this is making reference to revisiting it or revising it, or what exactly, is is being said, there.	3/19			March 19 Planning Commission Meeting	Other
298	Land Use and Environment		Remove suggestion to develop or encourage development of parks where neighborhoods see the 1/2 mile gap.	3/19			March 19 Planning Commission Meeting	Other
299	Land Use and Environment		Evaluate whether the development standards in the current code may restrict flexibility, especially in areas experiencing market demand for smaller or more diverse housing types.	3/19			March 19 Planning Commission Meeting	Other
300	Land Use and Environment	24f	24 (f). So, we did a transportation plan and I’d say we have updated language that should replace this 2018 language. We want road designs that are context sensitive with the land use along them. (transportation plan may directly address this?) IE, road design in old town is different than the sterling highway. We would need to update the Master Streets and Roads plan. We already have the pieces of the rest of it. If you have a task to update all these into one design manual, we will never get it done. The costs are very high for this type of work. We just need some newer road specs with more options than what we have from 1987.		Julie	Engebretson	City of Homer	Other

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
301	Land Use and Environment	25c	25 c: What are ADF&G setback recommendations? KPB already has anadromous stream setback (we have 1 in Homer). I also have no idea what “Stream Corridor zoning” is and how that fits into the zoning code. Is this a zoning district or more like a setback requirement/development standard?		Julie	Engebretson	City of Homer	Other
302	Land Use and Environment	25e	E – trail and park expansion within city tidal lands... totally does not make sense to me. I think reworking this sentence would help.		Julie	Engebretson	City of Homer	Other
303	Land Use and Environment	25f	(f) Special use districts – same as above... is this a zoning district? Is this more like a sub area plan? I guess we need a definition somewhere on what we’re talking about. Strategy 4 f and strategy 5 a and b are the same. Duplicative?		Julie	Engebretson	City of Homer	Other
304	Land Use and Environment	9, 23	P.9, (see also p. 23). Future Land Use Map. This is a core and critical part of a comprehensive plan in my experience. This map should be described in more detail. I am concerned that the land uses shown in this map (Figure 3) are inconsistent with the Plan’s goals as stated in many sections. Suggested language I recommend for this section here: The future land use map is a vital tool for guiding development and resource management. Key considerations include: •Zoning Designations: Clear classification of areas for residential, commercial, industrial, and conservation uses. •Compatibility with Existing Uses: Ensuring new land uses align with current neighborhood characteristics and infrastructure. •Environmental Considerations: Incorporating natural features and constraints into land use planning to protect ecosystems. •Community Input: Engaging residents in the planning process to reflect their needs and priorities in the land use designations.	3/14	Helen	Armstrong		Other
305	Land Use and Environment	9, 23	Additional comments: Land uses are inconsistent with zoning, for example “industrial with ‘General commercial’ zoning” in Appendix F (Figure 4). The Green Infrastructure conservation plan as pushed by the COH for several years is not mentioned in the context of land use. The Drawdown Peatland project spent considerable time and effort focused on key land areas in east Homer, only to see this area apparently designated “Industrial.”	3/14	Helen	Armstrong		Other
306	Land Use and Environment		Figure 9-Draft future land use map, 2035 Homer Comprehensive Plan...are you showing future changes or current? Both sides of West Hill Road are colored as urban and I believe that the left side is still rural residential.	2/27	Karin	Marks	City of Homer	Email
307	Land Use and Environment		Using Intentional Commercial Zoning to Create Vibrant Corridors: Homer has a large amount of vacant land—about ⅓ of parcels are undeveloped— suggesting that broad mixed use development is not necessary to meet Homer's demand for commercial real estate. Allowing businesses to pop up in scattered locations prevents the formation of dense, walkable commercial hubs where businesses can benefit from shared foot traffic.	3/12	Theodore	Noomah	City of Homer	Email
308	Land Use and Environment		Environmental Constraints Map needs work. Remove moose tracks, land use items like zoning and land ownership (those are not environmental constraints). Using a soils map to show areas with poor soils (categories CDE?) would be a great way to include wetland/slope/hard to build area information. If you don’t have a layer, let me know and we’ll track it down (soil data mart website from USDA?)		Julie	Engebretson	City of Homer	Other
309	Land Use and Environment		In captions, remove that photo was taken during community visit.	3/12	Rachel	Lord	City of Homer	Other
310	Land Use and Environment		The proposed boundaries of the EC Overlay do not go far enough. The City of Homer has, over the years, invested many dollars and hours in researching the natural conditions and hazards the city is prone to. All of this work is useful background, but one product stands out because it affects some of the most developable areas in Homer. This is the poster entitled “Homer Wetlands Complexes and Management Strategies” It was produced as a result of a collaborative effort of the City of Homer, U.S. Corps of Engineers, U.S. Environmental Protection Agency, Kachemak Bay National Estuarine Research Reserve, Cook Inletkeeper, Kenai Watershed Forum, U.S. Fish & Wildlife, National Resource Conservation Services and Alaska Fish & Game; 2005-2006. This product not only identifies wetlands graphically but also provides narrative descriptions and management strategies for each wetland area shown on the map. The following areas should be covered by the EC Overlay: W. Beluga Slope, Palmer Creek Discharge & Fan, E. Beluga Discharge, E. Homer Drainage Way, Kachemak Kettle, Lampert Peatland, Covering these areas with the EC Overlay and codifying effective regulations the city can use to govern development of these areas will empower Homer to balance protection of the natural environment with sensible protection of the natural environment. I recommend the EC Overlay be expanded to cover all these areas.	3/11	Janette	Keiser		Other
311	Land Use and Environment		I very much concur with the addition of the Environmental Constraints Overlay (“EC Overlay”). This will help future developers consider whether lands they are considering for development are suitable for their plans. There are many times when reviewing a proposed development that I wished I had a stronger tool to help mitigate natural hazards and/or protect natural assets.	3/11	Janette	Keiser		Other
312	Land Use and Environment		The 2018 Comprehensive Plan included a zoning designation called the Scenic Gateway Overlay District. I did not see this designation on the draft 2025 Comprehensive Plan. The designation serves a useful purpose, as described in the 2018 plan, to create an attractive gateway into Homer that highlights Homer’s natural beauty. While the existing city code does not make best use of this designation, a new code could. I recommend you include this zoning designation and provide effective code for its enforcement.	3/11	Janette	Keiser		Other

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
313	Land Use and Environment		Housing developments and buildings need a landscaping for wildlife code and consideration for bird strikes on windows from glass and light code since we are in a migratory route for migratory birds Lights out Homer https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/bird-friendly-guidelines/ Bird friendly glass https://www.toronto.ca/wp-content/uploads/2017/08/8d1c-Bird-Friendly-Best-Practices-Glass.pdf Flap guidelines https://flap.org/ Vancouver bird friendly landscape design guidelines standards https://sustain.ubc.ca/sites/sustain.ubc.ca/files/uploads/pdfs/2013%20GCS%20Reports/GC%20Scholars%20-%20Final%20Report%20-%20Michele%20Campbell%20-%202013.PDF Homer needs to become a Dark sky city designation Light ordinances that keep light trespass at a minimum. Kachemak Bay State Park is working toward becoming a dark sky park. Tuscon, Sedona, there are many cities who have chosen to be a dark sky city to protect the heritage of the night sky as well as controversy between neighbours from light tresspass and we can choose between bronze silver and gold depending on how strong the ordinances will be. The below websight has ready to insert ordinances. Cities and towns have star parties and it opens an entirely new vista for people living in towns while still keeping them safe. The lights on the Homer Spit can be more precisely adjusted also https://darksky.org/ https://www.toronto.ca/wp-content/uploads/2018/03/8ff6-city-planning-bird-effective-lighting.pdf		Nancy	Hillstrand	Coal Point Trading Company	Other
314	Land Use and Environment		Feature our large patches of wild flowers instead of mowing them. The lupine in the early summer all along the spit needs to be nurtured Have a lupin day. The fireweed in mid summer is absolutely striking and needs to ne nurtured and protected Have a fireweed day July 31. Notice where these large patches are and allow them to flourish		Nancy	Hillstrand	Coal Point Trading Company	Other
315	Land Use and Environment		Anchorage ADFG has a website https://www.adfg.alaska.gov/index.cfm?adfg=anchoragewildlifeplanning.main has a pamphlet called Living with Wildlife and Homer used to have one that was given out to the realestate people and Home owners. Nothing gets the people of Homer more riled up then damage of wildlife fish or bird Habitat because it will displace these inhabitatns just like it has everywhere else and this must be addressed with a city of Homer Living with Wildlife Plan that can use the Anchorage one as a start or the conflicts of people in the city council fighting for the wildlife habitat will continue. Planned growth with green space for the inhabitants. More green space needs to be in code for areas where these creatures can feed, rear their young, grow old and die in peace withour continual displacement.		Nancy	Hillstrand	Coal Point Trading Company	Other
316	Land Use and Environment		Homer needs to turn its unused and generally wetland land into conservation area . Homer needs more pocket parks even tiny areas of no or very low maintemance for greenspace maybe a park bench as the only infrastructure if that even. There is one of these near the firehouse. One trail walking through it. Parking lots need green no maintenance separations. Again the piling chain these would work great for this. The green will grow on its own whereve any post pole piling is located because it blocks the trampling. The coast guard has barrels of rusty chain some sections may be unusable for anything but securing between pilings to direct walking paths		Nancy	Hillstrand	Coal Point Trading Company	Other
317	Land Use and Environment		Homer Educational Scientific Community focused on the natural world Homer is a base with many buildings of infrastructure for many educational and research organizations devoted to scientific study of Ecosystems, habitats and life forms of the Kachemak Bay Area. These organizations provide a remarkably productive infrastructure and economic engine not reflected in Homers comprehensive plan. From my perspective this needs to be one of the main themes because without this educational theme, the thesis of Homer is missing. Six out of seventeen State Critical Habitat Areas 1. Kachemak Bay Critical Habitat Area 2. Fox River Flats Critical Habitat Area 3. Homer Airport Critical Habitat Area 4. Anchor Point/ Fritz Creek Critical Habitat Area 5. Clam Gulch Critical Habitat Area One of only three State sanctuaries 6. McNeil River Wildlife Sanctuary The sole state wilderness Park 7. Kachemak State Wilderness Park 8. The sole area where the Kachemak Bay critical habitat overlaps a State Park with overlapping shared jurisdiction The oldest State Park prioritizing protection "where major values are the flora faunal and geological characteristics" 9. Kachemak Bay State Park 10. Cottonwood Eastland 11. Eveland Park 12. Diamond Creek Park Federal ecosystem recognition 13. Kasistna Bay Laboratory 14. Kachemak Bay NOAA Habitat Focus Area (only one in the state) 15. Kachemak Bay National Estuarine Reserve (only one in the state, one out of 30 nationwide) 16. Alaska Maritime Wildlife Refuge 17. Kenai National Wildlife Refuge 18. Islands and Oceans Visitor center 19. Kachemak Bay National Water Trail 20. Brooks Bear Camp in Katmai Research and educational Non government; Organizations 21. Pratt Museum 22. Center For Alaskan Coastal Studies 23. Cook Inlet Keeper 24 Kachemak Bay Watershed 25. Howl – Homer Outdoor Wilderness Leaders 26. Nature Rocks Homer Wilderness Lodges 27. Kachemak Bay Wilderness Lodge 28. Sadie Cove Wilderness Lodge 29. Tutka Bay Wilderness Lodge 30. Ridgewood wilderness Lodge 31. Treehouse Cove wilderness lodge 32. Lodge at Otter Cove 33. Between Beaches 34. Alaskas Loonsong Wilderness Lodge		Nancy	Hillstrand	Coal Point Trading Company	Other
318	Land Use and Environment		Karin: Land use: cheaper to build up the road vs here. Soils, slopes, water table etc make it harder here. Homer is a harder area to develop than some other communities. Comp plan educates community...Would be helpful to directly say state Homer is pretty but has some difficult to develop ground. Econ Dev: no cause and effect discussion. IE business expansion = increased tax base = more things we'd like to have. P 22: grow businesses to pay for things...there are tradeoffs- rec center vs more parks. Plan needs to get more focus. <u>Plan is a reflection of the input Agnew::Beck received and who we are, can we clean it up so it's a more effective document to use?</u>	3/11			EDC Meeting	Meeting
319	Land Use and Environment		Missing: •Land use: better define industrial areas, vs commercial and recreation areas. Less can be more as far as zoning designations: mixed use is good but we have low land utilization. "corral" commerce and industries to help support agglomerations. (CUP's are a detriment) encourage co-location.	3/11			EDC Meeting	Meeting
320	Land Use and Environment		Action to Achieve Priorities (from poster): high density subdivision with high user group on city services. don't complicate a subdivision	2/11			Feb. 11 Open House	Meeting
321	Land Use and Environment		Action to Achieve Priorities (from poster): 5. implement DCRA (2013) Management Plan. Establish lines of communication w/ DOT and KPB.	2/11			Feb. 11 Open House	Meeting
322	Land Use and Environment		Action to Achieve Priorities (from poster): 5. Establish working relationship w/ local non-profit recreation and preservation advocates to assist COH (MOUs etc)	2/11			Feb. 11 Open House	Meeting

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
323	Land Use and Environment		Action to Achieve Priorities (from poster): Be visionary rather than reactionary (seconded by another participant)	2/11			Feb. 11 Open House	Meeting
324	Land Use and Environment		Action to Achieve Priorities (from poster): Protect green spaces & connections & wildlife over development (seconded by another participant)	2/11			Feb. 11 Open House	Meeting
325	Land Use and Environment		Action to Achieve Priorities (from poster): Identify areas for potential trail & park expansion esp waterfront access, connectivity and family access	2/11			Feb. 11 Open House	Meeting
326	Land Use and Environment		Action to Achieve Priorities (from poster): Keep the townsquare land to create townsquare – Do not infill for housing	2/11			Feb. 11 Open House	Meeting
327	Land Use and Environment		Action to Achieve Priorities (from poster): Be careful allowing any housing on the bluff (across from WHE)	2/11			Feb. 11 Open House	Meeting
328	Land Use and Environment		Action to Achieve Priorities (from poster): (1) = #2 update code (2) = #3 affordable housing (3) = #6 downtown area	2/11			Feb. 11 Open House	Meeting
329	Land Use and Environment		Action to Achieve Priorities (from poster): Ensure setbacks to development for fish, wildlife, ecosystem, watershed	2/11			Feb. 11 Open House	Meeting
330	Land Use and Environment		Action to Achieve Priorities (from poster): for areas w/ unlimited dev. potential and areas with unique biological qualities plan to keep these in strategic planning	2/11			Feb. 11 Open House	Meeting
331	Land Use and Environment		Action to Achieve Priorities (from poster): strategically adjust housing types	2/11			Feb. 11 Open House	Meeting
332	Land Use and Environment		Action to Achieve Priorities (from poster): Admit some land in Homer can’t have anything built on it safely	2/11			Feb. 11 Open House	Meeting
333	Land Use and Environment		Action to Achieve Priorities (from poster): Revise regulations to address steep slopes, stability, drainage, setbacks, footprints for general current stability and climate change expectations	2/11			Feb. 11 Open House	Meeting
334	Land Use and Environment		Action to Achieve Priorities (from poster): Revise regulations to address steep slopes, stability, drainage, setbacks, footprints for general current stability and climate change expectations	2/11			Feb. 11 Open House	Meeting
335	Land Use and Environment		Action to Achieve Priorities (from poster): Homer needs to write a building and development code for building in critical areas—bluff, coast, wetlands, etc.	2/11			Feb. 11 Open House	Meeting
336	Land Use and Environment		Action to Achieve Priorities (from poster): protect lands not suitable for dev. by acquisition land trades, conservation easements, and other long term protections	2/11			Feb. 11 Open House	Meeting
337	Land Use and Environment		Action to Achieve Priorities (from poster): stop mixing temp. housing with R-1 zoned lots/areas	2/11			Feb. 11 Open House	Meeting
338	Land Use and Environment		(count of priority dots from poster): 1. Land use map 9	2/11			Feb. 11 Open House	Meeting
339	Land Use and Environment		(count of priority dots from poster): 2. City code update 11	2/11			Feb. 11 Open House	Meeting
340	Land Use and Environment		(count of priority dots from poster): 3. Affordable housing 14	2/11			Feb. 11 Open House	Meeting
341	Land Use and Environment		(count of priority dots from poster): 4. Development-natl hazard 9	2/11			Feb. 11 Open House	Meeting
342	Land Use and Environment		(count of priority dots from poster): 5. Green space 18	2/11			Feb. 11 Open House	Meeting
343	Land Use and Environment		(count of priority dots from poster): 6 walkable downtown 21	2/11			Feb. 11 Open House	Meeting
344	Land Use and Environment		(count of priority dots from poster): 7. policies for character 9	2/11			Feb. 11 Open House	Meeting

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
345	Land Use and Environment		<p>Wetlands are a significant and widespread constraint in the Homer area. They should be displayed on a separate map using the KPB GIS wetland classification, which categorizes wetlands by high, medium, and low importance. This classification provides a clear and useful tool for wetland-use planning.</p> <p>2</p> <p>More generally, the Figure 5 map is of poor quality:</p> <ul style="list-style-type: none">• The moose tracks are an unhelpful and inaccurate attempt at humor and should be removed.• The background should use a light gray hillshade (as seen in Figure 1). Steeper slopes along the coastal bluff and Homer Bench could be represented with darker gray shading for better clarity.• The random orange markings representing local gullies and other minor features are unnecessary and clutter the map.• Wetlands should be included on this map.• If the 100-year floodplain is meant to indicate a tsunami limit, it should be explicitly labeled as such. A dashed line may be a more appropriate visual representation. Regardless, the tsunami limit should be clearly indicated.• A separate map focusing exclusively on geological hazards may improve clarity.• Parks and Conservation Areas are not environmental constraints and do not need to be shown on this map.• The Bridge Creek watershed should be separately identified (as in Figure 4). The Woodward Creek watershed can be removed unless referenced elsewhere in the text.	3/11	Ed	Berg		Other
346	Land Use and Environment		<p>These maps classify much of the wetlands northwest of Kachemak Drive as Industrial Land Use, which is inconsistent with their current designation as General Commercial in Appendix F (Figure 4) and their future status in the Green Infrastructure Conservation Plan. The same misclassification appears in the Growth Scenario maps (pp. 1-3) of Appendix G. This is a significant error, as the area has important conservation value for wetlands and peatlands.</p> <p>The 2021 Homer Drawdown Project, which mobilized dozens of community members to survey peat depths in this area, found deposits as deep as 28 feet. These thick peat deposits play a crucial role in groundwater storage and filtration. Additionally, they provide valuable habitat for moose and birds and serve as a winter recreation area for skiers and snowshoers. This area should not be classified for industrial use on these maps.</p>	3/11	Ed	Berg		Other
347	Land Use and Environment		<p>A discussion of coastal bluff stability is needed. The downtown coastal bluff is correctly identified with a high instability score (p. 10), based on the DGGs report by Buzard and Overbeck (2022). However, this report did not conduct detailed field observations of this section of the bluff.</p> <p>There are two, possibly three, major slumps between West Hill Road and Bishops Beach. In January, the West Hill Road slump reactivated, losing another 800-foot section from the bluff face. Despite this, COH has approved a 25-unit subdivision for construction on top of the bluff, just east of the recent slump. The Comprehensive Plan should address this type of reckless development and propose measures to prevent similar risks in the future.</p>	3/11	Ed	Berg		Other
348	Land Use and Environment		<p>The DGGs landslide report (Salisbury, 2024) focuses on small-scale landslides and debris flows (e.g., Fig. 9, Map Sheet 3). However, it does not include a field examination of the many large alluvial fans that cover the Homer Bench, such as the Bear Creek fan, which exceeds 50 feet in thickness and extends from Bear Creek Canyon to Beluga Slough.</p> <p>This report should be considered a reconnaissance study of landslide hazards and risks, and its limitations should be acknowledged in the Comprehensive Plan. Additionally, the "Key Takeaways" section highlights only three areas, which may mislead readers into thinking they are the only areas of concern. In reality, the entire bluff face above the Homer Bench—from Baycrest to the head of Kachemak Bay—is at risk for landslides and should be recognized as such.</p>	3/11	Ed	Berg		Other
349	Land Use and Environment		<p>The limits of the EC Overlay should be dictated by science. The City of Homer has, over the past two decades and in combination with qualified scientists from various organizations, such as the Kachemak Bay National Estuarine Research Reserve and the District, engaged in multiple efforts to identify and map natural hazards. We recommend that this scientific research be used to draw the boundaries of the EC Overlay. This work includes, but is not necessarily limited to: a. Homer Local Hazard Mitigation Plan, 2022. b. Homer Wetlands Complexes and Management Strategies Poster, produced as a result of a collaborative effort of the City of Homer, U.S. Corps of Engineers, U.S. Environmental Protection Agency, Kachemak Bay National Estuarine Research Reserve, Cook Inletkeeper, Kenai Watershed Forum, U.S. Fish & Wildlife, National Resource Conservation Services and Alaska Fish & Game; 2005-2006. d. Coastal Bluff Stability Assessment for Homer, Alaska; Report of Investigation 2022-5; Buzard & Overbeck; DGGs, 2022.</p> <p>e. The Land Suitability Maps, a joint project between the City and the District. 6. The parcels to which the EC overlay applies should be specifically defined in a GIS layer.</p> <p>Thank you for the opportunity to make these comments and recommendations.</p>	3/11			Homer Soil and Water Conservation District	
350	Land Use and Environment		<p>1. We appreciate the addition of the Environmental Constraints Overlay (“EC Overlay”). Our understanding is that its purpose is to highlight lands where the in-situ conditions pose challenges to development due to steep slopes, highly erodible soils, drainage patterns, wetlands, tidelands, or other natural conditions.</p> <p>2. The EC Overlay will help future developers consider whether lands they are considering for development are actually suitable for their plans. It will also help the Homer Planning Commission consider land suitability when making land use decisions.</p> <p>3. Development on these lands may need special regulation to mitigate the hazards triggered by such natural conditions. We look forward to seeing how this is addressed in the upcoming re-write of the Homer City Code.</p> <p>4. Some of the lands to which the EC Overlay applies may be undevelopable, a fact that was expressly acknowledged in the 2018 Comprehensive Plan. We recommend that this fact of nature be equally acknowledged in the new Comprehensive Plan.</p>	3/11			Homer Soil and Water Conservation District	

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
351	Land Use and Environment		As part of the Plan Revisions, therefore, the City should consider incorporating Integrated Water Resource Planning (IWRP) into the process including planting trees to replenish forests, reconnecting rivers to floodplains, restoring wetlands and regulate land uses which are sustainable and cost-effective ways to help rebalance the water cycle, mitigate the effects of climate change and improve human health and livelihoods and protect the Watersheds unique fish and wildlife resources.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
352	Land Use and Environment		Further, the strategies under the Land Use & Environment chapter of the Plan include: “[s]trategically align development code with natural hazard considerations and habitat values and ...[c]onserve open green space in Homer to protect environmental values, provide recreational opportunities, and enhance biophysical connectivity	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
353	Land Use and Environment		Under the Open Space and Recreation category of the Future Land Use Map, it states “Public lands with uses that promote public recreation and access opportunities while preserving the natural and scenic resources of the areas.”4 Also, the Conservation category provides “Public and private lands that serve key environmental functions, such as critical habitat or watershed areas, to be maintained in an undisturbed and natural state.”	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
354	Land Use and Environment		In fact, Goal A of the Plan provides, “Update the City of Homer’s future land use map, zoning code, and relevant plans to support sustainable and resilient development characterized by environmental stewardship, social equity and economic vitality” and Goal B states “Implement the future land use map that supports density and mixed-use infill in already developed areas to preserve existing natural green spaces and ecosystems.” In order to Implement these goals, strategies listed include: 1. Support comprehensive climate action and engagement. 2. Reduce the greenhouse gas emissions produced by City operations and encourage the reduction of emissions throughout the Greater Homer Area. ...5. Protect and enhance wetlands and waterbodies to support stormwater management, water quality, recreation, and responsible development. 6. Protect and enhance open spaces for recreational and environmental benefits. We believe therefore, that the Risk Assessment would be a key and necessary component of the Plan in order to implement the purpose goals and strategies listed in it. Specifically, it could be listed as Appendix H in the Appendices section and a copy of the document or link to it provided <i>Note: https://www.cec.org/files/documents/publications/11733-north-american-marine-protected-area-rapid-vulnerability-assessment-tool-en.pdf</i>	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
355	Land Use and Environment		Advance regional collaboration on water management a) Embrace watershed-scale planning Communities and utilities within a watershed can collaborate to develop inclusive, watershed-based plans, leverage resources, and create durable solutions that provide multiple benefits for the City. While watershed planning is often driven by local water utilities or a regional planning entity, it should include active engagement from diverse stakeholders within a watershed. Many local water utilities are not fully in control of activity in their watersheds, and many share jurisdiction for public works with other city agencies. The Plan therefore, can set a tone of cooperation and provide positive reinforcement for regional cooperation	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
356	Land Use and Environment		Advance regional collaboration on water management: b) Develop regional partnerships to address common needs. Water systems within a region often share similar geographic, demographic, and socioeconomic characteristics. Beyond watershed planning, municipalities within such regions can collaborate in areas like workforce development, disaster preparedness and response planning, and drought response. Local officials can collaborate with their counterparts in neighboring jurisdictions to identify incentives for approaches to solving local water related challenges. Municipality partnerships are an emerging model, in which two or more local governments or nongovernmental organizations join forces and leverage their shared capacities in not-for-profit agreements.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
357	Land Use and Environment		Advance regional collaboration on water management: c) Solutions: Regional & State Level. The City should use state authority to drive regional cooperation and consolidation. State governments have a role to play in encouraging, incentivizing, and sometimes requiring regional cooperation. States can set the framework and menu of options for structural and nonstructural regionalization options, ranging from informal agreements to area-wide special districts or authorities. States can also identify and remove internal barriers and artificial conflicts across watersheds and regions of the state, as well as with neighboring regions that share a watershed, through approaches such as memorandums of understanding, watershed councils and basin commissions.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
358	Land Use and Environment		Advance regional collaboration on water management: d) Use state funding programs to encourage regional cooperation and consolation; State agencies with primary grantmaking authority or lending authority can incentivize projects that foster regional cooperation and consolidation—for example, by incorporating regional collaboration into their criteria for awarding subsidized loans and grants. States can also incorporate incentives for watershed-level planning into grant and loan programs. States should have the ability to direct funding toward regional solutions, rather than constrained to infrastructure development projects.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
359	Land Use and Environment		III. Accelerate private-utility partnerships to improve water quality. When it comes to taking action to conserve water and improve water quality, one action deserves particular focus: building partnerships between water providers and the agricultural sector. Too often in our commodity based water systems, we do not fully consider the impacts of private and land management on our water sources. Yet the management of land presents one of the greatest opportunities for protecting water quality, preserving ecosystems, and safeguarding drinking water supplies.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
360	Land Use and Environment		III. Accelerate private-utility partnerships to improve water quality: a) Incentivize collaborative water quality solutions At the local level, communities can form partnerships with farm or cattlemen alliances, private land owners, local and state government agencies, and NGOs to find collaborative solutions for water quantity and quality improvement. These partnerships can be used to identify the best ways to incentivize land management solutions for regional water quality challenges. In many cases, it can cost a community far less to provide financial support for agricultural and land management best practices than to pay for more upgrades to wastewater systems for point source treatment.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
361	Land Use and Environment		III. Accelerate private-utility partnerships to improve water quality: b) Adopt adaptive management approaches for water quality improvement At the City level, policy direction can play a critical role in incentivizing collaboration for water quality improvement. Adaptive management approaches can encourage cooperation among those who contribute nutrients to a watershed—cities, utilities, farms, and landowners—to find solutions that make the best use of limited resources. Under an adaptive approach, the City can allow for a flexible approach to deploying solutions, then learns from experience and adapts compliance strategies accordingly. Some states and regions are adopting areawide nutrient management strategies to drive collaborative solutions for stronger results.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
362	Land Use and Environment		III. Accelerate private-utility partnerships to improve water quality: c) Establish credit trading programs or dedicated funds for watershed Restoration Water quality credit trading can be an effective way to incentivize best practices for farm or private land. In some areas, nonpoint source credit trading programs have been established in anticipation of tougher nutrient removal standards imposed by state environmental agencies. Nutrient standards can trigger costly upgrades to wastewater treatment systems, and trading can be a cost effective alternative for improving water quality. Credit trading programs hold the potential to bring regional stakeholders together into a single program that supports investments on farmland and forestland to benefit clean water and water conservation.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
363	Land Use and Environment		IV. Sustain Adequate Funding for Water Infrastructure: a) Green Infrastructure Grants There are multiple grants that the City could pursue to manage water resources using a holistic management approach. Under it’s Hazard Mitigation Management Assistance Program, for example, the Federal Emergency Management Agency (FEMA) provides water infrastructure grant as long as a component of the proposed project benefits fish and wildlife habitat. Similarly, the U.S. Environmental Protection Agency (EPA) and FEMA co-sponsor projects in which communities enhance their resiliency by integrating green infrastructure elements of their stormwater and watershed plans into their hazard mitigation plans to achieve co-benefits such as improving water quality and preserving resources. (See, https://www.epa.gov/green-infrastructure/green-infrastructure-webcast-series#archived). The potential strategies for integration of green infrastructure into hazard mitigation planning into a Homer Resiliency Planning follow-up strategy include:	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
364	Land Use and Environment		IV. Sustain Adequate Funding for Water Infrastructure: A: 1) By weaving natural processes into the built environment, green infrastructure provides not only stormwater management, but also flood mitigation, air quality management, etc. including: Decentralized practices and stormwater management 6 approaches; Natural systems & engineered systems that mimic natural systems; Address rainwater closer to where it falls and Provides multiple economic and community benefits;	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
365	Land Use and Environment		IV. Sustain Adequate Funding for Water Infrastructure: A: 2) Working with new EPA programs addressing Flooding / Flood Plain Work and increased collaboration between EPA Office of Sustainable Communities and Non-point Sources and EPA interest in plan integration (319 watershed plans, etc.);	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
366	Land Use and Environment		IV. Sustain Adequate Funding for Water Infrastructure: A: 3) Integrating FEMA changes to Special Flood Hazard Area (SHM) Plan Guidance focusing on environmental benefits;	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
367	Land Use and Environment		IV. Sustain Adequate Funding for Water Infrastructure: A: 4) Partnering with the Kenai Peninsula Barrow; HEA and other utilities, FEMA, EPA Region 10, etc	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
368	Land Use and Environment		IV. Sustain Adequate Funding for Water Infrastructure: A: 5) Strategies including: Getting Federal and Local Partners involved in the discussion is the first step toward success; Combining resources strategically; Stakeholder appreciated the opportunity to get multiple perspectives in the same meeting; and creating long-term partnerships.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
369	Land Use and Environment		IV. Sustain Adequate Funding for Water Infrastructure: A: (<i>Note: There is no 6</i>) 7) Fundraising: Under it’s Hazard Mitigation Management Assistance Program, for example, the Federal Emergency Management Agency (FEMA) provides water infrastructure grants as long as a component of the proposed project benefits fish and wildlife habitat. Similarly, the U.S. Environmental Protection Agency (EPA) and the FEMA co-sponsor projects in which communities enhance their resiliency by integrating green infrastructure elements of their stormwater and watershed plans into their hazard mitigation plans to achieve co-benefits such as improving water quality and preserving resources. (See, https://www.epa.gov/green-infrastructure/green-infrastructure-webcast-series#archived).	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
370	Land Use and Environment		<p>IV. Sustain Adequate Funding for Water Infrastructure: A: To this end, reference the FEMA annual Request for Proposals regarding the Pre-Disaster Mitigation (PDM) Program, which is designed to assist States, U.S. Territories, Federally-recognized tribes, and local communities in implementing a sustained pre-disaster natural hazard mitigation program. The goal is to reduce overall risk to the population and structures from future hazard events, while also reducing reliance on Federal funding in future disasters. This program awards planning and project grants and provides opportunities for raising public awareness about reducing future losses before disaster strikes. Mitigation planning is a key process used to break the cycle of disaster damage, reconstruction, and repeated damage. PDM grants are funded annually by Congressional appropriations and are awarded on a nationally competitive basis.</p> <p>FEMA requires state, territorial, tribal, and local governments to develop and adopt hazard mitigation plans as a condition for receiving certain types of non-emergency disaster assistance, including funding for PDM mitigation projects. Refer to the current HMA Guidance for detailed information on the PDM Program.For more information on FEMA’s mitigation planning program, laws, regulation, policies, resources, and training, visit FEMA's Hazard Mitigation Planning Resouces web page.</p>	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
371	Land Use and Environment		<p>IV. Sustain Adequate Funding for Water Infrastructure: B: Free up funds through operational efficiencies and technology innovation</p> <p>The Plan should include methods for utilities to increase available capital in order to make their operations more efficient, freeing up more rate revenues to invest in infrastructure development and renewal. Asset management programs can optimize the service lives of assets, and organizational development can help streamline organizations and business processes. A “least-cost planning” perspective encourages strategies focused on how to meet water needs at lower costs—for example, instead of building additional storage, a community can enter into a cooperative agreement with a neighboring water system, use conservation rate structures, or fix leaky transmission lines. Encouraging water conservation and water efficiency can keep utility costs down over time (though rate structures must be balanced to promote revenue resiliency as water use declines). Utilities can also improve the efficiency of capital project delivery through measures such as increased transparency in contracting, improved budget and schedule controls, a sharper focus on life cycle costs, and contract incentives that tie a portion of compensation to performance metrics (like safety, schedule, and cost). Emerging technologies for data collection, data management, and operations optimization also hold the potential for efficiency gains, with up-front investments that are often offset by longer term savings. Through resource recovery and energy generation technologies, communities can also monetize the value of their wastewater, further offsetting annual utility costs.</p>	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
372	Land Use and Environment		<p>IV. Sustain Adequate Funding for Water Infrastructure: C: Prioritize funding for state loan and grant (SRF) programs</p> <p>The Plan should prioritize funding of water related loan and grant programs to help communities meet spending needs. To make limited dollars go further, the City can combine multiple loan funds into comprehensive programs to increase their collective impact and reach. To this end some ideas are to set appropriations for water and wastewater SRF programs, to decide what types of projects are eligible for funding, and to establish prioritization criteria. The Plan should give these programs priority for funding and build in more flexibility to accommodate green infrastructure solutions as a component of stormwater management that qualifes for SRF funding. This can help reduce burdens on communities that are looking to green infrastructure as a way to offset “gray” infrastructure spending needs.</p>	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
373	Land Use and Environment		<p>V. Integrated Water Resource Management: A: a) IWRM Plan Watersheds have always been essential to protection of fish and wildlife habitat and water infrastructure. They are a source of biodiversity and fresh water. They reduce risks of natural disasters like landslides and flooding. They act as a carbon sink, removing carbon dioxide from the atmosphere and storing it, thus mitigating climate change. They make an essential contribution to food security by helping to maintain the environmental conditions needed for fishery production. They stabilize the soil, prevent erosion, enhance the land’s capacity to store water, and moderate air and soil temperatures. As sources of raw material, biomass, renewable energy, and nontimber products, watersheds support rural communities. Many rural and indigenous people depend on forests for their livelihoods. Watersheds also enhance well-being by providing recreation and amenity values.</p>	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
374	Land Use and Environment		<p>V. Integrated Water Resource Management: A: As means of protecting watersheds and water infrastructure that cities and towns rely upon from the impacts of climate change, the City could create an Integrated Water Resource Management Plan (IWRMP). Creation of an IWRMP is "a process that promotes the coordinated development and management of water, land and related resources, in order to maximize the resultant economic and social welfare in an equitable manner without compromising the sustainability of vital ecosystems.” Global Water Partnership Technical Advisory Committee (2000).</p>	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
375	Land Use and Environment		<p>V. Integrated Water Resource Management: A: The City should collaborate with other federal, state, tribal, local, research, conservation and other stake holders to apply IWRMP criteria including consideration of these factors: 1) Manage water sustainably; 2) Balance economics, social equity, environment; coordination and integration; participation from all water sectors; 3) Holistic management of connected resources; 4) Process oriented adaptive management; 5) Enabling environment of policies and resources; and 6) Institutional roles and capacity. As an example of how to protect fish and wildlife resources from the impacts of climate change is to take measures to mitigate warming stream and related temperatures. For example, growing willows and other trees close to the banks of streams and rivers; providing shade over the water and creating in-stream habitats made of logs under which fish can cool off when things heat up. (See the Nooksak Tribe of Washington State Salmon Habitat research projects http://www.yesmagazine.org/people-power/threat-of-salmon-extinction-turns-small-tribe-intoclimate-researchers-20160906).</p>	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
376	Land Use and Environment		V. Integrated Water Resource Management: B: b) IWRM Tools. An example of a tool that the City could use in an IWRM strategy is the EPA’s Watershed Optimization Management Support Tool (WMOST) which is a publicly available tool that can be used by state and local managers to screen a wide-range of options for cost-effective management of water resources. It supports a broader integrated watershed management (IWM) approach by allowing the user to simultaneously consider stormwater, drinking water, wastewater and land conservation management practices. Users can select from three versions of WMOST based on their specific management needs. (http://www.epa.gov/exposure-assessment-models/wmost). The first version focuses on management of base and peak flows, the second adds a flooding module to assess costs associated with peak flows, and the third includes a water quality module. WMOST aids in evaluating the environmental and economic costs, benefits, trade-offs and co-benefits of various management options, and can facilitate the evaluation of low impact development and green infrastructure management options that are suitable for projects using State Revolving Funds.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
377	Land Use and Environment		V. Integrated Water Resource Management: B: Currently, this tool is being used primarily by state agencies and counties in the lower 48 for cost-effective stormwater management practices for meeting the management goals of a typical community in their state and consortiums of communities, regional development commissions, and non-governmental and watershed organizations to determine the most cost-effective options to meet water quality goals (such as TMDLs), water quantity targets (maintaining base flows and water supplies), reducing flooding and impacts of Combined Sewer Overflows, and supporting land conservation goals under both current and future growth and climate scenarios.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
378	Land Use and Environment		The 2018 Comp Plan which we worked so hard on, and had lots of expert input, had a wetlands map and acknowledged the importance of wetlands to Homer. Wetlands is mentioned in a number of places (pages 12, 18, 31, 32) in this Plan with good suggestions, but this Plan has no wetlands map! This has to be changed so that at the least the Kenai Watershed Forum generalized wetlands are shown on a map in the Plan, along with text explaining wetlands in Homer, and their importance.	3/15	Roberta and Robert	Highland and Archibald	PARCAC, Former PC	Other
379	Land Use and Environment		It's a disappointment to see the no green infrastructure maps in this new Plan. Green Infrastructure was a big part of the 2018 Plan, and a great deal of City of Homer effort put into green infrastructure planning, including the expenditure of substantial funds. Maybe a map isn't needed, but this new Plan needs to address or update green infrastructure, and identify priorities that have arisen since 2018.	3/15	Roberta and Robert	Highland and Archibald	PARCAC, Former PC	Other
380	Land Use and Environment		Mapping and GIS usage in this Plan is mediocre, and given the effort and budget of this Plan, I am disappointed in the quality of the maps, and the lack of use of digital (online) mapping tools. See comments on maps below, See comments below on page 11. The Environmental Constraints mapping and discussion in this Plan is missing important information and explanation. See comments below on page 11.	3/14	Charlie	Barnwell		
381	Land Use and Environment		There is an overabundance of property identified as “conservation”, while the residents expressed the need for more affordable housing. If you make land conservation, it increases the price of land and housing is even less affordable.				Public Works Meeting	Meeting
382	Land Use and Environment		Holding property for conservation inside of the city is ridiculous. Moose live everywhere, we don’t need to preserve habitat for them. Besides, there’s ton’s of land across the state that is moose habitat... and very little in comparison that is “human habitat”.				Public Works Meeting	Meeting
383	Land Use and Environment		•Why are we talking about expanding parks and green spaces. We have ton’s of parks now. We should focus on maintaining our current parks because we don’t have the money to do the current ones we have. We certainly can’t do more.				Public Works Meeting	Meeting
384	Land Use and Environment		•Architectural standards will serve to increase housing costs				Public Works Meeting	Meeting
385	Land Use and Environment		•The 40-acre parcel east of PW is shown as conservancy. This is not correct as it is already being used for PW and has been for many years. Currently there is an RV Dump Station, Winter Snow Dump, and laydown yard on this property. It is also planned for use if the new PW Campus doesn’t happen fairly soon and is reserved for Public Works expansion if the WWTP needs to expand and Public Works moves to the new campus.				Public Works Meeting	Meeting
386	Land Use and Environment		•Alaska is one large green space... why do we need to make the entirety of land inside of the City green space.				Public Works Meeting	Meeting
387	Land Use and Environment		There are too many parks now, need to get a better handle on what we currently have for maintaining and improving existing parks.				Public Works Meeting	Meeting
388	Land Use and Environment		Green spaces are lost tax opportunities. There was also contrary opinion expressed, allowing that green spaces are what attract tourists and residents, increasing tax opportunity.	3/12			Public Works Meeting	Meeting
389	Land Use and Environment		Regarding the DRAFT Future Land Use Map, the pink area marked “industrial” is mostly muskeg and wetland, “boxed out” by conservation land. It is unlikely that it will ever be able to be used for industry, which Homer needs to provide jobs for young people.	3/12			Public Works Meeting	Meeting
390	Land Use and Environment		We need more place for industrial development. Also, Homer does very little fish processing in town, so we lose out on that tax base. We are a road community, so we should use that to attract more shipping companies to town.	3/12			Public Works Meeting	Meeting
391	Land Use and Environment		The draft comp plan has too many goals that seem antithetical, like preserving green space in town yet encouraging infill. (We discussed how infill does not necessarily mean building on undeveloped lots.)	3/12			Public Works Meeting	Meeting

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
392	Land Use and Environment		In the appendix, include City of Homer Public Works Maps on water flow and drainages. Public Works has a lot of important data on flow, like expected future peak flow rate by basin, that should be integrated into the document and made available as GIS layers, overlaying parcels. They shared these layers with the team, but if they got lost in the shuffle, they can easily be accessed by your team. For an idea of what we’re talking about see this City of Homer story map on peak flow: https://www.arcgis.com/apps/MapJournal/index.html?appid=2f427e99603a4c61979f5b4e64462096 , GIS layers overlaying parcels need to be made publicly available to inform citizens, potential land buyers, staff, and commissions. Importantly, GIS layers allow for the addition of additional information as it is gathered, thereby keeping any regulations up-to-date.	3/13			Stormwater Workgroup	Other
393	Land Use and Environment		Height restrictions - I support increased density and expanded options for attainable housing. However one option I oppose is raising height restrictions on construction. Homer is a community where views are extremely important. It seems unfair to subject property owners to sudden rule changes allowing multi-story buildings to rise up and block their views. Code enforcement - The city of Homer probably needs to budget for a code enforcement officer to monitor the changes to density under the revised plan, rather than leave enforcement to a complaint-driven system. Otherwise we can look forward to a period of great neighborhood conflict.					Comment Form
394	Land Use and Environment		Under Strategies 4 and 5 (Aligning Development Code and Conserve open green space etc), I with there was more specific attention to identifying and mapping wildlife corridors particularly for moose. Watching the housing developments on the lower end of West Hill (an urban residential area on draft future land map) completely disrupt moose habitat is just one obvious area that we have noticed. Is there previous research/information or mapping available through ADFG or other entities such as university researchers which could be incorporated on wildlife movements/animal trails and corridors which can be brought to land use planning. Citizen science outreach efforts could also play a role in building a solid local knowledge base around wildlife habitat use+ this issue also appears in the Sustainability, Resilience and Climate Change section.	3/15	Dots	Sherwood		Comment Form
395	Land Use and Environment		The Future Land Use Map is missing over 30 acres of important "Conservation" land in Stream Hill Park--specifically parcels 17902131, 2155, 2159, 2160, and 2167. This land remains some of the only available long-term open space for non-motorized recreation and meadow wildlife habitat near town. It represents a potentially important greenbelt connection with Calvin Coyle Park and Beluga Lake to the Bluff.		Peter	Crimp		Comment Form
396	Land Use and Environment		LAND USE DESIGNATIONS - I support restrictions on the types of "commercial mixed use" allowed in the "gateway" zone along the Sterling Highway entering Homer. An unsightly commercial strip development would be an unhappy welcome to a tourist town that is selling its views and picturesque qualities.					Comment Form
397	Land Use and Environment		Use zoning to defend against large outside competition.			Galt		Comment Form
398	Land Use and Environment		Raise the height limit for buildings in the Central Business District, allow for density.		John	Whitter		Comment Form
399	Land Use and Environment		Regulation on clear cutting trees and preservation of habitat which is fundamental to our quality of life in Homer. Whether it’s wildlife or fisheries, habitat preservation should take priority over a “view”. We’ve seen a shifting baseline where somebody who moved to Homer 5 years ago would think this is a place of unlimited abundance, whereas somebody who has been here 40 or 50 years knows that 95 percent of it is gone. A great example is the fisheries of Kachemak Bay which barely exist compared to what the bay produced in the 80’s. Fisheries are complex but habitat destruction is a key factor across the peninsula.		John	Whitter		Comment Form
400	Land Use and Environment		I was skeptical that peatlands were included on the map (green dots) and that is a really critical thing to consider because Kachamak City is a super high use area, also Kachemak Drive/Airport, where there is a ton of ditching and impermeable surfaces, that destroys peatlands. I urge the city to conserve this peatlands, not allow any additional development of peatlands, and turn that into a conseration area, with non-damaging walkways so people can appreciate them. If homer were a leader in Peatland conservation, that would be amazing for tourism and recreation!		Joscie	Norris		Comment Form
401	Land Use and Environment		Something I did not see in the plan is 'light polution' and I think that is a big environmental/energy waste/aesthetic issue. Particularly from the Homer spit. Lighting at night could greatly be reduced and that would actually make it safer - poor outdoor lighting actually creates glare and makes it harder to see.		Joscie	Norris		Comment Form
402	Land Use and Environment		I don't believe we need any more conservation land in our area since we are already surrounded by the most amazing parks, reserves and wilderness.	2/17	Linda	Roth		Email
403	Land Use and Environment		In order to promote some of the density and growth of small business and marine trades in the city, I recommend looking more into how we can help create and support an agglomeration community. In a walkable area like the spit, if you go down for one thing, you often find yourself popping into other shops, grabbing a coffee, maybe walking down to the Harbor. Along Pioneer, there are many shops, but spread far enough apart that you have to drive and make it a point to visit them. Having shops, especially shops of like kinds, more concentrated, would encourage consumers to create greater community ties and reliance and ease to shop local businesses. If I could pop into a butcher shop, walk next door to a cheese shop, and head a few doors down to grab spices from another shop, then stop into a kitchenware shop to buy the pan I need, I could eat and support more local business without driving up and down the road. These agglomeration communities could exist outside of Pioneer as well, down into the industrial area of East End and be more developed in Old Town and at the base of West Hill as well.	3/12	Chrissy	Zubeck		Email

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
404	Land Use and Environment		Second, the Gateway Business District has been changed to Mixed-use? Research what the Gateway District's goals are. The District was important as the first view into town. This should be fixed or explained.	2/17	Rick	Foster		Email
405	Land Use and Environment		One further point - to be honest, it feels like the City of Homer Planning Department and associated Commission has decided that any kind of development anywhere in Homer is just fine, and that the bounds set by the community are there for them to step over and undermine, instead of reflecting the clear and unambiguous local public values of concentrating building development and protecting our important ecological areas.	3/14	Laurie	Daniel		Email
406	Land Use and Environment		I am very frustrated watching our current City Planning Dept run rough-shod over basic environmental constraints and instead bending over backwards to accommodate the dreams of individual developers, some not even local, over the interests of the community. Recent examples of this include approving 12 units in a major wooded drainageway above the protected Calvin and Coil tract; the largest housing development in Homer's history on one of the most unstable bluffs in Homer on Baycrest Hill; one of largest buildings in Homer at the base of the Spit where parking, traffic and impact to migratory shorebirds is set to be a disaster, and most recently, support for industrial development in the Beluga wetlands. I suggest that the Planning team and Comp Plan contractors work closely with the nascent Guiding Growth group that has formed in Homer over these recent and blatant mis-steps.	3/14	Laurie	Daniel		Email
407	Land Use and Environment		In terms of the Comp Plan document organization, I ask that we emphasize Land Use, Natural Areas, and Parks and Trails in this regard.	3/14	Laurie	Daniel		Email
408	Land Use and Environment		We must not allow any development, especially any building development, to change the incredible diversity and beauty that is what makes Homer such a wonderful place to live. It will increase our economic development to protect the wild areas and green pockets scattered throughout and surrounding town, and their rich, resident wildlife. Protecting the wild stocks of our salmon and other fisheries, through ecosystem-focused, watershed-based community development practices will benefit these wild stocks which are such a major, economic driver in the local community.	3/14	Laurie	Daniel		Email
409	Land Use and Environment		Attesting to all this, Homer has a wealth of natural resource organizations, staffed with local expertise, such as CACS, KBNERR, Kasitsna Bay Lab, AMNWR, KHLT, etc. that have grown up here on the Bay in direct response to shepherding its abundant diversity of natural esources by mainstreaming biodiversity conservation.	3/14	Laurie	Daniel		Email
410	Land Use and Environment		Also, I suggest not using an unnecessary and never-defined zoning category--"transition residential," which was pointlessly introduced in 2018. The only thing that differentiates TR from rural residential in the zoning category table is "cafes," and I really don't think you want to plop cafes into the area mapped as "transition residential" on the zoning map I had problems with the TR zoning category in the 2018 comp plan when it was applied ONLY to Tom's and my open space subdivision, Stream Hill Park--for which rural residential was just fine and what we planned for. (In SHP, we tried to protect open spaces, trails, green infrastructure, and habitat corridors--so not a place to stick a cafe--but I couldn't convince Agnew-Beck or the HAPC to drop it off our subdivision.) I'm sorry to see "transitional residential" rear its useless and never-defined head again, and now it's shown running up the steep slopes above SHP and extending to Skyline. Not great neighborhoods for a cafe! This zoning category is not needed and pointless.	3/14	Devony	Lehner		Email
411	Land Use and Environment		What I don't like: The Scenic Gateway Corridor is gone.	2/19	Janette	Keiser		Other
412	Land Use and Environment		The Environmental Constraints Overlay needs to go further. For example, it should include the area around Lampert Lake.	2/19	Janette	Keiser		Other
413	Land Use and Environment		We have lived at 4021 West Hill Road since 1990, for 35 years. One of the main attractions for us when we bought our property was that the lot was zoned rural residential. We still value the more rural community, lower density, larger lots, and agricultural focus, and want our area, and our property specifically, to remain rural residential. The City of Homer rezoning our property to urban residential within the 2035 Comprehensive Plan Update is a taking of our property right to the quiet enjoyment of our rural community. Our mini-bowl of land between Hillside Place and West Hill is home to many wildlife, and birds especially. In the spring we enjoy our Alaskan safari as all the animals and birds migrate back to nest and birth their young on our property. During the summer we listen to an opera of bird songs every morning and evening. Owls nest in our trees. Pheasants, sand hill cranes, and ducks live in our pond and fields. We live here to be close to these cycles of nature. Increasing housing density on our property would destroy this rhythm as our land would no longer be the sanctuary it is for wildlife. Our agricultural neighborhood sustains us all with vegetables and fruit throughout the summer and fall. We share and barter our crops among us. Several of us are beekeepers, grow plants favored by bees, and harvest our honey in August. We truly live a rural lifestyle on our larger lots, and take full advantage of what the land gives us back.	3/13	Sara	Faulkner		Other
414	Land Use and Environment		In the draft 2035 Homer Comprehensive Plan Update, the City of Homer states that it wants to create housing attainability through land use reform. The Plan further states a strategy of implementing “a future land use map that guides future decisions about land use and growth” and use this plan “as the foundation for zoning reform and area planning”. The housing shortage is a City of Homer problem, and it is wrong for the City of Homer to transfer their housing shortage issue to us by taking our property rights through zoning reform. The City of Homer has other avenues to address the housing shortage, and should pursue those rather than taking our property through rezoning.	3/13	Sara	Faulkner		Other

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
415	Land Use and Environment		Last fall our neighborhood successfully testified before the Homer Planning Commission to keep our area zoned rural residential- the area bordered by West Hill Road and Hillside Place. It is frustrating and disturbing to see the Planning Commission ignore the discussion and decision from that meeting and attempt to again rezone our area, in spite of stating in the Plan Update that it was “developed with extensive input from residents.” We and our neighbors were clear- do not rezone our property. Our neighborhood is unanimous in wanting our neighborhood to remain rural residential! The Planning Department is not listening to either the Planning Commission or residents by presenting their “vision” of still rezoning our property in their Plan Update. Using the Plan Update process as an end-around to circumvent and flout the interests of Hillside Acres subdivision makes it pretty obvious that the City of Homer has an ulterior motive. The City of Homer tried to rezone our property before this Plan, and it was rejected by both the residents and the Planning Commission less than six months ago. Why is rezoning Hillside Acres subdivision back in the Plan Update when none of the property owners want it?	3/13	Sara	Faulkner		Other
416	Land Use and Environment		The 2035 Homer Comprehensive Plan Update economic development strategies include “encourage development while preserving the natural resources and community characteristics valued by current residents” as well as “minimize negative impacts on community character.” Both of these are inconsistent with rezoning our property to urban residential for the reasons I stated above.	3/13	Sara	Faulkner		Other
417	Land Use and Environment		The 2035 Homer Comprehensive Plan Update explains the future land use map and how it relates to zoning. It states that the map “offers broad guidance on preferred future land use and growth and will inform future changes to zoning, subdivisions, and other land uses.” Note: rezoning our property from rural residential to urban residential is NOT preferred by us, the landowners. The Plan Update further explains that the land use map is to be used “to guide land use decisions in the City in a way that guides the vision for the area, promotes planning best practices, and considers local context. If there are proposed rezones in the project area, the Future Land Use Map will guide the zoning actions.” Note: our vision for our property is that we want it to remain rural residential. We do not want the City of Homer’s vision to guide and change our zoning. We want the City of Homer to consider local context, which is that we have historically been, are, and want to continue to be rural residential property.	3/13	Sara	Faulkner		Other
418	Land Use and Environment		In summary, I ask the City of Homer to remove any reference, plan, or vision to changing our property from rural residential to urban residential from its 2035 Homer Comprehensive Plan Update. I want my property to remain rural residential as it has been since we bought our property 35 years ago. It is wrong for the City of Homer to transfer its affordable housing issue to us by taking our property rights. Our neighborhood is unanimous in wanting to remain zoned rural residential. Any change to our zoning from rural residential is a “taking” of our property rights by the City of Homer, and may be subject to laws governing such.	3/13	Sara	Faulkner		Other
419	Land Use and Environment		Comments on Maps in Appendices: In my experience at USFWS, MMS (now BOEM), and working with the State of Alaska over 30 years, I had a great deal of exposure to, and use of GIS mapping. In EIS work, subsistence work, and many other related areas, GIS was key to depicting our message and conveying the important data to the public.	3/14	Helen	Armstrong		Other
420	Land Use and Environment		Having said this, I am disappointed in the quality and types of maps in this Plan. For these reasons: 1. Graphically, the maps are not of high quality.	3/14	Helen	Armstrong		Other
421	Land Use and Environment		Having said this, I am disappointed in the quality and types of maps in this Plan. For these reasons: 2. The important aspects of environmental constraints are not clearly depicted	3/14	Helen	Armstrong		Other
422	Land Use and Environment		Having said this, I am disappointed in the quality and types of maps in this Plan. For these reasons: 3. The importance of geohazards are not clearly depicted.	3/14	Helen	Armstrong		Other
423	Land Use and Environment		Having said this, I am disappointed in the quality and types of maps in this Plan. For these reasons: 4. Wetlands are missing in Environmental Constraints.	3/14	Helen	Armstrong		Other
424	Land Use and Environment		Having said this, I am disappointed in the quality and types of maps in this Plan. For these reasons: 5. Land ownership, land inventories are not depicted well. In my experience, this was a key part of any planning effort.	3/14	Helen	Armstrong		Other
425	Land Use and Environment		Appendix F. Figure 5. Environmental Constraints Map. In general, I think too much is lumped into one map here.	3/14	Helen	Armstrong		Other
426	Land Use and Environment		Appendix F. Figure 5. Environmental Constraints Map. Also, missing are Wetlands. Wetlands are a presence in the Homer area. Yet, they don’t seem to be shown at all, and as an important environmental constraints in this Plan. Having lived in Anchorage where there is detailed and extensive use of wetlands mapping in permitting, I realize Homer doesn’t have detailed wetland mapping, and that the current KWF wetlands layer may not suffice for permitting usage; however, a map of at least general areas should be included.	3/14	Helen	Armstrong		Other
427	Land Use and Environment		Appendix F. Figure 5. Environmental Constraints Map. Habitat is not depicted well, for example on Fig. 5 the moose tracks are not a good depiction of habitat. If there is habitat data for Homer, it should be shown on a separate map.	3/14	Helen	Armstrong		Other
428	Land Use and Environment		Appendix F. Figure 5. Environmental Constraints Map. Topo is not depicted well, and this is important in Homer. I suggest, as shown on my maps below, using a better hill shade to show topography.	3/14	Helen	Armstrong		Other
429	Land Use and Environment		Appendix F. Figure 5. Environmental Constraints Map. Parks and Conservation Areas are not an environmental constraint and shouldn’t be on the environmental constraints map.	3/14	Helen	Armstrong		Other
430	Land Use and Environment		Appendix F. Figure 5. Environmental Constraints Map. I suggest breaking out the Environmental Constraints into 4 maps as shown below: 1. Floodplains and Watersheds a. Key Watersheds b. 100-year floodplain zones	3/14	Helen	Armstrong		Other

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
431	Land Use and Environment		Appendix F. Figure 5. Environmental Constraints Map. I suggest breaking out the Environmental Constraints into 4 maps as shown below: 2. Geohazards a. Tsunami hazard zone (Note: this is the DGGs maximum inundation zone line also known by some as the “blue line”) b. Slope failure vulnerability zones c. Steep slopes > 30% d. Coastal Erosion zones	3/14	Helen	Armstrong		Other
432	Land Use and Environment		Appendix F. Figure 5. Environmental Constraints Map. I suggest breaking out the Environmental Constraints into 4 maps as shown below: 3. Peatlands a. Areas mapped by NRCS soils mapping as “peatlands” –these are important as mentioned in various chapters/section of the plan and in my comments. They are of special importance and thus deserve a focused map.	3/14	Helen	Armstrong		Other
433	Land Use and Environment		Appendix F. Figure 5. Environmental Constraints Map. I suggest breaking out the Environmental Constraints into 4 maps as shown below: 4. Wetlands a. Generalized wetlands using the most current wetlands published by the Kenai Watershed Forum b and authored by Dr. Michael Gracz, a local wetlands expert.	3/14	Helen	Armstrong		Other
434	Land Use and Environment		P.24—27: Overall, a very well written and consistent set of goals and strategies.	3/14	Helen	Armstrong		Other
435	Land Use and Environment		One stated purpose of the plan, shown on page 2 is: This comprehensive plan update is Phase 1 of a two-phased project. In Phase 2, the project team will work closely with the City of Homer to update the City’s zoning code, Title 21, to support the land use recommendations in the updated plan. In fact, the zoning code is referred to at least 57 times in the document, reinforcing how important this plan will be for updating the code.		Mike	Jones		Other
436	Land Use and Environment		In addition or as an emphasis I would like to comment on the mapping. Land Use overlay regarding environmental constraints missing on the entire Beluga Lake Wetland Complex. Please add the wetlands as an environmental constraint. It is very wet and is stormwater retention. Also there is information not reflected in those maps that are available on the Homer Public Works website Green Infrastructure Stormwater ControlsGreen infrastructure planning from the HC Public works Dept. and Conservation - Natural spaces left undeveloped within and around urban areas allow for filtering, infiltration, and retention of storm-water runoff Due to local soil types, and building practices, the four features mentioned above are most suitable for Homer. Click on this link to view a table of more green infrastructure methods and recommendations for the City of Homer: Green Infrastructure Stormwater Controls For further information, visit the EPA's webpage: https://www.epa.gov/green-infrastructure	3/11	Rika	Mouw		Web Comment
437	Land Use and Environment		The currently presented proposed land use map is incomplete and because it does not reflect the environmental hazards map. All of the wetlands around the airport need to be designated to reflect they are of environmental concern and require special conditions, just like steep slopes, riparian drainages, landslide risks, vegetational coverage that is key to slope stabilization. Also, the map showing the zoning does not reflect the conservation land around the airport that is owned by the State, Borough, City, Kachemak Heritage Land Trust and Moose Habitat Inc. There are also a few parcels along Kachemak Drive that are privately owned that are also conservation parcels. In particular, parcel lots #179150030, #17910020 and #17910033. This makes for a rather continuous conservation area along Kachemak Drive that is not acknowledged as conservation and currently shows as GC2. This needs to be accounted for.	3/11	Rika	Mouw		Web Comment
438	Land Use and Environment		At a high level, instead of "preserving" public open space, encourage change to "promote" or "expand" it, so we grow public space, and not merely hold onto what we have. New subdivisions going in are not adding public space or trails, so per capita access decreasing.	3/14	Bob	Shavelson		Web Comment
439	Land Use and Environment		To start, it does not make sense to me to have more green space and try to find land for affordable housing. The city is not in a financial position to start Parks and Rec department; to properly have a Parks and Rec department you would need 2-4 million dollars a year. Currently the Parks Division is part of Public Works, it receives help from the operators, building maintenance, and the mechanics work on the equipment that the department has. If you take Parks out of Public Works then we would need a mechanic, many more employees and too much equipment to name or afford. We are not a big enough city to have this department. If the Rec division wants to work more closely with the Parks Division, they should move under the Public Works umbrella, this would be much more cost effective. As there is a need for a Rec Center, right now is not the time, the City is in need of a new Public Works facility, new Fire Hall, amongst work needed to be done on failing facilities now. Plus the one thing now one has mentioned is how are we going to pay for the Rec Center, yes we could use the current bond, but what about utilities, staffing, maintenance, on top of a lot of other little things. You cannot build a brand-new building and expect volunteers to run it, there should be a paid employee at the facility every time it is open. There is currently equipment that is being used that is over 30 and some 40 years old, if we cannot maintain the roads what good is a new Rec Center nobody can drive too. I also think we need to just focus on making the Parks and Trails we currently have better, before we start building new ones. The plan has a lot of good things, but it needs to take in consideration the whole of Homer not just one or two groups that show up to the meetings.	3/1	Chad	Felice		Web Comment
440	Land Use and Environment		Please protect our green spaces. These spaces are vital to the health and wellbeing of both residents and visitors of Homer.	3/6	Brenda	Dolma		Web Comment
441	Land Use and Environment		After the Doyon experience, I'm concerned about the Commercial Mixed Use designation. It should only provide flexibility as long as it meets some of the other higher community priorities, such as development within the Downtown Core Planning area. Otherwise, we'll see zoning changes that will allow creep of this use outside of the city core, which was just allowed by the Planning Commission and Council, against the wishes of many residents, against the values from the community survey, and which will turn out to be a long-term detriment to the community and environment. Flexibility should also have limitations, including building heights outside of the Downtown Core Planning area. We need to avoid sprawl for tourist infrastructure, especially to the detriment of open spaces, small town feel, and environmental protection.	2/28	Cooper	Freeman		Web Comment

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
442	Land Use and Environment		Under Land Use Map, #5 where it reads "Conserve...enhance biophysical connectivity," consider adding a section that highlights the benefits (environmentally, aesthetically) of planting native Alaskan flowers and grasses, with a local Alaskan source (like St. Isidore Farms in North Pole, Alaska). That would support pollinators and add beauty - along disturbed development areas, ditches, surrounding parking lots, abandoned City parcels, etc.	3/12	Tracy	Nordstrom		Web Comment
443	Land Use and Environment		We want to, once again, state our strong opposition to the rezoning of the Hillside Place neighborhood to urban residential in the 2025 Comp Plan, just as we did at the April 20, 2022 planning meeting. The planning committee ruled then that the west side of West Hill including the Hillside Place neighborhood would not be rezoned. We would like this decision to be upheld. When we purchased our property on Hillside Place in 2020, we were excited to be able to have some privacy, and not be packed in closely to our neighbors. Under the proposed zoning plan, owner developers could take a piece of property and put numerous families on this property due to the ability to build multi-family homes on lots. The change in density would change our neighborhood. We came from Colorado where postage stamp sized lots with starter mansions or multi-plexes on them is the norm. This is not the feeling we want in Homer. We like that we have the right to use our property for growing and raising our own food and the ability to put our largest investment to work for us. We could run a business out of our home should we so desire. We want to pass this on to our children and grandchildren. We feel that the available lots on the east side of West Hill Road give the city developers the ability to provide housing to Homer’s growing population while leaving our neighborhood the way it was built and the way that the home owners here like it. This zoning proposal would impact the quality of life and the rural atmosphere that we so enjoy at our home in Homer.	2/24	Susan	Jeffres		Web Comment
444	Land Use and Environment		New construction = be mixed-use, housing and commerical	3/14		Dobrosielski		Web Comment
445	Land Use and Environment		There is language supporting new codes, zoning and restrictions when the city does not enforce existing codes and ordinances--height restrictions, noise, transit of heavy equipment all summer long through residential neighborhoods, etc.	2/8	Marianne	Schlegelmilch		Web Comment
446	Land Use and Environment		I would add a zoning suggestion: please consider supporting Native Alaskan Plants (lupine, fireweed, columbine, yarrow, delphinium, etc) to be added when construction happens in public or private development. Disturbed soils around town could be planted to support pollinators, beauty, and purchased from Alaska seed growers. No more grass or nonnatives!	3/12	Tracy	Nordstrom		Web Comment
447	Land Use and Environment		I support changing Homer Zoning (Title 21) to allow non-traditional and affordable homing options in Homer Central areas. Again: I support infill development, density, more sidewalks and fewer parking spaces in front of Pioneer businesses, Old Town.	3/12	Tracy	Nordstrom		Web Comment
448	Land Use and Environment		I liked the preservation of green space and improved drainage planning.	2/8	Marianne	Schlegelmilch		Web Comment
449	Land Use and Environment		Second, the Gateway Business District has been changed to Mixed-use? Research what the Gateway District's goals are. The District was important as the first view into town. This should be fixed.	2/11	Rick	Foster		Web Comment
450	Land Use and Environment		Just wanted to... reinforce the support for the "Top Priorities and Projects for Homer to Focus on for the Next 10 - 20 years. For example, the incentives for infill development would be a great idea to move this forward.	3/14	David	Eckert		Web Comment
451	Land Use and Environment		In addition, prioritizing zoning reforms in housing to support higher density and mixed use developments is very important. This could be part of a larger coordinated effort to revitalize and create a downtown that is vibrant , walkable, reflects the character of the community, and truly draws people to it. Prioritizing zoning reforms in housing to support higher density and mixed use developments is very important.	3/14	David	Eckert		Web Comment
452	Land Use and Environment		I support the language you use, and your prioritizing, density in the downtown areas (Pioneer Ave, Old Town especially).	3/12	Tracy	Nordstrom		Web Comment
453	Land Use and Environment		Infill development is essential for density and to increase walkability, connection, and energy for shop owners, consumers, residents, and visitors.	3/12	Tracy	Nordstrom		Web Comment
454	Land Use and Environment		A focus on mixed-use, mixed-age, mixed-income is also essential.	3/12	Tracy	Nordstrom		Web Comment
455	Land Use and Environment		Parking should be discouraged in the FRONT of buildings - put storefronts nearer the streets and sidewalks, add public art, provide seating!	3/12	Tracy	Nordstrom		Web Comment
456	Land Use and Environment		Here's my comments about the Environmental Constraints Map (in draft 2 of the Comp Plan appendices), as we discussed (and I saw you taking notes). I'm providing you with these now as I know it takes time to get mapping changes made, and figured an advance notice might be helpful :) 1. Take off the moose tracks on the map: they are not entirely accurate and obscure other aspects such as slope, 2. The "parks and open space" land use items on the map should be removed from this map: they are part of land use, not actual environmental constraints, 3. We need a better base map underlying the layers. It's hard to see the actual topography of the Homer area in this map. 4. Remove the big text block in the middle that speaks to data and where folks can find it. I think this distracts from the map. 5. Wetlands: Now that you explained the jurisdictional aspects of wetland mapping I understand your reluctance to include the "Gracz map" in this plan. Not detailed enough or updated. I agree that soils mapping could be a better layer to depict similar environmental constraints. I've got the current NRCS layer and could share it with COH.	3/14	Charlie	Barnwell		

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
457	Land Use and Environment		This section starts with a good list of key themes. Missing, however, in the themes list is mention of the need for conserving green open space, a key priority in the 2024 public survey. Green, open space fits with not just outdoor access, but also with the strategies listed below on this page.	3/14	Charlie	Barnwell		
458	Land Use and Environment		the strategies here should be consistent with strategies regarding wetlands and green infrastructure (see pages 12, 18, 31, 32).	3/14	Charlie	Barnwell		
459	Land Use and Environment		Future Land Use Map Overlay Categories, P.10. A nice breakout and helps in understanding the Plan, however, I have the following comments: Area Plan: it would be helpful to explain in more detail or with examples what an Area Plan is. As stated in the Plan policies need to be developed for specific areas. Area plans can help implement the Plan, and should be utilized. I lived in Anchorage, and am familiar with many Area or District Plans there, notably the Hillside District Plan. Also, the Plan needs additional areas beyond just downtown and the Spit. West Homer, Hillside Homer, or East Homer where there are unique environmental and other issues in each of these.	3/14	Charlie	Barnwell		
460	Land Use and Environment		Future Land Use Map Overlay Categories, P.10. A nice breakout and helps in understanding the Plan, however, I have the following comments: Environmental Constraints: In addition to helping identifying places where more site analysis is warranted, Environmental constraints are critical factors that can influence planning and development processes, and can help achieve goals of preserving and conserving green open space. Missing in the Application Areas column for Environmental Constraints are key wetlands and peatlands, and areas of soils not favorable for development. I think the Plan should add the following verbiage further explaining environmental constraints: Environmental Constraints generally focus on: <ul style="list-style-type: none">● Wetland Protection: Areas classified as wetlands and peatlands require special attention to preserve biodiversity and water quality.; and serve as carbon sinks reducing emissions of CO2.● Coastal Erosion: Coastal areas may face risks from erosion, requiring careful management to protect infrastructure and ecosystems.● Floodplain Management: Development in flood-prone areas needs to be minimized to reduce risks to life and property.● Habitat Conservation: Protecting habitats for endangered species and biodiversity is essential to maintain ecological balance.● Geohazards such as tsunamis, landslides, and other.	3/14	Charlie	Barnwell		
461	Land Use and Environment		Future Land Use Map, P.11. This is a core and critical part of a comprehensive plan. As stated on P.8, a focus of this Plan is to “implement a future land use map.” This map should be described in more detail on this page. I am also concerned that the land uses shown in the map (Figure 3) are inconsistent with the Plan’s goals as stated in many sections. See detailed comments below in the review of the Core Plan (pages 5 and 8 of my comments).	3/14	Charlie	Barnwell		
462	Land Use and Environment		Land uses as portrayed in the map are inconsistent with zoning, for example “industrial with “General commercial” zoning in Appendix F (Figure 4). See my comments on the “full” Plan above. The Green Infrastructure conservation plan as pushed by the COH for several years is not mentioned in the context of land use. The Drawdown Peatland project spent considerable time and effort focused on key land areas in east Homer, only to see this area apparently designated “Industrial.	3/14	Charlie	Barnwell		
463	Land Use and Environment			3/14	Charlie	Barnwell		
464	Sustainability, Resilience & Climate Change	12	P.12, Sustainability, Resilience and Climate Change. A critical part of the plan given our timeframe. I think this section is generally well written and organized, however, it is not consistent with other parts of the Plan, for example, the land use map shows industrial use in critical peatland areas that serve as carbon sinks, green infrastructure, and habitat.	3/14	Helen	Armstrong		Other
465	Sustainability, Resilience & Climate Change	28	Add 'ecological functions' to heading and description. Remember. ecological functions are not the same thing as ecosystems. A drainage channel has ecological functions without necessarily being an ecosystem. (Of course, what constitutes an ecosystem is a matter of definition and scale.) Any decent environmental biologist/ecologist would know this sort of stuff, but a city planner might not.	3/14	Devony	Lehner		Email
466	Sustainability, Resilience & Climate Change	29	last sentence first paragraph, incomplete	3/12	Rachel	Lord	City of Homer	Other
467	Sustainability, Resilience & Climate Change	29	P.29: The hazards and constraints shown on this page are not consistent really with the topic of sustainability, perhaps resiliency. I would suggest putting these maps in a separate section under land use called “Geohazards.”	3/14	Helen	Armstrong		Other
468	Sustainability, Resilience & Climate Change	30	What purpose or gain is made by maintaining membership in ICLEI and the calculation of energy use using their protocol. This seems to be data that serves no purpose other than perhaps feeding into the Climate Action Plan.	2/20	Daniel	Kort	City of Homer	Email
469	Sustainability, Resilience & Climate Change	30	What is the point of gathering this data? The City is spending money it does not have; to produce data it does not have to accumulate.	2/20	Daniel	Kort	City of Homer	Email
470	Sustainability, Resilience & Climate Change	30	While solar is less polluting, the economics of owning and maintaining solar is not cost effective. If this was a cost effective solution, wouldn’t HEA be approaching the City asking if they could install their own solar panels on City property?	2/20	Daniel	Kort	City of Homer	Email

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
471	Sustainability, Resilience & Climate Change	30	What are local climate change motivated entities?	3/12	Rachel	Lord	City of Homer	Other
472	Sustainability, Resilience & Climate Change	30	1c: I support this, but is it well enough defined?	3/12	Rachel	Lord	City of Homer	Other
473	Sustainability, Resilience & Climate Change	30	1d: KPB Comp Plan re: SW?	3/12	Rachel	Lord	City of Homer	Other
474	Sustainability, Resilience & Climate Change	30	I highly support maintaining a staff position that tracks energy consumption and greenhouse gas generation. Experience with such "energy management" programs in Anchorage and Fairbanks have led to saving taxpayers money through implementing cost-effective efficiency measures. ("You can't manage what you don't measure.")		Peter	Crimp		Comment Form
475	Sustainability, Resilience & Climate Change	30	2b: Tidal? Levi Kilcher could talk about this (Otto's son)	3/14	Devony	Lehner		Email
476	Sustainability, Resilience & Climate Change	30	i. Greenhouse Gas (GhG) Inventory, page 30: “Maintain a staff position that can continue to produce annual basic inventory reports for all energy consuming and Greenhouse Gas (GhG) producing City sectors, including summaries of energy consumption, GhG, energy outputs, and costs; report should include both sector and individual facility totals for detailed year-to-year comparison”. A GhG inventory is an absolute waste of time and money. On page 28, the plan states, “The City of Homer started this process in 2007 when it became the first community in Alaska to develop a Climate Action Plan (CAP), which asserted that action was necessary to prepare Homer for the impacts of climate change”. Taking credit for being first to spend public money to develop a useless document is probably not something to brag about. GhG inventory generation, tracking, and analysis effectively takes credit for activities that would have been done anyway because they make economic sense (or provide public safety benefits) on their own. The inventory allows us to “virtue signal” or “pat ourselves on the back” for (maybe) reducing a miniscule amount of GHG’s on a global basis. All the project details listed in the City’s 2022 status report on climate implementation strategies including HVAC improvements, interior and exterior lighting upgrades, digital controller upgrades and replacing pumps with high efficiency motors are examples of things that make economic sense, yet they are characterized as climate mitigation.		Mike	Jones		Other
477	Sustainability, Resilience & Climate Change	30	Goals, P.30. A very nicely written, thoughtful, succinct set of goals and strategies.	3/14	Charlie	Barnwell		
478	Sustainability, Resilience & Climate Change	31	The City does not employ staff skilled in owning, maintaining and operating a microgrid. This is a misguided adventure that will cost the City more money than any potential gains. The City has no business being involved in power generation. It would be better to offer HEA the opportunity to develop and maintain their own power generation on City owned property. The reality is HEA will not pursue this because it’s not financially viable, and thus the City should not be pursuing this either.	2/20	Daniel	Kort	City of Homer	Email
479	Sustainability, Resilience & Climate Change	31	This is outside of the City’s responsibility. The City can advocate and support this, but the City should not in the business of providing EV charging networks. If the City is having a hard time paying for it’s current infrastructure and fleet replacement, why should it pursue something like this that can be done by private industry... it’s not a municipal responsibility. Another comparison; I’ve never heard of a municipality owning and operating a Gas Station, why should the City own a EV Charging station for the public to charge EV’s.	2/20	Daniel	Kort	City of Homer	Email
480	Sustainability, Resilience & Climate Change	31	This section in its entirety relates to a City that already has a Stormwater Utility. The City of Homer does not currently have a stormwater utility. A stormwater utility would need funding to function, which would mean the tax payers would need to contribute into a program to fund it, create rules/code, and employ someone to enforce the program. This would mean additional staffing, which I don’t believe the City is ready to take on... particularly since there is no state or federal rules requiring this of the City at this time.	2/20	Daniel	Kort	City of Homer	Email
481	Sustainability, Resilience & Climate Change	31	Green infrastructure cannot be incorporated in all City capital projects. Green Infrastructure typically takes substantial space and isn’t always feasible. Further, the term Green Infrastructure is used too loosely and is not applicable to all stormwater infrastructure. Green Infrastructure means “nature based stormwater treatment”... this term is too broadly used.	2/20	Daniel	Kort	City of Homer	Email
482	Sustainability, Resilience & Climate Change	31	This plan does not require updates more frequently than every 5 years.	2/20	Daniel	Kort	City of Homer	Email
483	Sustainability, Resilience & Climate Change	31	On page 31, item f, I would prefer we not specifically identify community groups such as Homer Drawdown that may or may not remain active throughout the life of the plan. While the Homer Drawdown group has been instrumental in efforts to reduce the local carbon footprint, the work of this group is directly related to funding and local interest that may or may not sustain over time. I would suggest changing the language to something like "local community groups with interest in climate action." If their name remains, I suggest including a information about the group so it is clear to everyone now and in the future.	3/14	Donna	Aderhold	City of Homer	Email

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
484	Sustainability, Resilience & Climate Change	31	In the Sustainability, Resilience, and Climate Change section, please include the Bridge Creek watershed and reservoir. While this is not within city limits, the city does have a zoning overlay in this area that minimizes the allowable footprint of development in an effort to conserve and protect the watershed from degradation and pollution. In addition, the reservoir provides water to areas far outside city limits through trucked water, and as the population of the greater Homer area grows and the climate changes, it will be important to understand the integrity and limitations of the reservoir and watershed.	3/14	Donna	Aderhold	City of Homer	Email
485	Sustainability, Resilience & Climate Change	31	3a: How do 'sustainable' and 'resilient' interact? When is there overlap?	3/12	Rachel	Lord	City of Homer	Other
486	Sustainability, Resilience & Climate Change	31	2e: Yikes (<i>Note: Interpreted as "remove"</i>)	3/12	Rachel	Lord	City of Homer	Other
487	Sustainability, Resilience & Climate Change	31	2f: Is this a 20 year change?	3/12	Rachel	Lord	City of Homer	Other
488	Sustainability, Resilience & Climate Change	31	2h: I don't know if this would be a city-lead effort.	3/12	Rachel	Lord	City of Homer	Other
489	Sustainability, Resilience & Climate Change	31	Do we have an existing stormwater master plan?	3/12	Rachel	Lord	City of Homer	Other
490	Sustainability, Resilience & Climate Change	31	Strategy 4: Have better ideas on how to streamline or give an overview.	3/12	Rachel	Lord	City of Homer	Other
491	Sustainability, Resilience & Climate Change	31	Do we have an existing green infrastructure map?	3/12	Rachel	Lord	City of Homer	Other
492	Sustainability, Resilience & Climate Change	31	Page 31 (Sustainability), 2.e.: Work with utilities such as Homer Electric Association to pilot and plan for future microgrid networks that can connect to one another to reduce risk, increase resilience, and optimize energy distribution. 2.f.: Work with partners such as Homer Electric Association, Homer Drawdown, and KPB to advocate for and invest more in renewable energy sources including hydroelectric, solar, wind, and tidal energy. We might not want to work with partners. These strategies feel like they are outside of the city's scope. Consider having icons for operational budget action, capital budget action, code action, partnership action. Consider outlining the differences between city-led actions and partner-led actions.	3/13	Rachel	Lord	Mayor, City of Homer	Other
493	Sustainability, Resilience & Climate Change	31	3b: <u>safe</u> walkable spaces	3/14	Devony	Lehner		Email
494	Sustainability, Resilience & Climate Change	31	Stormwater management, P.31, #4.. A critical strategy that ties into the Green Infrastructure initiatives, and various studies, such as the COH LID Study. See strategy 4d which states "update green infrastructure mapping to identify and retain natural drainage channels and important wetlands that serve drainage functions." This statement should be supported and consistent with other policies in the Plan such as retention and conservation of key wetlands, e.g. Beluga Lake area.	3/14	Charlie	Barnwell		
495	Sustainability, Resilience & Climate Change	32	Why would the City expend resources to create a mapping inventory and create a Wetlands Management Plan when there are already Federal, State, and Borough resources available. This is an effort that expends financial resources the City does not have. Further, this would require the creation of a new position to facilitate, which the City does not have the money to afford.	2/20	Daniel	Kort	City of Homer	Email
496	Sustainability, Resilience & Climate Change	32	The City already owns A LOT of open/green spaces as well as parks and trails. Acquiring more land goes in conflict of the objective mentioned throughout this plan “to provide opportunities for affordable housing”.	2/20	Daniel	Kort	City of Homer	Email
497	Sustainability, Resilience & Climate Change	32	6a: What would this look like? Needs to first be defined.	3/12	Rachel	Lord	City of Homer	Other
498	Sustainability, Resilience & Climate Change	32	Actions: These could be ed to drainage and water movement.	3/12	Rachel	Lord	City of Homer	Other
499	Sustainability, Resilience & Climate Change	32	4g: redundant	3/12	Rachel	Lord	City of Homer	Other
500	Sustainability, Resilience & Climate Change	32	5a: Doesn't someone else do this?	3/12	Rachel	Lord	City of Homer	Other
501	Sustainability, Resilience & Climate Change	32	6b: procedures, <u>incentives</u> , and management standards...	3/14	Devony	Lehner		Email

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
502	Sustainability, Resilience & Climate Change	32	6d: Diamond Creek Recreation <u>Area</u> Site.	3/14	Devony	Lehner		Email
503	Sustainability, Resilience & Climate Change	32	5a: proper use of lower value <u>all</u> wetlands.	3/14	Devony	Lehner		Email
504	Sustainability, Resilience & Climate Change	32	P.32. #5, Wetlands. This strategy is very important to the City, and is well worded, but as above this strategy has to be consistent with other parts of the Plan. Mention should be made here in terms of inventory, the Drawdown Peatlands mapping and data that should become part of a Wetlands Management Plan. Also, a capital icon should be shown on this as it will take funding to develop a new wetlands inventory and wetlands management plan. Again, a map showing generalized wetlands should be in the Plan.	3/14	Charlie	Barnwell		
505	Sustainability, Resilience & Climate Change	37	Change: 5. Develop a long-range stormwater drainage and management plan to mitigate negative downstream impacts such as property damage, bluff erosion, and pollution and <u>maintain Homer’s drinking water supply.</u>	3/13			Stormwater Workgroup	Other
506	Sustainability, Resilience & Climate Change	37	Change 5a: a) Update and refine the Low-Impact Development Plan (also referred to as the Green Infrastructure – Stormwater Master Plan). The plan should consider water quality, inflow and infiltration, climate change, and erosion, and provide recommendations for implementing proactive stormwater management. The plan should also identify strategic locations for real 12 estate acquisitions to support green infrastructure <u>and the necessary mechanisms for revenue generation for purchase of Green Infrastructure lands purchases, including but not limited to Stormwater Utilities, Drainage/Watershed Districts, sales taxes and other strategic revenue generation strategies.</u>	3/13			Stormwater Workgroup	Other
507	Sustainability, Resilience & Climate Change	37	Change 5b: b) Create an updated holistic, regional map of the stormwater network to ensure stormwater management decisions are made appropriately for each stormwater drainage basin for a system wide improvement. <u>Convert mapping to GIS layer to be included in plat and permitting.</u>	3/13			Stormwater Workgroup	Other
508	Sustainability, Resilience & Climate Change		Hesitant to have language like "climate action" due to political landscape. Remove rhetoric (like resilience), and make it less polarizing. Change to 'Environmental Stewardship' ? We are in a space where we have real big consequences to the way we use this language.	3/19			March 19 Planning Commission Meeting	Other
509	Sustainability, Resilience & Climate Change		This is not a city problem to figure out.	3/19			March 19 Planning Commission Meeting	Other
510	Sustainability, Resilience & Climate Change		Support for stronger hazard mitigation language, including clearer policies on building in flood-prone or geologically unstable areas	3/19			March 19 Planning Commission Meeting	Other
511	Sustainability, Resilience & Climate Change		Address resilience strategies that align with state or regional climate initiatives.	3/19			March 19 Planning Commission Meeting	Other
512	Sustainability, Resilience & Climate Change		highlight natural resource-based economic sectors (e.g., fishing, eco-tourism) as part of both conservation and economic development efforts.	3/19			March 19 Planning Commission Meeting	Other
513	Sustainability, Resilience & Climate Change		No information in plan about current and known climate change threats.	3/12	Rachel	Lord	City of Homer	Other
514	Sustainability, Resilience & Climate Change		Recommend not making this chapter 2 in the plan.		Julie	Engebretson	City of Homer	Other
515	Sustainability, Resilience & Climate Change		(count of priority dots from poster): 1. Climate action 4	2/11			Feb. 11 Open House	Meeting
516	Sustainability, Resilience & Climate Change		(count of priority dots from poster): 2. Reduce greenhouse gas 2	2/11			Feb. 11 Open House	Meeting
517	Sustainability, Resilience & Climate Change		(count of priority dots from poster): 6. Open spaces 17	2/11			Feb. 11 Open House	Meeting
518	Sustainability, Resilience & Climate Change		(count of priority dots from poster): 4. Storm water 2	2/11			Feb. 11 Open House	Meeting

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
519	Sustainability, Resilience & Climate Change		(count of priority dots from poster): 3. Code for development 16	2/11			Feb. 11 Open House	Meeting
520	Sustainability, Resilience & Climate Change		(count of priority dots from poster): 5. Protect wetlands 19	2/11			Feb. 11 Open House	Meeting
521	Sustainability, Resilience & Climate Change		Action to Achieve Priorities (from poster): Work with Homer Elec & re-adopt a climate goal & plan to transition off fossil fuels	2/11			Feb. 11 Open House	Meeting
522	Sustainability, Resilience & Climate Change		Action to Achieve Priorities (from poster): Encourage recycling - there is no effort made at the high school sports events – don’t know about other schools. Kids need to learn	2/11			Feb. 11 Open House	Meeting
523	Sustainability, Resilience & Climate Change		Action to Achieve Priorities (from poster): Protect Woodard Canyon as the whole watershed – Hits 3 of the strategies of climate change	2/11			Feb. 11 Open House	Meeting
524	Sustainability, Resilience & Climate Change		Action to Achieve Priorities (from poster): Involve youth – HHS kids and college kids	2/11			Feb. 11 Open House	Meeting
525	Sustainability, Resilience & Climate Change		Action to Achieve Priorities (from poster): Develop. codes for sustainable building and growth is important – Homer has no codes	2/11			Feb. 11 Open House	Meeting
526	Sustainability, Resilience & Climate Change		Action to Achieve Priorities (from poster): Better biking options for transportation and commuting	2/11			Feb. 11 Open House	Meeting
527	Sustainability, Resilience & Climate Change		Action to Achieve Priorities (from poster): Today’s mild winter is very similar to what we had in the 1960’s so nothing we do will change weather in Homer.	2/11			Feb. 11 Open House	Meeting
528	Sustainability, Resilience & Climate Change		Action to Achieve Priorities (from poster): Wetlands can be your friend – help absorb stormwater	2/11			Feb. 11 Open House	Meeting
529	Sustainability, Resilience & Climate Change		Action to Achieve Priorities (from poster): Help support people’s transition to alt energy systems	2/11			Feb. 11 Open House	Meeting
530	Sustainability, Resilience & Climate Change		The Nation’s water supplies and services are at risk. Climate change, growing income disparities, and the threats posed by our aging water infrastructure call into question the continued availability of safe water supplies and reliable, affordable water service. In order to avoid the problems of the lower 48, stake holders in the Kachemak Bay Watershed (Watershed) must come together and create a new era of water management that secures economic, environmental, and community wellbeing. To this end, stake holders within the Watershed need to collaborate and innovate to advance sustainable water management solutions. Through the Comprehensive Plan the City of Homer (City) has an opportunity to spread and scale up these efforts to benefit communities and watersheds within the City boundaries.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
531	Sustainability, Resilience & Climate Change		Conclusion: The challenges the City faces today require it to adopt a watershed solutions for greater efficiency, improved water quality, sustained regulatory compliance, climate resiliency and better service. There are a wide variety of collaborative approaches that can work and many policy levers to help expand their adoption. The incorporation of a climate risk assessment for the Kachemak Bay area as part of the Comp. Plan is the first step in climate resiliency for the City. Partnering with neighbor communities to meet common needs makes sense, and stakeholder collaboration as more communities demonstrate their power to improve water management for all. In addition, the application of conservation financing including cost bonds, public finance, payments and permitting fees driven by water users themselves, and other market-like funding mechanisms would assist with financing to protect water infrastructure. Finally, an Integrated Water Resource Management strategy would reduce flood risk and storm damage and help protect drinking water resulting in additional long term cost savings.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
532	Sustainability, Resilience & Climate Change		To this end, we recommend that the Plan: I. Incorporate KBWC’s Climate Risk Assessment KBWC recommends that the Plan incorporate the attached Climate Risk assessment for the watershed which addresses several of the climate related risks to key fish and wildlife habitat within the watershed. The Plan itself provides. The updated Homer Comprehensive Plan will be a combination of long-term vision, goals, and practical strategies that will: guide decisions about land use and environment, housing, public services and infrastructure, transportation, economic development, health and wellness, sustainability, resilience and climate change, and quality of life, and more. It will provide a roadmap for implementation, with clear priorities and actions. Land Use & environment	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
533	Sustainability, Resilience & Climate Change		In addition, a comprehensive plan is A combination of long-term goals and short-term strategies that will guide decisions about land use, housing, public services and infrastructure, transportation, economic development, health and wellness, sustainability, resilience and climate change, quality of life, and more. The plan provides a road map for implementation with clear priorities and action items. The Future Land Use Map in the comprehensive plan will provide a blueprint that sets intent for how the area will accommodate change and meet resident needs	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
534	Sustainability, Resilience & Climate Change		•The City of Homer has no business being in the Energy development business... this is HEA’s thing, we don’t need solar panels. If it’s such a great idea, why isn’t HEA doing it.				Public Works Meeting	Meeting
535	Sustainability, Resilience & Climate Change		•Building codes with energy efficiency seems to go against affordable housing. Energy efficiency costs a lot up front, and saves you very little each year. The lower income folks won’t be able to “join in” by owning a home. Instead they will be forced out.				Public Works Meeting	Meeting
536	Sustainability, Resilience & Climate Change		•The Green infrastructure doesn’t do anything... the current stormwater is cleaner than water flowing into Kachemak Bay from Fox Creek at the head of the bay. Why are we wasting money.				Public Works Meeting	Meeting
537	Sustainability, Resilience & Climate Change		Energy Costs: reduce long term energy costs especially for nonprofits or tax exempt organizations (including schools) by being the best renewable energy town in Alaska. Be the prototype poster child town for every world wide renewable energy company with special focus on ocean power. Ex: Seward Sea Life Center shifted 98% of the its heating needs from fossil fuel to ocean water as a source heat in 2016 by implementing a ground breaking CO2 refrigerant heat pump system; implement tidal turbines like Norway and Sweden; encourage/support small vertical wind turbines mixed with solar farms; use burst energy sources to displace water into long term gravity based stable power generation versus battery storage; offer free home energy inspections with infrared imaging and recommendations; become the town everyone thinks of when they hear renewable energy (because of vision/marketing)...			Galt		Comment Form
538	Sustainability, Resilience & Climate Change		I really appreciated seeing the focus on sustainability and reducing our runoff and having green infrastructure.		Joscie	Norris		Comment Form
539	Sustainability, Resilience & Climate Change		Homer’s harbor is notorious for being a place where people use toxic paints and cheap practices related to their boats, and get away with it. That’s why people bring their boats to Homer to work on them. I would like to see that addressed because that seems in opposition to sustainability goals and use goals.		Joscie	Norris		Comment Form
540	Sustainability, Resilience & Climate Change		Homer needs a junk car yard and incentive for people to deal with their trash so it isn’t leaching into the ground and creating environmental contaminants.		Joscie	Norris		Comment Form
541	Sustainability, Resilience & Climate Change		I totally support re-engagement with and likely work to update our city’s Climate Action Plan which is now 17 years old. Enough said! An area that is not mentioned in this section (it could also go under the Land Use and Environment, Public Facilities and Services) is addressing city lighting and consider the variety of lighting needs as our town grows. There are many benefits to including lighting policy in future city plans and would refer you to https://darksky.org/what-we-do/international-dark-sky-places/conservation/ in the interest of time but very happy to discuss in more detail.	3/15	Dots	Sherwood		Comment Form
542	Sustainability, Resilience & Climate Change		The prime directive should be to protect and conserve our natural resources – marine and coastal waters, vegetation and wildlife. Especially prioritizing our diminishing wetlands also supports and protects the high local biodiversity of fish and wildlife, their habitats, and our fresh water ecosystems.	3/14	Laurie	Daniel		Email
543	Sustainability, Resilience & Climate Change		What is most important to me is that the City takes an ecosystem-level approach in all its planning. One that is based on the local watersheds that make up the Kachemak Bay estuary and is focused on building climate resiliency. And that we, as the City and greater Homer community, taking an area-wide adaptive management approach, seek to establish sustainable solutions that include the active engagement of the diversity of local stakeholders that actually make up the Homer community.	3/14	Laurie	Daniel		Email
544	Sustainability, Resilience & Climate Change		We have also learned that EV’s are not reliable in this state because of the cold and are very expensive to maintain. It takes a long time to fully charge them and battery longevity varies with the temperature. They are also not earth friendly as claimed because of the rare earth minerals that are mined to build them. Where are the articles on what is going to be done with the huge batteries once the vehicles need to be trashed? The main part of the battery can’t be recycled so if we think our landfills are full now what is the plan to get rid of these huge monstrosities that can’t be crushed?	3/16	Renee	Eidem		Email
545	Sustainability, Resilience & Climate Change		I am concerned about the City’s desire to help further the production of renewable energy as so far there is very little about it that is logical. It seems that GEO engineering needs to be discontinued so weather patterns aren’t interrupted by entities that have no idea what they’re doing, creating what we now call Climate Change.	3/16	Renee	Eidem		Email
546	Sustainability, Resilience & Climate Change		I expect this Comp Plan Update to champion more appropriate, environmentally sustainable, and growth-balanced actions.	3/14	Laurie	Daniel		Email
547	Sustainability, Resilience & Climate Change		A major focus should be on developing a green infrastructure approach to management – weaving natural processes into the built environment and its engineered systems.	3/14	Laurie	Daniel		Email
548	Sustainability, Resilience & Climate Change		Since 2007 we have learned quite a bit about renewable energy in Alaska through wind, solar and tidal research and found it to be very expensive and unreliable. The maintenance on wind turbines and solar panels will be outrageous and how will snow and ice be kept off them in winter so they can actually function?	3/16	Renee	Eidem		Email
549	Sustainability, Resilience & Climate Change		See comments I made in the previous [land use chapter] section and incorporate where appropriate here. In these sections, it would be useful to have a reviewer with a wide-ranging and locally informed environmental background. Homer is full of these folks—maybe find one to do the kind of “technical content editing” that I’m trying to do. Or let me have access to a google doc on which to make edits and comments. Devony, Homer Soil and Water	3/14	Devony	Lehner		Email
550	Sustainability, Resilience & Climate Change		Our property sits between two West Hill Road culverts that drain along our property lines to Hillside Place. Since the West Hill repaving a couple years ago, our property along West Hill has eroded. Water now drains onto our lot rather than across the road into the culvert. Increased traffic will only exacerbate this erosion. The State of Alaska had to rebuild one of these culverts a couple years ago because West Hill Road on top of it collapsed. Our neighborhood cannot sustain more development without further increasing erosion and destroying this watershed.	3/13	Sara	Faulkner		Other

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
551	Sustainability, Resilience & Climate Change		Our city leadership needs to ask itself, “How do the single parents, undernourished, elderly, homeless and others in need in Homer feel about spending \$100,000 per year for a fully loaded staff position (and untold funds devoted to contractors, consultants, and special interests) to inventory GhG’s so we can feel good about ourselves? Recommendation: The City should not devote a staff position to production of GhG inventories or reporting.		Mike	Jones		Other
552	Sustainability, Resilience & Climate Change		ii. EV Charging Stations, page 31, and page 51: “Explore the development of a widespread EV charging network to support the transition to electric vehicles for residents and visitors and reduce transportation related GhG emissions”. This would be a typical recommendation in a comprehensive plan from 5 years ago. Today, virtually every major automobile manufacturer has dramatically scaled back, or flat out eliminated their Electric Vehicle (EV) manufacturing plans. EV’s just don’t make sense, especially in Alaska. This is one area in particular that the City has no business devoting any time and effort to. Additionally, even if manufacturers decide to reestablish plans to build EV’s, the City should not even consider contributing to develop a widespread EV charging network. There is no reason that the City should subsidize the roll out of charging stations when competitive market forces should do that on their own.		Mike	Jones		Other
553	Sustainability, Resilience & Climate Change		iii. Advocate and invest in renewable energy sources, page 31: “Work with partners such as Homer Electric Association, Homer Drawdown, and KPB to advocate for and invest more in renewable energy sources including hydroelectric, solar, wind, and tidal energy”. It’s not clear who Homer Drawdown is—there isn’t any information on their website denoting who they are affiliated with. Recommendation: The City should not specify an action in this document that points to a partner who is not transparent as to their origin and ongoing funding.		Mike	Jones		Other
554	Sustainability, Resilience & Climate Change		Additionally, the City should neither advocate for, nor invest in renewable resources so we can feel good about ourselves. It should not come as a surprise that those who advocate for such solutions, particularly residential solar, wind, and tidal energy, have never published the analysis to demonstrate true cost and the miniscule GhG reductions these solutions will have if deployed in Alaska. Recommendation: The City should not invest in renewable resources to offset City electricity costs unless a financial analysis justifies the expenditure. No consideration should be made for GhG offsets in the analysis.		Mike	Jones		Other
555	Sustainability, Resilience & Climate Change		The city should never invest in any solar, wind, or tidal energy project if the existing utility net energy metering tariff is in place. As currently structured, the net energy metering tariff is a transfer of wealth from those who don’t have renewables (generally lower income households) to those who install renewables (high income households). The City would do a disservice to its residents to take money from low-income households to reduce the electricity cost in its buildings. Recommendation: The City should not invest in renewable resources using the subsidies inherent in net energy metering.		Mike	Jones		Other
556	Sustainability, Resilience & Climate Change		P.30—32. As with previous pages, a good summary, nicely written and organized. Check for consistency with other parts of the Plan.	3/14	Helen	Armstrong		Other
557	Sustainability, Resilience & Climate Change		Hi- Have lived in Homer since 1981 July. Would love to see less on climate change which we have had for 4.5 billion years or so and more on erosion control and reducing wave energy with off shore reefs!!! Please mitigate the climate hysteria and improve shoreline protection. Thanks Doug Stuart ps I have extensive experience with onshore wave energy issues from working on a barrier beach system in the National Park Service	3/10	Douglas	Stuart		Web Comment
558	Sustainability, Resilience & Climate Change		It pushes upgrading the city vehicle fleet while curbing use of private vehicles	2/8	Marianne	Schlegelmilch		Web Comment
559	Sustainability, Resilience & Climate Change		Sustainability, Resilience and Climate Change, P.12,. A critical part of the plan given our timeframe. I think this section is generally well written and organized, however, it is not consistent with other parts of the Plan, for example, a key theme of preservation of Ecosystems and Open Space, and Goal B contradicts the Future Land use Map on page 11 that shows industrial use in critical peatland areas that serve as carbon sinks, green infrastructure, and habitat. Additionally, Point #5 on this page states "protect and enhance wetlands and waterbodies to support stormwater management..." This points again to the need to be consistent in the Plan about land use and other policies.	3/14	Charlie	Barnwell		
560	Public Facilities & Services	13	Develop a long-range stormwater drainage and management plan to mitigate negative downstream impacts such as property damage, bluff erosion, and pollution: Downstream <u>processes</u> ;property damage <u>caused by flooding</u> , bluff erosion, <u>stream channel blockage and/or downcutting</u> , and pollution.		Devony	Lehner		Other
561	Public Facilities & Services	33	Note on photo: Conceptual design tentatively set for 2026, with full design to follow (unknown date – depending upon funding.	2/20	Daniel	Kort	City of Homer	Email
562	Public Facilities & Services	33	Add coastal erosion	3/12	Rachel	Lord	City of Homer	Other
563	Public Facilities & Services	33	p. 33 PW campus photo – I know our CIP talks about a new campus but I would remove any reference to dates – its not happening in the next few years and will date our plan.		Julie	Engebretson	City of Homer	Other
564	Public Facilities & Services	33	p. 33 first paragraph, add coastal erosion to the natural hazard list.		Julie	Engebretson	City of Homer	Other
565	Public Facilities & Services	33	What I like: Identifies Homer’s existing recreational facilities, such as the HERC and Library.	2/19	Janette	Keiser		Other

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
566	Public Facilities & Services	33	P.33. Public Facilities and Services. A good section, and well worded parts here, e.g. Vulnerability to Natural Hazards. Reference should be made to a map (see suggested Geohazards map below). Also, perhaps reference should be made to the Public Works Campus Task Force Report of 2021.	3/14	Charlie	Barnwell		
567	Public Facilities & Services	34	Note on photo: “New Ramp 8 restroom planned for construction in 2027”. While a plan may say this restroom is planned for replacement, I am unaware of such a plan, and have not budgeted for this... so I think it would be wise to remove that photo.	2/20	Daniel	Kort	City of Homer	Email
568	Public Facilities & Services	34	On page 34 under accessible community and recreation facilities, please include city hall in this paragraph. Homer residents use this building daily to attend city council and commission/board meetings, pay bills, apply for city permits, and vote. The use and accessibility of this building is incredibly important.	3/14	Donna	Aderhold	City of Homer	Email
569	Public Facilities & Services	34	None of this speaks to accessibility. Define issue.	3/12	Rachel	Lord	City of Homer	Other
570	Public Facilities & Services	34	Ummmm... honestly?! No. <i>(Note: Refers to HERC Complex Redevelopment)</i>	3/12	Rachel	Lord	City of Homer	Other
571	Public Facilities & Services	34	Why call out Alaska Waste and Moore & Moore Services?	3/12	Rachel	Lord	City of Homer	Other
572	Public Facilities & Services	34	p. 34. Remove the sentence talking about Alaska Waste and Moore and Moore – will date this plan as companies change. Instead, amend the preceding sentence to say “The City relies on other public and private entities.....”		Julie	Engebretson	City of Homer	Other
573	Public Facilities & Services	34	p. 34 Accessible community and recreation facilities. This paragraph is unclear as to why the airport terminal is listed. Is this paragraph about recreation?		Julie	Engebretson	City of Homer	Other
574	Public Facilities & Services	34	What I like: The challenges of the HERC are mentioned. Pg. 34.	2/19	Janette	Keiser		Other
575	Public Facilities & Services	34	Page 34 describes Reliable and Affordable Services The City of Homer provides a range of services, including water, sewer, planning, road maintenance, community development, recreation, parks, port and harbor management, fire protection, law enforcement, and emergency services... All services provided by the City need to support quality of life, economic development, and safety by meeting the needs of all community members. Nowhere in this description does it say the City is responsible for non-core services such as social equity or climate change mitigation.		Mike	Jones		Other
576	Public Facilities & Services	34	What I like: States “the community survey results indicate that residents are interested in safe, accessible, well-lit facilities for year-round indoor recreation.” Pg. 34.	2/19	Janette	Keiser		Other
577	Public Facilities & Services	34	P.34. Reliable and Affordable Services. This too should be consistent, and mention for example the need to move the Public Works Campus out of the tsunami zone to ensure reliable services.	3/14	Charlie	Barnwell		
578	Public Facilities & Services	35	On page 35, please correct the text in figure 10 that inappropriately cuts across lines.	3/14	Donna	Aderhold	City of Homer	Email
579	Public Facilities & Services	35	Define "community services". Also, empty buildings add an interest for the city to address vacant city facilities (goal c)	3/12	Rachel	Lord	City of Homer	Other
580	Public Facilities & Services	35	p. 35: Goal A: “Ensure <u>CITY</u> services are.....” city only provides the first two service of Figure 10 and can’t help a lot on the rest.		Julie	Engebretson	City of Homer	Other
581	Public Facilities & Services	35	Make a note as two why this box is yellow.	3/12	Rachel	Lord	City of Homer	Other
582	Public Facilities & Services	35	What I like:Strategy 2 includes eight separate actions related to recreation, parks, and trails. Pg. 35. i. Maintain the library... ii. Redevelop the HERC complex... iii. Construct a new recreation center... iv. Renew the HART fund for trails v. Ensure the Parks & Recreation staff is adequately funded... vi. Improve existing parks and open spaces... vii. Consider adding a fishing dock and central gathering place on or near the Homer Spit.	2/19	Janette	Keiser		Other
583	Public Facilities & Services	36	(Page 36) I still believe the statement “and choose locations that minimize impacts to sensitive ecosystems and wildlife corridors” should be deleted. This statement effectively would eliminate all potential properties because the “good” property has already been developed.	2/20	Daniel	Kort	City of Homer	Email
584	Public Facilities & Services	36	Is entering a transfer of responsibility agreement (TORA) with the DOT&PF in the best interest of the City? There will be an increase in required labor, wear and tear on equipment, etc. While the State may “pay” the City to maintain this infrastructure, this agreement must be crafted in such a fashion that the City isn’t taking on more work than the City has employee hours to do. The Public Works staffing levels have been relatively stagnant while taking on more responsibilities and miles of roads to maintain.	2/20	Daniel	Kort	City of Homer	Email

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
585	Public Facilities & Services	36	On page 36, please consider the following thoughts on strategies and potential actions: --Section 2, add City Hall accessibility, particularly projects to make the downstairs parking entrance accessible for voting. --Section 2.h, a fishing dock seems very pie in the sky considering the many other needs and wants in the city and the cost of such a project. --Section 3.b, there is no acknowledgment in the plan that the city has an agreement with DOT&PF to take on winter maintenance of several roads. If TORAs are to be included as a recommendation, the body of the document should include information on the pros and cons of TORAs and approximate costs in 2024/2025 dollars for a municipality to take on this responsibility.	3/14	Donna	Aderhold	City of Homer	Email
586	Public Facilities & Services	36	States.... “ ... and equipment for trails”. This should state “... and equipment for roads and trails”. I state this because the challenge isn’t equipment for trails, but roads and trails... however mostly for road equipment. Further, the HART is for “roads and trails”, not just trails.	2/20	Daniel	Kort	City of Homer	Email
587	Public Facilities & Services	36	2f and 2h: ?	3/12	Rachel	Lord	City of Homer	Other
588	Public Facilities & Services	36	2e: Add "Ask the voters" whether they want to renew HART	3/12	Rachel	Lord	City of Homer	Other
589	Public Facilities & Services	36		3/12	Rachel	Lord	City of Homer	Other
590	Public Facilities & Services	36	Page 36 (Facilities), 2.c.: Redevelop the HERC complex to serve the community. We are currently looking at an alternative location – this proposal is dead.	3/13	Rachel	Lord	Mayor, City of Homer	Other
591	Public Facilities & Services	36	Page 36 (Facilities), 2.h.: Consider adding a fishing dock and a central community gathering place on or near the Homer Spit. This proposal is not valid.	3/13	Rachel	Lord	Mayor, City of Homer	Other
592	Public Facilities & Services	36	8)Give within your means: Homer Accelerated Roads and Trails (HART): HART is a voter approved sales tax which dedicates funds to road and trail related projects in the City. There has been substantial lobbying for additional trails in the planning process. The draft comprehensive plan includes the recommendation (twice) on page 36 to renew the Homer Accelerated Roads and Trails Fund beyond 2027. The City Council should dig deep on the following questions: a. Can the City unilaterally renew this tax, or would it require a vote of residents? b. Are those who advocate for more trails, then seek funding for them, financially benefivng in some way? c. Are targeted trail pathways likely to infringe on property owners’ rights?		Mike	Jones		Other
593	Public Facilities & Services	36	P.36. Facilities. #1: This should have a capital funding icon next to it. Well worded otherwise.	3/14	Charlie	Barnwell		
594	Public Facilities & Services	37	This line still speaks to “inflow and infiltration”. This is terminology used to refer to wastewater conveyance piping... not stormwater. This is inappropriate terminology to use in relation to stormwater and should be deleted.	2/20	Daniel	Kort	City of Homer	Email
595	Public Facilities & Services	37	This is a tool of a stormwater utility, and thus indicates we should be creating one. This would require funding, staffing, and rules. I do not believe the City is in a position to take on additional efforts when we have as much deferred maintenance as we have.	2/20	Daniel	Kort	City of Homer	Email
596	Public Facilities & Services	37	HAWSP is for both new and existing customers infrastructure... so statement should say “... facilities that support new and existing customers...”	2/20	Daniel	Kort	City of Homer	Email
597	Public Facilities & Services	37	7b: Not sure about the scope/size here <i>(Note: referring to training facility)</i>	3/12	Rachel	Lord	City of Homer	Other
598	Public Facilities & Services	37	4b: Should refer to the old/existing plan?	3/12	Rachel	Lord	City of Homer	Other
599	Public Facilities & Services	37	Strategy 5: Why is stormwater here?	3/12	Rachel	Lord	City of Homer	Other
600	Public Facilities & Services	37	6b: Change to PRIORITY	3/12	Rachel	Lord	City of Homer	Other
601	Public Facilities & Services	37	6d: Not sure about this here <i>(Note: referring to: focus on new water and sewer connections within city limits [infill])</i>	3/12	Rachel	Lord	City of Homer	Other
602	Public Facilities & Services	37	Don’t forget to refer to the city’s existing handbook entitled Stormwater and Meltwater Management and Mitigation, found at https://www.cityofhomer-ak.gov/sites/default/files/fileattachments/planning/page/6964/homerstormwater.pdf	3/17	Devony	Lehner		Email
603	Public Facilities & Services	37	5a: Add slopes, soils, watershed acreage and boundaries, stormwater volumes at different rainfall intensities, ...	3/17	Devony	Lehner		Email

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
604	Public Facilities & Services	37	6e: to maintain its Bridge Creek Reservoir suitability as a drinking water source	3/17	Devony	Lehner		Email
605	Public Facilities & Services	37	9)Give within your means: Homer Accelerated Water and Sewer Program (HAWSP): The Adopted Biennial Operating Budget dated May 22, 2023, states: Like HART, HAWSP is a voter approved sales tax which dedicates funds to water and sewer related projects in the City. HAWSP also receives a significant amount of money from special assessment district loan repayments each year. Much of the HAWSP fund goes to the repayment of Alaska Department of Environmental Conservation loans which support water and sewer projects. The draft Plan includes the following statement on page 37: Maintain the Homer Accelerated Water and Sewer Program (HAWSP) to fund the design and construction of facilities that support new customers, with a focus on new water and sewer connections within the City limits (infill). Like HART, Can the City unilaterally renew this tax, or would it require a vote of residents?		Mike	Jones		Other
606	Public Facilities & Services	37	P.37. #4. Include a sentence here speaking to need for Collaborate with DOT&PF on traffic bottleneck solutions in the FAA Drive/Ocean Dr. intersection.	3/14	Charlie	Barnwell		
607	Public Facilities & Services	38	Shouldn't this statement also include a reference to the numerous private industry as part of the "working waterfront"... those being commercial fishing fleet, water taxi's, charter fishing fleet, commercial transportation of goods and supplies to off the road communities, and commercial shipping.	2/20	Daniel	Kort	City of Homer	Email
608	Public Facilities & Services	38	Strategy 8: Rephrase to "maximise resource and investments" ? On all actions.	3/12	Rachel	Lord	City of Homer	Other
609	Public Facilities & Services	38	9b and 9c: There should be a plan before statement of replacement priorities. Also, better reflect the CIP	3/12	Rachel	Lord	City of Homer	Other
610	Public Facilities & Services	38	out of Homer.) Maintain and promote Homer's status as a <u>working waterfront</u> by <u>providing needed facilities and services for ferries</u> , the U.S. Coast Guard, and other state and federal partners. <i>AM 45</i>	3/12	Rachel	Lord	City of Homer	Other
611	Public Facilities & Services	38	Quote should go on page 37	3/12	Rachel	Lord	City of Homer	Other
612	Public Facilities & Services	38	10b: ... for marine trades, <u>local recreation</u> , and tourism	3/17	Devony	Lehner		Email
613	Public Facilities & Services	38	11b: ...infrastructure providing <u>safe</u> access...	3/17	Devony	Lehner		Email
614	Public Facilities & Services	38	P.38. Port and Harbor. There should be more detailed information and explanation in this section, given the huge investments that are being considered. At the least, carefully check this language here so that it is consistent with current COH and Corps language and projects.	3/14	Helen	Armstrong		Other
615	Public Facilities & Services	38	P.38. Port and Harbor. There should be more detailed information and explanation in this section, given the huge investments that are being considered. At the least, carefully check this language here so that it is consistent with current COH and Corps language and projects.	3/14	Charlie	Barnwell		
616	Public Facilities & Services	39	Soften this statement to "evaluate and consider the construction of a parking structure...". So far to my knowledge, this has been considered but deemed too expensive for the City to take on. To my knowledge this is not being actively pursued.	2/20	Daniel	Kort	City of Homer	Email
617	Public Facilities & Services	39	Soften this statement to "Look for opportunities to increase the amount of interpretative and wayfinding signage". We have approached DOT on wayfinding signage along Sterling Hwy and they have put up resistance due to sign clutter along roadways. The statement as written is a mandate and this is not entirely in our control when speaking of DOT rights-of-ways.	2/20	Daniel	Kort	City of Homer	Email
618	Public Facilities & Services	39	11b Is this part of the existing plan?	3/12	Rachel	Lord	City of Homer	Other
619	Public Facilities & Services	39	11c I know Bryan is into this but... I don't know	3/12	Rachel	Lord	City of Homer	Other
620	Public Facilities & Services	39	11h: <i>(Clairfy)</i> This should be for some purpose	3/12	Rachel	Lord	City of Homer	Other
621	Public Facilities & Services	34, 36	"The community survey results indicate that residents are interested in safe, accessible, well-lit facilities for year round indoor recreation. The HERC complex could be redeveloped to help fill this need, though the presence of hazardous material presents logistical and financial challenges." I want to share my feedback that this verbiage is inaccurate, misleading and confusing as we have received direction from city council to pursue alternate locations for a new recreation facility away from the HERC site. This discussion has gone on for over 20 years and HERC site is no longer a viable option. Granted there is the opportunity to use this location for other public purpose and uses (ex. greenspace, playground skate park, etc page 36) in the future that is pending funding to demolish the two existing buildings but that is completely separate from the ongoing efforts of a new COH recreation facility. Currently 75% of all of the Community Recreation activities take place at the HERC site but this is temporary as there is no concerted efforts, funding or support from council to upgrade and improve the facility but rather we are providing minimal maintenance to keep it open for recreation and some Public Works work space until further notice. But there are no plans to use this site or building for a future recreation facility.	2/21	Mike	Illg	City of Homer	Email

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
622	Public Facilities & Services	34, 36	The new recreation facility continues to be high on the city’s CIP list (currently #2) over the years supported with the existing \$1.3 million earmark towards the project. We are currently reviewing the concept of the city owned town center lots as a future location and this location concept was actually introduced by city council in 2014 via Resolution 14-084 https://www.cityofhomer-ak.gov/resolution/resolution-14-084-identifying-sub-tract-38a-town-center-viable-location-community-center My request is this information to be corrected.	2/11	Mike	Illg	City of Homer	Email
623	Public Facilities & Services		Make sure that the Large Vessel Haul Out Facility (see the CIP) is included/referenced in this plan as a priority for harbor facilities	2/27	Amy	Woodruff	City of Homer, Port and Harbor Advisory Commission	Meeting
624	Public Facilities & Services		The only plan appears to be more bri k brak rock without thought. My land is in the line of this fire of erosion. There used to be low pilings with old chain that cordoned off parking spaces...It looked beautiful with lush rye grass growing under it and now those have been ripped out which has caused all the rye grass that grew around the pilings and chain to be completely trampled and in the pilings and nautical setting are orange plastic stand up junk that cars run over that are used that generally look like hell. The city of Homer is destroying the very theme of a small fishing village with real life nautical theme that made Homer such a wonderful place for folks to visit, The very culture of the area is being desecrated for ever more at whatever damage growth. This needs to be moderated and fast so possibly we can recover from this ugly progress ruining our area. I have full documentation of this in pictures and will be glad to send them to you if this will help.		Nancy	Hillstrand	Coal Point Trading Company	Other
625	Public Facilities & Services		[Comment on bar graph of 2024 Homer Business Survey rating benefits/barriers]: Does “Access to recreational opportunities” infer increased access or just maintain our existing levels of access?	2/11			Feb. 11 Open House	Meeting
626	Public Facilities & Services		Action to Achieve Priorities (from poster): Multi-Use Community Recreation Center	2/11			Feb. 11 Open House	Meeting
627	Public Facilities & Services		Action to Achieve Priorities (from poster): •Charge tourists, water taxi, charter clients a departure tax to help pay for infrastructure	2/11			Feb. 11 Open House	Meeting
628	Public Facilities & Services		Action to Achieve Priorities (from poster): •Add to facilities #3 include sidewalks	2/11			Feb. 11 Open House	Meeting
629	Public Facilities & Services		Action to Achieve Priorities (from poster): •Open Fairview St from the hospital to the high school. This will help with traffic load and safety and emergency services.	2/11			Feb. 11 Open House	Meeting
630	Public Facilities & Services		Action to Achieve Priorities (from poster): •Charge a \$10 departure fee every time someone leaves Homer on a boat!	2/11			Feb. 11 Open House	Meeting
631	Public Facilities & Services		Action to Achieve Priorities (from poster): •Develop a plan for fire station and fire apparatus upgrades	2/11			Feb. 11 Open House	Meeting
632	Public Facilities & Services		Action to Achieve Priorities (from poster): •No visible evidence of any tsunami in K-Bay ever, so risk is low and funds not needed for this. (seconded by another participant)	2/11			Feb. 11 Open House	Meeting
633	Public Facilities & Services		Action to Achieve Priorities (from poster): •Focus on the blocking and tackling of running a city – police, fire, and roads	2/11			Feb. 11 Open House	Meeting
634	Public Facilities & Services		Action to Achieve Priorities (from poster): •We need more customers on the water system to reduce per gallon costs. Think Kachemak City as a customer.	2/11			Feb. 11 Open House	Meeting
635	Public Facilities & Services		(count of priority dots from poster): 1. Tsunami 8	2/11			Feb. 11 Open House	Meeting
636	Public Facilities & Services		(count of priority dots from poster): 2. Year-round facilities 7	2/11			Feb. 11 Open House	Meeting
637	Public Facilities & Services		(count of priority dots from poster): 3. Roads 20	2/11			Feb. 11 Open House	Meeting
638	Public Facilities & Services		(count of priority dots from poster): 4. Airport 1 [Comment: where does this come from (airport deficiencies)? Answering comment: Airport HVAC & Fire Life Safety equipment are obsolete and inefficient.]	2/11			Feb. 11 Open House	Meeting
639	Public Facilities & Services		(count of priority dots from poster): 5. Storm water drainage 16	2/11			Feb. 11 Open House	Meeting
640	Public Facilities & Services		(count of priority dots from poster): 6. Water and sewer 11	2/11			Feb. 11 Open House	Meeting
641	Public Facilities & Services		(count of priority dots from poster): 7. Fire and law 6	2/11			Feb. 11 Open House	Meeting

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
642	Public Facilities & Services		(count of priority dots from poster): 8. Community partners 1	2/11			Feb. 11 Open House	Meeting
643	Public Facilities & Services		(count of priority dots from poster): 9. Port 10	2/11			Feb. 11 Open House	Meeting
644	Public Facilities & Services		(count of priority dots from poster): 10. Long range Port plan 7	2/11			Feb. 11 Open House	Meeting
645	Public Facilities & Services		Action to Achieve Priorities (from poster): 11. New harbor facilities 5	2/11			Feb. 11 Open House	Meeting
646	Public Facilities & Services		The Kachemak Bay Watershed Council (KBWC) has been organized to operate exclusively for the public benefit including but not limited to protecting water resources of the Kachemak Bay Watershed located on the Kenai Peninsula, Alaska for the benefit of KBWC’s members and the public. KBWC conducts legal and scientific research, analysis, policy and litigation in its efforts to protect and restore water quantity, water quality, water rights and aquatic habitat for the health of the watershed ecosystem, preservation of cultural identity and Watershed Stakeholder. Based on the KBWC’s mission, therefore, in commenting on the draft of the City of Homer Comprehensive Plan (Plan), we kept our focus aimed on water infrastructure needs. In general, the current Plan is limited in strategies for addressing the increasing number and level of intensity of flooding events and the threat these events can present to human health and welfare, fish and wildlife habitat and water infrastructure particularly nature based solutions (NBS) to the water challenges the City will face in the 21st century.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
647	Public Facilities & Services		The library should be listed in the Public Facilities and Services section, not just under Quality of Life. (Passed unanimously.)	3/19			Library Advisory Board	Email
648	Public Facilities & Services		Do not incentivize development outside of city limits (referring to Kachemak City Joint Work Session re: water services).	3/13	Rachel	Lord	Mayor, City of Homer	Other
649	Public Facilities & Services		Housing: More housing/density may create more storm water, and then we will need the green infrastructure talked about in the plan.				Public Works Meeting	Meeting
650	Public Facilities & Services		The water and sewer infrastructure is aging. Future maintenance will become more frequent and more expensive but it seems like it’s out of sight out of mind				Public Works Meeting	Meeting
651	Public Facilities & Services		The structure of PW is good; productivity is high and employees get a lot done without a big work force.				Public Works Meeting	Meeting
652	Public Facilities & Services		Need a new PW facility with the first phase being the mechanic shop. Some of the equipment is too big to fit in fully into the shop.				Public Works Meeting	Meeting
653	Public Facilities & Services		• Why would the City want to plow, sweep, or maintain state roads? We barely have staff and equipment enough to maintain what we already are doing.				Public Works Meeting	Meeting
654	Public Facilities & Services		• How many public bathrooms can a city of 5,500 afford to build and maintain? We can’t afford to replace 3 bathrooms we already condemned... how can we afford to build more???				Public Works Meeting	Meeting
655	Public Facilities & Services		Its hard to maintain what we have (facilities, infrastructure, parks); how will we increase services, maintain more things and pay for it? It feels like we’re skipping over the stuff we have and not planning to take care of what we already have.				Public Works Meeting	Meeting
656	Public Facilities & Services		Support for taking care of what we have prior to expansion/major new projects (harbor)				Public Works Meeting	Meeting
657	Public Facilities & Services		Would like to see a veteran’s memorial *opportunity to partner with American Legion and service organizations, and potentially Island and Ocean Center (I&O has the local veteran memorial but it’s a bit minimal.)				Public Works Meeting	Meeting
658	Public Facilities & Services		Additionally, Inflow and Infiltration is a huge problem for sewer treatment and there is no enforcement mechanism. Some of the problem is illegal connections (sump pumps etc) and some is failure of aging service lines (property owner responsibility). If those inflows are corrected and become storm water into the storm water/drainage system, the existing storm water system would have to deal with a lot more water than it does now.				Public Works Meeting	Meeting
659	Public Facilities & Services		There is progress toward planning for long term water and sewer major replacement projects.				Public Works Meeting	Meeting
660	Public Facilities & Services		We need to improve what we currently have across the board.				Public Works Meeting	Meeting
661	Public Facilities & Services		There are operations and maintenance needs for PW including roads equipment, core services, some equipment is 45 years old for graders.				Public Works Meeting	Meeting
662	Public Facilities & Services		Central location for PW facilities can be a plus.				Public Works Meeting	Meeting

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
663	Public Facilities & Services		Existing public restrooms (approximately 70 in total) need staffing and resources. They are typically locked in winter and open in the summer from 7am-9pm.				Public Works Meeting	Meeting
664	Public Facilities & Services		The city should not be paying or incentivizing private sector energy efficiencies. Homer Electric Association is the natural partner for EV charging stations and microgrids, not the city.	3/12			Public Works Meeting	Meeting
665	Public Facilities & Services		Public Works cannot use all-electric vehicles in the types of weather conditions Homer has.	3/12			Public Works Meeting	Meeting
666	Public Facilities & Services		To reduce in-town congestion, provide for more east-west connectivity, and increase evacuation options in tsunamis and after earthquake damage, open up these two roads: Fairview and Shellfish Ave.	3/12			Public Works Meeting	Meeting
667	Public Facilities & Services		•Perforated pipes used in green infrastructure projects freeze easily, blocking flow	3/12			Public Works Meeting	Meeting
668	Public Facilities & Services		The road material the state uses in its roadway bedding and infrastructure projects absorbs differently from native soils, causing heaves in the pavement and sheared pipes	3/12			Public Works Meeting	Meeting
669	Public Facilities & Services		Keeping ditches clear of vegetation is more effective than increasing vegetation to control water run-off. When ditches get full of weeds, the water backs up and goes into people’s homes, or is pumped out by people’s sump pumps and overloads the sewage treatment plant.	3/12			Public Works Meeting	Meeting
670	Public Facilities & Services		Terminology such as “inflow” and “infiltration” on p.33 is used incorrectly; those refer to sewage, not groundwater.	3/12			Public Works Meeting	Meeting
671	Public Facilities & Services		Move the Public Works facility out of the tsunami zone; they can’t help in an emergency if their equipment is washed away.	3/12			Public Works Meeting	Meeting
672	Public Facilities & Services		Ramp 2 bathroom on the Spit is overused, not just when cruise ships come in, but all summer long. Public Works simply can’t keep up with stocking toilet paper and keeping it clean. Building new bathrooms will not solve that issue.	3/12			Public Works Meeting	Meeting
673	Public Facilities & Services		Similarly, water held in retaining ponds causes the soil around it to become unstable and seep into people’s basements. We need to improve drainage, not back up supercharged soils.	3/12			Public Works Meeting	Meeting
674	Public Facilities & Services		One thing Homer is blessed with is plenty of water.	3/12			Public Works Meeting	Meeting
675	Public Facilities & Services		Port and Harbor: The data shows that most respondents are satisfied with the current port and harbor services. The comp plan feedback simply does not support the plan or reflect the need for a \$200-250 million port expansion. Especially considering there is an incredible need to replace the some of the current docks and infrastructure to the tune of \$60 million we do not have!		Anonymous			Comment Form
676	Public Facilities & Services		Well this one makes me cringe when it comes to the Homer Animal Shelter as when the current schedule was been planned back in the early 2000's I brought up the fact that it was in the Tsunami Zone with the powers that were at the time. Under section 7: Emergency planning for natural and man-made disasters needs to be updated to meet all requirements for care of animals and plan for the mass care of household pets and service animals during mass sheltering and evacuation operations, including provision of veterinary care as per the Pets Evacuation and Transportation Standards Act (2006) is https://www.fema.gov/cbrn-tools/key-planning-factors-bio/kpf-4/4	3/15	Dots	Sherwood		Comment Form
677	Public Facilities & Services		There was a section about the harbor planning and what I got out of that is it would make marrine trades easier. That sounds to me like that could be in conflict with tourism and recreation and I didn't see that addressed.		Joscie	Norris		Comment Form
678	Public Facilities & Services		While I appreciate the thought and planning and comments that go into a comprehensive plan, I also think it is important to realize the essential need for the basic maintenance of what we already have. To be more specific, a lot of Public Works equipment, buildings, and the buildings and things the Building Maintenance folks work on are aging, patched, working marginally, or waiting for parts. I know some of the Comp Plan includes more far ranging and far sighted pie in the sky type of things, which could be good if they will be achieved in the future. But from my point of view, a lot of things in Homer are already aging out and in need of increased maintenance right now. So if we are to acquire additional amenities, the budget has to grow accordingly, not just to accommodate new things, but to catch up the back log of deferred maintenance. Thank you for considering my comments.			Houlihan		Comment Form
679	Public Facilities & Services		Public Safety: The feedback from the comp plan shows that the public is quite satisfied with the current level of services. Specifically with the fire departments ongoing demands for a new fire hall, replacing almost all the equipment and tripling staff ration...we are very top heavy already with public safety resources. The City of Homer should engage in serious discussions with the concept of asking the voters to create a fire service area with dedicated funding through a mill rate and turn over the “volunteer” fire department to KPB.		Anonymous			Comment Form
680	Public Facilities & Services		New Public Works Facility: Where and who from the community has suggested other than from city staff? No one is asking for this nor is their significant public support for it. The premise that we need a new facility and campus out of fear and potential of a tsunami is purely circumspect Case in point: the new police station location was also in the potential tsunami zone map just a few years back but the city had the map adjusted to exclude it...why? A new PW facility will be 15-25 million to build as there is concerns with a “potential” tsunami and yet the city already has millions of dollars worth of facilities and infrastructure already in the tsunami zone (port and harbor, police, water sewer) including the plans to building a \$200-250 million port expansion. Are we not worried about the other campuses, buildings, equipment? The rationale does not make sense to move forward with a new PW campus any time soon.		Anonymous			Comment Form

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
681	Public Facilities & Services		I would encourage the city to pursue building with the recycling that we can't recycle, there is a great plastic lumber program up north (Seward?) that is a great model.		Joscie	Norris		Comment Form
682	Public Facilities & Services		I'm just saying... I grew up in LA, and the times they really are a'changin'. (I never saw anything like what just happened down there with the recent fires, and look at the weather now hitting the middle and east coast of the country. And that's not even considering earthquakes or tsunamis! And yes, we'd be very wise to address local fire danger here too.) I don't know how long we can muddle along as if it's business as usual.	3/17	Devony	Lehner		Email
683	Public Facilities & Services		Third, no mention of the numbers of current properties within City Limits that do not have sewer and water. Just a comment about ..."continue to provide....." or the need to update the Water and Sewer Plan--seems inadequate--especially to the families that live within the City and do not have water and sewer.	2/17	Rick	Foster		Email
684	Public Facilities & Services		Since we connected our property to the City of Homer water system, the water pressure at our house is a trickle, with barely enough pressure to take a shower. There is a lack of sufficient pressure and infrastructure to service the existing homes in this area, let alone more development.	3/13	Sara	Faulkner		Other
685	Public Facilities & Services		One of the most critical aspects overlooked is "evacuation routes", Pioneer Ave to mile 3, East End Road is a dangerous and congested main artery that continues to build additional problems for traffic flow let alone when a wild fire, tsunami , flooding, volcanic eruption, or a earthquake of substantial devastation impacts the community. The highest considerations for the safety of Homer's populations under these disasters should be a number one priority. Please stop new additional entries and roads on East End. Road.	3/4	Carly			Web Comment
686	Public Facilities & Services		Third, no mention of the numbers of current properties within City Limits that do not have sewer and water. Just a comment about ...\continue to provide.....\" or the need to update the Water and Sewer Plan--seems inadequate--especially to the families that live within the City and do not have water and sewer. Thanks again for the opportunity to comment.	2/11	Rick	Foster		Web Comment
687	Public Facilities & Services		Public Facilities and Services, P.13, I think the goals listed here are excellent, and reinforce each other. Strategies also are good and support the goals.	3/14	Charlie	Barnwell		
688	Housing	14	Goal C: add -- <u>and accessibility for individuals with disabilities</u>			Lehner		Other
689	Housing	40	Statement of “Homer has experienced modest growth over past 22-years... and states new housing units have remained relatively stagnant in Homer over the past 10 years with 2023 having the fewest new units of 34 coming into the market since 2012”. Based on my math... 34 units (low end of statement over the period of time) over 10 years means Homer has added 340 new houses in 10 years. I don’t know the definition of modest growth, but that seems pretty high considering we probably have around 2851 units... that’s 12% growth over 10 years. Seems pretty substantial to me.	2/20	Daniel	Kort	City of Homer	Email
690	Housing	40	Statement says “... but a slight decrease in that growth is now expected until 2025. Is that an error, and intended to be 2035? This is currently 2025, so it doesn’t make sense to write in the current year that growth is expected until the current year “2025”. Since we are still experiencing a housing boom, I’d expect we will still be seeing growth as of “today”.	2/20	Daniel	Kort	City of Homer	Email
691	Housing	40	We heard a lot about increase in bulding permits but maybe that doesn't always relate to sale. Is there a distinction betweel for sale or built housing units? I don't really understand vacancy rates. This framing - how perception DOES NOT equal reality - is this true?	3/12	Rachel	Lord	City of Homer	Other
692	Housing	40	Consider mentioning "community perception" including the housing forums over the past few years?	3/12	Rachel	Lord	City of Homer	Other
693	Housing	40	p. 40: first sentence references 2025, seems like an incorrect year?		Julie	Engebretson	City of Homer	Other
694	Housing	40	p. 40 “... now discontinued city a <u>temporary</u> software <u>subscription</u> .”		Julie	Engebretson	City of Homer	Other
695	Housing	40	P.40, Strike all references of “perceptions.” Rationale: this is not a matter of perceptions but a verifiable reality. Cite data on rising cost of housing and percent-of-income stats and refer to rising cost of housing (see draft comp plan itself, as well as attached data from Homer real estate agents and links here and here).	3/5			Homer Housing Policy Workgroup	Other

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
696	Housing	40	p. 40, Add sections to the Housing Chapter: The Pressure of Seasonal Tourism on Housing The City of Homer experiences significant pressures from seasonal tourism. Commercial and residential housing stock becomes increasingly unattainable during the summer months as second/vacation homeowners return, seasonal staff arrive, and longer-term rentals are converted to short-term lodging. This convergence drives down the availability of housing and drives up the price of housing to unattainable levels for both year-round residents and seasonal workers. The downstream economic consequences can be detrimental to both residents and businesses. Locals have difficulty finding year-round rentals, neighborhoods become de facto “mixed use” zones, with absentee owners offering short-term rentals. Without sufficient housing stock for seasonal and year-round employees, businesses are forced to reduce hours of operation and services while increasing their labor expenses to offset the higher cost of living. These pressures can extend as far as impacting visitor satisfaction and even the ability of businesses to survive. Additionally, Homer’s total available housing stock is augmented by a high rate of second homes, many of which are occupied for a portion of the summer, and then either sit vacant or are rented on a short-term basis the rest of the year. The US census estimates that 20 percent of homes in Homer are “vacant,” the great majority of these are second homes, with the Kenai Peninsula Borough Office of Land Management reporting that in 2024, 36% of homes in the Homer area are owned by out-of-area and out-of-state owners. As an aggregate, a high rate of second homes drive down availability and drive up cost. Policies that raise revenue from non-occupied homes to support year-round attainable housing are among the best tools available to ameliorate these pressures.	3/5			Homer Housing Policy Workgroup	Other
697	Housing	40	please reference student housing needs along with the other others. Has been long-term comprehensive plan identified need.	3/13	Carol	Swartz		Email
698	Housing	40	the number of new housing units have <u>has</u> remained...	3/17	Devony	Lehner		Email
699	Housing	40	In general, I find the Housing section lacking in terms of discussing options and alternatives, key components in social planning.	3/14	Helen	Armstrong		Other
700	Housing	40	P.40. Housing. An acceptable summary, but this section needs to also provide options for how to address the challenges (p.41). The survey summaries on Fig.12 are good, but more discussion is needed on these top five community areas. An inventory of developable land targeting housing potential should be mentioned and perhaps even provided in this Plan. For example, looking at downtown Homer, there are key tracts of vacant land that could serve as housing areas, e.g. the tracts shown below: [no image included] In general, I find the Housing section lacking in terms of discussing options and alternatives, key components in social planning.	3/14	Charlie	Barnwell		
701	Housing	41	spelling mistake... “... 1,163 vacant parcels within the...”	2/20	Daniel	Kort	City of Homer	Email
702	Housing	41	On page 41 in the paragraph on rising costs of living, please edit "data is" to "data are". Personal pet peeve, the word data is plural; the singular is datum.	3/14	Donna	Aderhold	City of Homer	Email
703	Housing	41	Would be neat to see that infill potential map here.	3/12	Rachel	Lord	City of Homer	Other
704	Housing	41	P. 41, Misleading to say that high building costs are “largely driven by shipping expenses to Alaska.” Alaska is part of a major national trend, the cost of building homes and rent has gone up across the nation (https://home.treasury.gov/news/featured-stories/rent-house-prices-and-demographics). Homer and Alaska have an exaggerated experience of this national trend, due to the cost of shipping and labor (which in-turn is driven by increased cost of living) here.	3/5			Homer Housing Policy Workgroup	Other
705	Housing	41	P 44 1a Add: Update zoning regulations to support higher density and mixed-use developments, <u>where appropriate weighed against other community values of recreational access, conservation of lands and walkability, facilitating the creation of multi-family housing, mid-rise senior housing, and affordable units.</u> Rationale: The community does not want dense growth everywhere.They want this value to be met alongside these other values. Seniors living with or anticipating mobility difficulties often prefer to downsize into single-floor residences. The availability of ranch-style homes near Homer’s in-demand medical district is limited and building more single-floor houses near Hommer’s central business district does not support density. Allowing the construction of taller buildings equipped with elevators would increase the supply of ADA-compliant single floor residences in Homer. This building type will support our senior community and ease demand on the single family home market, so it should be prioritized in the comp plan.	3/5			Homer Housing Policy Workgroup	Other
706	Housing	41	P. 41, Misleading to say “available land does not seem to be a barrier.” Please note that many vacant parcels are vacant in part because of the high cost of development or untenable environmental conditions, related to the preponderance of wetlands, unstable slopes, steep slopes, lack of utilities, etc.	3/5			Homer Housing Policy Workgroup	Other
707	Housing	41	.41 Pet-friendly housing was identified in the report as a concern particularly among younger single renters. However I don't see any strategies or actions to address this in the following section and would refer to the Pet Housing Initiative as a great resource to use in discussions around housing with private developers, renters and landlords. https://www.petsandhousing.org/about-pihi/	3/15	Dots	Sherwood		Comment Form
708	Housing	41	A lot of these parcels are not suited for dwellings or onsite sewer and water.	3/17	Devony	Lehner		Email
709	Housing	41	P.40. Housing. A good summary, but this section needs to also provide options for how to address the challenges (p.41). The survey summaries on Fig.12 are good, but more discussion is needed on these top five community areas.	3/14	Helen	Armstrong		Other

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
710	Housing	42	The narrative on pages 40 through 42 suggest that housing isn’t the concern it’s portrayed to be due to vacancies. However looking at Figure 12, you can definitely see the public is increasingly expressing affordable housing as a growing concern... rising each year in the ranking of responses... the pink cells are continually rising to the top.	2/20	Daniel	Kort	City of Homer	Email
711	Housing	42	Council just nixed an effort to regulate w/ extensive public comment. Seems important to mention.	3/12	Rachel	Lord	City of Homer	Other
712	Housing	42	Add: Growing support exists within the community for prohibiting short-term-rentals on property that is not the operator’s primary residence, to preserve residential neighborhoods and ensure housing availability for long term residents and workers.	3/5			Homer Housing Policy Workgroup	Other
713	Housing	43	City is not a developer of housing inventory. Could goals be written instead as a vision statement?	3/12	Rachel	Lord	City of Homer	Other
714	Housing	44	Expand allowable housing units such as manufactured and modular units conflicts with Land Use & Environment 2. b).	2/20	Daniel	Kort	City of Homer	Email
715	Housing	44	If the City is currently in a financial position where it can not afford to maintain public buildings or replace equipment and vehicles... I don’t think it’s responsible for the City to “enter public-private partnerships” for affordable and long-term housing developments. This should be a private effort and the City should remove barriers to this sort of development.	2/20	Daniel	Kort	City of Homer	Email
716	Housing	44	If the City is cash strapped, it seems unreasonable for the City to start a “local housing fund”.	2/20	Daniel	Kort	City of Homer	Email
717	Housing	44	If the City is cash strapped, it seems unreasonable for the City to start a “Community Land Trust” to help people purchase and develop property.	2/20	Daniel	Kort	City of Homer	Email
718	Housing	44	I don’t believe this should be a position the City should be investing resources (money) into. I once again state the City’s role in housing is to remove barriers to construction of affordable housing, not build and pay for it.	2/20	Daniel	Kort	City of Homer	Email
719	Housing	44	Once again, the City doesn’t have money to maintain it’s own buildings or replace it’s own aging equipment... we have no business in acquisition of land for development of affordable housing. At the same time, we are proposing to lock up more and more land for green spaces, green infrastructure, and wildlife corridor’s... then out of the other side of our mouth we state the City should buy land for development of low income housing. This is conflicting and not responsible.	2/20	Daniel	Kort	City of Homer	Email
720	Housing	44	2a: Love it	3/12	Rachel	Lord	City of Homer	Other
721	Housing	44	2c: "Explore ways to..."	3/12	Rachel	Lord	City of Homer	Other
722	Housing	44	2d: To what end? Recommend remove.	3/12	Rachel	Lord	City of Homer	Other
723	Housing	44	2e: This feels like it would be a BIG expansion of governemt here. I think A + C should be the focus here.	3/12	Rachel	Lord	City of Homer	Other
724	Housing	44	Strategy 1: redundant with land use strategy	3/12	Rachel	Lord	City of Homer	Other
725	Housing	44	P. 44, 1. b) Remove regulatory barriers to compact and infill development, enabling denser housing projects that integrate well into existing neighborhoods, where appropriate weighed against other community values of recreational access, conservation of lands and walkability. Rationale: The community does not want dense growth everywhere.They want this value to be met alongside these other values.	3/5			Homer Housing Policy Workgroup	Other
726	Housing	44	P. 44, 2. a) Explore the creation of a local housing fund and implement targeted incentives to encourage both the conversion of short-term rentals to long-term rentals and the development of affordable, year-round housing. Rationale: We need to target not only new development but transitioning existing STRs to Long-Term.	3/5			Homer Housing Policy Workgroup	Other
727	Housing	44	P. 44, 2. Develop incentives, disincentives, and public-private partnerships in support of affordable and long-term housing development.	3/5			Homer Housing Policy Workgroup	Other
728	Housing	44	P. 44, 1.d) Update Homer City Code to include the definition of both short term rentals and bed and breakfasts. Add * to indicate that code change needed. Rationale: As identified in this plan, short-term rentals are an important player in Homer’s housing affordability crisis. They need to be defined in code.	3/5			Homer Housing Policy Workgroup	Other
729	Housing	44	P. 44, 1.e) Update existing Homer City Code allowing bed and breakfasts only on the premises of the operator’s primary residence in Rural Residential and Urban Residential residential neighborhoods to specify (a) that the code applies to both bed and breakfasts and short term rentals and (b) that it applies in new zoning area “Transition Residential”. Add * to indicate that code change needed. Rationale: This is housekeeping. This is likely the single easiest and most impactful code step that the City can take regarding housing. It is a no-brainer considering the codes on the books prohibiting B&B’s that are not on the premises of the operator’s primary residence in neighborhoods (HCC 21.12.020), consistent with the same requirement for other “Home occupations” (eg. lawyers and seamstresses) in neighborhoods (HCC 21.51.100).	3/5			Homer Housing Policy Workgroup	Other

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
730	Housing	44	P. 44, 2. f) Advocate for the establishment of a Kenai Peninsula Borough Bed tax and allocation of revenue to support attainable housing projects and incentives to convert short-term rentals into long-term rentals. Rationale: Any “incentive” offered for attainable housing or long-term housing needs a revenue source. The Alaska Municipal League has identified bed taxes as the best and cleanest source of funding for housing incentive programs in community’s like Homer where seasonal tourism plays a significant role in housing affordability and availability	3/5			Homer Housing Policy Workgroup	Other
731	Housing	44	P. 44, 2. g) Advocate for the creation of an Alaska Statute that would permit an “Empty Homes Tax” or “Speculation and Vacancy Tax,” such as that in British Columbia to increase the stock of available housing and raise funds to incentivise attainable housing for residents. Rationale: Any “incentive” offered for attainable housing or long-term housing needs a revenue source. The Alaska Municipal League has identified a tax on vacancy as one of the simplest and cleanest ways to create revenue for incentive programs.	3/5			Homer Housing Policy Workgroup	Other
732	Housing	44	Strategy 1: Also address the rapid rise in borough residential property taxes, which push homeowners from their homes.	3/17	Devony	Lehner		Email
733	Housing	44	#1 heading: please add “college students”	3/13	Carol	Swartz		Email
734	Housing	44	2d: ...with organizations and entities that influence...	3/17	Devony	Lehner		Email
735	Housing	44	The 2018 comp plan and the zoning law that has been in place since 2008 should not be ignored just because the city has failed to enforce it. Given the importance of the STR issues in the Key Themes portion of this section of the draft comp plan, STRs must and can be addressed in Strategies and Potential Actions (Page 44). The action that is most obvious is to implement the intention of the 2018 Comp Plan and the current zoning ordinance to limit STRs in residential zones to only those on the premises of the operator’s primary residence. This prohibits anyone from operating a STR on premises that is not their primary residence. To the following: 1. Implement zoning reforms to encourage attainable housing development, prioritizing housing solutions that cater to the needs of young people, families, seniors, and seasonal workers. Add: d) Amend the zoning code to substitute the term “short-term rental” for “bed and breakfast” or add the term “short-term rental” and clearly define the term “short-term rental” consistent with the 2018 Comprehensive Plan and the current zoning code, limiting STR use to the premises of the owner operator’s primary residence. (denote with * for recommended specific code revision) When almost 15% of Homer's housing units are STRs, far more than other communities, we can't wait for some future study before addressing the issue. Please honestly address the history of Homer's attempt to get ahead of the hospitality industry take-over of our neighborhoods and housing affordability and availability. Really people, it isn't credible to pretend like we don't have a history of good policy and zoning codes addressing short-term rentals.	3/5	Kathy	Carssow		Web Comment
736	Housing	45	Integrating “climate sustainability plans into housing” typically substantially increases the initial cost of housing, but reduces the cost of maintaining the house... therefore it’s in conflict with the objective... “making housing more affordable”.	2/20	Daniel	Kort	City of Homer	Email
737	Housing	45	More thought should be given to this statement. There is A LOT of effort at the Borough level at enacting Gravel Pit restrictions. Gravel is a very scarce commodity in the southern KPB... with most of it being located around Anchor Point. Additionally, there has been research in AK about using local spruce for construction materials. From my understanding the local wood does not meet load bearing specifications for most vertical construction and that is the limitation for local construction lumber (besides no one is making construction lumber locally). I don’t know what is intended by 3-D printing, but I believe that is plastic used as printed material. A lot of this sort of material will not pass fire marshal safety rules, and likely have structural load bearing limitations for vertical construction. To my knowledge, shipping containers have been successfully used, however they have challenges as well, such as they have problems with condensation due to temperature fluctuations. These are able to be overcome, however at a cost. Further... this also conflicts with the Land Use & Environment 2. b) where architectural standards are suggested.	2/20	Daniel	Kort	City of Homer	Email
738	Housing	45	This seems once again to be something that is a private enterprise solution and not a function of City government.	2/20	Daniel	Kort	City of Homer	Email
739	Housing	45	I see the value with this topic, however workers commute from outside Homer from the East as well as Anchor Point and Ninilchik. I don’t know the numbers, but I suspect as much as 30 to 50% of the workforce commute from outside of the City limits to work, so a study limited to Homer may be inadequate. For instance, I’d estimate that greater than 50% (probably closer to 70%) of the Public Works staff live outside the City limits of Homer. Further, how does this study get paid for? And once we have the data, how do you address this issue knowing that the issue isn’t just limited to Homer, but outside Homer as well. This plan is for Homer and Homer is the central focal point of the issue, whereas the further you get from Homer, the more affordable housing is and more land that is available for development.	2/20	Daniel	Kort	City of Homer	Email
740	Housing	45	On page 45, first line of Figure 14, define AHFC in the first line, last column.	3/14	Donna	Aderhold	City of Homer	Email
741	Housing	45	Would this fall under planning or community development? Make clear this would be a big investment in city engagement.	3/12	Rachel	Lord	City of Homer	Other
742	Housing	45	2b Can we (the city) do that?	3/12	Rachel	Lord	City of Homer	Other
743	Housing	45	2d: add share online	3/12	Rachel	Lord	City of Homer	Other
744	Housing	45	Presuppose the city getting into housing development...	3/12	Rachel	Lord	City of Homer	Other
745	Housing	45	2a ? Define housing strategies	3/12	Rachel	Lord	City of Homer	Other
746	Housing	45	2b: ? Reg? reg??	3/12	Rachel	Lord	City of Homer	Other

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
747	Housing	45	P. 45 Housing Indicators Chart Add: Indicator: Short Term Rentals Description: Short term rental trends, both on operators’ primary residence premises and STRs that are not. What it tells us: Percentage of housing stock available for full-time occupancy Sources: Housing Need Assessment (see 4 (a) on p. 45) Indicator: Second Homes Description: Unoccupied or seasonally occupied homes with out-of-area and out-of-state owners. What it tells us: Percentage of housing stock available for full-time occupancy. Sources: Housing Need Assessment (see 4 (a) on p. 45). Vacancy data available from the US Census and percent out-of-area/state ownership available from the Kenai Peninsula Borough. Rationale: Must include these major factors impacting the housing market for a full picture.	3/5			Homer Housing Policy Workgroup	Other
748	Housing	45	P. 45, 4. a) Conduct a detailed Housing Needs Assessment to identify current and future housing needs, as well as the factors limiting affordable housing accessibility, including the number of short-term rentals (both on operators’ primary residence premises and not) and second homes, to assess numbers of units required to serve projected population growth and affordability ranges as well as support economic growth and industries. Incorporate findings into an action plan. Rationale: Must include these major factors impacting the housing market for a full picture.	3/5			Homer Housing Policy Workgroup	Other
749	Housing	45	P. 45, 4. b) Complete a housing stock report, including an assessment of the number of short-term rentals (both on operators’ primary residence premises and not) and second homes, and buildable lands inventory, incorporating limitations such as wetlands, drainages, slope, and accessibility. Incorporate findings into an action plan. Rationale: Must include these major factors impacting the housing market for a full picture.	3/5			Homer Housing Policy Workgroup	Other
750	Housing	45	4b: ...with local organizations and entities such as...	3/17	Devony	Lehner		Email
751	Housing	45	P.45. Consider Sustainable Development and Creative Solutions. A great title and section here. How well is this consistent with the rest of the Plan? There are a number of items to add to this section: such as “inventory land in the COH area that could serve as affordable housing locations” , and other.	3/14	Charlie	Barnwell		
752	Housing		Habitat for humanity, City of Valdez \$10,000 rebate program for anyone who added or adds a housing unit	3/19			March 19 Planning Commission Meeting	Other
753	Housing		There are certain challenges to providing attainable housing that the City does not have control over. Provide examples of how other cities implement housing solutions.	3/19			March 19 Planning Commission Meeting	Other
754	Housing	39, 40	p.39,40 duplicate use of quote box		Julie	Engebretson	City of Homer	Other
755	Housing	45 3b	p. 45 3(b) local materials. This is not a very good strategy - it sounds great but in reality is not practical. We mine the anadromous Anchor River for gravel (no rocks or gravel in Homer) and our local timber is not of a quality nor quantity to build a substantial number of homes. (green roofs are an opportunity) We do have a local yurt manufacturer, and using nontraditional materials and innovative designs is a great idea.		Julie	Engebretson	City of Homer	Other
756	Housing		This all belies a significant question for the council: do we plan to concertedly engage in housing policy, beyong planning and zoning?	3/12	Rachel	Lord	City of Homer	Other
757	Housing		Action to Achieve Priorities (from poster): •Tiny houses are not a real solution for year-round residents	2/11			Feb. 11 Open House	Meeting
758	Housing		Action to Achieve Priorities (from poster): •Who is driving the housing need?	2/11			Feb. 11 Open House	Meeting
759	Housing		Action to Achieve Priorities (from poster): •Easily accessible sites like Homer, Girdwood, Seward, and Soldotna need much more short-term housing than other cities	2/11			Feb. 11 Open House	Meeting
760	Housing		Action to Achieve Priorities (from poster): •What about an old-fashioned “boarding house” for seasonal workers?	2/11			Feb. 11 Open House	Meeting

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
761	Housing		Action to Achieve Priorities (from poster): •Turn King’s Landing Hotel into cooperative housing	2/11			Feb. 11 Open House	Meeting
762	Housing		Action to Achieve Priorities (from poster): •Focus on in-fill for housing w/utilities and roads that are already there	2/11			Feb. 11 Open House	Meeting
763	Housing		Action to Achieve Priorities (from poster): •AirBnB, VRBO etc. are commercial so they should be taxed as commercial	2/11			Feb. 11 Open House	Meeting
764	Housing		Action to Achieve Priorities (from poster): •Develop codes for building and development	2/11			Feb. 11 Open House	Meeting
765	Housing		Action to Achieve Priorities (from poster): •Implement blight laws to enforce/limit people who make neighborhood look like a dump	2/11			Feb. 11 Open House	Meeting
766	Housing		Action to Achieve Priorities (from poster): •The housing problems Homer has been experiencing has been happening for decades in other towns – let’s not reinvent the wheel. Get help from communities that have struggles for years and may know what works/what doesn’t re: affordable housing etc.	2/11			Feb. 11 Open House	Meeting
767	Housing		Action to Achieve Priorities (from poster):	2/11			Feb. 11 Open House	Meeting
768	Housing		Action to Achieve Priorities (from poster): •Identify and communicate with owners of older big homes – seniors – who may build out mother-in-law to rent, or share house.	2/11			Feb. 11 Open House	Meeting
769	Housing		Action to Achieve Priorities (from poster): •Involve individual neighborhoods extensively	2/11			Feb. 11 Open House	Meeting
770	Housing		Action to Achieve Priorities (from poster): •Consider cohousing & cooperative housing, eco-housing coops, tiny home collectives	2/11			Feb. 11 Open House	Meeting
771	Housing		Action to Achieve Priorities (from poster): •Goal B is not clear – is community character about the look of structures (beachy coastal artsy) or the values the community holds/shares? Doyon proposed hotel does not reflect neither the beachy coastal character nor the values. It is an ugly industrial cheap frontage building.	2/11			Feb. 11 Open House	Meeting
772	Housing		(count of priority dots from poster): 1.Zoning reforms 18	2/11			Feb. 11 Open House	Meeting
773	Housing		(count of priority dots from poster): 2.Partnerships 15	2/11			Feb. 11 Open House	Meeting
774	Housing		(count of priority dots from poster): 3.Sustainable development 14	2/11			Feb. 11 Open House	Meeting
775	Housing		(count of priority dots from poster): 4.Assess needs 10	2/11			Feb. 11 Open House	Meeting
776	Housing		Housing is not a service that the city provides. It should not be starting housing developments, but it can change its zoning code.	3/13	Rachel	Lord	Mayor, City of Homer	Other
777	Housing		Include KPHI as a partner for housing actions related to senior housing and income restricted housing.	3/13	Rachel	Lord	Mayor, City of Homer	Other
778	Housing		•City has no business developing affordable housing.				Public Works Meeting	Meeting
779	Housing		There needs to be more affordable housing built, not just expensive single family homes and hotels. Most people who work in Homer have to live in Anchor Point, Kachemak, or further out.	3/12			Public Works Meeting	Meeting
780	Housing		I also liked the consideration of alternative housing		Joscie	Norris		Comment Form
781	Housing		In the housing section, I really like the part that addresses luxury homes and think that should be even stronger.		Joscie	Norris		Comment Form
782	Housing		In addition to revisiting the senior tax exemption, as maybe an alternative there should be a mechanism to keep long time residents from being forced out of their homes or property because of the rising assessed values of their property. There currently is a 50K dollar exemption for a primary residence and this should be increased to 100K. Another alternative would be to lock property values into the assessed value at the time of purchase rather than forcing a property owner to pay more taxes because a wealthy retiree or celebrity built a mansion next door. This is exactly what’s happened in places like California where local people get forced out. This will be an increasing problem as Homer grows and should be a part of any housing discussion or plan.		John	Whitter		Comment Form
783	Housing		Second homers" is not something I saw addressed in the housing or other sections and I would like to see clearly how that is combatted becasue I agree, that does not fit with the vision and should be highly taxed or disincentivised.		Joscie	Norris		Comment Form


Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

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784	Housing		<p>When my daughter moved back to Homer and was in the market to buy a small house, she found herself in a bidding war with an absentee buyer who wanted to purchase the house for an AirBnB. That is a reason why I think there should be disincentives and limits on use of our housing stock for short term rentals. Communities with much lower numbers of vacant homes have limits of this type, to provide more housing options for residents.</p> <p>Bed Tax - Homer should pursue a bed tax on short term rentals and hotel rooms. The old argument that this would drive visitors elsewhere no longer seems to apply, since other tourist communities already have such a tax.</p>		Anonymous			Comment Form
785	Housing		Affordable Housing: unless the city passes some sort of legislation to limit and curtail short term rentals (ex. air bnbs) we are simply wasting our time and energy dissing and reviewing this. We can already see the population increase in Anchor Pointwith young families who cannot afford to live in Homer and this is related to the increase in the short-term rentals.		Anonymous			Comment Form
786	Housing		Affordable Housing: Work backward from desired outcome to create steps to guarantee it instead of just hoping something good will happen. For example, Seward has an affordable housing crisis effecting staffing for schools, hospital, and service workers which has many negative ripple effects worsening over time. Homer is walking into the same trap in slow motion. Homer could clearly project the quantity of affordable housing needed based on current staffing levels and salary. Then, create policies to guarantee available housing or else greed based land speculation and vacation rentals will consume potential long term housing for community to function effectively in the future. This future crisis is currently preventable. Some simple ideas include: alter tax rates to decrease profit for short term vacation rentals and land speculators who are not full time residents; modify building codes to allow tiny homes; require new business construction to include staff housing; alter vertical zoning to allow housing above shops; allow multi story apartment buildings that do not block view (on edges of town); actively acquire State or Borough land within city limits targeted for affordable housing ex: Parcels 17901008, 17903018 (south half), 17901008 (west half), 17901026, 17901027, 17910023, 17714006/17708015 (owned: zone as affordable housing)...			Galt		Comment Form
787	Housing		I'd like to comment on the short term rental issue in our community, which I believe significantly negatively impacts our current affordable housing crisis and also threatens the very fabric of our neighborhoods. Briefly, Since at least 2008, our zoning ordinance, 21.51.100 Bed and breakfast facilities, has read: a. A bed and breakfast must be accessory to and in a dwelling occupied by the operator as the operator’s primary residence. The zoning ordinance is consistent with the 2018 Comprehensive plan Policy providing for operator-owned (only) B&Bs in residential zones: "for purposes of this plan, a B&B is defined as lodging where owner proprietor resides on site." However, the city has ignored this ordinance, so there has been a proliferation of operator-absent STRs in Homer. And consequently Homer has far more STRs per total housing units (14.8%) than the rest of the KenaiPeninsula (6.9%), and far more than nine Alaska other communities inventoried (1.1 to 3.6%). Please make this simple correction in policy and enforce the ordinance as it was thoughtfully created, which protects our neighborhoods and also protects our available housing from being bought by absent landlords who contribute to the lack of longterm rentals that were otherwise available and could again be--without waiting for any new ordinances or building to occur. Thanks for all the work, the opportunities to participate in this process and again to comment!		Sharon	Whytal		Comment Form
788	Housing		I think the piece about reviewing zoning for rentals (airbnb should be stronger).		Joscie	Norris		Comment Form
789	Housing		The Homer area is in desperate need of more residential land available for people to purchase and develop into homes where they can live year round. Many of the local rentals have become tourist rentals and are not available for Homer residents to live in from May-September.	2/17	Linda	Roth		Email
790	Housing		<p>The Fallacy of Affordable Housing</p> <p>What does affordable housing mean? Homer has experienced an explosion of housing growth over the past few years, yet still we have a housing shortage. I argue that the main culprit is not zoning, but rather the many short term rentals popping up in Homer. In fact, over 18 percent of respondents to the community survey agree that STR’s are a barrier to housing. If each of these STR’s was converted to a long term rental, Homer would not have an affordable housing shortage. Even the Plan Update states that “growing support exists within the community for regulating short-term rentals to preserve residential neighborhoods and to ensure housing availability for long-term residents and workers.” The City of Homer needs to get its head out of the sand and manage, if not ban, short term rentals in its residential areas. Short term rentals erode our neighborhoods, and add to traffic and noise issues as well as a loss of community and small-town character. In the Homer Community Survey, respondents overwhelmingly stated that they wanted Homer to retain its small-town character as well as provide affordable housing. Both of these can be accomplished by banning short term rentals in residential neighborhoods. Homer can achieve these goals without taking my property and my rights to my property. The longer the City of Homer takes to ban short term rentals in residential areas, the harder it will be to take any action to prevent the STR creep that has destroyed Homer’s neighborhoods and long term rental market. Taking my property will not solve Homer’s housing shortage.</p>	3/13	Sara	Faulkner		Other
791	Housing		The Walli subdivision lots were the lowest price lots to come on the market in our area circa 2018-2022, yet they still do not provide “low cost housing”. The developers continued to build and make profits without providing affordable housing. Smaller lots do not create low cost housing, as the developers are still building full sized homes on these lots. The small Story lots at the bottom of West Hill are similarly small and do not provide low cost housing either. If the City of Homer wants density for lower land cost per unit, then the City needs to embrace apartments or multi-story buildings. The City of Homer wants affordable housing, but won’t let developers build up, or more than a 6plex, without a conditional use permit. The City of Homer just approved Doyon’s hotel plan at approximately 44 feet tall. More and taller apartment buildings downtown will help provide the affordable housing the City of Homer seeks.	3/13	Sara	Faulkner		Other

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
792	Housing		The 2035 Homer Comprehensive Plan Update states its housing goals to be “compatible with the beloved existing community character” and to “minimize the environmental impact of new construction”. Both of these goals are inconsistent with rezoning our neighborhood to urban residential for the reasons I stated above.	3/13	Sara	Faulkner		Other
793	Housing		Overall, I appreciate the work that has gone into this plan. However, I think that as a community, we are not able to recognize the impact that non-residential housing is having on the community. There is a huge section of "residential" housing that is being used as vacation rentals (Air BNB) and this has been a huge disruptor of our housing market. There are currently over 600 properties in the city of Homer listed on Airbnb. There are properties that are not available for residential or regular rentals. Many new houses are being built as vacation or seasonal rentals. The city needs to regulate and/or ban Airbnb rentals within city limits. Simply facilitating residential construction is not enough without use regulations.	3/9	Erik	Pullman		Web Comment
794	Housing		The present non-enforcement of owner-occupied lodging and allowing VRBO's in Homer is a problem. In addition to contributing to higher home prices, VRBO's can contribute to higher crime rates. See https://news.northeastern.edu/2021/07/16/when-airbnbs-increase-in-a-neighborhood-so-does-crime-heres-why/ VRBO does NOT screen for criminal backgrounds of all guests or even the renter. For example, in Alaska convicted sex offenders are required to update their address within 24 hours; the sex offender registry update is not available to VRBO neighbors in a timely fashion to alert them they have a convicted sex offender living next door or in their neighborhood. Also, remote owners can't monitor noise levels or for garbage and rodent / bear issues. There's no enforcement of tax collection. Residential property is turned into commercial property which may increase the costs of residential insurance. The lack of security can increase negligence claims, and may implicate the City's nonenforcement of the present code which allows for owner occupied B&B's. Please include in the comprehensive plan a requirement that homes in the City of Homer to be owner occupied B&B's and stop allowing VRBO's. Remote owners who don't live here don't vote, don't volunteer on a regular basis when we desperately need volunteers, and unoccupied residences can increase the likelihood of property crimes. If the comprehensive plan includes a recommendation to allow VRBO's then impose tight regulations for criminal background checks that prevent sex offenders from being guests or guests of guests, require local managers who can respond within 20 minutes, recommend strict noise and light standards, impose restrictions on dangerous dogs and other animals, and begin enforcement and collection of sales taxes including what's spent on housecleaning and management, etc.	3/9	Landa	Baily		Web Comment
795	Housing		The ordinance 21.51.100 is a fair ordinance and should be reinforced by the city. The title should be updated to STR as the environment has changed, and it should be reinforced. The industry is rapidly growing and changing in Homer and for the fabric of this community the ordinance should be enforced. The Comprehensive Plan does not mention that this ordinance has been on the books since 2008. This should be enforced and call them what they are; Bed & Breakfast, AirB&B,VRBO and others are STRs. Thank you	3/15	Sandra	Garity		Web Comment
796	Housing		I am grateful that the comprehensive plan is trying to address the housing shortage. I care about this because my grown son and wife have been unable to find housing in Homer and because South Peninsula Hospital, where I work as a nurse, has had difficulty hiring for important positions because applicants have not been able to find housing. For example, a skillful Physical Therapist, who came as a traveling employee, and wanted to stay on in a permanent position, ended up moving to Fairbanks with his family due to inability to find housing. The buying up of housing by out of towners for short term rentals and BnBs contributes to the housing shortage. Please update the plan to clarify the existing law to prohibit both operator-absent STR and operator absent B&Bs. Please encourage immediate enforcement of the existing law, zoning ordinance 21.51.100 for both B & Bs and Short Term Rentals, because they are the same thing. Thank you for your work on this important issue.	3/7	PeggyEllen	Kleinleder		Web Comment
797	Housing		The high percentage of short term rentals relative to other communities throughout the state is an indicator of looking at this as an indicator for some type of regulation.	3/14	David	Eckert		Web Comment
798	Housing		Please include an update to the B&B restrictions to those properties where owners/residents are present to include Short Term Rentals (the term used back then was B&B) AND please enforce this. There are two STR houses just down the road from mine where there is often no consideration of neighbors: dogs running loose, loud engine revving late at night, loud parties into the night. There is no connection as there should be with neighbors. Homer has been unique and special before these expensive, absentee owner houses went up, many often "the house that Jack built", no longer unique Homer houses and driving homeowner taxes up. Please amend and ENFORCE this regulation. Thank you. ---	3/6	Cathy	Stingley		Web Comment
799	Housing		I would encourage there to be a strong focus on how to make that work with loans, services, and insurance. Often these alternatives sound like a good idea, but I have a yurt and am learning quickly that it is seen as mostly illegitimate. For example, I have a yurt, but can't reasonably get it insured or get electric to it as affordably as if I had a foundation.					
800	Housing		Housing, P.14, This isn't my area of expertise, but generally it seems this section is lacking specifics.	3/14	Charlie	Barnwell		
801	Transportation	15	Strategy 1: Add "walkable downtown, safe for pedestrians with disabilities , that can support infill..."		Devony	Lehner		Other
802	Transportation	47	The selected comment does not seem to be a fair comment to select from the one's submitted. The comment I'm referring to states “The community needs a comprehensive trail system (not just the Spit Trail) to encourage a more pedestrian in-town, user friendly atmosphere.” Then the image below states the City maintains 25 trails for a total of 11 miles of city maintained trails. The comment mentioned is a “little heavy handed” to highlight, stating the City needs more than just the Spit Trail... and for a walkable community, we've focused more effort on sidewalks and trails than roads in recent years. The comment seems unfair to be a “highlighted”. Then on page 48, the paragraph states the city has 24 miles of sidewalk and bike/walking paths and 13 miles of maintained trails. Seems to be that we have more than just the Spit Trail... and is it 11 miles of trail or 13 miles?	2/20	Daniel	Kort	City of Homer	Email
803	Transportation	47	p. 47 Transportation. WE MUST mention the airport, ferry/water access and airport. Our transportation plan did a really minimal job and we need to talk about these services and facilities in this plan. Doesn't have to be in detail but a couple sentences!		Julie	Engebretson	City of Homer	Other
804	Transportation	47		3/12	Rachel	Lord	City of Homer	Other

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
805	Transportation	47	add transportation plan date	3/12	Rachel	Lord	City of Homer	Other
806	Transportation	47	Verify that the \$2mil award for Realizing Equitable Accessible Connectivity in Homer is noted in the transportation chapter. https://www.homernews.com/news/homer-receives-federal-grant-for-walkability-projects/	4/10			Team Comment	Other
807	Transportation	47	improving access, <u>safety</u> , equity, and...	3/17	Devony	Lehner		Email
808	Transportation	47	P.47. Transportation. A nicely laid out and written section focused on walkability, which I personally love.	3/14	Helen	Armstrong		Other
809	Transportation	47	What I like: Identifies sidewalk maintenance as a priority. Pg 47- 48.	2/19	Janette	Keiser		Other
810	Transportation	47	P.47. Transportation. missing is discussion of the key dilemmas in transportation planning in Homer: a truck route, the bottleneck zones, such as the entry to Homer Spit. The Transportation Plan is supposed to provide the detail on these aspects but doesn't, and this is important to this Plan.	3/14	Helen	Armstrong		Other
811	Transportation	47	P.47. Transportation. A nicely laid out and written section focused on walkability, which I personally love. However, missing is discussion of the key dilemmas in transportation planning in Homer: a truck route, the bottleneck zones, such as the entry to Homer Spit. The Transportation Plan is supposed to provide the detail on these aspects but doesn't, and this is important to this Plan.	3/14	Charlie	Barnwell		
812	Transportation	48	What is sustainable design	3/12	Rachel	Lord	City of Homer	Other
813	Transportation	48	p. 48. Figure 16 – this map is trying to do too much at this scale. Would be more clear to remove the zoning districts and maybe background terrain.		Julie	Engebretson	City of Homer	Other
814	Transportation	48	? (Note: Question mark over the term 'bike infrastructure')	3/12	Rachel	Lord	City of Homer	Other
815	Transportation	48	The map in Figure 16 on page 48 should have an existing pathway on Shelford Street (see attachment). This path connects Pioneer Avenue to Calhoun Trail and is similar to the trail/pathway for Wright Street that connects Soundview and Rangeview. There is sometimes an issue with cars and trailers parked in front of this trail but it is largely clear, informally maintained, and well-used. (Note: An image is attached to comment marking this trail.)		Casey	Aderhold		Comment Form
816	Transportation	48	Footnote 25: Fix acronym	3/17	Devony	Lehner		Email
817	Transportation	48	Maybe include the HAPP map	3/17	Devony	Lehner		Email
818	Transportation	49	On page 49, it appears that the end of the caption was cut off.	3/14	Donna	Aderhold	City of Homer	Email
819	Transportation	49	p. 49 photo caption: Speed hump for slowing traffic to Bishop's Beach		Julie	Engebretson	City of Homer	Other
820	Transportation	49	Reword this section title	3/12	Rachel	Lord	City of Homer	Other
821	Transportation	49		3/12	Rachel	Lord	City of Homer	Other
822	Transportation	49	CARTS has expressed interest	3/12	Rachel	Lord	City of Homer	Other
823	Transportation	49	Remove "Few Remaining" from header	3/17	Devony	Lehner		Email
824	Transportation	49	Some private <u>and non-profit entities</u> organizations provide...	3/17	Devony	Lehner		Email
825	Transportation	50	What is a "Complete Streets policy"? We have a Transportation Plan that is nearly 80% focused on non-motorized transportation.	2/20	Daniel	Kort	City of Homer	Email
826	Transportation	50	"Apply the Complete Streets policy to Pioneer Ave to enhance it as a Main Street". It already is our Main Street... I'm not certain what this statement implies. Further, Pioneer Ave has sidewalk on both sides of the street through the business district, so I'm not certain how it's not "walkable".	2/20	Daniel	Kort	City of Homer	Email
827	Transportation	50	Homer All Ages and Abilities Pedestrian Pathway Loop is already in progress and the acronym is HAPP Loop... your acronym is incorrect.	2/20	Daniel	Kort	City of Homer	Email
828	Transportation	50	p. 50. Goal B talks about moving people and goods into and out of Homer. Please include something in this section that that port facilities, ferry, airport are part of that, not just trails and roads. Could fit under 2 on p 51, ensure continued operation of safe airport, ferry and port operations to support the movement of people and goods to and from the community (you could add a plug about supporting our regional community partners and Homer as a hub city here, to tie in to the plan Vision statement.)		Julie	Engebretson	City of Homer	Other
829	Transportation	50	1b: This seems very specific	3/12	Rachel	Lord	City of Homer	Other
830	Transportation	50	HAPP not HAP	3/12	Rachel	Lord	City of Homer	Other
831	Transportation	50	These seem like the same goal stated twice	3/12	Rachel	Lord	City of Homer	Other
832	Transportation	50	Clarify where these strategies are augmenting the transportation plan or duplicating	3/12	Rachel	Lord	City of Homer	Other
833	Transportation	50	I really liked the bikeability and walkability section		Joscie	Norris		Comment Form
834	Transportation	50	while East End Road goes outside of city limits, it would be great if that stretch of road was also considered for biking becasue the road goes from being very bikable, to very unsafe.		Joscie	Norris		Comment Form
835	Transportation	50	Strategy 1: Focus on developing a <u>safe</u> walkable downtown...	3/17	Devony	Lehner		Email
836	Transportation	50	What I like: Goal A reads – "Provide a resilient non-motorized transportation network focused on connectivity, safety, and access to the downtown, to schools, and to trails for users of all ages and abilities..." Pg 50.	2/19	Janette	Keiser		Other
837	Transportation	51	It does say "explore", so that is fine. But I still wonder why it is local government's responsibility to build EV Charging networks. We certainly don't build and maintain "gas stations".	2/20	Daniel	Kort	City of Homer	Email
838	Transportation	51	The City already maintains some of the State sidewalks and roads through an exchange of services agreement, however to my knowledge we receive no money. These agreements do not seem to cover the actual expenses fully cover expenses incurred and without the additional work, we are on the verge of needing additional staffing and equipment to maintain existing sidewalks and trails, so additional work would certainly push it over the edge.	2/20	Daniel	Kort	City of Homer	Email
839	Transportation	51	I'm not aware of this policy... and with all these policy's and required updates, when does staff do the work? Staff has winter and summer maintenance routes and as trails or sidewalks are improved to allow winter maintenance, they are added to the route. This "policy" seems unnecessary for a community of the size of Homer.	2/20	Daniel	Kort	City of Homer	Email

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
840	Transportation	51	Kachemak Drive is a state of Alaska road and it is not the City’s responsibility to do the study for non-motorized travel, nor can the City do any more than advocate with the state for the desire and need for the trail. The City is advocating for the trail at every opportunity.	2/20	Daniel	Kort	City of Homer	Email
841	Transportation	51	The department isn’t against doing a study like what is suggested, however if we don’t have the money to maintain buildings and maintain/build streets and replace maintenance equipment, it seems silly to conduct a study about parking to encourage non-motorized transportation when we know the answer already. Yes, we need parking... but we are cash strapped.	2/20	Daniel	Kort	City of Homer	Email
842	Transportation	51	3a: I support conceptually, but city is not the site congestion lead.	3/12	Rachel	Lord	City of Homer	Other
843	Transportation	51	3d Remove. Where to?	3/12	Rachel	Lord	City of Homer	Other
844	Transportation	51	Footnote issue with case study	3/12	Rachel	Lord	City of Homer	Other
845	Transportation	51	2a: Add "AND UPDATE ROAD DESIGN" ***	3/12	Rachel	Lord	City of Homer	Other
846	Transportation	51	Don't repeat action items [from other chapters] still not sure this should be here	3/12	Rachel	Lord	City of Homer	Other
847	Transportation	51	2b and 2c This should be done with prioritization and cost consideration	3/12	Rachel	Lord	City of Homer	Other
848	Transportation	51	Road maintenance only occurs on city-owned streets.	3/13	Rachel	Lord	Mayor, City of Homer	Other
849	Transportation	51	Homer doesn’t need to install EV chargers. This is not a city responsibility.				Public Works Meeting	Meeting
850	Transportation	51	3a: Improve <u>safe</u> non-motorized...	3/17	Devony	Lehner		Email
851	Transportation	51	2a: ...connected, <u>safe</u> , and maintainable...	3/17	Devony	Lehner		Email
852	Transportation	51	What I like: Strategy 3 reads – “Build or improve roadway and pathway access and connection to key locations...” Pg 51.	2/19	Janette	Keiser		Other
853	Transportation		Where we have high traffic, high value state infrastructure in the middle of our community, and people want like a sidewalk for safety. I do think it's valuable to have opportunities to work with agreements with the State. The state and city roads are just completely intermingled, and a lot of our highest trafficked roads are state-owned. I would like the city to be more involved. more proactive, in the in the stip, and making sure that we are stepping into the discussion when we need to - not when it's too late.	3/19			March 19 Planning Commission Meeting	Other
854	Transportation		3 B: we should not consider entering into a transfer responsibility agreement with the DOT for any roads. The costs associated with that are extensive and and I don't know that I can think of any scenario that would benefit us as a city. It's it's not cheap to maintain.	3/19			March 19 Planning Commission Meeting	Other
855	Transportation		(count of priority dots from poster): 1. Walkable downtown 4	2/11			Feb. 11 Open House	Meeting
856	Transportation		(count of priority dots from poster): 3. Pathway access 2	2/11			Feb. 11 Open House	Meeting
857	Transportation		(count of priority dots from poster): 4. Public-private partnerships 0	2/11			Feb. 11 Open House	Meeting
858	Transportation		Action to Achieve Priorities (from poster): • East Rd is a feeder into Homer just like Baycrest. Kachemak splits/diverts the traffic so East Rd is less travelled. With the bad road on Kachemak Drive they are all coming down East Rd double to tripling the amount of cars.	2/11			Feb. 11 Open House	Meeting
859	Transportation		Action to Achieve Priorities (from poster): • DOT transportation – need turning lane Ocean Drive thru Kachemak Dr. intersection, Need center turning lane Lake St intersection to Kachemak Dr, Left hand turns are a huge issue!	2/11			Feb. 11 Open House	Meeting
860	Transportation		Action to Achieve Priorities (from poster): • Non-motorized infrastructure maintenance by DOT does not match COH, bike/ped route cut off on Sterling (sidewalks), match level of maintenance in city limits!	2/11			Feb. 11 Open House	Meeting
861	Transportation		(count of priority dots from poster): 2. Year-round transport 1	2/11			Feb. 11 Open House	Meeting
862	Transportation		• City shouldn’t be adjusting road standards because someone wants to build in steep slopes. If we can’t fit a road in, then maybe it shouldn’t be developed.				Public Works Meeting	Meeting
863	Transportation		• Why are we talking about more trails. We have a bunch of trails already. Trails are nice, but roads and sidewalks are more important in the city.				Public Works Meeting	Meeting
864	Transportation		Trails via Ben Walters to Jack Gist Park via an existing access/sewer easement could be improved for access and allows for sewer line maintenance.				Public Works Meeting	Meeting
865	Transportation		Consider maintenance costs when allowing “flexibility” in road construction. Roads should be uniform and paved. When some roads are gravel, some have wide shoulders for bikes, some have sidewalks, it is impossible for one grader to efficiently plow.	3/12			Public Works Meeting	Meeting
866	Transportation		Keep roundabouts out of Homer—they take up too much real estate.	3/12			Public Works Meeting	Meeting
867	Transportation		Homer is currently laid out poorly for capturing tourist dollars, especially cruise ship passengers. It’s hard to get them off the Spit to businesses in town. There is occasionally a trolley that brings people to a few select locations in town, but we need a more robust public transportation system and more tour bus parking, to take people out on biking and hiking tours. Other towns in Southeast do a much better job lightering tourists from the cruise ships directly to different businesses in town.	3/12			Public Works Meeting	Meeting

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
868	Transportation		TRANSPORTATION - As existing roads are connected, deploy traffic calming if necessary to minimize channeling "short cut" traffic off West Hill and East Hill Roads into residential areas of town. I support improvements to Kachemak Drive allowing safe bike travel. A bike lane would connect with the Homer Spit trail and also create a terrific biking triangle with the existing trail beside East Road.		Anonymous			Comment Form
869	Transportation		Public Transport: Reduce car traffic and prioritize bike and e-bike mobility in Homer like many European countries this could be supplemented with local bus company that sits unutilized in summer tourist season. For example: rent school parking lot for \$200/day (helping school) then make available or supplement bike rentals and offer cheap bus ticket travel around key points in Homer. Maybe local citizens get free subsidized bus pass or bike rental paid for with summer tourist sales tax (or gas coupon covered by summer sales tax). If congestion in summer, then shift some streets to one way in the peak summer months. If busses are not cost effective, then use vans or supplement taxi voucher travel (or even small cute rickshaw travel like India/Africa); Improve/supplement affordable travel from Anchorage and Seward to help tourists and locals.			Galt		Comment Form
870	Transportation		I agree that the city needs to establish an alternate truck route to keep truck traffic off of Pioneer.	3/12	Chrissy	Zubeck		Email
871	Transportation		Kachemak Drive needs to be rebuilt. With all its dips, bumps, pot holes and sloughing pavement some parts of it are almost as bad as it was back when it was graveled with football size rocks and stones.	2/17	Linda	Roth		Email
872	Transportation		East End road needs to become a four lane road, rather than only two lanes to handle the traffic that has increased over the last 5-10 years. The amount of traffic on East End Road is astounding.	2/17	Linda	Roth		Email
873	Transportation		I love the Strong Towns article: Engineers Should Not Design Streets: https://www.strongtowns.org/journal/2016/5/22/engineers-should-not-design-streets	3/17	Devony	Lehner		Email
874	Transportation		We must make Homer pedestrian friendly. This is critical for health and safety.	3/6	Brenda	Dolma		Web Comment
875	Transportation		I did like the part about the city assuming road improvement on state roads if I understood that correctly	2/8	Marianne	Schlegelmilch		Web Comment
876	Transportation		Transportation, P.15, In general, a good summary. I suggest the mention of the 2024 COH Transportation Plan for more detail. I think one thing that is missing is mention of the issue of a truck route for Homer, which the Transportation Plan does not fully address.	3/14	Charlie	Barnwell		
877	Economic Development	16	Goal D: Add ".. Prioritizing accessibility <u>that addresses the needs of individuals with disabilities.</u> "		Devony	Lehner		Other
878	Economic Development	16	Strategy 3: Add ".. Economic growth and infrastructure development <u>that maintains environmental connectivity and ecological functions, as well as</u> preserving natural resources...			Lehner		Other
879	Economic Development	18	Add to theme/actions of aging population and property tax exemptions: <u>Eliminate the senior property tax exemption for property owners who are ineligible for the state permanent fund dividend.</u> Note: The unsustainable and oppressive increases in residential property taxes are driving out seniors and other property owners living on fixed and limited incomes. In many neighborhoods, property taxes have risen OVER 12% in EACH of the last 3 years. This is WELL ABOVE rates of inflation. Consider working with the state and borough to implement a residential property tax system like that created by Prop 13 in California — for example, go to https://www.sccassessor.org/faq/understanding-proposition-13		Devony	Lehner		Other
880	Economic Development	52	First paragraph states Homer is experiencing 15.4% growth, but HOUSING section states there really isn't a housing shortage. I think the housing section bypasses the "affordable" part as the demand is driving up the prices in the market by supply and demand. Looking at Figure 17, I'm confused on why the projection is relatively flat for Homer when we say it's 15% growth... what is suddenly making it go flat? Is it because we ran out of land? Kenai is still going up in Figure 17. In fact, it looks like Homer is declining in the graph after 2025. Why is that? It doesn't seem like development is slowing.	2/20	Daniel	Kort	City of Homer	Email
881	Economic Development	52	On page 52 first paragraph, given the section on housing availability and affordability, the phrase "Homer boasts a higher per capital income compared to nearby communities" begins to be a circular argument. If you can't afford to live in Homer and so live in a community close by that is more affordable, of course this is a result you will see. I encourage putting this statement in context.	3/14	Donna	Aderhold	City of Homer	Email
882	Economic Development	52	Line on graph does not match "grow modestly" statement	3/12	Rachel	Lord	City of Homer	Other
883	Economic Development	52	Year of data for graph?	3/12	Rachel	Lord	City of Homer	Other
884	Economic Development	52	There is a great quote on pg 52 which sums up my thoughts on growth well.		Joscie	Norris		Comment Form
885	Economic Development	53	How is the 33% addressed in chapter?	3/12	Rachel	Lord	City of Homer	Other
886	Economic Development	53	First paragraph, second sentence: run on sentence	3/12	Rachel	Lord	City of Homer	Other
887	Economic Development	53	Needs to be better grounded in its language	3/12	Rachel	Lord	City of Homer	Other
888	Economic Development	53	Genuinely accessible: what does that mean? There is a lot baked into the first sentence.	3/12	Rachel	Lord	City of Homer	Other

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
889	Economic Development	54	Reference to Fig 20 in theme: Fig 20 doesn't show this nor does it actually say fisheries anywhere.	3/12	Rachel	Lord	City of Homer	Other
890	Economic Development	54	Include some reference to having a college here.	3/12	Rachel	Lord	City of Homer	Other
891	Economic Development	54	Last sentence of theme: What would this actually look like for the city?	3/12	Rachel	Lord	City of Homer	Other
892	Economic Development	54	...attracting and training employment employees as their...	3/17	Devony	Lehner		Email
893	Economic Development	55	Fix fig reference (Homer People and Economy Poster?) and include an image that isn't blurry.	3/12	Rachel	Lord	City of Homer	Other
894	Economic Development	55	does "education services" section on pie chart include KBC ft/pt employment (there are many on-site staff, adjunct and faculty employees who provide significant economic impact along with related services.)	3/13	Carol	Swartz		Email
895	Economic Development	55	On page 55 of the economic chapter, fisherman had a hard time seeing themselves in the pie chart. I know they are under natural resources, maybe just say it for ease of use, Homer audience?	2/25	Julie	Engebretsen	City of Homer	Web Comment
896	Economic Development	56	On page 56, the strategies and potential actions begin with the number 2.	3/14	Donna	Aderhold	City of Homer	Email
897	Economic Development	56	2d: Clarify "export industry"	3/12	Rachel	Lord	City of Homer	Other
898	Economic Development	56		3/12	Rachel	Lord	City of Homer	Other
899	Economic Development	56	2a "Encourage the creation of"	3/12	Rachel	Lord	City of Homer	Other
900	Economic Development	56	#2 Housing..... Add "to retain young and older residents. Add "f": "promote UAA's KBC/KPC job training, academic, lifelong, community and adult basic education programs.	3/13	Carol	Swartz		Email
901	Economic Development	56	What I like: Goal B reads – "Support Homer's diversified economy by honoring traditional industries, while supporting the expansion of marine trades, arts and entertainment..." Pg. 56.	2/19	Janette	Keiser		Other
902	Economic Development	56	What I like: Strategy 2 (d) reads – "Promote recreation, the arts, and non-governmental organizations as a complement to tourism and as an export industry..." Pg 56.	2/19	Janette	Keiser		Other
903	Economic Development	57	"Invest in infrastructure, parks, public restrooms and recreation facilities..." The City has 20 listed parks and a population of approximately 5,500. A quick google search of the average number of parks per capita in the US gives an answer of 1 park per 2,386 residents served from the National Recreation and Park Association. Homer has 1 park per 220 residents served... well above the national average. This is excluding the miles and miles of beach that is essentially open space/park. FOR RESTROOMS...The City owns and operates 73 individual public toilets...which equates to 1 restroom for every 75 people (excluding tourists). A quick google search indicates a city has an average of 8 public toilets per 100,000 people. That equates to 1 public toilet per 12,500 people. With our tourist-based economy, it only makes sense that we would exceed the average, however the residents are the ones asking for more bathrooms... not the tourists. Homer has at least 8 publicly accessible bathroom facilities on the Spit alone with a total of 51 individual toilets. There are 10 public facilities in the City itself. We employ 4 full time janitorial staff members that are cleaning all of these restrooms as well as public buildings. Exactly how many toilets will be enough? Is the endpoint objective to have to toilets every 100-ft until folks are satisfied? At this rate, we'll have to change the Baycrest Overlook sign entering Homer to read "Welcome to Toilet Town". The City has a huge issue with abuse of public bathrooms (people pooping on the floor, smearing poop on the walls by hand, vandalism, etc.) and the homeless population taking up residency in the bathrooms for shelter.	2/20	Daniel	Kort	City of Homer	Email
904	Economic Development	57	3a How many times can this be reiterated? It's also a restatement of goal A	3/12	Rachel	Lord	City of Homer	Other
905	Economic Development	57	3d What are city economic plans?	3/12	Rachel	Lord	City of Homer	Other
906	Economic Development	57	3e We don't do k12 education or higher ed for that matter	3/12	Rachel	Lord	City of Homer	Other
907	Economic Development	57	3e "Encourage" or "support"	3/12	Rachel	Lord	City of Homer	Other
908	Economic Development	57	2a Commercial fishing only?	3/12	Rachel	Lord	City of Homer	Other
909	Economic Development	57	2d: Not city-based. This has HUGE tugs between commercial, subsistence, and sport ETC. I very much support looking for ways to invest in keeping our comfish fleets viable and strong in Homer. I don't love singling them out for grants, legal support, etc.	3/12	Rachel	Lord	City of Homer	Other
910	Economic Development	57	4a Consider referencing best practices development as a consideration similar to CBJ	3/12	Rachel	Lord	City of Homer	Other
911	Economic Development	57	4b: Remove, double (Export Industry)	3/12	Rachel	Lord	City of Homer	Other
912	Economic Development	57	Under economic growth, #4 and #5 I really apprecieated the focus on 'science' based fisheries.		Joscie	Norris		Comment Form
913	Economic Development	57	I think it is kind of silly to bank on fisheries if we are really just exploiting a resource, we would be fools to act like it is currently well manged.		Joscie	Norris		Comment Form

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
914	Economic Development	57	I appreiceate supporting the increased price of fish.		Joscie	Norris		Comment Form
915	Economic Development	57	I appreciated the support of buisnesses and arts not big business.		Joscie	Norris		Comment Form
916	Economic Development	57	Is this industry really viable given ongoing changes in ocean temperatures, water chemistry, etc.?	3/17	Devony	Lehner		Email
917	Economic Development	57	...dense, and safe walkable spaces.	3/17	Devony	Lehner		Email
918	Economic Development	57	...restrooms, trails , and recreational facilities...	3/17	Devony	Lehner		Email
919	Economic Development		Supporting Homer’s Key Industries Through Agglomeration Economies: Fishing and marine trades make up one of Homer’s strongest industry clusters. Zoning and land use policies should support these industries by prioritizing commercial and industrial space where businesses will benefit the most from agglomeration. The Homer Spit is a critical economic hub for marine industries, and more of it could be actively used for marine trades rather than relatively low-value and unrelated uses like RV parking.	3/12	Theodore	Noomah	City of Homer	Email
920	Economic Development		In the Economic Development section under sustainable growth preferred among community, communication with the community is mentioned. Is there any way to mention in regards to communication strategies a need to identify requirements needed for priorities.	2/27	Karin	Marks	City of Homer	Email
921	Economic Development		Consider broadening economic development strategy #5 (currently specific to “commercial fishing”) to include other aspects of the maritime economy (freight, offshore service vessels, charter, etc etc) and adjusting the sub-strategies accordingly—or add a strategy that is specific to those other aspects. Economic Development #2does mention marine trades but only in the context of vocational education, and it isn’t really comparable to the broader range of suggested strategies in \$5.	2/27	Amy	Woodruff	City of Homer, Port and Harbor Advisory Commission	Meeting
922	Economic Development		I have a series of slides showing the theme on the west side of the spit that more seafood processing, tourist, hotel oriented. The esthetics of the area is getting desecrated The city needs to come to grips with the reality that there is no parking and to cover the spit to accommodate parking without attending to the concept of “overtourism” is leading to the very definition of overtourism that needs to be in Homers Comprehensive Plan. “A situation where a destination experiences excessive tourism, leading to negative impacts on the environment, local communities and visitor experiences. Its characterized by overcrowding, strained infrastructure, and a decline in the quality of life for both residents and visitors.” I have a shop on the Homer Spit that processes seafood, seafood café, seafood market gift and gear store smokery and cannery. We have been here since the 1950’s. When is enough enough? The advertising must be moderated by the Chamber of Commerce and the Tourism promoters tailored to the available infrastructure as well as the number of fish in the sea. We are liquidating our fisheries in a frenzy of overharvest to try to fullfill everyones dreams but what is occurring is overtourism. Meanwhile the Homer working waterfront is promoting ever more business on the spit which equates to more needs of parking pollution and over the top activity that has strained this geological land form. When will we address this problem head on and create parameters and boundaries on this small stretch of land. There simply is no room on the Homer Spit and we are damaging the very integrity of the geological green infrastructure by the trampling of the erosion control the rye grass, the cars are allowed to park on it overit and through it leaving a wasteland that is washing away with the surf. There needs to be a NO NET LOSS of this erosion control green infrastructure, rye grass is an ecosystem service that must be acknowledged. However the cityis promoting ever more activities using this area as a cash cow such as expanding the harbour more roads more parking, more concrete. This lack of aesthetics and care of the erotion control is killing the cow and must be addressed in this plan.		Nancy	Hillstrand	Coal Point Trading Company	Other
923	Economic Development		chart requires more evaluation broken out again into more precise headings. For instance to combine Art with food service or educational services with health care; scientific with waste management? does not reflect related categories.		Nancy	Hillstrand	Coal Point Trading Company	Other
924	Economic Development		Missing: • Yes ! Taxation – a more business friendly tax structure and environment is missing in ED.	3/11			EDC Meeting	Meeting
925	Economic Development		Missing: • A ggglomeration economy: describes where many businesses of a type are located together – Hollywood for film industry. Can be more efficient, higher wages – we should lean in to this in Homer – regional tourism for arts and culture, fishing + marine trades, (health care), should more of spit be industrial with this in mind? Lots of parking area but it’s the engine for marine trades/fishing. Is enough of spit being used at capacity (industrial). Pioneer Ave does not have agglomeration... might walk but most people (visitors) usually drive. Spit is agglomerated and walkable, Pioneer is not. Make Pioneer more walkable, better business environment. (truck route, traffic calming, more ped friendly)	3/11			EDC Meeting	Meeting
926	Economic Development		Nicole: not read. Goals seem OK at first blush. Got commercial fishing in plan, that’s a positive. (JE comment: I’m not sure the marine trades/fishing outreach made it into Figure 4 page 10 or so?) commercial fish survey? Supports resilience, climate change, wetland, erosion concepts in general.	3/11			EDC Meeting	Meeting
927	Economic Development		Missing: • B 56 of plan, the ED Goals. Generally ok w goal but: Goal B could be more simple, supportive business environment (tax environment). Goal C: city gov has limited role in work force development.	3/11			EDC Meeting	Meeting
928	Economic Development		Action to Achieve Priorities (from poster): • B espect the areas designated parks and recreation areas and floodplain – do not allow commercial development there	2/11			Feb. 11 Open House	Meeting


Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
929	Economic Development		Action to Achieve Priorities (from poster): •Minimize dependence on tourism	2/11			Feb. 11 Open House	Meeting
930	Economic Development		Action to Achieve Priorities (from poster): •Be careful about the City’s role in affordable housing -	2/11			Feb. 11 Open House	Meeting
931	Economic Development		Action to Achieve Priorities (from poster): •Private businesses can’t use tax \$ to address the same housing and childcare challenges – should the city employees be “special?”	2/11			Feb. 11 Open House	Meeting
932	Economic Development		Action to Achieve Priorities (from poster): •Fishing may not be a viable career by 2035 (and the City of Homer has very little control over whether that comes to pass)	2/11			Feb. 11 Open House	Meeting
933	Economic Development		Action to Achieve Priorities (from poster): •Pursue minimal growth, benefit small businesses, and do not change the character of Homer	2/11			Feb. 11 Open House	Meeting
934	Economic Development		Action to Achieve Priorities (from poster): •Don’t do \$1,000,000,000 investments to harbor – Homer, State of Alaska, and Federal Govt don’t have funds to support repairs from a very risky location! (earthquakes, ice floes, waves from winter storms)	2/11			Feb. 11 Open House	Meeting
935	Economic Development		(count of priority dots from poster): 1.Barriers to recruitment 16	2/11			Feb. 11 Open House	Meeting
936	Economic Development		(count of priority dots from poster): 2.Training 16	2/11			Feb. 11 Open House	Meeting
937	Economic Development		(count of priority dots from poster): 3.Growth/preserve resources 21	2/11			Feb. 11 Open House	Meeting
938	Economic Development		(count of priority dots from poster): 4.Moderate growth/character 12	2/11			Feb. 11 Open House	Meeting
939	Economic Development		(count of priority dots from poster): 5.Fishing 2	2/11			Feb. 11 Open House	Meeting
940	Economic Development		I support the wording around child care as an economic priority for the City of Homer. Consider adding "pre-k - 12" or add a separate category for ages 0-5 (90% of human brain development happens by age 5). The future of Homer depends on the success of kiddos now. Early learning, child care, preschool are all necessary areas of focus and funding.	3/12	Tracy	Nordstrom		Web Comment
941	Economic Development		We need more employment opportunities for residents, such as a shipyard facility, which would in turn support the fishing industry.	3/12			Public Works Meeting	Meeting
942	Economic Development		I lived in Vermont before Homer and would strongly encourage homer to look into act 250 which severely limits chain businesses (I think we should stop this!), and things that make the area ugly for tourism (like signage and junk). Not to sound elitist, but it matters for wellbeing and tourism.		Joscie	Norris		Comment Form
943	Economic Development		Focus on income from tourist season rewarding small town feel as marketing tool. Empower all local businesses with shared cost structures, marketing, and distance delivery. For example: free distributed WIFI for every business in town (and tourist/local resident) as a model of efficiency; free IT support for advertising, online payment, and product delivery; sponsor large weekly shows/markets/workshops by renting local school space during summer to help artists and businesses sell/market; etc.			Galt		Comment Form
944	Economic Development		I appreciate the acknowledgement and support of commercial fishing and the marine trades here in Homer. Along those lines, I think it would be a good idea to look into ways to support the fishing community here locally, those selling seafood and restaurants buying it directly from fisherfolk or small seafood distributors as opposed to large processors, which would support local business and keep more local, fresh seafood in the hands and mouths of our community.	3/12	Chrissy	Zubeck		Email
945	Economic Development		ALSO, please add a section on LOCAL FOOD SECURITY. (Rachel Lord and Kyra Wagner are among folks who have extensive local expertise on this topic.) COH should be ready to coordinate and really help out if our transportation networks (roads, runways, port, whatever) become unusable for any number of reasons. (For example, as a result of January bluff erosion, the Sterling Highway across from West Hill Rd. is now about 57 feet from the highway shoulder ☹️.) I mean, thank goodness we have about 300 cattle on the hoof at local ranching operations--at least at the end of summer (there are fewer in the fall after cattlemen slaughter so they don't have to feed so many animals through the winter). Even if roads were impassable, butchered beef could be hauled via the beach or the bay to some sort of food distribution center in the Homer area. But this kind of stuff needs to be all planned out in advance of need.	3/17	Devony	Lehner		Email
946	Economic Development		What about support for small farmers and farming? Alaska's dependence on food from the lower 48 is one of the chief economic stressers on families. How could greenhouses, hydroponics, and mushroom farming be supported by changing of code? Especially a focus on small scale food/farming as a part of the infill iniatives could be good.	3/14		Dobrosielski		Web Comment
947	Economic Development		Under \Economic\" part of plan...Instead of using the term Natural Resources & Mining, can we say Natural Resources & Fishing? As a fisherman, I don't feel like it was easy to find my place in the plan.	2/19	Catie	Bursch		Web Comment
948	Economic Development		It pushes things like sidewalks when we really need more grocery store space and other essential businesses, and is obviously skewed to fit the agenda of those promoting density and congestion.	2/8	Marianne	Schlegelmilch		Web Comment
949	Economic Development		Economy: note that online sales threatens the local economy by loss of brick and mortar businesses that provide jobs and local tax base (property taxes).	2/25	Julie	Engebretsen	City of Homer	Web Comment

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

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950	Economic Development		Economic Development, P. 16, A good summary, but seems to be missing mention of the Port and Harbor and its role. Maybe a strategy here that should be listed is development of a Port and Harbor Management Plan.	3/14	Charlie	Barnwell		
951	Quality of Life	17	I also thought the section Quality of Life, pg 17, did not demonstarte actionable steps. Things like supporting education - how is the city going to do that and what power/influence do they have? Thats just one example. All the other sections, like how we have good social resources, just seem to not be backed by much, and I didn't see how that would be supported or improved. Later on it talks about increasing indoor year round rec space, but otherwise I did not think there was concrete enough support of youth and education. I would like to see the plan include adpoting the Planet Youth Homer model.		Joscie	Norris		Comment Form
952	Quality of Life	17	Strategy 4: Add " the large and growing senior population "			Lehner		Other
953	Quality of Life	17	P.17, Quality of Life. I agree with all of the goals and strategies, however, with regard to outdoor recreation, there is not enough emphasis or mention oof open space and green space expansion. These should be part of the strategies here.	3/14	Helen	Armstrong		Other
954	Quality of Life	17	7)Live within your means: Parks In the quality-of-life section on page 17, the following strategy is listed: Outdoor Recreation Care for and expand Homer’s network of outdoor trails and parks. Parks are mentioned 31 times in the draft Plan, and the general theme is to expand the quantity and quality of our parks and expand government as a result. On page 64, the following is stated, “Reconfigure the City’s organizational structure to provide park facilities and recreation services by establishing a dedicated Parks and Recreation Department and ensuring staff capacity is appropriate”.		Mike	Jones		Other
955	Quality of Life	17	There appears to be a lot of interest in adding parks and trails throughout the plan update, even though the City manages substantial park infrastructure. According to the City's Website: "The City of Homer has 29 dedicated parks, with amenities ranging from undeveloped to playgrounds, ball fields, and picnic areas. There are 25 trails that cover almost 11 miles and complement our beautiful beaches which stretch 15.5 miles around town. We have multiple pavilions available to reserve for special events, or you can enjoy them for free whenever they are not reserved. We host six ball fields that cater to various needs of Lihle League and So_ball user groups. Total park acreage is over 520 acres."		Mike	Jones		Other
956	Quality of Life	17	It would be good to understand the utilization of all these parks and trails before we consider additional ones. They all cost money to build and maintain—the maintenance of which can far exceed the initial cost. Questions to ask include: i. Are there third parties who advocate for these specific features who are willing to be financially responsible for maintaining them after they are built? ii. Are some of the existing trails under/unutilized and should they be abandoned or repurposed? iii. Is there an overall "traffic flow" plan for trails that establishes, at a high level what we want to do with trails? iv. What areas do we want to facilitate flow to/from (beaches/skyline/Diamond Ridge/East Hill/West Hill/East End)? v. Bikes/eBikes vs Pedestrian/Hikers vs perhaps snow machine/ATV's?		Mike	Jones		Other
957	Quality of Life	17	There should be consideration as to who uses the parks or trails proposed and who pays for them. Is this a case where many who never use those features pay for the few who do? The new parks or trails could be great ideas, but there needs to be a robust discussion of how they could be funded and managed within our existing city resources before any of this gets codified in the Zoning process. Recommendation: The City should not add any additional park or trail responsibilities until an analysis is done to understand the true utilization and cost of the existing assets.		Mike	Jones		Other
958	Quality of Life	17	Goal A: Add " for all ages and abilities "		Devony	Lehner		Other
959	Quality of Life	58	On page 58 in the text box, what does "82D" mean? Should this be 82%?	3/14	Donna	Aderhold	City of Homer	Email
960	Quality of Life	58		3/12	Rachel	Lord	City of Homer	Other
961	Quality of Life	58	P.58. Quality of Life. In general, a good section including well defined strategies.	3/14	Helen	Armstrong		Other
962	Quality of Life	58	missing in my opinion is mention of the Sister City program in Homer, where over the past 20 or so years Homer has actively built a relationship with Teshio, Japan. This should be listed in this section, perhaps on page 66 as a Strategy, i.e. continuing and supporting this program. Other Alaskan cities have done this successfully as well, such as Seward, and others.	3/14				
963	Quality of Life	59	<small>Images do not display with a page of 1,208 in get Error: Reference source not found (1,1) in 2035 Homer Comprehensive Plan Update, with decreased error</small>	3/12	Rachel	Lord	City of Homer	Other
964	Quality of Life	59	Can you please reference “Kachemak Bay Campus students”?	3/13	Carol	Swartz		Email
965	Quality of Life	59	Fix "Error!"	3/17	Devony	Lehner		Email
966	Quality of Life	60	Footnote issue on fig 24	3/12	Rachel	Lord	City of Homer	Other
967	Quality of Life	60	Error! Reference source not found - second paragraph	3/12	Rachel	Lord	City of Homer	Other
968	Quality of Life	60	This is a much better description of the growth scenarios than the preceding economic development section	3/12	Rachel	Lord	City of Homer	Other
969	Quality of Life	61	I feel like an opportunity is missed in a narrative section to point out the bar graph to “Level of Taxation” and the desire for more municipal infrastructure (bathrooms, park recreation centers) as part the driver for high taxes. These things have to be paid for somehow, yet the bar graph for taxation indicates folks don’t want to pay more taxes. Further, the more parks, green spaces, and public facilities such as bathrooms we create, the more property that is taken out of the market for development and thereby real-estate taxes to pay for the services must increase. There seems to be a disconnect here. In similar fashion, when you take land out of the market for housing by putting it into conservation, green space, or parks... you artificially reduce the market and increase the value of what remains in the market... i.e. “unaffordable housing” due to limited availability in the market (supply vs demand).	2/20	Daniel	Kort	City of Homer	Email
970	Quality of Life	61	On page 61, the left text box appears to have a spelling error. Should the word be patterns?	3/14	Donna	Aderhold	City of Homer	Email

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
971	Quality of Life	61	Fig. 25 would be better suited in the preceding section than here	3/12	Rachel	Lord	City of Homer	Other
972	Quality of Life	61	Quote correction - patterns not patters	3/17	Devony	Lehner		Email
973	Quality of Life	62	This figure doesn't do anything here. Take out or better contextualize.	3/12	Rachel	Lord	City of Homer	Other
974	Quality of Life	62	This theme is poorly written.	3/12	Rachel	Lord	City of Homer	Other
975	Quality of Life	62	Photo: Is this at a city owned trail/park? It's not reflective of the types of trails I use and not sure this caption is reflective of the theme - more to the diversity of activities	3/12	Rachel	Lord	City of Homer	Other
976	Quality of Life	62	...access hospital and is the largest employer...	3/17	Devony	Lehner		Email
977	Quality of Life	62	What I like: Describes Homer as an “active community” that have a desire for more year-round trails and opportunities for recreation, including a multi-purpose indoor recreation facility”. Pg 62.	2/19	Janette	Keiser		Other
978	Quality of Life	63	Meh	3/12	Rachel	Lord	City of Homer	Other
979	Quality of Life	63	This is not a city plan. Language should be 'supportive'. 1a Add date to upcoming community health improvement plan. List here not really contextualized or particularly useful. Change 1b to just "Continue to support the SPH via the KPB and the South Kenai Peninsula Hospital Service Area Board.	3/12	Rachel	Lord	City of Homer	Other
980	Quality of Life	63	1c Again, what is the city's role? Supporting opportunities...	3/12	Rachel	Lord	City of Homer	Other
981	Quality of Life	63	P.63. Health Care. A good summary but lacking in detail. A capital icon is needed here, as I painfully know being on the South Kenai Peninsula Hospital Service Area Board. The South Peninsula Hospital (SPH) bond failed last fall and if Medicaid is cut or decreased and Medicare is decreased, the hospital will have a very difficult time surviving. If the hospital—the largest employer of Homer and the 31st largest business in the state—fails, there will be a huge impact on Homer in every dimension. Rural hospitals like SPH are closing all over the country. I realize a Comp Plan is not the place to solve the SPH problems, but a discussion is needed here in terms of SPH importance to the community. The hospital needs room to expand, more housing is needed for employees, and more buildings are needed for clinics. It is a critical problem right now and will continue to be a problem in the future. Please meet with Ryan Smith, CEO of the SPH for more information	3/14	Helen	Armstrong		Other
982	Quality of Life	63	P.63. Health Care. A good summary, but lacking. A capital icon is needed here, as I painfully know seeing the Hospital (SPH) bond fail in 2024. I realize a Comp Plan is not the place to solve SPH or health care problems, but a little discussion is needed here in terms of SPH importance to the Community. Hopefully, those knowledgeable about SPH will provide comment.	3/14	Charlie	Barnwell		
983	Quality of Life	64	The statement “Implement operational improvements to Parks, Art, Recreation and Culture Advisory Commission (PARCAC)” does not make sense. Does it intend on stating “Implement operational improvements suggested by PARCAC...”? If so, this isn’t appropriate because PARCAC is an advisory body, not a body that can make decisions that need to be implemented. Further, it states “more commission engagement in budget development”. I fairly confident that is not part of the charter of PARCAC. While a couple members may believe this is something they should be doing, you should really look at the charter to make certain that is a responsibility of the Commission first before putting it into the Comp Plan.	2/20	Daniel	Kort	City of Homer	Email
984	Quality of Life	64	This is something that has been discussed by several very engaged people within PARCAC. I’d suggest changing the language to “Consider and evaluate changing the City’s organizational structure...” Because as written, this is a mandate that is unlikely to occur anytime soon, and you hate to set yourself up for not meeting a goal because it’s not attainable. It’s probably good to discuss this, but ultimately, it’s unlikely because you are talking about establishing a new department, and that operational budget could be in the \$2M to \$4M range. I question how realistic this is with budget constraints being what they are right now.	2/20	Daniel	Kort	City of Homer	Email
985	Quality of Life	64	Suggestion for language change... “Continue looking for opportunities to build new sidewalks...” The current statement is a mandate. We are doing this as we can afford, but obviously we are not meeting expectations due to statement.	2/20	Daniel	Kort	City of Homer	Email
986	Quality of Life	64	So we are proposing establishing a maintenance fund for a Recreation Center we currently can not afford to build, while we have a library with siding literally falling off the building, a Public Works buildings we can not afford to replace yet that is in disrepair and in the Tsunami inundation zone, and an airport terminal and firehall that are also in disrepair. Maybe this should state “Establish a maintenance fund for a Rec Center once one is built...”	2/20	Daniel	Kort	City of Homer	Email
987	Quality of Life	64	Sidewalks are not under the prevue of Parks, Arts, Recreation, Culture... This should not be a mandate statement. If Council wants to consider this, fine, but not a mandate to “Refine code to include...”	2/20	Daniel	Kort	City of Homer	Email
988	Quality of Life	64	Development of more parks is unreasonable at this time. The City of Homer already has 20 parks, and aiming for having one park within 0.5-miles of any residence would mean we’d need at least 50 parks based on the geography of the city. This is not affordable, nor attainable. Like stated before, the national average is one park per 2,386 residents... meaning Homer would have 2 parks if we were just average.	2/20	Daniel	Kort	City of Homer	Email
989	Quality of Life	64	2b What is revitalization planning?	3/12	Rachel	Lord	City of Homer	Other
990	Quality of Life	64	2d Strangly specific. PARCAC is only an advisory body to the council.	3/12	Rachel	Lord	City of Homer	Other
991	Quality of Life	64	2e sentence doesn't make sense	3/12	Rachel	Lord	City of Homer	Other
992	Quality of Life	64	3a remove	3/12	Rachel	Lord	City of Homer	Other
993	Quality of Life	64	Maybe it's a different view of a comp plan but these [actions] seem very specific for a 10-20 year time frame.	3/12	Rachel	Lord	City of Homer	Other
994	Quality of Life	64	3d Remove "Establish depreciation reserves".	3/12	Rachel	Lord	City of Homer	Other
995	Quality of Life	64	3f ? PARCAC is advisory to city council.	3/12	Rachel	Lord	City of Homer	Other
996	Quality of Life	64	3g: do not establish future regulations, just perform regular review	3/12	Rachel	Lord	City of Homer	Other
997	Quality of Life	64	3h: Where did this come from?	3/12	Rachel	Lord	City of Homer	Other
998	Quality of Life	64	1d This action makes me uncomfortable, thinking about its specific recent history	3/12	Rachel	Lord	City of Homer	Other

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
999	Quality of Life	64	Page 64, 3 - There is no reference to nordic skiing in the comprehensive plan. Nordic skiing is a very popular winter recreational sport in the City of Homer and supported by the Kachemak Nordic Ski Club with programs/events for youth to adults. The trailheads and trails off Rogers Loop at Baycrest and the DOT lot are relevant, and it would be great to consider an accessible multi-use winter/ski trail more squarely in town similar to Moose Meadow in Girdwood: https://skigirdwood.org/trail-information/ .		Casey	Aderhold		Comment Form
1000	Quality of Life	64	3b: and including a pedestrian underpass from the north to the south side of the Sterling Highway	3/17	Devony	Lehner		Email
1001	Quality of Life	64	2c: ...activities for to the entire community...	3/17	Devony	Lehner		Email
1002	Quality of Life	64	What I like: Strategy 2 is all about Indoor Recreation. Pg 64.	2/19	Janette	Keiser		Other
1003	Quality of Life	64	What I like: Strategy 3 is all about Outdoor Recreation. Pg 64.	2/19	Janette	Keiser		Other
1004	Quality of Life	65	"When opportunities arise" -- language like this, clean up or re-prioritize. Same with 'ensuring' health care and 'offer' high quality education, but we can only advocate or be a good partner.	3/19			March 19 Planning Commission Meeting	Other
1005	Quality of Life	65	Your Message: On page 65 the draft plan says: b) Bolster the efforts of the Mobilizing for Action through Planning and Partnerships (MAPP) Homer Early Childhood Coalition in supporting families with young children to learn about community events, connections, resources, and information, including distribution of the Family Resource Booklet. Question: What screening has been done about the MAPP process and organization and what they stand for? Question: Why are they specifically identified as a partner? MAPP is affiliated with the National Association of County and City Health Officials (NACCHO) Things to consider: • NACCHO is headquartered in Washington D.C. • NACCHO’s most recent annual report is from the year 2020. • Many of their key policy statements are not publicly available online—requiring a membership in order to view the information. There is a complete section of their work activity that is focused on climate change. Question: Has the City of Homer vetted NACCHO given their lack of transparency and climate change focus/bias? Question: Climate change discussion pervasively dominates the Draft Plan and is overrepresented by the many special interests who have been involved in the development of the plan. Does the plan benefit from yet another entity whose focus/bias is the climate change narrative? In their Intro to MAPP 2.0, their focus is on health equity, yet the Draft Comprehensive Plan does not mention the term one time. Question: Is it the intention of the City of Homer to focus the Comprehensive Plan update on health equity issues? The Draft Plan consists of many layers of non-transparent agendas aligned and influenced by special interests. Recommendation: Since the Draft Plan has been dramatically influenced by special interests, and it isn’t transparent what influence those special interests have had in the development of the Plan and its recommendations, the draft plan needs to map out (in a new appendix section) the names of the organizations mentioned throughout this document. In addition to the names, there needs to be a short synopsis of each organization’s focus area or mission to create greater transparency as to who has influenced the development of this Draft Plan. That synopsis needs to identify ANY climate change activity or policy the organization advocates for or engages in.	3/11	Mike	Jones		Web Comment
1006	Quality of Life	65	This “adopt a park program” was established in concept in 2014 and has never gained traction. Statement should be softened from “expand and promote” to just “promote the concept of adopt a park...”	2/20	Daniel	Kort	City of Homer	Email
1007	Quality of Life	65	This statement is like a mandate to “establish a park endowment...”, it should be softened to “Consider establishment of an endowment...” or something similar. It should be a goal or objective, not a mandate.	2/20	Daniel	Kort	City of Homer	Email
1008	Quality of Life	65	While this statement is fine (not a mandate)... I’d like to chime in and ask where would that be done that it is not already in existence (Bishops Beach, Mariner Beach, Spit). All other locations have steep costal bluff and creating an access point would only serve to enhance bluff erosion, so it’s counter to other goals of the City.	2/20	Daniel	Kort	City of Homer	Email
1009	Quality of Life	65	This statement should be softened because this is not a City Building or Group. The City could advocate for the sustainability and viability..., but I don’t believe we have the ability to “Ensure”, nor can the City update this groups policies, procedures or accounting practices.	2/20	Daniel	Kort	City of Homer	Email
1010	Quality of Life	65	This statement should be softened because this is not a City Building or Group. The City could again could advocate for the establishment of a memory care wing... but I don’t believe we have the ability to “Establish” one at the Homer Assisted living facility.	2/20	Daniel	Kort	City of Homer	Email
1011	Quality of Life	65	I would change the word “implement” to “Continue with efforts in implementing...” I state this because this began in earnest in 2022 or 2023, and we have continued to knock items off this list every year. A statement like “implement” gives the impression to the reader that we haven’t implemented it nor have we taken care of any elements identified.	2/20	Daniel	Kort	City of Homer	Email
1012	Quality of Life	65	I would change the statement to “Continue to improve...” because we are already working on this and have been for several years. This statement gives the reader the impression that the City has not begun this process. While who ever wrote this statement maybe believes we haven’t done enough, these things take time and money of which both are scarce, and we are working on it. We did 3 trails just last summer.	2/20	Daniel	Kort	City of Homer	Email
1013	Quality of Life	65	I would change this statement to “Evaluate and plan for the development of parking areas...”. I understand there is a community of folks who are pushing for this. Once again, it’s a matter of financial capacity to do this. We need to purchase land and come up with finances to do the construction. We have many competing requests for a limited pool of money. This should be a goal, not a mandate.	2/20	Daniel	Kort	City of Homer	Email
1014	Quality of Life	65	This should also be softened to a goal, and not a mandate. This also takes money of which we don’t have. Perhaps it should state something like, “Look for opportunities for integrating rest locations...”.	2/20	Daniel	Kort	City of Homer	Email
1015	Quality of Life	65	Soften term “Ensure...” to “Work towards ensuring...” or something similar. This is obviously a goal, but it takes money and time. Written as Ensure means we have failed if we haven’t completed it by someone’s arbitrary deadline.	2/20	Daniel	Kort	City of Homer	Email

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
1016	Quality of Life	65	This shouldn't be "Establish Parking standards..." The City already has code about not allowing street parking as this is suggesting. We will be evaluating modifications to the Code in the near term, but I think this statement should be more along the lines of "Look for opportunities to develop parking opportunities that increase..." This is a more accurate and fair statement.	2/20	Daniel	Kort	City of Homer	Email
1017	Quality of Life	65	I do not believe it is a City function to "Ensure quality childcare is accessible and affordable". The City can help by encouraging and fostering an environment that ensures quality childcare...	2/20	Daniel	Kort	City of Homer	Email
1018	Quality of Life	65	6a: Use of the word "ensure"	3/12	Rachel	Lord	City of Homer	Other
1019	Quality of Life	65	Strategy 4 actions are way out of scope within the city	3/12	Rachel	Lord	City of Homer	Other
1020	Quality of Life	65	5c: Are "Key trail and park access points" defined?	3/12	Rachel	Lord	City of Homer	Other
1021	Quality of Life	65	5d: \$\$\$	3/12	Rachel	Lord	City of Homer	Other
1022	Quality of Life	65	Residential property taxes in some parts of town have increased more than 12% per year in each of the last 3 years; this drives seniors and others on fixed incomes out of their homes. (This will need to be addressed at the state and borough level with something like California's Proposition 13.)	3/17	Devony	Lehner		Email
1023	Quality of Life	65	Add action: Increase city and borough property tax income by limiting the senior property tax exemption only to those eligible for a PFD (and not to short-term senior visitors with summer homes.	3/17	Devony	Lehner		Email
1024	Quality of Life	65	5d: Integrate rest locations (such as benches) and bathroom facilities...	3/17	Devony	Lehner		Email
1025	Quality of Life	65	p.65. Youth and Childhood (#6) A good summary. This is critical if we want our community to grow in a healthy manner.	3/14	Helen	Armstrong		Other
1026	Quality of Life	65	What I like: Strategy 5 is about ensuring these facilities are accessible, with . Pg. 65.	2/19	Janette	Keiser		Other
1027	Quality of Life	65	p.65. Youth and Childhood (#6) A good summary. This is critical if we want our community to grow in a healthy manner.	3/14	Charlie	Barnwell		
1028	Quality of Life	66	I believe the statement should be softened to "Work towards upgrading the City's fire..." As written it seems to be a mandate that we may fail because of conflicting financial needs. I feel this should be a goal, not a mandate.	2/20	Daniel	Kort	City of Homer	Email
1029	Quality of Life	66	Soften statement to "Work towards the establishment of a plaza or town square..."	2/20	Daniel	Kort	City of Homer	Email
1030	Quality of Life	66	Soften statement to "Continue to support...", because we are already doing this. This statement gives the reader the impression we are not doing this currently.	2/20	Daniel	Kort	City of Homer	Email
1031	Quality of Life	66	On page 66, section 10c, I recommend including Port Graham and Nanwalek tribes in this list.	3/14	Donna	Aderhold	City of Homer	Email
1032	Quality of Life	66	6c: This is underway and planning to open... VERY specific for a 10-20 year plan	3/12	Rachel	Lord	City of Homer	Other
1033	Quality of Life	66	Weak sauce relative to other sections	3/12	Rachel	Lord	City of Homer	Other
1034	Quality of Life	66	8a: what does the depreciation schedule mean?	3/12	Rachel	Lord	City of Homer	Other
1035	Quality of Life	66	Strategy to "offer high quality" ? Meaning?	3/12	Rachel	Lord	City of Homer	Other
1036	Quality of Life	66	7a: Advocate for state level increases to the BSA adequate, inflation proofed funding for public schools.	3/12	Rachel	Lord	City of Homer	Other
1037	Quality of Life	66	10a: plaza or town square should be town center	3/12	Rachel	Lord	City of Homer	Other
1038	Quality of Life	66	10b When was Parks Art, Recreation, and Cultural Needs Assessment last updated?	3/12	Rachel	Lord	City of Homer	Other
1039	Quality of Life	66	10d: Not sure [the PARCAC Strategic Plan] should be referenced specifically.	3/12	Rachel	Lord	City of Homer	Other
1040	Quality of Life	66	"Adopt-a-park" action may be too specific for a comprehensive plan. Focus on broader language.	3/19			March 19 Planning Commission Meeting	Other
1041	Quality of Life	66	Adapt Evolve the library's equipment...	3/17	Devony	Lehner		Email
1042	Quality of Life	66	...University of Alaska Anchorage, Kachemak Bay Campus of the Kenai Peninsula College...	3/17	Devony	Lehner		Email
1043	Quality of Life	66	10b: ...organizations and entities to implement...	3/17	Devony	Lehner		Email
1044	Quality of Life	66	p.66. Some more detail on public safety is needed. The Fire Department is in need of help these days beyond physical aids.	3/14	Helen	Armstrong		Other
1045	Quality of Life	66	What I like: Strategy 10 is about Arts and Culture, with six different recommended actions. Pg 66.	2/19	Janette	Keiser		Other
1046	Quality of Life	66	p.66. Some more detail on public safety is needed. The Fire Department is in need of help these days beyond physical aids.	3/14	Charlie	Barnwell		
1047	Quality of Life	67	If the City is having difficulty maintaining existing infrastructure and building new infrastructure... and the City can't afford to replace equipment and vehicles... Why should the City be providing "small matching grants to citizen groups and non-profits?	2/20	Daniel	Kort	City of Homer	Email
1048	Quality of Life	67	10f: ? Keep city facilities operating beyond normal hours ?	3/12	Rachel	Lord	City of Homer	Other
1049	Quality of Life		Ensure that the strategies involving HERC align with City's current plans	3/19			March 19 Planning Commission Meeting	Other
1050	Quality of Life		Difficult to find information on recreation. Land use chapter only mentions outdoor recreation and I wasn't aware that indoor recreation lives in the Quality of Life chapter.	3/19			March 19 Planning Commission Meeting	Other
1051	Quality of Life	59, 60	On page 59-60, note there are link errors on these pages.	3/14	Donna	Aderhold	City of Homer	Email

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
1052	Quality of Life	63, 67	On pages 63-67, please review the wording of strategies and potential actions that the city will not do itself. For instance, the city cannot "ensure" anything related to offering health care. We do not have and do not have the resources to take on health powers. For instance, the bullets in section 1b feel way too specific to include in the city's comprehensive plan, the wording in section 4 should change because the city will not be inserting itself in the senior center, and in section 6a the city cannot ensure quality child care.	3/14	Donna	Aderhold	City of Homer	Email
1053	Quality of Life	64 2d	p. 64. 2(d) Why are we focusing on PARCAC specifically? Would be better to say in the governance chapter to engage all the commissions in their respective budget areas. All commissions already have adopt code guidance, bylaws etc. also PARCAC has NO operational role. Commissions other than Planning are all advisory to the City Manager and Council.		Julie	Engebretson	City of Homer	Other
1054	Quality of Life	64 3f	3(f) sidewalks are the purview of the planning commission, regardless of the desires of PARCAC.		Julie	Engebretson	City of Homer	Other
1055	Quality of Life	65 4a	p. 65 4(a) Change Ensure to Support . The Homer Senior Center is its own entity and the City of Homer government has no role there. Yes I’m sure people said these comments a lot about the senior center, but its like the City telling SPH how to do business. Rather, we could say support community organizations that provide cradle to grave services. This covers early childhood, special populations and seniors. (we already have the memory care wing in our CIP, but again, the city of Homer is not going to establish this, we would be supporting it).		Julie	Engebretson	City of Homer	Other
1056	Quality of Life	65 6a	6(a) Again with the use of “Ensure.” Support is the appropriate term. We do not provide this service.		Julie	Engebretson	City of Homer	Other
1057	Quality of Life	65 6b	(b) “Bolster” ... it would be nice to define levels of support and stick with the same terminology. Are we actively providing city resources to do something or is it passive support through things like letters of support or resolutions?		Julie	Engebretson	City of Homer	Other
1058	Quality of Life	66 10a	10(a): Establish a plaza or town center... this is left over from 2007 plan, not sure id keep this as an arts and culture goal?		Julie	Engebretson	City of Homer	Other
1059	Quality of Life	66 10d	10(d) remove reference to the PARCAC strategic plan – it will change annually most likely and its inappropriate to have a comp plan strategy of implementing a living document of a group that is advisory to Council.		Julie	Engebretson	City of Homer	Other
1060	Quality of Life	66 7	7 Education: Again plan says “Offer high quality K-12 education...” Not a city service. Support should be used here.		Julie	Engebretson	City of Homer	Other
1061	Quality of Life	66 7a	(a)Supporting a BSA increase is a today issue and will be dated (hopefully in the next few weeks.). Plan should have more timeless language. “Advocate for consistent and sustainable school funding.”		Julie	Engebretson	City of Homer	Other
1062	Quality of Life	66 c	p. 66(c) SPH is opening their child care facility in the coming months. This is a dated project for this plan. (and we’re not talking about the same sized church related facility that is also under construction right now, so maybe just say support construction of new and expanded child care facilities, and then we can follow up in the zoning code)		Julie	Engebretson	City of Homer	Other
1063	Quality of Life		I am asking about out the topic “Increase access to recreational opportunities for visitors and residents” is not listed as an identified under: Top Priorities and Projects for Homer to Focus on for the Next 10-20 Years (page 4) in your executive summary. Whereas “Increase access to recreational opportunities for visitors and residents” issue has received public feedback from your October survey at 74% for respondents within city limits and 76% for respondents outside of the city. As listed as Top Priorities by Location (Page 26) I would suggest the “Increase access to recreational opportunities for visitors and residents” topic be included as a priority be included in the “Top Priorities and Projects for Homer to Focus on for the Next 10-20 Years” based upon the statistically valid data information that was collected by Agnew::Beck that actually shows it has a response at 74% which is the threshold you have identified that qualifies as a top priority for the current comp plan document.	2/10	Mike	Illg	City of Homer	Email
1064	Quality of Life		P. 13, QOL #1: healthcare (b) JE comments; I’m guessing the SPH conversation/interview happened before voters voted down the bond measure in October. The specific projects the hospital states in the plan are kind of a lightning rod; it would be more straightforward (and longer lasting/relevant) to just say something like the City supports the hospital and the implementation of the Master Plan.	3/11			EDC Meeting	Meeting
1065	Quality of Life		P:13: get rid of SPH bullets, just general support SPH...	3/11			EDC Meeting	Meeting
1066	Quality of Life		Action to Achieve Priorities (from poster): •Teen activities centers – arcade type games, snack area	2/11			Feb. 11 Open House	Meeting
1067	Quality of Life		Action to Achieve Priorities (from poster): •Rec Center combine for childcare operations	2/11			Feb. 11 Open House	Meeting
1068	Quality of Life		Action to Achieve Priorities (from poster): •#9 is redundant to Utilities and Services #7 Remove one.	2/11			Feb. 11 Open House	Meeting
1069	Quality of Life		Action to Achieve Priorities (from poster): •Community recreation center for all year activities. Classes, sports, etc.	2/11			Feb. 11 Open House	Meeting
1070	Quality of Life		Action to Achieve Priorities (from poster): •Cooperate w/citizen “stewardship” trail groups to monitor and maintain trails	2/11			Feb. 11 Open House	Meeting
1071	Quality of Life		Action to Achieve Priorities (from poster): •#9 Remove “Environment” from Public Safety – it’s not a thing	2/11			Feb. 11 Open House	Meeting
1072	Quality of Life		Action to Achieve Priorities (from poster): •Environment is a factor in Public Safety – think PFAs in fire retardant	2/11			Feb. 11 Open House	Meeting
1073	Quality of Life		Action to Achieve Priorities (from poster): •All – Really question if any of these items are something the City should do	2/11			Feb. 11 Open House	Meeting

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
1074	Quality of Life		Action to Achieve Priorities (from poster): •There needs to be more understanding on the need to have funds to match desires	2/11			Feb. 11 Open House	Meeting
1075	Quality of Life		Action to Achieve Priorities (from poster): •Maintain budget for Parks & Rec	2/11			Feb. 11 Open House	Meeting
1076	Quality of Life		(count of priority dots from poster): 1. Health care 6	2/11			Feb. 11 Open House	Meeting
1077	Quality of Life		(count of priority dots from poster): 2. Indoor recreation 11	2/11			Feb. 11 Open House	Meeting
1078	Quality of Life		(count of priority dots from poster): 3. Outdoor recreation 21	2/11			Feb. 11 Open House	Meeting
1079	Quality of Life		(count of priority dots from poster): 4. Elder and senior services 11	2/11			Feb. 11 Open House	Meeting
1080	Quality of Life		(count of priority dots from poster): 5. Accessibility 3	2/11			Feb. 11 Open House	Meeting
1081	Quality of Life		(count of priority dots from poster): 6. Youth and Early Childhood 9	2/11			Feb. 11 Open House	Meeting
1082	Quality of Life		(count of priority dots from poster): 7. Education 12	2/11			Feb. 11 Open House	Meeting
1083	Quality of Life		(count of priority dots from poster): 8. Library 9	2/11			Feb. 11 Open House	Meeting
1084	Quality of Life		(count of priority dots from poster): 9. Public Safety 5	2/11			Feb. 11 Open House	Meeting
1085	Quality of Life		(count of priority dots from poster): 10. Arts and Culture 9	2/11			Feb. 11 Open House	Meeting
1086	Quality of Life		The Health Care subsection, item 1b, reads “Continue to support the SPH via the KPB and the South Kenai Peninsula Hospital Service Area Board, including implementing priorities identified in the SPH Facilities Master Plan.” It then goes on to list the top three priorities. This entire item should be removed, as it is a political statement copied from materials distributed by the hospital, and it reflects the content of a referendum which voters soundly rejected. Furthermore, stating that the City will “support the priorities” of the hospital is open-ended, given that the priorities may change, and the City should not commit to blindly supporting policies in advance. (Passed 5-2.)	3/19			Library Advisory Board	Email
1087	Quality of Life		Within the Quality of Life section, the library also plays a role in Youth and Early Childhood and Arts and Culture. It should also be in the Accessibility subsection, item 5f.	3/19			Library Advisory Board	Email
1088	Quality of Life		The language used in the library subsection isn’t very inspiring. There should be fewer items but broader, more actionable statements. Item 8d should really be first in the list.	3/19			Library Advisory Board	Email
1089	Quality of Life		Community Center and gathering spaces for young people (teens, young families, etc) is essential! And needs to be prioritized!!! (And there should be a garden/food aspect)	3/14		Dobrosielski		Web Comment
1090	Quality of Life		The Comp Plan needs to consider the younger and middle-aged population of Homer, including economic opportunities and housing availability. Lots of younger people are priced out of living in Homer.				Public Works Meeting	Meeting
1091	Quality of Life		There is one reference to the word “volunteer” in the Comprehensive Plan and it is only within the youth context. Volunteers of all ages have developed, created, enabled, and operated many of the organizations, opportunities, and events that make this community such a great place to live through thousands upon thousands of hours of service. I think we need to address that volunteerism is a major resource in the Homer community, and that it is a currently vulnerable resource with an aging population. I don’t have the data but I think we know that the median age of a volunteer in Homer is increasing. Younger people do contribute what they can in time and money, but their time is stretched working multiple jobs and making ends meet in a increasingly expensive city. As volunteers age out of both leadership and participant positions, the leadership succession planning and membership sustainment for these organizations will be tested. This will affect all city residents in one way or another, from early child education through SPROUT and access to medical equipment through Hospice of Homer.		Casey	Aderhold		Comment Form
1092	Quality of Life		Recreation and quality of life: It is apparent there is significant desire to improve quality of life and enhance recreational opportunities and services. More time, energy and focus needs to be on this topic for moving forward with the future of Homer, especially with the concept of a multi-use community or recreation facility. This will diversify and enhance the economy with attracting new people and business to live and work here in addition to expanding the tourism industry with other opportunities to stay and play in Homer.		Anonymous			Comment Form


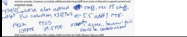
Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
1093	Quality of Life		Quality Schools: There is a decades long pattern of cutting school funding which negatively effects teachers and students on the local level. Proactively implement local solutions to attract and retain quality teachers and supplement gaps created by funding cuts. Make Homer the best town in Alaska to be a teacher because the local town provides support without effecting federal/district funding caps. Find creative out of the box solutions with theme of supporting and acknowledging excellent local education... alter zoning to insure/reward affordable teacher housing; help Homer Foundation and other 501(c)3 nonprofits reward teachers/staff/students; implement summer tourist sales tax like HART where ½ money goes to quality education improvements and ½ returned to local residents as Homer PFD (improvements might include expanded library of educational material/things which do not belong to the school district so not part of Cap restrictions); increase utilization of school grounds to offset operating costs (for example: rent parking lot for \$200/day and contract with local bus company to provide public transportation system reducing city summer traffic problems)			Galt		Comment Form
1094	Quality of Life		OPEN SPACE/RECREATION - I support continued acquisition/protection of open space and development of a trail system for walking recreation in town.		Anonymous			Comment Form
1095	Quality of Life		I forgot to check the Appendices so I do appreciate this comment "New residents may not become involved in the community; slow loss of volunteer run organizations, events and services; risk of gentrification; becoming a community of empty households." as an identified threat in 2022 and that "Friendly and supportive atmosphere, with a variety of volunteer groups and community programs." was one of the top 5 things we valued most in Homer but that got trimmed out in the final report and I think it needs to be stated more clearly. Thank you!	3/14	Kasey	Aderhold		Email
1096	Quality of Life		I am questioning some of the inclusion in the healthcare section. I think in light of the recent community vote and in the interest of keeping the document relevant for the next 10 years, we should remove section b in [Quality of Life Strategy #1 - Healthcare] "Continue to support... the SPH master facilities plan..." etc with the list of the hospital's endeavors. The city should support the hospital in a general sense, as it is the largest employer, but I don't think it needs to be involved in the specifics.	3/12	Chrissy	Zubeck		Email
1097	Quality of Life		10)Education: Stay in your lane Education is mentioned at least 28 times in the draft Plan. Many of these mentions appear to be references to K-12 learning such as Strategy 7 on page 17: Offer high-quality K-12 education in Homer and sustain lifelong learning opportunities for all residents. Page 34 of the draft plan states: The City relies on other entities, such as the Kenai Peninsula Borough17, for other public services such as education, healthcare, and solid waste management. Since education is the Borough’s responsibility, it’s not clear what the City is responsible for regarding education, or why any mention of it should be included in this Plan. On page 66, the Plan is stating that it’s the City’s responsibility to “Advocate for state- level increases to the Base Student Allocation formula”. This is a very specific and narrow recommendation that doesn’t begin to address why the State allocates among the highest level of funding for K-12 education yet continues to perform among the bogom level in results. Why wouldn’t the City advocate for effective education performance results that would be consistent with the spending level that has been provided historically?		Mike	Jones		Other
1098	Quality of Life		I also think that it is vital to have further thinking in relation to the youth and how the city can work with efforts ,such as Planet Youth Homer, in supporting our young people and addressing their needs.	3/14	David	Eckert		Web Comment
1099	Quality of Life		It assumes everyone wants and can benefit from density and although stating we have an increased senior population, places more emphasis on younger families and their quality of life than it does for seniors who have lived here for decades and invested heavily in the community. It has minimal focus on accessibilty for seniors and those who are mobility compromised	2/8	Marianne	Schlegelmilch		Web Comment
1100	Quality of Life		I support Homer adding a larger, indoor facility for recreation. Social isolation and loneliness is at epidemic levels in the US - Homer can and should support gathering places for residents of all ages for health of body and spirit. If democracy is to flourish, we need citizens to gather socially in public and communal spaces. We need to interact with ALL our neighbors. Sports, exercise, arts and crafts, affinity group meeting spaces, cooking, all are activities that should be facilitated publicly for the public benefits of placemaking. More pickleball courts! A climbing wall?! Dance hall! A giant, indoor playground space! Bowling alley! Yoga / exercise / weights!! All of it!	3/12	Tracy	Nordstrom		Web Comment
1101	Quality of Life		Consider aiming for Homer to be an "8-80 City" where 8 year olds and 80 year olds thrive. If those demographics are served, EVERYONE is served in the place.	3/12	Tracy	Nordstrom		Web Comment
1102	Quality of Life		I LOVE the emphasis on arts, culture and establishing a Town Center for gathering community. I support adding more Indigenous art, wayfinding, language, and signage. Thank you! This Comp Plan is AMAZING! Keep. Going. Homer is great, and going to be better with this amazing foresight, planning, engagement, and conversation.	3/12	Tracy	Nordstrom		Web Comment
1103	Quality of Life		Quality of Life, P.17. I agree with all of the goals and strategies, however, think that with regard to outdoor recreation, there is not enough emphasis or mention oof open space and green space expansion. These should be part of the strategies here.	3/14	Charlie	Barnwell		
1104	Governance	41	Residential property taxes in some parts of town have increased more than 12% per year in each of the last 3 years; this drives people on fixed incomes out of their homes. (This will need to be addressed at the state and borough level with something like California’s Proposition 13.)	3/17	Devony	Lehner		Email
1105	Governance	60	Residential property taxes in some parts of town have increased more than 12% per year in each of the last 3 years; this drives senior homeowners and others living on fixed incomes out of their homes. (This will need to be addressed at the state and borough level with something like California’s Proposition 13.)	3/17	Devony	Lehner		Email
1106	Governance	68	Would this [chapter] be where annexation would go?	3/12	Rachel	Lord	City of Homer	Other
1107	Governance	68	Clarify if this is general fund or all funds.	3/12	Rachel	Lord	City of Homer	Other
1108	Governance	69	This chart co-mingles three complete distinct funds: GF, Enterprise, Special Revenue. They DO NOT comingle	3/12	Rachel	Lord	City of Homer	Other
1109	Governance	69	2nd Paragraph, Third Sentence: Out of order sentence	3/12	Rachel	Lord	City of Homer	Other

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
1110	Governance	69	Third paragraph: there are three sections, not two	3/12	Rachel	Lord	City of Homer	Other
1111	Governance	69		3/12	Rachel	Lord	City of Homer	Other
1112	Governance	69	These numbers are probably pretty outdated compared to 2024.	3/17	Devony	Lehner		Email
1113	Governance	69	...Alaska's fiscal situation has been and continues to remain...	3/17	Devony	Lehner		Email
1114	Governance	69	The following two three sections...	3/17	Devony	Lehner		Email
1115	Governance	70	Self supporting revenues: Really? What beyond W/S and harbor?	3/12	Rachel	Lord	City of Homer	Other
1116	Governance	70	W/S is the same, as a special revenue fund	3/12	Rachel	Lord	City of Homer	Other
1117	Governance	70	Why is 2015 higher?	3/12	Rachel	Lord	City of Homer	Other
1118	Governance	70	% percent consistency	3/12	Rachel	Lord	City of Homer	Other
1119	Governance	71	limit the senior property tax exemption only to seniors eligible to receive a PFD	3/17	Devony	Lehner		Email
1120	Governance	71	In some parts of Homer, property taxes have gone up more than 12% in each of the last 3 years: 2023, 2024, 2025	3/17	Devony	Lehner		Email
1121	Governance	72	Property taxes remaining state: Big increases in 2025!	3/12	Rachel	Lord	City of Homer	Other
1122	Governance	72		3/12	Rachel	Lord	City of Homer	Other
1123	Governance	72	p. 72 Discussion of City Planning Department (not a department) I think its weird to have this level of detail about this specific city service in the plan. There are many departments that have codes to enforce by the way, so the statement is good- those departments also have staff and funding constraints – just cut the specific reference because staff is always a bit fluid with funding. Specific details like this date the plan.		Julie	Engebretson	City of Homer	Other
1124	Governance	72	Why doesn’t the city support local hire on all its contracted work—like the work on this comp plan? The city could require that at least one project staff for any contracted project have been a resident of the Homer area for at least 1 year (Homer area = Anchor Point to end of East End Road). That would support local employment and revenue and give community members a locally knowledgeable contractor “point of contact,” which would increase community engagement. Also, contractor travel and per diem costs could be significantly reduced.	3/17	Devony	Lehner		Email
1125	Governance	72	limit the senior property tax exemption only to seniors eligible to receive a PFD	3/17	Devony	Lehner		Email
1126	Governance	72	Additionally, on page 72, the draft Plan notes: Dependence on Sales Tax as a Primary Revenue Source Sales tax remains the most significant revenue source for Homer, contributing 43 percent of total revenues in 2022. Sales tax revenue has grown at an average annual rate of 3.32 percent, but its reliance makes the city vulnerable to economic downturns and shifts in consumer spending. This reinforces the need for the City to live within its means and to build a larger rainy- day fund to navigate the volatility of this revenue source. Recommendation: Develop a plan that provides only the basic services of City government and grows a rainy-day fund to navigate the volatility of the sales tax source of revenue.		Mike	Jones		Other
1127	Governance	72	Once again, on page 72, the draft Plan notes: Aging Population and Increased Property Tax Exemptions Property tax revenue has remained stable but faces future risks due to the increasing number of senior citizens eligible for property tax exemptions. The share of tax- exempt property has grown, potentially impacting the City’s ability to generate stable revenue from this source. This statement is factually incorrect when it says the tax revenue is stable. By using the 2022 financial data, the draft Plan disregards the substantial increase in property taxes that have occurred due to dramatically inflated assessed property valuations over the past few years.		Mike	Jones		Other
1128	Governance	72	The narrative in the Adopted Biennial Operating Budget dated May 22, 2023, states: Property Tax Property tax continues to trend upwards as real estate becomes more valuable and new structures are developed in Homer. Despite national trends in which housing starts have cooled slightly due to high interest rates, development interest in Homer has not subsided. In calendar year 2021, the City issued 62 zoning permits at a total estimated value of \$23.3 million. In calendar year 2022, those numbers grew to 66 and \$29.8 million respectively. When forecasting Property Tax revenues, we included modest year over year growth, however, we expect the actuals will exceed our conservative forecasts. The fiscal year 2025 Budget published in the Amended Biennial Operating Budget dated May 28, 2024, documents an 8.8% increase in property tax revenues to \$4.2 million.		Mike	Jones		Other
1129	Governance	72	The City of Homer has benefited from growing (not stable) property tax revenue. In fact, these valuations (and associated taxes) based on unrealized capital gains, have grown so dramatically, there is a movement afoot to change the property tax rules in the Kenai Peninsula Borough.Recommendation: Develop a plan that provides only the basic services of City government and grows a rainy-day fund from the increased property tax revenues that are currently occurring to navigate the uncertainty of future property tax revenues.		Mike	Jones		Other
1130	Governance	73	Quote has a spelling mistake... “... many of us who own businesses and earn sales tax...”	2/20	Daniel	Kort	City of Homer	Email
1131	Governance	73	Public engagement is not INCREASINGLY important. Remove increasingly.	3/12	Rachel	Lord	City of Homer	Other
1132	Governance	73	Last paragraph - no parentheses enclosure	3/12	Rachel	Lord	City of Homer	Other
1133	Governance	73	Figure 34 and explanation in last paragraph: not sure how this is relevant in this section	3/12	Rachel	Lord	City of Homer	Other
1134	Governance	74	Take out edit underlining	3/12	Rachel	Lord	City of Homer	Other
1135	Governance	74	p. 74 Figure 34: appendix this page. It’s a snapshot in time. The meat of the topic is well represented on page 73.		Julie	Engebretson	City of Homer	Other

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
1136	Governance	75	There may be an opportunity to speak to the graph at the top of the page. A common theme to most of the document is increased government investment in Capital Investment and a result of this demand is additional maintenance costs and staffing required... yet the graph shows that 66% of the residents want minimal to no growth in government. These two elements are directly opposed to each other. When you factor in the folks who want reduction in government, that brings that total up to 78% of the population wanting minimal growth in government to a reduction in government. It will be nearly impossible to add more parks, bathrooms, sidewalks, trails, etc. without at least moderate growth in government, so the expectations for government services does not align with the ability to pay or maintain this. I feel this should be spoken to in the narrative somewhere.	2/20	Daniel	Kort	City of Homer	Email
1137	Governance	75	Note that preferred level of growth for governemt is minimal or none. Low Growth vs. wants that = governemt	3/12	Rachel	Lord	City of Homer	Other
1138	Governance	75	p. 75 Figure 35 appears at least one other time in the plan (p 35) not sure we need it twice? Not sure how it fits here between Public Engagement and Fiscal Transparency and the following paragraph on collaboration and partnerships.		Julie	Engebretson	City of Homer	Other
1139	Governance	75	The paragraph above needs work. Maybe check with SPH CEO/leadership team staff for clarification. I’ve inserted after this page a table showing the ownership and governance of South Peninsula Hospital—which involves the borough, the city, the non-profit SPH, Inc. Board of Directors, SPH CEO and leadership staff, and the South Kenai Peninsula Hospital Service Area Board (the SKPH service area extends from about Ninilchik south to communities across Kachemak Bay—except for Seldovia). Note the difference between SPH. Inc., SPH, and SKPH Service Area—similar acronyms that get very confusing!	3/17	Devony	Lehner		Email
1140	Governance	76	Why all the references to land disposition?	3/12	Rachel	Lord	City of Homer	Other
1141	Governance	76	Pagination error 75-76. Hospital Board page missing page number	4/20			Team	
1142	Governance	76	Examples of public-private partnerships: Seems like you should mention the Kenai Peninsula Economic Development District (KPED). Its website is https://kpedd.org/	3/17	Devony	Lehner		Email
1143	Governance	77	On page 77, --section 2f, define TIF here, not on next page (item l) --section 2k, I am really uncomfortable having this be a recommendation in the comprehensive plan! This is a hugely controversial topic in our community and there is a borough task force currently discussing the topic of bed taxes, etc.	3/14	Donna	Aderhold	City of Homer	Email
1144	Governance	77	1b: We have a CIP process so reword to ID whatever to change.	3/12	Rachel	Lord	City of Homer	Other
1145	Governance	77	1i: Won't come close	3/12	Rachel	Lord	City of Homer	Other
1146	Governance	77	1e: ? 1st class city	3/12	Rachel	Lord	City of Homer	Other
1147	Governance	77	1k: SEE LIMITS ON FIRST CLASS CITIES	3/12	Rachel	Lord	City of Homer	Other
1148	Governance	77	p. 77 Goal A: strike the word resiliency. It doesn’t mean anything here. Financial stability creates resiliency by definition.		Julie	Engebretson	City of Homer	Other
1149	Governance	77	1f: TIF acronym not defined	3/12	Rachel	Lord	City of Homer	Other
1150	Governance	77	Change to be a six-year budget framework since we're on two-year cycles.	3/19			March 19 Planning Commission Meeting	Other
1151	Governance	77	2b: Strength Increase financial reserves...	3/17	Devony	Lehner		Email
1152	Governance	77	Again, seems like you should mention the Kenai Peninsula Economic Development District (KPED).	3/17	Devony	Lehner		Email
1153	Governance	77	<i>Note: Suggestions for wordsmithing a direct quote from the planning commission</i>	3/17	Devony	Lehner		Email
1154	Governance	77	What I like: Addresses “expanding fees for city services, such as for permitting and recreational activities...” Pg 77.	2/19	Janette	Keiser		Other
1155	Governance	77	What I like: Also talks about “implementing visitor-based fees...” Pg 77	2/19	Janette	Keiser		Other
1156	Governance	78	3a: Specifically on W/S?	3/12	Rachel	Lord	City of Homer	Other
1157	Governance	78	3c: ???	3/12	Rachel	Lord	City of Homer	Other
1158	Governance	78	4b: remove comprehensive planning progress and related projects	3/12	Rachel	Lord	City of Homer	Other
1159	Governance	78	4c: This is part of our structure.	3/12	Rachel	Lord	City of Homer	Other
1160	Governance	78	4e: More vibrant communities ?	3/12	Rachel	Lord	City of Homer	Other
1161	Governance	78	4f: ALL POLICIES should reflect community priorities and trends - not just housing	3/12	Rachel	Lord	City of Homer	Other
1162	Governance	78	1m: Astoria example: NO CAN DO	3/12	Rachel	Lord	City of Homer	Other
1163	Governance	78	Citations needed	3/12	Rachel	Lord	City of Homer	Other
1164	Governance	78	3c: You have NO IDEA how much seniors who are retired (or not) do as volunteers on city commissions, boards, groups, organizations, etc	3/17	Devony	Lehner		Email
1165	Governance	79	These seem a little wild to me. Curious where they came from? I'm not sure this reflects a real relationship with KPB.	3/12	Rachel	Lord	City of Homer	Other
1166	Governance	79	Define rapid growth	3/12	Rachel	Lord	City of Homer	Other
1167	Governance	79	What KPB Utilities exist?	3/12	Rachel	Lord	City of Homer	Other
1168	Governance	79	What are climate change motivated entities?	3/12	Rachel	Lord	City of Homer	Other

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
1169	Governance	79	Figure 36: The borough does not provide ANY utilities or have anything to do with them so this is not a viable potential policy. They also don't fund public safety as a second class borough - EMS and roads are via voter approved service areas only. They also don't generally pursue grants on a larger scale. The borough has provided loans for infrastructure to the City – they financed the natural gas system which was low interest for the city and a good secure investment of Borough funds (as opposed to banks).		Julie	Engebretson	City of Homer	Other
1170	Governance	79	Include KPEDD	3/17	Devony	Lehner		Email
1171	Governance	80	p.80: KPB is not going to get bonds approved for city infrastructure, whether its Seward electric utility or a municipal water system. Homer has not supported growth of its own tax base and this is a non-starter in the eyes of the broader public.		Julie	Engebretson	City of Homer	Other
1172	Governance	80	Public Safety Workforce Development: KPEDD? We compete largely here!	3/12	Rachel	Lord	City of Homer	Other
1173	Governance	80	Borough wide infrastructure bonds: those happen but for KPB	3/12	Rachel	Lord	City of Homer	Other
1174	Governance	80	Incentifizing infill: KPB? This would be city.	3/12	Rachel	Lord	City of Homer	Other
1175	Governance	80	Building, maintaing parks and tourist attractions: KPB??	3/12	Rachel	Lord	City of Homer	Other
1176	Governance	80	What I like: States Homer could “implement Borough-level strategies to boost tourism and recreational activities in cities experiencing growth. This could include building and maintaining parks, trails and tourist attractions that drive additional sales tax revenue.” Pg 80.	2/19	Janette	Keiser		Other
1177	Governance		Whatever we choose to do, we should do it well. This means that we can't disperse our resources so thin that we can't take care of the things that we're choosing to do. And you know, when I see here about develop additional community and neighborhood park facilities, the reality of it is is we're not even taking care of or have developed the ones that we have now.	3/19			March 19 Planning Commission Meeting	Other
1178	Governance		Note that the survey responses show not a lot of interest in growing government.	3/19			March 19 Planning Commission Meeting	Other
1179	Governance	70, 71	p. 70/71 mention somewhere that some of the sales tax currently includes a bond payment for the police station.		Julie	Engebretson	City of Homer	Other
1180	Governance	77 2a	2(a) Strike this – this is a hold over from 2007 Plan when the City did have a CEDS. We no longer do that since we are part of KPEDD.		Julie	Engebretson	City of Homer	Other
1181	Governance	77 2b	2(b) Swap “Strengthen” with Increase – we don’t strengthen our savings, we increase them.		Julie	Engebretson	City of Homer	Other
1182	Governance	77 2f	2(f) TIFF reference – I don’t think we need to be this specific – TIFF, BID, Bonds, dedicated sales tax... all tools in the tool box. Or list them all. One way or another.		Julie	Engebretson	City of Homer	Other
1183	Governance	78 3a	p. 78 3(a) really awkward wording. And what are we talking about- water/sewer/road maint/emergency response?		Julie	Engebretson	City of Homer	Other
1184	Governance	78 3c	3(c) Why work only with seniors and not working families? Also, this does not seem to connect with the strategy of conducting an efficiency audit for cost savings and streamlining services...its more about revenue streams. Does it fit here?		Julie	Engebretson	City of Homer	Other
1185	Governance	78 4	4: “...residents inside and outside of city limits.” Items c and d we already do and have done for decades. Note sure I’d repeat them here because its not adding anything new. There is also a huge difference between the education and discussion implied in the main statement, and then in f to imply shared decision making. These are very different things on the public participation ladder. Is #4 about better sharing of budget process, information, and community dialogue? Or is there a level of shared decision making – which honestly, the people impacted by the decisions should be part of the process, not simply those with the time and interest. I’d like to see (f) refined and clear about the level of decision making the general regional public would have. Inform? Consult? Collaborate? (IAP2 or similar reference)		Julie	Engebretson	City of Homer	Other
1186	Governance	79 cd	p. 79 (c, d) not sure how these fit in to 5. The discussion is resources and services, not partnerships with the business community or cheaper shipping.		Julie	Engebretson	City of Homer	Other
1187	Governance		Challenges with Homer’s Tax Environment for Small Businesses: Businesses in Homer face both high property taxes (if they develop land) and high sales taxes (which particularly impact businesses with frequent small transactions, such as the small businesses that give Homer its character). The business owner survey identified taxes as a major concern, which aligns with these structural tax challenges.	3/12	Theodore	Noomah	City of Homer	Email
1188	Governance		Encouraging Productive Land Use with a Land Value Tax (LVT) Homer’s current property tax system discourages development by taxing improvements more heavily than land, incentivizing landowners to keep property vacant, unimproved, and underutilized. Example: Kachemak Gear Shed pays \$13,000 in taxes, while a similar-sized vacant lot nearby pays only \$2,500. A Land Value Tax (taxing land at a flat rate rather than improvements) could incentivize development and discourage land hoarding. Land hoarding and the availability of industrial land seems especially relevant because the City Council voted down a rezoning request for a fish processing plant that wants to move to this area but had bought a residentially-zoned property (presumably because they were unable to find someone willing to sell an appropriate piece of industrially-zoned land).	3/12	Theodore	Noomah	City of Homer	Email
1189	Governance		Concerns About Tax Increment Financing (TIFs): TIFs divert tax revenue from basic services and in other cities (e.g., Chicago), TIFs have led to corruption, mismanagement, and preferential treatment for developers. Homer’s recent experience with Special Assessment Districts (SADs) to build sewer improvements has already created administrative challenges, and confusion in the community, a poor bellwether for the viability of TIFs in Homer	3/12	Theodore	Noomah	City of Homer	Email

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
1190	Governance		under taxation snapshot under Governance, the sentence This makes the sales tax rate in Homer 7.85 % on purchases up to \$500, and 4.85% on anything thereafter. does not make sense. The sales tax ends at \$500.	2/27	Karin	Marks	City of Homer	Email
1191	Governance		In notes, what information did the US Bureau of Economic Analysis and Northern Economic Analysis provide?	3/12	Rachel	Lord	City of Homer	Other
1192	Governance		Staff capacity is talked about at length but 0 actions recommended for developing staffing prioritization or increase in the plan.	3/12	Rachel	Lord	City of Homer	Other
1193	Governance		Missing: •Big picture: tax structure, sales tax cap, property tax: unimproved land has low tax value. Tax breaks for residents, senior citizens (property tax revenue uncertainty). Small businesses pay full property tax and sales tax. Business survey: local tax environment was a negative. Incentivizing people to leave land unimproved. IE east End MU in RR vs better land use along East End Road that is underutilized. (land/property hoarding issue, no incentive to use land more efficiently). Land Value tax would tax all land equally, net same to City, but more equitable across land owners. Also called single tax, supported by a spectrum of think tanks.	3/11			EDC Meeting	Meeting
1194	Governance		Missing: Chrissy: also looked at land value tax. (more residential but yes to Theo’s comments). Motivate the sale of property. Had a lot of questions, broad terminology, yes like mixed use but not in my viewshed, so where is it people want this development? What are we going to rezone? As a newcomer, need more of an idea of what this could look like. Acknowledgement in plan things need to change but not clear on what this could look like.	3/11			EDC Meeting	Meeting
1195	Governance		Missing: •Finance section: TIFF – these are complicated, difficult to administer, create a long term obligation that can be unsustainable.	3/11			EDC Meeting	Meeting
1196	Governance		•EDC supports housing/denser community, walkable/commercial supports, GOVERNANCE section needs to talk about taxation/revenues a bit more - land value tax, property tax. Overall planting the idea that the community will need more conversation about taxes and options and this may be critical to increase revenues to pay for needs. Also type of briefly describe governance- home rule vs 1st class (could be a definition box) and ideas like raising the cap on sales tax, etc.	3/11			EDC Meeting	Meeting
1197	Governance		Action to Achieve Priorities (from poster): •Institute a bed tax!!	2/11			Feb. 11 Open House	Meeting
1198	Governance		Action to Achieve Priorities (from poster): •We need a bed tax to fund quality of life efforts and facilities	2/11			Feb. 11 Open House	Meeting
1199	Governance		Action to Achieve Priorities (from poster): •Monitor progress regular & install accountability for achieving results and goals	2/11			Feb. 11 Open House	Meeting
1200	Governance		Action to Achieve Priorities (from poster): •Consider service area for Fire Dept – give to borough for dedicated funding	2/11			Feb. 11 Open House	Meeting
1201	Governance		Action to Achieve Priorities (from poster): •Charge a departure tax for all paid departures from Homer Harbor, i.e., similar to what Seward charges	2/11			Feb. 11 Open House	Meeting
1202	Governance		Action to Achieve Priorities (from poster): •TAX SNOWBIRDS! If you can afford two houses you can afford more taxes. Sales taxes don’t benefit if people are out of state.	2/11			Feb. 11 Open House	Meeting
1203	Governance		(count of priority dots from poster): 1.Long-term fiscal plan 21	2/11			Feb. 11 Open House	Meeting
1204	Governance		(count of priority dots from poster): 2.Diversify revenue 23	2/11			Feb. 11 Open House	Meeting
1205	Governance		(count of priority dots from poster): 3.Audits 7	2/11			Feb. 11 Open House	Meeting
1206	Governance		(count of priority dots from poster): 4.Public education 11	2/11			Feb. 11 Open House	Meeting
1207	Governance		(count of priority dots from poster): 5.Collaboration 8	2/11			Feb. 11 Open House	Meeting
1208	Governance		Although annexation is not a theme from public comment, it will continue to be a perennial issue.	3/13	Rachel	Lord	Mayor, City of Homer	Other
1209	Governance		There is a need to support economic development and the tax base in Homer. Consider a bed tax for additional revenue.				Public Works Meeting	Meeting
1210	Governance		In order to have the amenities people want, institute more sources of revenue: fish tax, wharfage, and especially bed tax. Vacation rentals need to pay their share.	3/12			Public Works Meeting	Meeting
1211	Governance		Small-Town Character: Become a Home Rule City to reduce dependence and priorities of Borough. Establish as much independence from larger top-down structures as possible before being boxed into a corner based on priorities outside of Homer.			Galt		Comment Form
1212	Governance		I’ve been in Homer for 32 years and moved out of the house I lived in for 18 years last September. I still haven’t found a decent year round rental as most places convert to Air BnB’s for the summer. I’ve also inquired about a number of places I know to be empty only to learn that the owners live down south and keep the place to visit on occasion in the summer. I’ve looked some of these up on the parcel viewer and see that they still get the 350K property tax exemption for seniors. This is a major issue that should be addressed in the Comprehensive Plan, a RESTRUCTURING OF THE PROPERTY TAX SYSTEM. The senior exemption has encouraged the kind of development we’ve seen over the last twenty five years which has encouraged a predominance of retirement homes, many of them empty most of the year because it’s probably not hard to game the system. This has also changed the demographics of Homer toward older people which has effectively displaced a younger population.		John	Whitter		Comment Form

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
1213	Governance		Institute a bed tax and limit Air BnB ownership to those on the property of a persons primary residence as opposed to outside investors buying up houses for Air BnB's. We are the only place I've ever been that does not charge a bed tax for visitors. Since we struggle to fund our schools, we could probably hire a lot of teachers on the revenue brought in by a bed tax. It is implausible that a bed tax would have a negative impact on tourism, I've never considered the bed tax in my travels to other Alaska cities and I doubt anyone else does either.		John	Whitter		Comment Form
1214	Governance		In regards to land use, I think it is important for the city to start thinking about taxes and how to motivate land use in the area. I think one thing to explore is a land value tax, which incentivizes the creation of productive land, both commercially and residentially. Taxes are very low in Homer, especially on "undeveloped" land, however land inherently has value. By not taxing undeveloped land appropriately, we are encouraging land owners to sit on land and do nothing with it, when they could be developing it or selling to someone who wants to develop and use the land, whether to build a home or start a business. There are large stretches of unused land, both along the highway and found around town and up the hills. By acknowledging and taxing that land appropriately, it can be moved from the hands of someone who isn't using it to someone who will, or encourage those landowners to use it. In the same vein, it would also create some relief and acknowledgement for the productivity that developed land brings to our community and sharing the taxes. That's probably my most specific suggestion and perhaps more appropriate for an action phase, but I believe it deserves some thought nonetheless-- at least about exploring taxes and the way changing them (not inherently raising them) can benefit our community as a whole.	3/12	Chrissy	Zubeck		Email
1215	Governance		PLEASE explore the Strong Towns website, at: https://www.strongtowns.org/ . This comp plan is OK, but doesn't strike me as aware of just how fraught a world we now live in and how small towns have destroyed themselves with outdated models of growth and development. "A broken development pattern is bankrupting your city and endangering your neighborhood. Steer your place away from decline and toward prosperity."	3/17	Devony	Lehner		Email
1216	Governance		The good news is that fiscal sustainability is mentioned about 9 times, mostly in the Governance section. However, throughout the process, when people were asked for their opinion, there never has been any mention of: <ul style="list-style-type: none">•Our finite resources, or•Economically sustainable actions, or•Economic evaluation of actions deemed to be "sustainable", or•A limitation as to what can be done as it may not be economically sustainable. The survey questions and presentations always centered on, "do you want us to do sustainable things?" Well of course we do!		Mike	Jones		Other
1217	Governance		4)Live within your means. Sources of Revenue: Do not depend on State or Federal funding for any services. Do not establish long running programs/activities with one-time funding. This only creates the expectation that those programs/activities are necessary and must be continued at all costs. If there is a one-time funding that is used, the on-going funding need must be identified and mitigated, or the program/activity should not be done. The City's historical budget has demonstrated a dependence on Capital and Operating Grants. Are we prepared to live within our means WHEN these grant sources dry up? Too often the thinking is: "There's a federal grant available, so let's apply for it because it is free money". That money isn't free—it was taken from the City's constituents and others who are Federal taxpayers. Recommendation: Develop a plan to provide only the basic services of City government that is not dependent on State and Federal grants.		Mike	Jones		Other
1218	Governance		Economics/Governance: The Governance section beginning on page 68 provides out of date background statistics. Why does the City of Homer not have expenses and revenue information more recent than the year 2022? Recommendations, particularly those that have financial impact, cannot depend on data that is over 2 years old. Recommendation: Update this whole section to include the financial data and statistics through the year 2024.		Mike	Jones		Other
1219	Governance		Governance, p.18, This appears to be generally a good summary of goals and strategies.	3/14	Charlie	Barnwell		
1220	Appendices	B 4	Transportation Plan – states not yet adopted... it has been adopted.	2/20	Daniel	Kort	City of Homer	Email
1221	Appendices	B 7	Visitor Profile – States 15% of tourists visiting homer were independent travelers, 11% were guided, and 2% were on a cruise. That totals 28%. This seems minor in relation to 100%. Shouldn't the statistics focus on the majority? Same question for the next bullet... 10% from eastern US, 8% from western US, 9% international... that totals 27%. Where are the remainder from... AK?	2/20	Daniel	Kort	City of Homer	Email
1222	Appendices	B 9	Statewide Comprehensive Outdoor Recreation Plan – Bullet states there are "no year-round public restrooms between Soldotna and Homer". I'm wondering if this is only an assessment of State facilities, because that is probably accurate. However, I'm fairly confident that Soldotna has public bathrooms that are open year round. I am completely confident that the City of Homer has numerous public bathrooms that are open year-round.	2/20	Daniel	Kort	City of Homer	Email

Public Comment Tracker February-March 2025

2035 Homer Comprehensive Plan Update: Public Review Draft

	Plan Component	Page #	Comment (Shown as Submitted)	Date Received	First name	Last name	Entity or Affiliation	How Received
1223	Appendices	Fig. 5	<p>Appendix F. Figure 5: Environmental Constraints Map. This map is well intended but its main issue is that it lumps various constraints and layers together making it not clear to see the constraints. Wetlands are present in the Homer area; however, they do not seem to be depicted at all, despite being an important environmental constraint in this Plan. Having lived in Anchorage, where there is detailed and extensive use of wetlands mapping in permitting, I understand that Homer lacks detailed and updated wetland mapping, making the KWF wetlands map unsuitable for jurisdictional permitting uses. However, a map showing at least general wetland areas should be included in this Plan.</p> <p>Habitat is not depicted well; for instance, the moose tracks are not an adequate representation of habitat. If there is habitat data for Homer, it should be shown on a separate map.</p> <p>Topography is also not depicted well, which is important in Homer. Additionally, parks and conservation areas should not be included as environmental constraints on this map.</p> <p>I suggest breaking out the Environmental Constraints maps into 4 separate maps (showing layers listed):</p> <ol style="list-style-type: none">1. Geohazards<ul style="list-style-type: none">• Slope failure vulnerability• Slopes >30%• Tsunami inundation line• Coastal Erosion zones2. Peatlands<ul style="list-style-type: none">• Peatlands as mapped by NRCS soils (Note: Drawdown has extensively mapped these areas in the Beluga Lake area)• Note: this map deserves its own map given the importance of peatlands to groundwater, habitat, as a carbon sink, stormwater.3. Watersheds and Floodplains<ul style="list-style-type: none">• Streams (major ones)• Key Watersheds• Floodplains4. Wetlands (non-jurisdictional)	3/14	Charlie	Barnwell		
1224	Appendices		APPENDIX: we should discuss what is staying in the final plan. The growth scenarios are not legible at the scale in the plan, I'd cut those.		Julie	Engebretson	City of Homer	Other
1225	Appendices		I think the Growth Scenarios are perhaps a bit much for the Appendices, as they are still works in progress, and may not stand the test of time (say 10 yrs.)	3/14	Charlie	Barnwell		
1226	Appendices		<p>Comments on Maps in the Plan and Appendices:</p> <p>Maps are a critical part of any Comprehensive Plan. I think the maps as in this Plan need to be improved. In summary:</p> <ol style="list-style-type: none">1. Graphically, the maps are not of high quality, with the exception of Fig.16 on page 48. Figure 6 is interesting use of data, and illustrates the point well.2. Themes are sometimes mixed e.g. land use and constraints3. The important aspects of environmental constraints are not clearly depicted4. The importance of geohazards are not clearly depicted.5. Slopes >30% are not easy to see on the Plan map6. Land ownership, land inventories are not depicted well in the Plan. In my experience, this was a key part of any planning effort. Figure 2 of land ownership: check data as COH parcels along Kachemak Dr. are missing.7. Important constraints such as peatlands, tsunami zone, wetlands are not depicted or are not clear.8. Habitat is not properly portrayed.	3/14	Charlie	Barnwell		

2035 Homer Comprehensive Plan Update:

The following images and maps were included as part of comments submitted on the Homer Comprehensive Plan public review draft:

1. Example maps from Charlie Barnwell (Comment #1223)
2. Suggested photo from Jason Davis (Comment #2)

Habitat is not depicted well; for instance, the moose tracks are not an adequate representation of habitat. If there is habitat data for Homer, it should be shown on a separate map.

Topography is also not depicted well, which is important in Homer. Additionally, parks and conservation areas should not be included as environmental constraints on this map.

I suggest breaking out the Environmental Constraints maps into 4 separate maps (showing layers listed):

1. Geohazards

- Slope failure vulnerability
- Slopes >30%
- Tsunami inundation line
- Coastal Erosion zones

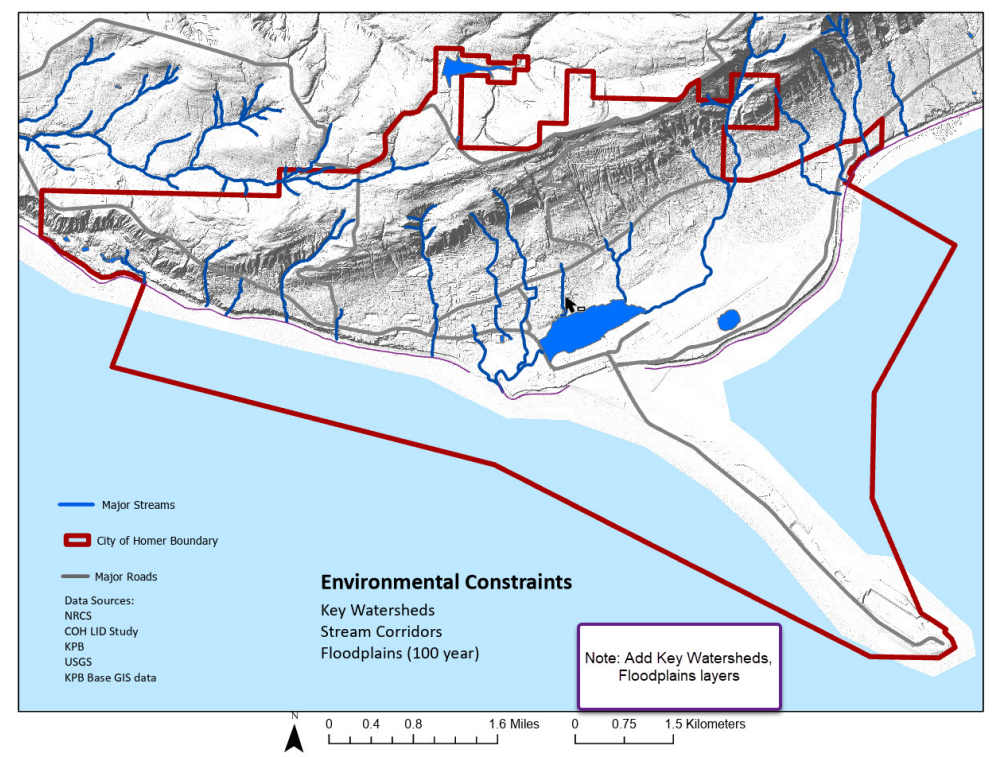
2. Peatlands

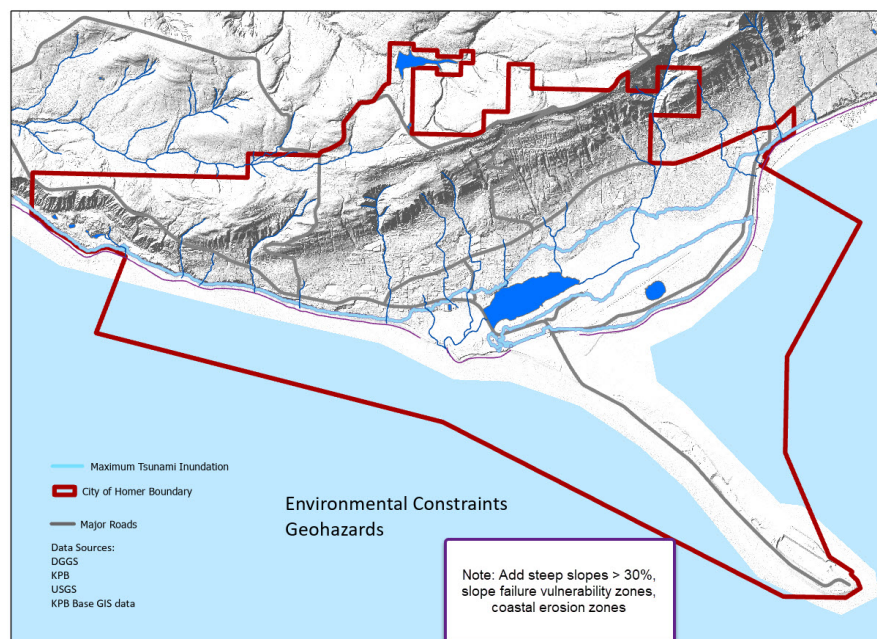
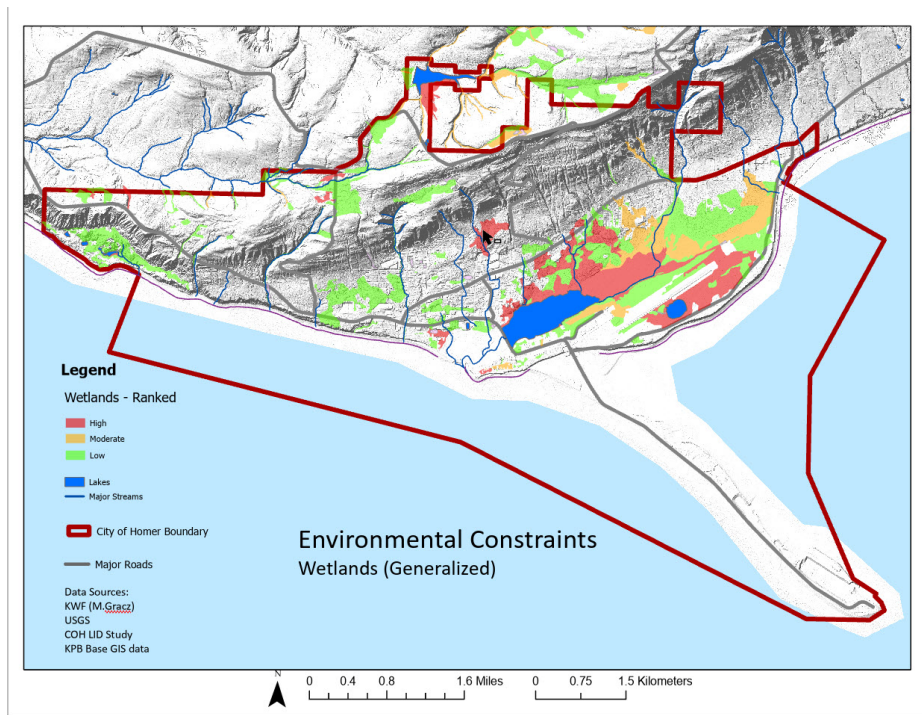
- Peatlands as mapped by NRCS soils (Note: Drawdown has extensively mapped these areas in the Beluga Lake area)
- Note: this map deserves its own map given the importance of peatlands to groundwater, habitat, as a carbon sink, stormwater.

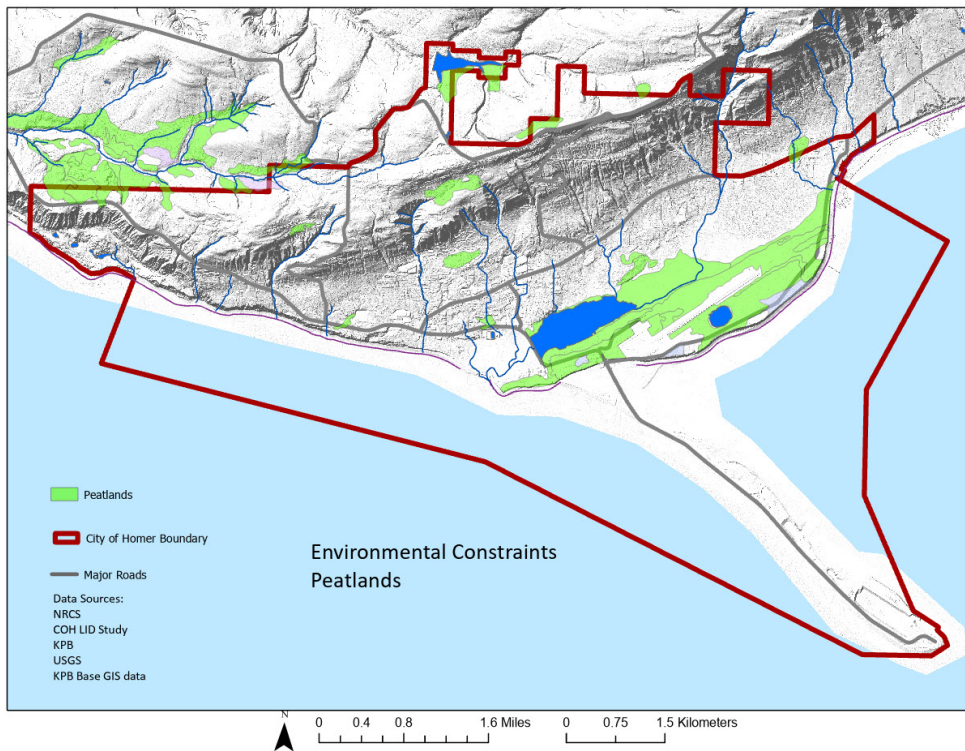
3. Watersheds and Floodplains

- Streams (major ones)
- Key Watersheds
- Floodplains

4. Wetlands (non-jurisdictional)







P.24—27: Overall, a very well written and consistent set of goals and strategies. Check for consistency.

P.29: The hazards and constraints shown on this page are not consistent really with the topic of sustainability, perhaps resiliency. I would suggest putting these maps in a separate section under land use called “Geohazards”.

P.30—32. As with previous pages, a good summary, nicely written and organized. Check for consistency with other parts of the Plan.



From: Department Planning
To: Ryan Foster
Subject: FW: Letter to the City Planning Office
Date: Monday, April 21, 2025 1:44:18 PM

West Hill Comp Plan Zoning Change Comment.

Ed Gross
Associate Planner
City of Homer Planning Department
491 Pioneer Ave, Homer AK. 99603
(907) 435-3118



From: Cody Booth <CodyNBooth@outlook.com>
Sent: Monday, April 21, 2025 1:27 PM
To: Department Planning <Planning@ci.homer.ak.us>
Subject: Letter to the City Planning Office

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

April 18, 2025

City of Homer Alaska
Planning and Zoning Commission

To whom it concerns –

On April 20, 2022, several residents of our neighborhood of Hillside Acres subdivision to the west of West Hill Road attended a meeting of the Planning and Zoning commission.

We were concerned about the proposal to change our zoning from Rural Residential to Urban Residential. Our concern is still valid and warrants a discussion that is part of the current Comprehensive Plan.

Several neighbors have written letters regarding their concerns.

I am NOT in favor of rezoning our neighborhood to Urban Residential.

My request is that the Planning Commission honor the decision made on April 20, 2022 when we were present to testify before the commission. Please see the attached minutes from that meeting.

Thank you for following your obligation to listen to the residents of our city.

Sincerely,

Sincerely,

Cody Booth

1587 Hillside Place

Cody Booth

April 18, 2025

City of Homer Alaska
Planning and Zoning Commission

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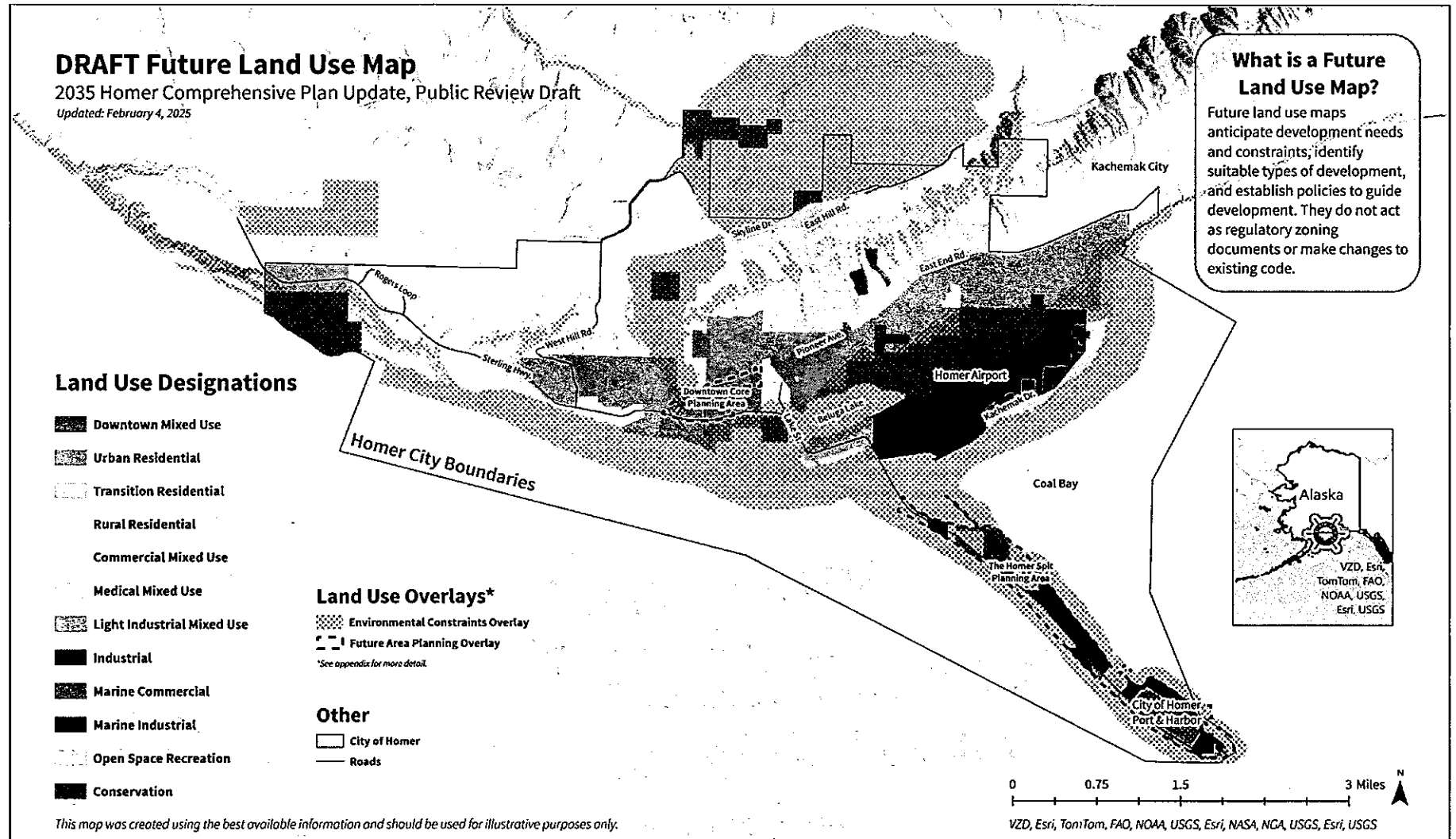
Sincerely,

A handwritten signature in black ink, appearing to read 'L. Rourke', with a long horizontal flourish extending to the right.

Linda Schauer Rourke

1691 Hillside Place (907)299-0415

Figure 9, DRAFT Future Land Use Map



Session 22-06, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:32 p.m. on April 20, 2022 at the Cowles Council Chambers in City Hall located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONERS SMITH, CONLEY, VENUTI, BARNWELL, HIGHLAND, BENTZ

ABSENT: COMMISSIONERS CHIAPPONE (EXCUSED)

STAFF: CITY PLANNER ABBOD
DEPUTY CITY CLERK KRAUSE

The Commission held a worksession prior to the regular meeting at 5:30 p.m. On the agenda was a discussion and presentation on the Staff Report 22-30, Non-motorized Trails and Transportation Plan Implementation 2022.

APPROVAL OF THE AGENDA

HIGHLAND/ BENTZ MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS ON ITEMS ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

- A. Planning Commission Regular Meeting Minutes of April 6, 2022
- B. Decisions and Findings for CUP 22-02, A Request to Allow Eighteen Dwellings at 2161 East End Road

BENTZ/HIGHLAND MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS / VISITORS

REPORTS

- A. Staff Report 22-27, City Planner's Report

City Planner Abboud provided a summary of Staff Report 22-27. He requested a volunteer to provide the report to City Council and there were none. Chair Smith will submit a written report.

PUBLIC HEARINGS

- A. Staff Report 22-28, Rezone of a Portion of the Rural Residential (RR) Zoning District to Urban Residential (UR) Zoning District

Chair Smith introduced the item by reading of the title.

City Planner Abboud provided a summary of Staff Report 22-28 for the Commission. He reported on the following:

- The previous Comprehensive Plan development had a total of 24 meetings;
 - This document guides the decisions and work of Commission.
 - Helps property owners know what they have when they buy it.
 - This document also guides the future of Homer but does not mean it cannot be changed.
 - The recommendations are based on the values and wishes.
 - Changes that are not in the plan will not be supported, however if there are things that the Commission would like done then changes to the plan should be established first before acting on the change.
- The new UR zone is proposed to continue to the west and is bordered on the south by Gateway Business District and buffers out into the Rural Residential District.
- Water and Sewer has been in planning for the area.
- Clarification on square footage requirements for water and sewer.
- Connections from new roads to existing roads.
- Current or existing uses will be allowed to continued, i.e. mobile home on site can be used until moved from site and cannot be replaced by another.
- Opposition has been submitted by a majority of the affected property owners on Hillside Place.
- There is one letter in support of the action.

Chair Smith opened the public hearing.

Jeanne Walker, Kachemak City, expressed her appreciation for the Planning Commissioners for working on this topic in response to the increased pressure for development in the area. She noted the development has increased and will increase the traffic and expressed her concerns on the impacts to pedestrians and their safety and recommended that the City instill requirements for a six foot shoulder or separated footpath.

Kevin Walker, Kachemak City, expressed that he supports more housing in Homer, but he expressed concerns on the lack of walkability or non-motorized access between subdivision and trail systems, stating that people should have a choice. He then provided the benefits offered by providing non-motorized access and requiring those connections from developers. Mr. Walker then expressed his concerns on the issues regarding stormwater drainage.

Dakota Larson, city resident, explained that he is on the edge of the proposed zoning action and expressed concerns that the rezone would affect the future uses for his property and he did not want limits proposed to future uses since he is situated so close to the bypass.

Scott Adams, city resident, stated that he has watched the City make changes to zoning to their liking dependent on what project comes up and now there are three or four subdivisions being built in the new area. He proceeded to express concerns related to changes to the zoning district and how that would affect the allowed uses of the property and the original owners existing uses, all because there is a housing shortage, noting that this action is not sitting well with property owners. He further commented that the houses being built on smaller lots mean that kids will not have a safe place to play and homeowners cannot enjoy their property.

Linda Rourke, city resident, cited that the statement made by the City Planner rang true to her "you know what you got when you buy it" and that was her issue. She proceeded to provide the timeline for her purchase of the property in the 1990's and the subsequent costs with installation of water and

sewer, natural gas and when she subdivided a lot then purchased additional land. Ms. Rourke proceeded to read her written comment into the record. She stated that the properties in the Hillside area are owned by long term residents or owners who purchased their properties because they wanted a rural lifestyle but had the advantages of living within city limits. She expressed her dislike of the proposed zoning change and the unfairness to them for the city to change the rules and force the residents to live in potentially vastly changed neighborhood. Ms. Rourke continued stating it was already difficult to witness the unprecedented growth to the east side of West Hill when she conducts her daily drive home.

Larry Cabana, city resident, commented that he lives on the edge of the boundary on the east side and has 2.5 acres. He stated that his brothers and he developed Sunset View Estates, which is a 40 acre tract. He expressed his concern on the increased traffic when he connected roads to West Hill Road. He provided information on installation of sidewalks and the added costs to develop the subdivision. He cannot imagine the additional traffic that will occur when the developer puts in the additional 40-50 homes in the new subdivision. Getting out from the school now is crazy. Mr. Cabana commented on the costs of the lots will not be conducive to low income housing. The paperwork he saw on the difference between Rural Residential compared to Urban Residential means that everything he does on his property is against the law. He expressed frustration on buying his property so he did not have to worry about things like this and he could enjoy himself. He expressed his concerns on the impact that additional density will bring before working on the infrastructure required and would appreciate the City looking at that before doing anything.

Sarah Faulkner, city resident, stated that she is a 32 plus year resident and their requirements when looking at land to purchase was whether it had electricity and running water and they were shown three houses that met their criteria, adding that there was a housing shortage back then. She commented that she had conversations with her neighbors and none of them supported this rezone either. Ms. Faulkner noted that she provided written comments and wanted to express that she believed the issue was with short term rentals and believed that the Planning Commission should address that problem; they have been negligent at looking at that as it is having a direct impact on the housing opportunities for people and that before the City jams this rezone down their throats and further suggest using West Hill Road as the western boundary for the proposed rezone. Ms. Faulkner also express that they purchased their property in 1990 and hooked up to water and sewer but was never advised of the plan to make their area urban residential, never heard that. The mailer was their first notice but it got their attention.

Jon Faulkner, city resident, stated that the commission has heard his comments at the worksession and he provided a letter and hoped that they received it. He expressed that he was absolutely opposed to the rezone but even more opposed to the process and believed it to be fundamentally flawed. In his letter he provided 16 points in opposition and hopes the Commission reads it. He expressed that he never heard of a municipality ever initiating a rezone, that it established a bad precedent and the primary reason is the conflict of interest that it puts the city in. He continued citing that this action does not represent the city residents and formally requests the Planning Commission to consider the conflicts inherent in the process and expressed his opinion that he believed it to be upside down when the government comes in and initiates the rezone at the expense of the residents.

Jennifer Cabana, city resident, stated that she was informed that West Hill would never touch Shelley Avenue and within a year that changed. She reported on the increased traffic that presents a safety hazard to her children. Ms. Cabana then provided information that she has applied for a grant that offers her the ability to be self-sustainable by growing her own food and maintain a small flock. Urban residential does not allow her to have a flock as large as she currently maintains and while she could

be grandfathered in she opposes the rezone as proposed as it does not allow her the choice to do as she wishes with her property.

Karin Holser, city resident, stated that she is outside this rezone, but if they can do it for this big of section then why won't it come down to her neighborhood too, so she agreed with the previous comments that the process is flawed as this is the first she has heard about it. She opposed the 40 lots in the subdivision below her as she thought they should be bigger lots. Property owners bought their lots because they were rural and bigger lots, not to have smaller lots, and that was the whole beauty of it; you were in city limits and had all the great amenities yet you could feel a semblance of rural. Ms. Holser continued by stating she has lived in the Pribilof Islands for 25 years so it's not really rural to her. But she reiterated that she felt the process was flawed and it was wrong to have the sudden change as it was not something they agreed on stressing she did not agree on the forty lots either but there was nothing she could do.

Mark Sass, property owner on Hillside, which he bought for retirement. Mr. Sass provided the reason he purchased the property for the rural area and view-shed within the city limits. He stated that reviewing all the thoughts, speaking with neighbors and everything west of West Hill Road really never intended this to be the density that the city is proposing and like Mr. Faulkner stated as a majority rule we cannot have what we want we can't have because someone else has decided. There are flag lots, large parcels that cannot be rezoned, steepness of the hillside, financial challenges with assessments for water and sewer, the majority of property west was never meant to happen. Density will happen and there is no stopping it but do it smart. East of West Hill Road will present challenges with traffic increased and pedestrian safety. Mr. Sass then recounted a brief experience in the contracting business.

Helen Armstrong, city resident, does not live in the rezone area but expressed her concerns on the lack of development for pedestrian safety especially for the children going to school.

Chair Smith closed the public hearing after verifying with the Clerk that there was no additional members of the audience present wishing to provide testimony. He opened the floor to questions from the Commission.

Commissioner Highland noted that the City Planner may want to offer rebuttal.

City Planner Abboud provided previous steps on developing the Comprehensive Plan and that the plan sets the stage for the future and the City wants the residents to provide input and recommendations. The City has not ulterior motives other than to follow the recommendations of the plan that considers all city residents. The Planning Commission listens to all comments and makes the appropriate decisions. He acknowledged the unacceptable traffic patterns and having to deal with those issues as well as pedestrian safety but the city is growing up. As for the short-term rentals, the city is aware of that issue and will be dealing with it in the near future.

City Planner Abboud answered and responded to questions and comments from commissioners on the following:

- Processes for initiating rezoning other than what is directed by the Comprehensive Plan.
- Public hearings are part of the rezoning process.
- Rezones are based on needs such as housing, changing conditions to the existing areas, alternate transportation routes in the area.
- This will now go to the City Council and the Commission will include an informed recommendation.
- This rezone appears hurried with a lack of addressing the pedestrian safety and drainage issues before implementation of the rezone.

Deputy City Clerk Krause called for a point of order as the City Planner and Commissioner Barnwell were entering into a one on one conversation.

Chair Smith requested any additional questions from the Commission.

Commissioner Highland requested clarification from the Clerk on whether to continue with questions and when they make a motion and they enter into the discussion as she had a few comments but no real questions and she also had an amendment to the ordinance.

Chair Smith requested a motion and second.

HIGHLAND/BENTZ MOVE TO ADOPT STAFF REPORT 22-28 AND RECOMMEND CITY COUNCIL APPROVE THE PROPOSED AMENDMENTS TO THE ZONING MAP.

Commissioner Highland noted a required correction to the draft ordinance, line 39, on page 33 of the packet.

Chair Smith requested a motion and second.

HIGHLAND BENTZ MOVED TO AMEND THE DRAFT ORDINANCE LINE 39, PAGE 33 OF THE PACKET, THE STATED VERBIAGE SHOULD BE "FROM RR ZONING DISTRICT TO THE UR ZONING DISTRICT"

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Smith requested additional discussion on the motion on the floor.

City Planner Abboud facilitated discussion and comments with the Commission on the following:

- Planning for the future while the future was now and the city is behind on addressing things.
- Balancing longtime residents' expectations and meeting the needs of new residents.
- Rezoning is a tool that the Commission has to use to address issues and needs.
- No one likes change.
- Focusing the rezone to the East of West Hill Road.
- Postponing the action to a future meeting.
- Environmentally it is better to have infill rather than sprawl.
- Impacts to traffic and pedestrian safety with increased density.

Chair Smith requested that Commissioner Highland wait to amend the motion until everyone has an opportunity to comment. Commissioner Highland deferred to the Clerk on process.

Commissioner Bentz indicated she had questions for the Planner. City Planner Abboud responded to the following:

- Steepness of the parcels to the west of the area directly opposite of Eric Lane regarding requirements to conform to the proposed district with regard to water and sewer, etc.
- Dimensional Standards would present a challenge but services would be dictated by DEC.
- The water and sewer boundaries as shown on page 51 of the packet.

HIGHLAND/VENUTI MOVED TO AMEND THE MOTION THAT CITY COUNCIL APPROVE A REZONE OF RURAL RESIDENTIAL TO URBAN RESIDENTIAL ON THE EAST SIDE OF WEST HILL OF THE BOUNDARIES THAT ARE SHOWN ON EXHIBIT B.

There was further discussion on compromise for the proposed rezone, concerns on the timing were expressed and hesitation that the amendment or main motion could not be supported.

Public Works Director Keiser approached the podium and requested the opportunity to provide information. Chair Smith requested clarification from the Clerk.

BARNWELL/HIGHLAND MOVED TO ALLOW PUBLIC WORKS DIRECTOR TO SPEAK TO THE COMMISSION.

There was no discussion.

VOTE. NON-OBJECTION UNANIMOUS CONSENT.

Motion carried.

Public Works Director Keiser provided information on the following:

- Use of funding to address concerns on pedestrian safety.
- The increase in development east of West Hill Road providing opportunities.
- More density will increase the buy in on non-motorized transportation.
- Water flow is not an issue as the area is served by a 12 inch line.
- The potential to provide multi-family housing.

Chair Smith requested additional comments and questions.

Commissioner Bentz commented on her review of the plans and services, the proposed Eric Lane development, and that she would support the amendment.

Chair Smith requested the Clerk to restate the motion. Deputy City Clerk was unable to fully restate the amendment proposed by Commissioner Highland. Commissioner Highland restated her amendment.

Commissioner Bentz noted that the proposed amendment got the Commission halfway there and is fulfilling what the Commission is tasked to do.

Commissioner Conley stated that the development that is being done is rural residential.

Deputy City Clerk Krause restated the motion as follows:

APPROVE A REZONE OF RURAL RESIDENTIAL TO URBAN RESIDENTIAL ON THE EAST SIDE OF WEST HILL OF THE BOUNDARIES THAT ARE SHOWN ON EXHIBIT B.

VOTE (amendment). YES. VENUTI, SMITH, HIGHLAND, CONLEY, BENTZ

VOTE (amendment). NO. BARNWELL.

Motion carried.

Chair Smith requested additional discussion on the motion as amended.

City Planner Abboud responded to questions regarding the historical information on the creation of the city's first urban residential zoning

Chair Smith requested the Clerk to perform a roll call vote.

There was confusion on the appropriate motion on the floor and several Commissioners offered explanations of the amendment applying to the main motion for clarification. Deputy City Clerk disseminated for the Commission how the amendment applied to the main motion.

Chair Smith called for the vote on the main motion as amended.

VOTE (main motion as amended). YES. SMITH, HIGHLAND, BENTZ, VENUTI.

VOTE (main motion as amended). NO. BARNWELL, CONLEY.

Motion carried.

Commissioner Highland requested a recess. Chair Smith called for a recess at 8:14 p.m. He called the meeting back to order at 8:25 p.m.

PLAT CONSIDERATION

PENDING BUSINESS

A. Planning Commission Regular Meeting Minutes of March 2, 2022 Amended

Chair Smith introduced the item by reading of the title and provided a brief explanation of the issue before the Commission regarding the minutes from the March 2, 2022 regular meeting. He then requested a motion and second.

HIGHLAND/CONLEY MOVED TO APPROVE THE MARCH 2, 2022 REGULAR MEETING MINUTES AS PRESENTED.

There was a brief discussion on the action taken by the Clerk to include each commissioners' statements made during the overall discussion. Commissioner Barnwell, as noted on page 64 of the packet, did state that he did not support building codes or a building department at this time.

VOTE. NON-OBJECTION UNANIMOUS CONSENT.

Motion carried.

B. Staff Report 22-29, Tiny Homes

Chair Smith introduced the item by reading of the title.

HIGHLAND/VENUTI MOVE TO OPEN DISCUSSION ON STAFF REPORT 22-29, TINY HOMES.

There was no discussion.

VOTE. NON-OBJECTION UNANIMOUS CONSENT.

Motion carried.

City Planner Abboud facilitated discussion on the following:

- Tiny homes on wheels then removing the wheels
- Code acceptance, standards established for construction
- Appearance difference between RV's and Tiny Homes
- Developing building code would have a requirement
- Developing planning code to address appearance
- Comparing codes for dwellings they look at adequate egress, etc.
- Shared link with the commissioners and there is no charge to view the webinar which was believed to be in May
- Commissioner Venuti stated he would have to read the requirements before supporting it
- If building code is implemented a person will have to follow the requirements as outlined in the code for the structure to be approved
- Making a decision sooner rather than later as they will be coming to Homer in the near future.

- Building costs increasing
- Continuing ambiguity on what exactly defines a tiny home
- There is language now
- Not realistic to assume that someone will build a tiny home on a 60K lot
- There is no demand at this time for placing tiny homes
- According to existing code tiny homes that are moveable are classified as RVs
- Cannot divorce from RVs at this time
- Appearance is nicer than a Connex
- Someone may want this as a ADU
- Not permanent dwelling, may be a place for this at this time
- Specifics of verbiage for RV

C. Staff Report 22-31, Coastal Bluff Regulations

Chair Smith Introduced the item by reading of the title.

City Planner Abboud reviewed Staff Report 22-31.

HIGHLAND/ BARNWELL MOVE TO OPEN DISCUSSION AND REVIEW ON STAFF REPORT 22-31, COASTAL BLUFF REGULATION.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

City Planner Abboud deferred to the Public Works Director in her role as the City Engineer as she was more knowledgeable and could provide additional information.

Public Works Director Keiser reported the findings within the area of coastal bluffs using the DGGS Study, describing the discovery of old coal mines after a request for water and sewer in the area and determined that the city could not put services in that area requested, the city reserves the right not to extend utilities in risky areas and that will limit development in and by itself due to the inability to get a DEC approved septic system or well; this will protect the city infrastructure. She expounded on the city working on regulations that will address the drainage issues such as requiring stormwater plans and development activity plans on all developments regardless of size or volume of dirt moved to allow better tracking, the definition of coastal edge is a great start, noting that there will be adjustments as the science is presented and there may be action to come before the Commission in the future on the coal mining areas. She noted that the city is in the process of staffing up with training and outside consultants.

Discussion was facilitated on these points:

- Definition for coastal edge
- Existing or current erosion due to the possible coal mine shafts
- Appreciation to bringing the expertise of the City Engineer to speak on these topics

NEW BUSINESS

A. Staff Report 22-30, Homer Non-motorized Trails & Transportation Plan Implementation

Chair Smith introduced the item by reading of the title.

City Planner Abboud provided a review of Staff Report 22-30.

HIGHLAND/VENUTI MOVE TO OPEN DISCUSSION AND REVIEW ON STAFF REPORT 22-30 HNMTTP IMPLEMENTATION.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Public Works Director Keiser responded to questions regarding the purpose of the supplement or implementation plan, stating that this document is not a substitute for the HNMTTP but a detailed implementation plan.

City Planner Abboud reported that this does not limit the City but is a tool to use and assist in designating the funding to get recommendations done.

Commissioner Highland noted that she was on the advisory body that drafted the 2004 plan and then expressed her ongoing concerns with development in the Beluga Slough area.

VENUTI/HIGHLAND MOVED THAT THE PLANNING COMMISSION SUPPORTS THE HOMER NON-MOTORIZED TRAILS AND TRANSPORTATION PLAN IMPLEMENTATION PLAN AND APPROPRIATE FUNDING TO EXECUTE.

Public Works Director Keiser suggested that the Commission withhold their recommendation till the Ordinance requesting the funding comes before the City Council.

VOTE. NO. SMITH, VENUTI, HIGHLAND, CONLEY, BARNWELL

Motion failed.

INFORMATIONAL MATERIALS

- A. City Manager's Report for March 29, 2022 City Council Meeting
- B. Kenai Peninsula Borough Notice of Decisions
- C. Planning Commission Calendar

COMMENTS OF THE AUDIENCE

Karin Holser, commented on the Tiny Home item and suggested that they be treated and placed like a mobile home park since making too many regulations or ruling the use of them out will be extremely limiting to persons who need housing and are in the area temporarily.

Scott Adams, city resident, commented on the notice and schedule for the rezone stating that it was a short time period, he further offered his opinion that developments should not use historical drainages and the city should require sidewalks and paved roads. Mr. Adams proclaimed that it was not the residents fault but the City's and he has been attending meetings for the last 6 years and complaining and nothing has been done about the drainages. He then commented on the danger to allowing kids to walk on the street and not providing sidewalks. The city should really consider these developments and effects on the area before allowing them.

Mark Sass, property owner, recalled his experiences working construction for 35 years in Minnesota and noted that the City needs to address these problems sooner rather than later. He noted that Homer was a beautiful town, people want to enjoy the space as that is why most moved to Homer. He did research and spoke to a lot of people. He appreciates being able to come to a meeting to voice his concerns and the Commission has this process. He expressed his thanks for their work.

COMMENTS OF THE STAFF

COMMENTS OF THE COMMISSION

Commissioner Highland commented that it was an interesting meeting and drainage issues are a big factor here.

Commissioner Barnwell commented on the increased development in the Walli area and noted the Comp Plan the city is not doing the drainage and transportation part right. His main concern is the pedestrian safety and it was a hard decision for him to say no. They need to get this right and the city needs a hammer to use over the developers and agreed that it was irresponsible to develop in the area before addressing those issues.

Commissioner Venuti recalled his experiences on arriving in Alaska in the 1970's and living on the beach on the Spit, being one of the Spit Rats. Being able to do that then solved their housing problem.

Commissioner Conley expressed his appreciation to hear the public comments and receive some direction, input from them. He agreed with Commissioner Barnwell that they need a holistic approach on population density and figuring out how to improve the community. The city really needs a better plan to address the drainage issues and pedestrian safety. We are on the way there but not quite yet but he did not believe that it should be rushed. He agreed it was a great meeting.

Chair Smith expressed his appreciation for the City Planner and Commissioner Barnwell being in Council Chambers to address the issues with the audience directly. He stated that the information provided by Public Works Director Keiser was very insightful and assisted the Commission tonight.

ADJOURN

There being no further business before the Commission, the meeting was adjourned at 9:30 p.m. The next Regular Meeting is Wednesday, May 4, 2022 at 6:30 p.m. A worksession is scheduled for 5:30 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom webinar.

Renee Krause, MMC, Deputy City Clerk II

Approved: _____

To: City of Homer Planning Department
From: Sara Faulkner
Re: 2035 Homer Comprehensive Plan Update
Date: March 13, 2025

Below are my comments regarding the draft 2035 Homer Comprehensive Plan Update.

Taking of Property Rights

1. We have lived at 4021 West Hill Road since 1990, for 35 years. One of the main attractions for us when we bought our property was that the lot was zoned rural residential. We still value the more rural community, lower density, larger lots, and agricultural focus, and want our area, and our property specifically, to remain rural residential. The City of Homer rezoning our property to urban residential within the 2035 Comprehensive Plan Update is a taking of our property right to the quiet enjoyment of our rural community. Our mini-bowl of land between Hillside Place and West Hill is home to many wildlife, and birds especially. In the spring we enjoy our Alaskan safari as all the animals and birds migrate back to nest and birth their young on our property. During the summer we listen to an opera of bird songs every morning and evening. Owls nest in our trees. Pheasants, sand hill cranes, and ducks live in our pond and fields. We live here to be close to these cycles of nature. Increasing housing density on our property would destroy this rhythm as our land would no longer be the sanctuary it is for wildlife.

Our agricultural neighborhood sustains us all with vegetables and fruit throughout the summer and fall. We share and barter our crops among us. Several of us are beekeepers, grow plants favored by bees, and harvest our honey in August. We truly live a rural lifestyle on our larger lots, and take full advantage of what the land gives us back.

2. In the draft 2035 Homer Comprehensive Plan Update, the City of Homer states that it wants to create housing attainability through land use reform. The Plan further states a strategy of implementing "a future land use map that guides future decisions about land use and growth" and use this plan "as the foundation for zoning reform and area planning". The housing shortage is a City of Homer problem, and it is wrong for the City of Homer to transfer their housing shortage issue to us by taking our property rights through zoning reform. The City of Homer has other avenues to address the housing shortage, and should pursue those rather than taking our property through rezoning.
3. Last fall our neighborhood successfully testified before the Homer Planning Commission to keep our area zoned rural residential- the area bordered by West Hill Road and Hillside Place. It is frustrating and disturbing to see the

ago, our property along West Hill has eroded. Water now drains onto our lot rather than across the road into the culvert. Increased traffic will only exacerbate this erosion. The State of Alaska had to rebuild one of these culverts a couple years ago because West Hill Road on top of it collapsed. Our neighborhood cannot sustain more development without further increasing erosion and destroying this watershed.

Utilities

6. Since we connected our property to the City of Homer water system, the water pressure at our house is a trickle, with barely enough pressure to take a shower. There is a lack of sufficient pressure and infrastructure to service the existing homes in this area, let alone more development.

Walli Subdivision Comparative History

7. The Walli subdivision lots were the lowest price lots to come on the market in our area circa 2018-2022, yet they still do not provide “low cost housing”. The developers continued to build and make profits without providing affordable housing. Smaller lots do not create low cost housing, as the developers are still building full sized homes on these lots. The small Story lots at the bottom of West Hill are similarly small and do not provide low cost housing either.

If the City of Homer wants density for lower land cost per unit, then the City needs to embrace apartments or multi-story buildings. The City of Homer wants affordable housing, but won’t let developers build up, or more than a 6plex, without a conditional use permit. The City of Homer just approved Doyon’s hotel plan at approximately 44 feet tall. More and taller apartment buildings downtown will help provide the affordable housing the City of Homer seeks.

Communication Insufficient

8. The City of Homer’s solicitation for resident feedback on the Plan Update is poor and selective. Social media, radio, and the Homer News are not sufficient. Residents need a direct mailing notice for each opportunity to listen and speak out for issues of such high importance to their property rights.

Plan Update Contradictions

9. The 2035 Homer Comprehensive Plan Update states its housing goals to be “compatible with the beloved existing community character” and to “minimize the environmental impact of new construction”. Both of these

From: Department Planning
To: Ryan Foster
Subject: FW: To Whom It May Concern
Date: Monday, April 21, 2025 1:45:02 PM
Attachments: ATT00001.bx

West Hill Comp Plan Zoning Change Comment. Same letter as just sent

Ed Gross
Associate Planner
City of Homer Planning Department
491 Pioneer Ave, Homer AK. 99603
(907) 435-3118



From: Cody Booth <mayancodybooth@gmail.com>
Sent: Monday, April 21, 2025 12:13 PM
To: Department Planning <Planning@ci.homer.ak.us>
Subject: To Whom It May Concern

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

Please see my attached letter of concern.
Maya Booth

April 18, 2025

City of Homer Alaska
Planning and Zoning Commission

To whom it concerns –

On April 20, 2022, several residents of our neighborhood of Hillside Acres subdivision to the west of West Hill Road attended a meeting of the Planning and Zoning commission.

We were concerned about the proposal to change our zoning from Rural Residential to Urban Residential. Our concern is still valid and warrants a discussion that is part of the current Comprehensive Plan. Several neighbors have written letters regarding their concerns.

I am NOT in favor of rezoning our neighborhood to Urban Residential.

My request is that the Planning Commission honor the decision made on April 20, 2022 when we were present to testify before the commission. Please see the attached minutes from that meeting.

Thank you for following your obligation to listen to the residents of our city.

Sincerely,

Maya Booth

1587 Hillside Place