



Agenda

Planning Commission Regular Meeting

Wednesday, January 17, 2024 at 6:30 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, 6:30 P.M.

AGENDA APPROVAL

PUBLIC COMMENTS The public may speak to the Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

RECONSIDERATION

CONSENT AGENDA All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner in which case the item will be moved to the regular agenda.

- A. Unapproved Meeting Minutes for Special Meeting on January 3, 2024

- Will be provided in the Supplemental Packet

PRESENTATIONS / VISITORS

REPORTS

- [A.](#) Staff Report 24-001, City Planner's Report

PUBLIC HEARINGS

PLAT CONSIDERATION

- [A.](#) Staff Report 23-066, Bayview Subdivision, Lighthouse Village Replat Preliminary Plat

- Public Comment Received

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

- [A.](#) Public Comment Received on Conditional Use Permits 23-09, 23-10 and 23-11
- [B.](#) City Manager's Report for City Council Meeting on January 8, 2024
- [C.](#) City Newsletter for January 2024
- [D.](#) PC Annual Calendar 2024

COMMENTS OF THE AUDIENCE Members of the audience may address the Commission on any subject. (3 min limit)

COMMENTS OF THE STAFF

COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is Wednesday, February 7, 2024 at 6:30 p.m. A Special Meeting will be conducted on Wednesday, January 31, 2024 at 5:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Staff Report Pl 24-001

TO: Homer Planning Commission
FROM: Ryan Foster, AICP, City Planner
DATE: January 17, 2024
SUBJECT: City Planner's Report

1.8.24 City Council

- a. Ordinance 23-49(S), An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Title 2, Chapters 2.32 Departments and Boards, 2.44 Department of Administration, 2.48 Public Library, and Enacting Chapters 2.46 Department of Information Technology and 2.57 Department of Community Development. Erickson/Davis. Memorandum CC-24-019 from Councilmembers as backup. Memorandum CC-24-020 from Parks, Art, Recreation & Culture Advisory Commission as backup. There were no public comments. ADOPTED Substitute with discussion.

- c. Memorandum CC-24-002 from Mayor Castner re: Appointment of Kathryn Carsow, Charles Barnwell, and Mel Kim to the Comprehensive Plan Steering Committee. Recommend approval.

Meeting Schedule

The next regular meeting date is Wednesday, February 7, 2024.

1 CITY OF HOMER
2 HOMER, ALASKA

3 City Manager
4 **Erickson/Davis**

5 **ORDINANCE 23-49(S)**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
8 AMENDING HOMER CITY CODE TITLE 2, CHAPTERS 2.32
9 DEPARTMENTS AND BOARDS, 2.44 DEPARTMENT OF
10 ADMINISTRATION, 2.48 PUBLIC LIBRARY, AND ENACTING
11 CHAPTERS 2.46 DEPARTMENT OF INFORMATION TECHNOLOGY
12 AND 2.57 DEPARTMENT OF COMMUNITY DEVELOPMENT.
13

14 WHEREAS, The City’s organizational design changes over time to meet the needs of the
15 Council, the organization, and the administration; and
16

17 WHEREAS, The City Manager has identified a series of modifications to the current
18 organizational design which would result in the creation of a Department of Information
19 Technology, a Department of the Library, and a Department of Community Development.
20

21 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:
22

23 Section 1. Homer City Code Title 2 is hereby amended to read as follows:
24

25 Title 2
26 ADMINISTRATION AND PERSONNEL

27 Chapters:

- 28 2.04 City Manager
29 2.08 Mayor and Council
30 2.12 City Clerk
31 2.16 City Attorney
32 2.20 City Treasurer
33 2.24 Health Officer
34 2.28 Public Officials and Employees
35 2.32 Departments and Boards
36 2.36 Department of Finance
37 2.40 Department of Port and Harbor
38 2.44 Department of Administration
39 **2.46 Department of Information Technology**
40 2.48 Public Library
41 2.52 Police Department
42 2.53 Fire Department
43 2.56 Department of Public Works

[Bold and underlined added. Deleted language stricken through]

- 44 **2.57 Department of Community Development**
- 45 2.58 Boards and Commissions
- 46 2.60 Parks, Art, Recreation, and Culture Advisory Commission
- 47 2.64 Port and Harbor Advisory Commission
- 48 2.68 *Repealed*
- 49 2.70 Americans with Disabilities Act Advisory Board
- 50 2.72 Planning Commission
- 51 2.76 Economic Development Advisory Commission
- 52 2.78 *Repealed*
- 53 2.80 *Repealed*
- 54 2.84 Public Release of Record
- 55 2.92 Public Records Management
- 56 2.96 *Repealed*

57
58 Section 2. Homer City Code Chapter 2.32 Departments and Boards is hereby amended
59 to read as follows:

60
61 Chapter 2.32
62 DEPARTMENTS AND BOARDS¹

- 63 Sections:
- 64 2.32.010 Departments – Directors.
 - 65 2.32.020 *Repealed.*
 - 66 2.32.030 Designation and function of departments.
 - 67 2.32.040 Departmental administrative fee schedule.
- 68 Prior legislation: Ords. 1-100.4 and 73-8.

69
70 2.32.010 Departments – Directors.
71 There shall be principal subdivisions of the City government known as departments. Each
72 department shall be headed by the City Manager until such time as the ~~Council~~ **City Manager**
73 shall approve the appointment of a “director” who shall then head the designated department.
74 The director shall be appointed by and be responsible to the City Manager. These departments
75 are the functional units under which all matters of an administrative, organizational or
76 utilitarian nature shall fall and shall be all-inclusive of every City function as defined in this
77 chapter. Each department may be further subdivided into divisions for operational purposes.
78 [Code 1967 § 3-400.1; Code 1981 § 1.40.010].

79
80 2.32.020 Boards and commissions.
81 *Repealed by Ord. 18-38(S). [Ord. 92-30(S)(A), 1992. Code 1967 § 3-400.2; Code 1981 § 1.40.020].*

82
83 2.32.030 Designation and function of departments.
84 The City departments are designated in this section and their functions set forth:

Chapter 2.36 HCC	Department of Finance
Chapter 2.40 HCC	Department of Port and Harbor
Chapter 2.44 HCC	Department of Administration
<u>Chapter 2.46 HCC</u>	<u>Department of Information Technology</u>
<u>Chapter 2.48 HCC</u>	<u>Department of the Public Library</u>
Chapter 2.52 HCC	Police Department
Chapter 2.53 HCC	Fire Department
Chapter 2.56 HCC	Department of Public Works
<u>Chapter 2.57 HCC</u>	<u>Department of Community Development</u>

85
86 [Amended by City in August 2017; Ord. 91-7 § 2, 1991; Ord. 85-35 § 2, 1985. Code 1981 §
87 1.40.030].

88
89 2.32.040 Departmental administrative fee schedule.
90 Unless established by ordinance or resolution of the City Council, the director of each
91 department of the City shall have the authority, subject to the approval of the City Manager
92 and ratification by the City Council, to promulgate and maintain an administrative fee
93 schedule for services provided by that department. Fees for identical services shall be uniform
94 throughout all departments. A current copy of the departmental administrative fee schedule
95 shall be available for inspection by any person at the front reception area of the department
96 and at the office of the City Clerk. Unless otherwise provided by ordinance or resolution, all
97 fees collected under this schedule shall be forwarded to the Finance Department for deposit
98 into the general fund. [Ord. 92-07(S)(A), 1992. Code 1981 § 1.40.040].

99
100 ¹ For Alaska Statute provisions authorizing municipalities to establish and prescribe the
101 functions of departments, officers and agencies, see AS 29.35.010.

102
103 Section 3. Homer City Code Chapter 2.44 Department of Administration is hereby
104 amended to read as follows:

[Bold and underlined added. Deleted language stricken through]

105
106 The Department of Administration is created which shall be headed by the City Manager or his
107 designee. Within this Department will be the City Clerk and such other personnel as may be
108 necessary to provide such services as personnel administration; ~~City-wide planning; zoning~~
109 ~~and platting; permitting and inspection; services such as parks, recreation, Community~~
110 ~~Recreation Program, and library programs;~~ administration of the Homer Advisory Planning
111 Commission, the Homer Advisory Parks, ~~Art, and Recreation,~~ **& Culture Advisory** Commission,
112 the City of Homer Port and Harbor Advisory Commission, **Americans With Disabilities Act**
113 **(ADA) Advisory Board** and the Library Advisory Board; major capital projects administration;
114 ~~economic development~~ and City enhancement programs and such other services or programs
115 as designated by the City Manager or requested by the City Council. The Department may be
116 subdivided into divisions with their own supervisors as deemed necessary. [Ord. 10-16 § 1,
117 2010; Ord. 85-35 § 4, 1985. Code 1981 § 1.43.010].

118
119 Section 4. Homer City Code Chapter 2.46 Department of Information Technology is
120 hereby enacted to read as follows:

121
122 **Chapter 2.46**
123 **DEPARTMENT OF INFORMATION TECHNOLOGY**
124
125 **2.46.010 Department of Information Technology.**
126 **The Department of Information Technology is created which shall be headed by the**
127 **Director of Information Technology, also known as the Chief Technical Officer of the City.**
128 **The Director shall be appointed by the City Manager for an indefinite term and shall be**
129 **removable by the City Manager. The Department may be subdivided into divisions with**
130 **their own supervisors as deemed necessary.**

131
132 Section 5. Homer City Code Chapter 2.48 Public Library is hereby amended to read as
133 follows:

134
135 Chapter 2.48
136 **Department of the PUBLIC LIBRARY¹**
137 Sections:
138 **2.48.005 Department of the Library**
139 2.48.010 Library functions.
140 2.48.020 Library Director – Appointment.
141 2.48.030 Library Director – Duties.
142 2.48.040 Board – Creation and membership.
143 2.48.050 Library Advisory Board – Powers and duties.
144 2.48.060 Library Advisory Board – Vacancies.
145 2.48.070 Use of library.

146
147 **2.48.005 Department of the Library.**

[Bold and underlined added. Deleted language stricken through]

148 **The Department of the Library is created which shall be headed by the Library Director.**
149 **The Director shall be appointed by the City Manager for an indefinite term and shall be**
150 **removed by the City Manager. The Department may be subdivided into divisions with**
151 **their own supervisors as deemed necessary.**

152
153 2.48.010 Library functions.
154 The major functions of the library are the operation of the Homer Library, including control
155 and supervision of library use, acquisition of library property and other related matters.
156 [Ord. 85-35 § 5, 1985; Ord. 80-2 § 1, 1980. Code 1981 § 1.48.010].

157
158 2.48.020 Library Director – Appointment.
159 The head of the Homer Library is the Library Director, who shall be appointed by the City
160 Manager. **The Library Director must hold a master’s degree in library or information**
161 **science, or other relevant credential, as required for library grant eligibility by the State**
162 **of Alaska** [Ord. 09-28(S) § 1, 2009; Ord. 85-35 § 5, 1985; Ord. 80-2 § 2, 1980. Code 1981
163 § 1.48.020].

164
165 2.48.030 Library Director – Duties.
166 The Library Director of the City shall be responsible for and shall have supervision and control
167 of the library and hold responsibilities as denoted in the job description for the position.
168 [Ord. 09-28(S) § 1, 2009; Ord. 85-35 § 5, 1985; Ord. 80-2 § 3, 1980. Code 1981 § 1.48.030].

169
170 2.48.040 Board – Creation and membership.
171 There is created the City of Homer Library Advisory Board, referred to in this chapter as the
172 Board, which shall act in an advisory capacity to the Library Director and the City. The Board
173 shall consist of seven members comprised as follows:
174 a. At least five members of the Board shall reside within the corporate limits of the City.
175 b. Members shall serve for three years with initial appointments to be made for staggered
176 terms as follows: Two one-year terms; two two-year terms; and three three-year terms.
177 c. Members shall serve without compensation. [Ord. 09-28(S) § 1, 2009; Ord. 98-7, 1998;
178 Ord. 95-5, 1995; Ord. 85-35 § 5, 1985; Ord. 80-2 § 4, 1980. Code 1981 § 1.48.040].

179
180 2.48.050 Library Advisory Board – Powers and duties.
181 The Library Advisory Board shall:
182 a. Establish operational policies for the library program, and submit same to the City Council
183 for approval. There shall be an annual review of policies and revisions may be recommended
184 by the Board.
185 b. Assist the Librarian in preparation and presentation of the annual budget request to the City
186 Council.
187 c. Adopt bylaws and regulations for internal operations governing the proper and orderly
188 discharge of its responsibilities.
189 d. Make recommendations through the City Manager to the Mayor and City Council concerning
190 the library and its programs.

Bold and underlined added. Deleted language stricken through]

191 e. Solicit donations of money and/or property for the benefit of the library. Any money
192 donations shall be deposited to the City treasury in a reserve fund designated for public library
193 use. If property, it shall be accepted by deed or other conveyance subject to approval by the
194 City Council. Such property shall be held or disposed of for public library purposes as the
195 Council may direct. The Board may make recommendations for disposition of money or
196 property so received and such recommendations shall be considered and acted upon by the
197 Council. [Ord. 85-35 § 5, 1985; Ord. 80-2 § 5, 1980. Code 1981 § 1.48.050].

198
199 2.48.060 Library Advisory Board – Vacancies.

200 a. In the event of a vacancy on the Library Advisory Board, the Mayor shall appoint a person to
201 fill such vacancy for the unexpired term, subject to confirmation by the City Council.

202 b. If any Library Board member is absent for three consecutive meetings (unless a majority of
203 the other members have previously granted a leave of absence, not to exceed six months), the
204 seat of that member shall be declared vacant and a new member appointed by the Mayor
205 subject to confirmation by the City Council. [Ord. 85-35 § 5, 1985; Ord. 80-2 § 6, 1980. Code 1981
206 § 1.48.060].

207
208
209 2.48.070 Use of library.

210 All persons shall be extended the use of library privileges subject to observing the rules and
211 regulations established for the use thereof. The Library Director may prohibit any person from
212 using the library who willfully or persistently violates any rule or regulation prescribed for the
213 operation of the library. No person shall fail or refuse to leave the library when ordered to do
214 so by the Library Director or other person in charge. [Ord. 09-28(S) § 1, 2009; Ord. 85-35 § 5,
215 1985; Ord. 80-2 § 7, 1980. Code 1981 § 1.48.070].

216
217 Section 6. Homer City Code Chapter 2.57 Department of Community Development is
218 hereby enacted to read as follows:

219
220 **Chapter 2.57**
221 **DEPARTMENT OF COMMUNITY DEVELOPMENT**

222
223 **2.57.010 Department of Community Development.**
224 **The Department of Community Development is created which shall be headed by the**
225 **Director of Community Development. The Director shall be appointed by the City**
226 **Manager for an indefinite term and shall be removable by the City Manager. Within this**
227 **Department will be the City Planner and such other personnel as may be necessary to**
228 **provide services such as city-wide planning; zoning and platting; permitting and**
229 **inspection; economic development; City enhancement programs and such other services**
230 **or programs as designated by the City Manager or requested by the City Council; services**
231 **such as parks, and community recreation. The Department may be subdivided into**
232 **divisions with their own supervisors as deemed necessary.**

233
[**Bold and underlined added.** Deleted language stricken through]



City of Homer

www.cityofhomer-ak.gov

Planning
491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

Staff Report 23-066

TO: Homer Planning Commission **23-066**
 FROM: Ryan Foster, AICP, City Planner
 DATE: 12/6/2023
 SUBJECT: Bayview Subdivision Lighthouse Village Replat Preliminary Plat

Requested Action: Recommend approval of the preliminary plat, creating two larger lots out of three original lots and right of way area.

General Information:

Applicants:	Doyon, Limited 1 Doyon Place Fairbanks, AK 99701	Doyon Tourism, Inc. 11500 Sukdu Way Suite 250 Anchorage, AK 99515
	Seabright Survey + Design, 1044 East Road Suite A, Homer AK 99603	
Location:	Homer Spit Road, west of Kachemak Drive intersection	
Parcel ID:	18101034, 18101035, 17921015	
Size of Existing Lot(s):	1.87, 2.70, 1.35 acres	
Size of Proposed Lots(s):	3.953 and 3.004 acres	
Zoning Designation:	Rural Residential and General Commercial 1	
Existing Land Use:	The rural residential lot is vacant. The GC1 lots have an auto wrecking yard/repair shop, boat storage, and formerly a restaurant and small shops on the southern lot.	
Surrounding Land Use:	North: Peninsula Solid Waste shop, ministorage, rooming house South: Mariner Lagoon East: Homer Spit Road and airport properties West: Residential	
Comprehensive Plan:	Chapter 4 Goal 1 Objective A: Promote a pattern of growth characterized by a concentrated mixed use center, and a surrounding ring of moderate to high density residential and mixed-use areas with lower densities in outlying areas.	
Wetland Status:	The area south of the existing retaining wall is tidal marsh	
Flood Plain Status:	AE 20	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are available	

Public Notice:	Notice was sent to 42 property owners of 47 parcels as shown on the KPB tax assessor rolls.
----------------	---

Analysis: This subdivision is within the Rural Residential and General Commercial 1 Zoning Districts. This plat accompanies the action of vacating the B Street Right of Way south of Bay Avenue, and reconfigures three smaller lots into two larger lots. The vacation of the street is a separate action and discussed in a separate staff report. If the vacation is approved, this preliminary plat would be the mechanism by which the property boundaries would legally change.

Homer City Code 22.10.051 Easements and rights-of-way

- A. The subdivider shall dedicate in each lot of a new subdivision a 15-foot-wide utility easement immediately adjacent to the entire length of the boundary between the lot and each existing or proposed street right-of-way.

Staff Response: The plat meets these requirements. See plat note 1.

- B. The subdivider shall dedicate in each lot of a new subdivision any water and/or sewer easements that are needed for future water and sewer mains shown on the official Water/Sewer Master Plan approved by the Council.

Staff Response: The plat meets these requirements. No additional easements are required for future infrastructure.

- C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities required by HCC 11.04.120.

Staff Response: The plat meets these requirements. No new streets are proposed therefore no non-motorized routes are required under this section of City Code.

- D. The City Council may accept the dedication of easements or rights-of-way for non-motorized transportation facilities that are not required by subsection (c) of this section, if the City Council determines that accepting the dedication would be Consistent with the adopted plans of the City.

Staff Response: The plat meets these requirements.

Preliminary Approval, per KPB code 20.25.070 Form and contents required. The commission will consider a plat for preliminary approval if it contains the following information at the time it is presented and is drawn to a scale of sufficient size to be clearly legible.

- A. Within the Title Block:
 - 1. Names of the subdivision which shall not be the same as an existing city, town, tract or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion;
 - 2. Legal description, location, date, and total area in acres of the proposed subdivision; and
 - 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

- C. The location, width and name of existing or platted streets and public ways, railroad rights-of-way and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff Response: The plat meets these requirements.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries and prominent natural and manmade features, such as shorelines or streams;

Staff Response: The plat meets these requirements.

- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions or limitation of reservations that could affect the subdivision;

Staff Response: The plat meets these requirements.

- F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision; [Additional City of Homer HAPC policy: Drainage easements are normally thirty feet in width centered on the drainage. Final width of the easement will depend on the ability to access the drainage with heavy equipment. An alphabetical list of street names is available from City Hall.]

Staff Response: The plat meets these requirements.

- G. Status of adjacent lands, including names of subdivisions, lot lines, lock numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff Response: The plat meets these requirements.

- H. Approximate location of areas subject to inundation, flooding or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;

Staff Response: The plat does not meet these requirements. A plate note should be added stating a portion of the subdivision lies within an AE20 flood hazard area.

- I. Approximate locations of areas subject to tidal inundation and the mean high water line;

Staff Response: The plat partially meets these requirements. Limits of tidal flooding are depicted per parent plat HM 94-51. Staff recommends depicting the limits of tidal inundation and mean high water across all lots.

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

Staff Response: The plat meets these requirements.

- K. Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;

Staff Response: The plat meets these requirements. A supplemental As-built of water and sanitary sewer lines has been provided.

- L. Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 10 percent on other streets;

Staff Response: The plat meets these requirements. No public roads are proposed.

- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;

Staff Response: The plat meets these requirements. An attachment with slopes over 20% has been provided.

- N. Apparent encroachments, with statement indicating how the encroachments will be resolved prior to final plat approval; and

Staff Response: The plat meets these requirements.

- O. If the subdivision will be finalized in phases, all dedications for through streets as required by KPB 20.30.030 must be included in the first phase.

Staff Response: The plat meets these requirements.

Public Works Comments:

1. A drainage easement should be retained or accommodated for drainage from the Bay Avenue area.
2. Work with Public Works on utility planning during the development and platting process.

Staff Recommendation:

Planning Commission recommend approval of the preliminary plat with the following comments:

1. A plat note should be added stating a portion of the subdivision lies within an AE20 flood hazard area.
2. Depict the limits of tidal inundation and mean high water across all lots.
3. Provide a drainage easement from B Street Right of Way and Bay Avenue to Kachemak Bay.
4. Work with Public Works on utility planning during the development and platting process.

Attachments:

1. Preliminary Plat
2. Supplemental As built
3. Steep slope supplemental
4. Public Notice
5. Aerial Map

NOTES

1. THE 15' FRONTING RIGHTS-OF-WAY AND THE 20' WITHIN 5' OF SIDE LOT LINES IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.

2. THESE LOTS ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PRIOR TO DEVELOPMENT ACTIVITIES.

3. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.

4. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.

5. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.

6. STATE RIGHT-OF-WAY IS FROM STATE OF ALASKA DOT&PF RIGHT OF WAY MAP ALASKA PROJECT F-021-1(23) "HOMER SPIT" SHEET 1 & STATE OF ALASKA DOT&PF RIGHT OF WAY MAP ALASKA PROJECT QF-021-1(25) "HOMER BY-PASS" SHEET B.

7. THE NATURAL MEANDERS OF MEAN HIGH WATER IS FOR AREA COMPUTATIONS ONLY, THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.

8. THERE IS AN EASEMENT GRANTED TO DOUGLAS A. MEEKER FOR THE CONSTRUCTION, MAINTENANCE, AND USE OF THE RETAINING WALL WITHIN B ST. R/W RECORDED BK 227 PG 144 HRD.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

BY: _____ DATE _____
 AUTHORIZED OFFICIAL
 KENAI PENINSULA BOROUGH

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	50.00'	N60°08'43"E
L2	20.00'	N60°08'36"E

LEGEND

- ⊕ SET 2" AC 7968-S 2024
- ⊙ 2" AC 7610-S 1994
- ⊙ 2" AC 7610-S 1984
- ⊙ 2" AC 3686-S 1989
- ⊙ 5/8" REBAR

NOTARY'S ACKNOWLEDGMENT

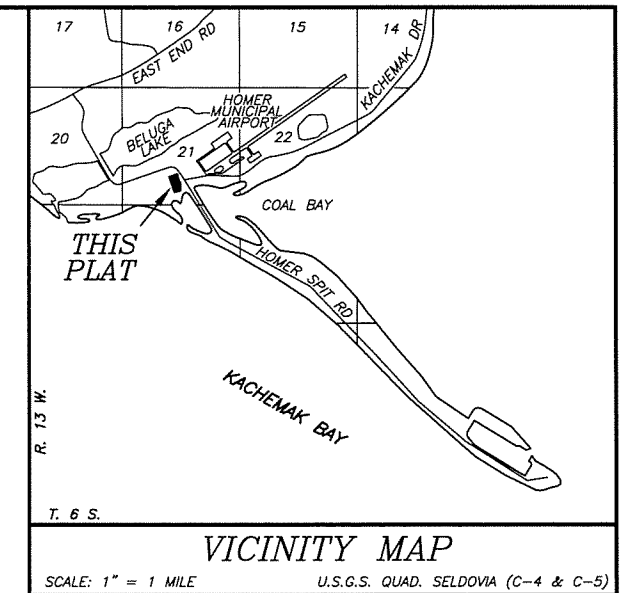
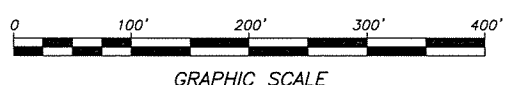
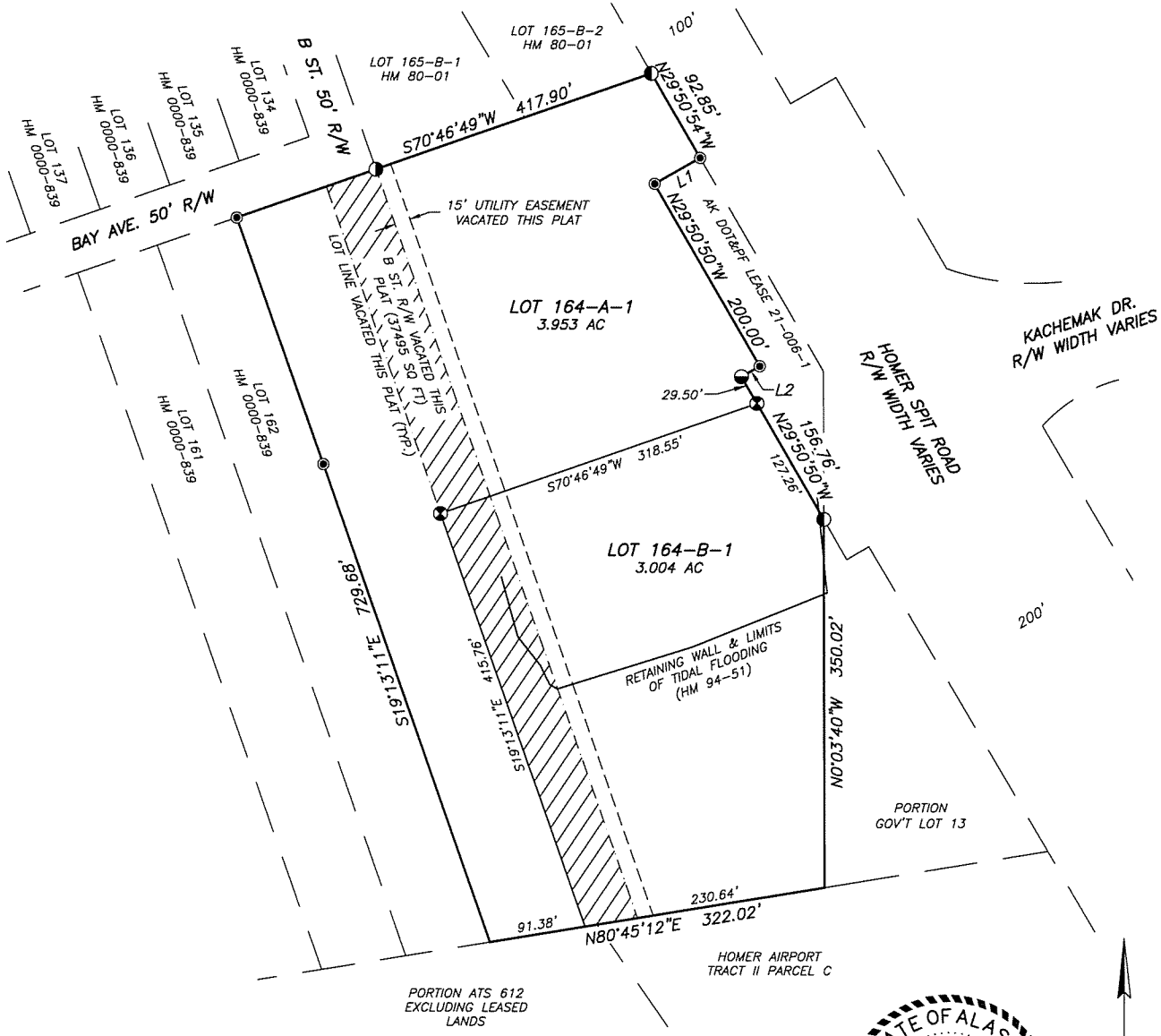
FOR: _____
 ACKNOWLEDGED BEFORE ME THIS _____
 DAY OF _____, 2024

 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR: _____
 ACKNOWLEDGED BEFORE ME THIS _____
 DAY OF _____, 2024

 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT DOYON, LIMITED IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF DOYON, LIMITED, I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

AUTHORIZED SIGNATORY FOR: _____ FORMER LOTS 164-A & 164-B
 DOYON, LIMITED
 11500 SUKDU WAY, SUITE 250
 ANCHORAGE, AK 99515

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT DOYON TOURISM, INC. IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF DOYON TOURISM, INC., I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

AUTHORIZED SIGNATORY FOR: _____ FORMER LOT 163
 DOYON TOURISM, INC.
 11500 SUKDU WAY, SUITE 250
 ANCHORAGE, AK 99515

HOMER RECORDING DISTRICT KPB FILE NO. 2023-XXX

**BAYVIEW SUBDIVISION
 LIGHTHOUSE VILLAGE REPLAT**

A REPLAT OF B STREET RIGHT-OF-WAY, LOT 163 BAYVIEW SUBD. (HM 0000-839), AND LOTS 164-A & 164-B BAYVIEW SUBD. NO. 6 (HM 94-51), LOCATED IN THE SW1/4 SEC. 21, T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

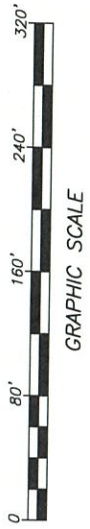
CONTAINING 6.957 ACRES

**SEABRIGHT SURVEY + DESIGN
 KENTON T. BLOOM, P.L.S.**

1044 EAST ROAD, SUITE A
 HOMER, ALASKA 99603
 (907) 299-1091

CLIENTS: DOYON, LIMITED & DOYON TOURISM, INC.
 11500 SUKDU WAY ANCHORAGE, AK 99515

DRAWN BY: KK	CHKD BY: KB	JOB #2023-88
DATE: 11/2023	SCALE: 1"=100'	SHEET #1 OF 1



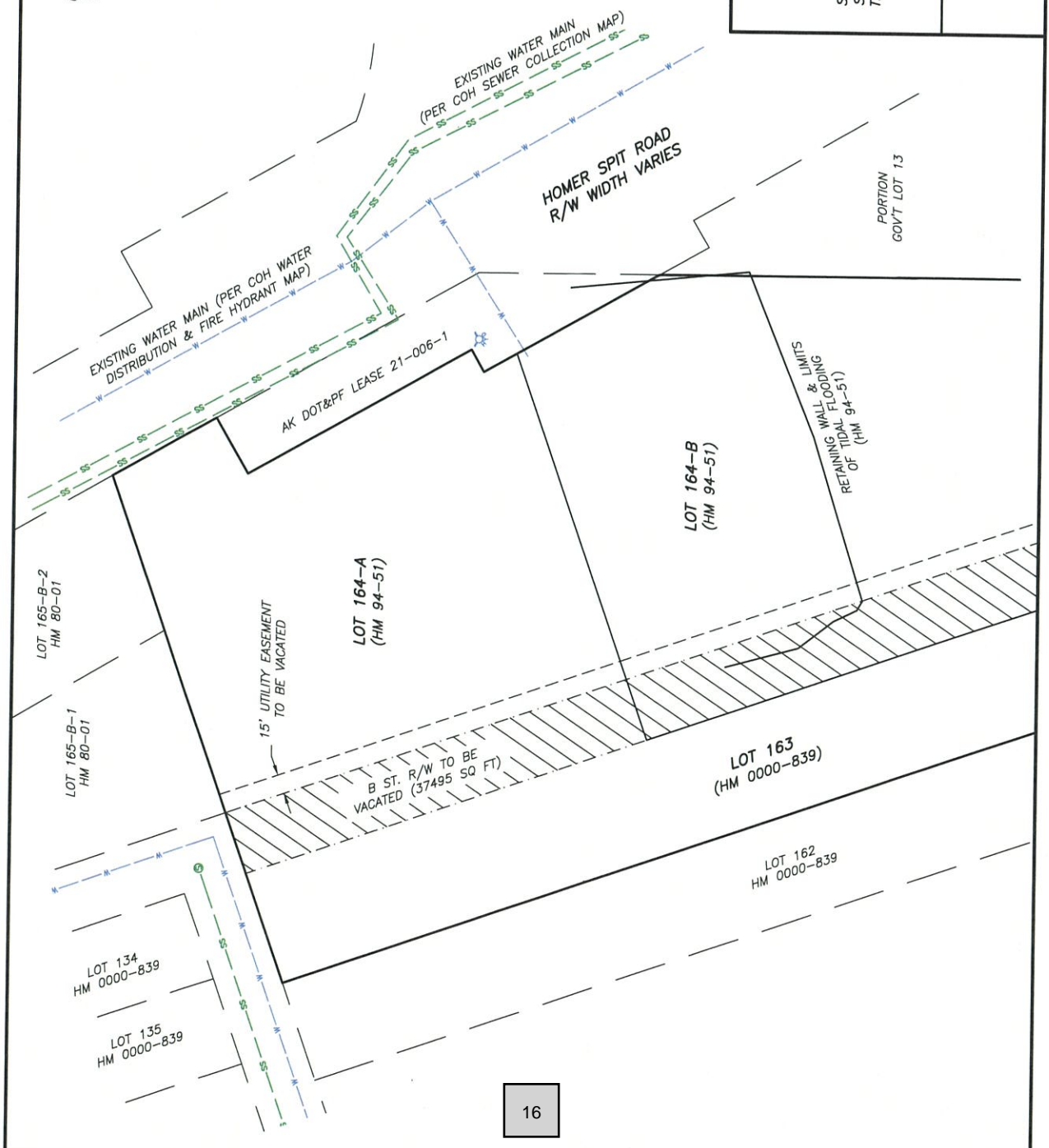
**BAYVIEW SUBDIVISION
LIGHTHOUSE VILLAGE REPLAT
SUPPLEMENTAL ASBUILT**

A REPLAT OF B STREET RIGHT-OF-WAY, LOT 163 BAYVIEW SUBD. (HM 0000-839), AND LOTS 164-A & 164-B BAYVIEW SUBD. NO. 6 (HM 94-51), LOCATED IN THE SW1/4 SEC. 21, T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 6.957 ACRES

**SEABRIGHT SURVEY + DESIGN
KENTON T. BLOOM, P.L.S.**

1044 EAST ROAD, SUITE A
HOMER, ALASKA, 99603
(907) 299-1091





GRAPHIC SCALE

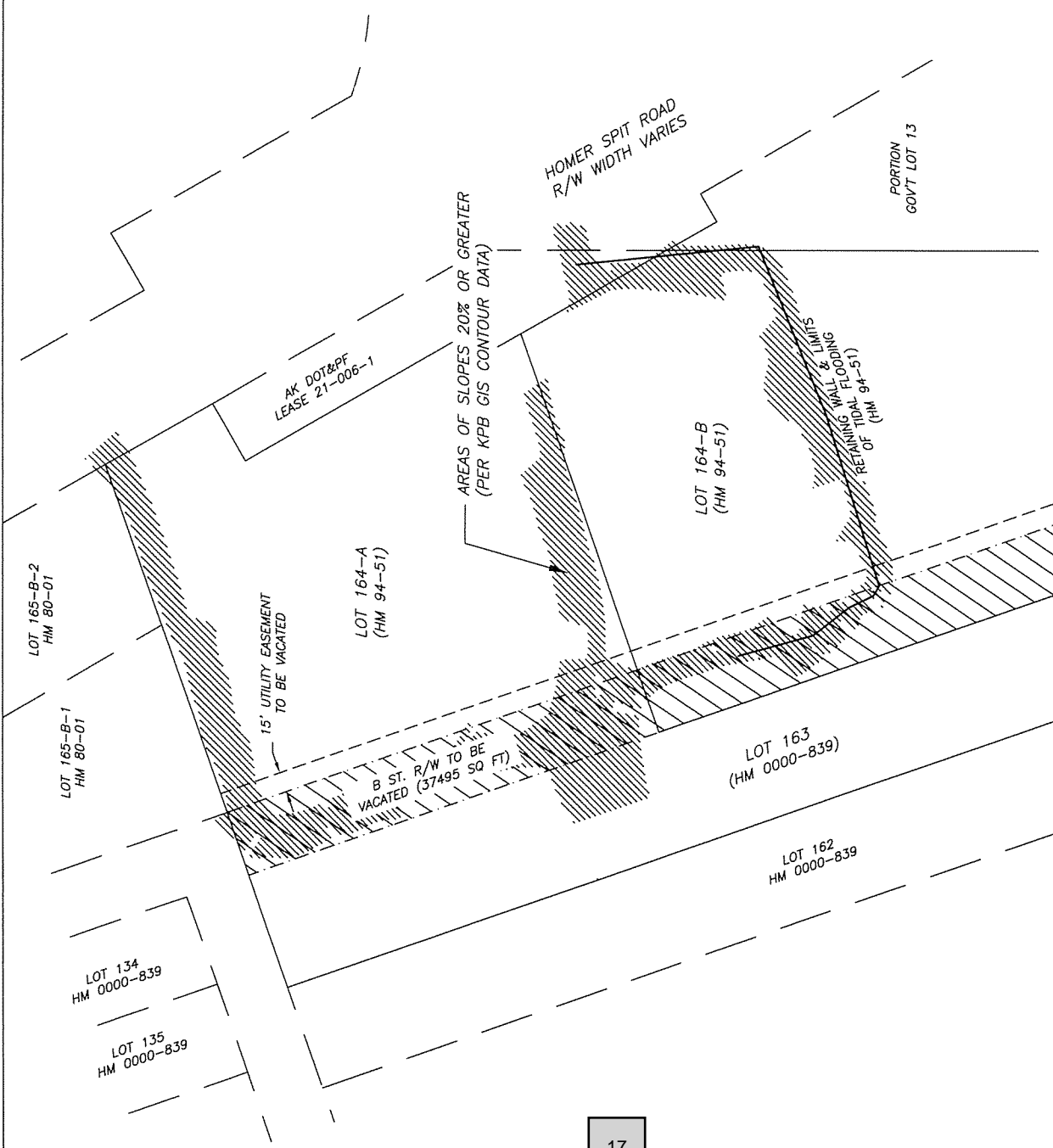


**BAYVIEW SUBDIVISION
LIGHTHOUSE VILLAGE REPLAT
STEEP SLOPES**

A REPLAT OF B STREET RIGHT-OF-WAY, LOT 163 BAYVIEW SUBD. (HM 0000-839), AND LOTS 164-A & 164-B BAYVIEW SUBD. NO. 6 (HM 94-51), LOCATED IN THE SW1/4 SEC. 21, T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 6.957 ACRES

SEABRIGHT SURVEY + DESIGN
KENTON T. BLOOM, P.L.S.
1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1091



**CITY OF HOMER PUBLIC HEARING NOTICE & NOTICE OF SUBDIVISION
PLANNING COMMISSION MEETING**

A public hearing on the matters below are scheduled for Wednesday, December 6, 2023 at 6:30 p.m. during the Regular Planning Commission Meeting. Participation is available virtually via Zoom webinar or in-person at Homer City Hall.

A proposal to vacate the B Street right-of-way within the Bayview Subdivision NO. 6 (HM 94-51), located in the SW1/4 SEC. 21, T. 6 S., R. 13 W., S.M.

Public notice is hereby given that a preliminary plat has been received proposing to subdivide or replat property. You are being sent this notice because you are an affected property owner within 500 feet of a proposed subdivision and are invited to comment.

Proposed subdivision under consideration is described as follows:

Bayview Subdivision Lighthouse Village Replat, Preliminary Plat

The location of the proposed subdivision affecting you is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the City of Homer Planning and Zoning Office. Subdivision reviews are conducted in accordance with the City of Homer Subdivision Ordinance and the Kenai Peninsula Borough Subdivision Ordinance. A copy of the Ordinance is available from the Planning and Zoning Office. **Comments should be guided by the requirements of those Ordinances.**

A copy of the proposals may be viewed at Homer City Hall, in the Clerk's Office Lobby on the lower level. In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603.

To attend the meeting virtually, visit zoom.us and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

Meeting ID: 979 8816 0903

Passcode: 976062

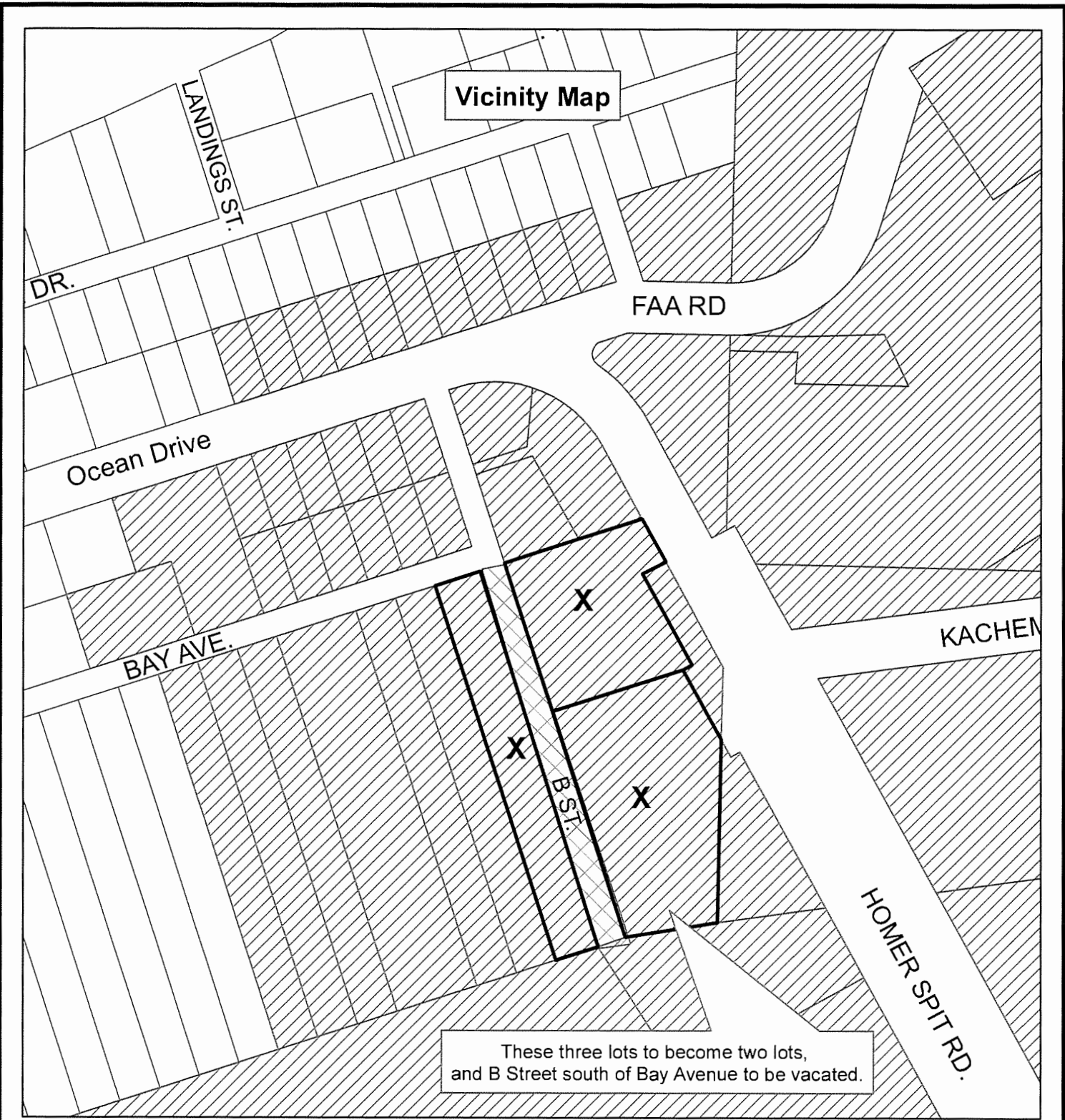
Additional information regarding this matter will be available by 5pm on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for December 1, 2023 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written comments must be received by 4pm on the day of the meeting.

If you have questions, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 435-3120, email: planning@ci.homer.ak.us or in-person at Homer City Hall.

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 500 FEET OF PROPERTY

Vicinity Map 18 Reverse

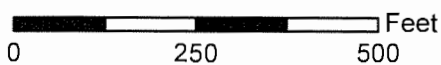


City of Homer
 Planning and Zoning Department

11/20/23

Vacation of a Portion of B Street and
 Bayview Sub Lighthouse Village Replat
 Preliminary Plat

Marked Lots are within 500 feet
 and property owners notified.



*Disclaimer:
 It is expressly understood the City of
 Homer, its council, board,
 departments, employees and agents are
 not responsible for any errors or omissions
 contained herein, or deductions, interpretations
 or conclusions drawn therefrom.*

NOTES

- THE 15' FRONTING RIGHTS-OF-WAY AND THE 20' WITHIN 5' OF SIDE LOT LINES IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
- THESE LOTS ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS AND CITY OF HOMER ORDINANCES. CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS, OWNERS SHOULD CHECK WITH THE CITY OF HOMER PRIOR TO DEVELOPMENT ACTIVITIES.
- ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
- NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
- PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
- STATE RIGHT-OF-WAY IS FROM STATE OF ALASKA DOT&PF RIGHT OF WAY MAP ALASKA PROJECT F-021-(23) HOMER SPIT SHEET 1 & STATE OF ALASKA DOT&PF RIGHT OF WAY MAP ALASKA PROJECT G-021-(23) HOMER BY-PASS SHEET 8.
- THE NATURAL MEANDERS OF MEAN HIGH WATER IS FOR THE COMBINATION OF THE SUBSIDIES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
- THERE IS AN EASEMENT GRANTED TO DOUGLAS A. HERRERY, LIMITED, FOR THE MAINTENANCE AND USE OF THE RETAINING WALL WITHIN B ST. R/W RECORDED BK 227 PG 144 HRD.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

BY: _____ DATE _____
 AUTHORIZED OFFICIAL
 KENAI PENINSULA BOROUGH

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LINE #	LENGTH	BEARING
L1	50.00'	M60°08'43"E
L2	20.00'	M60°08'36"E

LEGEND

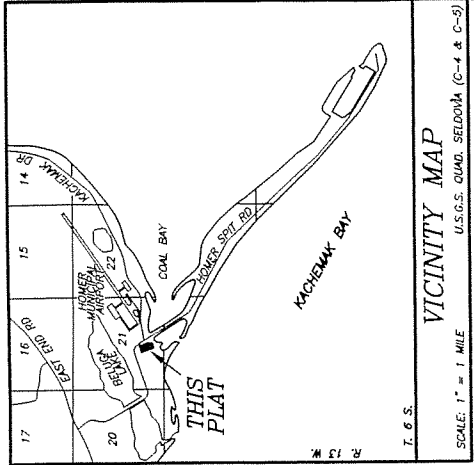
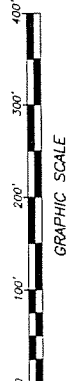
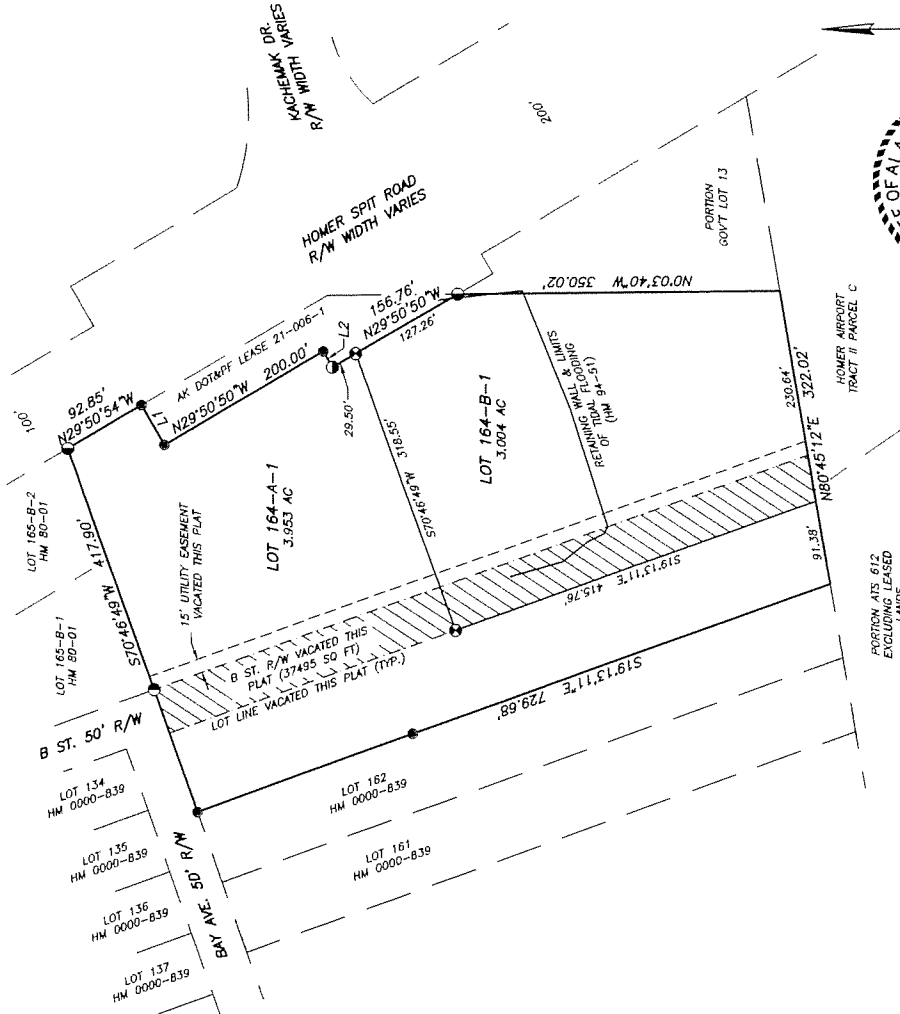
- SET 2" AC 7968-S 2024
- 2" AC 7610-S 1994
- 2" AC 7610-S 1984
- 2" AC 3608-S 1989
- 5/8" REBAR

NOTARY'S ACKNOWLEDGMENT

FOR: _____
 ACKNOWLEDGED BEFORE ME THIS _____
 DAY OF _____, 2024.
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR: _____
 ACKNOWLEDGED BEFORE ME THIS _____
 DAY OF _____, 2024.
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT DOYON, LIMITED IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF DOYON, LIMITED, I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND EASEMENTS TO THE USE SHOWN HEREON.

AUTHORIZED SIGNATORY FOR:
 DOYON, LIMITED
 11500 SUKDU WAY, SUITE 250
 ANCHORAGE, AK 99515

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT DOYON TOURISM, INC. IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF DOYON TOURISM, INC., I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND EASEMENTS TO THE USE SHOWN HEREON.

AUTHORIZED SIGNATORY FOR:
 DOYON TOURISM, INC.
 11500 SUKDU WAY, SUITE 250
 ANCHORAGE, AK 99515

HOMER RECORDING DISTRICT
 NPB FILE NO. 2023-XXX

BAYMEW SUBDIVISION
LIGHTHOUSE VILLAGE REPLAT

A REPLAT OF B STREET RIGHT-OF-WAY, LOT 163 BAYMEW SUBD. (HM 0000-839) AND LOTS 164-A & 164-B BAYMEW SUBD. NO. 6 (HM 94-451) LOCATED IN THE SW1/4 SEC. 21 T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

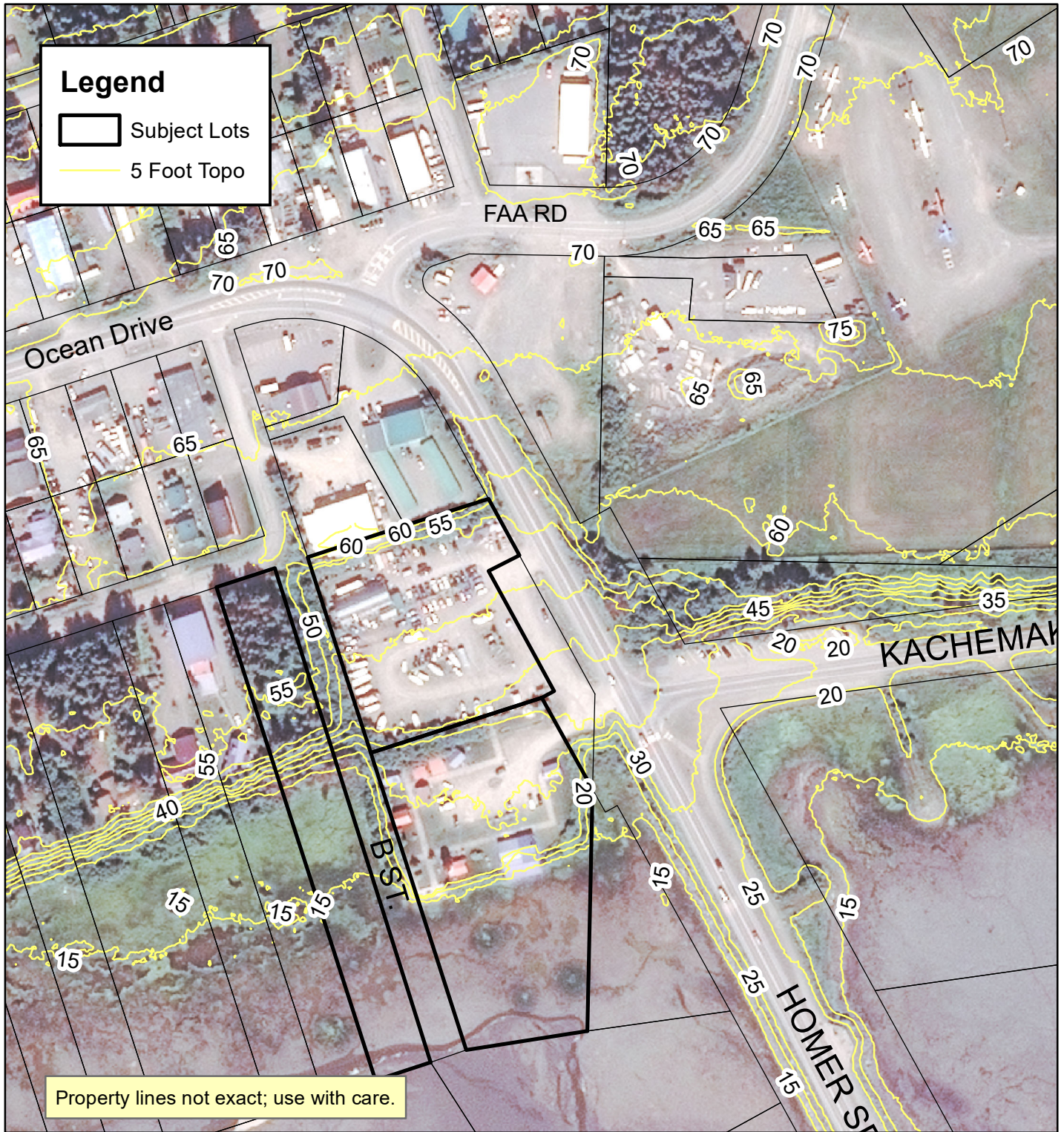
CONTAINING 6.957 ACRES

SEABRIGHT SURVEY + DESIGN
 KENTON T. BLOOM, P.L.S.
 1044 EAST ROAD, SUITE A
 HOMER, ALASKA 99603
 (907) 299-1091



CLIENTS: DOYON, LIMITED & DOYON TOURISM, INC.
 11500 SUKDU WAY, ANCHORAGE, AK 99515

DRAWN BY: KK
 CHKD BY: KB
 JOB #2023-89

DATE: 11/2023
 SCALE: 1"=100'
 SHEET #1 OF 1



Legend

-  Subject Lots
-  5 Foot Topo

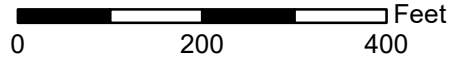
Property lines not exact; use with care.



City of Homer
 Planning and Zoning Department

11/20/23

Aerial Map



*Disclaimer:
 It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.*

From: [mary.griswold](#)
To: [Renee Krause](#)
Subject: public comment PC staff report 23-066 Lighthouse Village Preliminary Plat
Date: Wednesday, January 10, 2024 8:52:45 AM

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

(please include in the PC packet for their 01.17 meeting)

Re: Staff Report 23-066 Lighthouse Village Preliminary Plat

I support combining Doyon's three lots plus the proposed vacation of B Street ROW (with the construction and maintenance of a pedestrian and bicycle trail from Bay Ave to the Spit Road). However, the replat should be to ONE lot, not two.

If Doyon had intended to develop PUDs on two lots, they should have applied for separate CUPs.

But more importantly, confining the hotel complex to half of their property restricts the options for what could be an attractive hotel, convention center, bar, restaurant, and employee housing, compatible with Homer's small town character. Doyon could reduce the hotel height if they had more space to work with. They could reduce the excessive lot coverage and density by removing the triplex housing units proposed for the southern lot. A development of this size and complexity requires the design flexibility afforded by the replat into a single lot.

Thank you for your consideration.

Mary Griswold
Homer resident

From: [mary.griswold](#)
To: [Renee Krause](#)
Subject: comments of the audience PC meeting
Date: Wednesday, January 10, 2024 11:29:28 AM

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

(please include text and one photo for comments of audience at next PC meeting)

Re: incorrect information on CUP 23-09, CUP 23-10, and CUP 23-11

I understand that planning commissioners are not allowed to make site visits when considering a CUP application. It is important that someone on city staff verify the information on the application to protect the integrity of the process. In the cases of CUP 23-09, CUP 23-10, and CUP 23-11 incorrect information was presented. There was one structure under construction, with completed roof covering, exterior siding and Tyvek, and an installed exterior door on each of these parcels at the time of the CUP requests, while the land status in the application was described as vacant or raw with not completed buildings. Please see attached photo of one of the three similar structures.

Staff Report 23-063 for these CUPs stated the Existing Land Use as vacant.

Conditional Use Permit Application Question 1 asks: Currently, how is the property used? Are there buildings on the property? How many square feet? Uses within the building?

To which the applicant responded: This site is raw land with no completed buildings.

There must be verification of applicant information and consequences for providing incorrect or misleading information to the Planning Commission.





City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Castner and Homer City Council
FROM: Rob Dumouchel, City Manager
DATE: January 4, 2024
SUBJECT: City Manager's Report for January 8, 2024 Council Meeting

AMMA/AML Conference

In December I attended the Alaska Municipal Management Association (AMMA) and Alaska Municipal League (AML) conferences in Anchorage.

As president of the AMMA, I was responsible for a large part of the conference's coordination and I also delivered two presentations to the group. I gave an interdisciplinary presentation on public engagement and conflict concepts/frameworks from fields such as political science, energy development, and fisheries management. I also co-hosted a session on generative artificial intelligence for local government with the Deputy City Manager of Juneau. I was re-elected president of the association and will continue my leadership role with the organization in 2024.

When the AML conference got underway, I was joined by the Mayor and Councilmembers Aderhold, Davis, Erickson, and Hansen. During the AML conference I attended sessions on topics such as asset management, social determinants of health, TIFIA funding, and cybersecurity. I also attended a meeting of the Alaska Remote Sellers Sales Tax Commission, the Alaska Municipal League Investment Pool (AMLIP) annual meeting, the AML annual business meeting, and I participated in an Alaska Municipal League Joint Insurance Association (AMLJIA) board meeting as a board trustee. I also made time for a meeting with the owner of a mariculture business that operates seasonally in Homer to discuss their operation and the mariculture scene in Alaska at large.

Audit Update

Finance staff had a discussion with our auditors at BDO laying out the tentative plan for wrapping up the audit. Final review is scheduled for the week of the 8th and the week after we should be able to publish and bring the audit to completion at the second meeting in January.

Meetings with State Legislators

Councilmembers Hansen and Lord, along with me, Port Director Bryan Hawkins, and Special Projects Coordinator Jenny Carroll met with Representative Sarah Vance and Senator Gary Stevens to provide updates on the Homer Harbor Expansion general investigation. Both indicated continued support for the general investigation and are looking forward to meeting with the City in Juneau in February.

Comprehensive Plan Kick Off

In late December, City staff from planning, economic development, and engineering met with Agnew::Beck's comprehensive plan project team for a kick off meeting. We had a discussion about the project timeline, Council goals and interests, ideas for public engagement and outreach, etc. We will be meeting with them weekly for operational discussions to keep the project moving towards timely completion. The intent is to plan for a significant number of interactions with elected and appointed officials while also using staff from all over the organization to assist with outreach and data collection efforts.

Fireworks Support

City staff have collaborated closely with organizers of the New Year's Eve fireworks at Mariner Park. As the event has become more popular, coordinating efforts between Police, Fire/EMS, Public Works and the Port & Harbor has become increasingly important to a safe and enjoyable event. This year's fireworks went well from the City perspective and we look forward to continuing to work with the organizers for the continued improvement of future events.

Homer High Government Class Visits City Hall

The Homer High School Government Class visited City Hall on Tuesday, December 12th for a guided tour, followed by a Q&A session in the Council Chambers with Mayor Castner and Council Members Aderhold, Lord, Venuti, and Erickson. The students had an hour to explore the inner workings of local government, gaining insights into the daily operations of City Hall. The Q&A session aimed to provide a firsthand understanding of the roles and responsibilities of local leaders, allowing students to ask questions and engage in meaningful discussions. The goal of this experience was designed to bridge the gap between classroom learning and practical civic engagement. Mayor Ken Castner emphasized, "Homer High grads are disbursed throughout the City. You need to participate, and that begins with talking and communication." The teens were encouraged to care about the community and be aware of what is being discussed, as they are the future of Homer.





MEMORANDUM

Homer Harbor Expansion Study Monthly Written Update

Item Type: Informational Memorandum
Prepared For: Mayor and City Council
Date: December 26, 2023
From: Jenny Carroll, Special Projects and Communications Coordinator
Through: Rob Dumouchel, City Manager and Bryan Hawkins, Port Director

Purpose: This memorandum provides the Homer Harbor Expansion Study monthly written update to Homer City Council per Resolution 23-037.

The U.S. Army Corps of Engineers (USACE) Project Development Team (PDT)

Continuing study activities:

- The Vertical Team Alignment Memo is working its way from the Pacific Ocean Division in Hawaii up the chain to the Chief.
- Two-day Ecological Modeling Workshop for environmental specialists is being organized.
- Homer Small Boat Harbor Vessel Economic Survey being routed through the USACE for approval.
- Preparing permit applications to be ready to proceed with geotechnical investigations; discussed advantages of completing the geotechnical survey portion of the investigations in February 2024 so data can be used to inform the geotechnical core sampling plan and be ready to move forward when study activities resume in full.
- Developing plan for the ship simulation component of the study.

HDR – Owner Representative:

- Nearing completion of the Coastal Numerical Modeling (waves, tides/storm surge, sediment transport) of existing (baseline) conditions Report for USACE PDT review; completing the modeling will allow progress on the designs once the study fully starts up again and geotechnical data is gathered.
- Preparing HHE Quarterly Report to present to City Council at a January 22, 2024 in which HDR will provide an overview of the Coastal Numerical Modeling report they are completing.
- Assisting City staff to implement Communications Plan and to maintain and update [HHE website](#).

City of Homer staff:

- Attended monthly USACE Project Development Team meeting and weekly meeting with HDR.
- Distributed Homer City Council Resolution 23-130 to Governor Dunleavy's office, Jill Schaefer (Governor Dunleavy's Kenai Peninsula liaison), Representative Vance and Senator Stevens.
- Reported to Council that additional HHE match funding was not included in Governor Dunleavy's proposed FY25 budget.

- While being hosted in Juneau by the Marine Exchange of Alaska for their Board Meeting, Port Director Hawkins took the opportunity to meet with:
 - Shareen Crosby, Crosby, the Infrastructure Investment Coordinator for the Office of the Governor to brief her on the HHE study and share Resolution 23-130.
 - Coast Guard Commander Torba to discuss the USCG's interests and input in the Homer Harbor Expansion study and the proposal for a USCG Small Boat Station in Homer. More information about this meeting will be included in the January 8, 2024 City Manager's Report.
- Prepared informational materials for Council Champions in support of developing an Ordinance appropriating additional City match funds (for introduction at the January 8 City Council meeting) and for Resolution of Support requests to the Kenai Peninsula Borough Assembly and the State of Alaska.
- At the request of Council Champions arranged meetings with Representative Vance (12/18) and Senator Stevens (12/20) to discuss status of the HHE study and City's request for additional State match funding in the FY25 State budget.
- Met with Council Champions to review HHE Communications Plan and to develop materials to communicate financial progress of the study.
- Met with J&H Consultants to begin planning for advocacy in Juneau during AML's 2024 Winter Legislative Conference, February 20-22, 2024.
- Ongoing Communications/outreach: Information and updates about the study are being disseminated through the Harbor Expansion website, the City's monthly newsletter and the City of Homer Facebook and Instagram pages.

RECOMMENDATION:

Informational Only.

General Fund
Expenditure Report
Actuals through December 2023
50% Fiscal Year Elapsed

Current Fiscal Analysis

	FY24		FY24 YTD	
	ADOPTED		ACTUAL	
	BUDGET		\$	%
Revenues				
Property Taxes	\$ 4,115,085	\$ 4,373,562	106%	
Sales and Use Taxes	8,939,282	5,374,976	60%	
Permits and Licenses	43,797	24,600	56%	
Fines and Forfeitures	10,303	1,274	12%	
Use of Money	0	76,227		
Intergovernmental	746,338	257,567	35%	
Charges for Services	396,890	230,537	58%	
Other Revenues	-	53,733		
Airport	198,448	114,241	58%	
Operating Transfers	1,728,989	-	0%	
Total Revenues	\$ 16,179,131	\$ 10,506,717	65%	
Expenditures & Transfers				
Administration	\$ 2,288,320	\$ 894,040	39%	
Clerks/Council	927,024	362,908	39%	
Planning	387,478	125,498	32%	
Library	1,079,132	501,143	46%	
Finance	898,578	352,525	39%	
Fire	1,881,175	798,044	42%	
Police	4,282,603	2,140,498	50%	
Public Works	3,512,438	1,521,719	43%	
Airport	229,618	82,297	36%	
City Hall, HERC	179,040	81,633	46%	
Non-Departmental	179,000	154,000	86%	
Total Operating Expenditures	\$ 15,844,405	\$ 7,014,306	44%	
Transfer to Other Funds				
Leave Cash Out	\$ 221,360	\$ -	0%	
Other	103,366	-	0%	
Total Transfer to Other Funds	\$ 324,725	\$ -	0%	
Transfer to CARMA				
General Fund Fleet CARMA	\$ -	\$ -	0%	
General Fund CARMA	-	-	0%	
Seawall CARMA	10,000	-	0%	
Total Transfer to CARMA Funds	\$ 10,000	\$ -	0%	
Total Expenditures & Transfers	\$ 16,179,131	\$ 7,014,306	43%	
Net Revenues Over (Under) Expenditures	\$ 0	\$ 3,492,411		

These numbers are preliminary and are subject change

Water and Sewer Fund
Expenditure Report
Actuals through November 2023
50% Fiscal Year Elapsed

Current Fiscal Analysis

	FY24		FY24 YTD	
	ADOPTED		ACTUAL	
	BUDGET		\$	%
Revenues				
Water Fund	\$ 2,369,005	\$ 1,071,875	45%	
Sewer Fund	1,948,388	930,321	48%	
Total Revenues	\$ 4,317,393	\$ 2,002,196	46%	
Expenditures & Transfers				
<u>Water</u>				
Administration	\$ 309,507	\$ 157,687	51%	
Treatment Plant	684,568	308,630	45%	
System Testing	33,000	18,682	57%	
Pump Stations	115,707	43,957	38%	
Distribution System	372,744	187,632	50%	
Reservoir	19,025	7,857	41%	
Meters	285,597	27,770	10%	
Hydrants	214,533	100,525	47%	
<u>Sewer</u>				
Administration	\$ 303,612	\$ 152,926	50%	
Plant Operations	836,304	353,129	42%	
System Testing	18,000	5,953	33%	
Lift Stations	216,060	93,372	43%	
Collection System	306,884	120,353	39%	
Total Operating Expenditures	\$ 3,715,541	\$ 1,578,472	42%	
Transfer to Other Funds				
Leave Cash Out	\$ 15,769	\$ -	0%	
GF Admin Fees	-	-	0%	
Other	22,945	-	0%	
Total Transfer to Other Funds	\$ 38,714	\$ -	0%	
Transfers to CARMA				
Water	\$ 309,001	\$ -	0%	
Sewer	254,138	-	0%	
Total Transfer to CARMA Funds	\$ 563,138	\$ -	0%	
Total Expenditures & Transfers	\$ 4,317,393	\$ 1,578,472	37%	
Net Revenues Over(Under) Expenditures	\$ 0	\$ 423,724		

Port and Harbor Fund
Expenditure Report
Actuals through November 2023
50% Fiscal Year Elapsed

Current Fiscal Analysis

	FY24		FY24 YTD	
	ADOPTED		ACTUAL	
	BUDGET		\$	%
Revenues				
Administration	\$ 614,164	\$ 394,100	64%	
Harbor	3,961,361	3,084,322	78%	
Pioneer Dock	307,804	161,961	53%	
Fish Dock	578,477	381,886	66%	
Deep Water Dock	182,426	54,578	30%	
Outfall Line	4,800	-	0%	
Fish Grinder	7,390	10,393	141%	
Load and Launch Ramp	130,000	62,829	48%	
Total Revenues	\$ 5,786,422	\$ 4,150,069	72%	
Expenditures & Transfers				
Administration	\$ 1,143,305	\$ 617,432	54%	
Harbor	1,609,487	704,925	44%	
Pioneer Dock	86,345	41,381	48%	
Fish Dock	747,966	316,442	42%	
Deep Water Dock	104,705	49,159	47%	
Outfall Line	13,500	4,015	30%	
Fish Grinder	27,682	23,831	86%	
Harbor Maintenance	533,783	239,622	45%	
Main Dock Maintenance	51,393	22,306	43%	
Deep Water Dock Maintenance	61,893	24,696	40%	
Load and Launch Ramp	138,815	58,161	42%	
Total Operating Expenditures	\$ 4,518,876	\$ 2,101,972	47%	
Transfer to Other Funds				
Leave Cash Out	\$ 73,867	\$ -	0%	
GF Admin Fees	-	-	0%	
Debt Service	0	-	0%	
Other	375,092	-	0%	
Total Transfer to Other Funds	\$ 448,959	\$ -	0%	
Transfers to Reserves				
Harbor	\$ 818,588	\$ -	0%	
Load and Launch Ramp	-	-	0%	
Total Transfer to Reserves	\$ 818,588	\$ -	0%	
Total Expenditures & Transfers	\$ 5,786,422	\$ 2,101,972	36%	
Net Revenues Over(Under) Expenditures	\$ 0	\$ 2,048,097		

WORK SESSION

AGENDA CALENDAR 2024

Council Meeting Dates	Work Session Topic
<i>Monday, January 8</i>	
<i>Monday, January 15 Off-cycle</i>	<i>Joint Session with Parks Art Recreation & Culture Advisory Commission</i>
<i>Monday, January 22</i>	<i>Homer Harbor Expansion Baseline Conditions Report Overview – Ronny McPherson & KC Kent HDR</i>
<i>Monday, February 12</i>	
<i>Monday, February 26</i>	
<i>Monday, March 11</i>	
<i>Monday, March 18 Off-cycle</i>	<i>Joint Session with ADA Advisory Board</i>
<i>Tuesday, March 26</i>	
<i>Monday, April 8</i>	
<i>Monday, April 12 Off-cycle</i>	<i>Joint Session with Port & Harbor Advisory Commission</i>
<i>Monday, April 22</i>	
<i>Monday, May 13</i>	
<i>Monday, May 20 Off-cycle</i>	<i>Joint session with Planning Commission</i>
<i>Tuesday, May 28</i>	
<i>Monday, June 10</i>	
<i>Monday, June 17 Off-cycle</i>	<i>Joint session with Economic Development Advisory Commission</i>
<i>Monday, June 24</i>	
<i>Monday, July 22</i>	

Council Meeting Dates	Work Session Topic
<i>Monday, August 12</i>	
<i>Monday, August 26</i>	
<i>Monday, September 9</i>	
<i>Monday, September 16</i> <i>Off-cycle</i>	<i>Joint Session with Library Advisory Board</i>
<i>Monday, September 23</i>	
<i>Monday, October 14</i>	
<i>Monday, October 28</i>	
<i>Monday, November 12</i>	
<i>Monday, November 25</i>	

CITY OF HOMER NEWSLETTER



VOL. III - ISSUE V | JANUARY 2024

WHAT'S INSIDE?

MONTHLY NEWSLETTER FROM THE OFFICE OF THE CITY MANAGER

Happy New Year

From Homer City Hall

HOLIDAY CELEBRATION

This year, the City of Homer celebrated the Holiday Season at the Elk's Lodge. We enjoyed the time together, relaxing and catching up over a delicious dinner catered by The Tickled Pear. Adding excitement to the evening, we had a prize drawing, with lucky winners leaving with smiles and surprises. Rob and Ralph showcased their stylish sneakers, adding an extra touch of flair to the holiday festivities. We are thankful for our team and look forward to what's to come in the New Year!



City Manager Rob Dumouchel and Ralph Skorski



Officer Tyler Jeffres and Erica Jeffres



Cheryl and Mike Illg



Sarah Baldus and Sara Cunningham

- Holiday Celebration
- Library Events
- Community Corner
- Homer Public Library
- Community Recreation
- City Hall
- Port & Harbor
- Harbor Expansion Study Update
- Hazard Mitigation – Risk Assessment
- Police Department
- Fire Department
- Public Safety Corner
- Meet City Staff
- Municipal Art Collection
- Stay Connected with City Council

Discover something new today and see the latest City project updates information! Learn about ways community members can get involved at City Hall and in the Homer community.

Follow us on Social Media

- City Hall: [@cityofhomerak](#)
- Parks & Recreation: [@homerparksandrec](#)
- Homer Public Library: [@homerpubliclibrary](#)
- Homer Police: [@homerpolice](#)
- Fire Department: [@HomerVolFireDept](#)

Subscribe to the Monthly Newsletter

[Click Here to Subscribe](#)

LIBRARY EVENTS

VIRTUAL AUTHOR TALKS

Zoom in and listen to your favorite authors talk about their latest books. For a complete list of Upcoming Speakers, go to libraryc.org/homerlibrary/upcoming.

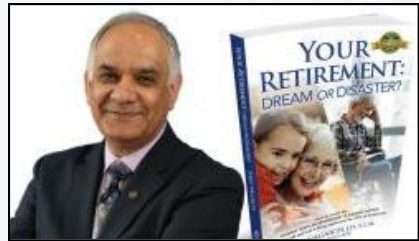
January 10 at 4 pm

Embrace Love in the New Year: A Heartfelt Conversation with **Rebecca Serle**



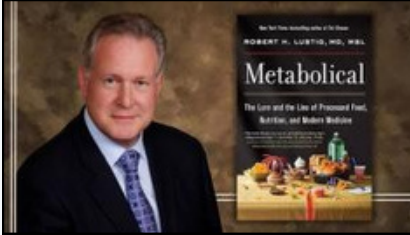
January 23 at 10 am

Your Retirement: Dream or Disaster? How to Avoid the Hidden Traps in Retirement Planning Advice
Rajiv Nagaich



January 30 at 10 am

The Lure and the Lies of Processed Food, Nutrition, and Modern Medicine: An Author Talk with **Dr. Robert Lustig**



SPECIAL & ONGOING EVENTS



Councilmember Conversations

Noon to 1 pm, the second Tuesday of each month, September - May, at the Homer Public Library.

January 9: Shelly Erickson

CHECK OUT MORE LIBRARY PROGRAMS AND EVENTS



Homer Public Library
500 Hazel Street - 907-235-3180
circ@ci.homer.ak.us
www.cityofhomer-ak.gov/library



COMMUNITY CORNER

What's happening around the City of Homer

Community Resource Connect

A one-day event with help for those facing financial instability, homelessness, or at risk of being houseless.

TUESDAY, JANUARY 30 • 11AM-3PM

Community Resource Connect - Located at SPARC

Anyone in need of resources is invited to this **FREE** one-day event! All are welcome. FREE emergency gear, backpacks, comfort packs, food-to-go, sleeping bags, menstrual kits, winter gear, and more.

Get connected with over 20 local vendors offering resources related to food, employment info, health care and mental health, health screenings, and more.

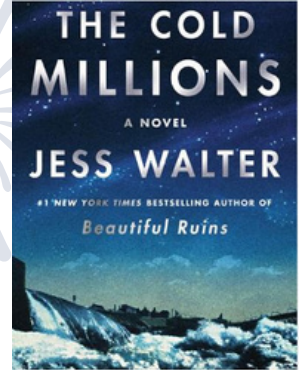
[Click Here for More Information](#)

The Big Read

Kick-Off Event for the NEA Big Read 2024!

Where: Alice's Champagne Palace
When: January 19th, 6pm

[Click here for more details!](#)



Community Recreation

Do you want to stay active and connect with others in the community during the winter months!? There are a lot of options available through our Community Recreation programs. Short on gear? The Homer Public Library has a sports gear lending program. Find more info [here!](#)

- Soccer
- Youth Tumbling Classes
- Pickleball
- Cuong Nhu and Karate Program
- Basketball
- Community Inlet Winds Band
- Volleyball
- Volunteer Opportunities

[Click here to explore all that Community Recreation has to offer!](#)

LIBRARY

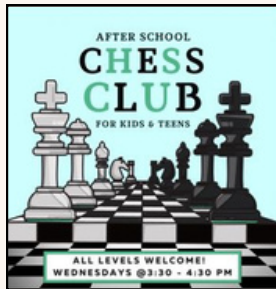
AFTER SCHOOL ACTIVITIES AT THE LIBRARY

Stop Motion Animation with Legos!

Searching for a creative after-school activity for your child? Join us weekly at the Homer Public Library for engaging and educational activities designed for elementary-aged kids every Thursday from 3:30 to 4:00 pm.

Next Event: Thursday, January 11, 3:30pm to 4:30pm

January/February: Intro to Stop Motion Animation! In this series, you'll create a scene, then animate it using Legos. Learn to use Stop Motion Studio on the library's iPads. Please email Cinda if you have any questions: cnofziger@ci.homer.ak.us



After School Chess Club for Kids & Teens

Meet your friends at the library to play chess! Improve your strategy, learn from mentors, and have fun. All skill levels welcome!

Ages 5 and up
Homer Public Library
Every Wednesday, 3:30 - 4:30 pm

Next Event: Wednesday, January 3, 3:30 - 4:30pm

COMMUNITY RECREATION

COMMUNITY INLET WINDS BAND 2024



The Inlet Winds Community Band is restarting this spring. Don't forget to **sign up by February 6th!**

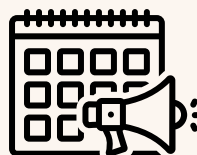
Who can be involved: Inlet Winds is geared for two groups of people.

- Adults with previous experience playing in band (to at least a high school level) who know how to read music. It's ok if you are a little rusty- We'll get into shape together!
- Advanced high school students by invitation or with director approval.

FOR MORE INFO

Sign up through the link below
by **February 6, 2023!**

[Community Inlet Winds Band 2024](#)



LOOKING AHEAD

Spring Concert
Saturday April 13 7:00 PM
Homer High School Mariner Theatre

CITY HALL

HOMER, THE BABY OPOSSUM, ARRIVES AT OREGON ZOO

Last month, a baby opossum named Homer arrived at the Portland Zoo in Oregon, safe and sound. Homer has been on quite the adventure in his short life!

Earlier this year, Homer's mom, an opossum known as Grubby, stowed away in a cargo container bound for Homer, AK. When the container was being unloaded, Grubby made a run for it and escaped the crew who tried to trap her. She was able to evade wildlife officials for a couple of months. During that time, she gave birth to at least 5 babies (joeys), whom residents affectionately referred to as 'grublets.'

Finally, in May, Grubby and her joeys were captured and re-homed to the Alaska Zoo in Anchorage. Homer and his siblings will be sent to different zoos, and Grubby will remain at the Alaska Zoo.

Homer is adjusting to his new home and the caring staff. As he acclimates, he will soon have the opportunity to meet visitors. This interaction aims to educate and connect children with an animal they may not encounter in their daily lives, creating a deeper appreciation for wildlife.



DID YOU KNOW?

Opossums are considered invasive in Alaska and the Pacific Northwest as they are a threat to native species.



Lori Pond delivering donations to Homer High



Zach Pettit delivering donations to Homer High



Renee Krause and Lori Pond wrap gifts



City Hall Christmas Tree

SHARE THE SPIRIT

City Hall spread some holiday cheer this year through the Share the Spirit Adopt-A-Family program! We were honored to make a family's wishes come true by providing them with food, warm clothing, toys, and essentials.

You can also bring joy to our community through similar programs and by supporting local charities, helping build a more compassionate and connected community not just during the festive season but throughout the upcoming year!



HOMER HIGH GOVERNMENT CLASS VISITS CITY HALL

The Homer High School Government Class visited City Hall on Tuesday, December 12th for a guided tour, followed by a Q&A session in the Council Chambers with Mayor Castner and Council Members Aderhold, Lord, Venuti, and Erickson. The students had an hour to explore the inner workings of local government, gaining insights into the daily operations of City Hall.



Ryan Foster, City Planner, speaks to students about the city planning process.

The Q&A session aimed to provide a firsthand understanding of the roles and responsibilities of local leaders, allowing students to ask questions and engage in meaningful discussions. The goal of this experience was designed to bridge the gap between classroom learning and practical civic engagement. Mayor Ken Castner emphasized, “Homer High grads are dispersed throughout the City. You need to participate, and that begins with talking and communication.” The teens were encouraged to care about the community and be aware of what is being discussed, as they are the future of Homer.



Homer High students attend a Q&A session with Mayor Castner and Council Members Aderhold, Lord, Venuti, and Erickson.

2024 ELECTIONS

As we step into the new year, it's never too early to start preparing for the upcoming elections! Stay informed about key dates, such as voter registration deadlines and election days.




Register to vote or update your voter registration!

- Visit the Homer City Clerk's Office at 491 E. Pioneer Avenue to fill out a registration form, or
- Conveniently register online at <https://voterregistration.alaska.gov>.

For additional details, contact the Clerk's Office at (907) 235-3130.






In 2024, we gear up for THREE upcoming elections!

 Save the dates:

- Alaska State General Election : **November 5**
- 2024 Kenai Peninsula Borough Regular Election: **October 1**
- 2024 City of Homer Regular Election: **October 1**

Polls open at 7 am, close at 8 pm

Important Deadlines

-  Voter registration/update: September 1, 2024
-  Absentee In-Person Voting: Starts September 16, 2024
-  Absentee By-Mail App Deadline (City): September 27, 2024
-  Absentee App Deadline (Borough): September 24, 2024
-  Absentee by Electronic App Transmission Deadline: September 30, 2024

PORT & HARBOR

PACIFIC MARINE EXPO IN SEATTLE

Port Director Bryan Hawkins recently attended the Pacific Marine Expo in Seattle, sharing a booth with Homer Marine Trades. The expo spotlighted Alaskan coastal communities. The Homer booth stands out because it represents our thriving marine commercial support industry.

During his visit, Bryan joined the Cordova Harbormaster for a day trip to Anacortes, touring the Transpac float manufacturing operation. Witnessing the floats during their various stages of construction, physically interacting with the materials, and acquiring knowledge about the intricate engineering involved in these harbor float systems was truly remarkable and helps us in our planning for future float replacement projects.



Bryan Hawkins and Jen Hakala of the Homer Marine Trades Association working Homer's Pacific Marine Expo booth.

Events like the Pacific Marine Expo highlight local industry strengths, foster community collaboration, and address crucial topics such as vessel maintenance and sustainability. Attending these expos is an important investment in the growth and success of the marine trade sector.

ANNUAL BOARD MEETING FOR THE MARINE EXCHANGE OF ALASKA



Bryan Hawkins, Port Director, attended the Marine Exchange of Alaska annual board meeting.

Port Director, Bryan Hawkins, serves as the President of the Alaska Association of Harbormasters and Port Administrators (AAHPA) and represented AAHPA on the Marine Exchange of Alaska (MXAK) board this past month. Both organizations collaborate closely to support maritime transportation in Alaska.

The Marine Exchange of Alaska (MXAK) tracks commercial vessels in Alaskan waters. One of their primary functions is the exchange of vessel information, which serves as a critical resource for vessel owners, fleet managers, families, and state and federal authorities. The Exchange acts as a 24-hour vessel safety and security watch keeper, ensuring the timely availability of accurate and relevant information including vessel tracking, communication services, and weather and ice information.

Attending their annual board meeting offered valuable insights. The collaboration opportunities allowed for the exchange of information and the advancement of Homer's critical projects and priorities.



HOMER HARBOR EXPANSION



STUDY UPDATE



**Join us Monday, January 22 at
City Council's 4 pm Worksession!**

Ronny McPherson and KC Kent of HDR will provide an overview of the Baseline Conditions Report they are completing. The report uses new and existing field data along with existing studies, to model the waves, tides, storm surge and analyze sediment transport in the study area.

Understanding the existing marine and coastal physical processes is one of the important first steps to get done before moving into alternatives development. This information, together with data from the geophysical investigation and environmental review, is instrumental in informing the design process; it allows the project development team to tailor designs to the specific conditions of the proposed site to best meet project objectives. The information also serves as a reference point to compare the relative effectiveness of the alternatives harbor design.

Homer City Council will also discuss the progress of the study and introduce an Ordinance to commit additional match funds at their Regular meeting on January 8, 2024, which begins at 6 pm.

Mark your calendar

6 pm Monday, January 8, 2024



4 pm Monday, January 22, 2024



Cowles Chamber, Homer City Hall
491 E. Pioneer Avenue in Homer



or via [Zoom!](#)

For more information go to: www.homerharborexansion.com



**QUICK
TIP**

PORT & HARBOR BILLING ABBREVIATIONS

What does that stand for? Are you looking at your harbor bill or receipt and can't figure out what the description means? Here's a breakdown of those cryptic abbreviations that will make you a pro in no time. Click this link to see a list of abbreviations and what they mean. [Port & Harbor Billing/Charges Info](#)



FIRST RESPONDERS CLASS



Sammantha Cunningham leading the ETT training class.

During the final week of November, Port & Harbor staff from operations, maintenance, and the fish dock participated in a 40-hour Emergency Trauma Technician (ETT) training and certification. The training was led by Homer EMS coordinator Samantha Cunningham and organized by Deputy Harbormaster Aaron Glidden.



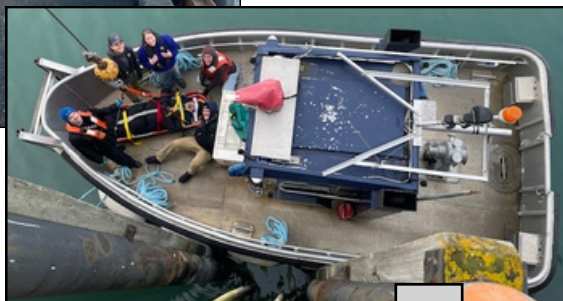
Isaiah Nevak, Kurt Read (as the 'patient'), and Rose Riordan

The ETT course is primarily for professionals requiring advanced medical skills beyond basic first aid and is specifically designed for those without immediate access to professional emergency services. This training equips individuals with essential skills for a rapid response in critical situations.

Successful completion of this training course is mandatory every two years. The training provides our Port & Harbor staff with essential skills to respond effectively to emergencies when necessary.



Del Masterhan and Thomas Gilbert participate in rescue training, which involves loading a stretcher onto a pulley and lowering it down into a boat.



RISK ASSESMENT

The City of Homer has thoroughly evaluated natural disaster risks and devised strategies to safeguard lives and property. A hazard impact risk assessment predicts how hazards may affect the community, aiding in prioritizing risk reduction actions.

The 2022 Local Hazard Mitigation Plan (LHMP) specifically assessed risks in Homer, focusing on land, the population center, and critical facilities like emergency services.

With a Federal Emergency Management Agency (FEMA) approved plan in place, the community is eligible for nonemergency disaster assistance, including funding for risk reduction projects outlined in the plan.

As a resident of Homer, we want you to be aware of the potential risks and inform you of the plan in place to ensure everyone's safety.

Risks Assesed
Climate Change
Earthquake
Erosion
Flood
Landslide
Severe Weather
Tsunami
Volcano
Wildfire



Find the Local Hazard Mitigation Plan on the City's website: [City of Homer Local Hazard Mitigation Plan](#)

POLICE DEPARTMENT

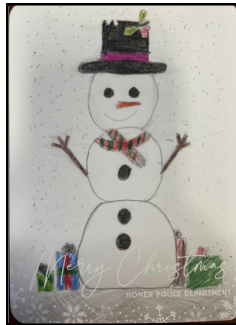


CHRISTMAS CARD CONTEST 2023



Homer Police Department with Christmas Card Contest participants, Aubrey and Kyra.

The Homer Police Department (HPD) was thrilled to host a Christmas Card Contest again this year. Young Homer artists had the opportunity to submit vibrant Christmas card designs. The 2023 winner was Kyra (11), who drew a beautiful snowman! The runner up was Aubrey with a festive 'Crismis' scene showing a police officer with K-9 dog next to a Christmas tree. Great job girls!!



Snowman, by Kyra



Crismis, by Aubrey

DOOR DECORATING CONTEST

We saw a whole new side to our police officers and staff at HPD this year! They brought out their creative side with a door decorating contest. Winner gets bragging rights!

Our newest hire, Kaitlyn Dawson, won with the Grinch Door that leads into the jail.



The Grinch Door, by Kaitlyn Dawson



FIRE DEPARTMENT

NEW FIRE HOSES AT HVFD

The Homer Volunteer Fire Department (HVFD) recently acquired upgraded fire hoses. A total of 147 boxes, weighing 5,638 pounds, were unboxed by our awesome crew: Jaclyn Arndt, Paige Jones, Galina Orlova, and Barrett Moe!

This new supply replaced outdated hoses that no longer met National Fire Protection Association safety guidelines. The old hoses were made of extruded nitrile rubber, which would easily ice up in cold weather, making them slippery to handle and heavier. The new style of hoses performs better in cold weather and is easier for firefighters to maneuver. They have a rubber-lined polyester double jacket that does not freeze up and is two pounds lighter than the old hoses, enhancing grip, maneuverability, and reducing the risk of injury and fatigue for our firefighting crews. This significant improvement ensures that HVFD maintains a safer and more efficient fire response.



Barrett Moe and Paige Jones



Galina Orlova



In this section, we aim to keep readers informed about the latest developments in public safety in the community. Whether it's news about crime prevention, emergency preparedness, or updates on local law enforcement activities, we've got you covered. Our goal is to promote a safe and secure environment for all community members and visitors of Homer, and we believe that staying informed is a crucial part of achieving that. Read on to learn more about what's happening in public safety in Homer.

HEATING YOUR HOME SAFELY

The cold weather has arrived, and we all want to stay warm! Remember to take a few simple steps to keep yourself and your family safe while heating up your home. Using heating systems safely is crucial in preventing accidents, fires, and health hazards.

FOLLOW THESE TIPS TO STAY SAFE!

Heating Systems



Keep the area around fireplaces, wood stoves, and space heaters clear, at least 3 feet around.



Schedule regular inspections and cleaning of heating unit and replace air filters regularly.



Ensure proper ventilation to prevent the buildup of carbon monoxide.



Never leave a heating unit unattended while in use.

LEARN MORE >>

[StaySafe.org](https://www.staysafe.org)

[Red Cross Home Heating Safety Tips](#)



Be Prepared



Educate family members, especially children, about fire safety.



Have an escape plan and practice the route.



Keep a working fire extinguisher in an accessible location, and make sure everyone knows how to use it.



Install smoke detectors and carbon monoxide detectors on every floor of your home and test them monthly.



December Anniversaries

Thanks to the following staff members for your dedication, commitment and service to the City and to the taxpayers of Homer!

Mark Robl	Police	39 Years
Bryan Hawkins	Port	24 Years
Todd Cook	Public Works	14 Years
Sean Perry	Police	9 Years
Mike Zelinski	Public Works	9 Years
Josh Mershon	Port	4 Years
Regina Johanos	Library	3 Years
Jenna Luchaco	Public Works	2 Years
Del Masterhan	Port	2 Years
Matt Dominquez	IT	1 Year

WELCOME



Greg Trail

Welcome aboard, Greg Trail! Greg is a Maintenance Tech I at Public Works who began his journey with us in July. Hailing from Homer and the surrounding area, he brings valuable experience from his previous work in the fishing industry.



Wesley Breshears



Welcome to Wesley Breshears, our Heavy Mechanic at Public Works, who joined us in November. Having relocated to Homer about a year ago to be closer to family, we are thrilled to have him as part of our team.

EMPLOYEE HIGH FIVES!

WAY TO GO ANDREW!

Andrew Williamson just got his CDL license! He joined the Public Works crew as a seasonal employee for the operators from May to October 2022. He was rehired in 2023 as a full-time employee, starting out as an apprentice. With his newly acquired CDL license and on-the-job training, he has now become an Equipment Operator. Andrew is a valuable addition to the team, and we are glad to have him on board.



Andrew Williamson

KUDOS TO SNOW PLOW CREWS



Snow Removal- Lead Mike Gilbert and operator- Jenna Luchaco

Kudos to the City crews who have been working hard to keep Homer roads clear and safe this winter season! These dedicated teams work tirelessly to clear the snow and ice, ensuring our safe travels.

Be sure to give them your support and be patient while they work through the snow clearing process, especially during heavy snowfall. They are an essential part of our community, and we are very thankful for them!

CITY OF HOMER ROSTER

Mayor - Ken Castner (2024)

City Council

Donna Aderhold (2024)

Jason Davis (2025)

Shelley Erickson (2024)

Storm P. Hansen (2025)

Rachel Lord (2026)

Caroline Venuti (2026)

City Staff Leadership

Rob Dumouchel, City Manager

Melissa Jacobsen, MMC, City Clerk/Deputy Director of Administration

Mark Robl, Chief of Police

Bill Jirsa, Chief Technology Officer

Julie Engebretsen, Economic Development Manager

Elizabeth Walton, Finance Director

Mark Kirko, Fire Chief

Dave Berry, Library Director

Andrea Browning, Personnel Director

Bryan Hawkins, Port Director

Jan Keiser, Public Works Director/City Engineer

Ryan Foster, City Planner

Mike Illg, Community Recreation Manager

Commissions and Boards

ADA Advisory Board

Economic Development Advisory Commission

Library Advisory Board

Parks, Art, Recreation and Culture Advisory Commission

Planning Commission

Port and Harbor Advisory Commission

MUNICIPAL ART COLLECTION

Learn more about the municipal art collection at:

www.cityofhomer-ak.gov/prac/city-homer-municipal-art-collection



“Horses in a Winter Storm”
Watercolor by Diana Tillion
City Hall

STAY CONNECTED TO CITY COUNCIL

Go to cityofhomer-ak.gov/cityclerk/stay-connected-city-council to find instructions on how to listen, provide testimony, and participate in the meetings via Zoom.

UPCOMING MEETINGS

January

- | | | |
|----|---------|---|
| 3 | 5:30 pm | CANCELLED - Planning Commission Worksession |
| 3 | 5:30 pm | Planning Commission Special Meeting |
| 9 | 6:00 pm | Economic Development Advisory Commission Regular Meeting |
| 16 | 5:30 pm | Library Advisory Board Regular Meeting |
| 17 | 5:30 pm | Planning Commission Worksession |
| 17 | 6:30 pm | Planning Commission Regular Meeting |
| 18 | 5:30 pm | Parks, Art, Recreation & Culture Advisory Commission Special Meeting |
| 24 | 5:30 pm | Port & Harbor Advisory Commission Regular Meeting |



JOIN OUR TEAM

- Find current job listings for the City of Homer
- Sign up for Job Alerts
- Apply Online at: cityofhomerak.applicantpro.com/jobs

ABOUT THIS NEWSLETTER

The City of Homer Newsletter is published monthly. For questions or comments, please contact the Office of the City Manager at citymanager@ci.homer.ak.us.

City of Homer

491 E. Pioneer Avenue, Homer, Alaska 99603
907-235-8121

www.cityofhomer-ak.gov

**PLANNING COMMISSION
2024 Calendar**

	AGENDA ITEM DEADLINES	MEETING DATE	COMMISSIONER SCHEDULED TO REPORT	CITY COUNCIL MEETING FOR REPORT*	ANNUAL TOPICS FOR AGENDA AND EVENTS PLANNED
JANUARY	12/13/23 Public Hearing Items 12/15/23 Preliminary Plat Submittals 12/22/23 Regular Agenda Items	01/03/24		Monday, 01/08/24 6:00 p.m.	•
	12/27/23 Public Hearing Items 12/29/23 Prelim Plat Items 01/05/24 Regular Agenda Items	01/17/24		Monday 01/22/24 6:00 p.m.	•
FEBRUARY	01/17/24 Public Hearing Items 01/19/24 Prelim Plat Items 01/26/24 Regular Agenda Items	02/07/24		Monday 02/12/24 6:00 p.m.	• NFIP Staff Training
	01/31/24 Public Hearing Items 02/02/24 Prelim Plat items 02/09/24 Regular Agenda Items	02/21/24		Monday 02/26/24 6:00 p.m.	•
MARCH	02/14/24 Public Hearing Items 02/16/24 Prelim Plat Items 02/23/24 Regular Agenda Items	03/06/24		Monday 03/11/24 6:00 p.m.	•
	02/28/24 Public Hearing Items 03/01/24 Prelim Plat Items 03/08/24 Regular Agenda Items	03/20/24		Tuesday 03/26/24 6:00 p.m.	
APRIL	03/13/24 Public Hearing Items 03/15/24 Prelim Plat Items 03/22/24 Regular Agenda Items	04/03/24		Monday 04/08/24 6:00 p.m.	
	03/27/24 Public Hearing Items 03/29/24 Prelim Plat Items 04/05/24 Regular Agenda Items	04/17/24		Monday 04/22/24 6:00 p.m.	• APA National Planning Conference
MAY	04/10/24 Public Hearing Items 04/12/24 Prelim Plat Items 04/19/24 Regular Agenda Items	05/01/24		Monday 05/13/24 6:00 p.m.	•
	04/24/24 Public Hearing Items 04/26/24 Prelim Plat Items 05/03/24 Regular Agenda Items	05/15/24		Tuesday 05/28/24 6:00 p.m.	•
JUNE	05/15/24 Public Hearing Items 05/17/24 Prelim Plat Items 05/24/24 Regular Agenda Items	06/05/24		Monday 06/10/24 6:00 p.m.	• Reappointment Applications will be sent out by the Clerk
	05/29/24 Public Hearing Items 05/31/24 Prelim Plat Items 06/07/24 Regular Agenda Items	06/19/24		Monday 06/24/24 6:00 p.m.	

JULY	06/26/24 Public Hearing Items 06/28/24 Prelim Plat Items 07/05/24 Regular Agenda Items	07/17/24		Monday 07/22/24 6:00 p.m.	<ul style="list-style-type: none"> • Reappointment Application Due to the Clerk
AUGUST	07/17/24 Public Hearing Items 07/19/24 Prelim Plat Items 07/26/24 Regular Agenda Items	08/07/24		Monday 08/12/24 6:00 p.m.	<ul style="list-style-type: none"> • Election of Officers • Capital Improvement Plan Presentation by Jenny Carroll
	07/31/24 Public Hearing Items 08/02/24 Prelim Plat Items 08/09/24 Regular Agenda Items	08/21/24		Monday 08/26/24 6:00 p.m.	<ul style="list-style-type: none"> • Training – Conducted by the City Clerk
SEPTEMBER	08/14/24 Public Hearing Items 08/16/24 Prelim Plat Items 08/23/24 Regular Agenda Items	09/04/24		Monday 09/09/24 6:00 p.m.	
	08/28/24 Public Hearing Items 08/30/24 Prelim Plat Items 09/06/24 Regular Agenda Items	09/18/24		Monday 09/23/24 6:00 p.m.	
OCTOBER	09/11/24 Public Hearing Items 09/13/24 Prelim Plat Items 09/20/24 Regular Agenda Items	10/02/24		Monday 10/14/24 6:00 p.m.	
	09/25/24 Public Hearing Items 09/27/24 Prelim Plat Items 10/04/24 Regular Agenda Items	10/16/24		Monday 10/28/24 6:00 p.m.	<ul style="list-style-type: none"> • Annual Meeting Schedule
NOVEMBER	10/16/24 Public Hearing Items 10/18/24 Prelim Plat Items 10/25/24 Regular Agenda Items	11/06/24		Tuesday 11/12/24 6:00 p.m. or Monday 11/25/24 6:00 p.m.	
DECEMBER	11/13/24 Public Hearing Items 11/15/24 Prelim Plat Items 11/20/24 Regular Agenda Items	12/04/24		No Meetings for Council in December	

*The Commission’s opportunity to give their report to City Council is scheduled for the Council’s regular meeting following the Commission’s regular meeting, under Agenda Item 8 – Announcements/ Presentations/ Borough Report/Commission Reports. Reports are the Commission’s opportunity to give Council a brief update on their work. Attend via Zoom or in Person.