



Agenda

City Council Joint Worksession w/Planning Commission

Wednesday, June 11, 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: 913 5889 0965 Password: 521391

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

DISCUSSION TOPIC(S)

- a. Homer Comprehensive Plan Update with Agnew::Beck

COMMENTS OF THE AUDIENCE (3 minutes)

ADJOURNMENT

Next Regular Meeting is Monday, June 23, 2025, at 6:00 p.m. Committee of the Whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.



2045 Homer Comprehensive Plan Update

Executive Summary: Proposed Public Hearing Draft, June 2025



Plan Purpose

The City of Homer is updating the 2018 Comprehensive Plan to recognize and celebrate what we have **accomplished**, to address new **challenges and opportunities** for our community, and to coordinate efforts to **achieve our shared vision for a future Homer**.

The Comprehensive Plan will serve as a community resource and guide for community leaders, residents, and other partners to protect what residents value most about Homer while enhancing the quality of life for current and future residents.

The 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.

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.



Land Use & Environment



Public Facilities & Services



Housing



Economic Development



Transportation



Governance



Sustainability & Resilience

What is a comprehensive plan?

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.

What is a zoning code?

Zoning code and the zoning map are local laws governing **how land is used or developed**, where and how buildings are sited, and other rules related to how a property functions. Zoning is the tool used for achieving the intent set by the comprehensive plan and goals set in the Future Land Use map.

Community Voices: Highlights from the Community Survey

TOP 3 THEMES: What three things do you **value most** about living in Homer?

Community, small town feel, family and friends



Natural beauty and scenery



Access to outdoor activities and ocean



"Thank you for gathering this input! Homer has been an amazingly connected and healthy place for me, and I want it to remain so for my kids and any who are drawn to our engaged, connected community."

TOP 3 THEMES: What 3 things do you find **most challenging** about living in Homer?

Overall cost of living



Infrastructure and transportation challenges



Lack of affordable housing



"The lack of affordable homes/rentals for locals year-round. I have a year-round dwelling, but I am seeing many service workers being priced out of living here."

TOP 3 THEMES: 20 years from now, what does your **ideal Homer** look like?

Homer has retained its small-town character



Affordable housing and reasonable cost of living



Walkable, vibrant downtown



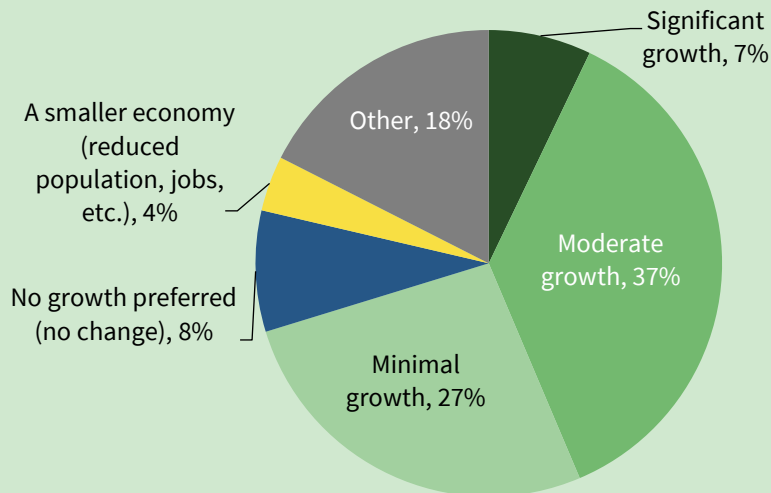
"I came here to work a seasonal job... I stayed because Homer gave me the space and support to be who I am. I love this place deeply; I love the fun and quirky community that I've found."

Who responded to the 2024 Community Survey?

556 people participated in the survey, exceeding our goal of 500 participants. 224 comments were received on the interactive map. Of the 556 survey participants:

- 70% have lived in Homer more than a decade.
- 91% live in Homer year-round.
- 39% reside within the City of Homer limits.¹

Desired Growth



Most open-ended comments about growth discuss “sustainable and controlled growth” with a focus on planning that considers environmental impact, infrastructure capacity, and preservation of Homer’s character.

Housing Highlights

- 76% of survey participants are satisfied/very satisfied with their current housing situation.
- 68% say housing is too expensive in Homer.
- 66% say more attainable starter homes are needed for younger residents, families, or residents that wish to downsize.

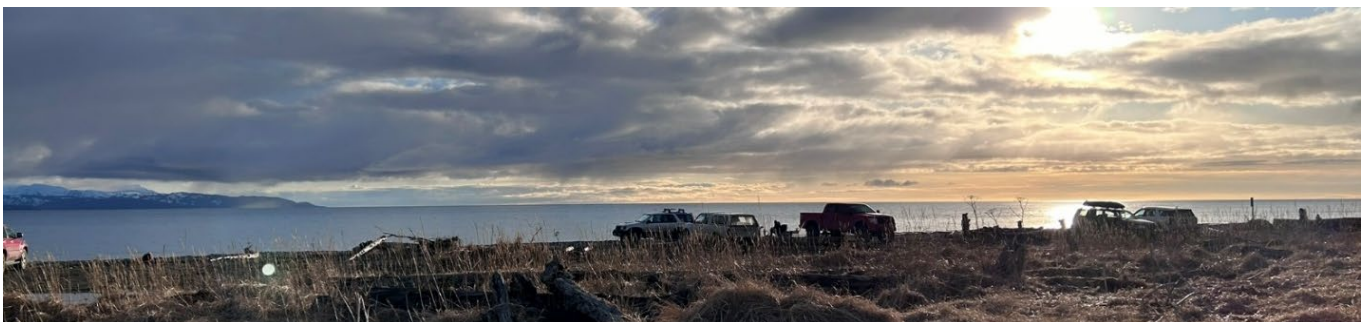
Quality of Life

- A combined 82% rate the quality of life in Homer as good/excellent.
- A combined 88% rate Homer as a good/excellent place to raise a family.

Top Priorities and Projects for Homer to Focus on for the Next 10-20 Years

- Increase supply and accessibility of affordable housing
- Encourage the retention and creation of more year-round, higher wage jobs
- Preserve open public spaces within the city from development
- Create a livable, walkable, vibrant downtown
- Encourage renewable energy projects

Identified as “important/very important” by 74% or more of survey participants.



¹ The project team conducted a deeper review of many of the community survey results to check for variations by age, income, and location. There was minimal variance across these categories. [Click here](#) to view the comparison results.

Homer by the Numbers

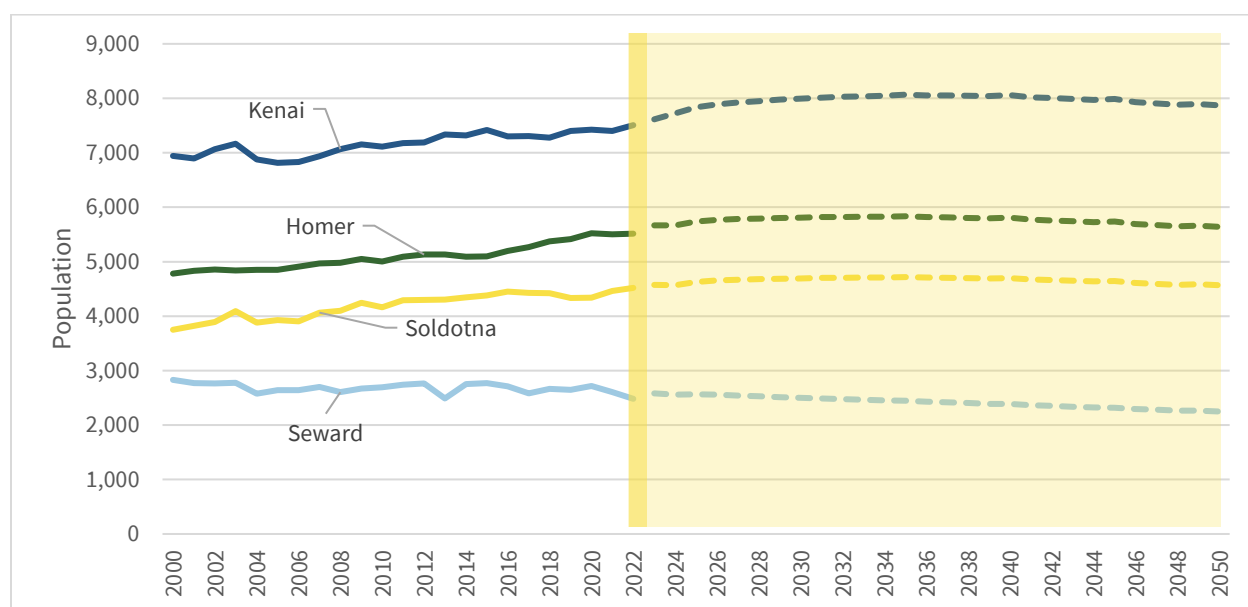
Where have we been? Where are we today? Where are we headed?

Our People

Total population: 5,515 ↑ 7%	Ages 65+: 22% of population ↑ 8%
Predicted population growth: ↑ 2.3% by 2050	School enrollment: 1,745 ↓ 5%
Median age: 40.8 ↓ 4%	

Historical and Forecasted Populations for Homer and Comparison Cities in the Kenai Peninsula Borough

Homer's population has been experiencing steady, modest growth over the past 22 years.



Source: Alaska Department of Labor and Workforce Development and Northern Economics analysis

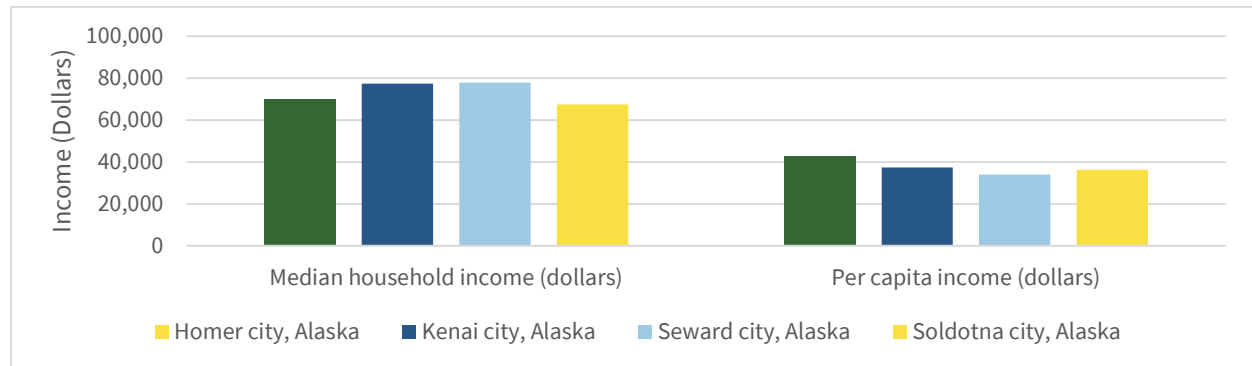
At-A-Glance Homer History *(adapted from the 2018 Comprehensive Plan)*

- Home to Indigenous people for over 8,000 years; archeological evidence of campsites on the Homer Spit.
- 1896 – Homer Pennock arrived with a crew of 50 gold miners and developed a small settlement on the Spit.
- Early 1900s to today – fishing developed into an important industry.
- 1964 – Year of city's incorporation and the Good Friday earthquake, which devastated Seldovia's waterfront; the Spit also subsided several feet.
- 1989 – Exxon Valdez oil spill impacted Homer's coastline
- 2002 – Annexation of 4.6 sq. miles.

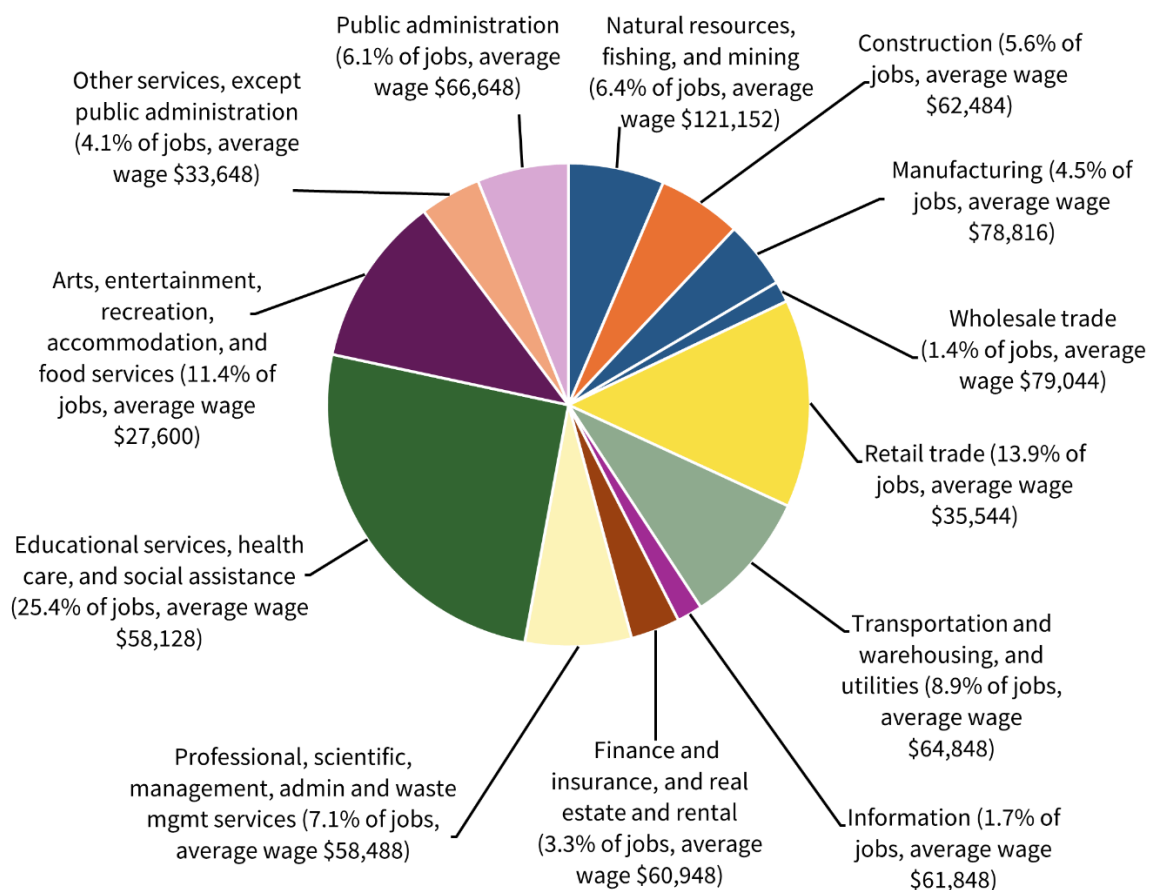
Our Economy

Median annual household income (inflation-adjusted): \$69,757 ▲ 30%	Estimated gross earnings for commercial fisherman: \$117,873,969 ▲ 42%	Annual unemployment rate: 5.4% ▲ 43%	Top industry: Education, health care and social assistance
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Income in Homer and Comparison Communities



Percentage of Homer Workforce by Industry



Sources for pages 5 and 6: Homer Comprehensive Plan (History), 2018; Alaska Department of Labor and Workforce Development, 2022; US Census Bureau American Community Survey: 2022, 2013 (ACS 5-Year Estimates), Kenai Peninsula Borough School District, 2022, and Northern Economic Analysis, 2024; ADOLWD Current Quarterly Census of Employment and Wages; Northern Economics Analysis, 2024.



People walk along the beach in Homer as the sun sets. Photo: Derek Mueller



Land Use and Environment

Key Themes Guiding the Plan

- Moderate Growth Desired
- Modernized Zoning Is Essential for Attainable Housing, Safety, and Future Growth
- Equitable Access to Recreation and Open Space Enhances Community Well-Being
- Place-Based Planning Strengthens Homer's Distinct District and Regional Role

Goal A	Goal B	Goal C
Promote sustainable and moderate growth that preserves Homer's small-town character.	Plan for responsible development that balances environmental impacts, community connections, and infrastructure capacity.	Modernize zoning and land use regulations to reflect the community's vision.

City-Led Strategies

1. Implement a Future Land Use Map that guides future decisions about land use and growth.
2. Implement zoning reforms to support sustainable growth and attainable housing development.
3. Strategically align development regulations with natural hazard risks and land suitability to support safe, resilient, and responsible growth.
4. Protect and enhance green space in Homer to support habitat connectivity, recreational access, and community well-being.
5. Advance place-based planning and development that supports Homer's unique community character, encourages targeted infill, and strengthens Homer's role as a regional hub.

Potential Partner-Led Strategies

6. Collaborate with public and private partners to enhance community spaces and recreational infrastructure.
7. Coordinate with regional and state agencies to align land use policies with environmental stewardship and shared planning goals.

Future Land Use Map Categories

Future Land Use Map Primary Categories				
Category	Intended Land Uses	Application Areas	Use Examples	2018 Designation
Downtown Mixed Use	The urban core of Homer, allowing for a mix of commercial, community, and high to medium density residential uses (low lot size minimums, high lot coverage, reduced setback limitations and parking maximums) with adaptability to changing market needs. A focus on close proximities and a walkable, human-scale environment, enabling all-day and all-season use by all.	Combination of the 2018 Future Land Use Designations for Downtown Mixed Use, Medical District, Office Residential and Town Center	Hospitals, live-work spaces, mixed use buildings, retail, eateries, community facilities, multi-unit housing, apartment buildings, parks	Downtown Mixed Use, Medical District, Residential Office and Town Center
Urban Residential	Medium density residential uses with compatible public and light commercial uses that generate low traffic volumes, and areas for infill and densification.	2018 Future Land Use Designations for Urban Residential	Emphasis on varied housing (single unit, accessory dwellings, cottage clusters)	Urban Residential
Neighborhood Flex	A mix of residential and compatible uses that emphasize adaptability —to topography, mix of housing types, and variety of community uses. Supports a mix of housing types and small-scale community uses within walkable areas that respond to environmental constraints. Designed to balance access to services with preservation of landscape character.	Same as 2018 Future Land Use Designation for Residential Transition	Varied housing types, community garden, neighborhood café, corner store, schools, churches	Residential Transition
Rural Residential	Low density residential uses that may not have access to public utilities.	Same as 2018 Future Land Use Designation for Rural Residential	Single family units with accessory dwellings, lodges, conservation areas	Rural Residential
Commercial Mixed Use	Commercial and community uses supported by residential uses within a walkable, human-scaled environment. Flexibility for businesses is prioritized.	Same as current zone areas for Gateway Business District	Mixed-use buildings, culture venues, retail, restaurants	Gateway Business District
Medical Mixed Use	The Medical District of Homer, allowing for medical facilities and other mixed uses supportive of the district , with an emphasis on accessible design and amenities that meet the Americans with Disabilities Act (ADA) standards.	Same as current zone areas for Medical District	Medical facilities, professional offices, assisted living facilities, varied housing types, parks	Medical District
Airport	State-owned lands with multiple uses associated with the Homer Airport where preferences might	Properties associated with the Homer Airport	Manufacturing and processing, worker housing,	Commercial 2 and Conservation

Future Land Use Map Primary Categories				
Category	Intended Land Uses	Application Areas	Use Examples	2018 Designation
	supersede City land use intent. Includes critical habitat and adjacent airport-related uses.	as designated by the 2001 Kenai Area Plan	airports, cold storage facilities	
Light Industrial Mixed Use	Predominately commercial and industrial uses that generally require direct motor vehicle access and potentially larger land areas. Residential uses are accessory.	Combination of current zone areas for East End Mixed Use and General Commercial 1	Warehousing and distribution hubs, building supply stores, supportive infrastructure	East and Mixed Use and Commercial 1
Marine Commercial	Water-dependent or related commercial uses requiring direct motor vehicle access, potentially larger land areas, and benefit from proximity or convenient connection to the waterfront.	Same as current zone areas for Marine Commercial along the Spit	Retail, restaurants, cold storage, docks, marine charters, accessory lodging	<i>Not included</i>
Marine Industrial	Water-dependent industrial uses that require direct marine access for their operation, direct motor vehicle access, and potentially larger land areas. Commercial uses are accessory.	Same as current zone areas for Marine Industrial	Fish processing, marine transportation, cold storage	<i>Not included</i>
Open Space Recreation	Public lands with uses that promote public recreation and access opportunities while preserving the natural and scenic resources of the areas.	Same as current zone areas for Open Space Recreation	Community parks, playgrounds, recreation facilities, trails	Open Space Recreation
Conservation	Public and private lands that serve key environmental functions , such as critical habitat or watershed areas, to be maintained in an undisturbed and natural state.	Same as current zone areas for Conservation and areas dedicated as conservation	Habitat protection facilities with education facilities or non-motorized trails	Conservation, and Open Space Recreation

Future Land Use Map Overlays

Future Land Use Map Overlay Categories		
The overlays defined on the map cover areas with base land use designations but identify special provisions in addition to the base designation.		
Category	Description	Application Areas
Area Plan	Areas where further planning efforts may be needed and/or where additional development regulations may apply.	The Homer Spit (encompassing the Small Boat Harbor Overlay) and the Downtown Area
Environmental Constraints	Known areas of environmental constraints, such as critical habitat and steep slopes, to help identify places where more detailed site analysis may be warranted if areas are to be developed or improved.	Flood zones, coastal bluff instability, scarps, hydric soils, key watersheds, and slopes 30 percent or greater

DRAFT Future Land Use Map
2045 Homer Comprehensive Plan Update, Public Hearing Draft
Updated: May 14, 2025

What is a Future Land Use Map?
Future land use maps anticipate development needs and constraints, identify suitable types of development, and establish policies to guide development. They do not act as regulatory zoning documents or make changes to existing code.

Land Use Designations

- Downtown Mixed Use
- Urban Residential
- Neighborhood Flex
- Rural Residential
- Commercial Mixed Use
- Medical Mixed Use
- Airport
- Light Industrial Mixed Use
- Marine Commercial
- Marine Industrial
- Open Space Recreation
- Conservation

Land Use Overlays*

- Future Area Planning Overlay
- Environmental Constraints Overlay

**See appendix for more detail.*

Other

- City of Homer
- Roads

Homer City Boundaries

Downtown Core Planning Area

Pioneer Ave.

Homer Airport

Kachemak Dr.

Coal Bay

The Homer Spit Planning Area

City of Homer Port & Harbor



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

This map was created using the best available information and should be used for illustrative purposes only.



Photo: Derek Mueller



Public Facilities and Services

Key Themes Guiding the Plan

- Reliable and Affordable Services
- Accessible, Maintained Community Facilities
- Rising Service Demands and Infrastructure Costs

Goal A	Goal B	Goal C
Ensure City services are available, affordable, and adequate.	Provide and improve City-operated facilities to meet the needs of the community, accommodate desired growth, and support sustainability and conservation goals.	Mitigate risks to City-owned infrastructure from climate change and natural hazards.

City-Led Strategies

1. Provide safe, year-round public facilities for residents of all ages and abilities.
2. Continue to provide high-quality water and sewer services within the City to meet current and anticipated demands.
3. Maintain and improve Port and Harbor infrastructure.
4. Develop new facilities to support access and safety on the Homer Spit.
5. Continue to meet the community’s public safety needs to ensure the safety of residents, visitors, and first responders.
6. Increase the City's capacity to provide and expand community services and improve the synergy between the City and other community partners to maximize resource and investments.

Potential Partner-Led Strategies

7. Identify and address the deficiencies of the Homer Airport (parking, updated master plan, more reliable year-round service, etc.).
8. Ensure people of all ages and abilities can live, work, and play in the community, including encouraging businesses and organizations to create accessible, ADA-compliant facilities.
9. Collaborate with Borough, state, and federal partners to ensure year-round access to community facilities for recreational, educational, social, and cultural activities.



Housing

Key Themes Guiding the Plan

- Housing Supply Does Not Meet the Community Needs
- Rising Costs and Land Availability Limit Housing Development Opportunities
- Unattainable Housing and the High Cost of Living are Barriers to Economic Growth and Quality of Life

Goal A	Goal B	Goal C	Goal D
Preserve and produce a high-quality, healthy, safe, and energy efficient housing inventory that accommodates for projected population growth and is affordable, attainable, and safe for all Homer residents.	Develop Homer's housing inventory to be compatible with the beloved existing community character while allowing for essential growth and density.	Ensure housing development aligns with the City's preservation and sustainability goals, minimizing the environmental impact of new construction.	Build strong community and regional partnerships around housing to improve housing attainability and affordability.

City-Led Strategies

1. Implement zoning reforms to encourage attainable housing development for young people, families, seniors, and seasonal workers.
2. Assess Homer's housing needs and maintain data collection.

Potential Partner-Led Strategies

3. Develop incentives and public-private partnerships for affordable and long-term housing development.



Photo: Art Koeninger



Economic Development

Key Themes Guiding the Plan

- Population Expected to See Slight Growth
- Residents Value the Quality of Life but Struggle with Cost of Living, Housing
- Fishing and Tourism Industries Remain Strong Economic Drivers

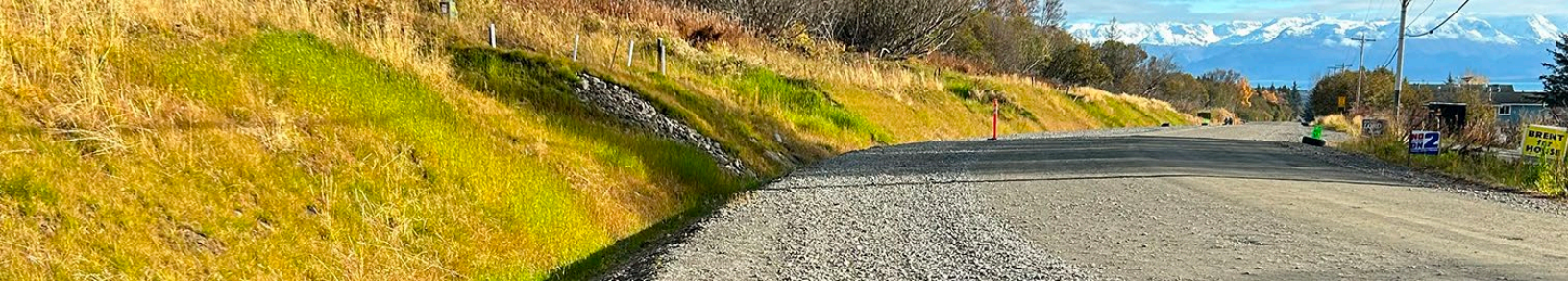
Goal A	Goal B	Goal C	Goal D	Goal E
Enhance Homer's defined downtown to drive commerce, business, and resident and visitors' services.	Support Homer's economy by honoring traditional industries, while supporting expansion of select industries that maintain the character of Homer.	Expand workforce development in key sectors to increase year-round, high wage employment opportunities.	Develop and maintain sustainable, accessible infrastructure that supports a thriving local economy.	Sustain Homer as an active, vibrant, healthy community with year-round opportunities to enjoy art, events, and recreation.

City-Led Strategies

1. Invest in infrastructure that supports economic growth in key sectors.
2. Celebrate Homer's status as a vibrant hub for arts, culture, and community engagement.
3. Sustain Homer's role as an agricultural hub.

Potential Partner-Led Strategies

4. Support Homer's youngest residents and their families by making sure they have what they need to grow and thrive, including access to child care.
5. Expand vocational training resources, particularly in trades, marine trades (including mariculture and shipping industries), and healthcare industries, to retain young residents and provide year-round employment.
6. Support access to quality, affordable health care.
7. Promote fishing and maritime services as viable career options in Homer and demonstrate long-term support for and commitment to the industry.
8. Promote food security.
9. Address barriers to workforce recruitment and retention (e.g., housing, child care).
10. Pursue moderate, sustainable growth in tourism, focusing on activities that benefit small businesses and minimize negative impacts on community character.
11. Support Homer's seniors, including the ability to remain in the community as they age.
12. Support high-quality K-12 and higher education in Homer, support teachers, and sustain lifelong learning opportunities for all residents.



Transportation

Key Themes Guiding the Plan

- A Transportation Hub for the Region
- Road and Sidewalk Maintenance is a Community Priority
- Residents Walk and Bike Year-Round
- Traffic Flow and Safety Concerns
- Continued Interest in Transit Opportunities

Goal A

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.

Goal B

Maintain a sustainable and safe motorized transportation network year-round to move people and goods to, from, and within the Greater Homer Area.

City-Led Strategies

1. Build or improve safe roadway and pathway access and connections to key locations.
2. Maintain a year-round transportation network.

Potential Partner-Led Strategies

3. Ensure continued operation of safe airport and ferry operations to support the movement of people and goods to and from the community and maintain Homer's status as a regional hub.
4. Explore public transit options, particularly in the Homer Spit area, to alleviate traffic congestion and improve accessibility for seasonal workers, residents, and visitors.
5. Install benches, trash cans, bike racks and create drop-off and pick-up locations for buses, taxis and visitors, in alignment with the Homer Wayfinding and Streetscape Plan.



Photo: Lorna Branzuela



Governance

Overarching Themes Guiding the Plan

- The City of Homer Faces Fiscal Uncertainty

Other Themes Guiding the Plan

- Revenue Growth Driven by Tourism, but Inflation Limits Gains
- Dependence on Sales Tax as a Primary Revenue Source
- Aging Population and Increased Property Tax Exemptions
- Staff Capacity Challenges Impacting Service Delivery
- Public Engagement and Fiscal Transparency are Important
- The Value of Collaboration and Partnerships in Fiscal Sustainability

Goal A	Goal B	Goal C
Ensure long-term financial stability.	Enhance fiscal transparency and community engagement.	Strengthen collaboration and partnerships.

City-Led Strategies

1. Develop a long-term fiscal plan that is proactive, sustainable, and responsive to short-term challenges and opportunities.
2. Diversify revenue streams to reduce dependence on sales and property taxes.
3. Conduct operational efficiency audits to identify cost savings and streamline municipal services.
4. Increase public participation in budget planning, improve access to financial data, and foster community discussions to ensure policies reflect the needs and priorities of residents both inside and outside City limits.

Potential Partner-Led Strategies

5. Identify opportunities to coordinate with organizations including Tribal organizations, Alaska Native Corporations, and local and regional non-profits to leverage resources and provide services more cost-effectively.
6. Work with the Kenai Peninsula Borough to advocate for and implement policies that fiscally benefit borough communities.



Photo: Kyra Wagner



Sustainability and Resilience

Key Themes Guiding the Plan

- Natural and Climate-Driven Hazards Increase Risks to People and Infrastructure
- Sustainability and Resilience Are Core to City Planning and Investments
- Open Space and Natural Lands Support Long-Term Community Well-Being

Goal A

Protect both existing and new infrastructure from the impacts of climate change, environmental constraints, and hazards.

Goal B

Encourage Homer residents to be proud stewards of their community and the spectacular natural setting around them.

City-Led Strategies

1. Modernize City operations for long-term efficiency and resilience.
2. Reduce risk from natural hazards through proactive siting and planning.
3. Enhance natural drainage systems.

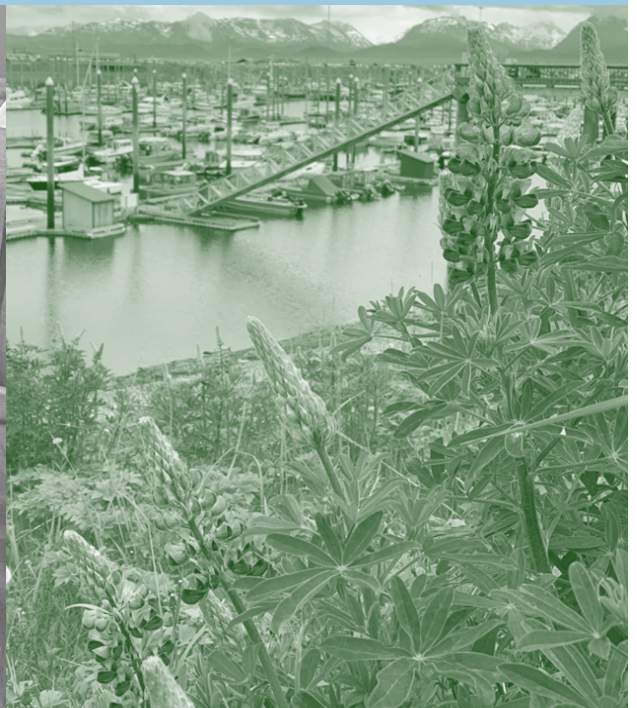
Potential Partner-Led Strategies

4. Leverage partnerships to advance community-wide sustainability and resilience.



2045 Homer Comprehensive Plan Update

Core Plan: Proposed Public Hearing Draft, June 2025

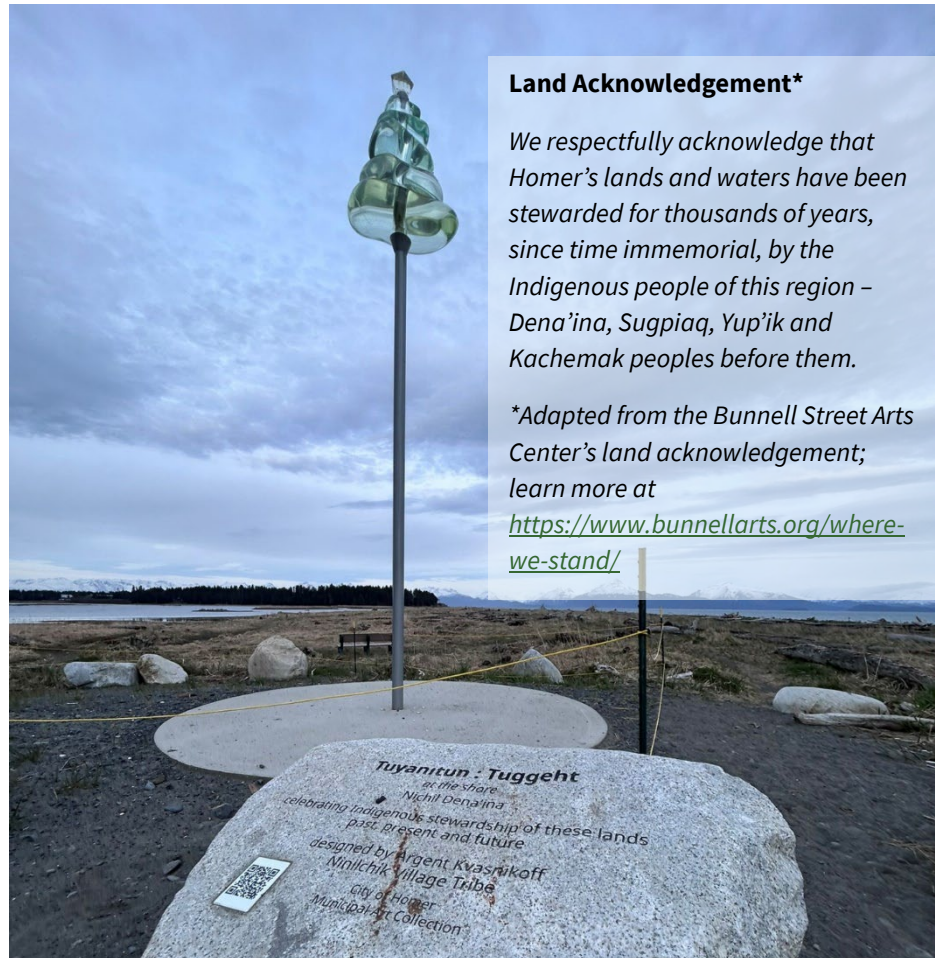


HomerCompPlanUpdate.com

Acknowledgements

Thank you to all Homer residents, businesses, organizations, and other local, regional, state, and federal partners who have contributed to the 2045 Homer Comprehensive Plan Update development process, including City of Homer staff, the Homer Comprehensive Plan Steering Committee, and past and present City of Homer boards, commissions, and councils.

“Tuyanitun: Tuggeht,” a sculpture on Bishop’s Beach, created by local artist Argent Kvasnikoff, a member of the Ninilchik Tribe of Alaska, to celebrate Indigenous stewardship of Homer area lands past, present, and future.



This plan was produced by Agnew::Beck Consulting in partnership with RESPEC, Kinney Engineering, Northern Economics, Corvus Design, and Stantec to ensure the planning process, and ultimately the final plan meets community needs.

Many photos in this plan were submitted by residents during a project photo contest; these photos are listed with photo credits. Uncredited photos were taken by members of the project team.



Homer City Council Ordinance No.

To come in final document when adopted.

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Waves on Bishops Beach on a winter morning.
Credit: Derek Mueller

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Introduction

The 2045 Homer Comprehensive Plan serves as a resource for community leaders, residents, and other partners to protect what residents value most about Homer and guide decision-making while enhancing the quality of life for current and future residents. The plan establishes a long-term community vision for Homer's future, captured in Figure 1 below. It proceeds to translate that vision into broad goals as well as practical strategies and actions in the subsequent chapters.

Figure 1. City of Homer Vision



Purpose

Why do we need an updated comprehensive plan?

The City of Homer is updating the comprehensive plan to recognize what we have accomplished, address new challenges and opportunities for our community, and coordinate efforts to achieve our shared vision for a future Homer.

- The first Homer Comprehensive Plan was adopted in 1954. The plan has gone through periodic updates every five to ten years. The 2018 update was a technical update and did not include significant changes from the previous major plan, which was completed in 2008.
- The conditions around the Greater Homer Area have evolved since 2018, and the community has made progress and completed strategies from the 2018 Homer Comprehensive Plan.
- The 2018 plan update was conducted internally by City staff with input from the City Council and City commissions/advisory boards. The 2018 plan did not include a major public participation component.
- The City is updating the zoning and planning sections of the City Code (Title 21) to make the code clearer and easier to use. This update aims to support better development decisions, particularly on key issues like housing, natural hazard mitigation, and urban sprawl. To ensure the code reflects Homer's current needs, the City wants to align the code updates alongside the up-to-date plan, with ample opportunities for residents to shape the future direction of the community.

Alaska Statute, Title 29

Title 29 of Alaska Statute requires that cities and boroughs must engage in some form of land use regulation:

AS 29.40.030(b). Comprehensive Plan.

*(a) The **comprehensive plan** is a compilation of policy statements, goals, standards, and maps for guiding the physical, social, and economic development, both private and public and may include, but is not limited to, the following:*

- (1) statements of policies, goals, and standards;*
- (2) a land use plan;*
- (3) a community facilities plan;*
- (4) a transportation plan; and*
- (5) recommendations for implementation*

Some of the recommendations in the 2018 Homer Comprehensive Plan are still relevant today.

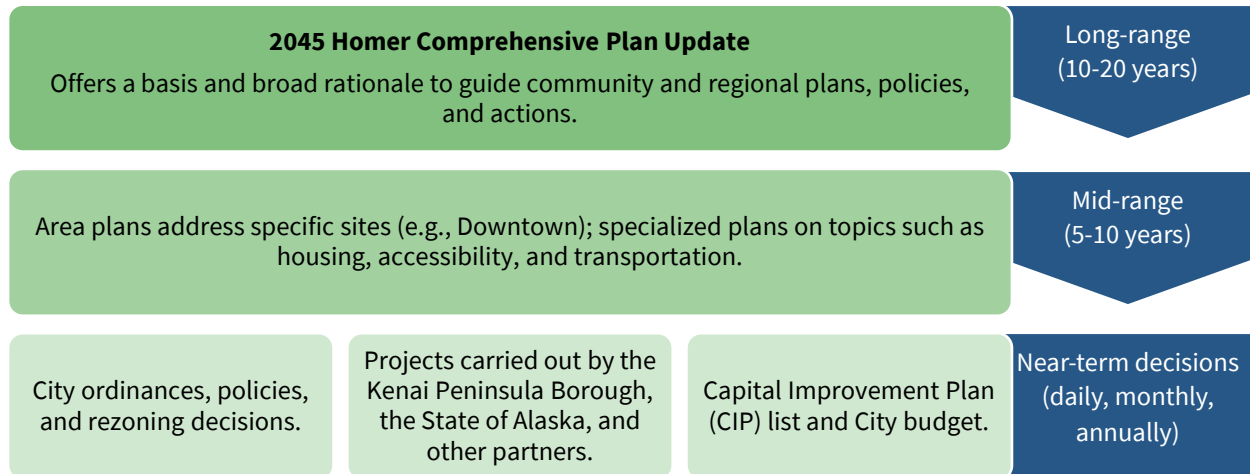
This plan includes strategies and actions that have been adapted from the 2018 comprehensive plan. These strategies and actions are identified in the focus area chapters using a green diamond symbol:



How does this 2045 Homer Comprehensive Plan Update relate to the 2018 Homer Comprehensive Plan?

The 2045 Homer Comprehensive Plan Update and accompanying Future Land Use Map provide broad direction and guidance for the Homer community. This update process recognized changes to community characteristics and resident needs in the last five years, especially with consideration for Phase 2 of this project, the Homer Title 21 Code Update. For example, this plan includes a chapter on housing to reflect the concerns in Homer and much of the state about the availability of quality, affordable housing, where the 2018 plan did not have a dedicated chapter on housing. This updated plan aims to have practical strategies and goals that are widely accepted by the community and implementable by the City of Homer, the community, and other partners.

How does this plan relate to other community plans?

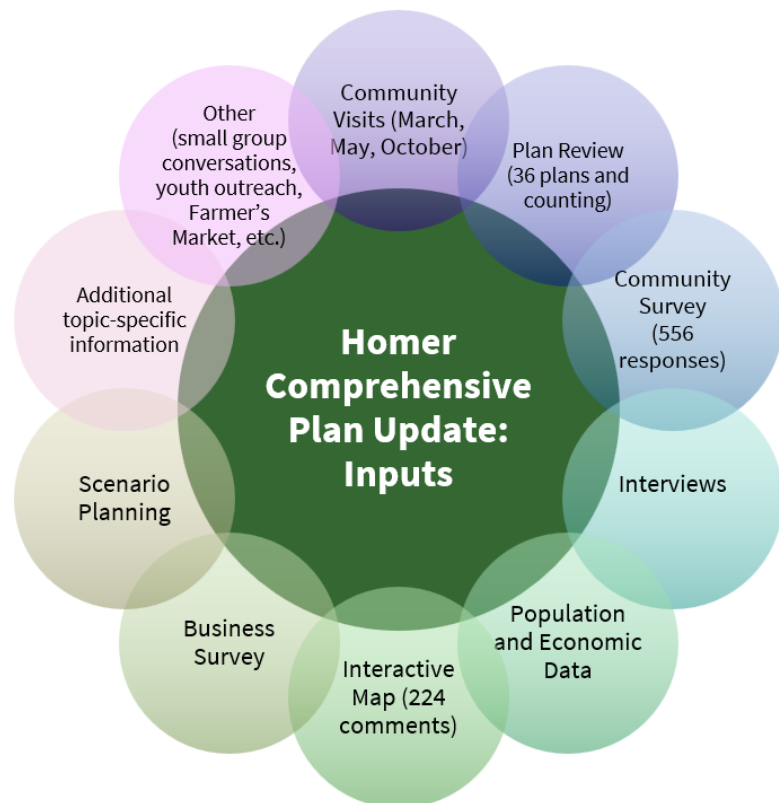


Methodology

How was this plan developed?

This plan was developed with extensive input from residents, City leadership and staff, commissions, committees, and other community leaders, as well as regional, state, and federal partners. See the list of inputs in Figure 2. The planning process kicked off in December 2023, with adoption in fall 2025. For a detailed summary of the project activities and inputs that contributed to the plan, see Appendix C: Methodology. Detailed summaries of project outreach activities can be found on the project website: homercompplanupdate.com.

Figure 2. Homer Comprehensive Plan Update: Inputs

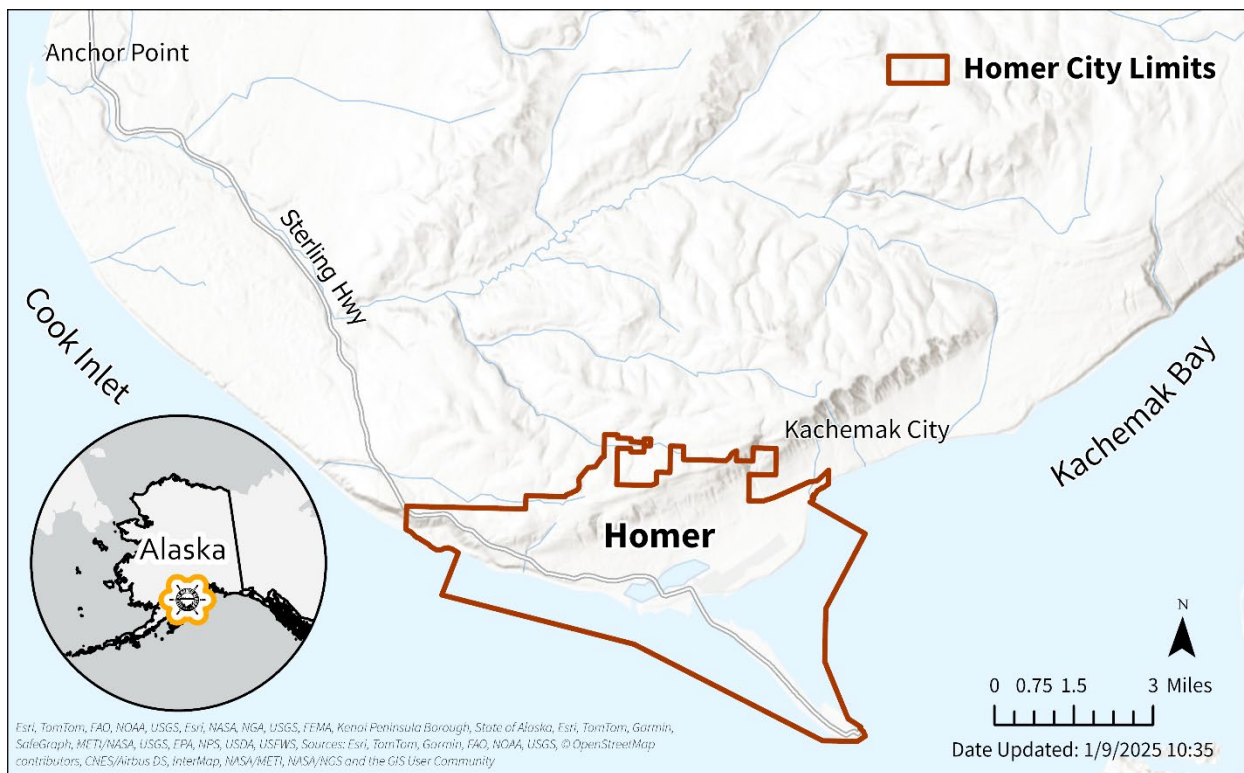


Context

Project Area

The "Greater Homer Area" encompasses the City of Homer and its neighboring communities, including Diamond Ridge, Kachemak City, and Fritz Creek. Located on the southwestern edge of Alaska's Kenai Peninsula, this region contains a broad mix of services, employment, housing, and recreational opportunities. The area is defined by its distinctive geography—coastal lowlands and tidal flats along Kachemak Bay, the narrow 4.5-mile Homer Spit with its seasonal marine commerce, and upland ridges that support residential and agricultural uses with sweeping views of the bay and mountains. The Sterling Highway and Alaska Marine Highway connect these communities to Homer, supporting daily flows of people and goods and reinforcing Homer's role as a regional hub. While the policies in this plan focus on the City of Homer and services within its jurisdiction, they are written with consideration for the City's connections to the greater area it serves.

Figure 3. Map of the Greater Homer Area



Why update the Plan Now?

The City of Homer has made progress since the full comprehensive plan update in 2008 (see Figure 4).

Figure 4: Community Accomplishments Since 2008

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

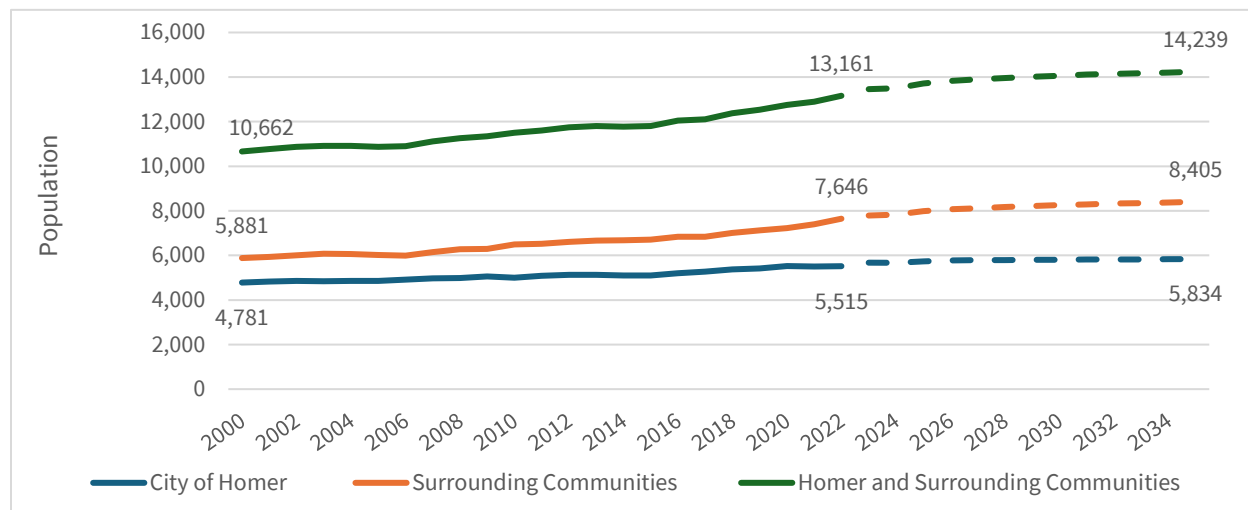
At the same time, the City of Homer and surrounding area have changed significantly since the technical update in 2018. The following are a list of other impactful changes that have occurred:

- Homer is experiencing a **growing senior population**; the percentage of the population that is 65 or older increased from 14 percent to 22 percent between 2013 to 2022.¹
- The **COVID-19 pandemic** left lasting impacts, from changes in worker habits to higher inflation.
- Impacts from **climate change** are a growing concern.
- The City is planning for **port, harbor, and Homer Spit ("the Spit") improvements** to meet economic needs and increase resilience to natural hazards and climate change.
- **Housing** is increasingly cited as a concern for hiring and retaining workers and for the overall quality of life.
- The City is facing **fiscal uncertainty**, necessitating careful planning and prioritization of resources (see Governance chapter for more details).

¹ U.S. Census Bureau American Community Survey 2022 data

- The area’s **population has continued to grow**. Figure 5 shows historic and forecasted population trends in Homer and the surrounding community.
 - Homer’s population in 2022 was 15.4 percent larger than it was in 2000 (**blue line on chart**).
 - Considered together, the surrounding communities around Homer were 30.0 percent larger in 2022 than in 2000, outpacing growth within City limits (**orange line on chart**).
 - Since 1994, the total population of the surrounding communities has exceeded the population in the City of Homer.
 - When taken together, the population in Homer and its surrounding communities was 23.4 percent larger in 2022 than in 2000 (**green line on chart**).
 - Many residents in these surrounding communities work in the City and/or rely on City services, facilities, and businesses. Many of these residents also have shared they would like to live in Homer but cannot afford to live within City boundaries; housing cost and housing affordability are often cited as a barrier.

Figure 5. Historical and Forecasted Population in Homer and Surrounding Community Populations, 1990–2035



Note: The surrounding communities included in this graph are Anchor Point, Diamond Ridge, Fox River, Fritz Creek, Kachemak, and Nikolaevsk.

Source: Alaska Department of Labor and Workforce Development and Northern Economics analysis (see Appendix F: About Homer for details). Population projections are updated regularly; for most current estimates, visit <https://live.laborstats.alaska.gov/article/alaska-population-projections>

How to Use This Plan

This plan serves as a basis and rationale for other community policies and actions, including: site-specific and neighborhood plans; specialized plans addressing housing and other topics; ordinances and other policies carrying out the goals of the comprehensive plan; projects carried out by City staff; and a tool for communicating priorities and funding requests to state and federal government or other funders, such as the Capital Improvement Plan (CIP) list, neighborhood-initiated rezones, or special legislative appropriations.

The goals of this plan give the City and community a broad vision and direction to work toward in the coming years. A key element of this plan is the Future Land Use Map, which offers broad guidance on preferred future land use and will inform future changes to zoning, land uses, housing, transportation, and recreation-related policy decisions.

Most importantly, this plan should serve as a key tool for community leaders and residents in their short-term and long-term planning and decision-making. In conjunction with more detailed plans and current information, the plan should be the backdrop and foundational reference for all City Planning Commission and Council meetings and rulings regarding the project area, and for City departments in their daily operations. See below for a specific breakdown of how different stakeholders might use the plan.

How to use this plan if you are a...

Resident Use as a tool to protect or improve the things you love about the area; for example, to propose a trail connection, or to learn about where the community agreed future development might occur and take place.	City Staff Guide decision-making on land use changes such as zoning, and permitting; identifies needed policy changes and enforcement priorities.	City or Regional Representative Use when City Commissions, Boards, and Council members make decisions, rulings, and create policy in the project area.
Property Owner or Developer Identify areas where different types of growth are encouraged or discouraged while summarizing housing, transportation, and commercial needs.	Business Owner Use to understand where your type of business may be best located or what community priorities could inform a business idea and plan.	Grant Writer Use to demonstrate communitywide support for key priorities in the project area when applying for funding from state, federal, and other sources.

What's in This Plan

Executive Summary Offers a graphic, condensed summary of the plan, including the City's vision, goals, and strategies for each topic; also includes the Future Land Use Map.	Core Plan (<i>this document</i>) Includes additional information on the process, area, and key issues that were used to inform the goals and strategies.	Appendices Includes extensive background information, context, and discussion used to inform the Future Land Use Map and related plan goals and strategies.
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There are ten appendices that accompany the plan, including a list of acronyms and a glossary of frequently used terms. See the Table of Contents for the full list of appendices.

Chapters in the Core Plan and Chapter Organization

The following chapters are included in the plan:



Land Use and Environment



Public Facilities and Services



Housing



Economic Development



Transportation



Governance



Sustainability and Resilience

Chapters are organized into the following components:

Key Themes

Each chapter in this plan begins by identifying key themes that describe current conditions, community perspectives, and relevant trends for that focus area.

Goals

Themes are followed by a broad set of goals. The goals identify long term, aspirational improvements.

City-Led Strategies and Actions

Each chapter includes a set of policies (strategies and actions) that guide residents, the City, and partners in achieving the vision and goals of the plan. A subset of strategies are identified as proposed priority strategies. These strategies were selected based on the community survey and related inputs such as the growth scenarios activity, feedback received during the public review draft, and input from City boards and commissions. Priority strategies include a more detailed action table that identifies who should lead implementation, potential staff or partners to support the action, estimated resources (staff capacity, policies, funding) that may be needed, and whether the action is short, medium, or long-term. Appendix J brings all the implementation plans from all chapters into one place, as well as a list of potential funding resources to support implementation.

After plan adoption, City staff and commissions use the action plans to collaboratively prepare annual work plans to help guide implementation, with each commission selecting three actions from the plan to advance during the year. These annual work plans will reflect available resources and guide leadership and staff, while also providing Homer residents, businesses, and partners a picture of progress tied to budget and capital improvement priorities.

Partner-Led Strategies

Partners play a key role in achieving the community's vision and goals and supporting implementation of the plan. Following the City-led strategies, each chapter features a set of potential partner-led strategies. Appendix I includes additional detail on these strategies, including a list of potential actions for many of the partner-led strategies.

Policies in Other Chapters

In some cases, a policy may support goals in other chapters. For example, harbor-related policies are relevant in the Public Facilities and Services chapter, the Transportation chapter, and the Economic Development chapter. To reduce redundancy, each policy is only listed once; the end of each chapter features a table with cross-references to other chapters.

Plan Amendments and Updates

The Kenai Peninsula Borough holds planning and platting authority; therefore, all plan amendments and updates require approval by the Borough. This is intended to be a 20-year plan, although if conditions change significantly in the community within the 20-year period (such as major population growth or population loss), it may be necessary to update sooner.

Key to Icons in the Plan

⚡: **PRIORITY.** This strategy has been identified as an emerging priority for implementation

✂: **CAPITAL.** This action features a potential capital project (including those in planning and feasibility stages).

*: **CODE.** This action recommends a specific code revision.

◆: **2018.** This action is adapted/carried over from the 2018 comprehensive plan.



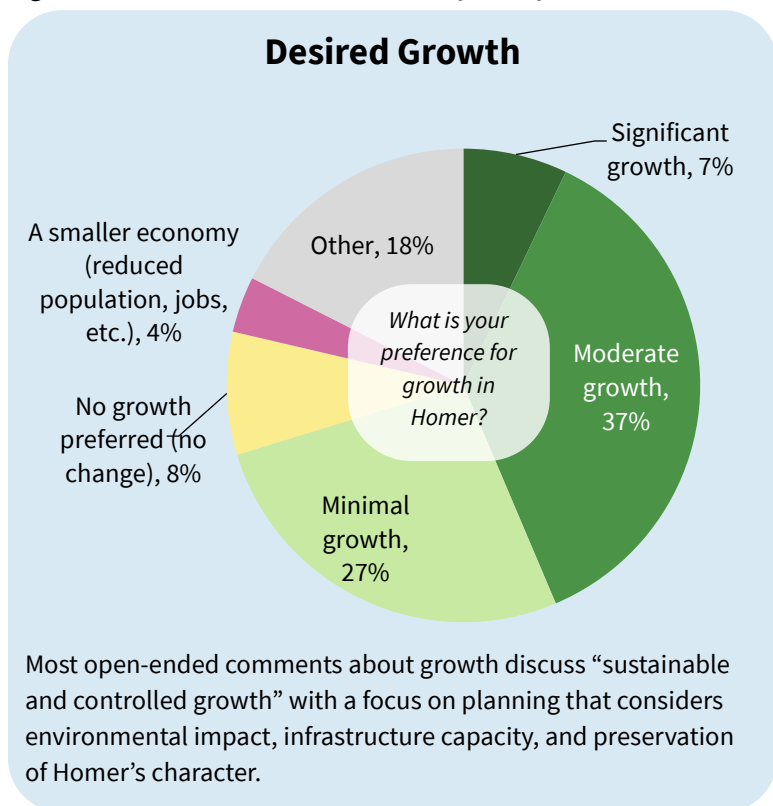
Land Use and Environment

Key Themes Guiding the Plan

Moderate Growth Desired

Homer's population is projected to grow at a slower rate over the next 20 years and most residents want to see growth occur moderately and sustainably within City boundaries.² As shown in Figure 6, nearly 65 percent of the 548 respondents in the community survey prefer minimal to moderate community and economic growth and 75 percent of the 91 respondents in the Growth Scenarios Report Card chose scenarios that reflect a more dense, central, and connected development pattern. According to multiple comments received from interviews, community events, and surveys, Homer places a high value on preserving its small-town character through growth that prioritizes equitable access to resources, respects ecological benefits and limits, and enhances local resilience.

Figure 6. Results From the 2024 Community Survey



Modernized Zoning is

Essential for Attainable Housing, Safety, and Future Growth

Homer's current land use regulations no longer reflect the community's development needs or values. Residents have called for more attainable housing options, greater consideration of natural hazards, and updates to zoning standards that align with infrastructure availability and environmental constraints. Most survey respondents (87 percent) said increasing affordable housing was important, yet many central areas are zoned in ways that limit higher-density options, infill, or non-traditional housing types such as townhomes, Accessory Dwelling Units (ADUs), or modular homes. 66 percent of respondents agreed that starter homes are especially needed. Meanwhile, approximately 35 percent of Homer's land base includes wetlands, steep slopes, or critical habitat that limits development feasibility and increases hazard exposure³. Residents want code updates that allow for more flexibility in building types, incentivize infill and redevelopment in appropriate areas, and ensure that private and public development considers runoff, slope stability, and infrastructure capacity. Aligning Homer's

² Alaska Department of Labor and Workforce Development. (2023). *Alaska population projections 2023 to 2050*. <https://live.laborstats.alaska.gov/pop/projections/pub/popproj.pdf>

³ From spatial analysis performed on environmental constraints overlay of the Future Land Use Map.

zoning code with these goals is essential to support equitable housing, reduce long-term hazard risks, and ensure that future growth respects the City’s landscape and resources.

Equitable Access to Recreation and Open Space Enhances Community Well-Being

Residents value the many ways they engage with Homer’s outdoors—from informal shoreline access to year-round trail use and recreation in neighborhood parks. In the community survey, 77 percent of respondents identified preservation of public open space as important. Though Homer has a broad inventory of public and quasi-public land, not all areas are easily accessible, and some active-use spaces are not formally protected for open space or recreation in current land use designations. Community members expressed strong interest in improving park facilities, expanding all-season trail networks where feasible, and ensuring beach access remains safe and publicly available. As Homer continues to grow, access to existing open space will be a key factor in maintaining health, social connection, and quality of life for all residents.

Place-Based Planning Strengthens Homer’s Distinct District and Regional Role

From the economic and cultural activity on the Homer Spit (“the Spit”) to the services concentrated in the downtown core, different areas of Homer serve different functions in the daily life of the community. Residents and stakeholders have called for more detailed planning in these unique places to ensure development supports their intended purposes. Coordinated land use planning, infrastructure investment, and zoning updates in key areas will help maintain Homer’s role as a connected regional center.



Homer residents gathered for the October 21st, 2024 Growth Scenarios Work Session.

Goals

Goal A	Goal B	Goal C
Promote sustainable and moderate growth that preserves Homer’s small-town character.	Plan for responsible development that balances environmental impacts, community connections, and infrastructure capacity.	Modernize zoning and land use regulations to reflect the community’s vision.

City-Led Strategies and Actions

1. Implement a Future Land Use Map that guides future decisions about land use and growth.

Figure 7. Future Land Use Map Primary Categories

Future Land Use Map Primary Categories				
Category	Intended Land Uses	Application Areas	Use Examples	2018 Designation
Downtown Mixed Use	The urban core of Homer, allowing for a mix of commercial, community, and high to medium density residential uses (low lot size minimums, high lot coverage, reduced setback limitations and parking maximums) with adaptability to changing market needs. A focus on close proximities and a walkable, human-scale environment, enabling all-day and all-season use by all.	Combination of the 2018 Future Land Use Designations for Downtown Mixed Use, Medical District, Office Residential and Town Center	Hospitals, live-work spaces, mixed use buildings, retail, eateries, community facilities, multi-unit housing, apartment buildings, parks	Downtown Mixed Use, Medical District, Residential Office and Town Center
Urban Residential	Medium density residential uses with compatible public and light commercial uses that generate low traffic volumes, and areas for infill and densification.	2018 Future Land Use Designations for Urban Residential	Emphasis on varied housing (single unit, accessory dwellings, cottage clusters)	Urban Residential
Neighborhood Flex	A mix of residential and compatible uses that emphasize adaptability —to topography, mix of housing types, and variety of community uses. Supports a mix of housing types and small-scale community uses within walkable areas that respond to environmental constraints. Designed to balance access to services with preservation of landscape character.	Same as 2018 Future Land Use Designation for Residential Transition	Varied housing types, community garden, neighborhood café, corner store, schools, churches	Residential Transition
Rural Residential	Low density residential uses that may not have access to public utilities.	Same as 2018 Future Land Use Designation for Rural Residential	Single family units with accessory dwellings, lodges, conservation areas	Rural Residential
Commercial Mixed Use	Commercial and community uses supported by residential uses within a walkable, human-scaled environment. Flexibility for businesses is prioritized.	Same as current zone areas for Gateway Business District	Mixed-use buildings, culture venues, retail, restaurants	Gateway Business District
Medical Mixed Use	The Medical District of Homer, allowing for medical facilities and other mixed uses supportive of the district , with an emphasis on accessible design and amenities that meet the Americans with Disabilities Act (ADA) standards.	Same as current zone areas for Medical District	Medical facilities, professional offices, assisted living facilities, varied housing types, parks	Medical District

Future Land Use Map Primary Categories				
Category	Intended Land Uses	Application Areas	Use Examples	2018 Designation
Airport	State-owned lands with multiple uses associated with the Homer Airport where preferences might supersede City land use intent. Includes critical habitat and adjacent airport-related uses.	Properties associated with the Homer Airport as designated by the 2001 Kenai Area Plan	Manufacturing and processing, worker housing, airports, cold storage facilities	Commercial 2 and Conservation
Light Industrial Mixed Use	Predominately commercial and industrial uses that generally require direct motor vehicle access and potentially larger land areas. Residential uses are accessory.	Combination of current zone areas for East End Mixed Use and General Commercial 1	Warehousing and distribution hubs, building supply stores, supportive infrastructure	East and Mixed Use and Commercial 1
Marine Commercial	Water-dependent or related commercial uses requiring direct motor vehicle access, potentially larger land areas, and benefit from proximity or convenient connection to the waterfront.	Same as current zone areas for Marine Commercial along the Spit	Retail, restaurants, cold storage, docks, marine charters, accessory lodging	<i>Not included</i>
Marine Industrial	Water-dependent industrial uses that require direct marine access for their operation, direct motor vehicle access, and potentially larger land areas. Commercial uses are accessory.	Same as current zone areas for Marine Industrial	Fish processing, marine transportation, cold storage	<i>Not included</i>
Open Space Recreation	Public lands with uses that promote public recreation and access opportunities while preserving the natural and scenic resources of the areas.	Same as current zone areas for Open Space Recreation	Community parks, playgrounds, recreation facilities, trails	Open Space Recreation
Conservation	Public and private lands that serve key environmental functions , such as critical habitat or watershed areas, to be maintained in an undisturbed and natural state.	Same as current zone areas for Conservation and areas dedicated as conservation	Habitat protection facilities with education facilities or non-motorized trails	Conservation, and Open Space Recreation

Figure 8. Future Land Use Map Overlays

Future Land Use Map Overlay Categories		
The overlays defined on the map cover areas with base land use designations but identify special provisions in addition to the base designation.		
Category	Description	Application Areas
Area Plan	Areas where further planning efforts may be needed and/or where additional development regulations may apply.	The Homer Spit (encompassing the Small Boat Harbor Overlay) and the Downtown Area
Environmental Constraints	Known areas of environmental constraints, such as critical habitat and steep slopes, to help identify places where more detailed site analysis may be warranted if areas are to be developed or improved.	Flood zones, coastal bluff instability, scarps, hydric soils, key watersheds, and slopes 30 percent or greater

A key element of this plan is the **Future Land Use Map**, which offers broad guidance on preferred future land use and growth and will inform future changes to zoning, subdivisions and other land uses, housing, transportation, and recreation-related policy decisions.

The Future Land Use Map is a vital tool for guiding development and resource management. Key considerations include:

- *Zoning Designations*: Clear classification of areas for residential, commercial, industrial, and conservation uses.
- *Compatibility with Existing Uses*: Ensuring new land uses align with current neighborhood characteristics and infrastructure.
- *Environmental Considerations*: Incorporating natural features and constraints into land use planning to protect ecosystems.
- *Community Input*: Engaging residents in the planning process to reflect their needs and priorities in the land use designations.



Beluga Lake

Zoning is a regulatory framework or policy that describes how land can be used in the present; it provides some overarching restrictions to ensure land uses within a designated area do not conflict. A future land use map identifies broad future land use intentions for an area. Zoning codes are law and a way to implement and enforce land use goals within a specified area, while a future land use map aligns with existing and desired future land use in the project area. The plan and the associated Future Land Use Map will not immediately result in zoning changes. Rather, the proposed land use categories and recommended zoning improvements in this plan provide categories and tools to guide land use decisions in the City in a way that guides the vision for the area, promotes planning best practices, and considers local context. If there are proposed rezones in the project area, the Future Land Use Map will guide the zoning actions.



A Future Land Use Map DOES:

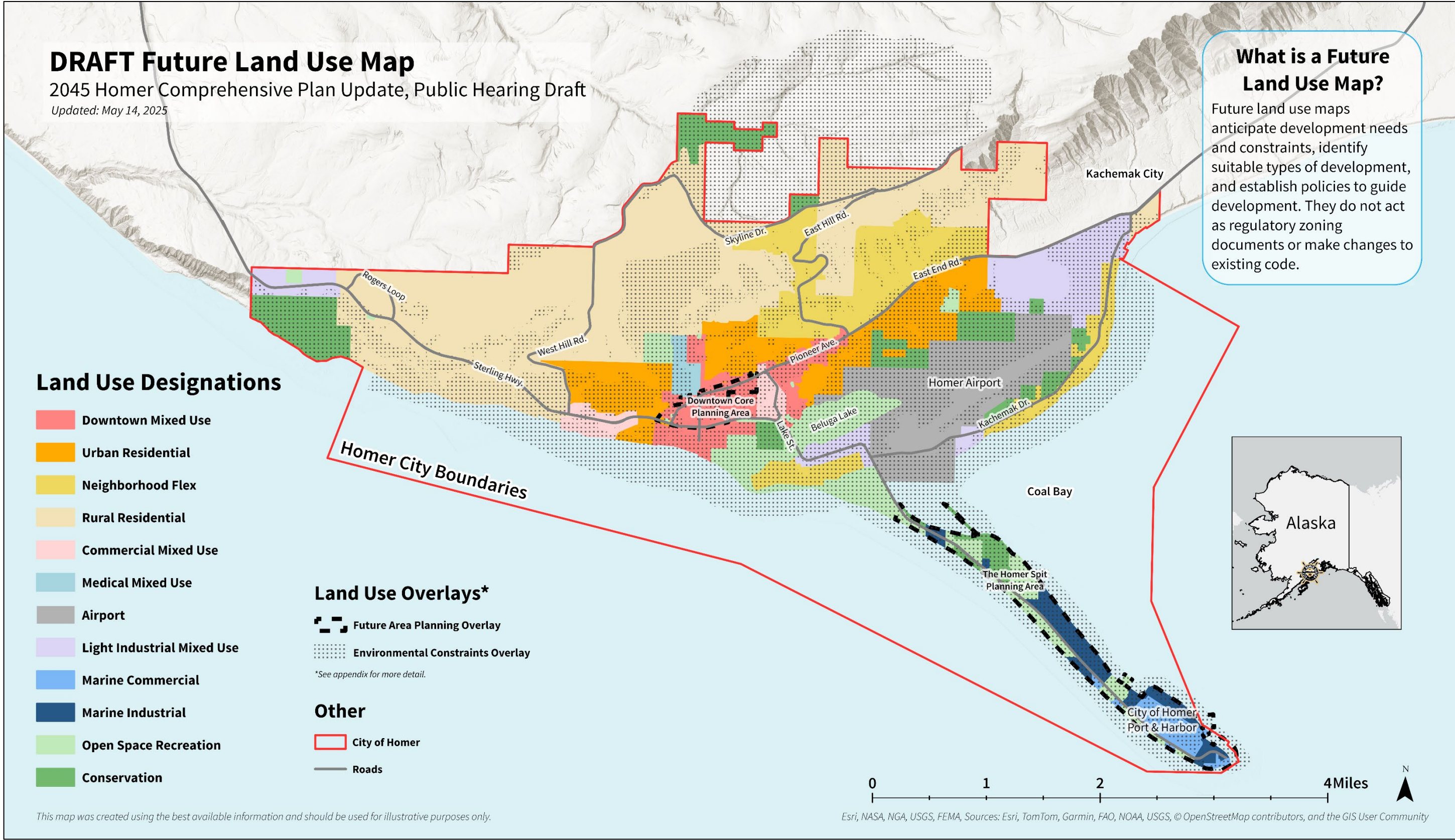
- Anticipate development needs, opportunities, constraints.
- Identify suitable/unsuitable types of development.
- Propose recommendations for how an area should develop.
- Establish policies and standards to guide development.
- Recommend improvements to zoning codes.
- Guide decisions about rezones and future area planning.



A Future Land Use Map does NOT:

- Act as a zoning document.
- Make changes to existing zoning codes.
- Apply retroactively.

Figure 9. DRAFT Future Land Use Map



Icon Key:

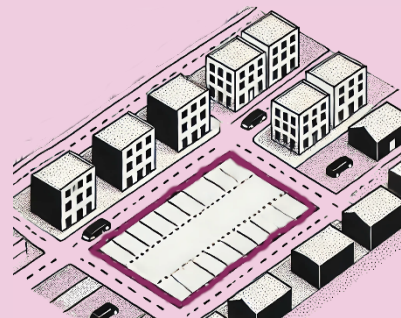
- ⚡ Priority: Emerging priority for implementation
- ✂ Capital: An action that includes a potential capital project
- * Code: An action that recommends a specific code revision
- ◆ 2018: An action adapted from/carried over from the 2018 comprehensive plan

2. Implement zoning reforms to support sustainable growth and attainable housing development. ⚡

Action	Lead, Support	Estimated Costs	Target Timeframe
a. Prioritize zoning reforms that expand housing choice, including support for higher-density and mixed-use development, infill, and housing types such as ADUs, townhomes, and modular homes. *	Community Development Department, Administration Department, Planning Commission	Undetermined	Short (1-2 years)
b. Employ zoning tools like form-based codes and flexible use standards that accommodate evolving land uses and building types. *	Community Development Department, Administration Department, Planning Commission	Undetermined	Short (1-2 years)
c. Create consistent design and infrastructure standards that reflect neighborhood character and support multi-modal access. * ◆	Community Development Department, Administration Department, Planning Commission	Undetermined	Short (1-2 years)
d. Align development regulations with community service availability, promoting growth in areas already served by schools, utilities, and other key services. *	Community Development Department, Administration Department, Planning Commission	Undetermined	Short (1-2 years)
e. Simplify and clarify the development approval process and related staff procedures. * ◆	Community Development Department, Administration Department, Planning Commission	Undetermined	Short (1-2 years)
f. Improve enforcement and reporting procedures to address development-related health and safety issues, within scope of zoning and permitting authority. *	Community Development Department, Administration Department, Planning Commission	Undetermined	Short (1-2 years)
g. Gauge community and stakeholder support for zoning and policy tools that expand housing options, such as density bonuses, parking requirement adjustments, and other potential incentives for affordable and long-term housing development.	Community Development Department, Administration Department, Planning Commission	Undetermined	Short (1-2 years)

What is 'infill'?

*Infill is the **strategic use of underutilized or vacant land** within already developed areas to create new housing, businesses, or public spaces. Using this redevelopment strategy maximizes existing infrastructure, helps create connected, walkable neighborhoods, and revitalizes communities without expanding into undeveloped land.*



3. Strategically align development regulations with natural hazard risks and land suitability to support safe, resilient, and responsible growth. ⚡

Action	Lead, Support	Estimated Costs	Target Timeframe
a. Use the City of Homer Hazard Mitigation Plan to inform updates to zoning and development codes, ensuring land use decisions reflect the latest risk assessments. *	Community Development Department , Administration Department, Planning Commission	Undetermined	Short (1-2 years)
b. Clarify zoning procedures and criteria for rezoning reviews to ensure consistency with the comprehensive plan and hazard mitigation goals. *	Community Development Department , Administration Department, Planning Commission	Undetermined	Short (1-2 years)
c. Update development standards for steep slopes, drainageways, and erosion-prone areas to manage grading, erosion, runoff, and vegetation clearing. Encourage the use of green infrastructure and site-responsive design solutions to improve drainage and reduce hazard exposure. * ♦	Community Development Department , Administration Department, Planning Commission	Undetermined	Short (1-2 years)
d. Strengthen stormwater and erosion control provisions in City code, incorporating green infrastructure techniques—such as vegetated buffers and infiltration features—to reduce coastal bluff erosion and other site-based hazards. * ♦	Community Development Department , Administration Department, Planning Commission	Undetermined	Short (1-2 years)
e. Improve coordination between subdivision design standards and site-level review to ensure hazard mitigation measures carry through from platting to construction. *	Community Development Department , Administration Department, Planning Commission	Undetermined	Short (1-2 years)
f. Consider expanding the range of conditions that may be applied to Conditional Use Permits to address riparian protection, soil stability, wetland preservation, and related site concerns. *	Community Development Department , Administration Department, Planning Commission	Undetermined	Short (1-2 years)

4. Protect and enhance green space in Homer to support habitat connectivity, recreational access, and community well-being. ⚡

Action	Lead, Support	Estimated Costs	Target Timeframe
a. Complete priority upgrades to existing City parks, including Karen Hornaday Park, Bayview Park, and Jack Gist Park. ✖	Public Works Department , Parks, Art, Recreation and Culture Advisory Commission	Karen Hornaday: \$1.1M Jack Gist: \$840k Bayview: \$190k (all from FY26 CIP)	Medium (3-5 years)
b. Continue to improve existing trails and public access points to meet the needs of families, seniors, and residents and visitors with limited mobility. ✖	Public Works Department , Parks, Art, Recreation and Culture Advisory Commission	Undetermined	Ongoing
c. When opportunities arise, enhance or improve safe public access to beaches at designated public access points. ✖	Public Works Department , Parks, Art, Recreation and Culture Advisory Commission	Undetermined	Ongoing

d. Consider the development and implementation of Master Park and Recreation Plan to proactively guide park maintenance, upgrades, and future facility needs. ✖ ♦	Public Works Department, Parks, Art, Recreation and Culture Advisory Commission, Community Development Department	Undetermined	Medium (3-5 years)
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5. Advance place-based planning and development that supports Homer's unique community character, encourages targeted infill, and strengthens Homer's role as a regional hub.

Action	
a. Lead area planning efforts for the Spit and downtown core. These efforts should address land use, infrastructure needs, environmental hazards, economic development, and recreational access. Area plans should inform updates to zoning maps, capital improvements, and long-term planning priorities. ♦	
b. Support compact, walkable downtown development that encourages mixed-use buildings, incremental infill, and redevelopment of underutilized parcels. Update development standards—such as building form, setbacks, and lot coverage—to ensure projects contribute to a financially productive, pedestrian-friendly streetscape. ♦	
c. Develop a Homer Spit Master Plan to guide long-term land use, infrastructure investment, harbor operations, and climate adaptation. The plan should address erosion and sea level rise, coordinate City-owned leases, balance economic and recreational uses, and protect environmental resources. It should inform updates to zoning, capital improvements, and emergency management policies. ✖	
d. Prioritize infrastructure investments—such as street improvements, multimodal access, water and sewer upgrades, and broadband—in areas identified for infill and redevelopment through area planning efforts. Compile development standards into a unified design manual that integrates transportation, streetscape, and infrastructure guidance. ♦ ✖	
e. Coordinate with relevant agencies to improve land use planning around key public assets, including the Homer Airport. Work to align local zoning and infrastructure improvements with future airport operations, economic development goals, and state transportation plans.	

Potential Partner-Led Strategies

6. Collaborate with public and private partners to enhance community spaces and recreational infrastructure. ♦

7. Coordinate with regional and state agencies to align land use policies with environmental stewardship and shared planning goals.

"Future growth should consider how development may impact environmental resources both inside and outside the city boundary."

~ Community Meeting

"Keeping Homer Homer is valid, but there are different interpretations of that. To me, it means keeping it unique, allowing people to have a choice, and providing affordable housing."

~ Stakeholder Interview

Policies Supporting Land Use and Environment in Other Chapters

The table below summarizes the location of related policies in other parts of the plan that support and contribute to Homer's land use and environment goals. They are shown in order by chapter.

Topic	Chapter and Strategy Number of Related Policies					
	Public Facilities & Services	Housing	Economic Development	Transportation	Governance	Sustainability & Resilience
Open space and parks connectivity	1					3
Area planning	4		1, 5	5		
Airport area	7			4		
Hazard mitigation and climate-responsive land use	5				4	2
Zoning reform for housing		1				
Preserving community character			9			
Infill and dense development			5	1, 2	3	
Wayfinding				2		
Education about infill, density					4	
Partnerships, open space management					5	
Mapping tools to guide development						4

“Unless Homer embraces change and alters the status quo, we will experience more of the sprawl model of development that we are already witnessing.”

~ Growth Scenarios Report Card Results

“Emphasize infill development, however, do it in a thoughtful way that facilitates moose travel from the hillside, through town, to the water’s edge.”

~ Community Survey Results

Public Facilities and Services

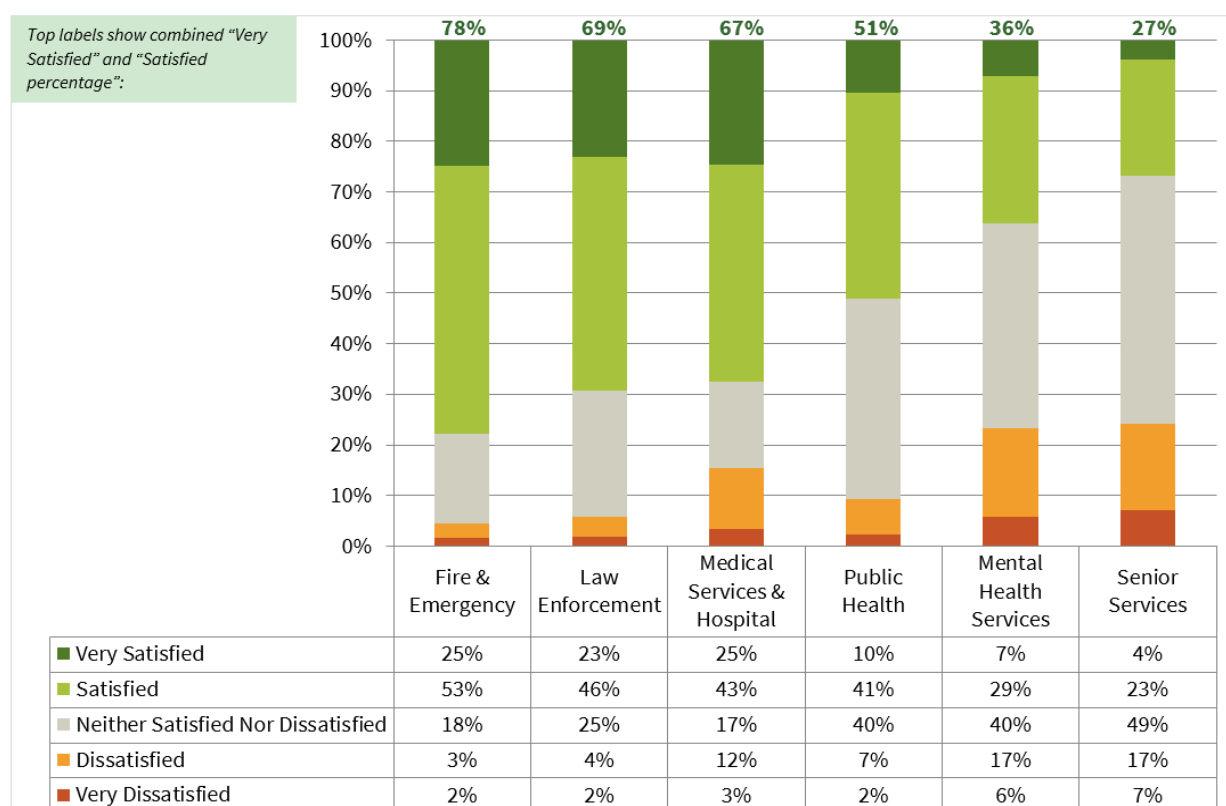
Key Themes Guiding the Plan

Reliable and Affordable Services

The City of Homer provides a range of services, including water, sewer, planning, road maintenance, community development, recreation, parks, port and harbor management, fire protection, law enforcement, planning, and emergency services. The City relies on other public and private entities, such as the Kenai Peninsula Borough⁴, for other services such as education, healthcare, and solid waste management; the State of Alaska manages many of the important transportation facilities, including the airport and major roadways. Although responses to the community survey show general satisfaction with fire, law enforcement, and emergency services (Figure 10), there are some concerns about inadequate funding and staffing levels.

Figure 10. Responses to the 2024 Homer Community Survey Question, “How satisfied are you with the availability of the following Health and Safety programs or services in Homer?”

Answered: 552



⁴ Agnew::Beck Consulting. (2019), *2019 Kenai Peninsula Borough Comprehensive Plan*. Prepared for the Kenai Peninsula Borough with support from Alaska Map Company, ASRC Energy Services, Alaska Survey Research, Casey Planning and Design, Northern Economics, and PDC Inc. Engineers.

https://www.kpb.us/images/KPB/PLN/PlansReports/Comp_Plan/2019_KPB_Comprehensive_Plan.pdf

Accessible, Maintained Community Facilities

The City of Homer owns and manages a variety of facilities in the community, ranging from the Public Library to the Airport Terminal. An increasing population necessitates the strategic improvement of public services and infrastructure, including public safety, utilities, and recreational facilities. For example, Homer has identified a multi-use community recreation center as a longtime community priority. Improvements to Homer's infrastructure are necessary to support growth and attract businesses; these are supported by the community as shown through the community survey and public comments. At the same time, existing facilities in the community have significant ongoing maintenance needs that sometimes stretch the capacity of City staff and its aging equipment. The City maintains a Capital Improvement Plan (CIP) that identifies priorities for major capital expenditures, including both new and existing facilities. The CIP is a six-year plan, updated annually.



Skate park outside the community's aging Homer Education and Recreation Center (HERC). Credit: HERC Task Force Final Recommendation Report, 2018

Accessibility and Americans with Disabilities Act (ADA) improvements are also essential to ensuring that all members of the community—regardless of age, ability, or mobility—can safely and comfortably access and enjoy public facilities. Inclusive design not only upholds civil rights and legal standards but also strengthens community equity and cohesion by expanding participation in public life and supporting the dignity of every resident.⁵ Many of the projects on Homer's CIP feature needed ADA improvements, including to key facilities such as City Hall.

"Create a centralized community space that serves all the community."

~ Community Survey Results

Rising Service Demands and Infrastructure Costs

As a regional hub, Homer provides many services that also benefit residents outside of City limits, such as its recreation facilities and the library. At the same time, maintaining and upgrading infrastructure—especially water and sewer systems—is a financial challenge due to a limited customer base. In 2000, the City of Homer successfully petitioned to annex just over 25 square miles of land to the West, North, and East of City limits. While this annexation helped grow the City's tax base to support the provision of services, some of the homes within the annexed areas are still not served by City services. The water and sewer services within the City are adequate, but stormwater runoff impacts the capacity of the wastewater treatment plant.

"Make sure infrastructure keeps up with growth."

~ Community Survey Results

"Focus on responsibility to replace aged buildings, such as fire station that benefit all residents and visitors."

~ Growth Scenarios Report Card Results

⁵ "Does improving accessibility boost local economies? ADA compliance can be costly for community – but the financial benefits may be bigger," Chicago Metropolitan Agency for Planning, Dec. 1, 2022, <https://cmap.illinois.gov/news-updates/does-improving-accessibility-boost-local-economies/>

Goals

Goal A	Goal B	Goal C
Ensure City services are available, affordable, and adequate.	Provide and improve City-operated facilities to meet the needs of the community, accommodate desired growth, and support sustainability and conservation goals.	Mitigate risks to City-owned infrastructure from climate change and natural hazards.

City-Led Strategies and Actions

Icon Key:

- ✦ Priority: Emerging priority for implementation
- ✖ Capital: An action that includes a potential capital project
- * Code: An action that recommends a specific code revision
- ◆ 2018: An action adapted from/carried over from the 2018 comprehensive plan

1. Provide safe, year-round public facilities for residents of all ages and abilities. ✦

Action	Lead, Support	Estimated Costs	Target Timeframe
a. Maintain the library as a thriving community space for learning and connecting, including assessing the library's anticipated need for growth and improvements over the next decade and planning for upgrades. ✖	Library Department, Library Advisory Board, Information Technology Department	Remodel engineering study: \$75k (FY26 CIP)	Ongoing
b. Implement the 2023 City of Homer ADA Transition Plan for Parks, Play Areas and Campgrounds and the Transition Plan for City Facilities to correct deficiencies and implement policies that increase accessibility of Homer's public facilities and recreation spaces. Priority sites for upgrades include City Hall, Karen Hornaday Park, the Nick Dudiak Fishing Lagoon Accessible Ramp and Fishing Platform, and removing parking and pavement barriers at City facilities. ✖	Administration Department, ADA Advisory Board, Public Works Department, Port and Harbor Department	City Hall: \$1.1M Fishing Lagoon Ramp & Platform: \$770k Parking Barrier Removal: \$386k (all from FY26 CIP)	Medium (3-5 years)
c. Plan for and construct a new, multi-purpose community center in Homer's downtown to serve the social, recreation, cultural, and educational needs of the Homer community. Preferred features include a general-purpose gymnasium, multi-purpose space for instructional programs, safe walking/running, dedicated space for youth, and possible emergency shelter. ✖	Administration Department, Parks, Art, Recreation and Culture Advisory Commission	~\$16.05M (FY26 CIP)	Medium (3-5 years)
d. Demolish the Homer Education and Recreation Complex (HERC) and identify opportunities for remediation of the site. ✖	Administration Department, Alaska Department of Environmental Conservation	Undetermined	Long (more than 5 years)

e.	Consider and evaluate changing the City's organizational structure to provide park facilities and recreation services by establishing a dedicated Parks and Recreation Department.	Administration Department, Public Works Department, Finance Department	Undetermined	Medium (3-5 years)
f.	Ensure that City facilities are sufficient to support events that draw visitors such as festivals and activities (e.g., clean restrooms on the Homer Spit ("the Spit"), RV dump stations, adequate trash collection, etc.). ✖	Public Works Department, Administration Department, Parks, Art, Recreation and Culture Advisory Commission	Undetermined	Ongoing
g.	Update the Homer Airport Terminal to address deferred maintenance and improve accessibility. ✖	Public Works Department, Alaska Department of Transportation & Public Facilities	\$1.3 M for initial repairs and renovations (FY26 CIP)	Medium (3-5 years)

2. Continue to provide high-quality water and sewer services within the City to meet current and anticipated demands. ⚡

Action	Lead, Support	Estimated Costs	Target Timeframe
a. Update the 2006 Water and Sewer Master Plan.	Public Works Department, Administration Department	Undetermined	Short (1-2 years)
b. Continue to build, upgrade, and replace water and wastewater infrastructure to meet industry standards, changing regulatory requirements, and replace aging systems. ♦✖		Wastewater treatment plant improvements: \$707k Water storage and distribution improvements: \$10.4 M (FY26 CIP)	Ongoing
c. Maintain the water and sewer Capital Asset Repair and Maintenance Allowance (CARMA) funds for repair and replacement of facilities that serve existing customers.	Public Works Department, Finance Department	Undetermined	Ongoing
d. Use the Homer Accelerated Water and Sewer Program (HAWSP) to fund the design and construction of facilities that support new and existing customers.	Public Works Department, Finance Department	Undetermined	Ongoing
e. Continue to limit and manage development in the Bridge Creek Watershed Protection District to maintain its suitability as a drinking water source.	Public Works Department, Community Development Department	Undetermined	Ongoing

3. Maintain and improve Port and Harbor infrastructure. ⚡

Action	Lead, Support	Estimated Costs	Target Timeframe
a. Develop a long-range Port and Harbor Management Plan that considers the environmental and economic significance of the Spit, the impacts of climate change, and natural hazards like earthquakes, tsunamis, and erosion.	Port and Harbor Department , Port and Harbor Advisory Commission	Erosion Mitigation: \$4M (FY26 CIP)	Medium (3-5 years)
b. Maintain infrastructure to maximize longevity and ensure safety of users. ✖	Port and Harbor Department , Port and Harbor Advisory Commission	Undetermined	Ongoing
c. Maintain and promote Homer's status as a "working waterfront" by being a partner for the Alaska Marine Highway System, the U.S. Coast Guard, commercial operations, and other state and federal partners.	Port and Harbor Department , Port and Harbor Advisory Commission	Undetermined	Ongoing
d. Plan for and construct a large vessel haul out facility. ✖	Port and Harbor Department , Port and Harbor Advisory Commission	\$5.3 M (from FY26 CIP)	Short (1-2 years)
e. Consider opportunities to integrate complementary marine industrial and tourism uses, for example by constructing walking paths and viewing platforms that would allow visitors to observe aspects of the marine trades that they may not be able to see elsewhere. ✖	Port and Harbor Department, Community Development Department , Port and Harbor Advisory Commission	Undetermined	Ongoing

4. Develop new facilities to support access and safety on the Homer Spit. ⚡

Action	Lead, Support	Estimated Costs	Target Timeframe
a. Develop new non-motorized infrastructure providing safe access to the harbor and improve the accessibility of existing infrastructure, including ADA improvements at the Fishing Hole. ✖	Port and Harbor Department , ADA Advisory Board, Port and Harbor Advisory Commission	Undetermined	Ongoing
b. Further develop parking at the base of the Spit, designate formal parking areas to minimize parking in unsuitable areas, and consider free seasonal shuttles and pay-to-park options in congested areas to reduce traffic. ✖	Port and Harbor Department , Port and Harbor Advisory Commission	Undetermined	Long (5+ years)
c. Evaluate the need for a new parking structure on the Spit that could also serve as a shelter-in-place location during tsunamis. ✖	Port and Harbor Department , Port and Harbor Advisory Commission	Undetermined	Long (5+ years)
d. Improve viewpoints for wildlife observation. ✖	Port and Harbor Department , Port and Harbor Advisory Commission	Undetermined	Short (1-2 years)
e. Evaluate the uses of City-owned property on the Spit and ensure uses align with the needs and aesthetics of the area.	Port and Harbor Department, Community Development Department , Port and Harbor Advisory Commission	Undetermined	Short (1-2 years)

5. Continue to meet the community’s public safety needs to ensure the safety of residents, visitors, and first responders.

Action	
a.	Conduct a needs assessment and strategic plan for fire, emergency, and law enforcement services to identify gaps in funding and staffing and develop recommendations for maintaining and improving these services.
b.	Complete planning for and construct a new fire station. ✖
c.	Support the mission and capacity needs of the Homer Police Department.
d.	Upgrade the City’s fire department fleet of vehicles to maximize firefighting capabilities and meet Insurance Services Office (ISO) requirements. ✖
e.	Collaborate with the Kenai Peninsula Borough to implement recommendations in the Safe Streets and Roads for All Comprehensive Safety Action Plan.

6. Increase the City's capacity to provide and expand community services and improve the synergy between the City and other community partners to maximize resource and investments.

Action	
a.	Provide technical assistance to community organizations seeking to expand their services. ♦
b.	Partner with community organizations to supplement or expand City services and the operating hours of City facilities. ♦

Potential Partner-Led Strategies

- 7. Identify and address the deficiencies of the Homer Airport (parking, updated master plan, more reliable year-round service, etc.).**
- 8. Ensure people of all ages and abilities can live, work, and play in the community, including encouraging businesses and organizations to create accessible, ADA-compliant facilities.**
- 9. Collaborate with Borough, state, and federal partners to ensure year-round access to community facilities for recreational, educational, social, and cultural activities.**

Policies Supporting Public Facilities and Services in Other Chapters

The table below summarizes the location of related policies in other parts of the plan that support and contribute to Homer’s public facilities and services goals. They are shown in order by chapter.

Topic	Chapter and Strategy Number of Related Policies					
	Land Use & Environment	Housing	Economic Development	Transportation	Governance	Sustainability & Resilience
Parks and trails	4					
Marine trades			1			
Homer Spit development			1			
Community use of facilities			2			

Roads, sidewalks, and bike lanes				1, 2		
Wayfinding				1, 9		
Parking				1		
Airport and ferry				4		
Financing of facility and service improvements					1	
Infill of water-sewer					2	
Engaging residents in service and facility planning and spending					2, 3	
Energy efficiency of municipal facilities						1
Hazard mitigation and placement of municipal facilities						1
Stormwater and green infrastructure						3



Aerial view of the Homer Spit at dawn. Credit: Tim Hatfield



Public Works facility; plans for a new facility are underway.



Housing

Key Themes Guiding the Plan

Housing Supply Does Not Meet the Community Needs

Although Homer has a relatively high overall housing vacancy rate, many residents continue to face difficulty finding homes that are affordable, available year-round, and suited to their household needs. In the past decade, the City has added a modest number of new housing units each year—averaging 36 units annually between 2013 and 2023.^{6,7} However, the types of homes being built have not kept pace with the needs of working families, older adults, and younger residents entering the housing market. According to the community survey, 68 percent of respondents said housing is too expensive, and 66 percent said more attainable homes are needed for people just starting out or seeking to downsize. With long-term population growth projected at just 2.3 percent through 2050, the core challenge is not growth pressure but the mismatch between existing housing stock and what year-round residents can access. Zoning reforms that support a greater variety of housing types—especially in areas served by infrastructure and close to services—can help the City respond to these persistent gaps.

Rising Costs and Land Availability Limit Housing Development Opportunities

Housing in Homer has become significantly more expensive, limiting options for residents across income levels, particularly young professionals, families, and older adults seeking to downsize. As of November 2024, the median home listing price in Homer was approximately \$550,000—a 97 percent increase since 2018 and well above the statewide median of \$396,000.⁸ According to census data, half of all renter households in Homer (358 out of 702) are cost-burdened, spending more than 30 percent of their income on housing.⁹ These figures do not reflect additional barriers such as limited availability of pet-friendly units, or housing that is in good condition and available year-round. High construction costs—driven by inflation, labor shortages, shipping expenses, and rising material prices—also constrain new development. Nationally, construction costs have increased by 40 percent since 2018, according to the



⁶ Alaska Division of Research and Analysis Section. (2024). *Alaska New Housing Units Multiple Years*. Alaska Department of Labor and Workforce Development. <https://live.laborstats.alaska.gov/housing/new.html>

⁷ U.S. Census Bureau. (2023). *American Community Survey 5-Year Estimates, Table B25070: Gross Rent as a Percentage of Household Income*.

⁸ Specific number based on <https://www.realtor.com> data; other sources were compared and numbers were comparable.

⁹ U.S. Census Bureau. (2023). *American Community Survey 5-Year Estimates, Table S2501: Occupancy Characteristics*.

Mortenson Construction Cost Index.¹⁰ While the 2023 Homer Housing Review identified 1,163 vacant tax parcels within City limits with an average lot size of 1.3 acres, many of these properties face significant development barriers, including wetlands, steep slopes, and lack of access to utilities.¹¹ These conditions increase the cost and complexity of construction and limit the feasibility of building new homes. Addressing these constraints through targeted infrastructure investment and infill-oriented zoning strategies will be essential to expanding the range of housing options available to the community.



New housing development in Homer, 2025.

Unattainable Housing and the High Cost of Living are Barriers to Economic Growth and Quality of Life

Limited access to affordable, attainable housing continues to challenge Homer's ability to retain essential workers, support local businesses, and meet the needs of a changing population. Homer business survey results show that 13 percent of respondents identified a lack of housing for seasonal employees as a key hiring barrier, second only to the shortage of qualified applicants. In interviews, the high cost of housing was also cited as a reason why more fishermen do not live in Homer year-round. Seniors seeking to age in place and younger residents starting families or attending college locally often face limited choices that are affordable, accessible, and available year-round. While some workers find more attainable housing outside City limits, they may lack access to City services and representation, weakening civic connection and economic participation. More broadly, Homer's high cost of living—including housing, transportation, and construction—adds on residents and local employers alike. Expanding housing options for year-round workers, seniors, and young people is essential to sustaining the local economy and ensuring Homer remains a livable community for all generations.

"Affordable housing developers would benefit from a simplified process with the city."

~ Growth Scenario Report Card

Figure 11. Top Five Community Areas for Improvement, Historical Perspective

<i>Top 5 Community Areas for Improvement, Historical Perspective</i>			
	2015 Perceptions Survey (590 responses)	2019/2020 Perceptions Survey (469 responses)	2023 Perceptions Survey (1,020 responses)
1	Jobs and economic opportunities (48%)	Jobs and economic opportunities (13%)	Housing (58%)
2	Public transport (38%)	Substance abuse treatment (13%)	Public transportation (24%)
3	Substance abuse treatment (36%)	Housing (12%)	Jobs and economic opportunities (20%)
4	Housing (26%)	Public transportation (12%)	Substance abuse treatment (17%)
5	Access to job training and higher education (17%)	Respect for varied viewpoints (10%)	Behavioral health services (17%)

Source: Perception of Community Health Survey

Image from the 2023 Mobilizing for Action through Planning and Partnerships (MAPP) Community Health Needs Assessment

¹⁰ Mortenson. (2024). *Construction Cost Index Report*. <https://www.mortenson.com/cost-index>

¹¹ City of Homer. (2023). *Homer Housing Review*. <https://www.cityofhomer-ak.gov/communitydevelopment/housing>

Goals

Goal A	Goal B	Goal C	Goal D
Preserve and produce a high-quality, healthy, safe, and energy efficient housing inventory that accommodates for projected population growth and is affordable, attainable, and safe for all Homer residents.	Develop Homer's housing inventory to be compatible with the beloved existing community character while allowing for essential growth and density.	Ensure housing development aligns with the City's preservation and sustainability goals, minimizing the environmental impact of new construction.	Build strong community and regional partnerships around housing to improve housing attainability and affordability.

City-Led Strategies and Actions

Icon Key:

- ✂ Priority: Emerging priority for implementation
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- ◆ 2018: An action adapted from/carried over from the 2018 comprehensive plan

- 1. Implement zoning reforms to encourage attainable housing development for young people, families, seniors, and seasonal workers.** ✂ *
- 2. Assess Homer's housing needs and maintain data collection.** ✂

Action	Lead, Support	Estimated Costs	Target Timeframe
a. Conduct a Housing Needs Assessment to identify current and future housing needs, including types and numbers of units required to serve projected population growth and affordability ranges as well as support economic growth and industries.	Community Development Department, Administration Department	Undetermined	Short (1-2 years)
b. Complete a housing stock report and buildable lands inventory.	Community Development Department, Administration Department	Undetermined	Medium (3-5 years)
c. Build City capacity internally or through contractor support to pursue strategic land dispositions.	Administration Department	Undetermined	Medium (3-5 years)
d. Update housing indicators (see Figure 12 below) annually to track housing issues, constraints, needs, and opportunities; share updates online.	Community Development Department, Administration Department	Undetermined	Medium (3-5 years)
e. Monitor short-term rentals and their impact on the housing market.	Community Development Department, Administration Department	Undetermined	Short (1-2 years)

Potential Partner-Led Strategies

- 3. Develop incentives and public-private partnerships for affordable and long-term housing development.**

Policies Supporting Housing in Other Chapters

The table below summarizes the location of related policies in other parts of the plan that support and contribute to Homer's housing goals. They are shown in order by chapter.

Topic	Chapter and Strategy Number of Related Policies					
	Land Use & Environment	Public Facilities & Services	Economic Development	Transportation	Governance	Sustainability & Resilience
Zoning reforms for housing	1, 2					
Infrastructure support and future needs		2			3	
Aging in place			4, 10			
Fiscal tools to support attainable housing					2	
Education and partnerships for housing accessibility			8		4	4
Land suitability						2

Figure 12. Housing Indicators

Indicator	Description	What it tells us	Sources
New Housing Units	Quarterly report of new single family, multi-family, and mobile home units.	Tracking the number of new housing units added to the market can help track how well the market is responding to demand and track progress toward new housing goals.	Alaska Housing Finance Corporation (AHFC) Alaska Housing Market Indicators Report (available at https://www.ahfc.us/efficiency/education-and-events/research-information-center/alaska-housing-market-indicators or https://live.laborstats.alaska.gov/housing/new.html)
Housing Occupancy and Vacancy Rates	Total occupied/vacant housing units, homeowner vacancy rate, rental vacancy rate.	Vacancy rates below five percent are an indication of a tight housing market that could limit housing mobility and is often a sign of pent-up demand. A growing number of vacant units can be an indication that the housing supply is not meeting the needs of residents and the existing housing stock is not being used to its full potential.	U.S. Census Bureau, American Community Survey (ACS) 5-Year Estimates: Table DP04 SELECTED HOUSING CHARACTERISTICS (available at https://data.census.gov/)
Housing Tenure	Owner-occupied housing units, renter-occupied housing units, and average household size for both owner-occupied and renter-occupied units.	The relative demand/need for ownership <i>versus</i> rental housing in a community. Household size can indicate the housing unit size that renters and owners are looking for, respectively.	U.S. Census Bureau, American Community Survey (ACS) 5-Year Estimates: Table DP04 SELECTED HOUSING CHARACTERISTICS (available at https://data.census.gov/)

Indicator	Description	What it tells us	Sources
Overcrowding	Occupants per room.	Often an indication of pent-up demand within a community, overcrowding is defined as more than 1.0 person per room. Severe overcrowding is defined as 1.5 or more people per room.	U.S. Census Bureau, American Community Survey (ACS) 5-Year Estimates: Table DP04 SELECTED HOUSING CHARACTERISTICS (available at https://data.census.gov/)
Affordability	Selected monthly ownership costs as a percentage of household income (SMOCAPI) and gross rent as a percentage of household income (GRAPI).	Households that spend more than 30 percent of their total income on housing costs are considered to be cost burdened. Spending a larger portion of household income on housing limits the amount of income available for other non-discretionary spending, such as food, clothing, and transportation.	U.S. Census Bureau, American Community Survey (ACS) 5-Year Estimates: Table DP04 SELECTED HOUSING CHARACTERISTICS (available at https://data.census.gov/)
Median Family Income	Median family income and the Department of Housing and Urban Development (HUD) income limits broken down by persons in family and income limit category.	HUD sets income limits that determine eligibility for assisted housing programs including the Public Housing, Section 8 project-based, Section 8 Housing Choice Voucher, Section 202 housing for the elderly, and Section 811 housing for persons with disabilities programs.	The Department of Housing and Urban Development, FY 2023 Income Limits Summary (available at https://www.huduser.gov/portal/datasets/il.html#query_2023)
Local Building Permit Activity	Data collected by local assessors on the number and or type of building activity occurring in the community.	Data that describe current building activity in the community can help track how well the market is responding to demand and any progress toward new housing goals.	Local Assessors/Municipal Planning Departments
Housing Wage	Housing wage is an estimate of the hourly wage a full-time worker must earn to afford a modest rental home at HUD's fair market rent (FMR) without spending more than 30 percent of their income on housing costs.	Illustrates the gap between renters' wages and the cost of rental housing.	National Low Income Housing Coalition, Out of Reach Dashboards (available at https://nlihc.org/oor/state/ak)
Population Estimates/Components of Change	Components of change including births, deaths, and net migration.	Helpful information around how a community is changing/ growing and what role housing could play in population dynamics moving forward.	Alaska Department of Labor and Workforce, Alaska Population Estimates (available at https://live.laborstats.alaska.gov/data-pages/alaska-population-estimates)



Credit: Art Koeninger

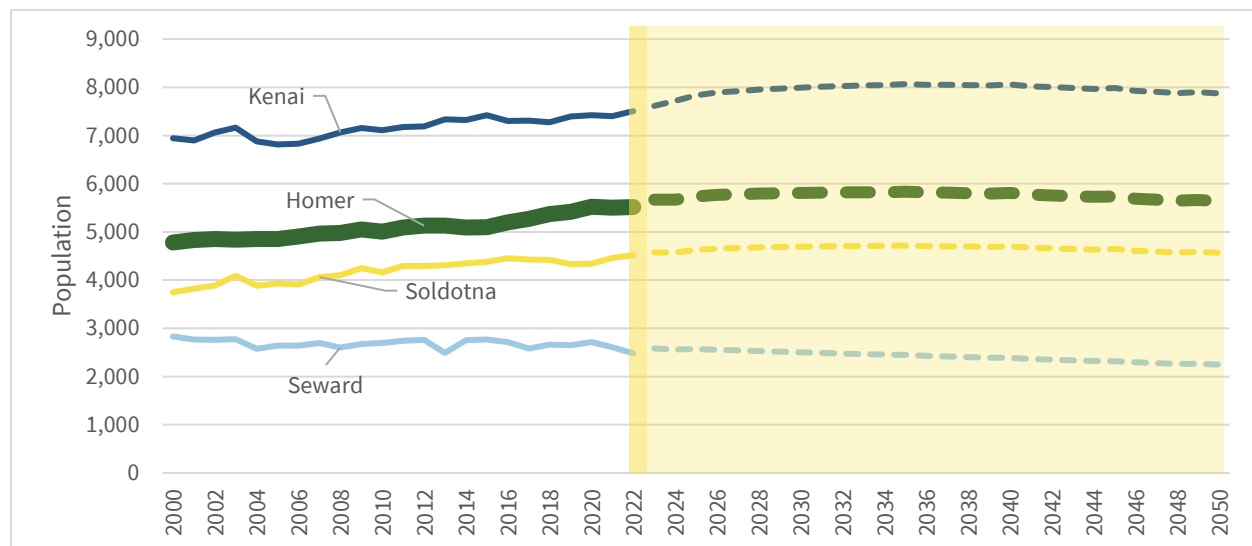
Economic Development

Key Themes Guiding the Plan

Population Expected to See Slight Growth

Homer's population has been steadily increasing, with a 15.4 percent growth from 2000 to 2022, and is projected to continue growing slightly until 2050 (Figure 13). The City has a growing senior population (increasing from 14 percent in 2013 to 22 percent in 2022). This growth presents unique economic challenges and opportunities, particularly in housing and healthcare services. Homer has a higher per capita income compared to nearby communities, and its median household income has seen a modest increase over the past decade. However, residents are still concerned about the high cost of living and doing business in Homer and cite those costs as one of the biggest challenges of living in Homer.

Figure 13. Historical and Forecasted Populations for Homer and Comparison Cities in the Kenai Peninsula Borough



Source: Alaska Department of Labor and Workforce Development data (accessed 2024), and Northern Economics analysis; see Appendix F: About Homer – Community Background for more detailed analysis.

During the planning process for this update, the comprehensive planning team worked with the community to explore different levels and types of growth. Community survey respondents were asked about preferred levels of growth; three scenarios were later developed to explore what a desired future Homer could look like, and residents had the opportunity to review and grade the different options. In both the community survey and the growth scenarios activity, most participants indicate support for minimal to moderate growth. The Homer community also expresses an ongoing desire to manage growth to ensure it is sustainable and does not compromise the quality of life, character, or the environment in the community.

"[I would like to see] slow, moderate growth that focuses on year-round residents, recreation, 'working' people (i.e., fisherman, marine trades), and avoids catering to large corporations, second homeowners, and cruise ship-tourism."

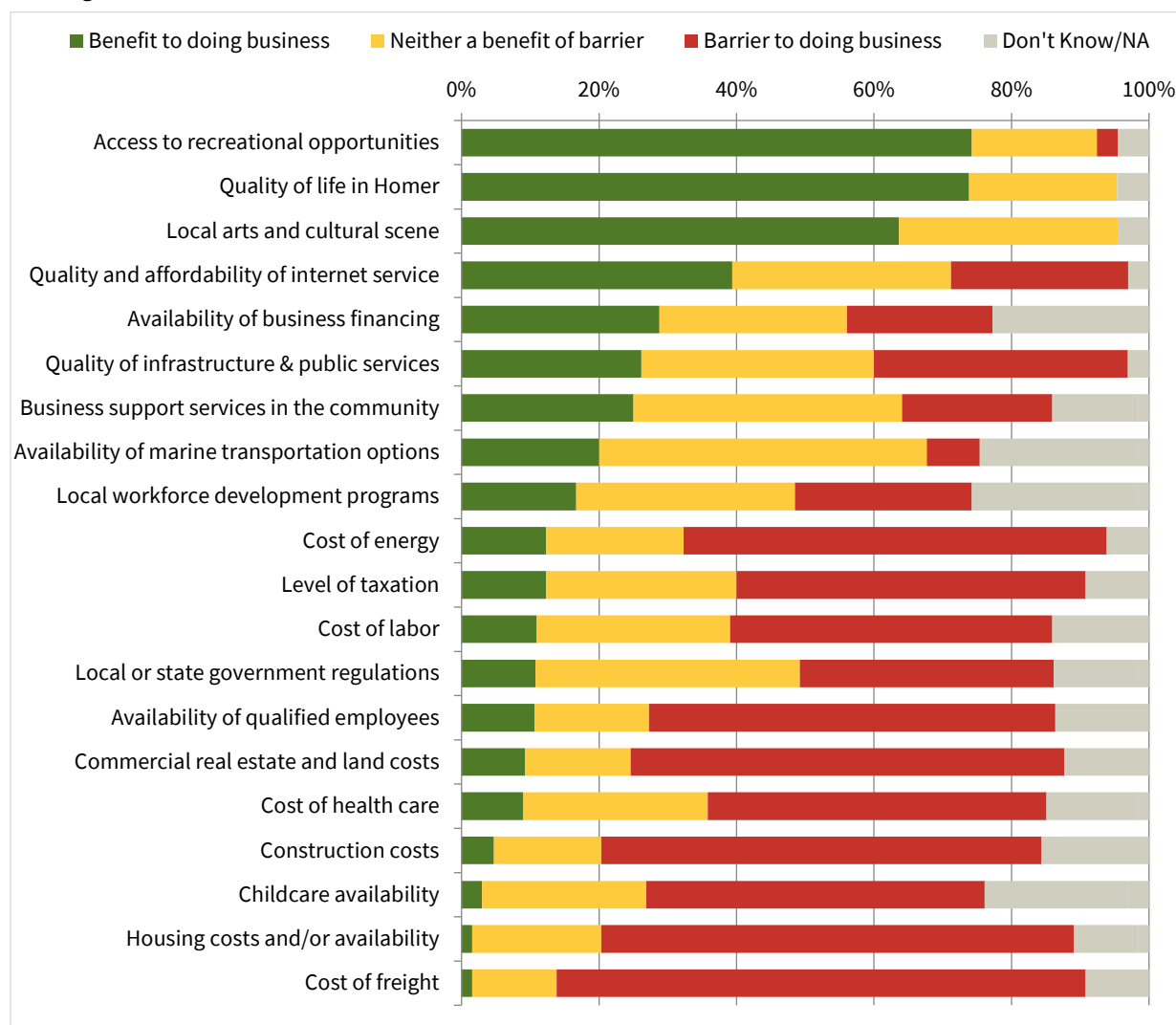
~ Community Survey Results

Residents Value the Quality of Life but Struggle with Cost of Living, Housing

Homer is vibrant with small businesses, many nonprofit organizations, and active civic engagement. However, like many of Alaska's communities, Homer residents and businesses face a high cost of living, especially when it comes to housing affordability and availability (see Housing chapter). Some of the same characteristics that residents and businesses value, such as the small town feel and the beautiful environment, also attract many visitors each summer, bringing challenges such as congestion and pressures on the housing market. Families value Homer's schools, safe feel, and high quality of life; however, they similarly cite housing costs, limited childcare availability, and limited year-round employment as barriers to choosing Homer as a place to raise a family. The University of Alaska Anchorage (UAA) also hosts the Kachemak Bay Campus in the community, a satellite branch of the UAA's Kenai Peninsula College.

Based on a 2024 survey of Homer businesses (Figure 14), business owners cite barriers to attracting and training employees as their primary obstacle to doing business in Homer. Expanding educational training could help build a skilled workforce, which is essential for supporting local industries and attracting new businesses. Homer businesses are also impacted by the global trend of increases in online purchases, sometimes at the expense of local stores that provide jobs and support the local tax base.

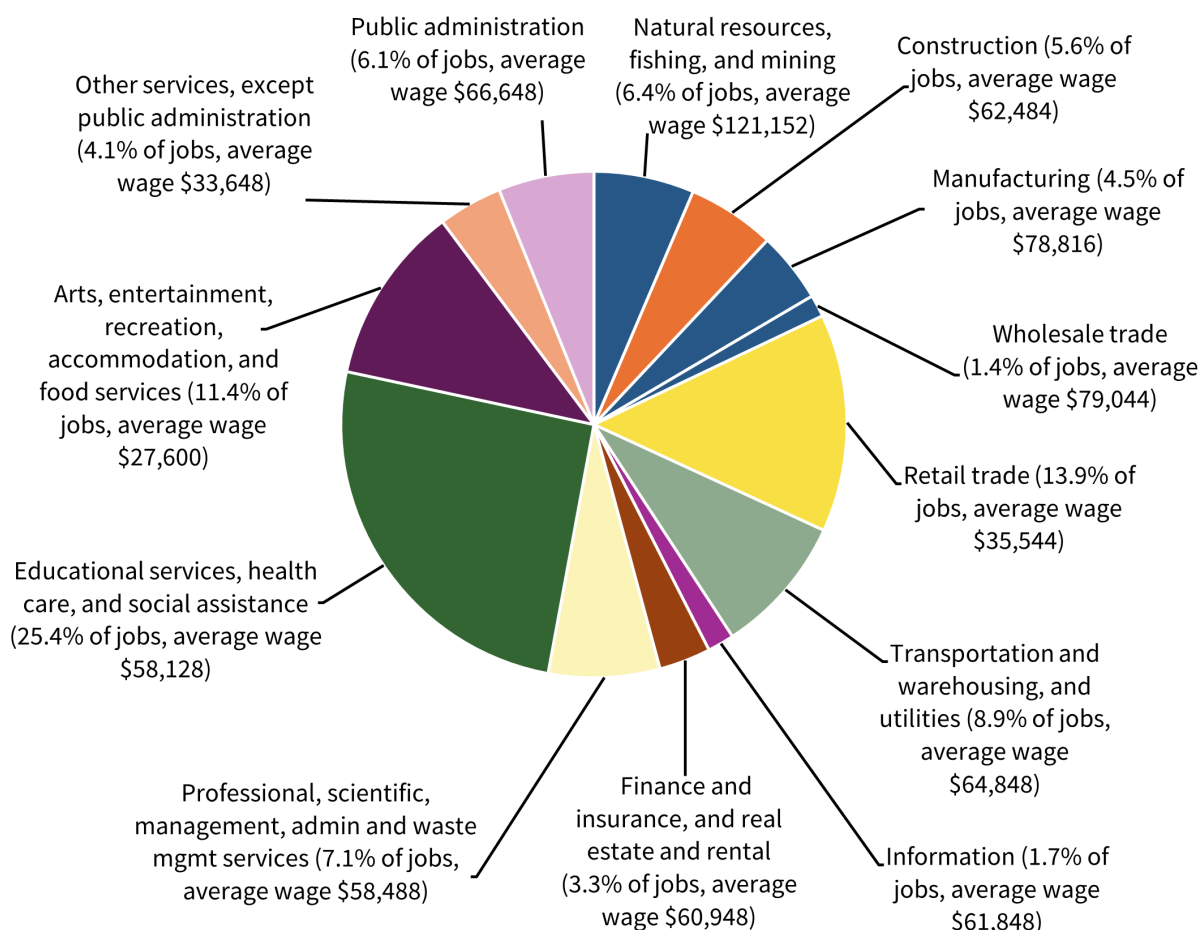
Figure 14. Responses to the Homer Business Survey Question, "Please rate the following factors as benefits or barriers to doing business in the Greater Homer Area."



Fishing and Tourism Industries Remain Strong Economic Drivers

The largest industry sectors in Homer include education, healthcare, retail trade, and arts and entertainment (Figure 15). The commercial fishing industry remains a vital part of Homer's economy, with significant earnings from fisheries. Tourism and marine trades are not specifically identified in state industry data, but both are identified as key industries in the community. Tourism is a critical component of Homer's economy, but there is concern about relying too heavily on this industry or growing this industry at the expense of other priorities important to residents. The community survey showed support for growing the potential of the marine trades industry to provide new economic opportunities and support existing community strengths (Figure 16). Homer also has a thriving agriculture sector and is nicknamed the “City of Peonies.”

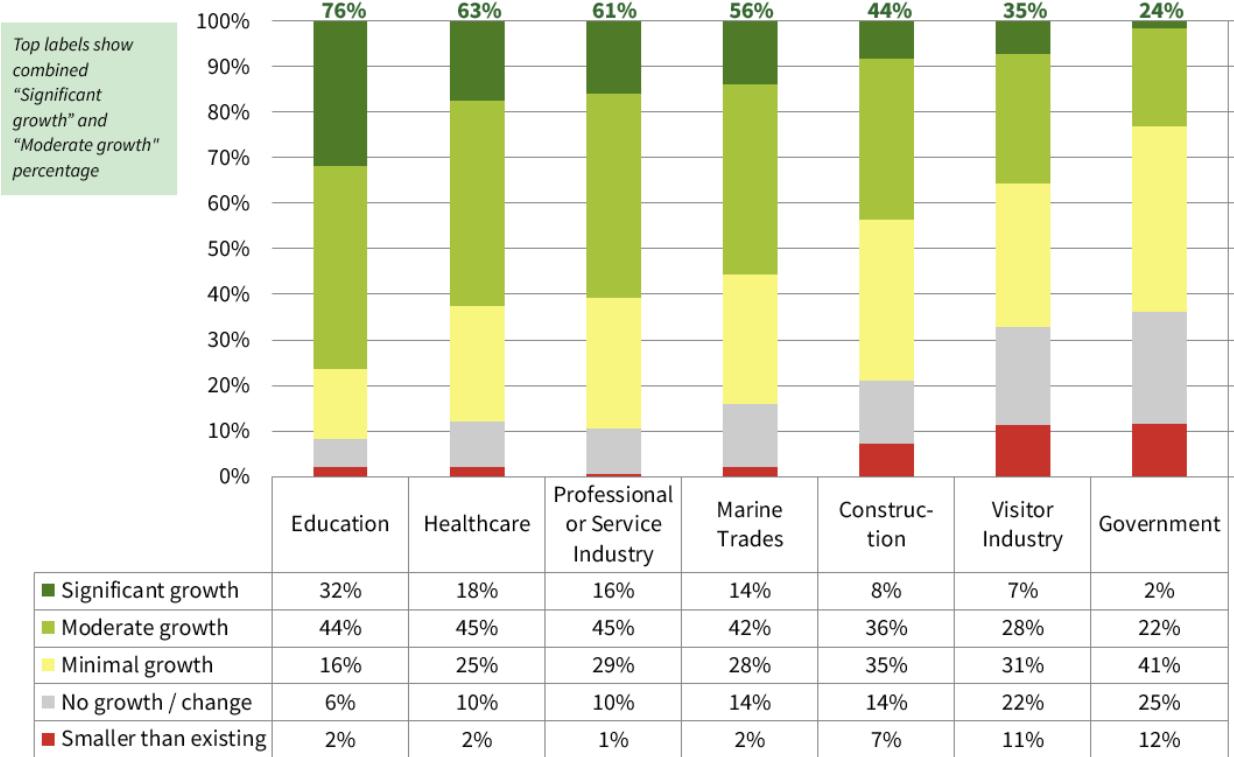
Figure 15. Percentage of Homer Workforce by Industry and Annual Wages by Industry for the Kenai Peninsula Borough



Source: Alaska Department of Labor and Workforce Development based on Quarterly Census of Employment and Wages and Northern Economics Analysis, 2024. Excludes self employed individuals and those serving in the armed forces. Categories based on the North American Industry Classification System: <https://www.bls.gov/cew/classifications/industry/home.htm>



Figure 16. Responses to the 2024 Homer Community Survey: Preferred Level of Growth by Economic Sector



"We need growth that reflects community values and benefits the local economy – not growth for growth's sake. Keep local input central."

~ Community Survey Results

"A diverse economy is a healthier economy."

~ Business Survey Results

Goals

Goal A	Goal B	Goal C	Goal D	Goal E
Enhance Homer’s defined downtown to drive commerce, business, and resident and visitors’ services.	Support Homer’s economy by honoring traditional industries, while supporting expansion of select industries that maintain the character of Homer.	Expand workforce development in key sectors to increase year-round, high wage employment opportunities.	Develop and maintain sustainable, accessible infrastructure that supports a thriving local economy.	Sustain Homer as an active, vibrant, healthy community with year-round opportunities to enjoy art, events, and recreation.

City-Led Strategies and Actions

Icon Key:

- ✈ Priority: Emerging priority for implementation
- ✂ Capital: An action that includes a potential capital project
- * Code: An action that recommends a specific code revision
- ◆ 2018: An action adapted from/carried over from the 2018 comprehensive plan

1. Invest in infrastructure that supports economic growth in key sectors. ✈

Action	Lead, Support	Estimated Costs	Target Timeframe
a. Incentivize growth of the marine trades in Homer to expand services offered locally, create jobs, support commercial fishing, increase the City's taxbase, and reduce the need to travel to other areas of Alaska and the Pacific Northwest. ✂ *	Community Development Department, Port and Harbor Department, Port and Harbor Advisory Commission, Economic Development Commission	Undetermined	Ongoing
b. Continue to develop the Homer Spit ("the Spit") in a fiscally and environmentally responsible manner to provide opportunities for marine trades and tourism. ✂	Community Development Department, Port and Harbor Department, Port and Harbor Advisory Commission, Economic Development Commission	Undetermined	Ongoing

2. Celebrate Homer's status as a vibrant hub for arts, culture, and community engagement. ✈

Action	Lead, Support	Estimated Costs	Target Timeframe
a. Update the Parks, Art, Recreation, and Culture Needs Assessment, and continue to expand City partnerships with other organizations and entities to implement recommendations.	Community Development Department, Parks, Art, Recreation and Culture Advisory Commission	Undetermined	Medium (3-5 years)
b. Support arts and culture installations and spaces in the community, including Homer's museums and galleries and on the Spit. ✂	Community Development Department, Parks, Art, Recreation and Culture Advisory Commission, Economic Development Commission	Undetermined	Ongoing
c. Collaborate with citizen groups and nonprofit organizations to address community needs by providing limited technical assistance and the option to use City land or facilities at reduced rates. ◆	Community Development Department, Parks, Art, Recreation and Culture Advisory Commission	Undetermined	Ongoing
d. Increase the presence of Alaska Native art, signage, and history around Homer.	Community Development Department, Public Works Department, Parks, Art, Recreation and Culture Advisory Commission	Undetermined	Ongoing

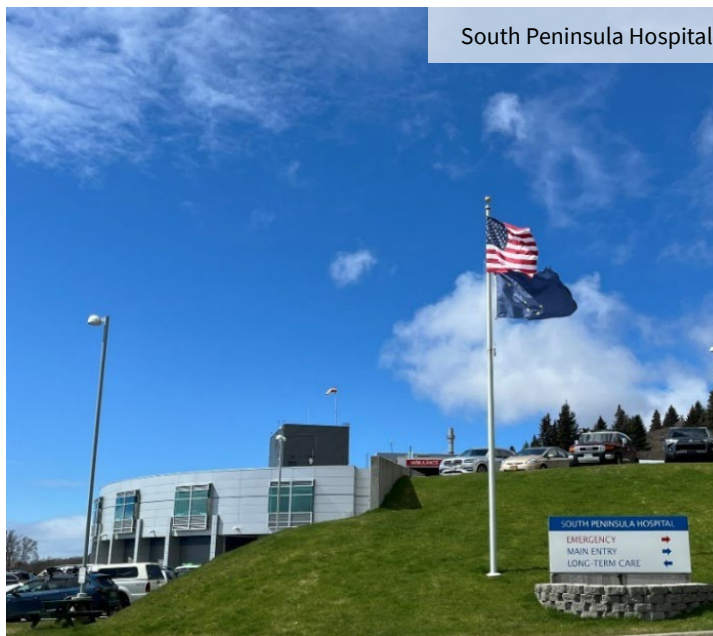
3. Sustain Homer's role as an agricultural hub.

Action

- a. Support limited small scale farming and backyard gardens to strengthen the local food economy.
- b. Maintain Homer's role as an agricultural hub for the surrounding area by supporting efforts that facilitate the processing, storage, distribution, and marketing of local agricultural products (e.g., farmer's markets).

Potential Partner-Led Strategies

4. Support Homer's youngest residents and their families by making sure they have what they need to grow and thrive, including access to child care. ⚡
5. Expand vocational training resources, particularly in trades, marine trades (including mariculture and shipping industries), and healthcare industries, to retain young residents and provide year-round employment. ⚡
6. Support access to quality, affordable health care. ⚡
7. Promote fishing and maritime services as viable career options in Homer and demonstrate long-term support for and commitment to the industry.
8. Promote food security.
9. Address barriers to workforce recruitment and retention (e.g., housing, child care).
10. Pursue moderate, sustainable growth in tourism, focusing on activities that benefit small businesses and minimize negative impacts on community character. ♦
11. Support Homer's seniors, including the ability to remain in the community as they age.
12. Support high-quality K-12 and higher education in Homer, support teachers, and sustain lifelong learning opportunities for all residents.



"The cost of housing is not reflective of our local economy and is rapidly outpacing the middle class wage earner."

~ Community Survey Results

Policies Supporting Economic Development in Other Chapters

The table below summarizes the location of related policies in other parts of the plan that support and contribute to Homer's economic development goals. They are shown in order by chapter.

Topic	Chapter and Strategy Number of Related Policies					
	Land Use & Environment	Public Facilities & Services	Housing	Transportation	Governance	Sustainability & Resilience
Improve zoning code to promote growth in desired areas and simplify permitting and procedures	2					
Thriving downtown	5					
Guide planning at the Homer Spit	5	4				
City facilities equipped to host large events		1				
Maintenance of existing parks and restrooms that enhance visitor experiences		1				
Port and harbor infrastructure		3				
Homer airport						
Accessible, ADA compliant facilities, including businesses		7				
Affordable, attainable housing			1, 2, 3			
City center parking and walkability				1		
Public transportation options to improve accessibility for seasonal workers, residents, and visitors				5		



Vendors in front of Homer business on Contractor's Day



Transportation

Key Themes Guiding the Plan

A Transportation Hub for the Region

Homer is connected to other parts of the Kenai Peninsula by road, air, and water. Homer's port is a key connection point for distributing goods and moving people around the Kenai Peninsula and beyond. Homer is one of the only communities on the Kenai Peninsula serviced by the Alaska Marine Highway System. For details on the airport, port, and harbor, see the Public Facilities and Services chapter.

Road and Sidewalk Maintenance is a Community Priority

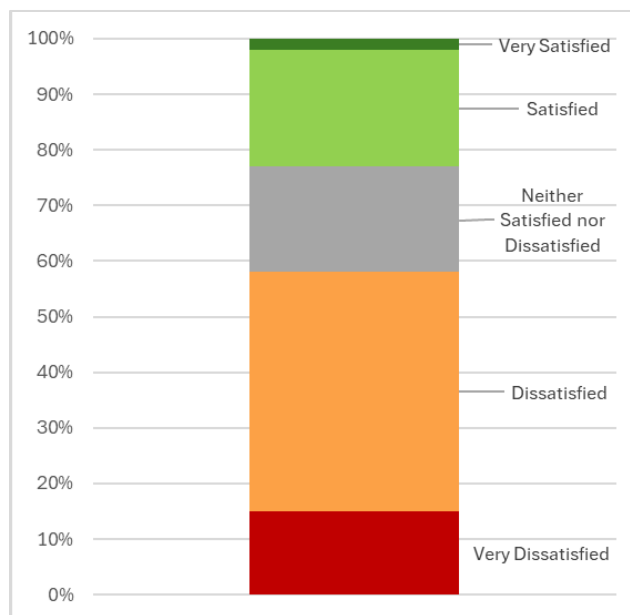
Year-round maintenance of the transportation network is critical for improving access, safety, equity, and quality of life for Homer residents. Indeed, maintenance of roadways, sidewalks, and trails is identified in the 2024 Homer Transportation Plan¹² and was also identified as a priority through community outreach. In the community survey results, residents identified maintenance as one of the most challenging things about living in Homer, citing the need for improvements to state-maintained roads. The City of Homer's Public Works Department is responsible for maintenance on 29 miles of rural roads and 21 miles of urban roads.¹³ As additional roads and sidewalks are constructed, maintenance burdens must be considered. As an example, where sidewalks are constructed, crews can no longer push snow to the side of the road and leave it there. Instead, snow must be trucked away to the City snow dump to clear the sidewalks.



City sidewalk

Figure 17. Responses to the 2024 Homer Community Survey Question, "How satisfied are you with the availability of Roads and Sidewalks in Homer?"

Results show almost 60 percent of residents want more roads and sidewalks; write-in comments indicate residents specifically want more walking and biking facilities.



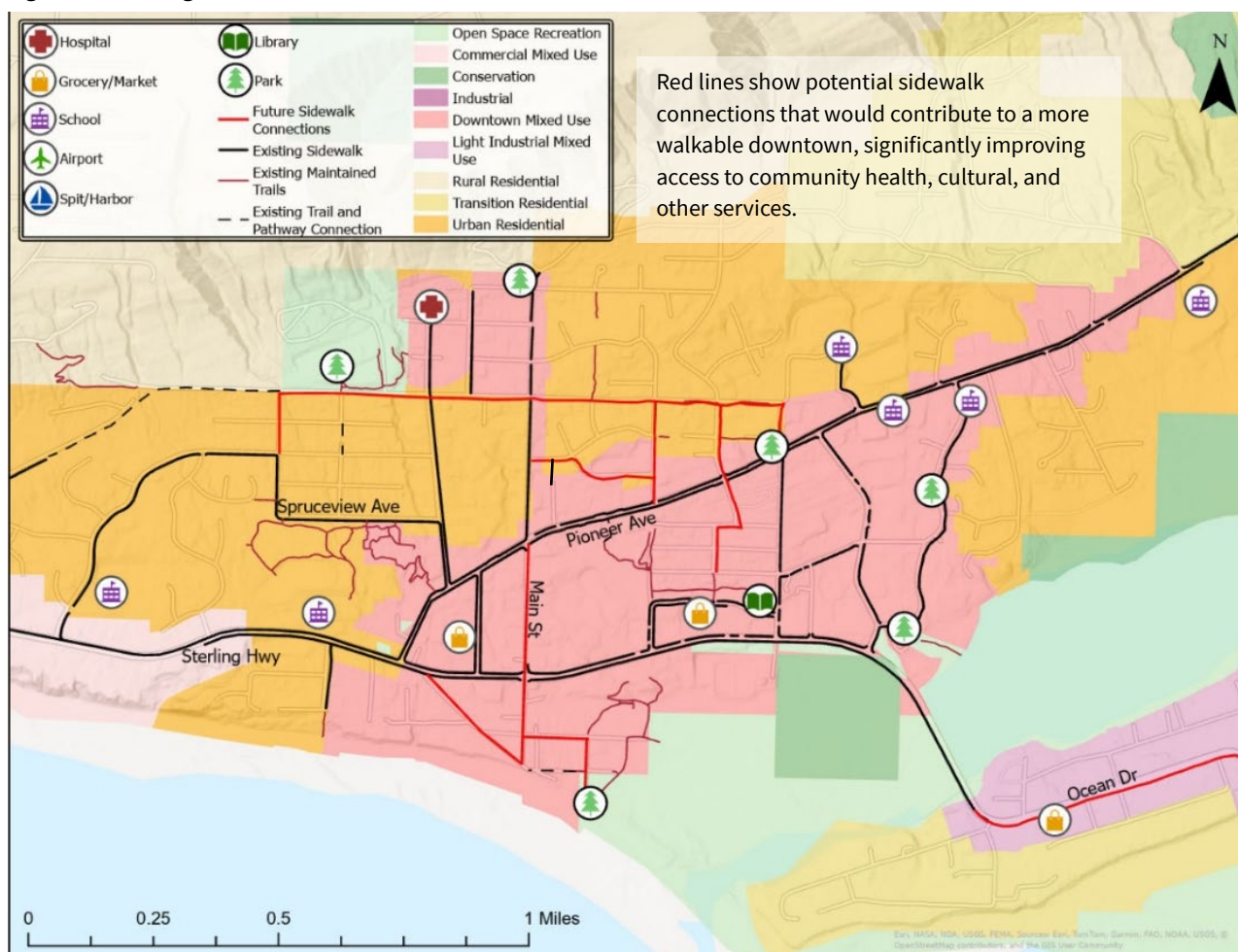
¹² Homer Transportation Plan (2024). https://www.cityofhomer-ak.gov/sites/default/files/fileattachments/planning/page/78524/transportation_plan_07102024.pdf

¹³ The City has been working to improve safe travel for persons of all ages and abilities. The Homer All-Ages and Abilities Pedestrian Pathway (HAPP) will connect the Senior Center, main medical district, library, post office, police station, grocery store, and pharmacy, as well as existing trails (from the Transportation Plan).

Residents Walk and Bike Year-Round

Walkable neighborhoods directly contribute to the small-town feel that Homer residents value. Connecting schools, shopping, the library, parks, and medical facilities can reduce vehicle trips, support affordable housing by reducing transportation costs per resident, and improve safety. Throughout the planning process, residents expressed a desire for improved infrastructure to walk and bike year-round. In the community survey results, residents identified a need for increased pedestrian connectivity and in bike infrastructure. Over 50 percent of respondents were either dissatisfied or very dissatisfied over the availability of roads and sidewalks.¹⁴ Currently, the City has over 24 miles of sidewalk and bike/walking pathways and almost 13 miles of maintained trails (Figure 18). However, many connections between paths are missing, leaving pedestrians to walk along the roadway or find a less desirable route to their destination.¹⁵ For longer trips, bicycles could be accommodated by widening shoulders or installing separated pathways on key routes, such as along the Sterling Highway and on East and West Hill Roads. The recently completed 2024 Homer Transportation Plan identifies many of these challenges and offers recommendations for improvements to the non-motorized network.

Figure 18. Existing and Potential Future Sidewalk Connections

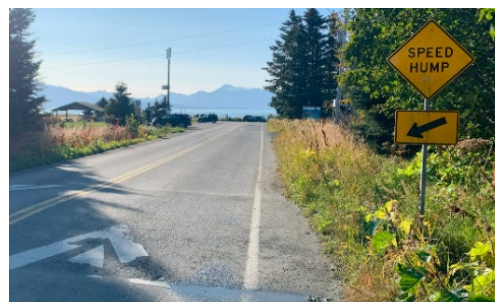


¹⁴ 83 percent of survey respondents from the Homer Transportation Plan Survey said they use a car daily but would prefer to walk and bike more.

¹⁵ The City is working to improve safe travel for persons of all ages and abilities. The Homer All-Ages and Abilities Pedestrian Pathway (HAPP) will connect the Senior Center, main medical district, library, post office, police station, grocery store, and pharmacy, as well as existing trails. (from the Transportation Plan)

Traffic Flow and Safety Concerns

Homer's existing roadway network can support the future traffic growth that could come with increased population. Although most residents use a car daily, many would like to reduce those trips and use walking and biking more frequently, especially for commuting and to access recreation.¹⁶ Three key areas to enhance longevity and access within the network include expanding sidewalks and trails, connecting new neighborhoods to collector roads as they are built, and providing continuing maintenance. Other issues identified in the community survey results were truck routing, parking, pedestrian safety, and summertime congestion. These issues affect the entire transportation network, both motorized and non-motorized.



Speed hump for slowing traffic to Bishop's Beach

The natural environment makes some network connections challenging. For example, East Hill and West Hill Roads connect neighborhoods above the bluff to the downtown area but don't have adequate walking and biking facilities and are a circuitous and sometimes dangerous route for pedestrians and bicyclists. Some residents requested trail connections through the bluff area (similar to Reber Trail) to make more direct non-motorized connections; however, the topography will make it difficult for these connections to be maintained and to be used by persons of all ages and abilities.

Continued Interest in Transit Opportunities

Providing public transportation could support households without access to a car and could also serve areas like the Homer Spit ("the Spit") where vehicle traffic overwhelms the network during the tourist season. Currently, local taxi companies transport most residents and visitors who don't have access to their own vehicle. Some private and nonprofit entities provide van service as part of their programs. In the past, some private companies have tried providing transit services more broadly, but these efforts have not been financially sustainable.

Goals

The 2024 Transportation Plan identified four key goals for transportation in the City of Homer:

- *Goal 1:* Increase Safety of Interactions Between Different Modes of Travel
- *Goal 2:* Provide A Connected Network of Local and Collector Roads and Trails That Balances Modes Based on Land Use Contexts
- *Goal 3:* Maintain Transportation Network to Be Usable Year-Round
- *Goal 4:* Provide Expanded Transportation Options for Residents and Visitors



The Calhoun Trail is an example of one of the 25 city-maintained trails, together spanning almost 11 miles. Its maintenance and upkeep provides a pedestrian connection from Fairview Avenue to Bayview Avenue.

¹⁶ 83 percent of survey respondents from the Homer Transportation Plan Survey say they use a car daily but would prefer to walk and bike more.

The 2024 Transportation Plan includes specific recommendations. The policies in this chapter supplement those already identified in the Transportation Plan and focus on topics that received less coverage in the Transportation Plan.

Goal A	Goal B
Provide a resilient non-motorized transportation network focused on connectivity, safety, and access to the downtown, to schools, and to trails for users of all ages and abilities.	Maintain a sustainable and safe motorized transportation network year-round to move people and goods to, from, and within the Greater Homer Area.

City-Led Strategies and Actions

Icon Key:

- ✂ Priority: Emerging priority for implementation
- ✂ Capital: An action that includes a potential capital project
- * Code: An action that recommends a specific code revision
- ◆ 2018: An action adapted from/carried over from the 2018 comprehensive plan

1. Build or improve safe roadway and pathway access and connections to key locations. ✂

Action	Lead, Support	Estimated Costs	Target Timeframe
a. Improve non-motorized connections to schools. ✂	Community Development Department , Public Works Department, Alaska Department of Transportation & Public Facilities	Undetermined	Varies
b. Implement recommendations in the Homer Wayfinding and Streetscape Plan. ✂ ◆	Community Development Department , Public Works Department, Alaska Department of Transportation & Public Facilities	\$278k (FY26 CIP)	Short (1-2 years)

Note: See the 2024 Homer Transportation Plan for related policies on the following topics: e-bike legislation, complete streets/all ages and abilities policy, traffic calming, bicycle safety campaign, parking study, neighborhood connectivity to schools, extension of the Homer All Ages and Abilities Pedestrian Pathway (HAPP) Loop, walking and biking infrastructure priorities, complete East-West connections.

2. Maintain a year-round transportation network.

Action
a. Update design standards and road design for walking and biking infrastructure in Title 11 to ensure they are connected, safe, and maintainable. *
b. Ask voters whether to renew the Homer Accelerated Roads and Trails fund beyond 2027.
c. Identify additional funding sources and strategies to support new construction, renovation, maintenance, and equipment for roads and trails.

Note: See the 2024 Homer Transportation Plan for related policies on the following topics: bicycle parking, transfer of responsibilities for state road maintenance, improved winter maintenance on state roads, winter maintenance standards, updating City non-motorized facility design standards, Kachemak Drive reconnaissance engineering study.

Case Study: Public-Private Partnership Providing Public Transportation

In the City of Sitka, public transportation is provided under the oversight of the nonprofit Center for Community with two partner organizations: Sitka Tribe of Alaska (who operates the fixed-route scheduled bus service) and Southeast Senior Services (who operates the door-to-door paratransit service). Sitka Tribe of Alaska receives federal transit funding directly to the Tribe; the City of Sitka supports the services with yearly contributions and by maintaining the paratransit vehicles; other grants also help to meet the operating and capital funding needs. (<https://ridesitka.com/>)

Potential Partner-Led Strategies

- 3. Ensure continued operation of safe airport and ferry operations to support the movement of people and goods to and from the community and maintain Homer's status as a regional hub.**
- 4. Explore public transit options, particularly in the Homer Spit area, to alleviate traffic congestion and improve accessibility for seasonal workers, residents, and visitors.**
- 5. Install benches, trash cans, bike racks and create drop-off and pick-up locations for buses, taxis and visitors, in alignment with the Homer Wayfinding and Streetscape Plan.**

Note: See the 2024 Homer Transportation Plan for related policies on the following topics: truck network/truck routes, transit options, school pick up and drop off congestion, updating existing trail maps.

"State roads make up the backbone of the City of Homer transportation system, providing key connections between local city roads for walking, biking, driving, and the movement of freight... both state- and city-owned roads are needed to provide safe transportation options for residents, visitors, and the movement of freight."

~ Transportation Plan 2024

Policies Supporting Transportation in Other Chapters

The table below summarizes the location of related policies in other parts of the plan that support and contribute to Homer's transportation goals. They are shown in order by chapter.

Topic	Chapter and Strategy Number of Related Policies					
	Land Use & Environment	Public Facilities & Services	Housing	Economic Development	Governance	Sustainability & Resilience
Infill and walkability	1, 5					
Trails	4					
Downtown development	5					
Homer Spit planning and development	5	4				
Homer airport land use	5					
Accessibility improvements		1, 7				
Port and harbor improvements		3				
Kenai Peninsula Borough Safe Streets and Roads for all		5				
Airport improvements		6				
Tsunami evacuation routes						2
Roads and bluff stability						2

Governance

Overarching Theme and Context¹⁷

The City of Homer Faces Fiscal Uncertainty

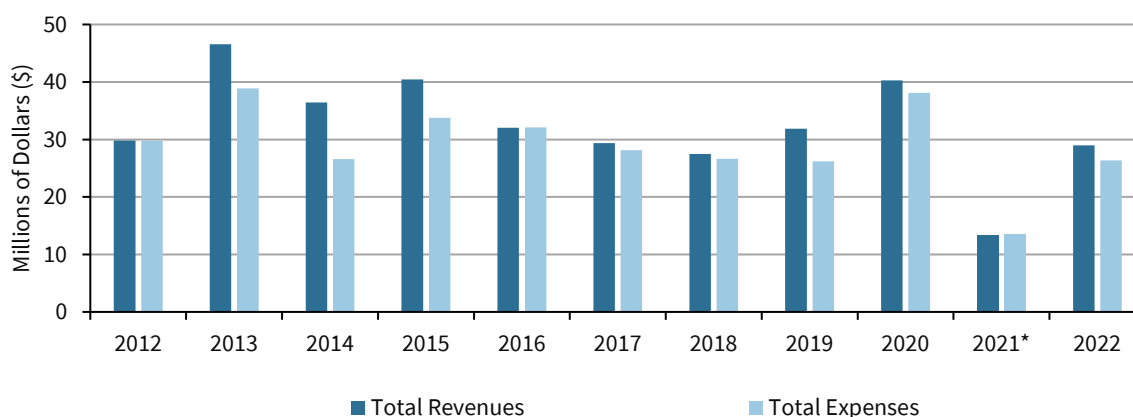
Understanding the City’s fiscal position—its revenues, expenditures, and economic capacity—is essential for informed and effective comprehensive planning. Municipal budgets are the foundation of local government operations. Like many small municipalities, Homer faces ongoing fiscal uncertainty that requires careful planning and prioritization of resources. This chapter begins with an overview of Homer’s revenues and expenses as well as some of the challenges contributing to an uncertain fiscal environment. For more background, see Appendix G: City of Homer Fiscal Trends.

“Anything that requires significant funding needs to start with stating who is willing to pay for it.”

~Growth Scenarios Report Card Results

Over the years, the City of Homer’s annual revenues and expenses have fluctuated. As seen in Figure 19, total revenues exceeded total expenses in nine out of 11 years – in six of those years, by a considerable margin. The two years where expenses exceeded revenues were 2016 and 2021, resulting in \$57,641 and \$169,125 deficits, respectively, for those years. Compared to the financial gains made in other years, these amounts were both small deficits.

Figure 19. Revenues and Expenses for the City of Homer, 2012–2022 (Millions of 2022 Dollars)



Note: Includes all funds. The City changed from a calendar year to a fiscal year, resulting in 2021 only covering six months. As a result, revenues and expenses shown for 2021 reflect six months of activity. A full fiscal year is shown for 2022 (July 1, 2021–June 30, 2022). Source: City of Homer audits (2012–2022), U.S. Bureau of Economic Analysis (2023), and Northern Economics analysis. See Appendix G: City of Homer Fiscal Trends for details.

¹⁷ As cited, the primary sources used to inform key themes and draft policies in this chapter include City of Homer financial statements, budget documents, department reports and additional information and data from City sources; Kenai Peninsula Borough Assessing Department data; and U.S. Bureau of Economic Analysis and Census Bureau data. These sources informed a detailed “City of Homer Fiscal Trends Report”, prepared as part of the 2045 Comprehensive Plan Update process (see Appendix G: City of Homer Fiscal Trends). Community input, including the community survey, interviews with elected City officials, commissions, boards, and committees, and other community conversations, as well as research on comparable communities also informed key themes and policies.

As indicated in the City of Homer’s 2022 audited financial statements, the State of Alaska’s fiscal situation has and continues to remain uncertain. As a result, moving forward, the City cannot rely on some of the same state funding sources as it has in the past for certain programs. The pandemic caused further uncertainty in future revenue and expenditure activities for the City. An additional source of financial vulnerability is the City’s water and sewer utility fund. The



The challenge is that the City owns expensive and expansive treatment, collection, and distribution infrastructure with few customers paying for maintenance and operations of those systems. Capital grants have played a crucial role in Homer’s finances, but they fluctuate significantly year to year. This variability creates challenges in long-term planning, making the City reliant on uncertain external funding sources.

The City’s FY24/25 budget noted that Homer was facing challenges meeting increasing demands for services while dealing with high inflation following the pandemic. As a result, despite revenue growth, the buying power of revenue growth has been negatively impacted by market price increases. The City has experienced revenue growth, largely fueled by increased tourism. But again, as noted, inflationary pressures on labor, supplies, and equipment have offset these gains, reducing overall purchasing power. While inflation is expected to stabilize, the City must carefully manage expenditures to maintain a balanced budget.

The following three sections— “Revenue Snapshot”, “Expenses Snapshot”, and “Taxation Snapshot” —provide additional context on the need to address the City of Homer’s fiscal uncertainties.

Revenue Snapshot

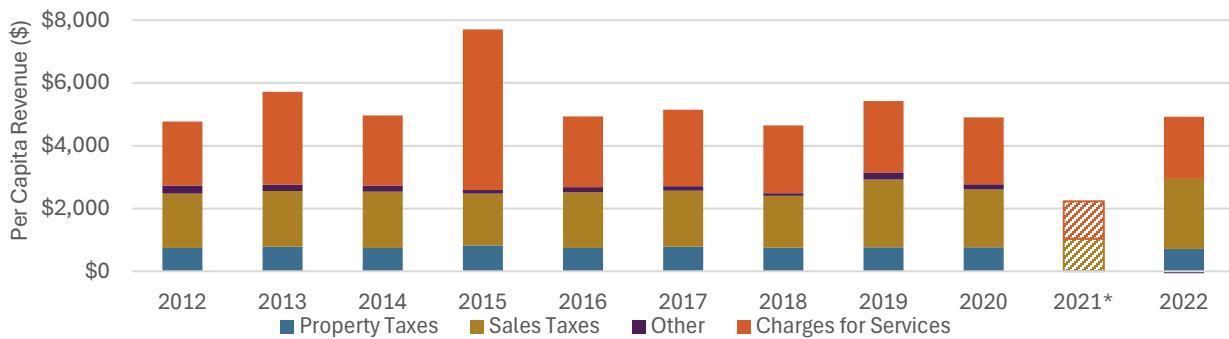
Total revenues for the City of Homer fluctuated between 2012 and 2022 with periods of growth and periods of shrinkage. One driving factor in revenue fluctuations is operating and capital grants, which are received periodically. Figure 20 identifies the largest single line-item revenue sources across all different funds and sources of revenues. As shown in the table, the largest revenue sources for Homer in 2022 were (1) sales tax (\$12.34 million), (2) port and harbor services (\$5.19 million), and (3) property tax (\$3.91 million). As detailed in Figure 21, revenues per capita are generally stable at around \$5,000 (excluding capital and operating grants and contributions). If all factors remain constant, for example, and if the City does not realize any additional revenue streams, the City could anticipate generating around \$5,000 in revenue per capita in future years.

Figure 20. Inflation-Adjusted City of Homer Revenues, 2012, 2016, 2020, and 2022 (Millions of 2022 Dollars)

	2012	2016	2020	2022
Charges for services, port and harbor	\$ 4.96	\$ 5.26	\$ 5.70	\$ 5.19
Charges for services, water	\$ 2.18	\$ 2.38	\$ 2.39	\$ 1.95
Charges for services, sewer	\$ 1.97	\$ 2.09	\$ 1.87	\$ 1.81
Operating grants and contributions	\$ 2.06	\$ 1.33	\$ 12.44	\$ 1.35
Capital grants and contributions	\$ 3.27	\$ 5.06	\$ 0.75	\$ 1.20
Property tax	\$ 3.80	\$ 3.89	\$ 4.24	\$ 3.91
Sales tax	\$ 8.90	\$ 9.20	\$ 10.15	\$ 12.34
Other revenues	\$ 2.69	\$ 2.85	\$ 2.72	\$ 1.22

Source: City of Homer (2015, 2016, 2020, 2022), U.S. Bureau of Economic Analysis (2023), and Northern Economics analysis.

Figure 21. Per Capita Revenue by Category 2012 – 2022, Excluding Grants and Contributions (2022 Dollars)



Note: The amount shown for 2021 represents six months, due to the change from a calendar year to a fiscal year.

Source: City of Homer (2012–2022), ADOLWD (2024a, 2024b, 2024c), U.S. Bureau of Economic Analysis (2023), and Northern Economics analysis

Expenses/Cost of Services Snapshot

As indicated in Figure 22, on average, port and harbor, public safety, and water and sewer make up the largest share of service-related expenses for the City of Homer. The port and harbor services alone account for 23 percent of expenses, which is offset by it making up 42.1 percent of revenues from services. Other significant expenditures include public safety (18.8 percent of expenses), and water and sewer (17.17 percent of expenses).

Many programs generate enough self-supporting revenue which they generate through their service charges, leaving a relatively small deficit to make up through operating and capital grants and other tax-based revenues. Programs designed as “business-type activities”, meaning they should recover all or most of their costs through user fees and charges. These include water and sewer, and port and harbor.

Figure 22. Inflation-Adjusted City of Homer Expenses, 2012, 2016, 2020, 2022 (Millions of 2022 Dollars)

	2012	2016	2020	2022
Port and Harbor	\$ 5.89	\$ 8.75	\$ 6.68	\$ 5.83
Public Safety	\$ 6.02	\$ 6.23	\$ 5.75	\$ 5.81
Public Works	\$ 3.39	\$ 3.76	\$ 4.62	\$ 4.39
Water and Sewer	\$ 5.82	\$ 5.40	\$ 4.99	\$ 4.38
General Government	\$ 4.92	\$ 4.12	\$ 5.58	\$ 4.20
Other Expenses	\$ 3.71	\$ 3.85	\$ 10.46	\$ 1.76

Source: City of Homer (2012–2022), U.S. Bureau of Economic Analysis (2023), and Northern Economics analysis

Taxation Snapshot

Figure 23 shows an upward trend in sales tax revenue for the City of Homer from 2012 to 2022. The Kenai Peninsula Borough imposes a three percent sales tax (with a \$500 cap) in its jurisdiction, and Homer imposes a 4.85 percent sales tax on all purchases. This makes the sales tax rate in Homer 7.85 percent on purchases up to \$500, and 4.85 percent on anything thereafter. Homer has the second highest sales tax rate in the Borough behind Seldovia, which charges 9.5 percent

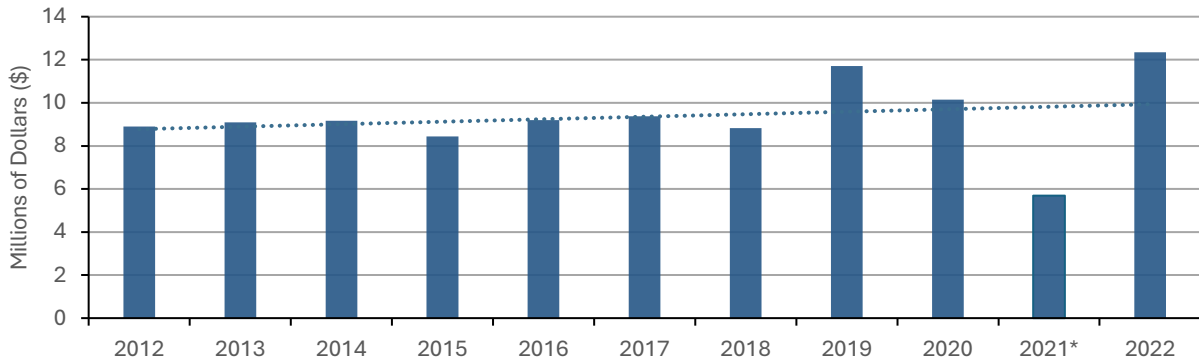
“A big concern is that the actual city limits are so small compared to the actual areas that many residents live in and thus many of us who own businesses and early sales tax for the city, do not actually live within the city limits and therefore are not able to vote on citizen decisions. Nor do we qualify for city services, such as the police and animal shelter. Something needs to change around all of that. Perhaps we don’t need the city water and sewer where we live but would sure like to have more of a voice.”

~Community Survey Participant

seasonally (April through September). On a per-capita basis, sales tax revenue in 2012 was \$1,734.81 and in 2022 it was \$2,237.71 per person, demonstrating real growth relative to the population and inflation. It is likely that the increase in tax revenue per capita came from both an increase in spending as well as an increase in the tax rate in 2019. Some of this sales tax is applied toward a bond payment for Homer's police station.

Shown in Figure 24, total property tax revenues have generally been steady from 2012 to 2022, increasing by about half a percent each year. One trend that could impact future property tax revenues received by the City is an aging population, since there are property tax exemptions for senior citizens. For residents who are 65 or older or are disabled veterans, the Borough exempts the first \$150,000 of property valuation.

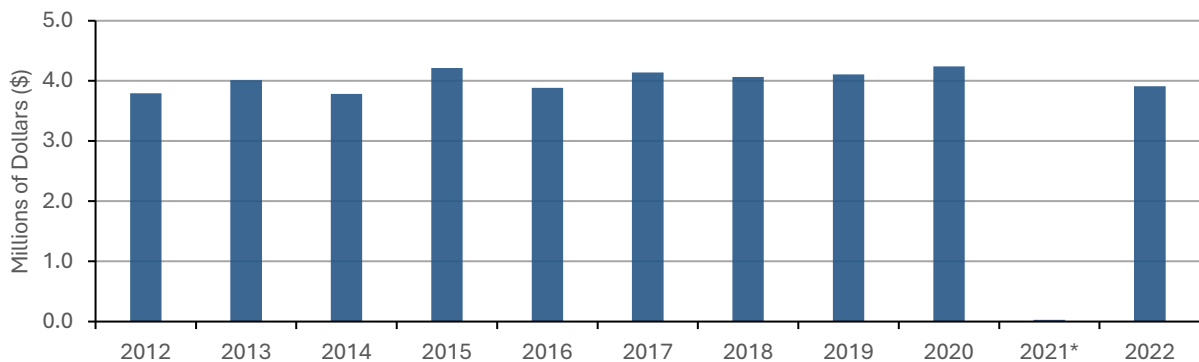
Figure 23. Homer Sales Tax Revenues 2012–2022 (Millions of 2022 Dollars)



Note: The amount shown for 2021 represents six months, due to the change from a calendar year to a fiscal year.

Source: City of Homer (2012–2022), U.S. Bureau of Economic Analysis (2023), and Northern Economics analysis

Figure 24. City of Homer Property Tax Revenues, 2012–2022 (Millions of 2022 Dollars)



Note: The amount shown for 2021 represents six months, due to the change from a calendar year to a fiscal year.

Source: City of Homer (2012–2022), U.S. Bureau of Economic Analysis (2023), and Northern Economics analysis

Other Themes and Related Fiscal Challenges

Revenue Growth Driven by Tourism, but Inflation Limits Gains

The City of Homer has experienced revenue growth, largely fueled by increased tourism. However, inflationary pressures on labor, supplies, and equipment have offset these gains, reducing overall purchasing power. While inflation is expected to stabilize, the City must carefully manage expenditures to maintain a balanced budget.

Dependence on Sales Tax as a Primary Revenue Source

Sales tax remains the most significant revenue source for Homer, contributing 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.

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. In Homer, residents aged 65 and older represent a larger share of the population (22 percent) compared to Alaska as whole (14 percent). The share of tax-exempt property in Homer has grown, potentially impacting the City's ability to generate stable revenue from this source.

Staff Capacity Challenges Impacting Service Delivery

The City of Homer faces significant staffing shortages that impact its ability to provide essential services efficiently. Limited personnel and funding constraints have led to delays in project implementation, code enforcement, and service expansion. Addressing workforce needs and limitations across City departments will be crucial for ensuring the City's long-term operational sustainability. If the City expands its infrastructure and services, that will likely require robust recruitment, training, and retaining of additional staff to operate and maintain any new facilities or programs.

Current staff capacity was a recurring theme throughout the comprehensive plan engagement process. As shown in Figure 25, for "Fire and Emergency Services", when asked to share more detail about those community health and safety programs they are least satisfied with, many residents shared concerns with staff capacity. Similar concerns were raised regarding the implementation of existing and potential policies or new code that is created through the updated comprehensive plan and Title 21 code revision process.

Figure 25. Responses to the 2024 Homer Community Survey: Qualitative Feedback Dissatisfaction with Fire and Emergency Services

Fire and Emergency Services: More staffing and resources needed; challenges posed by relying on volunteers for critical emergency services	45	<ul style="list-style-type: none"> • <i>There is not enough law enforcement to cover the city of Homer and outlying areas</i> • <i>It would be great to have all services with designated staff instead of volunteers. Takes a long time for responses by time the volunteers get to the station, then out on the call</i> • <i>Our fire and emergency services are grossly understaffed. Please fix it. We finally increased the staff from one to two on call at night but that is still insufficient</i> • <i>Public safety should be first and foremost on the minds of a local government, the rest is details</i> • <i>Our fire and emergency response teams need more funding so they can hire more staff. They have a very large area to cover and with limited staff their ability to do their job is negatively impacted.</i>
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Public Engagement and Fiscal Transparency are Important

There is a strong demand for greater public involvement and education about the City's fiscal situation. Many residents outside City limits contribute to the economy but lack voting rights, leading to concerns about representation and service access. A key step in achieving a shared community understanding and ownership of City actions is consistent resident participation in City boards, commissions, committees, elected positions, and related City processes, all in environments conducive to and supportive of civil discourse, and consistent with mandated meeting protocol. For those who participate, and for residents in general, continued education while serving in those roles about how to participate in public meetings, share information, and encourage fellow citizens to be civically active, informed, and accountable, are critical to addressing community divisiveness, creating policy, and implementing projects that benefit all Homer residents.



As evident in the robust community participation in comprehensive planning activities, like the survey, interactive comment map, and in-person events (see Appendix E: Public Participation Overview), residents across the Greater Homer Area are interested and invested in Homer's future. Based on responses to the community survey, residents highly value and look to the "City Council" and "City Government" for guidance on Homer's future (ranked 2nd in number of mentions after "non-profit and environmental organizations"). At the same time, as shown in Figure 16 in the Economic Development chapter, residents selected "Government" as the sector they desire the least amount of growth (most saying a combined "no growth/change" or "smaller than existing", even while noting lack of funding and/or staff capacity for fire and emergency services and road maintenance).



Homer Public Library

"Growth outside of the city depends on city services, but the city lacks funding to support growth outside the city."

~Growth Scenarios Report Card Results

"Some of this happens outside of city limits. How to develop without sacrificing the rural elements of Homer. Most people who live outside of limits don't want to be included because of fees. Homer is a hub, which can be a deficit for the city."

~Planning Commissioner comment

The Value of Collaboration and Partnerships in Fiscal Sustainability

Public-private partnerships (PPPs), or partnerships between the public sector and the private sector for the purpose of delivering a project or a service traditionally provided by the public sector, is one tool the City of Homer can use to complete priority community projects. By leveraging private investment and expertise, the City can support key projects without overburdening taxpayers. Successful PPPs in Alaska's coastal communities have demonstrated the ability to enhance economic development, improve public services, and expand infrastructure while reducing municipal costs. An example of an effective PPP in Homer today is in the community's Medical District with the South Peninsula Hospital (SPH)—a partnership between the City of Homer (landowner), Kenai Peninsula Borough (facility owner), SPH, Inc. Board of Directors (governance), and South Kenai Peninsula Hospital Service Area (public advisory board) that operates and delivers services from the facility. Homer can benefit from similar partnerships in areas such as harbor improvements, renewable energy projects, and housing development. Similarly, the City can also partner with Tribal organizations or nonprofit partners that have access to different funding streams and resources to achieve shared priorities.

"The comprehensive plan is spearheaded by the city, but other partners help implement the strategies and actions."

~Planning Commissioner comment

Goals

Goal A	Goal B	Goal C
Ensure long-term financial stability.	Enhance fiscal transparency and community engagement.	Strengthen collaboration and partnerships.

Icon Key:

- ✂ Priority: Emerging priority for implementation
- ✂ Capital: An action that includes a potential capital project
- * Code: An action that recommends a specific code revision
- ◆ 2018: An action adapted from/carried over from the 2018 comprehensive plan

City-Led Strategies and Actions

1. Develop a long-term fiscal plan that is proactive, sustainable, and responsive to short-term challenges and opportunities. ✂

Action	Lead, Support	Estimated Costs	Target Timeframe
a. Establish a six-year budget framework to improve financial foresight and stability.	Finance Department, Administration	Undetermined	Medium (3-5 years)
b. Ensure the Capital Improvement Plan is tied to the six-year budget.	Administration Department, Finance Department	Undetermined	Medium (3-5 years)

2. Diversify revenue streams to reduce dependence on sales and property taxes. ✂

Action	Lead, Support	Estimated Costs	Target Timeframe
a. Increase financial reserves to mitigate risks from economic downturns or unexpected expenditures.	City Council, Administration Department, Finance Department	Undetermined	Medium (3-5 years)
b. Leverage City-owned land for development that aligns with economic and housing goals.	City Council, Planning Commission, Community Development Department	Undetermined	Medium (3-5 years)
Explore the feasibility of taxation options.	City Council, Administration Department, Finance Department	Undetermined	Medium (3-5 years)
c. Use tools such as bonds, tax increment financing (TIF), Business Improvement District (BID) assessments, and other mechanisms to finance infrastructure improvements and public amenities in designated redevelopment areas.	City Council, Administration Department, Community Development Department, Finance Department	Undetermined	Medium (3-5 years)

Action	Lead, Support	Estimated Costs	Target Timeframe
d. Offer property tax abatements (City-wide or targeted) to developers to incentivize investment in higher-density projects.	City Council , Planning Commission, Community Development Department	Undetermined	Medium (3-5 years)
e. Expand fees for City services, such as permitting and recreational activities, to align costs with service use.	City Council , Administration Department, Public Works Department	Undetermined	Medium (3-5 years)
f. Support small business growth through targeted incentives to expand the local tax base.	City Council , Administration Department, Public Works Department		

3. Conduct operational efficiency audits to identify cost savings and streamline municipal services.

Action
a. Encourage infill development and connect customers to water and sewer systems where the infrastructure already exists to avoid additional build-out capital costs.
b. Solicit regular input from residents about desired services and facilities, and how to improve service delivery.
c. Engage City commissions and boards in their respective budget areas to inform prioritization and planning.
d. Evaluate staffing levels across departments and identify workforce gaps and inefficiencies based on current needs.

4. Increase public participation in budget planning, improve access to financial data, and foster community discussions to ensure policies reflect the needs and priorities of residents both inside and outside City limits.

Action
a. Educate residents about service levels, benefits, and costs for different parts of the City and those areas adjacent to City boundaries.
b. Educate residents on City powers, roles, responsibilities, and the benefits of different planning processes and tools.
c. Inform residents and visitors of the value of green infrastructure in reducing infrastructure costs, as well as educate the community on which types of green infrastructure works best in Homer.
d. Continue to create opportunities for youth involvement in City decision-making.
e. Educate the public about the benefits of higher density development, such as reduced traffic congestion and increased walkability.
f. Encourage shared planning and decision-making to ensure policies reflect community priorities and needs.

Potential Partner-Led Strategies

5. Identify opportunities to coordinate with organizations including Tribal organizations, Alaska Native Corporations, and local and regional non-profits to leverage resources and provide services more cost-effectively.

6. Work with the Kenai Peninsula Borough to advocate for and implement policies that fiscally benefit borough communities.

Policies Supporting Governance in Other Chapters

The table below summarizes the location of related policies in other parts of the plan that support and contribute to Homer's governance goals. They are shown in order by chapter.

Topic	Chapter and Strategy Number of Related Policies					
	Land Use & Environment	Public Facilities & Services	Housing	Economic Development	Transportation	Sustainability & Resilience
Higher density, sustainable growth	2					
Community and stakeholder input on zoning and policy tools	2					
Improved processes and efficiencies in zoning, design, and review	3					
Evaluation of creating a municipal Parks and Recreation Department		1				
High quality, sustainable municipal facilities and services		All				
Land dispositions			2			
Encourage expansion of select industries				1		X
Access to City facilities				2		
Sustainability and resilience in City planning						
Energy efficiency of municipal facilities						

What are the core functions of the State of Alaska, Borough, and City?

Figure 26 illustrates the breakdown of responsibilities between the State of Alaska, the Kenai Peninsula Borough and the City of Homer, presented in alphabetical order.

Figure 26: Core Functions of the State of Alaska, Borough, and City

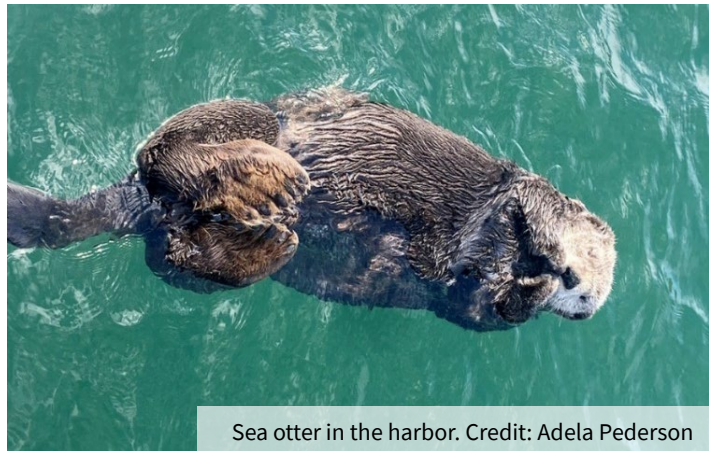
State of Alaska	Kenai Peninsula Borough second class borough*	City of Homer first class city*
<ul style="list-style-type: none"> Alaska Marine Highway Ferry Terminal Alaska State Troopers (outside of City limits) Homer Airport Road Maintenance of major roadways (including Sterling Highway, Pioneer Avenue, Homer Spit Road, Kachemak Drive, West Hill Road, and East Hill Road) State Parks (e.g., Kachemak Bay State Park) 	<ul style="list-style-type: none"> Hospital (via service areas) Planning and platting Regional emergency medical services (via service areas) Road maintenance (via service areas) Schools, via Kenai Peninsula Borough School District Solid waste services 	<ul style="list-style-type: none"> Airport terminal Animal control City code enforcement Elections Parks and recreation Planning and zoning (within City limits) Police Port and harbor Public library Right of way management Road maintenance and snow removal (shared with State) Volunteer Fire Department Water and wastewater

Alaska has two primary classifications of municipalities: General Law and Home Rule. Within the General Law classification there are first class cities/boroughs and second class cities/boroughs. The Kenai Peninsula Borough is a second class borough and the City of Homer is a first class city. For both, powers are defined by state law and by local ordinances; while these powers can be broad, there are some limitations on certain activities like taxation. Home Rule municipalities generally have broader powers and may exercise all legislative powers not prohibited by law or charter. To learn more about the powers of municipalities, visit the Alaska Department of Commerce, Community, and Economic Development Division of Community and Regional Affairs, Local Government Resource Desk:

www.commerce.alaska.gov/web/dcra/LocalGovernmentResourceDesk/MunicipalGovernment/MunicipalGovernmentStructureinAlaska.aspx.



Lupins. Credit: Lorna Branzuela



Sea otter in the harbor. Credit: Adela Pederson



Credit: Kyra Wagner

Sustainability and Resilience

Key Themes Guiding the Plan

Natural and Climate-Driven Hazards Increase Risks to People and Infrastructure

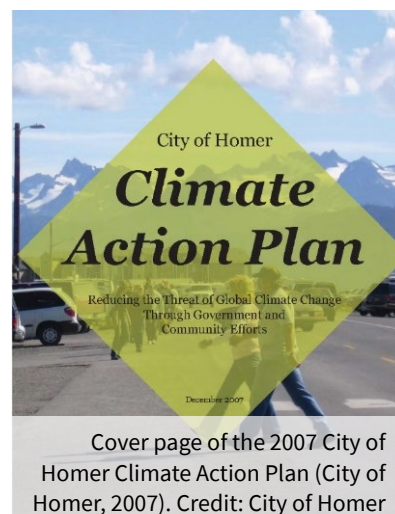
Homer's natural setting makes it vulnerable to multiple hazards, including earthquakes, tsunamis, landslides, wildfires, and flooding. These risks are expected to intensify as the region experiences the effects of a warming climate. The number of extreme wildfire danger days around Homer is projected to increase significantly by 2050, with higher temperatures, drought, and beetle-killed forests contributing to fire risk. Severe and extreme drought conditions are projected to occur around 20 percent of the time.¹⁸ At the same time, inland flooding is expected to worsen, particularly around Beluga Lake, as 1-in-100-year rainfall events become more intense.¹⁹ Although isostatic rebound may offer short-term relief from storm surge, flood depths on the Homer Spit ("the Spit") are expected to increase again by 2080, with parts of the Spit experiencing over two meters of inundation in a major event.²⁰ Several City facilities are also at risk including the Public Works campus, which lies in a tsunami inundation zone.²¹ These evolving hazards highlight the need for forward-looking planning, facility siting, evacuation coordination, and land management tools to strengthen Homer's resilience over time.



A November storm caused damage to the Homer Spit Road, resulting in a State Declaration of Disaster Emergency. Credit: Alaska Department of Transportation and Public Facilities (DOT&PF), Facebook, 2024

Sustainability and Resilience Are Core to City Planning and Investments

The City of Homer has a long history of leadership on sustainability, having adopted Alaska's first Climate Action Plan in 2007. Today, the community continues to express strong support for renewable energy, hazard mitigation, and environmental stewardship. In the 2023 community survey, 74 percent of respondents said it was "very important" to encourage renewable energy projects over the next 20 years. Community members also emphasized the importance of resilience-focused infrastructure, sustainable development practices, and forward-looking



Cover page of the 2007 City of Homer Climate Action Plan (City of Homer, 2007). Credit: City of Homer

¹⁸ Woodwell Climate Research Center. (2022). *Climate Risk Assessment: Homer and Seldovia, Alaska*. Retrieved from <https://www.cityofhomer-ak.gov/publicworks/climate-risk-assessment>

¹⁹ Alaska Center for Climate Assessment and Policy (ACCAP). (2023). *Alaska's Changing Climate: Localized Projections for Southcentral Alaska*.

²⁰ Suleimani, E.N. (2019). *Tsunami Hazard Assessment for the Kachemak Bay Area*. Alaska Earthquake Center.

²¹ City of Homer. (2023). *Tsunami Risk Final Report and Recommendations for Public Works Campus*.

land use decisions. These values are reflected in the City’s ongoing efforts to transition municipal facilities to more efficient energy sources, conduct energy audits, incorporate green infrastructure, and modernize capital projects to have long-term resilience.²² As hazards and environmental stressors increase, integrating sustainability as a baseline assumption in all City policies and capital investments will help reduce future costs, improve operational efficiency, and protect the well-being of Homer’s residents.

Open Space and Natural Lands Support Long-Term Community Well-Being

Homer’s ecosystems, wetlands, and green spaces provide natural protection against flooding, erosion, and other hazards—while also contributing to the community’s quality of life. Residents strongly support preserving these natural assets: 77 percent of community survey respondents identified the preservation of public open space as a top priority. In open responses and interviews, residents expressed support for concentrating new development in existing disturbed areas, avoiding steep slopes and flood-prone zones, and protecting wildlife corridors and critical habitat. Preserving wetlands, riparian buffers, and upland vegetation also enhances Homer’s capacity to manage stormwater through low-impact development and natural drainage systems. Continued investment in data tools—such as Light Detection and Ranging (LiDAR) mapping, green infrastructure inventories, and watershed-based planning—will help the City and its partners prioritize land for conservation and align development with long-term environmental resilience.



A winter trail in Homer.
Credit: Kachemak Communications

“We need to make considerations about how we are going to get our energy in 10-20 years and adjust for climate change. Invest in ways to minimize our energy demand and alternative methods of harnessing our energy.”

~ Community Survey Results

Goals

Goal A	Goal B
Protect both existing and new infrastructure from the impacts of climate change, environmental constraints, and hazards.	Encourage Homer residents to be proud stewards of their community and the spectacular natural setting around them.

²² City of Homer. (2023). *Energy Audit Reports and Capital Improvement Plan Updates*. Kinney Engineering. (2020). *Low Impact Development Planning for the City of Homer*. City of Homer Public Works Department. Retrieved from https://www.cityofhomer-ak.gov/sites/default/files/fileattachments/public_works/page/49271/low_impact_development_planning_study_6-30-20_final.pdf

City-Led Strategies and Actions

Icon Key:

- ⚡ Priority: Emerging priority for implementation
- ✂ Capital: An action that includes a potential capital project
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1. Modernize City operations for long-term efficiency and resilience. ⚡

Action	Lead, Support	Estimated Costs	Target Completion
a. Incorporate sustainability (long-term resource stewardship) and resilience (ability to adapt and recover from disruptions) into the design and evaluation of all City plans, policies, and capital projects. *	All City departments , all City boards & commissions	Undetermined	Ongoing
b. Conduct energy audits of City facilities and operations on a 10-year basis to identify cost-saving opportunities and inform capital upgrades. ✂	Public Works Department , Administration Department	Undetermined	Medium (3-5 years)
c. Transition City facilities and assets to more efficient and lower-emission energy sources where feasible. ✂	Public Works Department , Administration Department	Undetermined	Medium (3-5 years)
d. Continue to seek grant funding and technical assistance for projects that restore ecological functions, reduce flood risk, or enhance long-term resilience.	Administration Department , Public Works Department	Undetermined	Ongoing
e. Explore the use of local or alternative building materials to reduce building costs and improve resilience.	Public Works Department , Administration Department	Undetermined	Medium (3-5 years)

2. Reduce risk from natural hazards through proactive siting and planning. ⚡

Action	Lead, Support	Estimated Costs	Target Completion
a. Relocate municipal buildings out of tsunami inundation zones where feasible and continue to consider hazard-prone or unsuitable areas in future development projects. ✂	Public Works Department, Community Development Department, Administration Department	Public Works facility relocation: \$11.4M (FY26 CIP)	Ongoing
b. Provide information and signage to educate residents and visitors about tsunami evacuation routes. ✂	Administration Department, Public Works Department	Undetermined	
c. Incorporate landslide risk analysis into City planning using tools such as LiDAR mapping and geotechnical field assessments, with an emphasis on bluff areas most vulnerable to development and climate impacts. ✂	Community Development Department , Public Works Department	Undetermined	Medium (3-5 years)

Action	Lead, Support	Estimated Costs	Target Completion
d. Implement the Homer Beach Policy and Management Plan, including enforcement of existing regulations, establishment of future regulations, and public education to ensure Homer's beaches are maintained, preserved, protected, and enjoyed. ♦	Community Development Department , Public Works Department, Planning Commission	Undetermined	Short (1-2 years)
e. Evaluate current bluff stability best practices in City infrastructure design standards, including guidance for street extensions, trails, utilities, and Right of Way (ROW) projects near coastal or inland bluffs. Incorporate if needed.	Community Development Department , Public Works Department, Planning Commission	Undetermined	Short (1-2 years)

3. Enhance natural drainage systems. ⚡

Action	Lead, Support	Estimated Costs	Target Completion
a. Update and adopt the City's Low-Impact Development Plan (also referred to as the Green Infrastructure – Stormwater Master Plan) to incorporate current data on erosion, water quality, and flooding. The updated plan should identify strategic opportunities for wetland preservation and enhancement as a form of natural stormwater management.	Community Development Department , Public Works Department, Planning Commission	Undetermined	Short (1-2 years)
b. Continue to incorporate green infrastructure approaches (e.g., rain gardens, vegetated buffers, permeable surfaces) into City-led projects and provide education or technical support for their use in private development.	Community Development Department , Public Works Department	Undetermined	Medium (3-5 years)
c. Continue to integrate wetlands, riparian areas, and other natural drainage features into the City's capital planning, permitting review, and long-term infrastructure decisions.	Community Development Department , Public Works Department, Planning Commission	Undetermined	Short (1-2 years)
d. Explore incentives, recognition programs, or voluntary guidelines that encourage sustainable development practices on private land.	Community Development Department , Planning Commission	Undetermined	Medium (3-5 years)

Potential Partner-Led Strategies

4. Leverage partnerships to advance community-wide sustainability and resilience. ⚡

Policies Supporting Sustainability and Resilience in Other Chapters

The table below summarizes the location of related policies in other parts of the plan that support and contribute to Homer's sustainability and resilience goals. They are shown in order by chapter.

Topic	Chapter and Strategy Number of Related Policies					
	Land Use & Environment	Public Facilities & Services	Housing	Economic Development	Transportation	Governance
Title 21 and responsible growth	1					
Title 21 and hazard mitigation	3					
Open space preservation	4					
Infill and sprawl reduction	5					
Green infrastructure / wetlands integration		3				
Hazard-based siting and resilience		5				
Long-range stormwater management plan		3				
Water and sewer management plan		6				
Food security				3		
Moderate, sustainable growth in tourism				9		
Transportation network sustainability					1, 3, 4	
Public-private partnerships						4
Engaging community about sustainability, stewardship						5

2045 Homer Comprehensive Plan Update

Appendices for Public Hearing Draft: June 2025

Appendix A: Acronyms

Appendix B: Glossary of Key Terms

Appendix C: Methodology

Appendix D: Plan Review

Appendix E: Public Participation Overview

Appendix F: About Homer – Community Background

Appendix G: City of Homer Fiscal Trends Report

Appendix H: Land Use & Environment Background

Appendix I: Partner-Led Strategies & Actions

Appendix J: Implementation Plan

Appendix A: Acronyms

ACS	American Community Survey
ADA	Americans with Disabilities Act
ADU	Accessory Dwelling Unit
AHFC	Alaska Housing and Finance Corporation
AS	Alaska Statute
BMP	Best management practices
BUILD	Better Utilizing Investments to Leverage Development Transportation Grants Program
CAP	Climate Action Plan
CARMA	Capital Asset Repair and Maintenance Allowance
CDP	Census Designated Places
CIP	Capital Improvement Plan
DOT&PF	Alaska Department of Transportation and Public Facilities
EV	Electric vehicle
FAA	Federal Aviation Administration
FEMA	Federal Emergency Management Agency
FMR	Fair market rent
FY	Fiscal year
GhG	Greenhouse gas
GIS	Geographic information systems
GRAP	Gross rent as a percentage of household income
HAPP	Homer All-Ages and Abilities Pedestrian Pathway
HART	Homer Accelerated Roads and Trails Program
HAWSP	Homer Accelerated Water and Sewer Program
HERC	Homer Education and Recreation Center
HUD	US Department of Housing and Urban Development
ICLEI	International Council for Local Environmental Initiatives
ISO	Insurance Services Office
KPB	Kenai Peninsula Borough
KPBSD	Kenai Peninsula Borough School District
KPC	Kenai Peninsula College
KPEDD	Kenai Peninsula Economic Development District
LID	Low-Impact Development
MAPP	Mobilizing for Action through Planning and Partnerships
PARCAC	Parks, Art, Recreation, and Cultural Advisory Commission
PPP	Public Participation Plan
RFP	Request for proposal
RV	Recreational vehicle
SMOCAP	Selected monthly ownership costs as a percentage of household income
SPARC	South Peninsula Area Rec Center
SPH	South Peninsula Hospital
TBD	To be determined
TORA	Transfer of responsibility agreement
US	United States

Appendix B: Glossary

This glossary is intended to provide definitions and clarification for terms in the 2045 Homer Comprehensive Plan including the Core Plan and other appendices.

Anadromous Water Body¹: The portion of a fresh water body or estuarine area that (A) is cataloged under Alaska Statutes (AS) 16.05.871 as important for anadromous fish; or (B) is not cataloged under AS 16.05.871 as important for anadromous fish but has been determined by the Alaska Department of Fish and Game to contain or exhibit evidence of anadromous fish, in which event the anadromous portion of the stream or waterway extends up to the first point of physical blockage. The term ‘anadromous fish’ species that are born in freshwater, migrate to the ocean to grow and mature, and then return to freshwater to spawn (e.g. salmon).

Area Plan²: (*See also Master Plan*) A plan that covers specific subareas of a community that provides basic information on the natural features, resources, and physical constraints that affect development of the planning area. They may also specify detailed land-use designations used to review specific development proposals and to plan services and facilities.

Complete Streets³: Streets designed and operated to enable safe use and support mobility for all users. This includes people of all ages and abilities, regardless of whether they are traveling as drivers, pedestrians, bicyclists, or public transportation riders.

Downtown Area: *See Future Land Use Map, Figure 9 of the Core Plan.*

Greater Homer Area: *See Greater Homer Area Map, Figure 3 of the Core Plan.* The "Greater Homer Area" encompasses the City of Homer and its neighboring communities, including Diamond Ridge, Kachemak City, and Fritz Creek.

Green Infrastructure⁴: Green infrastructure uses filtration, infiltration, and evapotranspiration to treat and soak up rainwater where it falls. It can deliver multiple environmental, social, and economic benefits beyond stormwater management alone. Terms such as nature-based solutions, green stormwater infrastructure, and low-impact development are also used to describe green infrastructure installations, and there is overlap between these concepts. When green infrastructure systems are thoughtfully designed to fit the site-specific, local, or regional needs of the community and environment, they can provide cleaner air and water, protect against flooding and excessive heat exposure, provide diverse habitat, and create beautiful green spaces for all to enjoy.

Growth, Minimal: In the Growth Scenarios Report Card Results, minimal growth is referred to as “status quo” where there is no growth or there is “natural,” unguided growth that maintains current

¹ Adapted from Alaska Statute § 41.17.950 (2023).

² Adapted from: Michael Davidson & Fay Dolnick (Eds.), *A Planners Dictionary* (PAS Report Nos. 521/522), American Planning Association, 2004.

³ Adapted from U.S. Department of Transportation. (n.d.). *Active transportation*. <https://www.transportation.gov/mission/office-secretary/office-policy/active-transportation/active-transportation>

⁴ U.D. Environmental Protection Agency (2025). *About Green Infrastructure*. <https://www.epa.gov/green-infrastructure/about-green-infrastructure>

trends such as keeping current zoning and land use policies. This definition is consistent between the Core Plan and appendices.

Growth, Moderate: In the Growth Scenarios Report Card Results, moderate growth is referred to as “enhance” where there is a minimal increase in density through minor code modifications and a focus on current economic drivers. This definition is consistent between the Core Plan and appendices.

Growth, Significant: In the Growth Scenarios Report Card Results, significant growth is referred to “amplify” where there is a moderate increase in density through major code modifications that encourages new economic drivers aimed toward young families. This definition is consistent between the Core Plan and appendices.

Growth, Sustainable⁵: Creating long-term value without depleting natural or social resources, characterized by practices that are environmentally friendly, socially responsible, and economically viable.

Housing, Affordable⁶: (*See also Attainable Housing*) The U.S. Department of Housing and Urban Development defines “affordable housing” as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities. Housing that is affordable can be built by private developers and open to all income groups. This is sometimes called naturally occurring affordable housing. Housing that is affordable can also be built using public investment and restricted to certain incomes. In some communities, there is an abundance of naturally occurring affordable housing that has been built by private developers. In other communities, the opportunities for housing that is affordable are few and far between, as housing prices have outpaced wage growth, causing housing to be out of reach for many households.

Housing, Attainable⁷: (*See also Affordable Housing*) Attainable housing means a variety of housing types for moderate- or middle-income households with incomes ranging between 80 – 120% of Area Median Income (AMI); this population segment sometimes is referred to as the ‘Missing Middle’. Attainable housing is targeted towards income earners which may include teachers, healthcare providers, public safety personnel, armed service members, resort workers, etc. These individuals are typically ineligible for Affordable Housing because their household incomes often exceed the limits of Affordable Housing eligibility.

Infill⁸: Development or redevelopment of land that has been bypassed, remained vacant, and/or is underused because of the continuing urban development process. Generally, the areas and/or sites are not particularly of prime quality; however, they are usually served by or are readily accessible to

⁵ RVKS and Associates. (2024, December 5). *Strategies for sustainable business growth*. AGN International. <https://agn.org/insight/navigating-growth-strategies-for-sustainable-growth/#:~:text=Sustainable%20growth%20focuses%20on%20creating,socially%20responsible%2C%20and%20economically%20viable>

⁶ U.S. Department of Housing and Urban Development. (n.d.). *Glossary of HUD terms*: A. HUD User. https://archives.huduser.gov/portal/glossary/glossary_a.html

⁷ Adapted from: Association for the Improvement of American Infrastructure. (n.d.). *Attainable housing terms*. <https://aiainfra.org/attainable-housing-terms/>

⁸ Adapted from: Michael Davidson & Fay Dolnick (Eds.), *A Planners Dictionary* (PAS Report Nos. 521/522), American Planning Association, 2004.

the infrastructure (services and facilities) provided by the applicable local governmental entity. Use of such lands for new housing and/or other urban development is considered a more desirable alternative than to continue to extend the outer development pattern laterally and horizontally thus necessitating a higher expenditure for capital improvements than would be required for infill development.

Infrastructure⁹: The built environment. FEMA defines public infrastructure as, “at a minimum, the structures, facilities, and equipment for roads, highways and bridges; public transportation; dams, ports, harbors and other maritime facilities; intercity passenger and freight railroads; freight and intermodal facilities; airports; water systems, including drinking water and wastewater systems; electrical transmission facilities and systems; utilities; broadband infrastructure; and buildings and real property; and structures, facilities and equipment that generate, transport and distribute energy including electric vehicle (EV) charging.”

Master Plan¹⁰: (*See also Area Plan*) A document that describes the physical development of the City which may include accompanying maps, plats, charts, descriptive and explanatory matter that shares the City of Homer Planning Commission’s recommendations for the development of the City territory. This may include, among other things, development of the type, location, and sequence of all public improvements; the relocation, removal, extension or change of existing or future public ways, grounds, spaces, buildings, properties, and utilities; and the general extent and location of rehabilitation areas. A master plan for the City must be approved by the City Council after consideration and report by the Planning Commission.

Resilience¹¹: 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.

Sustainability¹²: 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.

Tidelands¹³: Lands which are periodically covered by tidal waters between the elevation of mean high and mean low tides.

⁹ U.S. Department of Homeland Security (2023), *Infrastructure*. Federal Emergency Management Agency. <https://www.fema.gov/about/glossary/infrastructure>

¹⁰ Adapted from: City of Homer. (n.d.). *Homer City Code § 2.72.030 – Powers and duties*. <https://www.cityofhomer-ak.gov/cityclerk/homer-city-code>

¹¹ Adapted from Fairbanks North Star Borough. (2024). *Climate Action and Adaptation Plan*. <https://fnsb.gov/DocumentCenter/View/21949/climate-action-and-adaptations-plan?bidId=>

¹² Adapted from Fairbanks North Star Borough. (2024). *Climate Action and Adaptation Plan*. <https://fnsb.gov/DocumentCenter/View/21949/climate-action-and-adaptations-plan?bidId=>


¹³ Adapted from: City of Homer. (n.d.). *Homer City Code § 18.28.050 – Definitions*. <https://www.cityofhomer-ak.gov/cityclerk/homer-city-code>


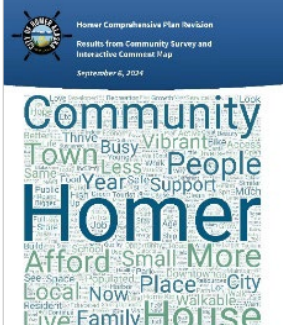

Appendix C: Methodology

How Was this Plan Developed?

This plan was developed with extensive input from residents, city leadership and staff, commissions, committees, and other community leaders, and regional, state, and federal partners.

The following table summarizes the activities and inputs that contributed to this draft plan. Detailed summaries of project outreach activities can be found on the project website: homercompplanupdate.com.

In-Person Activities	
Steering Committee	<p>The Steering Committee met 15 times (through December 2024) during the duration of the project and assisted in the development of the comprehensive plan. The committee plans to meet twice more during the drafting phase in January and February 2025. The five-member committee is comprised of two city council members, one city planning commissioner, one economic development commissioner, and a city resident representative nominated by the mayor and approved by the City Council. The roles and responsibilities of the Steering Committee are outlined in City of Homer Resolution 23-129(A) and include:</p> <ul style="list-style-type: none"> • Assist in the refinement and execution of the public outreach process, outreach program, and schedule. • Participate in public outreach activities and events including work with each of the member's represented organizations to keep them informed on the project and encourage their participation, solicit participation from a wide range of people and organizations in the community, participate in event exercises and provide feedback. • Provide feedback and recommendations on Comprehensive Plan draft documents. <p>The Steering Committee meetings are noticed and open to the public.</p>
City Meetings	<p>The project team routinely provided updates at the Homer City Council meetings and Planning Commission meetings. The project team facilitated a Joint City Council and Planning Commission Work Session in March 2024 to kick off the project, review the overall purpose and legal basis for comprehensive plans and prepare the planning commissioners, Council members, and staff for the comprehensive plan revision process. The project team also attended and engaged many of the city boards and commissions including the Port and Harbor Advisory Commission, Parks, Art, Recreation and Culture Advisory Commission, Library Advisory Board, Economic Development Advisory Commission, and Americans with Disabilities Act Advisory Board. Project team members also met with City department staff, including the library staff, public works staff, port and harbor staff, community development staff, and others.</p>
Community Group Meetings	<p>The project team attended and provided updates at the meetings of several active community groups including, the Homer Chamber of Commerce board of directors, Homer Guiding Growth, Homer Stormwater Working Group, Mobilizing for Action through Planning and Partnerships (MAPP) Steering Committee, MAPP Housing Working Group, Homer Marine Trades Association, and others.</p>
Community Conversations and Open Houses	<p>The project team hosted the following public community conversations and open houses where the project team discussed current economic conditions, emerging vision, values, priorities, and policies for the Homer Comprehensive Plan:</p> <ul style="list-style-type: none"> • Community Open House March 28, 2024 at Alaska Islands and Oceans Visitor Center. • Community Work Session on Growth Scenarios October 22, 2024 at Alaska Islands and Oceans Visitor Center. • Community Open House to launch Public Review Draft Planned for February 11, 2025 at Alaska Islands and Oceans Visitor Center. 
Events and Information Tables	<p>The project team and Steering Committee attended the following community events or locations to engage with the community:</p>

	<ul style="list-style-type: none"> • March 15, 2024: Hosted an information table at the Spenard Builders Supply’s Contractors day to engage with local contractors, builders, and others. • April 11, 2024: Met with high school government class at Homer High School. • May 14-16, 2024: Held open hours at the Homer Public Library to receive feedback and provide information on the plan. • May 15, 2024: Hosted an Under 40 Focus Group to collect feedback and input from Homer residents under 40 years old. • May 24, 2024: Hosted a conversation with fishermen and marine trade representatives at the Gear Shed. • September 14 and 21, 2024: Hosted a booth at the Farmer’s Market to engage with residents and visitors.
Interviews	<p>The project team conducted more than two dozen interviews with business owners, community leaders, community organizations, and committees to learn about community challenges, priorities and collect suggestions for the plan.</p>
Surveys	
Community Survey	<p>The community survey was aimed at engaging residents and gathering feedback. The survey was open April 22, 2024, through July 1, 2024 and received 556 responses. The survey was distributed online, announced via project e-newsletters and website, announced via social media, in public meetings, and through outreach by Steering Committee members. The survey was also available in hard copy at the Homer Public Library and City Hall.</p> <div data-bbox="1205 699 1498 1037">  </div>
Business Survey	<p>The business survey was aimed at engaging business owners. It was open from July 12, 2024, through August 25, 2024 and received 66 responses. The survey was designed and promoted with assistance from the City’s Economic Development Commission and the Homer Chamber of Commerce and Visitor Center.</p>
Visitor Survey	<p>The Visitor’s Survey received five responses. The Project Team decided to not analyze these results due to the low response rate.</p>
Interactive Map	<p>The Interactive Comment Map was aimed at soliciting location-based input on community priorities. It was open in conjunction with the community survey, for the same time period and distributed through the same methods and received 224 responses.</p> <div data-bbox="1105 1241 1498 1528">  </div>
Outreach and Media	
Project Website	<p>The project website provided a place for residents to easily find background information about the project, downloads of past presentations and draft files, announcements of upcoming meetings, links to project surveys, and a form to sign up for project e-newsletters. https://homercompplanupdate.com/</p>
Email Distribution	<p>Throughout the project, the project team developed and sent multiple email project updates to nearly 250 interested community and partner subscribers.</p>
Social Media	<p>The project team announced project updates on social media, through the City of Homer’s Facebook page that has 814 followers. The Homer Chamber of Commerce & Visitor Center also shared some announcements, reaching its 5,600 followers.</p>

Newspaper and Radio	Ads announcing public events were published throughout the project in the Homer News and newspaper staff covered some community events and conversations. Public Service Announcements announcing events aired on radio stations KBBI, K-Wave FM 105, KPEN FM 102, K-BAY 93.3, and KGTL AM 620/FM 100.
Research Tasks	
Mapping	The project team developed land use, transportation, and other relevant maps to use as decision-making tools and guide future development.
Secondary Research	The project team collected information from local, state and federal sources to tell the story of Homer: how it is changing and how the population, housing, economy and land use characteristics compare to other Kenai Peninsula communities.
Plan Review	The project team reviewed past and existing community, regional and other relevant plans and reports, including the 2018 Comprehensive Plan.

Appendix D: Plan Review



City of Homer Comprehensive Plan Update: Plan Review

Updated May 2025

Purpose

This plan review was conducted as part of the Background Research and Analysis Task for the City of Homer Comprehensive Plan Update. Documents reviewed were developed by local, borough, and state entities and will serve to inform the Comprehensive Plan Update alongside public outreach, mapping, and other data collection efforts.

In addition to summaries for each plan, this review identifies themes, strengths and challenges, and other commonalities amongst the plans and highlights key documents and plan excerpts organized by focus area.

Documents Reviewed

This review focuses on plans published after the 2018 Comprehensive Plan as well as key external components of the 2018 plan.

Name	Author/Source	Publication Date
State Transportation Improvement Plan Volume 1: Project Details (partially approved)	DOT&PF	2024
Transportation Plan	City of Homer	2024
Landslide Hazard Susceptibility Mapping in Homer, Alaska	Alaska DNR DGGs	2024
Community Health Needs Assessment Implementation Strategy	South Peninsula Hospital	2024
2023 Community Health Needs Assessment	MAPP of the Southern Kenai Peninsula	2023
Alaska 2022-2023 Visitor Profile Report	Alaska Travel Industry Association	2023
Homer City Code	City of Homer	2023
2024-2029 Capital Improvement Plan	City of Homer	2023
Adopted Biennial Operating Budget FY23-FY25	City of Homer	2023
Land Allocation Plan	City of Homer	2023
City of Homer ADA Transition Plan for Parks, Play Areas & Campgrounds (Draft)	City of Homer	2023
City of Homer ADA Transition Plan for City Facilities (draft update)	City of Homer	2023
Community Conversation: Housing Solutions in the Greater Homer Area	City of Homer	2023
Statewide Comprehensive Outdoor Recreation Plan 2023-2027	State of Alaska	2023

Homer Quality of Life	City of Homer	2022
2022 Annual Traffic Volume Report	AMHS	2022
Wayfinding and Streetscape Plan	City of Homer	2022
Short Term Rental Basics Memorandum	City of Homer	2022
City of Homer Local Hazard Mitigation Plan	City of Homer	2022
Coastal Bluff Stability Assessment for Homer, Alaska	Alaska DNR DGGs	2022
Homer Public Works Campus Task Force Report	City of Homer	2021
City of Homer Beach Policy & Management Plan	City of Homer	2021
Executive Summary – Final Report and Recommendations on Tsunami Risk to the Public Works Campus	City of Homer	2021
City of Homer Climate Action Plan: Progress Report	City of Homer	2021
City of Homer Community Design Manual	City of Homer	2021
Road Assessment Report	City of Homer	2020
Low-Impact Development Planning for the City of Homer	City of Homer	2020
Homer Accelerated Water and Sewer Program Policy Manual	City of Homer	2020
Kenai Peninsula Borough Comprehensive Economic Development Strategy 2020 Update	KPB	2020
Kenai Peninsula Borough Comprehensive Plan	KPB	2019
Kenai Peninsula Borough Hazard Mitigation Plan	KPB	2019
Draft Kenai Peninsula Coordinated Public Transit-Human Services Transportation Plan	KPB	2019
Updated Tsunami Inundation Maps for Homer and Seldovia, Alaska	Alaska DNR DGGs	2019
Business Retention & Expansion Survey Report	City of Homer	2018
Homer Comprehensive Plan	City of Homer	2018
Growing Local Food: A Survey of Commercial Producers on the Southern Kenai Peninsula	Homer Soil and Water Conservation District	2018
Homer Spit Comprehensive Plan	City of Homer	2011
City of Homer Climate Action Plan	City of Homer	2007
Homer Water and Sewer Master Plan	City of Homer	2006
Homer Town Center Development Plan	City of Homer	2006
Homer Area Transportation Plan	City of Homer	2005
Homer Non-Motorized Transportation and Trail Plan	City of Homer	2004

Emerging Themes

The following information was either found explicitly in multiple plans or was supported by content in multiple plans.

Mission and Vision

“Keep Homer a lively, vital community that effectively responds to change and growth while retaining what is best about Homer’s character.” (Homer Comprehensive Plan, 2018, p. 3-1)

Opportunities (copied from 2022 *Homer Quality of Life*, SWOT analysis):

- Encourage multi-family housing.
- Increase ease of walking and biking.
- Collaborate with community partners on habitat, climate, erosion and other natural environment issues that impact quality of life.
- Find ways to keep young or returning residents in the community.

Values and Strengths

Residents enjoy the small town character and natural environment of Homer. These characteristics also appeal to visitors.

Strengths (copied from *2022 Homer Quality of Life* SWOT analysis):

- Small town feel and scale.
- Eclectic businesses, buildings and people.
- Wide variety of locally owned small businesses.
- Integrated town with outdoor environment.
- Connected community with vibrant cultural and business groups.

Challenges and Barriers

Homer is fairly remote, vulnerable to numerous natural disasters and climate-related threats and lacks some social support for the working population (e.g., transportation, childcare, affordable housing).

Weaknesses (copied from *2022 Homer Quality of Life* SWOT analysis):

- Lack of worker support: Housing, Childcare, Training.
- Difficulty for early to mid-career residents to thrive.
- Some infrastructure is in need of repair (roads) or expansion – storm water + green infrastructure.
- Local regulation does not result in the patterns and development the community would like to see.

Threats (copied from *2022 Homer Quality of Life* SWOT analysis):

- Difficult to recruit new talent.
- Poor retention of workers.
- Loss of town/wildlife interface.
- New residents may not become involved in the community; slow loss of volunteer run organizations, events and services; risk of gentrification; becoming a community of empty households.
- Costs of living and doing business.

Goals, Objectives, Strategies

Land Use & Environment

- Maintaining and improving environmental quality is a key theme in most plans.
- There are numerous threats from natural disasters that should be considered in land use planning.

Housing

- Affordability and availability are key barriers to housing.
- There is concern that tourism (short-term rentals) will make housing challenges worse.

Public Services & Infrastructure

- The City of Homer wants to provide reliable utilities without overburdening residents with costs.

Transportation

- Improving infrastructure for/access to transportation alternatives (transit, non-motorized transportation) is a goal for the City of Homer.

Economic Development

- Desire for sensible economic development/growth that supports the community without changing its character/charm.
- Tourism and fishing are important components of Homer's economy.
- The cost of doing business and employee recruitment/retention are key challenges.
- Aesthetic appeal/consistency is important to maintain appeal for tourism.

Health & Wellness

- Accessibility, walkability, and well-maintained public parks are priorities.

Sustainability, Resilience, & Climate Change

- More severe tsunamis are a concern.
- Climate change mitigation and adaptation strategies are important to the City of Homer.
- Maintaining and improving environmental quality is a key theme in most plans.

Quality of Life

- Residents enjoy the small town feel but struggle with the costs of living/doing business.
- Walkability, accessibility, affordability are all priorities.
- Infrastructure should support an aging population.

Individual Plan Summaries and Key Takeaways

Statewide Transportation Improvement Plan (2024)

The Statewide Transportation Improvement Plan (STIP) is a funding plan for transportation system preservation and development projects.

Key Takeaways

- Sterling Highway Milepost 157-169 Reconstruction Anchor Point to Baycrest Hill
 - Parent and Final Construction STIP ID: 2670
 - Stage 1 STIP ID: 34434
 - Stage 2 STIP ID: 34435
 - Stage 3 STIP ID: 34436
- Kachemak Bay Drive Milepost 0-3.5 Reconstruction (STIP ID: 34427)
- Homer All-ages and Abilities Pedestrian Pathway (HAPP) (STIP ID: 34426)

Transportation Plan (2024)

This draft plan identifies goals and objectives for the Homer transportation network. It also provides a description of the current state of the transportation system, best practices, and recommendations. It considers non-motorized transportation, land use, hazard mitigation planning, and climate action planning.

Key Takeaways

- Addresses motorized and non-motorized transportation, including transit.
- Safety and accessibility for all ages and abilities is a priority.

Landslide Hazard Susceptibility Mapping in Homer, Alaska (2024)

The Alaska DGGs assessed landslide hazards in Homer and Kachemak, mapping past slope failures, landslide susceptibility, and debris flow runouts. The data highlight areas more prone to landslides to aid planning and risk assessment.

Key Takeaways

- Areas around the Bluff Point landslide headscarp, Thurston Canyon, and near the end of China Poot Street are areas susceptible to deep-seated landslide hazards, which should be considered in planning efforts.

Community Health Needs Assessment (2023) and Community Health Needs Assessment Implementation Strategy (2024)

In 2023, South Peninsula Hospital, in collaboration with the MAPP of SKP Health Coalition, conducted a community health needs assessment for the southern Kenai Peninsula. Upon reviewing the findings, the hospital identified an implementation strategy to address pressing challenges.

Key Takeaways

- The assessment identified needs related to mental health, housing, substance use, childcare, physical health, aging population, barriers to care, social isolation, and staff workforce shortages.
- Priorities included addressing the lack of affordable housing concerns and developing a communications plan to connect people to existing resources.
- Most implementation strategies were related to expanding access to care and support services, community engagement and collaboration, and workforce development and retention.

Alaska 2022-2023 Visitor Profile Report (2023)

This document, created by the Alaska Travel Industry Association, summarizes data regarding tourism in Alaska for the summer 2022 and winter 2022-23 seasons. This includes tourist demographics, trip purpose and details, and tourist satisfaction.

Key Takeaways

- Homer accounted for 9% of destinations identified by the over 4,000 people surveyed.
- Of all visitors to Alaska, 15% were independent travelers who visited Homer, 11% were part of a guided group that included time in Homer, and 2% were on a cruise that stopped in Homer.
- 10% of tourists who visited Homer were from the Eastern US, 8% were from the Western US, and 9% were international travelers.

Homer City Code (2023)

The Homer City Code, also known as the “Code of Ordinances, City of Homer, Alaska,” establishes regulations, limitations, and guidelines for activities within the City of Homer.

Key Takeaways

- Duties and powers of the Planning Commission are established in Section 2.72 with the intent of maximizing local involvement in planning.

- Title 10 establishes general provisions and protections for the port, harbor, and waterways.
- Title 14 establishes the City of Homer public utilities (water and sewer).
- Title 21 (Zoning and Planning) of the Homer City Code is applicable to all areas within the City of Homer and the Bridge Creek Watershed Protection District, which extends beyond the city limits.
- Policies, plans, etc. that promote high density should be avoided (Title 21).

2024-2029 Capital Improvement Plan (2023)

This document identifies and prioritizes capital improvement needs in the City of Homer.

Key Takeaways

- The following legislative requests for FY25 were approved by the city council
 - Homer Harbor Expansion
 - Multi-Use Community Center
 - Slope Stability & Erosion Mitigation Program
 - Homer Harbor Critical Float System Replacement: Float Systems 4 & 1
 - Karen Hornaday Park Public Restroom Facility
 - A-Frame Water Transmission Line Replacement
 - Homer Spit Erosion Mitigation
 - New Public Works Facility

Adopted Biennial Operation Budget (2023)

The FY2023-25 biennial operation budget allocates approximately \$26.2 million to the General Fund, Water & Sewer Special Revenue Fund, and Port & Harbor Enterprise Fund.

Key Takeaways

- The General Fund (\$16.1 million) covers the departments of Administration, Police, Volunteer Fire, and much of Public Works.
- The Water & Sewer Special Revenue Fund (\$4.3 million) is forecasted using a three-year running average and helps fund the Utility CARMA (Capital Asset Repair and Maintenance Allowance).
- The Port & Harbor Enterprise Fund (\$5.8 million) covers expenses related to the Port of Homer and Homer Harbor and revenue from moorage, wharfage, parking, boat launching, and camping.

Land Allocation Plan (2023)

This plan identifies lands available for lease, leased lands, port facilities, city facilities and lands, parks, green spaces, cemeteries, bridge creek lands, and conservation easements. This plan is required by Homer City Code and is adopted annually.

City of Homer ADA Transition Plan for Parks, Play Areas & Campgrounds (2023)

This document describes the self-evaluation of ADA compliance issues at the City of Homer's parks, play areas, and campgrounds and includes a transition plan for correcting non-compliance. Accessibility is a priority for Homer to ensure people of all ages and abilities can live, work, and play in the community.

Key Takeaways

- Projects were assigned timelines for in-house completion; projects requiring a contractor are assigned a year in which staff anticipate preparing an Invitation to Bid.
 - Timeline A: can be completed within a year.
 - Timeline B: may be completed within 1-2 years.
 - Timeline C: may be completed within 3-5 years, or possibly sooner if done by a contractor.
- Locations of identified projects include Karen Hornaday Hillside Park, Bayview Park, Bishop's Beach Park & Beluga Slough Trail, Mariner Park and Campground, Fishing Hole Campground, Seafarer's Memorial Park, and Jack Gist Park.

City of Homer ADA Transition Plan for City Facilities (2023 Draft Update)

This document describes the self-evaluation of ADA compliance issues at city-owned facilities in Homer and includes a transition plan for correcting non-compliance. Accessibility is a priority for Homer to ensure people of all ages and abilities can live, work, and play in the community.

Key Takeaways

- Non-compliance issues are prioritized following ADA standards for accessible design:
 - Priority 1: Building accessibility.
 - Priority 2: Equitable access to goods and services.
 - Priority 3: Restrooms.
 - Priority 4: All other measures.

Community Conversation: Housing Solutions in the Greater Homer Area (2023)

This document describes the results of an event at which community members discussed housing challenges in the Greater Homer Area. A survey conducted prior to the event indicated that affordability and availability were key barriers to housing in the area.

Key Takeaways

- The full notes of the workshop are included in this document (**NEW DATA**).

Statewide Comprehensive Outdoor Recreation Plan 2023-2027 (2023)

This plan identifies trends in outdoor recreation in Alaska, summarizes outdoor recreation by region, and provides seven statewide outdoor recreation goals.

Key Takeaways

- The plan notes there are no year-round public restrooms between Soldotna and Homer.
- The description of Southcentral is provided in Section B of Chapter 3 (page 24).

Homer Quality of Life (2022)

This document provides a Strengths, Opportunities, Weaknesses, and Threats (SWOT) analysis for Homer's quality of life to guide positive economic growth. The analysis considered four broad categories: Business Climate, Built Environment, Natural Environment, and Social Climate.

Key Takeaways

- “Local regulation is not resulting in the patterns and development the community would like to see” (page 3).

2022 Annual Traffic Volume Report (2022)

This report provides passenger and vehicle traffic volumes in 2022 and previous years for the Alaska Marine Highway System, which includes Homer.

Key Takeaways

- *MV Tustumena* provides regular service to Homer.
- Includes **NEW DATA** about passenger/vehicle traffic.

Public Works Campus Task Force

The Public Works Campus Task Force was created by City Council via Resolution 20-125 to review findings from a 2019 Tsunami Inundation Report and make recommendations.

Key Takeaways

- The task force released a report summarizing findings and identifying preferred options in March 2021.
- The task force recommended relocating the Public Works Campus and critical equipment housed there to another location.

Short Term Rental Basics Memorandum (2022)

This memorandum describes the challenges, opportunities, and perceptions of short term rentals in the City of Homer. Many communities with similar characteristics to Homer are described as case studies.

Key Takeaways

- Approximately 63% of households in Homer are owner-occupied.
- 49% of parcels in Homer are non-commercial residential (**NEW DATA**).

City of Homer Local Hazard Mitigation Plan (2022)

This plan identifies nine hazards, assesses the risk to the City of Homer from each hazard, and identifies strategies to mitigate risk and vulnerability. Hazards include climate change, earthquakes, erosion, floods, landslides, severe weather, tsunamis, volcanoes, and wildfires. The goals of the plan are to enhance climate protection and adaptation efforts, create a healthy and safe community, and protect critical facilities and infrastructure against hazards.

Coastal Bluff Stability Assessment for Homer, Alaska (2022)

This report provides an analysis of the stability of coastal bluffs in Homer and was intended to inform the Local Hazard Mitigation Plan update. Most of the coastline was determined to have a low to medium bluff instability hazard score.

Key Takeaways

- Results are provided by region.
- Diamond Creek: low to medium instability score.
- Bluff Point Landslide Area: has the fastest erosion rate in Homer and an instability score of medium.
- Downtown: high instability score.
- Munson Point: very low instability score.
- Kachemak Drive: low instability score.
- East End Road: medium instability score.

City of Homer Beach Policy & Management Plan

This plan encompasses the seven areas of beaches within the City of Homer and is intended to support the enforcement of existing regulations and future regulations and necessary actions that keep the beaches safe and enjoyable without causing detriment to the natural environment.

Key Takeaways

- Property lines of seafront properties may extend into the water.
- Maintenance, preservation, and protection of Homer's beaches is a priority.
- Public education through campaigns, signage, and other means is important to preserve beaches, promote safety, and minimize user conflicts.

Executive Summary – Final Report and Recommendations on Tsunami Risk to the Public Works Campus (2021)

This report was prompted by the 2019 Updated Tsunami Inundation Maps, which indicated that the City of Homer Public Works Campus would be inundated in a worst-case scenario tsunami. The report reviewed alternatives to minimize risk to public works equipment and buildings that would be needed to respond to a tsunami.

Key Takeaways

- The report recommends using a Long Term Incremental strategy to move the components of the Campus that can be moved.

City of Homer Climate Action Plan: Progress Report (2021)

This document provides an update on the city's actions in relation to the 2007 Climate Action Plan (CAP). The original CAP defined a strategy for reducing greenhouse gas (GHG) emissions generated through city operations

by 20%. As of 2019, overall GHG emissions decreased by 29.44% from 2006 levels. The analysis notes that changes in building square footage and average winter temperatures impacted stationary emissions.

Key Takeaways

- Report contains **NEW DATA**.
- Recommendations for further reducing GHG emissions include eliminating use of heating oil and improving the city's vehicle fleet.

City of Homer Community Design Manual (2021)

This manual outlines aesthetic considerations for certain applicable sites and structures in the City of Homer. The intention of the design manual is to maintain the appearance of the city's built environment to support the visitor industry; it is referenced in several areas of City Code.

Road Assessment Report (2020)

This document describes the road assessment process that was developed for the City of Homer. The process included collecting road condition data and integrating it into the city's GIS to allow road maintenance crews to update conditions in real time. The condition assessments were based primarily on the Pavement Surface Evaluation and Rating (PASER) model, with some adaptations to account for vegetation concerns. This assessment process is intended to improve efficiency of road maintenance and provide better justification for maintenance costs.

Key Takeaways

- Most gravel roads were rated as "Fair" or "Good"
- Most paved roads were rated as "Good."

Low-Impact Development Planning for the City of Homer (2020)

This plan, also referred to as the Green Infrastructure – Stormwater Master Plan, describes techniques for mimicking natural drainage processes for stormwater management. The plan identifies major watershed drainage basins, estimates future runoff volumes for each basin, and estimates the costs to implement a storm drain system that utilizes Low-Impact Development (LID) practices compared to traditional stormwater management.

Key Takeaways

- Implementation of LID strategies would likely produce a positive economic benefit to City of Homer.
- Implementation of LID strategies would benefit water quality.

Homer Accelerated Water and Sewer Program Policy Manual (2020)

The Homer Accelerated Water and Sewer Program (HAWSP) was established to improve the health and welfare of Homer residents by extending water and sewer mains without increasing cost burdens on individual property owners. This document provides definitions of terms and defines maximum spending limits for the HAWSP.

Key Takeaways

- "The HAWSP is funded by a voter-approved dedicated sales tax, and assessments levied on benefited properties."

- The HAWSP should expand the capacity of water and sewer utilities while maintaining a good state of repair for existing infrastructure.

Kenai Peninsula Borough Comprehensive Economic Development Strategy 2020 Update (2020)

The Kenai Peninsula Borough, including the City of Homer, is part of the Kenai Peninsula Economic Development District (KPEDD). This Comprehensive Economic Development Strategy (CEDS) is the action plan for KPEDD to achieve its goal to enhance vitality and quality of life in Kenai Peninsula communities.

Key Takeaways

- Homer's population was experiencing slow-to-moderate growth at the time of the CEDS update.
- Homer has one of three Alaska Small Business Development Center offices in the KPB.
- Homer has one of two large ice-free ports with a Coast Guard presence in the KPB.
- Homer had the highest housing costs in the KPB at the time of the CEDS update.
- Homer was ranked as the 68th best port in the US by value of seafood landings.

Kenai Peninsula Borough Comprehensive Plan (2019)

This plan documents the visions, goals, and strategies that guide planning, funding, and development in the borough through 2039. Goals include economic diversification, proactive growth management, improved quality of life, access, and connectivity, and increased resident engagement and government efficiency. Homer is one of six incorporated communities within the Kenai Peninsula Borough; the plan focuses primarily on the areas outside these communities.

Key Takeaways

- Plan focuses primarily on land outside the incorporated cities.
- KPB receives a portion of the state's cruise passenger vessel (CPV) excise tax revenue based on dockings in Seward and Homer; this revenue is redistributed to the two cities for port-related capital improvement projects.
- The landings value of Homer's port seems to be decreasing over time (was in the top 50 in 2012 and 2013).
- Objective A. Support a more sustainable and resilient Kenai Peninsula by increasing production and distribution of quality, healthy agricultural products for local, state and export markets.
 - Homer Soil and Water Conservation District is listed as an entity that will be consulted as part of this objective.
 - 64% of residents surveyed in Homer and Anchor Point said agriculture was very important.
- City of Homer and KPB are voluntary participants in the National Flood Insurance Program (NFIP).
- Bradley Lake expansion was expected to increase capacity of the hydroelectric facility by 37,300 megawatt hours (facility owned by Alaska Energy Authority, which contracts with Homer Electric Association to provide electricity to the southern & central portion of the peninsula).
- Homer has high housing costs.
- KPB provides solid waste services throughout the borough. The Homer Transfer Station also collects hazardous waste.
- There are three National Register of Historic Places properties in Homer: Chugachik Island Site, Thorn-Stingley House, and Yukon Island Main Site.

- 44% of Homer and Anchor Point residents surveyed graded public transportation services as a D or F.

Kenai Peninsula Borough Hazard Mitigation Plan (2019)

This plan identifies actions to reduce the impacts of natural disasters, including earthquakes, tsunamis, floods, coastal erosion, wildfires, volcanic activity and ash fallout, avalanches, and severe winter weather. It also identifies actions to mitigate damage from human-caused disasters such as levee failures or accidental chemical releases. Local hazard mitigation plans are included as annexes in this plan.

Key Takeaways

- Bridge Creek Dam is identified as a High Hazard and Beluga Lake Dam is identified as a Significant Hazard by the US Army Corps of Engineers.
- The Bridge Creek Watershed Protection District extends beyond the City of Homer but is subject to City of Homer regulations (KPB Ordinance 99-47).

Draft Kenai Peninsula Coordinated Public Transit-Human Services Transportation Plan (2019)

This plan identifies existing transportation service providers and unmet transportation needs across the borough, including in the City of Homer. It provides goals and strategies to improve the efficiency of transportation services and address unmet needs.

Key Takeaways

- Homer is accessible via the Sterling Highway, Alaska Marine Highway System, and the Homer Airport Terminal & Cargo Facility.
- Transportation service providers serving Homer include: BUMPS (Ninilchik Traditional Council), Independent Living Center, Ryder Transport LLC, Alaska Department of Labor and Workforce Development (Division of Employment and Training Services), Alaska Division of Public Assistance – Work Services, and TNT Transportation.
- Information/communication gaps, coordination between local government and programs/agencies, cost to users and programs/agencies, and insufficient accessible vehicles are identified as key challenges.

Updated Tsunami Inundation Maps for Homer and Seldovia, Alaska (2019)

This document provides maps and worst-case scenarios for inundation from tsunamis generated by earthquakes or submarine landslides. The information is based on numerical modeling of tsunami dynamics and provides analyses for the cities of Homer and Seldovia, as well as Seldovia Village, Jakolof Bay, and Kachemak Selo.

Key Takeaways

- Maximum predicted wave height from a tectonic tsunami is 33-40 feet for Homer.
- Maximum predicted wave height from a landslide-generated tsunami is 13 feet for Homer Spit.
- Based on the modeling, numerous tsunami scenarios pose significant threats to Homer and Homer Spit.

Business Retention & Expansion Survey Report (2018)

This report summarizes the results of the Economic Development Commission's Business Retention & Expansion Survey. The survey was conducted to improve communication with local businesses, gather business owners' ideas, identify needs and concerns, and develop strategies and actions to retain and expand small businesses in the City of Homer.

Key Takeaways

- The survey had a response rate of 7% (112 completed surveys).
- 65% of respondents rated Homer as a good or excellent place to do business.
- 91% of respondents rated Homer as a good or excellent place to live.
- Transportation infrastructure, especially an affordable harbor with expanded infrastructure, are noted as key needs for businesses.

Homer Comprehensive Plan (2018)

This plan serves as a 10-year revision to the 2008 Comprehensive Plan update. It includes background information about the City of Homer and community values and guidance for land use, transportation, public services and facilities, economic vitality, and energy. The plan's key theme is "Keep Homer a lively, vital community that effectively responds to change and growth while retaining what is best about Homer's character."

Growing Local Food: A Survey of Commercial Producers on the Southern Kenai Peninsula (2018)

This survey aimed to gather insights from farmers, consumers, policymakers, and data to provide a broader understanding of the region's food system.

Key Takeaways

- Farm numbers on the Kenai Peninsula are rising faster than anywhere else in Alaska or the U.S. While farm numbers in the Lower 48 dropped by 3 percent over the past five years, Alaska saw a 30 percent increase, with the Kenai Peninsula leading at 60 percent growth.
- Supporting local agriculture means supporting local producers' needs, such as cold storage, labor, farm loans, agriculture land, and an FSIS-inspected slaughter facility.

Homer Spit Comprehensive Plan (2011)

This plan describes the conditions of the Homer Spit and recommends improvements and future land uses to maintain the unique characteristics of the Spit, which is important to residents and tourists alike.

Key Takeaways

- The Spit was not included in the 2008 Comprehensive Plan (or 2018 update) due to its unique characteristics and importance to the community.
- Transportation (traffic, parking, non-motorized transportation, transit), conservation, and economic development were key topics.
- "[Land] Uses include marine-related industrial and commercial, including fishing and fish processing, the harbor and harbor related business, the marine highway terminal, port facilities, fuel storage, retail, lodging, camping, parking, and recreational, conservation, and public land uses" (p. 6).

City of Homer Climate Action Plan (2007)

This plan was developed in recognition of the severe consequences of human-caused climate change. In the interest of reducing greenhouse gas emissions, the plan identifies mitigation recommendations in the categories of Energy Management, Transportation, Purchasing & Waste Reduction, Land Use, and Outreach & Advocacy. The plan also includes adaptation strategies to develop a more resilient community.

Key Takeaways

- The mitigation recommendations focus on interventions within the purview of the City of Homer. The Outreach & Advocacy category includes public education and encouraging change at various levels of government.
- Adaptation measures are focused on building a resilient local economy, protecting infrastructure, increasing emergency preparedness, and ensuring future development policies consider the impacts of climate change.

Homer Water and Sewer Master Plan (2006)

This plan was developed to guide improvements and expansions of the City of Homer's water and sewer utilities for a period covering 2006-2025.

Homer Town Center Development Plan (2006)

This plan provides a guide for development policy and public infrastructure improvements for the heart of the Central Business District, which was largely undeveloped at the time the plan was written.

Key Takeaways

- Green space, walkability, and curbing urban sprawl were identified as priorities.
- The plan emphasizes the need for sustainable, human scale development.

Homer Area Transportation Plan (2005)

The Homer Area Transportation Plan and the Homer Non-Motorized Transportation and Trail Plan together encompass the long-term planning for Homer's transportation infrastructure. Both plans will be replaced by the 2024 Transportation Plan once it is adopted.

Key Takeaways

- Traffic, connectivity, walkability, accessibility, and user conflicts (e.g., industrial/commercial and recreational traffic) were key issues with the system at the time.

Homer Non-Motorized Transportation and Trail Plan (2004)

The Homer Non-Motorized Transportation and Trail Plan and the Homer Area Transportation Plan together encompass the long-term planning for Homer's transportation infrastructure. Both plans will be replaced by the 2024 Transportation Plan once it is adopted.

Key Takeaways

- Infrastructure for non-motorized transportation should allow residents and visitors to travel throughout the City of Homer without needing a personal vehicle.

Plans and Plan Excerpts By Focus Area

The content below, which is organized by focus area, is copied from the respective plans and is intended to be used as a quick reference to locate information in each plan. Some plans are relevant in their entirety and therefore specific excerpts are not included. The following plans are relevant in their entirety to the entire Comprehensive Plan Update:

Homer City Code (2023) – priority plan; use the entire plan to inform the update

Adopted Biennial Operating Budget (2023) – priority plan; use the entire plan to inform the update

Kenai Peninsula Borough Comprehensive Plan (2019) – priority plan; use the entire plan to inform the update

Homer Comprehensive Plan (2018) – priority plan; use the entire plan to inform the update

Homer Spit Comprehensive Plan (2011) – priority plan; use the entire plan to inform the update

City of Homer Climate Action Plan (2007) – priority plan; use the entire plan to inform the update

Land Use & Environment

Transportation Plan (2024)

Goal 1: Increase safety of interactions between modes of travel

Objective 1B: Provide for safe use of the right-of-way by all transportation modes, considering the land use context and type of vehicle

Goal 2: Provide a connected network of local and collector roads and trails that balances modes based on land use contexts

Goal 3: Maintain transportation network to be viable year-round

Objective 3G: Include appropriate improvements for each travel mode as part of reconstruction or new construction projects within the public right-of-way

As roads are constructed or reconstructed, infrastructure should be considered for each mode. New or improved infrastructure should be consistent with the land use context (such as providing sidewalks in urban areas and wide shoulders or separated paths in rural areas), meet design standards, and help to complete the priority network for that mode.

Policies:

- Truck Network
- E-Bike Legislation
- Bicycle Parking
- Traffic Calming
- Update Non-Motorized Facility Design Standards
- Complete Streets/All Ages and Abilities Policy

Projects:

- Parking Study
- Improve Drop-Off and Pick-Up Locations at Schools
- Neighborhood Connectivity to Schools

- Kachemak Drive Reconnaissance Engineering Study
- Pioneer Ave as an Extension of the HAP Loop
- Old Town Connections as an Extension of HAP Loop
- Regularly Update Existing Trails Maps
- Complete East-West Connections

Definition of Terms includes “Land Use Context” and “Traffic Calming”

2024-2029 Capital Improvement Plan (2023)

“Each project listed in the CIP document has been evaluated for consistency with the City’s goals as outlined in the Comprehensive Plan. The following goals were considered in project evaluation:

Land Use: Guide the amount and location of Homer’s growth to increase the supply and diversity of housing, protect important environmental resources and community character, reduce sprawl by encouraging infill, make efficient use of infrastructure, support a healthy local economy, and help reduce global impacts including limiting greenhouse gas emissions.” (p. vi)

Land Allocation Plan (2023) – priority plan; use the entire plan to inform this section

City of Homer Local Hazard Mitigation Plan (2022)

Ability to expand resources: “Integrate climate sustainability plans into Homer’s Comprehensive Plan (including measures to reduce greenhouse emissions) through a series of local transportation, land use, building energy, water, waste, and green infrastructure programs and policies.” (p. 5-7)

Recommended mitigation actions: “Adopt a comprehensive flood protection ordinance/overlay zone for areas that are in the SFHA or subject to flooding. Properties in this overlay are often subject to additional standards concerning development/land uses, building elevation, stream buffers, outdoor storage, building materials, and permitting procedures.” (p. 5-9)

Integration of the 2022 LHMP: “Update of the Homer Comprehensive Plan to address hazards in the LHMP that are not currently included in it. Consider creating a hazard profiles section in the Comprehensive Plan. The land use planning process can help identify investments in nature-based solutions to natural hazards, including preserving parks and greenways.” (p. 5-15)

Coastal Bluff Stability Assessment for Homer, Alaska (2022) – priority plan; use the entire plan to inform this section

City of Homer Beach Policy & Management Plan (2021) – priority plan; use the entire plan to inform this section

Low-Impact Development Planning for the City of Homer (2020) – priority plan; use the entire plan to inform this section

Kenai Peninsula Borough Hazard Mitigation Plan (2019) – priority plan; use the entire plan to inform this section

Updated Tsunami Inundation Maps for Homer and Seldovia, Alaska (2019) – priority plan; use the entire plan to inform this section

Homer Spit Comprehensive Plan (2011) – priority plan; use the entire plan to inform this section

City of Homer Climate Action Plan (2007)

Land Use/Planning & Zoning Mitigation Measures (p. 33)

Adaptation Measures (p. 37)

Homer Town Center Development Plan (2006) – priority plan; use the entire plan to inform this section

Housing

Community Conversation: Housing Solutions in the Greater Homer Area (2023) – priority plan; use the entire plan to inform this section

Homer Quality of Life (2022) – priority plan; use the entire plan to inform this section

Short Term Rental Basics Memorandum (2022) - priority plan; use the entire plan to inform this section

“The popularity of short-term rentals (STRs)¹ have exploded in the last decade with the development and proliferation of online and app-based services such as Airbnb and VRBO. STRs are particularly popular in Homer with an estimated 326 units available, a significant portion of the local housing stock. This memo presents the positive and negative impacts of STRs, local context for STRs, and provides case study information regarding STR regulations methods found in other communities.” (p. 1)

Kenai Peninsula Borough Economic Development Strategy 2020 Update (2020)

Housing Market: “Within the Kenai Peninsula Borough, homes are most expensive in Homer, averaging \$298,209, and the Greater Kenai area homes are the least expensive, averaging \$239,771. Home prices have decreased slightly with the statewide average between 2018 and 2019.” (p. 12)

Updated Tsunami Inundation Maps for Homer and Seldovia, Alaska (2019) – priority plan; use the entire plan to inform this section

Homer Spit Comprehensive Plan (2011) – priority health plan; use the entire plan to inform this section

Public Services and Infrastructure

2024-2029 Capital Improvement Plan (2023) – various projects

“Each project listed in the CIP document has been evaluated for consistency with the City’s goals as outlined in the Comprehensive Plan. The following goals were taken into account in project evaluation:

Energy: Promote energy conservation, wise use of environmental resources, and development of renewable energy through the actions of local government as well as the private sector.” (p. vi)

Beluga Sewage Lift Station (p. 34)

Homer’s Waste Water Treatment Plant Improvements (p. 43)

Water Storage Distribution Improvements, Phase 3 (p. 46)

Long-range projects on p. 66

City of Homer ADA Transition Plan for Parks, Play Areas & Campgrounds (2023) – priority plan; use the entire plan to inform this section

“Homer’s mission is to be a dynamic community where all can live, play, work and invest. To make that mission a reality, it needs to be accessible. The City of Homer owns and manages 17 parks, comprised of over 520 acres of land, along with 5.41 miles of maintained trails. These range from small pocket parks and multi-use trails to forested natural areas, larger established parks with play areas, campgrounds, and sports fields. To ensure our parks, play areas and campgrounds are accessible to all, the City commenced the development of an Americans with Disabilities Act (ADA) Parks, Play areas & Campgrounds Transition Plan in 2021. This document will be incorporated with 108 the ADA Facilities Transition Plan adopted by City Council in 2019.” (p. 4)

City of Homer Climate Action Plan: Progress Report (2021) – priority plan; use the entire plan to inform this section

Category – Water & Wastewater Treatment Facilities: “As with the previous categories, the primary energy sources for Water & Wastewater Treatment Facilities are electricity and heating oil. The wastewater treatment facility also consumed 2,000 gallons of propane. These records were calculated for GHG using the same methods and emission factors as the previous electricity and stationary fuel consuming categories.

In addition to electricity and stationary fuels, N2O emissions from aerobic processing of waste, and N2O from effluent discharge are measured. The calculation for N2O emissions from waste treatment is based on community population for the given year, which in 2010 was 5,049 people. N2O for effluent discharge is based on daily Nitrogen load in kilograms released to the environment. The daily nitrogen load was 14 derived from a ratio of average wastewater treatment plant flows and monthly average NH3 readings for 2010.

All electricity and stationary fuel use for water and wastewater facilities was combined with N2O emissions from waste treatment to produce a GHG emissions grand total for this category.” (p. 13)

“CO2e totals for 2019 are 951.22 metric tons less than totals for 2010 – a 21.78% decrease. The most significant decrease belongs to Buildings & Facilities followed by Water and Wastewater.” (p. 17)

“A comparison of electricity use reveals a CO2e reduction of 987 CO2e (MT) between years 2010 and 2019. The largest reductions were achieved in the Water and Wastewater Treatment Facilities.” (p. 19)

Executive Summary – Final Report and Recommendations on Tsunami Risk to the Public Works Campus (2021) – priority plan; use the entire plan to inform this section

Homer Accelerated Water and Sewer Program Policy Manual (2020) – priority plan; use the entire plan to inform this section

City of Homer Climate Action Plan (2009)

Energy Management Mitigation Measures (p. 28)

Purchasing & Waste Reduction Mitigation Measures (p. 31)

Homer Water and Sewer Master Plan (2006) – priority plan; use the entire plan to inform this section

Transportation

Transportation Plan (2024) – priority plan; use the entire plan to inform this section

Statewide Transportation Improvement Plan (2024)

- Sterling Highway Milepost 157-169 Reconstruction Anchor Point to Baycrest Hill
 - Parent and Final Construction STIP ID: 2670
 - Stage 1 STIP ID: 34434
 - Stage 2 STIP ID: 34435
 - Stage 3 STIP ID: 34436
- Kachemak Bay Drive Milepost 0-3.5 Reconstruction (STIP ID: 34427)
- Homer All-ages and Abilities Pedestrian Pathway (HAPP) (STIP ID: 34426)

2024-2029 Capital Improvement Plan (2023) – various projects

“Each project listed in the CIP document has been evaluated for consistency with the City’s goals as outlined in the Comprehensive Plan. The following goals were taken into account in project evaluation:

... Transportation: Address future transportation needs while considering land use, economics and aesthetics, and increasing community connectivity for vehicles, pedestrians and cyclists.” (p. vi)

2022 Annual Traffic Volume Report (2022) – various references to Port of Homer

Road Assessment Report (2020) – priority plan; use the entire plan to inform this section

Draft Kenai Peninsula Coordinated Public Transit-Human Services Transportation Plan (2019) – priority plan; use the entire plan to inform this section

City of Homer Climate Action Plan (2009)

Transportation Mitigation Measures (p. 30)

Intersections Planning Study (2005) – priority plan; use the entire plan to inform this section

Homer Area Transportation Plan (2005) – priority plan; use the entire plan to inform this section

Homer Non-Motorized Transportation and Trail Plan (2004) – priority plan; use the entire plan to inform this section

Economic Development

2024-2029 Capital Improvement Plan (2023) – various projects

“Each project listed in the CIP document has been evaluated for consistency with the City’s goals as outlined in the Comprehensive Plan. The following goals were taken into account in project evaluation:

...Economic Vitality: Promote strength and continued growth of Homer’s economic industries including marine trades, commercial fishing, tourism, education, arts, and culture. Support development of a variety of well-defined commercial/business districts for a range of commercial purposes. Preserve quality of life while supporting the creation of more year-round living wage jobs.” (p. vi)

Alaska 2022-2023 Visitor Profile Report (2023)

The executive summary (p. 2) provides an overview of visitation to Alaska.

Data specific to Homer are mentioned on pages 32 and 33.

Statewide Comprehensive Outdoor Recreation Plan (2023)

Chapter 3, Section B, Southcentral Alaska (excerpt from p. 24, information continues through p. 28):

“This region includes the large majority of Alaska’s population, most visited destinations, and well-developed outdoor recreation infrastructure. Diverse landscapes including long beaches, rivers, lakes, mountains, glaciers, and fjords offer boundless outdoor recreation opportunities for residents and visitors.

Unique resources in the region include:

- This area has the most road-accessible outdoor recreation destinations, developed recreation facilities, and communities that offer visitor services in Alaska. This includes well-developed city parks and greenbelts.
- Southcentral boasts a mix of the most sought-after outdoor recreation experience. This includes accessing the alpine terrain, fishing on the Kenai Peninsula, visiting the marine mecca of Prince William Sound, visiting a growing network of year-round, in- and out-of-town trails, and discovering walkable “destination” communities such as Homer, Seward, Talkeetna, and downtown Anchorage.
- Large state and federally designated public land recreation areas include Chugach State Park, the Chugach National Forest, the southern side of Denali National Park, Denali State Park, Kenai Fjords National Park, portions of Lake Clark and Katmai National Parks, the Kenai National Wildlife Refuge, and more.
- Parks and trails non-profit organizations in this region are active and successful.”

Homer Quality of Life (2022) – priority plan; use the entire plan to inform this section

Short Term Rental Basics Memorandum (2022) – priority plan; use the entire plan to inform this section; see above excerpt from Housing section

2022 Annual Traffic Volume Report (2022) – various references to Port of Homer

Kenai Peninsula Borough Economic Development Strategy 2020 Update (2020) – priority plan; use the entire plan to inform this section

Human Capital: “Unincorporated communities with highway access, and in close proximity to commercial centers like Soldotna or Kenai show the highest rates of growth. Established cities like Seward, Homer, and Soldotna have grown at a slow-to-moderate pace, and several South Peninsula communities are losing population.” (p. 6)

Infrastructure and Transportation: “The only communities currently on the Alaska Marine Highway System are Homer and Seldovia. Ferry service is a critical link for these cities.” (p. 7)

Strengths: “Three Alaska Small Business Development Center offices: Seward, Homer and Kenai.” (p. 8)

Tourism: “2016 summer visitation from outside Alaska estimates for Seward were 441,000 visitors, more than double Homer, Seldovia, Kenai and Soldotna combined. In Seward, an average of 50% arrive by plane, 45% arrive by cruise ship, and 5% arrive by highway or ferry. In Homer and Seldovia, an average of 77% arrive by plane, 11% by cruise ship, and 12% by highway or ferry. A majority of visitors to Kenai and Soldotna arrive by plane at 87%, 4% by cruise ship and 8% by highway or ferry.” (p. 13)

Commercial Fisheries: “Three Kenai Peninsula ports rank among the top ports in the U.S. by value of seafood landings: Seward (15th), Kenai (37th), and Homer (68th). Adjusted for inflation, prices for pinks have declined since the 1980s. In constant dollars, sockeye prices in 2018 were about the same as in 1984. Sockeyes are the predominant commercial species in the upper Cook Inlet (which includes Seward) sees a larger catch of pinks as well as halibut and sablefish. Upper Cook Inlet salmon harvests for 2018 included 1,720,295 Sockeye, 163,859 Coho, 129,176 Chum, 70,741 Pinks, and 3,148 Chinook salmon.” (p. 13)

Business Retention & Expansion Survey Report (2018) – priority plan; use the entire plan to inform this section

Homer Spit Comprehensive Plan (2011) – priority plan; use the entire plan to inform this section

City of Homer Climate Action Plan (2009)

Adaptation Measures (p. 37)

Homer Town Center Development Plan (2006) – priority plan; use the entire plan to inform this section

Health & Wellness

City of Homer ADA Transition Plan for City Facilities (2023)

“In accordance with the Americans with Disabilities Act (ADA, this document shall serve as the City of Homer’s Transition Plan.

This is an overview of the plan that includes the self-evaluation that identifies barriers to program accessibility and municipal owned properties throughout the City and includes project checklists to track improvements. The plan consists of an Inventory Assessment, implemented requirements and annual reassessment of goals and improvements.

The City of Homer ADA Coordinator will manage all aspects of ADA Compliance. This plan is available on the City of Homer website for review by the general public. Individuals are encouraged to submit comments or issues on accessibility of City programs and facilities by contacting the City ADA Coordinator.” (p. 1)

City of Homer ADA Transition Plan for Parks, Play Areas & Campgrounds (2023) – see above excerpt from *Public Services and Infrastructure* section

Sustainability, Resilience, & Climate Change

Coastal Bluff Stability Assessment for Homer, Alaska (2022) – priority plan; use the entire plan to inform this section

City of Homer Climate Action Plan: Progress Report (2021) – priority plan; use the entire plan to inform this section

Low-Impact Development Planning for the City of Homer (2020) – priority plan; use the entire plan to inform this section

City of Homer Climate Action Plan (2009) – priority plan; use the entire plan to inform this section

Quality of Life

City of Homer ADA Transition Plan for City Facilities (2023) – See above excerpt for *Health & Wellness*

City of Homer ADA Transition Plan for Parks, Play Areas & Campgrounds (2023) – priority plan; use the entire plan to inform this section; see above excerpt from *Public Services and Infrastructure* section

Quality of Life (2022) – priority plan; use the entire plan to inform this section

Appendix E: Public Participation Overview

Links to Public Participation Inputs
Community Survey Comparison Results Summary (October 2024)
Business Survey Homer Comprehensive Plan Business Survey Summary (September 2024).
Homer Comprehensive Plan Community Survey and Interactive Comment Map Results (September 2024)
Homer Comprehensive Plan Community Survey and Interactive Comment Map Results – Executive Summary (September 2024)
Community Visit #2: May 2024 Results
Community Snapshot (May 2024)
Public Participation Plan (April 2024)
Project Overview Flyer (April 2024)
Community Visit #1: March 2024 Results
Additional small group conversations, Homer High School student outreach, and interviews through the process.

See these and other related materials on the project website:

<https://homercompplanupdate.com/>

Appendix F: About Homer – Community Background

2045 Homer Comprehensive Plan

Background Research and Data Analysis

Prepared by Northern Economics, Inc.

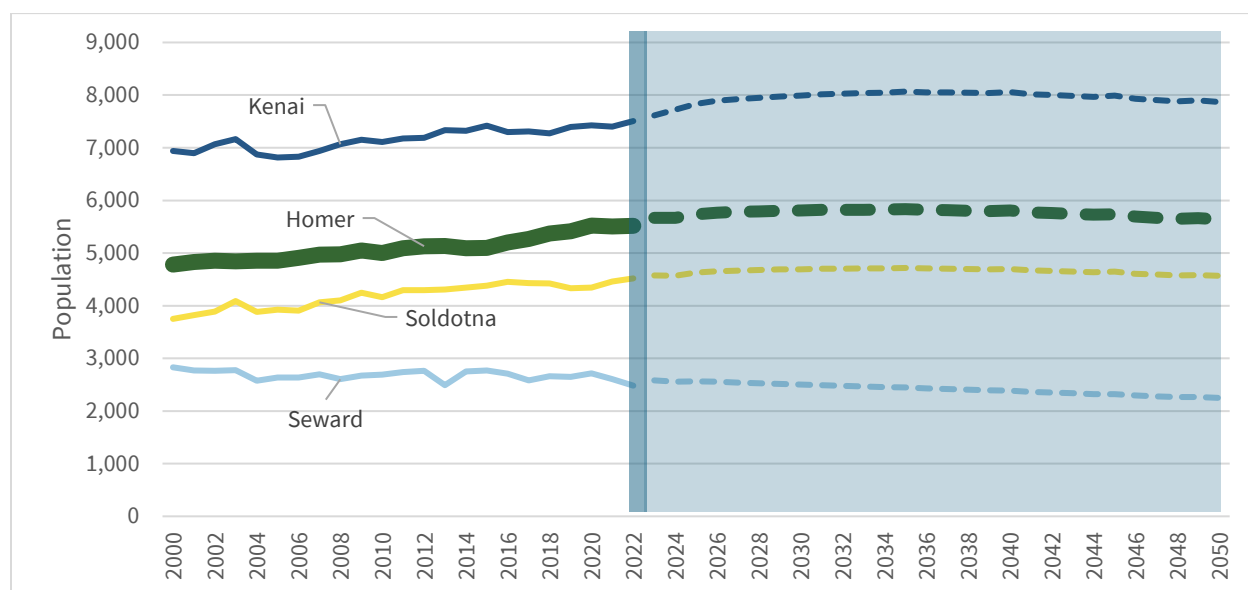
Updated January 2025

Our People

Homer's population has been experiencing steady, modest growth over the past 22 years.

Homer's population in 2022 was 15.4% larger than it was in 2000 (growing 0.7% year-over-year on average). Using ADOLWD forecasts, Northern Economics predicts a population increase from 2023 to 2050, with the population of Homer forecast to be 2.3% larger in 2050 than it was in 2022.^{1,2,3,4} Population increases are also predicted for 2023–2050 in all comparison communities except for Seward, with year-over-year changes averaging 0.0% for Soldotna, and 0.1% for Kenai. The state as a whole is expected to experience 0.1% decline year-over-year on average from 2023–2050.

Figure 1: Historical and Forecasted Populations for Homer and Comparison Cities in the KPB



Source: Alaska Department of Labor and Workforce Development^{1,2,3,4} and Northern Economics analysis

There are several small communities that surround Homer and treat the City of Homer as their hub. These surrounding communities—Anchor Point, Diamond Ridge, Fox River, Fritz Creek, Kachemak, and Nikolaevsk—provide an important context to growth in Homer proper.

¹Alaska Department of Labor and Workforce Development, Historical Data: Places, “Population, 2000-2010”.

https://live.laborstats.alaska.gov/pop/estimates/data/TotalPopulationPlace_2000to2010.xls. Accessed March 18, 2024.

²Alaska Department of Labor and Workforce Development, Historical Data: Places, “Population, 2010-2020”.

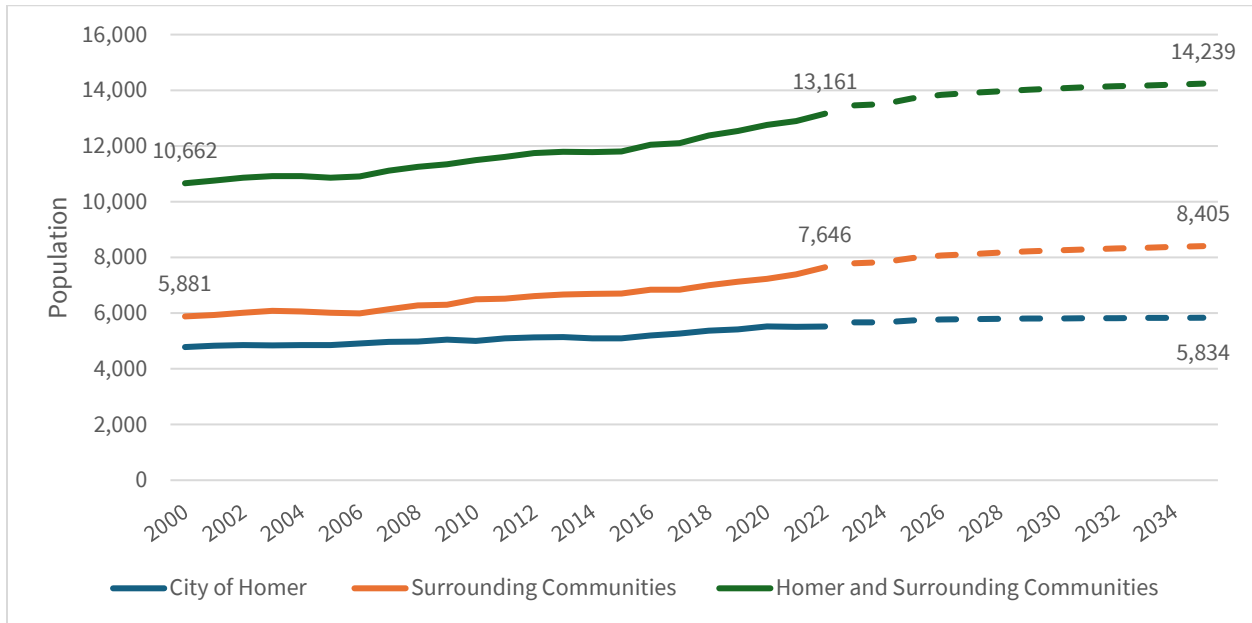
https://live.laborstats.alaska.gov/pop/estimates/data/TotalPopulationPlace_2010to2020.xls. Accessed March 18, 2024.

³Alaska Department of Labor and Workforce Development, Alaska Population Projections, “Alaska Population Projections 2023 to 2050”. <https://live.laborstats.alaska.gov/pop/projections/pub/popproj.pdf>. Accessed October 9, 2024.

⁴Alaska Department of Labor and Workforce Development, Places and Other Areas, “Cities and Census Designated Places (CDPs), 2020 to 2023”. <https://live.laborstats.alaska.gov/pop/estimates/data/TotalPopulationPlace.xlsx>. Accessed March 18, 2024.

As previously mentioned, Homer’s population in 2022 was 15.4% larger than it was in 2000. Considered together, the surrounding communities were 30.0% larger in 2022 than in 2000. Additionally, since 1994 the total population of the surrounding communities has exceeded the population in the City of Homer. When taken together, the population in Homer and its surrounding communities was 23.4% larger in 2022 than in 2000.

Figure 2. Historical and Forecasted Population in Homer and Surrounding Community Populations, 1990–2035



Source: Alaska Department of Labor and Workforce Development^{1,2,3,4} and Northern Economics analysis

Table 1. Kenai Peninsula Borough Components of Population Change, 2013–2023

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Population	56,852	57,366	57,631	57,995	58,058	58,232	58,328	58,849	59,049	60,000	60,898
% Growth	0.47%	0.90%	0.46%	0.63%	0.11%	0.30%	0.16%	0.89%	0.34%	1.61%	1.50%
Natural Increase	327	325	267	272	261	227	174	188	197	-2	80
Net Migration	-61	189	-2	92	-198	-53	-78	333	3	953	818

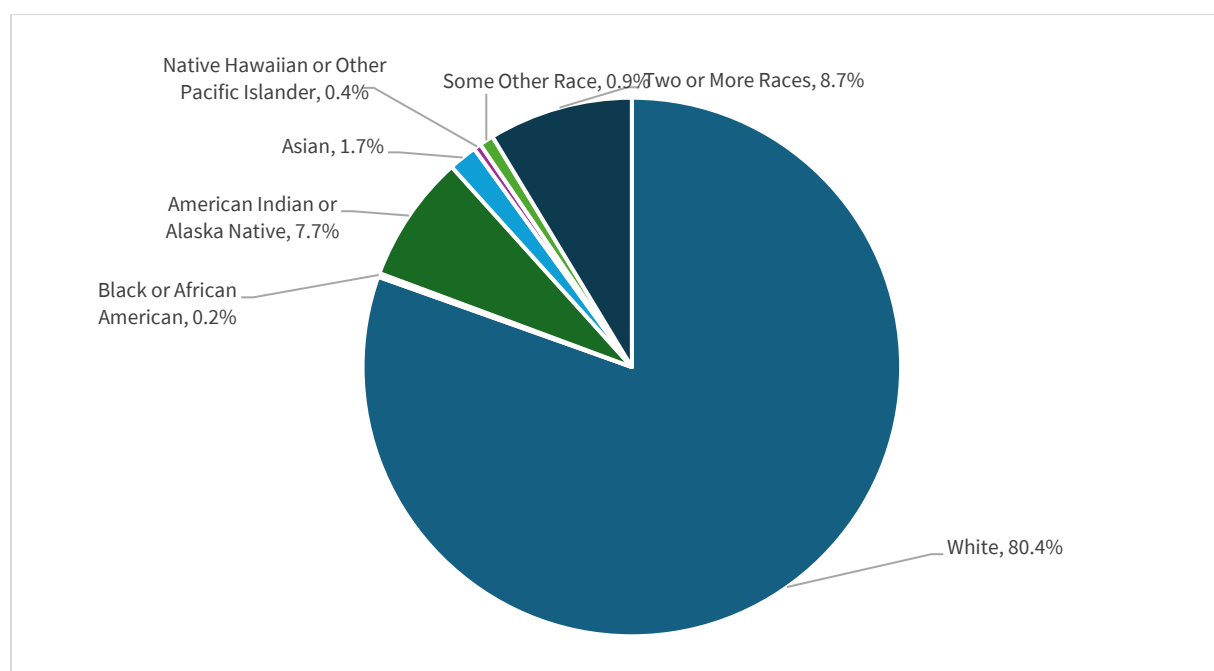
Source: Alaska Department of Labor and Workforce Development^{1,5}

Table 1 summarizes the components of population change for 2013–2023 in the Kenai Peninsula Borough (KPB)—the lowest level of detail at which this information is available.^{2,3} Over the period, migration into and out of the region fluctuated. For example, 2017 was a year with high out-migration, with a net migration of -198. On the other hand, recent years have had high rates of in-migration compared with the other years in the period, with 953 net migration from 2021 to 2022, and 818 net migration from 2022 to 2023.

⁵ Alaska Department of Labor and Workforce Development, Population Estimates, Economic Regions and Boroughs/Census Areas, Components of Change, 2020-2023. <https://live.laborstats.alaska.gov/data-pages/alaska-population-estimates>. Accessed April 8, 2024.

The predominant racial group in Homer is white, and 80.4% of the population is white alone. The American Community Survey offers insights into race in Homer and other communities.⁶ In Homer, 91.3% of the population is one race, while 8.7% is two or more races. As shown in **Figure 3**, 80.4% of the population is white alone and 7.7% is American Indian and Alaska Native alone. In Homer and the comparison communities, the predominant racial group is white, accounting for 70% or more of the population in each community, followed by American Indian and Alaska Native. This holds true for the state of Alaska as well, but white alone accounts for a slightly lower overall percentage at 64.1% of the state's population.

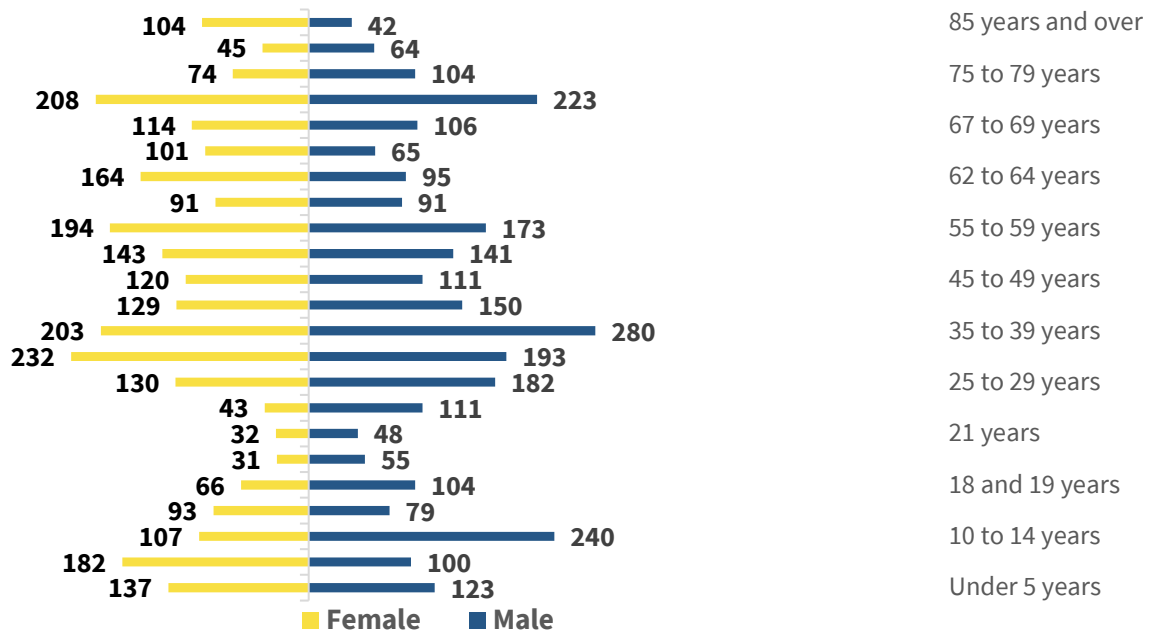
Figure 3. Race of Homer Population, 2022 (5-Year Average)



Source: U.S. Census Bureau American Community Survey 2022 data⁴

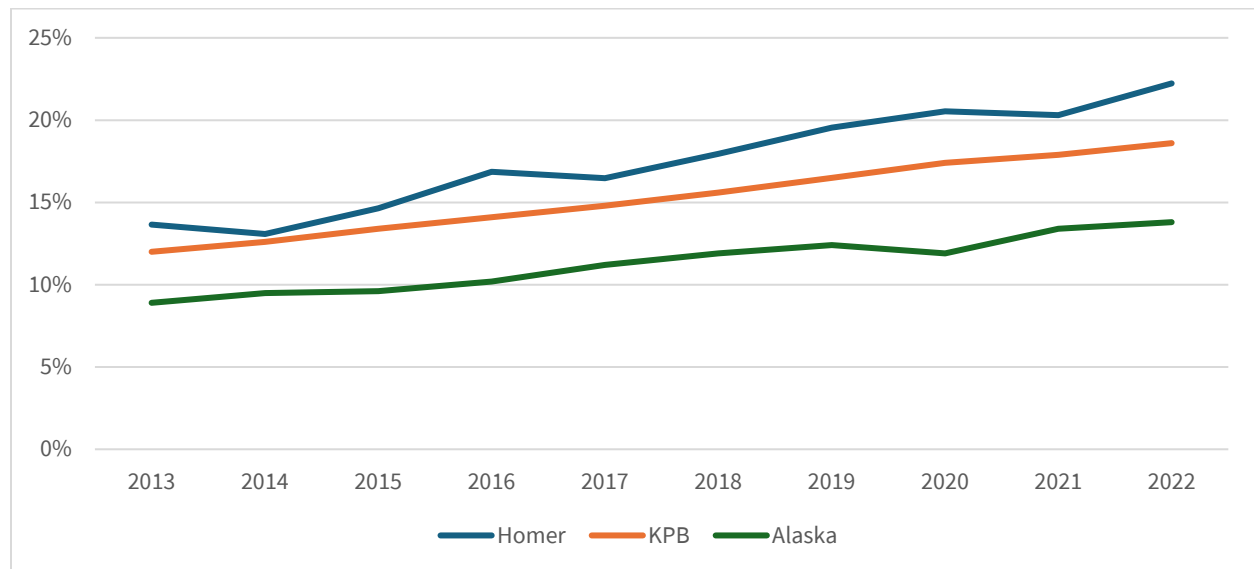
⁶ U.S. Census Bureau. "ACS Demographic and Housing Estimates." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP05, 2022, <https://data.census.gov/table/ACSDP5Y2022.DP05?g=160XX00US0233140>. Accessed on March 18, 2024.

Figure 4. Age of Homer Population, 2022 (5-Year Average)



Source: U.S. Census Bureau American Community Survey 2022 data⁷

Figure 5. Senior Population (65+) Change Over Time in Homer, the Kenai Peninsula Borough, and Alaska



Source: U.S. Census Bureau American Community Survey 2022 data⁴

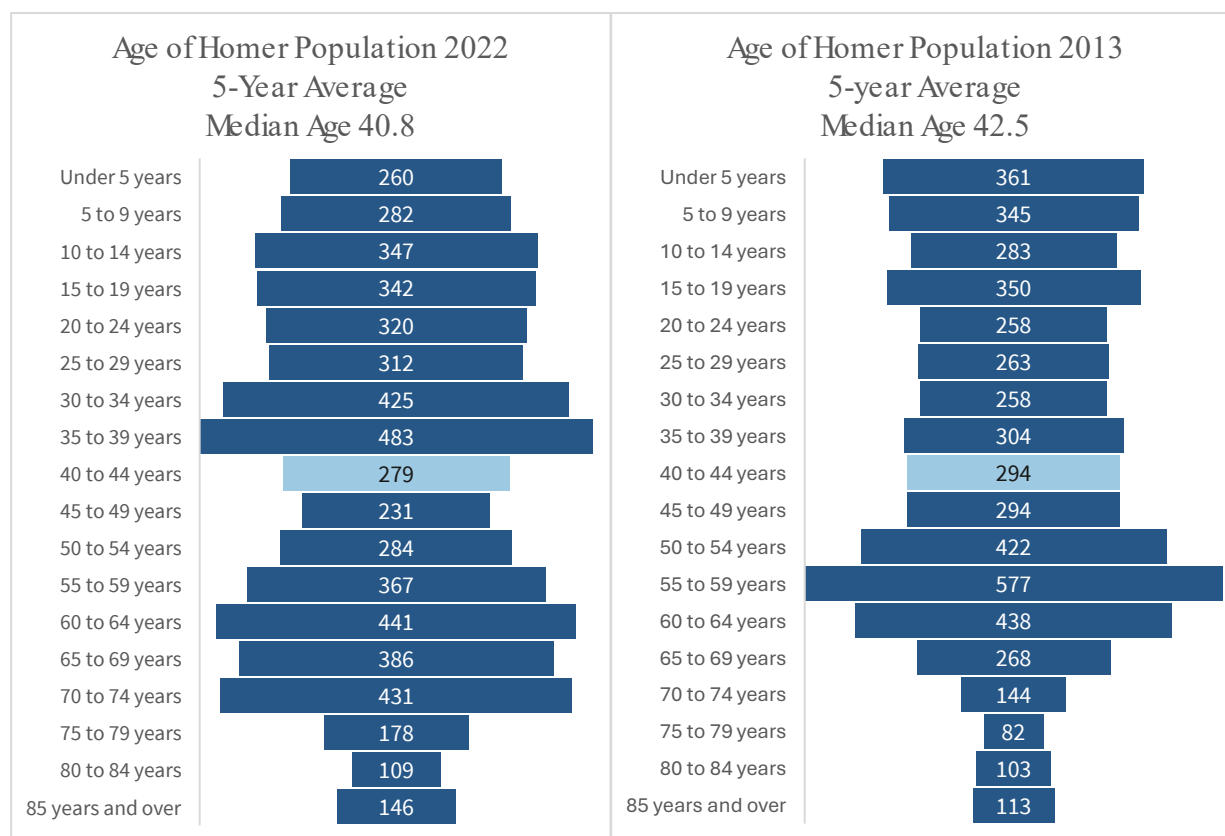
⁷ U.S. Census Bureau. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2022, <https://data.census.gov/table/ACSST5Y2022.S0101?g=160XX00US0233140,0238420,0271640&moe=false>. Accessed on March 18, 2024.

Similar to the Kenai Peninsula Borough and the state of Alaska, Homer has a large and growing senior population. Over the last 10 years, we have seen the population across Alaska aging, with people over 65 representing an increasing proportion of individuals in many communities.⁴ **Figure 5** shows that the 65 and over population in both Homer and the KPB has made up a larger share of the population compared to Alaska as a whole. Seniors have different needs from other age groups for their housing and medical care. Additionally, seniors may need additional transportation options for those who are no longer able to drive so they can stay connected and engaged in the Homer community.

The median age in Alaska increased from 33.1 in 2013 to 35.9 in 2022. During this time, KPB's median age increased slightly from 40.7 to 41.2. However, Homer experienced an interesting trend: the median age in Homer now was slightly younger in 2022 than it was in 2013, going from 42.5 to 40.8, while at the same time the percentage of the population that is age 65 and over has increased from 14% to 22%.

Figure 6 illustrates how the age distribution of the Homer population has changed from 2013 to 2022.⁵ In 2013, the population shares at each age group were fairly uniform, except for a distinct increase in the population in the 50–64 age range. In 2022, that cohort had aged to where they are now contributing to the increase in the older population. It also looks like there has been notable growth in the 30–39 age group from 2013 to 2022, but that growth does not appear to be accounted for with the existing population in 2013 aging. This would suggest that new Homer residents that migrated to the area from 2013 to 2022 were likely in that age range or slightly younger when they moved there.

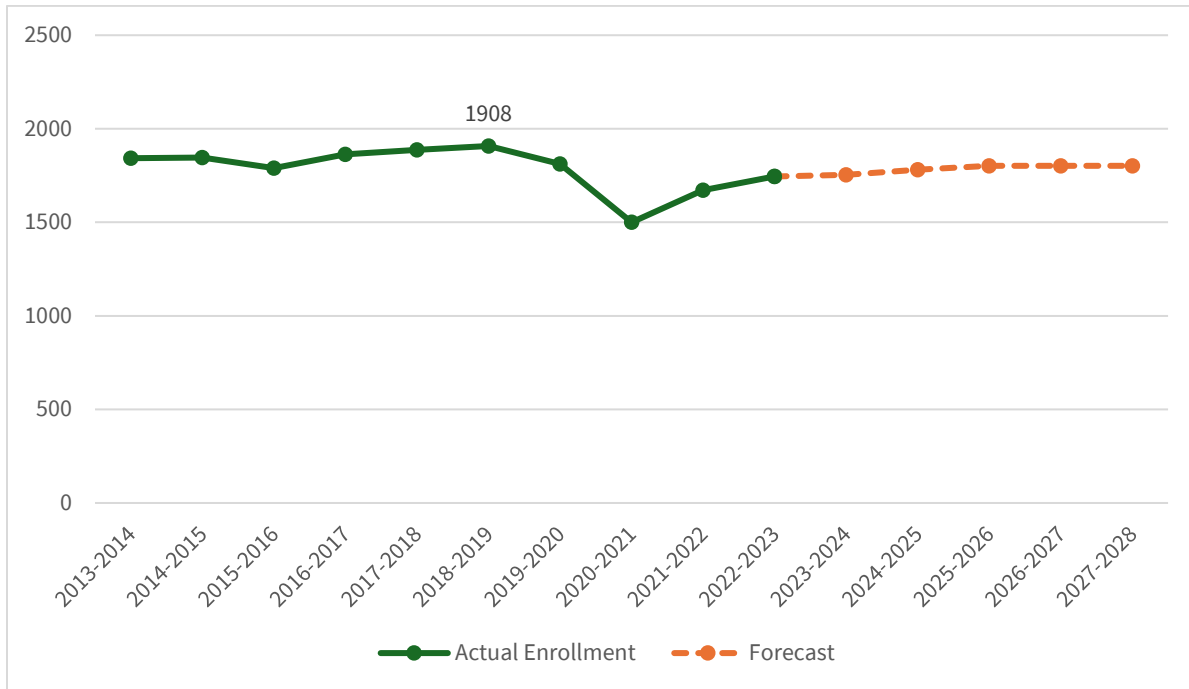
Figure 6. Comparison of Homer Population Age Distributions



Source: U.S. Census Bureau American Community Survey 2022 data⁵

Enrollment in Homer area schools has fluctuated in recent years but has not rebounded fully from the dip during the pandemic. Homer is served by the Kenai Peninsula School District (KPBSD).⁶ **Figure 7** shows enrollment trends for what the KPBSD considers Homer area schools. Enrollment has fluctuated over the past 10 years, with a notable decline following the start of the COVID-19 pandemic. However, since then enrollment has recovered partially. Enrollment peaked in the 2018–2019 school year, with 1,908 students enrolled across all grades. KPBSD is forecasting increasing enrollment at the Homer area schools, while forecasting decreasing enrollment for the overall district.

Figure 7. Homer School Enrollment, Pre-Kindergarten to 12th Grade



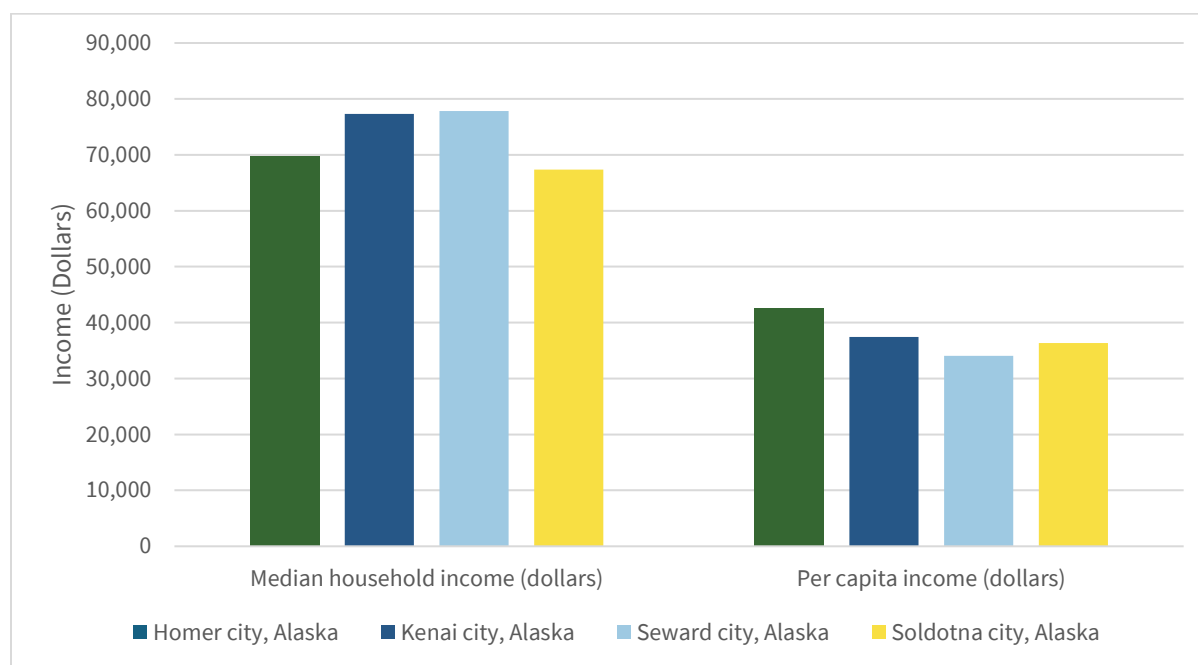
Source: Kenai Peninsula Borough School District⁸

⁸ Kenai Peninsula Borough School District. "Five-Year Enrollment Projection 2023-24 through 2027-28". November 4, 2022. <https://kpbsd.org/wp-content/uploads/departments/finance/budget-development/fy24/FY24-Projected-Enrollment-Document.pdf>. Accessed April 26, 2024

Our Economy

Homer residents have a higher per capita income than residents of comparison communities. **Figure 8** shows median household income and per capita income in Homer and comparison communities.⁹ Homer has the highest per capita income among comparison communities, though Kenai and Seward have higher median household incomes. From 2013 to 2022, Seward had the greatest increase (30%) in median household income, while Homer's increased by about 2% over the same period. Kenai and Soldotna both saw decreases in median household income on an inflation-adjusted basis. Homer has a lower percentage of residents below the poverty level (12.7%) than Kenai and Soldotna, though it is more than twice the level seen in Seward (6.1%).

Figure 8. Income in Homer and Comparison Communities



Source: U.S. Census Bureau American Community Survey 2022 data⁷

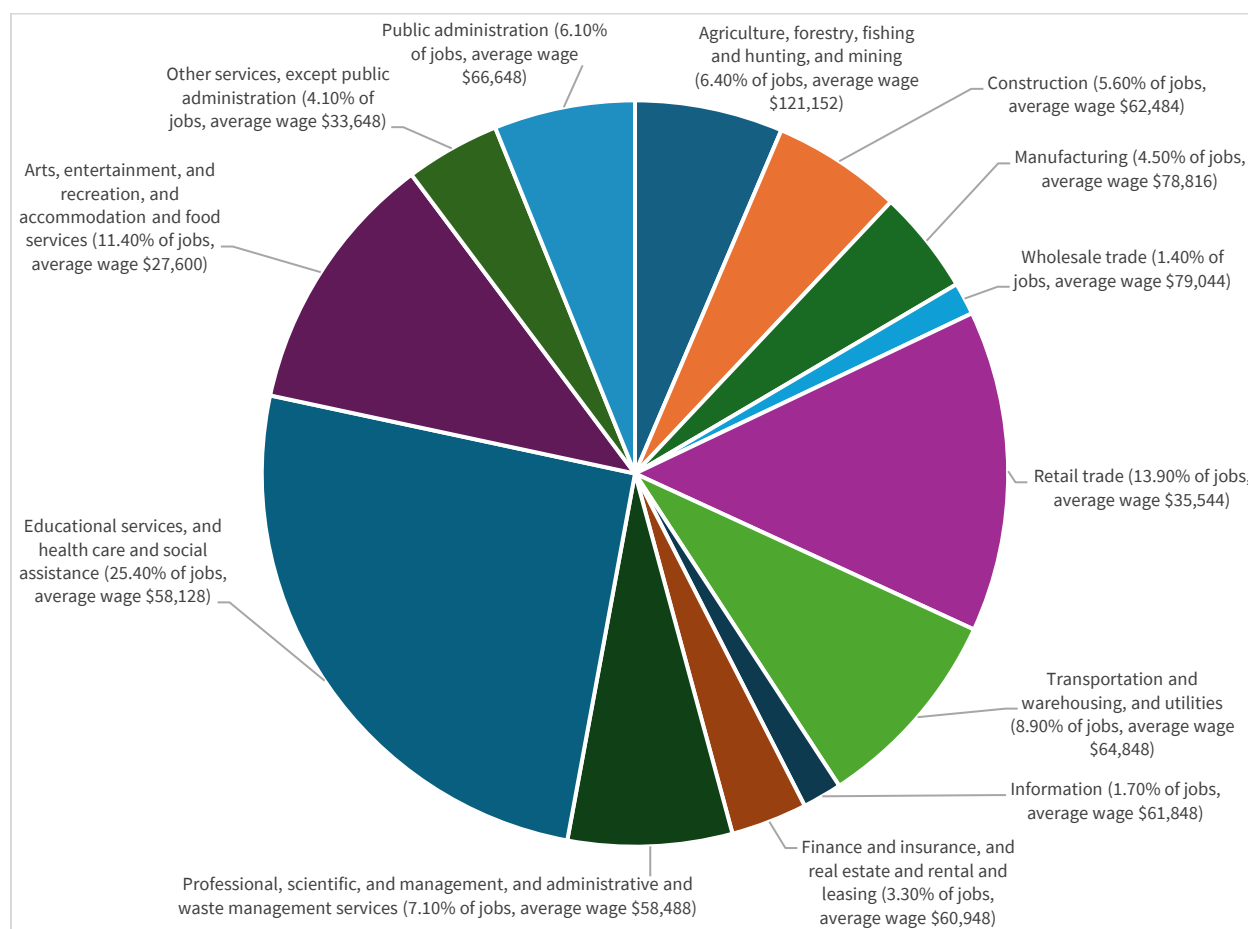
Homer has a diverse mix of industries. The three largest are 1) education, health care, and social assistance; 2) retail trade; and 3) arts, entertainment, recreation, accommodation, and food services.¹⁰ **Figure 9** provides more detailed information on industries and wages in Homer. Based on monthly wage data for the Kenai Peninsula Borough, the average annual

⁹ U.S. Census Bureau. "Selected Economic Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03, 2022 & 2013, [https://data.census.gov/table/ACSDP5Y2022.DP03?q=per capita income&g=160XX00US0233140_0238420_0268560_0271640](https://data.census.gov/table/ACSDP5Y2022.DP03?q=per%20capita%20income&g=160XX00US0233140_0238420_0268560_0271640). Accessed on March 18, 2024.

¹⁰ Alaska Department of Labor and Workforce Development. "Current Quarterly Census of Employment and Wages (QCEW), Annual January to December 2022." 2022. <https://live.laborstats.alaska.gov/article/current-quarterly-census-employment-and-wages-qcew>. Accessed April 26, 2024

wage for educational services, health care, and social assistance is \$58,128, assuming year-round work at a typical wage. Although there is not one specific NAICS industry that is designated as “tourism”, the industries that would be the most affected by tourism are 1) transportation and warehousing; 2) administrative and support and waste management and remediation services; 3) arts, entertainment, and recreation; and 4) accommodation and food services¹¹. Retail Trade would also likely be impacted as well. The industries in the Kenai Peninsula borough with the highest average monthly wages were mining (\$11,331), management of companies and enterprises (\$10,569), and utilities (\$9,470).

Figure 9. Percentage of Homer Workforce by Industry and Annual Wages by Industry for the KPB



Note: This method of wage calculation may overinflate real annual earnings for the Agriculture, forestry, fishing, and hunting, and mining industry since much of the work is seasonal and not the same monthly earnings year-round.

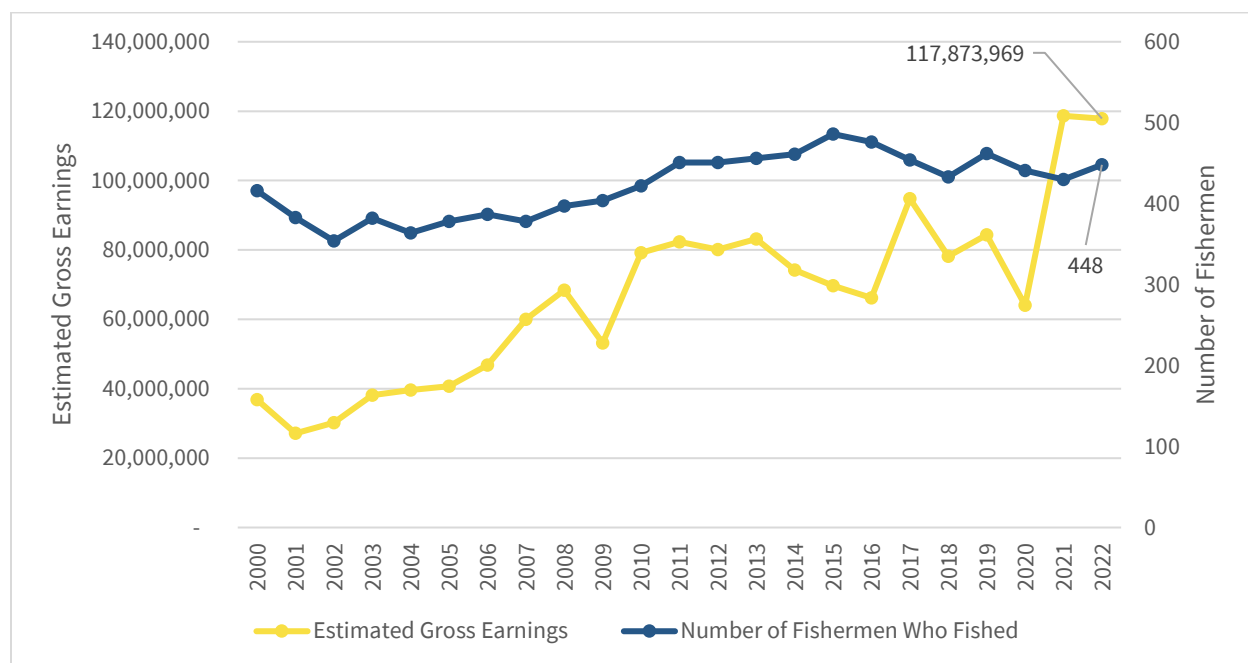
Source: U.S. Census Bureau American Community Survey 2022 data⁷; ADOLWD Current Quarterly Census of Employment and Wages⁸, Northern Economics Analysis

¹¹ The University of Texas at San Antonio. “Tourism, Travel, and Hospitality” <https://libguides.utsa.edu/c.php?g=485669&p=3731491>. Accessed April 29, 2024

Homer is a community with strong ties to the commercial fishing industry. **Figure 10** shows the estimated gross earnings and the number of Homer residents who were commercial fishermen.¹² The number of commercial fishermen in Homer peaked in 2015 at 486. Estimated gross earnings have been trending upward, peaking in 2021 at just below \$120 million. The large spike in 2021 and 2022 was likely the result of higher than usual prices per pound of seafood, combined with a larger than usual catch.¹³ The industry saw the largest salmon run in the past 100 years in 2022.

Salmon was the largest fishery, accounting for \$79.5 million of the total gross earnings in 2022. However, much of those earnings came from salmon caught in Bristol Bay, not in the waters immediately adjacent to Homer. Kenai, Seward, and Soldotna had much smaller gross earnings in 2022 than Homer. In comparison to other Alaska fishing communities, estimated 2022 gross earnings in Homer were nearly double those of Petersburg, while Kodiak had slightly higher earnings at an estimated \$124.2 million.

Figure 10. Estimated Gross Earnings and Number of Fishermen



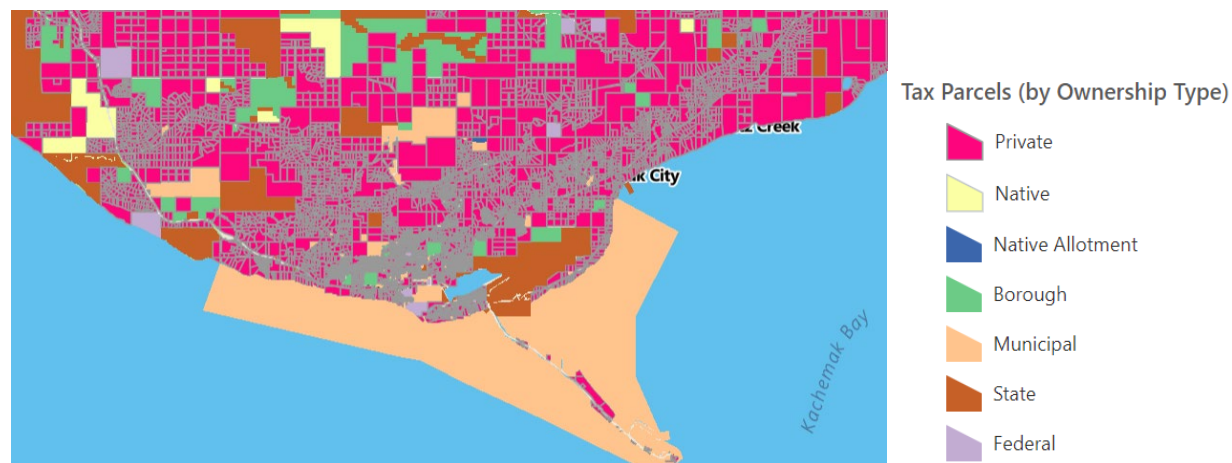
Source: Alaska Department of Fish and Game, Commercial Fisheries Entry Commission⁹

¹² Commercial Fisheries Entry Commission, Fishery Statistics – Participation & Earnings, Permit & Fishing Activity By Year, State, Census Area, or City. 2022. <https://www.cfec.state.ak.us/gpbycen/2022/122256.htm> Accessed March 18, 2024.

¹³ Working, Mark. "Wild Alaskan Salmon- An Industry in a Crunch". *ZacharyScott Insight*. September 2023. <https://zacharyscott.com/wild-alaskan-salmon-an-industry-in-a-crunch/>. Accessed April 26, 2024.

Land Ownership

Figure 11. Land Ownership in the Homer Area



Source: ViewKPB¹⁴

Figure 11 shows the land ownership in Homer, which highlights a few key trends. Much of the land in the city of Homer is privately owned. The Homer spit is a mix of municipal and private land. Aside from the spit, the waterfront in Homer is mostly privately owned, with a few areas of state or federal ownership.

The 2019 KPB Comprehensive Plan included additional information about land ownership in the borough.¹⁵ The KPB is largely publicly owned (87%), including federal (65%), state (21%), and local government land (1%). Of the remaining lands in the borough, 9% are owned by Native corporations and 3% are private owners. The Cook Inlet Regional Corporation is the largest private landowner in KPB, with over 330,000 acres of surface lands. However, when looking at established communities in the KPB, they have much higher rates of private ownership and different patterns from the rural land that influences broader KPB patterns.

Other comparison communities appear to follow similar land ownership patterns to Homer, in that they have more private ownership relative to the KPB. However, it appears that Homer has less Alaska Native owned lands immediately adjacent to it compared with other KPB communities. Homer also has less municipal owned land compared to the comparison communities.

¹⁴ ViewKPB, <https://geo.kpb.us/vertigisstudio/web/?app=ee8eef8b5c55417a8d2635a13658a76f>. Accessed April 26, 2024

¹⁵ Kenai Peninsula Borough. 2019 Kenai Peninsula Borough Comprehensive Plan. https://www.kpb.us/images/KPB/PLN/PlansReports/Comp_Plan/2019_KPB_Comprehensive_Plan.pdf. Accessed April 26, 2024

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Appendix G: City of Homer Fiscal Trends

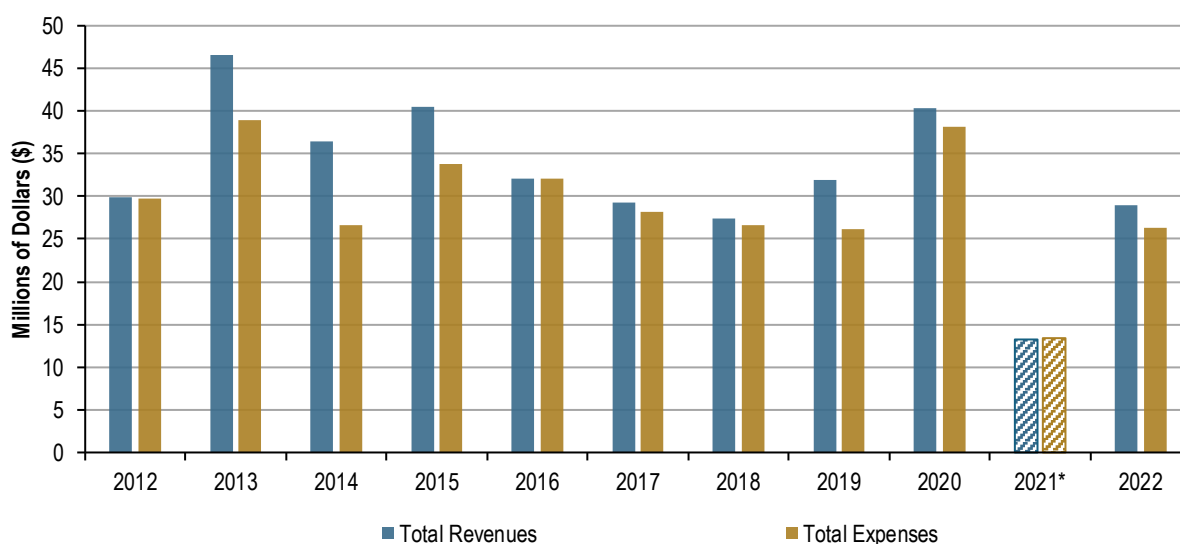
Fiscal Trends

Prepared by Northern Economics, Inc.
July 10, 2024

City Revenues and Cost of Service

Over the years, the City of Homer's annual revenues and expenses have fluctuated. It is important to note that in 2021, the accounting method changed from a calendar year to a fiscal year, so the 2021 data only cover 6 months instead of 12. As seen in Figure 1, total revenues exceeded total expenses in 9 out of 11 years—in 6 of those years, by a considerable margin. The two years in which expenses exceeded revenues were 2016 and 2021, resulting in \$57,641 and \$169,125 deficits respectively for those years. Compared to the gains made in other years, these were both small deficits.

Figure 1. Revenues and Expenses for the City of Homer, 2012–2022 (Millions of 2022 dollars)



*Note: *The City changed from a calendar year to a fiscal year, resulting in 2021 only covering six months. As a result, the revenues and expenses shown for 2021 reflect six months of activity. A full fiscal year is shown for 2022 (July 1, 2021–June 30, 2022).*

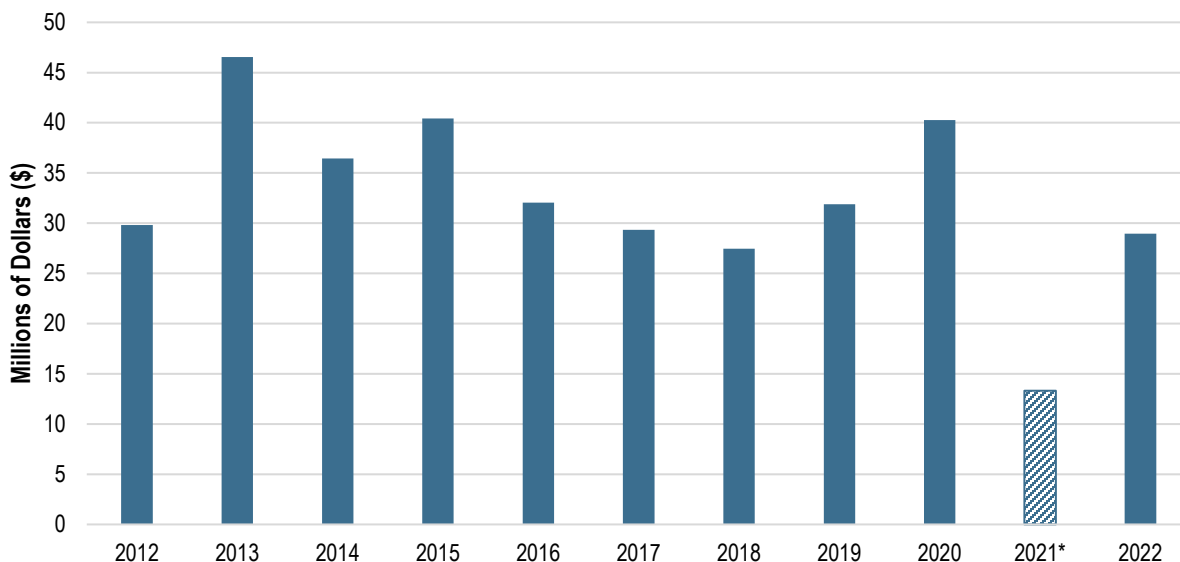
Source: City of Homer (2012–2022), U.S. Bureau of Economic Analysis (2023), and Northern Economics analysis

Revenues

Figure 2 shows total revenue by year from 2012 to 2022, in 2022 dollars. City revenue experienced a slightly negative compound annual growth rate of -0.29% after being adjusted for inflation from 2012 to 2022. The total revenue in 2022 was about 3% less than the total revenue in 2012. It is worth noting that this year was still close enough to the pandemic that it might not be truly representative of the overall trend. When only examining pre-pandemic data, the compound annual growth for revenues was 3.82%, and when adjusted for inflation, the revenues in 2020 were 35% greater than they were in 2012. The total revenues have fluctuated between 2012 and 2022, and there have been periods of growth and periods of shrinkage. One driving factor in revenue fluctuations is operating and capital grants, which are received periodically.

The fastest growing revenue observed was sales tax (3.32% annual compound growth). Port and harbor revenue experienced compound annual growth of 1.11% from 2012 to 2022 after being adjusted for inflation. Both charges for services and property taxes also grew slightly (0.4% and 0.3% compound annual growth). Among various charges for services, the fastest growing was public safety (4.96% compound annual growth), and the revenues in 2022 were 62% greater than the revenues in 2012 when adjusted for inflation. The fastest growing services within the general fund were ambulance services (10.99% compound annual growth) and miscellaneous services (5.72% compound annual growth). After being adjusted for inflation, revenues from ambulance services were 2.8 times greater in 2022 than 2012, and revenues from miscellaneous services were 1.74 times greater in 2022 than 2012.

Figure 2. City of Homer Annual Revenue, 2012–2022 (Millions of 2022 dollars)



Note: *The amount shown for 2021 represents six months, due to the change from a calendar year to a fiscal year.

Source: City of Homer (2012–2022), U.S. Bureau of Economic Analysis (2023), and Northern Economics analysis

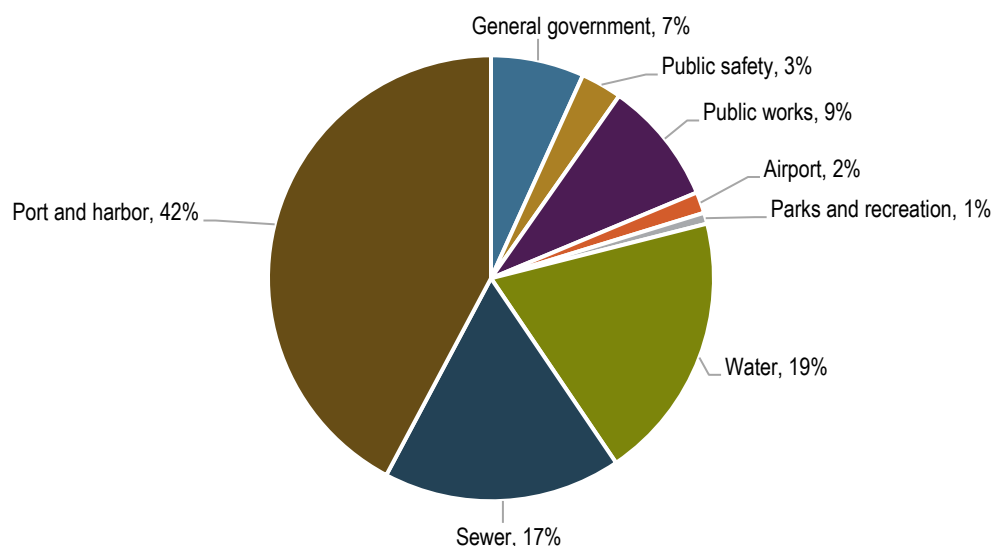
Table 1 shows the breakdown of significant sources of revenue for the City of Homer over time, adjusted for inflation. Typically, the revenue source that contributed the most total dollars was sales taxes (43% of total revenue in 2022). Charges for services was another significant revenue contributor (38% of total revenue in 2022). Figure 3 shows the average share of charges for service revenue by category. Within those categories, the greatest contributors were port and harbor (51%), water (18%), and sewer (17%). Port and harbor revenues were stable throughout the period when adjusted for inflation, with a compound annual growth rate of 1.11%.

Table 1. Inflation-Adjusted City of Homer Revenues, 2012, 2016, 2020, and 2022 (Millions of 2022 dollars)

	2012	2016	2020	2022
Charges for services, Port and harbor	\$ 4.96	\$ 5.26	\$ 5.70	\$ 5.19
Charges for services, Water	\$ 2.18	\$ 2.38	\$ 2.39	\$ 1.95
Charges for services, Sewer	\$ 1.97	\$ 2.09	\$ 1.87	\$ 1.81
Operating grants and contributions	\$ 2.06	\$ 1.33	\$ 12.44	\$ 1.35
Capital grants and contributions	\$ 3.27	\$ 5.06	\$ 0.75	\$ 1.20
Property tax	\$ 3.80	\$ 3.89	\$ 4.24	\$ 3.91
Sales tax	\$ 8.90	\$ 9.20	\$ 10.15	\$ 12.34
Other Revenues	\$ 2.69	\$ 2.85	\$ 2.72	\$ 1.22

Source: City of Homer (2015, 2016, 2020, 2022), U.S. Bureau of Economic Analysis (2023), and Northern Economics analysis

Figure 3. Average Share of Charges for Services by Category, 2012–2022



Source: City of Homer (2012–2022), U.S. Bureau of Economic Analysis (2023), and Northern Economics analysis

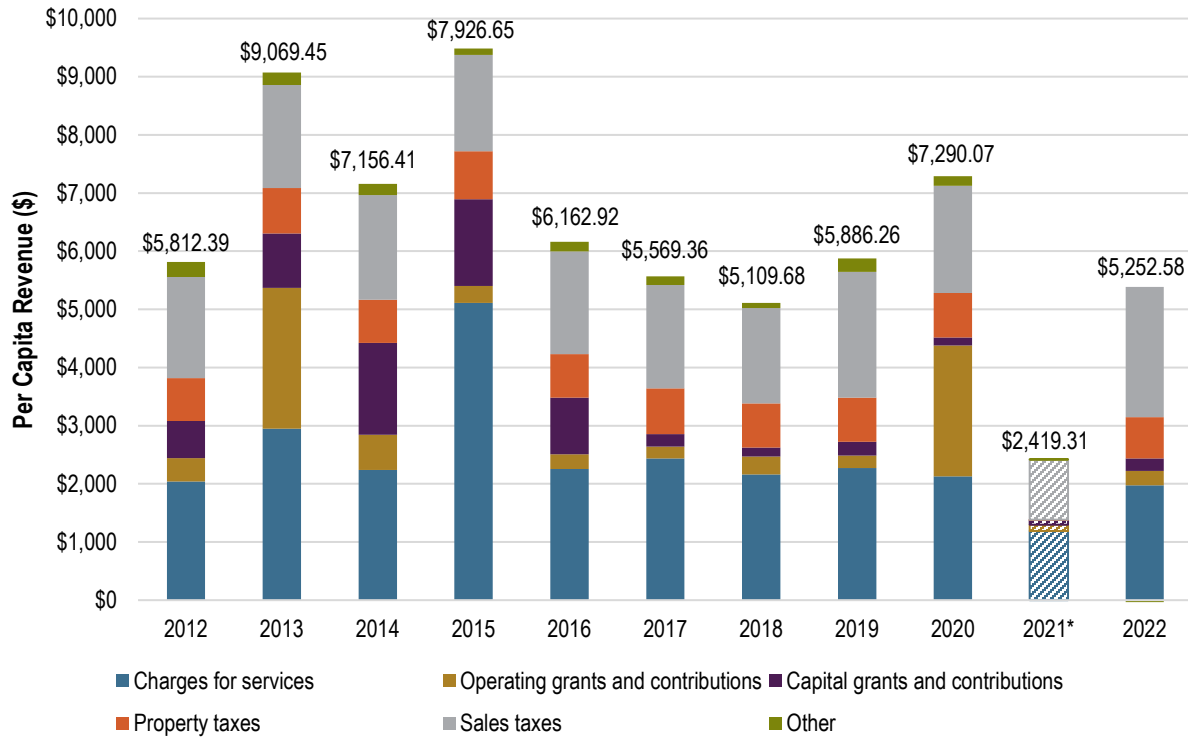
Homer’s population has increased over the past decade, growing 0.73% on average each year from 2012 to 2020 (ADOLWD 2024a, 2024b, 2024c). The population in 2022 was 7.48% greater than in 2012. Figure 4 shows annual revenues for 2012–2022 per capita and demonstrates the fluctuating nature of total revenues. Prior to the pandemic, revenues were on a downward trend, reaching a low in 2018. However, from 2018 to 2020, there was a rapid increase until the pandemic. It is hard to say whether the increasing pattern would have continued if it were not interrupted by the pandemic. The largest sources of revenue per capita were charges for services and sales tax. Infrequently, operating grants and contributions had one of the highest per capita revenues, but this is only when large grants were received.

Looking at the broadest level of revenue categories, there were many categories that decreased on a per capita basis when including data for 2012–2022. However, when looking at the 2012–2020 period, most of the revenue categories experienced slight annual growth. This would suggest that 2022 may still be a recovery year from the pandemic, but since there are no data for 2023 yet, it is hard to say if the outlook is positive. However, even in years where revenues are lower, typically expenses have been lower as well, which is discussed in greater depth in the expenses section of this analysis.

When including 2022, total revenues shrank by 1% per year, and most revenue categories shrank or were stable. Sales tax and public safety were the only exceptions, growing 2.6% and 4.2% annually per capita. However, when only including pre-pandemic data from 2012 to 2020, most revenue categories grew slightly on a per capita basis. Total revenue for the period grew at 2.9% annually per capita. The revenue categories that had the greatest annual growth rates per capita were public safety (4.4%), general government (3.6%), and port and harbor (0.8%).

Figure 5 shows revenues without capital or operating grants and contributions to help isolate trends in the other, more consistent, sources of revenue. One notable exception within Figure 5 is 2015, in which there were unusually high revenues in the charges for services category. In 2014 and 2016, charges for services typically brought in between \$11 million and \$12 million. However, in 2015 there were special assessments collected related to the natural gas pipeline, which boosted charges for services revenue to just over \$26 million (City of Homer 2015). As shown in Figure 5, revenues per capita are generally stable at around \$5,000, when we exclude capital and operating grants and contributions. As a result, it seems reasonable to anticipate that if no additional revenue streams are realized, the city should anticipate generating around \$5,000 in revenue per capita.

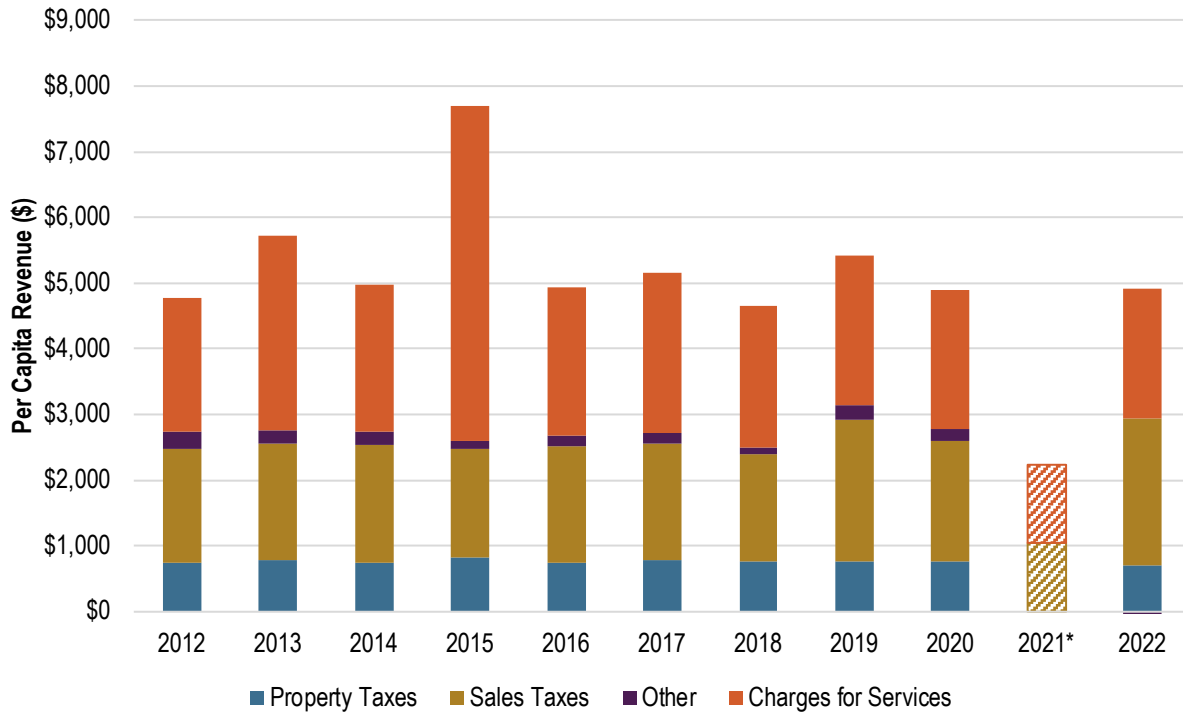
Figure 4. Per Capita Revenue by Category 2012–2022 (2022 dollars)



Note: *The amount shown for 2021 represents six months, due to the change from a calendar year to a fiscal year.

Source: City of Homer (2012–2022), ADOLWD (2024a, 2024b, 2024c), U.S. Bureau of Economic Analysis (2023), and Northern Economics analysis

Figure 5. Per Capita Revenue by Category 2012 – 2022, Excluding Grants and Contributions (2022 dollars)



Note: *The amount shown for 2021 represents six months, due to the change from a calendar year to a fiscal year.

Source: City of Homer (2012–2022), ADOLWD (2024a, 2024b, 2024c), U.S. Bureau of Economic Analysis (2023), and Northern Economics analysis

City Expenses and Cost of Services

Total expenses in 2022 were less than total expenses in 2012 after being adjusted for inflation. However, this does not tell the whole story. Post-pandemic data are not the most reliable due to an accounting methodology change that impacted 2021, 2022 being a relatively low year in both revenue and expenses, and 2023 data not yet being available for comparison with 2022. For these reasons, this analysis has included discussion both including and omitting post 2020 data.

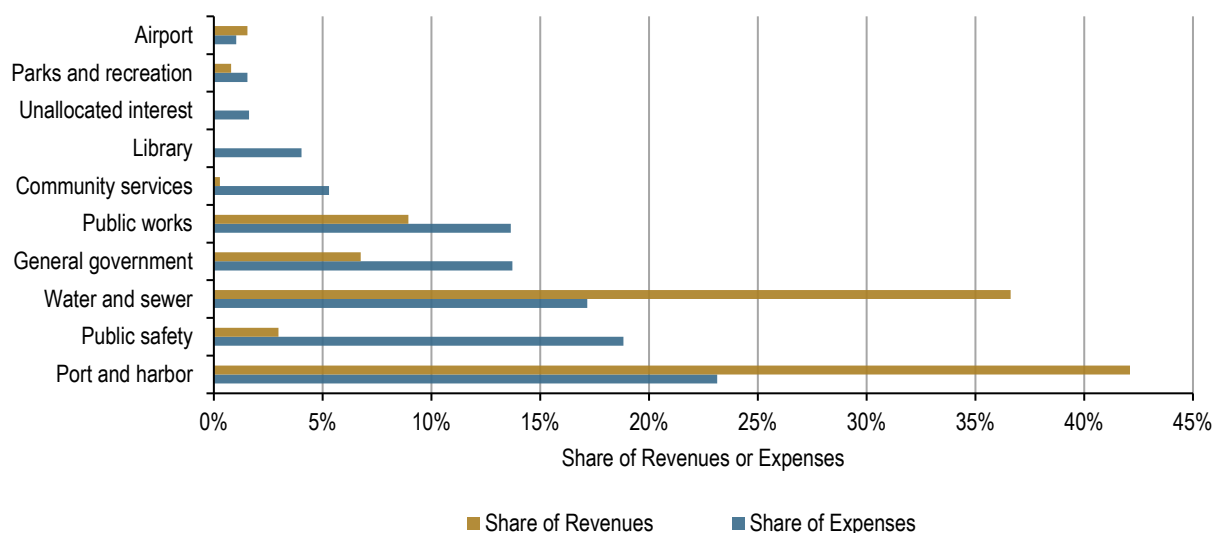
For 2012–2022, total expenses per capita decreased with a compounded annual rate of -1.9%. All categories of expenses decreased except for public safety expenses, which increased 1.9% annually. When excluding the partial year in 2021, the average per capita expenses for 2012–2022 after being adjusted for inflation were \$5,819.80, compared with \$6,523.58 per capita revenues.

Port and harbor, public safety, and water and sewer make up the largest share of service-related expenses on average. The port and harbor alone accounts for 23% of expenses, which is offset by its making up 42.1% of revenues from services. Other significant expenditures include public safety (18.8% of expenses), and water and sewer (17.17% of expenses). Public safety did not generate a significant share of revenues from services to balance out the expenditures (2.97% of revenues). However, water

and sewer generated 36.6% of revenues for services. Figure 6 compares the average share of service-related revenues compared to the share of expenses for various programs and services for 2012–2022. Not all programs and government functions exist for the purpose of generating revenue, and some are necessary government functions or community services. As a result, expenses tend to be more broadly shared across all programs and government functions, while revenues are concentrated in a few different programs.

Table 2 shows the breakdown of significant expenditures for the City of Homer over time, adjusted for inflation. Typically, the department that accounted for the greatest expense was port and harbor (22% of total expenses in 2022). Public safety was another significant source of expenses (22% of total expenses in 2022).

Figure 6. Average Share of Revenues and Share of Expenses by Program/Government Function, 2012–2022



Note: The calculations for revenues and expenses excluded operating and capital grants and contributions to capture the true program cost versus the amount of revenue it generates. Additionally, revenues from taxes are excluded from the 100% total since there is not a tax-specific expense with which to compare.

Source: City of Homer (2012–2022) and Northern Economics analysis

Table 2. Inflation-Adjusted City of Homer Expenses, 2012, 2016, 2020, 2022 (Millions of 2022 dollars)

	2012	2016	2020	2022
Port and Harbor	\$ 5.89	\$ 8.75	\$ 6.68	\$ 5.83
Public Safety	\$ 6.02	\$ 6.23	\$ 5.75	\$ 5.81
Public Works	\$ 3.39	\$ 3.76	\$ 4.62	\$ 4.39
Water and Sewer	\$ 5.82	\$ 5.40	\$ 4.99	\$ 4.38
General Government	\$ 4.92	\$ 4.12	\$ 5.58	\$ 4.20
Other Expenses	\$ 3.71	\$ 3.85	\$ 10.46	\$ 1.76

Source: City of Homer (2012–2022), U.S. Bureau of Economic Analysis (2023), and Northern Economics analysis

Some programs generate enough revenues to cover well over their expenses without any other grants or contributions, and others do not. Many programs generate enough revenues to be mostly self-supporting with the revenue they generate from their charges for services. This leaves a relatively small deficit to make up through operating and capital grants and other tax-based revenues. Some programs are designated as “business-type activity”, meaning they should recover all or most of its costs through user fees and charges. This includes water and sewer, and port and harbor. Usually, the port and harbor covers most of its expenses through charges for services and leaves a relatively small portion that needs to be covered through other means of support. The other programs covering most of their expenses are designed so that they can be primarily supported by taxes and intergovernmental revenue.

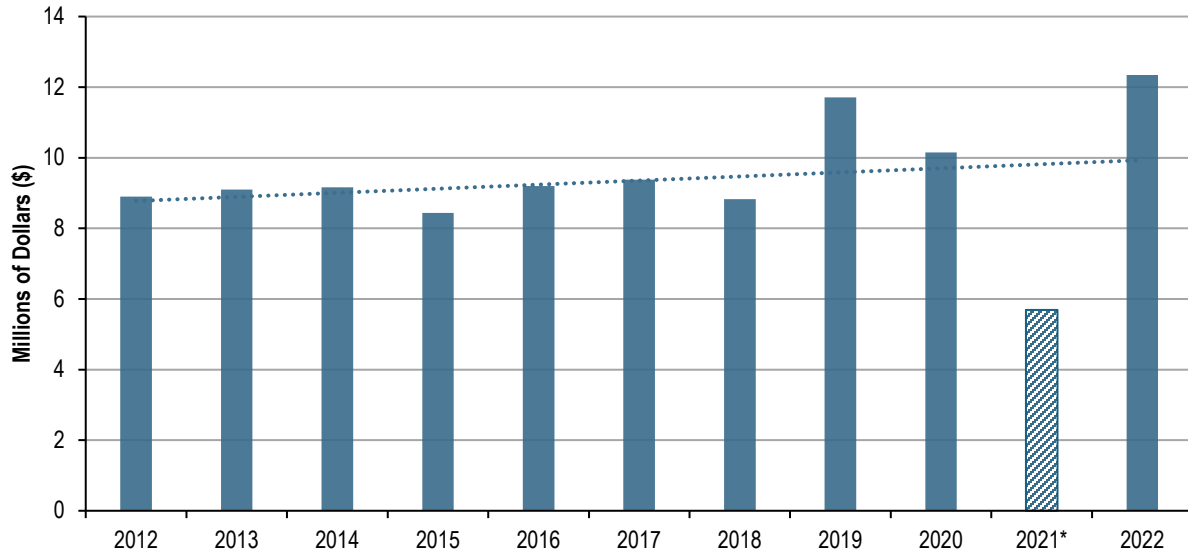
Taxation

The City of Homer receives sales tax revenue and property tax revenue. The Kenai Peninsula Borough (KPB) collects tax revenue on behalf of the city and then distributes it.

Sales Tax

The City of Homer collects a year-round 7.85% sales tax (4.85% of which is for the city) (KPB 2024b). The KPB also imposes a 3% sales tax (with a \$500 cap) in its jurisdiction, making the sales tax rate in Homer 7.85% on purchases up to \$500, and 4.85% on anything thereafter. It is the second highest tax rate in the borough behind Seldovia, which charges 9.5% seasonally (April through September). The city’s tax rate has been in effect since January 1, 2019, when it increased from 4.5% to finance the bonds for a police station. The increase expires once enough funds have been generated to pay all the debt service. Figure 6 shows the inflation-adjusted sales tax revenue from 2012 to 2022. Excluding 2021 from the calculation, sales tax revenue has grown an average of about 4% year over year from 2012-2022. The 33% increase from 2018 to 2019 was the result of the previously mentioned city sales tax increase.

Figure 7. Homer Sales Tax Revenues 2012–2022 (Millions of 2022 dollars)



Note: *The amount shown for 2021 represents six months, due to the change from a calendar year to a fiscal year.

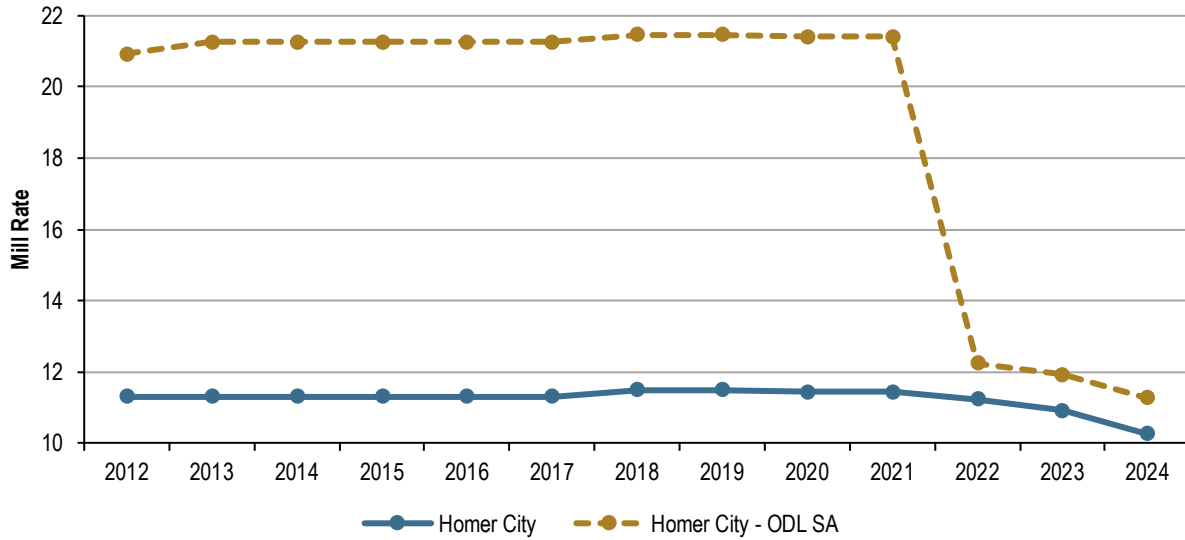
Source: City of Homer (2012–2022), U.S. Bureau of Economic Analysis (2023), and Northern Economics analysis

On a per-capita basis, sales tax revenue in 2012 was \$1,734.81 and in 2022 it was \$2,237.71 per person, demonstrating real growth relative to the population and inflation. It is likely that the increase in tax revenue per capita came from both an increase in spending as well as an increase in the tax rate in 2019.

Property Tax

Property tax is collected by the KPB and then distributed to the cities, including Homer. The mill rate is the dollar amount of property taxes collected per \$1,000 of assessed property value. In the City of Homer, the 2024 tax year mill rate is 10.26. Of the total 10.26 mill rate, 4.50 of that is for the City of Homer, 4.30 is for the Borough (standard across all properties in the borough), 0.34 is for paying off debts related to special projects, and 1.12 is for South Hospital (KPB 2024a). Figure 7 shows the mill rates in Homer from 2012 to 2023. As noted below the figure, a higher rate was assessed in the Homer City Ocean Drive Loop Service Area (ODL SA) to cover the cost of necessary seawall repairs that benefited the residents of that area. After funding the needs, the special assessment was removed in 2022. Over time, the mill rates have remained stable for the Homer area with small fluctuations. The general rate in the city hovers around 11 mills.

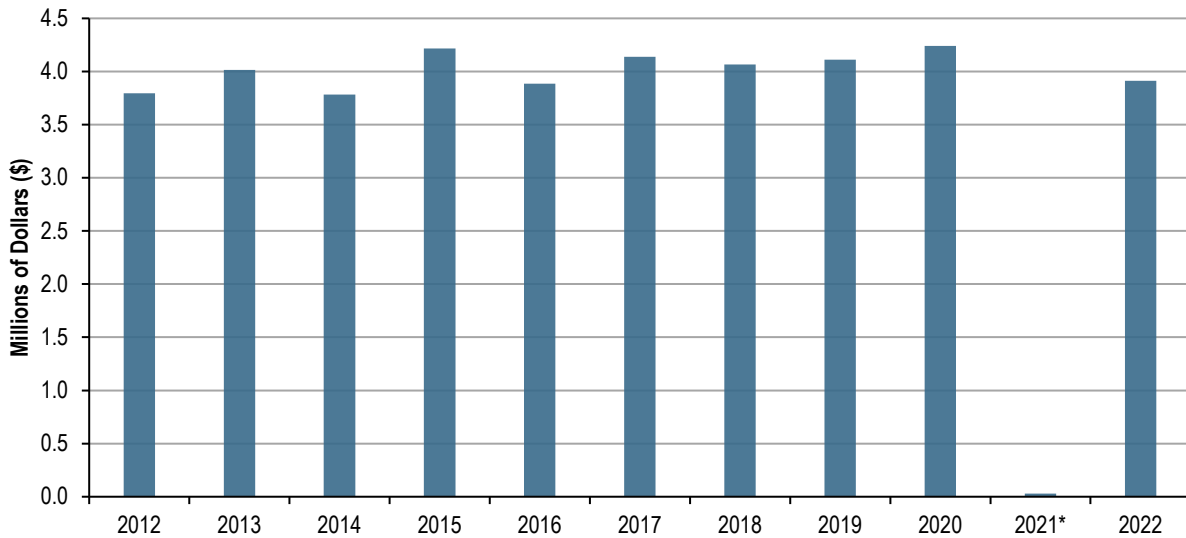
Figure 8. Historic Mill Rates Homer



Note: Homer City – ODL SA refers to the Homer City Ocean Drive Loop Service Area, which had an increased mill rate to help cover seawall repairs (City of Homer 2020b).

Source: KPB (2024a)

Figure 9. City of Homer Property Tax Revenues, 2012–2022 (Millions of 2022 dollars)



Note: *The amount shown for 2021 represents six months, due to the change from a calendar year to a fiscal year.

Source: City of Homer (2012–2022), U.S. Bureau of Economic Analysis (2023), and Northern Economics analysis

As can be seen in Figure 8, total property tax revenues have been steady from 2012 to 2022, increasing by about half a percent each year. However, one trend that could impact future property tax revenues received by the city is an aging population, since there are property tax exemptions for senior citizens.

For residents who are 65 or older or are disabled veterans, the KPB exempts the first \$150,000 of property valuation.

The population over the age of 65 in the KPB increased from 11.3% of the population in 2012 to 18.6% in 2022. Homer has an even greater share of people over the age of 65 than the KPB and that share has been increasing as well (USCB 2022). In the KPB, there were 3,700 approved property tax exemption applications in 2012, compared to 6,704 approved applicants in 2022 (ADCCED 2024). This increase represented a 6.06% increase each year on average from 2012 to 2022. After being adjusted for inflation, the equivalent of \$5,527,965 dollars were exempted in 2012, compared to \$8,914,444 in 2022, a 61% increase. Considering optional tax exemptions in the KPB, the overall percentage of the tax base exempted has fluctuated, peaking at 31.3% in 2014 and going as low as 18.6% in 2013 (ADCCED 2024). In 2022, the percent of the tax base exempted was 20.7%. This could result in less revenue for the city when funds are redistributed to it from the KPB if the borough is generating less revenue.

Fiscal Challenges and Trajectory

As discussed in the city's 2022 audited financial statements, the state's fiscal situation is still uncertain. As a result, the city cannot count on some of the same sources of state funding as it has in the past for certain programs. The pandemic also caused additional uncertainty in future revenue and expenditure activities for the city. The city will be utilizing federal funding from the American Rescue Plan Act–Coronavirus State and Local Fiscal Recovery Funds in 2023-2024. An additional source of financial vulnerability is the city's water and sewer utility fund. The challenge is that the city owns expensive and expansive treatment, collection, and distribution infrastructure. However, there are few customers to pay for maintenance and operations of the systems. The proposed best course of action has been to infill and hook up customers where the infrastructure already exists, avoiding additional build-out capital costs (City of Homer 2022).

Additionally, the city's FY24/25 budget notes that Homer is currently facing challenges meeting increasing demands for services while dealing with high inflation following the pandemic (City of Homer 2023). As a result, despite revenue growth, the buying power of the revenue growth has been hurt by market price increases. Supply chain disruptions have also been challenging for the city following the pandemic. However, there has also been an increase in visitation from independent tourists. While in the short term the rate of revenue increase is close to the rate of expense increases for cost of goods and services, the hope is that as inflation eases revenues will continue to remain strong and increase.

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Appendix H: Land Use and Environment Chapter Background

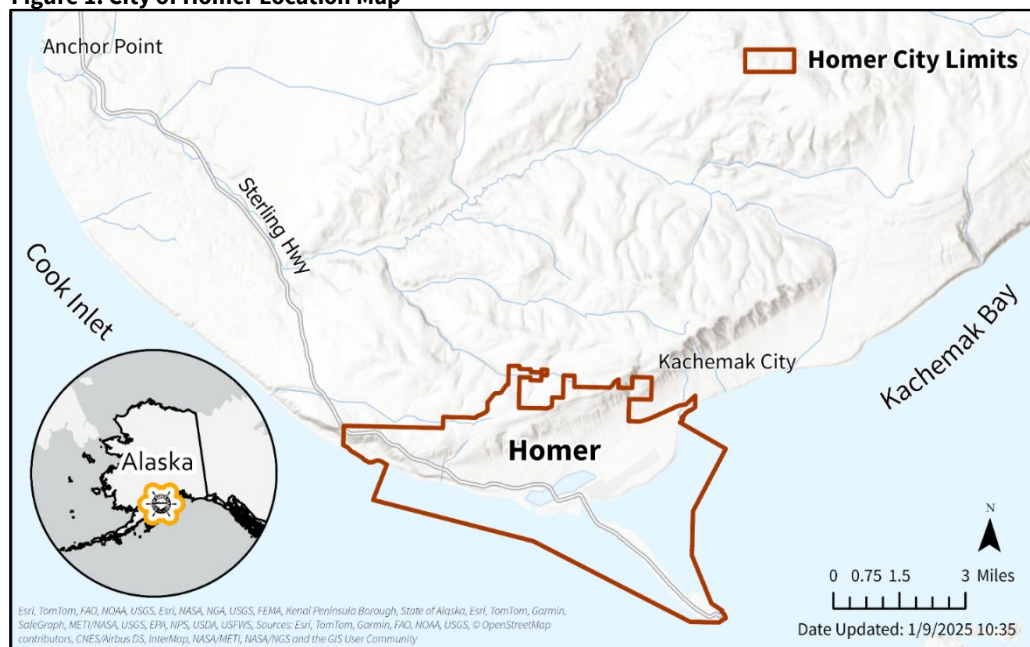
Supplemental Maps

This appendix provides a series of supplemental maps that informed development of the Future Land Use Map and corresponding policies in the Land Use and Environment chapter of the Core Plan. These figures present key background data on land ownership, existing land use patterns, current zoning, and environmental conditions within the City of Homer. Together, they offer geographic context and spatial analysis that supported the planning process.

Figures included in this appendix:

- **Figure 1:** City of Homer Location Map
- **Figure 2:** City of Homer Ownership Map
- **Figure 3:** City of Homer Current Land Uses Map
- **Figure 4:** City of Homer Zoning Map
- **Figure 5:** Environmental Constraints Overlay
- **Figure 6:** Environmental Constraints Overlay: Conditions
- **Figure 7:** Table of Descriptions in Environmental Constraints Overlay: Conditions
- **Figure 8:** Environmental Constraints Overlay: Designations

Figure 1: City of Homer Location Map



These maps represent the best available data at the time of plan drafting and were used to identify development opportunities and environmental limitations across the community.

Figure 2: City of Homer Ownership Map

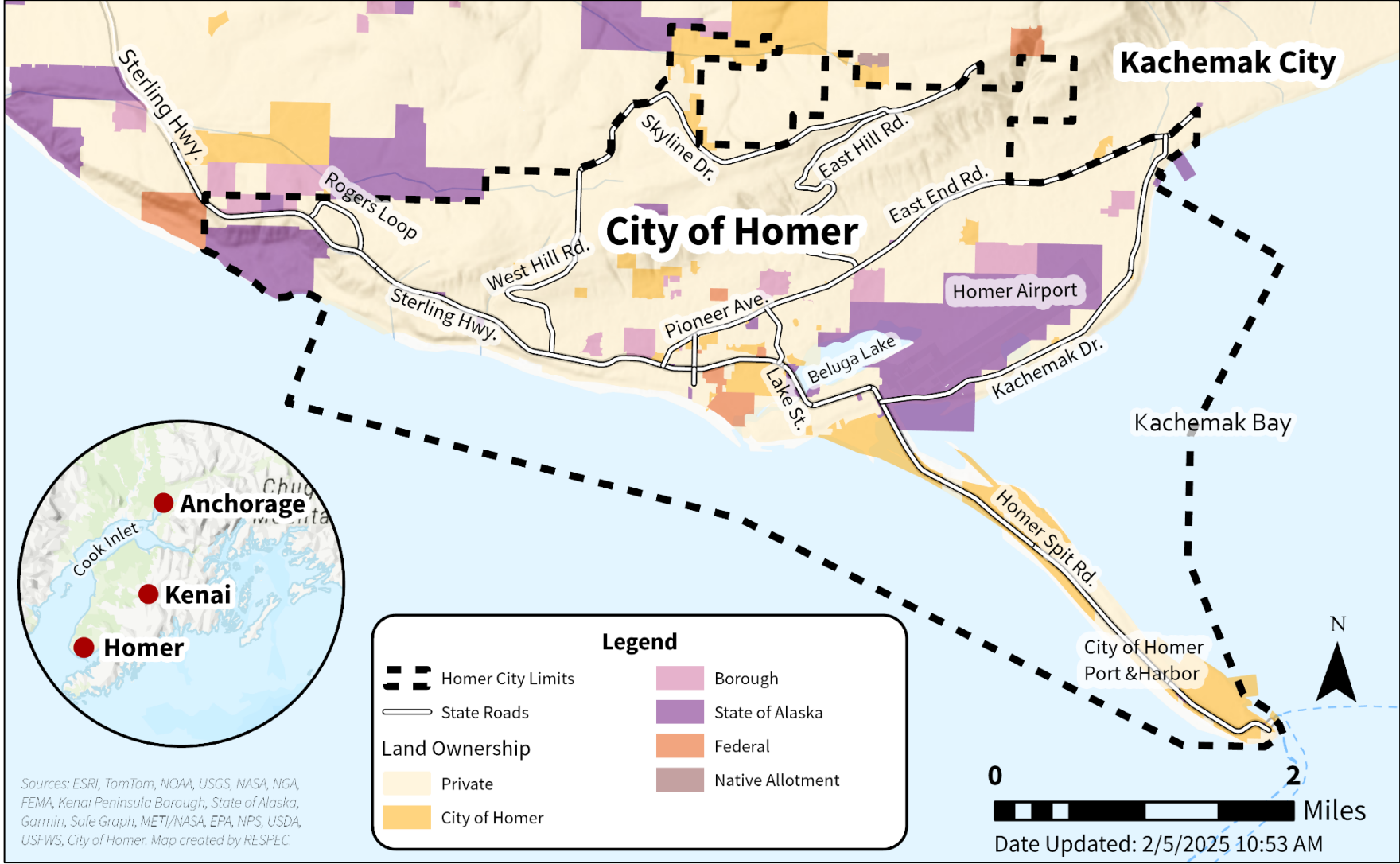


Figure 3: City of Homer Current Land Uses Map

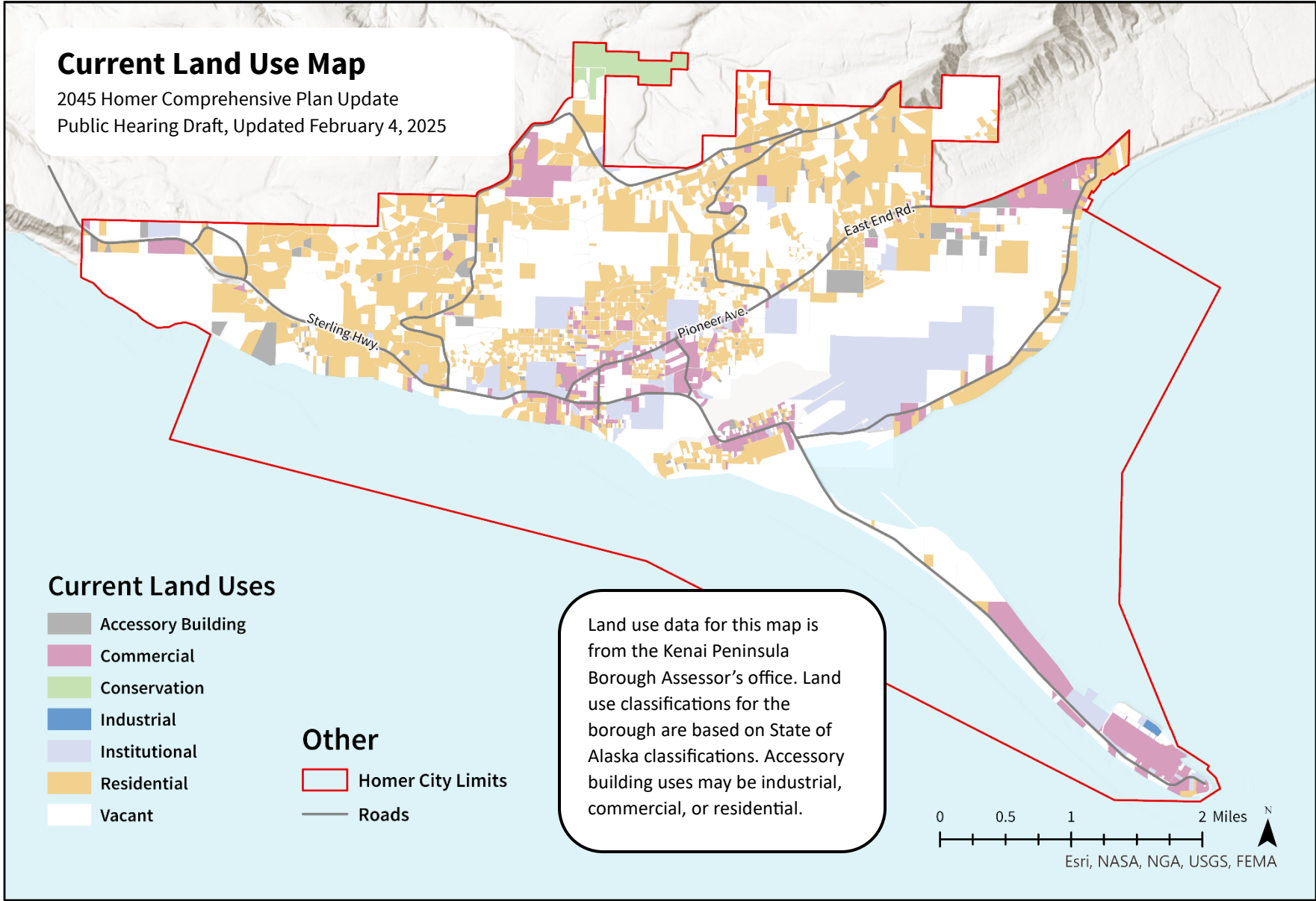
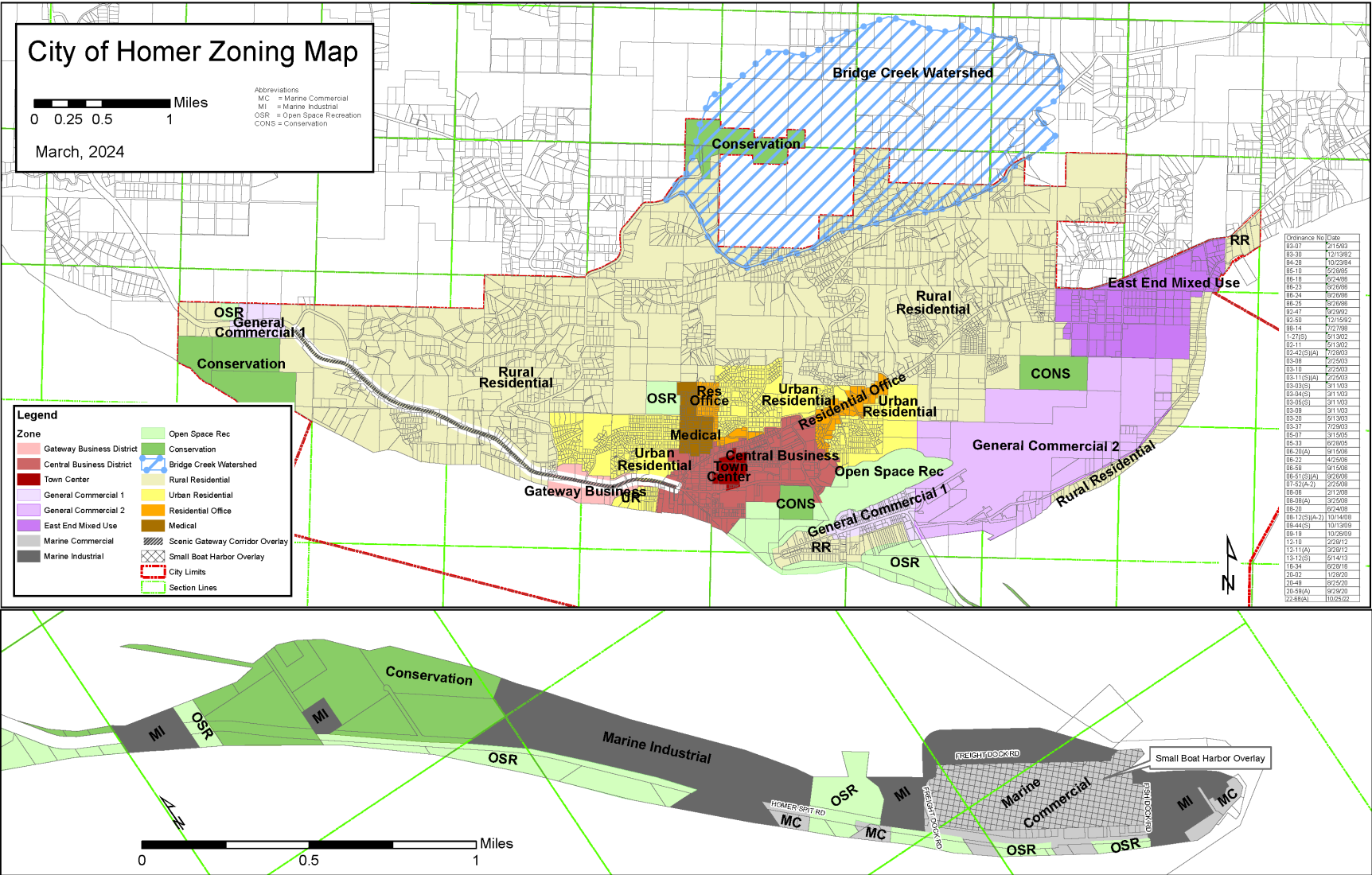


Figure 4: City of Homer Zoning Map



Environmental Constraints Overlay

The Environmental Constraints Overlay is a planning tool developed to support the Future Land Use Map and guide long-term land use policy decisions. It brings together a range of environmental data to illustrate where physical and ecological conditions may present limitations to development or require special consideration. The overlay is organized below into two maps:

- **Conditions** include physical characteristics of the landscape that may pose risks or limitations for development, such as watersheds, steep slopes, scarps, floodplains, hydric soils, and areas of high erosion potential.
- **Designations** include areas that are formally recognized by public entities for conservation or ecological value, such as the Homer Airport Critical Habitat Area.

The Environmental Constraints Overlay accompanies the Future Land Use Map's base designations for the Plan. It provides a general illustration of environmental constraints that may affect development, based on approximate data. **It is not intended to serve as a definitive guide for site-specific decisions.** Detailed technical analysis should be conducted as part of any proposed site development to fully assess conditions. Additionally, users are encouraged to consult the original source data for each mapped constraint; citations for these sources are provided below.

Figure 5: Environmental Constraints Overlay

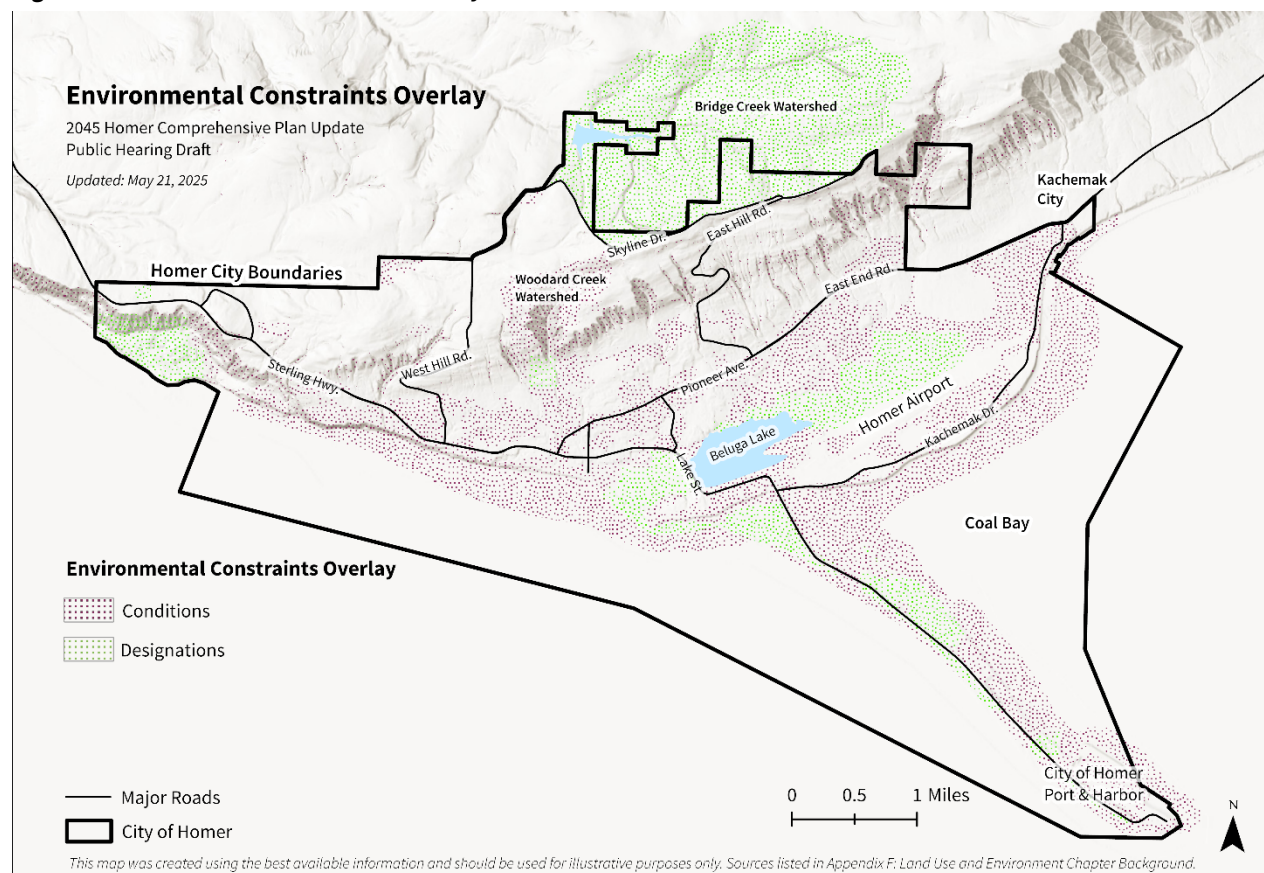


Figure 6: Environmental Constraints Overlay: Conditions

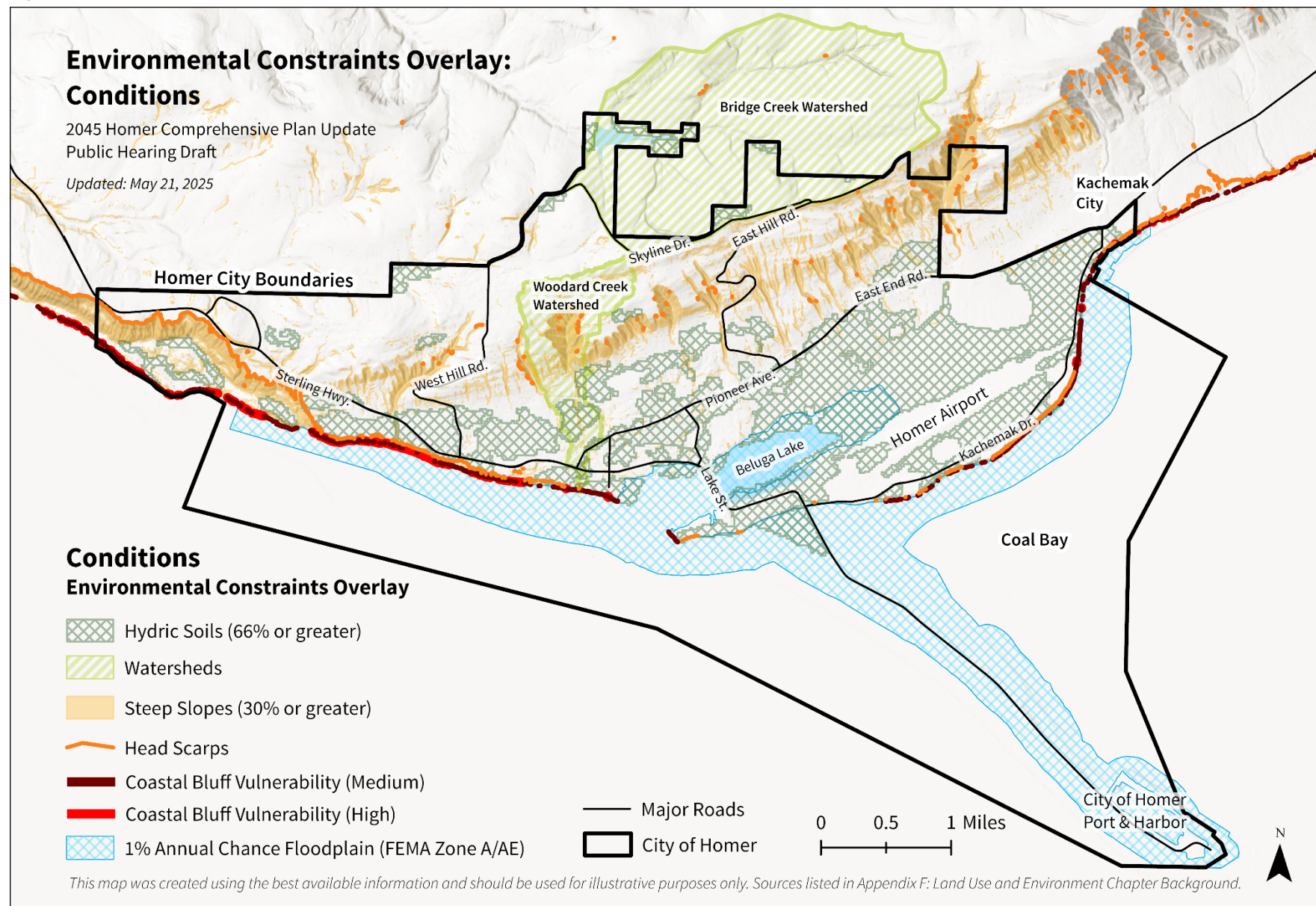
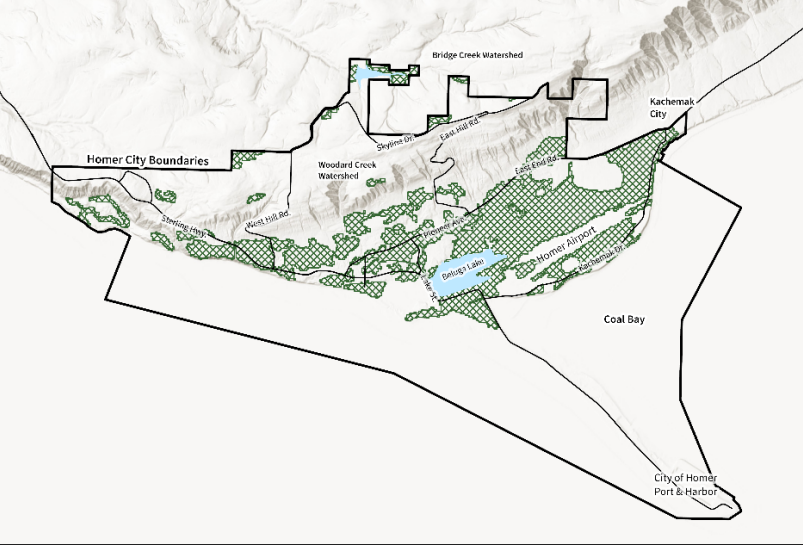
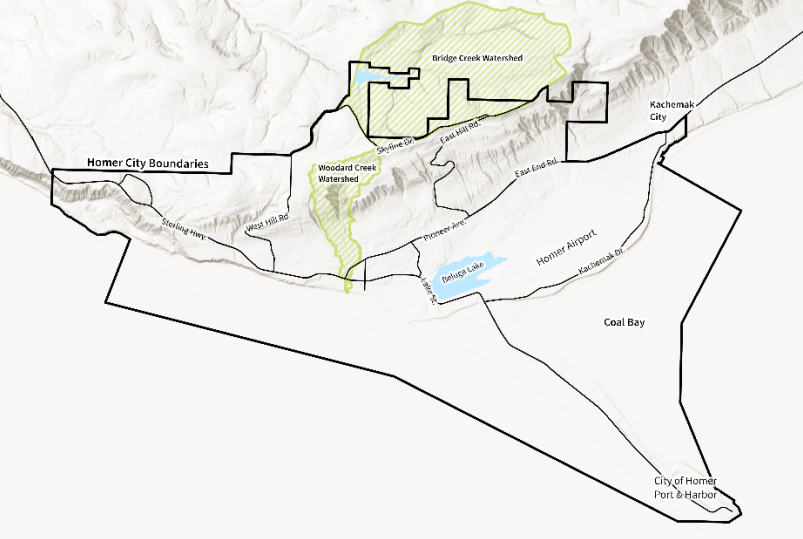
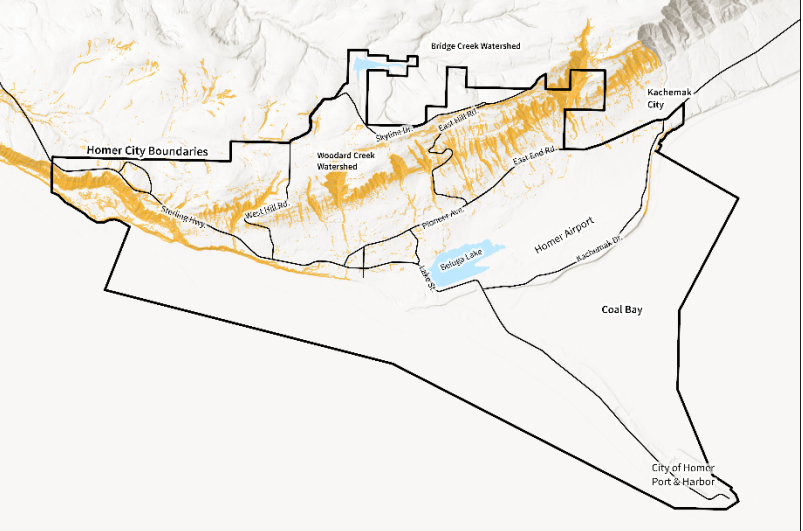
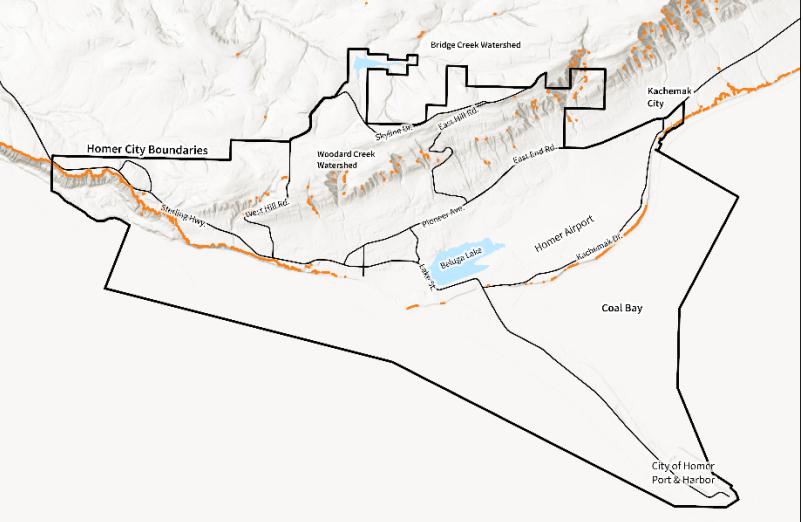


Figure 7: Table of Descriptions in Environmental Constraints Overlay: Conditions

Name, Description, and Source	Map Element
<p>Hydric Soils (66% or greater)</p> <p>The constraints map shows partially (66-90%) and predominantly (more than 90%) hydric soils. Hydric soils are defined as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile. They often signal the presence of wetlands or other areas with limited development potential due to poor drainage, seasonal inundation, or regulatory protections. They also help identify important ecological areas that provide natural water filtration, habitat, and flood mitigation functions.</p> <p>Source: U.S. Department of Agriculture, Natural Resources Conservation Service. (2024). Soil Survey Geographic Database (SSURGO) [Data set]. https://sdmdataaccess.sc.egov.usda.gov</p>	
<p>Watersheds</p> <p>A watershed is an area of land where all the water – whether from rain, snowmelt, or streams – drains into a common outlet, such as a bay or river. In Homer, key watersheds include Bridge Creek, which supplies the city's drinking water, and Woodard Creek, which flows through downtown and into Kachemak Bay. These watersheds are vital for maintaining water quality, managing stormwater, and supporting fish habitats.</p> <p>Source: City of Homer. (2024). <i>Watershed Boundaries</i> [GIS data]. City of Homer GIS Department. Retrieved from https://www.cityofhomer-ak.gov</p>	

Name, Description, and Source	Map Element
<p>Steep Slopes (30% or greater)</p> <p>This layer highlights areas where the land surface rises sharply – slopes of 30 percent or more. Steep slopes can signal places where development may be more difficult due to poor soil stability, erosion potential, and increased costs. They can also indicate areas at higher risk of landslides. For more detailed landslide information in Homer – including mapped debris flows and slope failure zones – see the 2024 <i>Landslide Hazard Susceptibility Mapping in Homer, Alaska</i> report. <i>Note that the study focuses on smaller-scale landslides and does not assess large landforms like the Bear Creek alluvial fan, which may also present risks.</i></p> <p>Source: Developed from: Esri. (n.d.). <i>Terrain - Slope Percent</i> [Data set]. ArcGIS Living Atlas. Retrieved [insert retrieval date], from https://www.arcgis.com/home/item.html?id=304e82c39ca14273b41c26f07e692e93</p>	
<p>Head Scarps</p> <p>This layer shows the mapped upper edges of past landslides – known as head scarps – identified through high-resolution lidar analysis by the Alaska Division of Geological & Geophysical Surveys. These features mark the original failure points of slope movements and may indicate areas of ongoing or future instability, even when no landslide deposits are visible on the surface. In Homer, head scarps are often found in steep upland areas and coastal bluffs, where they help identify terrain that may not be suitable for development without further geotechnical study.</p> <p>Source: Salisbury, J. B. (2024). <i>Landslide hazard susceptibility mapping in Homer, Alaska</i> (Report of Investigation 2024-3). Alaska Division of Geological & Geophysical Surveys. Retrieved from https://dggs.alaska.gov/pubs/id/31155</p>	

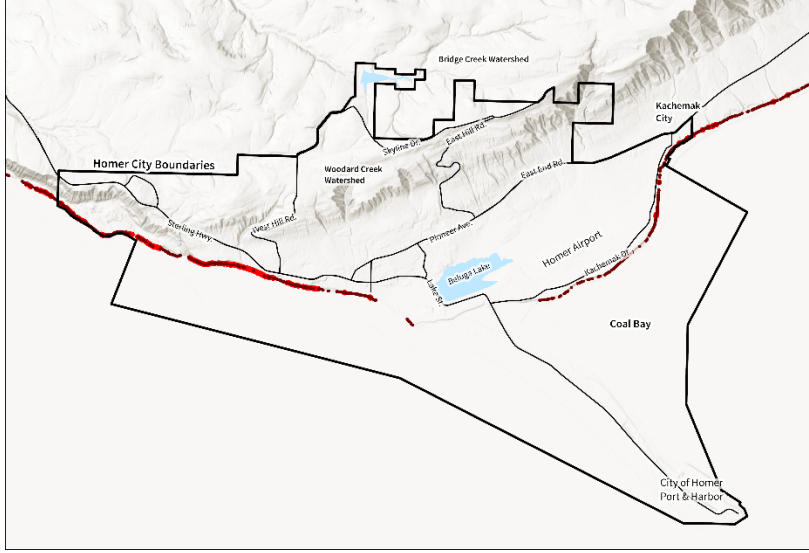
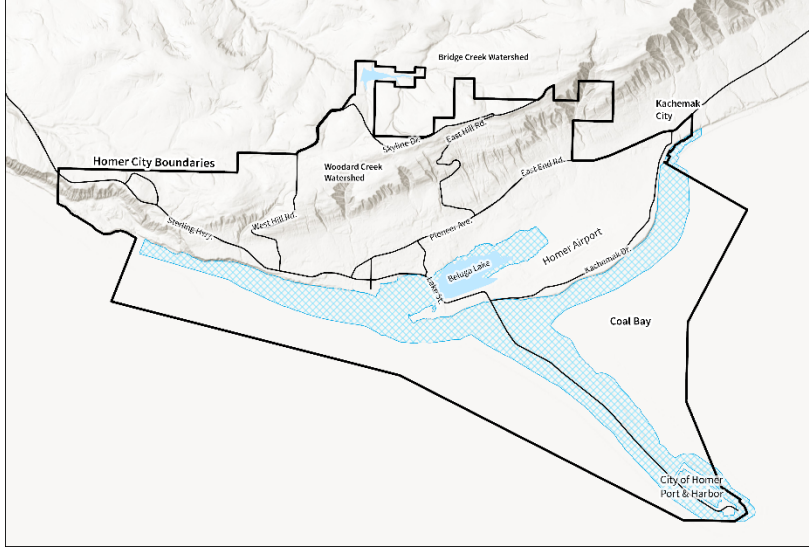
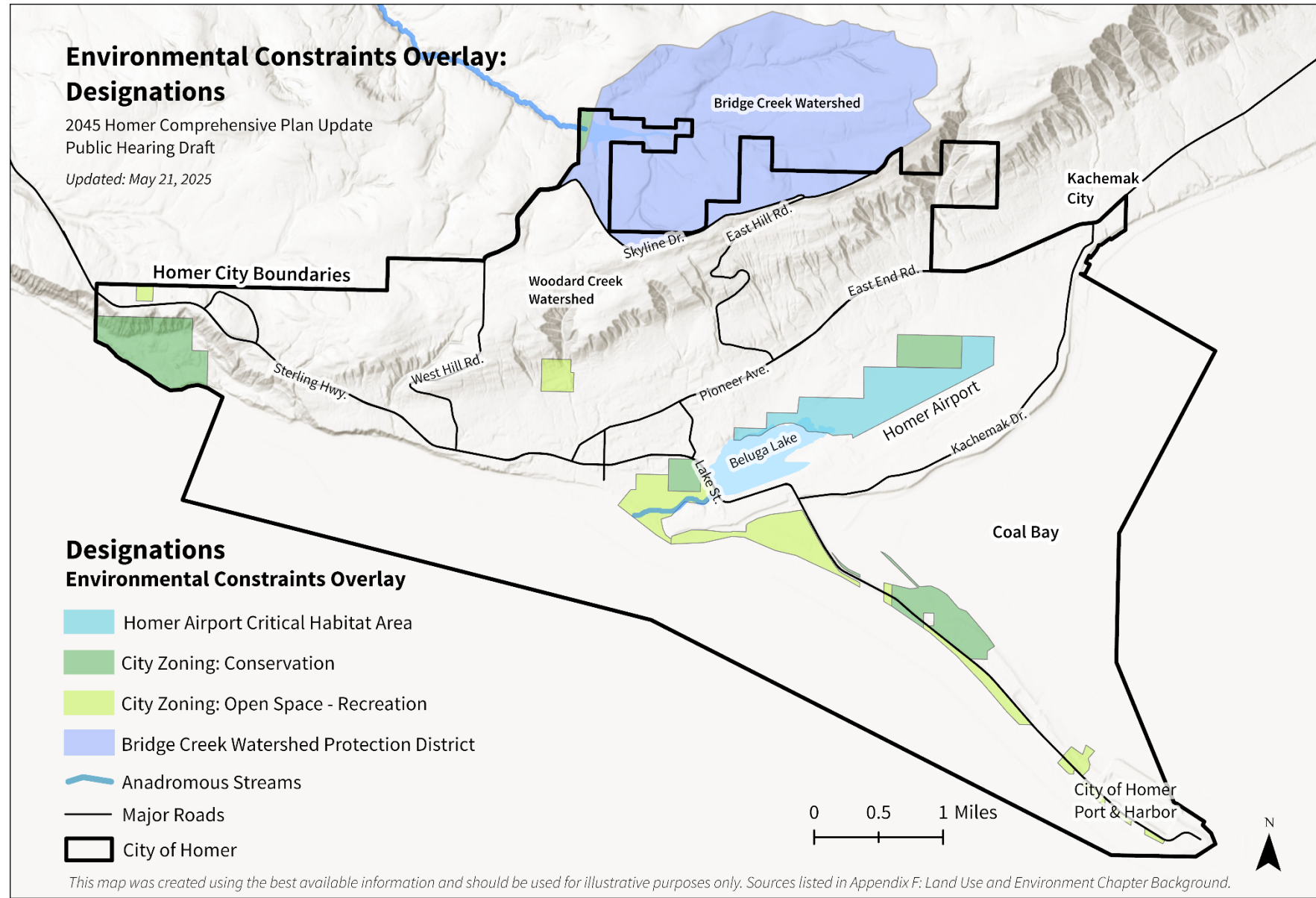
Name, Description, and Source	Map Element
<p>Coastal Bluff Vulnerability</p> <p>This layer shows areas along Homer’s coastline classified as having medium or high vulnerability to bluff instability, based on the 2022 <i>Coastal Bluff Stability Assessment for Homer, Alaska</i> by the Alaska Division of Geological & Geophysical Surveys. These classifications are based on historical erosion rates, bluff height, slope, and the likelihood of future retreat. High vulnerability zones indicate areas where coastal erosion and slope failure are more likely to occur and may pose risks to nearby infrastructure or development. Including these areas on the constraints map helps inform decisions about shoreline development, safe access points, and hazard mitigation.</p> <p>Source: Buzard, R.M., & Overbeck, J.R. (2022). <i>Coastal bluff stability assessment for Homer, Alaska</i>. https://dggs.alaska.gov/pubs/id/30908</p>	 <p>This map shows the coastal bluff vulnerability in Homer, Alaska. The city boundaries are outlined in black. The map highlights areas of medium and high vulnerability to bluff instability along the coastline, indicated by red lines and shading. Key features labeled include Bridge Creek Watershed, Woodward Creek Watershed, Homer City Boundaries, Beluga Lake, Homer Airport, Coal Bay, and City of Homer Port & Harbor. Roads shown include Shyone Dr., East Hill Rd., East End Rd., and Homer Ave.</p>
<p>1% Annual Chance Floodplain (FEMA Zone A/AE)</p> <p>This layer identifies areas within Homer that have a 1% annual chance of flooding—commonly known as the “100-year floodplain”—as defined by FEMA’s Zone A and AE designations. These zones represent the highest flood risk areas mapped by FEMA and are often subject to stricter building and insurance requirements. Other FEMA flood zones, such as areas of minimal or undetermined flood risk, are not included here to maintain clarity and emphasize the most critical flood hazard zones for planning purposes.</p> <p>Source: Federal Emergency Management Agency. (n.d.). <i>Digital Flood Insurance Rate Map Database, City of Homer, Alaska, USA</i>. Retrieved from https://catalog.data.gov/dataset/digital-flood-insurance-rate-map-database-city-of-homer-alaska-usa</p>	 <p>This map shows the 1% Annual Chance Floodplain (FEMA Zone A/AE) in Homer, Alaska. The floodplain areas are shaded in light blue with a cross-hatch pattern. The map includes the same geographical features as the Coastal Bluff Vulnerability map, such as Bridge Creek Watershed, Woodward Creek Watershed, Homer City Boundaries, Beluga Lake, Homer Airport, Coal Bay, and City of Homer Port & Harbor. Roads shown include Shyone Dr., East Hill Rd., East End Rd., and Homer Ave.</p>

Figure 8: Environmental Constraints Overlay: Designations



Appendix I: Actions for Partner Strategies

Key to Icons in the Plan

✓: **PRIORITY.** Emerging priority for implementation.

✂: **CAPITAL.** This action features a potential capital project (including those in planning and feasibility stages).

*: **CODE.** This action recommends a specific code revision.

◆: **2018.** This action is adapted/carried over from the 2018 comprehensive plan.

Land Use & Environment Potential Partner-Led Strategies

6. Collaborate with public and private partners to enhance community spaces and recreational infrastructure. ◆

- a. Promote public-private partnerships for the maintenance and improvement of parks, trails, and green spaces.
- b. Expand the adopt-a-park program to engage local businesses, service organizations, and youth groups in caring for public spaces.
- c. Explore the creation of a park endowment fund to support long-term maintenance and upgrades of outdoor recreation areas.
- d. Partner with local organizations and private property owners to complete sidewalks, install landscaping, improve building façades, and integrate green infrastructure in commercial areas.
- e. Encourage joint use agreements and shared investment in parking, access, and public amenities that support compact, walkable development.

7. Coordinate with regional and state agencies to align land use policies with environmental stewardship and shared planning goals.

- a. Work with regional land use partners to ensure development codes reflect adopted plans and evolving land management goals.
- b. Incorporate shared hazard mitigation, watershed protection, and climate adaptation priorities into local land use planning through ongoing interagency collaboration. ◆

Public Facilities and Services Potential Partner-Led Strategies

7. Identify and address the deficiencies of the Homer Airport (parking, updated master plan, more reliable year-round service, etc.).

- a) Assess the need for additional parking and consider developing off-site parking with a shuttle system if necessary that provides sufficient access to the airport terminal and air charter area of the airport. ✖
- b) Collaborate with the Alaska Department of Transportation & Public Facilities (DOT&PF) in the development of a new airport master plan for Homer Airport.
- c) Collaborate with air carriers to provide more reliable year-round service to and from Homer Airport.

8. Ensure people of all ages and abilities can live, work, and play in the community, including encouraging businesses and organizations to create accessible, ADA-compliant facilities.

- a) Include accessible crossings in all future road projects. ✖
- b) Ensure community hubs (schools, university campus, stores, services, parks) are accessible and connected for all ages and abilities. ✖

9. Collaborate with Borough, state, and federal partners to ensure year-round access to community facilities for recreational, educational, social, and cultural activities.

- a) Support the efficient use of existing community facilities. Partner with organizations to keep city facilities operating beyond normal hours. ♦
- b) Continue to collaborate with the Kenai Peninsula Borough (KPB) to use school facilities for recreational, educational, social, and cultural activities to the entire community after school hours and in the summer. ♦

Housing Potential Partner-Led Strategies

3. Develop incentives and public-private partnerships for affordable and long-term housing development.

- a. Conduct targeted borough land disposition for housing with specific objectives in mind: manufactured housing, smaller lots for more affordable ownership and rental products, duplexes, and triplexes. Note: The strategic approach to land disposition could occur through targeted negotiations/partnerships with local organizations, such as Tribes and Kenai Peninsula Housing Initiatives, Inc. In addition, the RFP process could be used to select developers/contractors and associated homebuyers for selected borough owned lots with specific housing objectives.
- b. Explore the creation of a local housing fund and implement targeted incentives to encourage affordable housing development over luxury and short-term rental projects.
- c. Address the scarcity of affordable land by exploring Community Land Trust models (example: Sitka, AK) and other strategies to lower land acquisition costs.
- c) Explore ways to incentivize private property owners to place existing vacant parcels into residential use.
- d. Build public-private partnerships with organizations that influence housing development, such as contractors, nonprofits, Tribal housing authorities, and lending agencies.
- e. Explore possibilities for City land acquisition with the intent to develop attainable housing through a request for proposal (RFP) process.
- d) Explore partnerships and solutions that could reduce the cost of shipping for building materials and manufactured homes to Homer.
- e) Engage with lenders, insurance providers, utility companies, and housing advocates to identify barriers and potential solutions for financing, insuring, and connecting non-traditional housing types (e.g., yurts, tiny homes, manufactured housing).

Economic Development Potential Partner-Led Strategies

- 4. Support Homer's youngest residents and their families by making sure they have what they need to grow and thrive, including access to child care. ⚡**
 - a. Ensure quality childcare is accessible and affordable, with parents and caregivers easily able to connect with available childcare resources and programs.
 - b. Promote a healthy lifestyle by increasing activities available for youth.
 - c. Promote volunteer and education opportunities for youth to become involved in civic life and contribute to improving the community.
- 5. Expand vocational training resources, particularly in trades, marine trades (including mariculture and shipping industries), and healthcare industries, to retain young residents and provide year-round employment. ⚡**
 - a. Enhance health care opportunities and adjacent industries to strengthen local services and employment. ♦
 - b. Create co-working spaces and incubator hubs for small-scale manufacturers and entrepreneurs. (The Commons in Ketchikan is a good case study <https://www.tongassfcu.com/business/business-services/the-commons-at-tfcu/>.)
 - c. Encourage the retention of existing and the relocation of new Federal and State Government jobs and training programs to Homer. Promote Homer as a place to expand and attract government operations. ♦
 - d. Continue and increase support for the Alaska Small Business Development Center business advisor located in Homer to foster local business growth.
- 6. Support access to quality, affordable health care. ⚡**
- 7. Promote fishing and maritime services as viable career options in Homer and demonstrate long-term support for and commitment to the industry.**
 - a. Develop programs to attract seafood buyers and retailers to Homer, increasing competition and driving better prices for local fishermen.
 - b. Expand hands-on training and apprenticeships to promote fishing as a viable career option.
 - c. Offer grant programs, financial assistance, and legal services to support new entrants to the fishing industry.
 - d. Promote sustainable, science-based fisheries management.
- 8. Promote food security.**
 - a. Identify supply chain vulnerabilities.
- 9. Address barriers to workforce recruitment and retention (e.g., housing, child care).**
- 10. Pursue moderate, sustainable growth in tourism, focusing on activities that benefit small businesses and minimize negative impacts on community character. ♦**
 - a. Develop regenerative tourism strategies to balance visitor growth with environmental and community preservation.

- b. Promote recreation, the arts, and non-governmental organizations as a complement to tourism and as an export industry. ♦

11. Support Homer’s seniors, including the ability to remain in the community as they age.

12. Support high-quality K-12 and higher education in Homer, support teachers, and sustain lifelong learning opportunities for all residents.

- a. Develop regenerative tourism strategies to balance visitor growth with environmental and community preservation.
- b. Promote recreation, the arts, and non-governmental organizations as a complement to tourism and as an export industry. ♦

Transportation Potential Partner-Led Strategies

- 3. Ensure continued operation of safe airport and ferry operations to support the movement of people and goods to and from the community and maintain Homer's status as a regional hub.**
- 4. Explore public transit options, particularly in the Homer Spit area, to alleviate traffic congestion and improve accessibility for seasonal workers, residents, and visitors.**
- 5. Install benches, trash cans, bike racks and create drop-off and pick-up locations for buses, taxis and visitors, in alignment with the Homer Wayfinding and Streetscape Plan.**

Governance Potential Partner-Led Strategies

5. Identify opportunities to coordinate with organizations including Tribal organizations, Alaska Native Corporations, and local and regional non-profits to leverage resources and provide services more cost-effectively.

- a. Build a coalition of public-private partnerships to support improvements to the commercial streetscape of Pioneer and Old Town.

6. Work with the Kenai Peninsula Borough to advocate for and implement policies that fiscally benefit borough communities.

Potential Kenai Peninsula Borough Policies that Could Benefit Homer

Potential Borough Policy	Description	Benefit(s) for Homer
Revenue-Sharing Based on Population Growth	Borough level policy that adjusts revenue-sharing allocations based on population growth.	As Homer grows, the policy would provide additional funds to support expanded public services, infrastructure, and public safety without burdening local taxpayers.
Capital Improvement Fund for Growing Municipalities	Establish a dedicated borough capital improvement fund to provide grants and low interest loans to cities experiencing growth.	Would help Homer to handle the infrastructure costs of population growth without taking on significant debt, reducing the burden on Homer's operating budget and freeing up funds for other critical needs.
Population-Weighted Grant Distribution	Borough level grant distribution system that prioritizes municipalities with a higher growth rate for specific needs, such as public safety or health funding. Grants could be allocated based on metrics such as population increase, infrastructure needs, and public safety demands.	Homer's infrastructure needs are expected to rise with additional population. These targeted grants would help ensure that the city can afford any necessary expansions without relying heavily on local taxes.
Borough-Wide Infrastructure Bonds	Issue borough-wide bonds for large-scale infrastructure projects that benefit growing cities like Homer, with repayment shared across the borough rather than being the sole responsibility of individual cities.	Large infrastructure projects are very costly for a single city. A shared bond would allow Homer to access necessary funds without incurring unsustainable debt.
Tourism and Recreation Investment	Implement borough-level strategies to boost tourism and recreational activities in cities experiencing growth. This could include building and maintaining parks, trails, and tourist attractions that drive additional sales tax revenue.	Boosting tourism-related investments could help offset the costs of population growth while generating additional revenue for the city's budget.

Sustainability and Resilience Potential Partner-Led Strategies

4. Leverage Partnerships to Advance Community-Wide Sustainability and Resilience. ⚡

Advance Renewable Energy and Infrastructure Innovation

- a. Support the expansion of electric vehicle charging infrastructure across the community to reduce transportation-related emissions and improve access for residents and visitors.
- b. Collaborate with partners to advocate for and invest in renewable energy sources, including hydroelectric, solar, wind, and tidal.
- c. Coordinate with utilities to pilot and plan for future microgrid networks that improve local energy resilience and distribution.

Strengthen Land and Watershed Stewardship Through Collaborative Planning

- d. Partner with conservation organizations and regional land managers to restore, enhance, and manage wetlands and habitat systems that support resilience and watershed health.
- e. Develop a wetlands inventory and management plan to guide long-term land use decisions based on the function and value of wetland areas.
- f. Develop and consider adoption of an updated, science-based wildlife corridor map that integrates updated habitat data, climate resilience considerations, and land use patterns to inform protection of critical habitats.
- g. Enhance stream corridors with constructed ponds, restored wetlands, and other ecological features that provide habitat, manage runoff, and improve recreational access.

Improve Mapping and Data to Support Resilient Land Use Decisions

- h. Develop technical mapping tools, including stormwater drainage basins and flow paths, to guide City-led infrastructure decisions and support watershed-based planning.
- i. Inventory land with geographic information systems (GIS) to identify priority sites for open space acquisition and hazard mitigation.

Promote Waste Reduction and Resource Recovery

- j. Coordinate with the Kenai Peninsula Borough to support community recycling and resource recovery programs and explore opportunities for improved waste management.

Appendix J: Working Draft, Implementation Plan

Each chapter in the core plan includes a set of detailed policies (strategies and actions) to guide the City, residents, and partners with achieving the vision and goals. This appendix offers a working draft of an implementation plan for all the priority strategies in the comprehensive plan that are City-led. In the Core Plan, these are the strategies identified with the priority icon (✓). Priorities were selected based on the community survey and related inputs such as the growth scenarios activity, feedback received during the public review draft, and input from City boards and commissions.

These are working drafts of the action plans and will continue to be refined with staff input to align with capacity and resources.

City staff and commissions will collaboratively prepare annual work plans to help guide implementation based on the Action Plan. Annual work plans will consider existing and anticipated resources and will provide direction to city leadership and staff.

Action Plan Tables

How are the action plans organized?

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

Actions:

Near-term steps the City and 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.

Estimated Costs:

Projected costs to implement the action over the next twenty years, when known.

Potential Resources:

Potential funding sources to support implementation. The back of this appendix includes a reference list of lettered funding sources.

Target Timeframe: Approximate timeframe to complete the action, based on date of adoption:

- Ongoing = no end date
- Short = 1-2 years
- Medium = 3-5 years
- Long = more than 5 years

Key to Icons in the Plan

✖: **CAPITAL.** This action features a potential capital project (including those in planning and feasibility stages).

*: **CODE.** This action recommends a specific code revision.

◆: **2018.** This action is adapted/carried over from the 2018 comprehensive plan.

Land Use and Environment Action Plan

See Appendix A for a list of acronyms.

Funding Land Use and Environment Priorities: To support implementation of strategies and actions in this section, see potential funding opportunities A, B, C, F, G, K, S, X, Z.

Icon Key: ✖ Capital Project | * Code Revision | ♦ Action Carried Over from 2018 Comprehensive Plan

Strategy 2. Implement zoning reforms to support sustainable growth and attainable housing development.

Action	Lead	Support	Estimated Costs	Target Timeframe
a. Prioritize zoning reforms that expand housing choice, including support for higher-density and mixed-use development, infill, and housing types such as ADUs, townhomes, and modular homes. *	Community Development Department	City Administration and Planning Commission	Undetermined	Short (1-2 years)
b. Employ zoning tools like form-based codes and flexible use standards that accommodate evolving land uses and building types. *	Community Development Department	City Administration and Planning Commission	Undetermined	Short (1-2 years)
c. Create consistent design and infrastructure standards that reflect neighborhood character and support multi-modal access. * ♦	Community Development Department	City Administration and Planning Commission	Undetermined	Short (1-2 years)
d. Align development regulations with community service availability, promoting growth in areas already served by schools, utilities, and other key services. *	Community Development Department	City Administration and Planning Commission	Undetermined	Short (1-2 years)
e. Simplify and clarify the development approval process and related staff procedures. * ♦	Community Development Department	City Administration and Planning Commission	Undetermined	Short (1-2 years)
f. Improve enforcement and reporting procedures to address development-related health and safety issues, within scope of zoning and permitting authority. *	Community Development Department	City Administration and Planning Commission	Undetermined	Short (1-2 years)
g. Gauge community and stakeholder support for zoning and policy tools that expand housing options, such as density bonuses, parking requirement adjustments, and other potential incentives for affordable and long-term housing development.	Community Development Department	City Administration and Planning Commission	Undetermined	Short (1-2 years)

Strategy 3. Strategically align development regulations with natural hazard risks and land suitability to support safe, resilient, and responsible growth.

Action	Lead	Support	Estimated Costs	Target Timeframe
a. Use the City of Homer Hazard Mitigation Plan to inform updates to zoning and development codes, ensuring land use decisions reflect the latest risk assessments. *	Community Development Department	City Administration and Planning Commission	Undetermined	Short (1-2 years)
b. Clarify zoning procedures and criteria for rezoning reviews to ensure consistency with the comprehensive plan and hazard mitigation goals. *	Community Development Department	City Administration and Planning Commission	Undetermined	Short (1-2 years)
c. Update development standards for steep slopes, drainageways, and sensitive sites to manage grading, erosion, runoff, and vegetation clearing. Encourage the use of green infrastructure and site-responsive design solutions to improve drainage and reduce hazard exposure. * ♦	Community Development Department	City Administration and Planning Commission	Undetermined	Short (1-2 years)
d. Strengthen stormwater and erosion control provisions in City code, incorporating green infrastructure techniques—such as vegetated buffers and infiltration features—to reduce coastal bluff erosion and other site-based hazards. * ♦	Community Development Department	City Administration and Planning Commission	Undetermined	Short (1-2 years)
e. Improve coordination between subdivision design standards and site-level review to ensure hazard mitigation measures carry through from platting to construction. *	Community Development Department	City Administration and Planning Commission	Undetermined	Short (1-2 years)
f. Consider expanding the range of conditions that may be applied to Conditional Use Permits to address riparian protection, soil stability, wetland preservation, and related site concerns. *	Community Development Department	City Administration and Planning Commission	Undetermined	Short (1-2 years)

Strategy 4. Protect and enhance green space in Homer to support habitat connectivity, recreational access, and community well-being.

Action	Lead	Support	Estimated Costs	Target Timeframe
a. Complete priority upgrades to existing City parks, including Karen Hornaday Park, Bayview Park, and Jack Gist Park. ✖	Public Works Department	Parks, Art, Recreation and Culture Advisory Commission	Karen Hornaday: \$1.1M	Medium (3-5 years)

Action	Lead	Support	Estimated Costs	Target Timeframe
			Jack Gist: \$840k Bayview: \$190k (all from FY26 CIP)	
b. Continue to improve existing trails and public access points to meet the needs of families, seniors, and residents and visitors with limited mobility. ✖	Public Works Department	Parks, Art, Recreation and Culture Advisory Commission	Undetermined	Ongoing
c. When opportunities arise, enhance or improve safe public access to beaches at designated public access points. ✖	Public Works Department	Parks, Art, Recreation and Culture Advisory Commission	Undetermined	Ongoing
d. Consider the development and implementation of Master Park and Recreation Plan to proactively guide park maintenance, upgrades, and future facility needs. ✖ ♦	Public Works Department	Parks, Art, Recreation and Culture Advisory Commission, Community Development Department	Undetermined	Medium (3-5 years)

Public Facilities and Services Action Plan

See Appendix A for a list of acronyms.

Funding Public Facilities and Services Priorities: To support implementation of strategies and actions in this section, see potential funding opportunities B, G, I, K, M, N, O, P, Q, R, V, Y, Z.

Icon Key: ✖ Capital Project | ✱ Code Revision | ♦ Action Carried Over from 2018 Comprehensive Plan

Strategy 1. Provide safe, year-round public facilities for residents of all ages and abilities.

Action	Lead	Support	Estimated Costs	Target Timeframe
a. Maintain the library as a thriving community space for learning and connecting, including assessing the library's anticipated need for growth and improvements over the next decade and planning for upgrades. ✖	Library Department	Library Advisory Board, Information Technology Department	Remodel engineering study: \$75k (FY26 CIP)	Ongoing
b. Implement the 2023 City of Homer Americans with Disabilities Act (ADA) Transition Plan for Parks, Play Areas and Campgrounds and the Transition Plan for City Facilities to correct deficiencies and implement policies that increase accessibility of Homer's public facilities and recreation spaces. Priority sites for upgrades include City Hall, Karen Hornaday Park, the Nick Dudiak Fishing Lagoon Accessible Ramp and Fishing Platform, and removing parking and pavement barriers at City facilities. ✖	Administration Department, ADA Advisory Board	Public Works Department, Port and Harbor Department	City Hall: \$1.1M Fishing Lagoon Ramp & Platform: \$770k Parking Barrier Removal: \$386k (all from FY26 CIP)	Medium (3-5 years)
c. Plan for and construct a new, multi-purpose community center in Homer's downtown to serve the social, recreation, cultural, and educational needs of the Homer community. Preferred features include a general-purpose gymnasium, multi-purpose space for instructional programs, safe walking/running, dedicated space for youth, and possible emergency shelter. ✖	Administration Department	Parks, Art, Recreation and Culture Advisory Commission	~\$16.05M (FY26 CIP)	Medium (3-5 years)

Action	Lead	Support	Estimated Costs	Target Timeframe
d. Demolish the Homer Education and Recreation Complex (HERC) and identify opportunities for remediation of the site. ✖	Administration Department	Alaska Department of Environmental Conservation	Undetermined	Long (more than 5 years)
e. Consider and evaluate changing the City's organizational structure to provide park facilities and recreation services by establishing a dedicated Parks and Recreation Department.	Administration Department	Public Works Department, Finance Department	Undetermined	Medium (3-5 years)
f. Ensure that City facilities are sufficient to support events that draw visitors such as festivals and activities (e.g., clean restrooms on the Spit, RV dump stations, adequate trash collection, etc.). ✖	Public Works Department	Administration Department, Parks, Art, Recreation and Culture Advisory Commission	Undetermined	Ongoing
g. Update the Homer Airport Terminal to address deferred maintenance and improve accessibility. ✖	Public Works Department	Alaska Department of Transportation & Public Facilities	\$1.3 M for initial repairs and renovations (FY26 CIP)	Medium (3-5 years)

Strategy 2. Continue to provide high-quality water and sewer services within the City to meet current and anticipated demands.

Action	Lead	Support	Estimated Costs	Target Timeframe
a. Update the 2006 Water and Sewer Master Plan.	Public Works Department	Administration Department	Undetermined	Short (1-2 years)
b. Continue to build, upgrade, and replace water and wastewater infrastructure to meet industry standards, changing regulatory requirements, and replace aging systems. ♦✖	Public Works Department		\$707k for waste water treatment plant improvements \$10.4 M for water storage and	Ongoing

Action	Lead	Support	Estimated Costs	Target Timeframe
			distribution improvements (FY26 CIP)	
c. Maintain the water and sewer Capital Asset Repair and Maintenance Allowance (CARMA) funds for repair and replacement of facilities that serve existing customers.	Public Works Department	Finance Department	Undetermined	Ongoing
d. Use the Homer Accelerated Water and Sewer Program (HAWSP) to fund the design and construction of facilities that support new and existing customers.	Public Works Department	Finance Department	Undetermined	Ongoing
e. Continue to limit and manage development in the Bridge Creek Watershed Protection District to maintain its suitability as a drinking water source.	Public Works Department	Community Development Department	Undetermined	Ongoing

Strategy 3. Maintain and improve Port and Harbor infrastructure.

Action	Lead	Support	Estimated Costs	Target Timeframe
a. Develop a long-range Port and Harbor Management Plan that considers the environmental and economic significance of the Spit, the impacts of climate change, and natural hazards like earthquakes, tsunamis, and erosion.	Port and Harbor Department	Port and Harbor Advisory Commission	Erosion Mitigation: \$4M (FY26 CIP)	Medium (3-5 years)
b. Maintain infrastructure to maximize longevity and ensure safety of users. ✖	Port and Harbor Department	Port and Harbor Advisory Commission	Undetermined	Ongoing
c. Maintain and promote Homer's status as a "working waterfront" by being a partner for the Alaska Marine Highway System, the U.S. Coast Guard, commercial operations, and other state and federal partners.	Port and Harbor Department	Port and Harbor Advisory Commission	Undetermined	Ongoing
d. Plan for and construct a large vessel haul out facility. ✖	Port and Harbor Department	Port and Harbor Advisory Commission	\$5.3 M (from FY26 CIP)	Short (1-2 years)
e. Consider opportunities to integrate complementary marine industrial and tourism uses, for example by constructing walking paths and viewing platforms that would allow visitors to observe aspects of the marine trades that they may not be able to see elsewhere. ✖	Port and Harbor Department, Community	Port and Harbor Advisory Commission	Undetermined	Ongoing

Action	Lead	Support	Estimated Costs	Target Timeframe
	Development Department			

Strategy 4. Develop new facilities to support access and safety on the Homer Spit.

Action	Lead	Support	Estimated Costs	Target Timeframe
a. Develop new non-motorized infrastructure providing safe access to the harbor and improve the accessibility of existing infrastructure, including ADA improvements at the Fishing Hole. ✖	Port and Harbor Department	ADA Advisory Board, Port and Harbor Advisory Commission	Undetermined	Ongoing
b. Further develop parking at the base of the Spit, designate formal parking areas to minimize parking in unsuitable areas, and consider free seasonal shuttles and pay-to-park options in congested areas to reduce traffic. ✖	Port and Harbor Department	Port and Harbor Advisory Commission	Undetermined	Long (5+ years)
c. Evaluate the need for a new parking structure on the Spit that could also serve as a shelter-in-place location during tsunamis. ✖	Port and Harbor Department	Port and Harbor Advisory Commission	Undetermined	Long (5+ years)
d. Improve viewpoints for wildlife observation. ✖	Port and Harbor Department	Port and Harbor Advisory Commission	Undetermined	Short (1-2 years)
e. Evaluate the uses of City-owned property on the Spit and ensure uses align with the needs and aesthetics of the area.	Port and Harbor Department, Community Development Department	Port and Harbor Advisory Commission	Undetermined	Short (1-2 years)

Housing Action Plan

See Appendix A for a list of acronyms.

Funding Housing Priorities: To support implementation of strategies and actions in this section, see potential funding opportunities B, G, L, U.

Icon Key: ✖ Capital Project | ✱ Code Revision | ♦ Action Carried Over from 2018 Comprehensive Plan

Strategy 2. Assess Homer's housing needs and maintain data collection.

Action	Lead	Support	Estimated Costs	Target Timeframe
a. Conduct a Housing Needs Assessment to identify current and future housing needs, including types and numbers of units required to serve projected population growth and affordability ranges as well as support economic growth and industries.	Community Development Department	Administration Department	Undetermined	Short (1-2 years)
b. Complete a housing stock report and buildable lands inventory.	Community Development Department	Administration Department	Undetermined	Medium (3-5 years)
c. Build City capacity internally or through contractor support to pursue strategic land dispositions.	Administration Department		Undetermined	Medium (3-5 years)
d. Update housing indicators annually to track housing issues, constraints, needs, and opportunities.	Community Development Department	Administration Department	Undetermined	Medium (3-5 years)
e. Monitor short-term rentals and their impact on the housing market.	Community Development Department	Administration Department	Undetermined	Short (1-2 years)

Economic Development Action Plan

See Appendix A for a list of acronyms.

Funding Economic Development Priorities: To support implementation of strategies and actions in this section, see potential funding opportunities A, B, D, E, G, I, M, N, O, P, Q, R, T, U, V, W, Y.

Icon Key: ✖ Capital Project | * Code Revision | ♦ Action Carried Over from 2018 Comprehensive Plan

Strategy 1. Invest in infrastructure that supports economic growth in key sectors.

Action	Lead	Support	Estimated Costs	Target Timeframe
a. Incentivize growth of the marine trades in Homer to expand services offered locally, create jobs, support commercial fishing, increase the City's taxbase, and reduce the need to travel to other areas of Alaska and the Pacific Northwest. ✖ *	Community Development Department, Port and Harbor Department	Port and Harbor Advisory Commission, Economic Development Commission	Undetermined	Ongoing
b. Continue to develop the Homer Spit (the Spit) in a fiscally and environmentally responsible manner to provide opportunities for marine trades and tourism. ✖	Community Development Department, Port and Harbor Department	Port and Harbor Advisory Commission, Economic Development Commission	Undetermined	Ongoing

Strategy 2. Celebrate Homer's status as a vibrant hub for arts, culture, and community engagement.

Action	Lead	Support	Estimated Costs	Target Timeframe
a. Update the Parks, Art, Recreation, and Culture Needs Assessment, and continue to expand City partnerships with other organizations and entities to implement recommendations.	Community Development Department	Parks, Art, Recreation and Culture Advisory Commission	Undetermined	Medium (3-5 years)

Action	Lead	Support	Estimated Costs	Target Timeframe
b. Support arts and culture installations and spaces in the community, including Homer's museums and galleries and on the Spit. ✖	Community Development Department	Parks, Art, Recreation and Culture Advisory Commission, Economic Development Commission	Undetermined	Ongoing
c. Collaborate with citizen groups and nonprofit organizations to address community needs by providing limited technical assistance and the option to use City land or facilities at reduced rates. ♦	Community Development Department	Parks, Art, Recreation and Culture Advisory Commission	Undetermined	Ongoing
d. Increase the presence of Alaska Native art, signage, and history around Homer.	Community Development Department, Public Works Department	Parks, Art, Recreation and Culture Advisory Commission	Undetermined	Ongoing

Transportation Action Plan

See Appendix A for a list of acronyms.

Funding Transportation Priorities: To support implementation of strategies and actions in this section, see potential funding opportunities A, B, C, F, G, K, S, X, Z.

Icon Key: ✖ Capital Project | ✱ Code Revision | ♦ Action Carried Over from 2018 Comprehensive Plan

Strategy 1. Build or improve safe roadway and pathway access and connections to key locations.

Action	Lead	Support	Estimated Costs	Target Timeframe
a. Improve non-motorized connections to schools. ✖	Community Development Department	Public Works Department, Alaska Department of Transportation & Public Facilities	Undetermined	Varies
b. Implement recommendations in the Homer Wayfinding and Streetscape Plan. ✖ ♦	Community Development Department	Public Works Department, Alaska Department of Transportation & Public Facilities	\$278k (FY26 CIP)	Short (1-2 years)

Note: See the 2024 Homer Transportation Plan for related policies on the following topics: e-bike legislation, complete streets/all ages and abilities policy, traffic calming, bicycle safety campaign, parking study, neighborhood connectivity to schools, extension of the Homer All Ages and Abilities Pedestrian Pathway (HAPP) Loop, walking and biking infrastructure priorities, complete East-West connections.

Governance Action Plan

See Appendix A for a list of acronyms.

Funding Governance Priorities: The below policies are all internal and no funding sources have been identified to support implementation.

Icon Key: ✖ Capital Project | ✱ Code Revision | ♦ Action Carried Over from 2018 Comprehensive Plan

Strategy 1. Develop a long-term fiscal plan that is proactive, sustainable, and responsive to short-term challenges and opportunities.

Action	Lead	Support	Estimated Costs	Target Timeframe
a. Establish a six-year budget framework to improve financial foresight and stability.	Finance Department	Administration Department	Undetermined	Medium (3-5 years)
b. Ensure the Capital Improvement Plan is tied to the six-year budget.	Administration Department	Finance Department	Undetermined	Medium (3-5 years)

Strategy 2. Develop a long-term fiscal plan that is proactive, sustainable, and responsive to short-term challenges and opportunities.

Action	Lead	Support	Estimated Costs	Target Timeframe
a. Increase financial reserves to mitigate risks from economic downturns or unexpected expenditures.	City Council	Administration Department, Finance Department	Undetermined	Medium (3-5 years)
b. Leverage City-owned land for development that aligns with economic and housing goals.	City Council	Planning Commission, Community Development Department	Undetermined	Medium (3-5 years)
c. Explore the feasibility of taxation options.	City Council	Administration Department, Finance Department	Undetermined	Medium (3-5 years)
d. Use tools such as bonds, tax increment financing (TIF), Business Improvement District (BID) assessments, and other mechanisms to finance	City Council	Administration Department,	Undetermined	Medium (3-5 years)

Action	Lead	Support	Estimated Costs	Target Timeframe
infrastructure improvements and public amenities in designated redevelopment areas.		Community Development Department, Finance Department		
e. Offer property tax abatements (City-wide or targeted) to developers to incentivize investment in higher-density projects.	City Council	Planning Commission, Community Development Department	Undetermined	Medium (3-5 years)
f. Expand fees for City services, such as permitting and recreational activities, to align costs with service use.	City Council	Administration Department, Public Works Department	Undetermined	Medium (3-5 years)

Sustainability and Resilience Action Plan

See Appendix A for a list of acronyms.

Funding Sustainability and Resilience Priorities: To support implementation of strategies and actions in this section, see potential funding opportunities A, B, C, E, F, G, H, I, J, K, Q, X.

Icon Key: ✖ Capital Project | ✱ Code Revision | ♦ Action Carried Over from 2018 Comprehensive Plan

Strategy 1. Modernize City operations for long-term efficiency and resilience.

Action	Lead	Support	Estimated Costs	Target Timeframe
a. Incorporate sustainability (long-term resource stewardship) and resilience (ability to adapt and recover from disruptions) into the design and evaluation of all City plans, policies, and capital projects. ✱	All City departments	All City boards & commissions	Undetermined	Ongoing
b. Conduct energy audits of City facilities and operations on a 10-year basis to identify cost-saving opportunities and inform capital upgrades. ✖	Public Works Department	Administration Department	Undetermined	Medium (3-5 years)
c. Transition City facilities and assets to more efficient and lower-emission energy sources where feasible. ✖	Public Works Department	Administration Department	Undetermined	Medium (3-5 years)
d. Continue to seek grant funding and technical assistance for projects that restore ecological functions, reduce flood risk, or enhance long-term resilience.	Administration Department	Public Works Department	Undetermined	Ongoing
e. Explore the use of local or alternative building materials to reduce building costs and improve resilience.	Public Works Department	Administration Department	Undetermined	Medium (3-5 years)

Strategy 2. Reduce risk from natural hazards through proactive siting and planning.

Action	Lead	Support	Estimated Costs	Target Timeframe
a. Relocate municipal buildings out of tsunami inundation zones where feasible and continue to consider hazard-prone or unsuitable areas in future development projects. ✖	Public Works Department	Community Development Department, Administration Department	\$11.4 M for Public Works facility (FY26 CIP)	Ongoing

Action	Lead	Support	Estimated Costs	Target Timeframe
b. Provide information and signage to educate residents and visitors about tsunami evacuation routes. ✖	Administration Department	Public Works Department	Undetermined	
c. Incorporate landslide risk analysis into City planning using tools such as LiDAR mapping and geotechnical field assessments, with an emphasis on bluff areas most vulnerable to development and climate impacts. ✖	Community Development Department	Public Works Department	Undetermined	Medium (3-5 years)
d. Implement the Homer Beach Policy and Management Plan, including enforcement of existing regulations, establishment of future regulations, and public education to ensure Homer's beaches are maintained, preserved, protected, and enjoyed. ♦	Community Development Department	Public Works Department, Planning Commission	Undetermined	Short (1-2 years)
e. Evaluate current bluff stability best practices in City infrastructure design standards, including guidance for street extensions, trails, utilities, and ROW projects near coastal or inland bluffs. Incorporate if needed.	Community Development Department	Public Works Department, Planning Commission	Undetermined	Short (1-2 years)

Strategy 3. Enhance natural drainage systems.

Action	Lead	Support	Estimated Costs	Target Timeframe
a. Update and adopt the City's Low-Impact Development Plan (also referred to as the Green Infrastructure – Stormwater Master Plan) to incorporate current data on erosion, water quality, and flooding. The updated plan should identify strategic opportunities for wetland preservation and enhancement as a form of natural stormwater management.	Community Development Department	Public Works Department, Planning Commission	Undetermined	Short (1-2 years)
b. Continue to incorporate green infrastructure approaches (e.g., rain gardens, vegetated buffers, permeable surfaces) into City-led projects and provide education or technical support for their use in private development.	Community Development Department	Public Works Department	Undetermined	Medium (3-5 years)
c. Continue to integrate wetlands, riparian areas, and other natural drainage features into the City's capital planning, permitting review, and long-term infrastructure decisions.	Community Development Department	Public Works Department, Planning Commission	Undetermined	Short (1-2 years)
d. Explore incentives, recognition programs, or voluntary guidelines that encourage sustainable development practices on private land.	Community Development Department	Planning Commission	Undetermined	Medium (3-5 years)

Funding Opportunities to Support Implementation (alphabetically by name)

Below are potential funding opportunities to support implementation of the priorities in the comprehensive plan. The funding opportunities are referenced by letter in the “Potential Resources” columns in the action plan tables above. This list is intended to offer broad guidance for implementation. Details for each funding opportunity are likely to change over time, and some funding opportunities may not be renewed.

Each funding opportunity is summarized using the categories below:

- **Name:** The name of the funding opportunity, with a hyperlink to more information. Each funding opportunity was given a unique letter to use for reference in the action plan tables above.
- **Funder:** The agency or organization who funds the opportunity
- **Relevant Chapters:** The chapter(s) that are most relevant to the funding opportunity; when a chapter name is listed here, the funding opportunity is connected to one or more actions in the tables above.
- **Award Information:** Details regarding funding availability, minimum and maximum award amounts, estimated number of awards made annually, and other helpful insights. These numbers are subject to change and are based on most recent information; not all opportunities will have this level of detail.
- **Eligibility:** A description of who is eligible to apply for the grant (note: other entities not listed may also be eligible, check opportunity for further eligibility questions).
- **Description:** A summary of the purpose of the opportunity, including what types of projects/activities are eligible.
- **Due Date/Frequency:** The deadline for the funding opportunity and the typical frequency to apply based on past grant cycles.

A. Alaska Sea Grant Biennial Research Call

Relevant Chapters: Land Use and Environment, Economic Development, Sustainability and Resilience

Funder: NOAA and State of Alaska

Award Information: Total Funding \$750K. Average budgets ~\$100K for two years. Est. # of awards: 10-15

Description: We seek creative and innovative research proposals in the natural, social, and education sciences that address one or more of the following focus areas: 1) Healthy Coastal Ecosystems, 2) Sustainable Fisheries and Aquaculture, 3) Resilient Communities and Economies, 4) Environmental Literacy and Workforce Development.

Due Date/Frequency: Anticipate next RFP will be released December 2026 / Occurs every two years

B. Alaska State Capital Project Submission and Information System (CAPSIS)

Funder: Alaska State Legislature; Must contact Alaska State Representatives to begin the process.

Relevant Chapters: Land Use and Environment, Public Facilities & Services, Housing, Economic Development, Transportation, Sustainability and Resilience

Award Information: Amounts range. Recent trail and recreation projects have received between \$1 and \$6 million.

Eligibility: State, locality, or Congressional district

Description: The Alaska State Capital Project Submission and Information System (CAPSIS) is the system that allows organizations to submit funding requests for capital projects to their legislators for consideration and approval.

Due Date/Frequency: Annual; Contact Homer State Representatives in the Fall to begin process.

C. Coastal Program FY25

Relevant Chapters: Land Use and Environment, Sustainability and Resilience

Funder: U.S. Dept. of the Interior (DOI), Fish and Wildlife Service (FWS)

Eligibility: City governments, Native American tribal governments & organizations, nonprofits

Award Information: Total Funding: \$6M; Award Ceiling: \$500K.

Description: The U.S. Fish and Wildlife Service (Service) Coastal Program is a community-based program that helps coastal areas with technical and financial support to address complex conservation challenges of priority coastal ecosystems. This support is mainly provided through cooperative agreements with conservation partners and landowners, including state and Tribal agencies. The goal is to restore and protect fish and wildlife habitats on both public and private lands. Coastal Program staff work with partners, stakeholders, and other Service programs in important areas for conservation. They set goals and priorities for habitat conservation in these focus areas. The program has specific lists of priority species and focus areas for each U.S. Fish and Wildlife Service region. Applicants seeking technical or financial assistance from the Coastal Program are required to contact a local Program office BEFORE developing or submitting an application. You can find this information in the current strategic plan at this link or by contacting your local Coastal Program office at this link. Projects are developed collaboratively by partners and Service field staff. All Coastal Program projects must align with the missions of the U.S. Department of the Interior, the U.S. Fish and Wildlife Service, and the Coastal Program. They are also based on sound biological principles and the best available science.

Due Date/Frequency: Sep 30, 2025

D. Commercial Fishing Occupational Safety Training Project Grants

Funder: U.S. Department of Health & Human Services, Centers for Disease Control and Prevention - ERA

Relevant Chapters: Economic Development

Award Information: Max: \$975,000; Min: \$250,000; Estimated Total Program Funding: \$3M; Expected # of Awards: 20.

Eligibility: Native American tribal organization or government, City governments, Small businesses, Nonprofits

Description: The goal of the training grant program is to enhance the quality and availability of safety training for United States commercial fishermen. Availability includes the frequency, geographic considerations, channels or partners of dissemination, culturally and/or educational appropriate training material, and other characteristics of a successful training program. As a result, the Coast Guard and NIOSH invite applications to support the development and implementation of training and education programs that: develop and deliver training which addresses the needs of commercial fishermen in the United States, provide qualified marine safety instructors, or otherwise accepted by the National Maritime Center instructors and faculty to conduct the training,

evaluate the effectiveness and impact of the training program on reducing injuries among fishermen, and coordinate with existing training programs and partnerships with industry fishermen.

Due Date/Frequency: Jan 31, 2028

E. Community Facilities Direct Loan and Grant Program, Alaska

Relevant Chapters: Economic Development, Sustainability and Resilience

Funder: U.S. Dept. of Agriculture (USDA), Rural Development (RD)

Award Information: Grants can be approved up to 75% of project; typical award range is up to \$150K

Description: Funds can be used to purchase, construct, and/or improve essential community facilities, to purchase equipment, and to pay related project expenses. Examples of essential community facilities include: 1) Healthcare facilities such as hospitals, medical clinics, dental clinics, nursing homes, or assisted living facilities; 2) Public facilities such as town halls, courthouses, airport hangars, or street improvements; 3) Community support services such as child care centers, community centers, fairgrounds, or transitional housing; 4) Public safety services such as fire departments, police stations, prisons, police vehicles, fire trucks, public works vehicles, or equipment; 5) Educational services such as museums, libraries, or private schools; and 6) Utility services such as telemedicine or distance learning equipment

Due Date/Frequency: Open Year Round

F. Community Support for Marine Debris Removal

Relevant Chapters: Land Use and Environment, Sustainability and Resilience

Funder: NOAA and State of Alaska

Award Information: Total \$2M. Award Ceiling \$200K. # of awards: 10

Description: Projects may consist of onshore or boat-based activities to remove marine debris from coastal areas and waters, such as derelict fishing gear, beach litter, etc. Removal locations may include bays, marshes, and beaches as well as upstream sources such as coastal adjacent streams, rivers, ponds, and shorelines.

Due Date/Frequency: Anticipated release December 2025.

G. Congressionally Directed Spending (CDS)

Funder: United States Senate Committee on Appropriations; Need to contact senators for consideration (Sen. Murkowski / Sen. Sullivan)

Relevant Chapters: Land Use and Environment, Public Facilities & Services, Housing, Economic Development, Transportation, Sustainability and Resilience

Award Information: \$200,000 to \$14.4 million for selected infrastructure and community development projects. Average award amount for selected community development projects is \$2 million.

Eligibility: State, locality, or Congressional district

Description: This process allows Alaskans to identify and receive federal assistance for needs in the state. The CDS has funded a range of infrastructure, energy, and community development projects. In 2023 the CDS through Murkowski’s office secured funding for approximately 24 projects with an average award of \$2 million ranging from \$200,000 to \$5.6 million.

Due Date/Frequency: Annual; FY26 requests were open from January 6, 2025, to March 31, 2025. Monitor in January 2026 for FY27 requests.

H. Emergency Management Performance Grants (EMPG)

Relevant Chapters: Sustainability and Resilience

Funder: State of Alaska Division of Homeland Security and Emergency Management (DHS&EM)

Award Information: 2024 EMPG Program funds will only be used to support emergency management staff salaries for activities outlined in your application work plan. Requires 50% match.

Description: The 2024 EMPG continues FEMA’s and the Alaska DHS&EM’s efforts to sustain and enhance all-hazards emergency management capabilities. Emergency management must coordinate for natural and man-made hazards, as well as technological events, that threaten the security of the homeland and the safety and well-being of citizens.

Due Date/Frequency: Annual and typically published between Apr. and July

I. Emergency Supplemental Historic Preservation Fund (ESHPF)

Relevant Chapters: Land Use and Environment, Public Facilities & Services, Economic Development, Sustainability and Resilience

Agency: National Park Service

Deadline: July 15, 2025

Award Information: Min: \$75,000; Max: \$15M; Est Total Program Funding: \$48M; Expected # of Awards: n/a.

Description: The National Park Service Emergency Supplemental Historic Preservation Fund (ESHPF) program supports recovery, and related expenses, for historic and cultural resources in areas impacted by natural disasters occurring in calendar years 2023 and/or 2024 that have received a major disaster declaration pursuant to the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act). Resources must be listed in or determined eligible by the applicable State Historic Preservation Office (SHPO) or Tribal Historic Preservation Office (THPO) for listing in the National Register of Historic Places, equivalent Tribal register, or designated a National Historic Landmark, either individually or as contributing to a district. Unlisted resources must be listed in the National Register or equivalent Tribal register by the conclusion of the grant. Eligible resources must have incurred damage by a natural disaster with a major disaster declaration in calendar years 2023 and/or 2024.

J. Environmental Regulatory Enhancement

Relevant Chapters: Land Use and Environment, Sustainability and Resilience

Funder: U.S. Dept. of Health and Human Services (HHS), Administration for Native Americans (ANA)

Award Information: Total Funding \$2M; Award Floor \$100K; Award Ceiling \$900K; # of Awards: 4

Description: The ERE program enhances the ability of tribal governments to provide effective stewardship over the lands, water, and air that encompass their communities, following tribal cultural preservation and natural resource management priorities to achieve environmentally healthy and sustainable communities.

Due Date/Frequency: Anticipated release January 2026 / Annual

K. First Nations Grant Programs

Relevant Chapters: Land Use and Environment, Sustainability and Resilience

Funder: First Nations Development Institute

Eligibility: Federal- and State-Recognized Tribal Governments, Native-controlled nonprofits, Native 7871 Organizations, Fiscally-sponsored Native community organizations.

Award Information: Depends on the program; recent program awards have ranged from \$1,000 (Native Agriculture & Food Systems Investments Scholarship) to \$50,000 (Advancing Tribal Conservation Easements Grant)

Description: Grants opportunities are available throughout the year to support tribal projects in the following program areas: Native Foods & Health, Native Youth, and Community Asset-Building.

Due Date/Frequency: Varies, grants tend to be one-time opportunities in specific subject areas. One recent grant opportunity included “Advancing Tribal Conservation Easements Grants”

L. Homes Production Grant Program

Relevant Chapters: Housing

Funder: U.S. Dept. of Housing and Urban Development (HUD)

Award Information: Total Funding \$40M; Award Floor \$1M; Award Ceiling: \$2M; Est. # of Awards 20; Cost sharing/matching required

Description: The Healthy Homes Production Program (HHP), part of HUD’s broader Healthy Homes Initiative since 1999, aims to tackle multiple childhood diseases and injuries by addressing housing-related hazards comprehensively. Unlike programs targeting single hazards, HHP integrates efforts to control various environmental health and safety risks in housing units. Cost sharing/matching required. Key objectives include protecting vulnerable residents, such as children and elderly, from these hazards in low-income housing, promoting cost-effective healthy home practices, and building local capacity for sustainable hazard prevention. The program emphasizes collaboration between health and housing sectors, supports economic opportunities for low-income individuals, and ensures environmental justice and compliance with disability regulations. It aims to enhance housing quality while safeguarding public health through integrated, community-focused initiatives.

Due Date/Frequency: Last due Sept. 3, 2024 / Annual

M. Humanities in Place Grant Program

Funder: Mellon Foundation

Relevant Chapters: Economic Development, Public Facilities & Services

Award Information: Typical award range is \$250,000 - \$1 million.

Eligibility: Most grants are made to non-profit 501(c)(3) organizations. Proposals are accepted [by invitation](#).

Description: Humanities in Place supports a fuller, more complex telling of American histories and lived experiences by deepening the range of how and where our stories are told and by bringing a wider variety of voices into the public dialogue. Working with media, heritage and public spaces, history museums and other institutions, and conveners of shared experiences—including the digital or ephemeral—we strive to expand the public expression of the histories that have made us and the values we hold. Our program works across and within diverse communities, encouraging bold, innovative rethinking of past practice, as well as visionary new approaches for how to collectively understand, uplift, and celebrate more complete stories about who we are. Through the program’s strategy of “Promote Greater Engagement and Understanding”, these grants support projects and programs with a place-based focus that promote greater access, interaction, and exchange of stories and experiences toward a fuller appreciation and understanding of a wider variety of our histories, narratives, and expression. This grant supports exhibitions and interpretive materials and supports public places and institutions.

Deadline: Rolling

N. Museums for America

Funder: Institute of Museum and Library Services (IMLS)

Relevant Chapters: Public Facilities & Services, Economic Development

Award Information: Total Program Funding \$21.7 million, Award Floor \$5,000, Award Ceiling \$250,000 with an average of \$180,825 per award . Est. # of Awards: 120

Eligibility: State, local, or tribal government or be a private, nonprofit organization, must qualify as a museum.

Description: This program supports museums of all sizes and disciplines in strategic, project-based efforts to serve the public through exhibitions, educational/interpretive programs, digital learning resources, professional development, community debate and dialogue, audience-focused studies, and/or collections management, curation, care, and conservation. This is a 1:1 cost-share funding opportunity.

Deadline: Forecasted for release with a November 14, 2025 deadline.

O. Port Infrastructure Development Program (PIDP)

Funder: U.S. Department of Transportation, Maritime Administration

Relevant Chapters: Economic Development, Public Facilities & Services

Award Information: Max: \$125M; Min: \$1M; Estimated Total Program Funding: \$500M; Expected # of Awards: 40.

Eligibility: Native American tribal government, City governments, County governments

Description: Eligible projects for FY 2025 PIDP grants shall be located either within the boundary of a port, or outside the boundary of a port and directly related to port operations or to an intermodal connection to a port. Grants may be made for capital projects that will be used to improve the safety, efficiency, or reliability of: (1) the loading and unloading of goods; (2) the movements of goods into, out of, around, or within a port, such as for highway or rail infrastructure, intermodal facilities, freight intelligent transportation systems, and digital infrastructure systems; (3) operational improvements; (4) environmental improvements, including projects to improve port resilience; and (5) port and port-related infrastructure that supports seafood and seafood-related businesses, including the loading and unloading of commercially harvested fish and fish products, seafood processing, cold storage, and other related infrastructure.

Due Date/Frequency: Oct 10, 2025

P. Public Humanities Projects

Funder: National Endowment for the Humanities (NEH)

Relevant Chapters: Public Facilities & Services, Economic Development

Deadline: forecasted for August 13, 2025. Anticipated release date May 15, 2025

Award Information: Total Program Funding \$5.5 million (both deadlines combined), Award Ceiling \$400,000 (\$550,000 with staff position added). Est. # of Awards: 13

Eligibility: a nonprofit organization, an accredited institution of higher education (public or nonprofit), state or local government or one of their agencies, a federally recognized Native American Tribal government.

Description: This program supports projects in three categories: Exhibitions (permanent, temporary, or traveling); interpretive programs at Historic Places; and Humanities Discussions. Projects must engage humanities scholarship to analyze significant themes in disciplines such as history, literature, ethics, and art history. Awards support projects that are intended to reach broad and diverse public audiences in non-classroom settings in the United States. Projects should engage with ideas that are accessible to the general public and employ appealing interpretive formats. Public Humanities Projects supports projects in three categories (Exhibitions, Historic Places, and Humanities Discussions), and at two funding levels (Planning and Implementation).

Q. Public Works and Economic Adjustment Assistance Programs

Funder: Department of Commerce Economic Development Administration (EDA)

Relevant Chapters: Public Facilities & Services, Economic Development, Sustainability and Resilience

Award Information: Min: \$100,000; Max: \$30M; Expected # of Awards: 3,000.

Eligibility: District Organization; Indian Tribe or Consortium; State, County, City or political subdivision of a State; Institution of higher education; public or private non-profit organizations

Description: EDA intends to advance general economic development in accordance with EDA's investment priorities, but also to pursue projects that, where practicable, incorporate specific priorities related to equity, workforce development, and climate change resiliency so that investments can benefit everyone for decades to come. Each project funded must be consistent with at least one of EDA's Investment Priorities: Equity; Recovery & Resilience; Workforce Development; Manufacturing; Technology-Based Economic Development; Environmentally-Sustainable Development; and Exports & Foreign Direct Investment. Each project must be consistent with the region's current Comprehensive Economic Development Strategy (CEDS). Funds may be awarded through EDA's primarily construction-oriented Public Works program or through the Economic Adjustment Assistance (EAA) program, which provides investments to support a wide range of construction and non-construction activities. Applicants do not need to specify the program (Public Works or EAA) for which they are applying. EDA will consider the application under the most appropriate pool of funding.

Due Date/Frequency: There are no application submission deadlines. Applications will be accepted on an ongoing basis until the publication of a new PWEAA NOFO, cancellation of this PWEAA NOFO, or all available funds have been expended. EDA intends to review applications expeditiously upon receipt of the complete application.

R. Rasmuson Foundation

Relevant Chapters: Public Facilities & Services, Economic Development

Deadline: Rolling

Award Information: Example project range, not a prediction of future amounts \$35,000 - \$1.5 million

Eligibility: Eligible organizations will either be an established 501(c)(3), or a local or Tribal government.

Description: Rasmuson Foundation offers a variety of grant programs to respond to community priorities, ranging from capital needs to programmatic or strategic projects. By not having restrictions on sectors or focus areas for our grantmaking, they look to their partners to identify what is most important to their communities. **Community Support Grants:** The Foundation anticipates awarding approximately 10 to 20 mid-sized grants annually, ranging from \$35,000 - \$250,000. **Legacy Grants:** The Foundation anticipates awarding approximately 10 to 15 grants over \$250,000 annually. Legacy grants are most applicable to the Homer Strategic Priorities. Recent examples of awards at this level include a new childcare facility, a small business development program, a new hub for business and community connection, and the creation of a quota bank to promote rural and indigenous access to fisheries.

S. Recreational Trails Program Grant

Relevant Chapters: Land Use and Environment

Funder: Alaska Dept. of Natural Resources Division of Parks and Outdoor Recreation

Award Information: Award Floor: \$0. Award Ceiling: \$300,000 for Motorized/Motorized diversified projects and \$200,000 for Non-motorized/Non-motorized diversified projects.

Description: DPOR offers this competitive, reimbursable, matching trail grant for maintaining public recreational trails and related facilities, and for safety and educational projects.

Due Date/Frequency: September 30, 2025 / Annual

T. Rural Business Development Grants in Alaska

Relevant Chapters: Economic Development

Funder: U.S. Dept. of Agriculture (USDA)

Award Information: No maximum grant amount; however, smaller requests are given higher priority. Eligible businesses must have fewer than 50 employees and less than \$1M in gross annual revenues.

Description: Program funding supports communities, Tribes, and organizations in rural areas with projects and costs that benefit small and emerging businesses. Support targeted technical assistance, training, and other activities that promote developing and expanding small and emerging private businesses in rural areas.

Due Date/Frequency: Last due April 7, 2025 / Annual and typically published in Jan.

U. Rural Community Development Initiative (RCDI)

Relevant Chapters: Housing, Economic Development

Funder: U.S. Dept. of Agriculture (USDA), Rural Development (RD)

Award Information: Total Funding \$5M; Award Floor \$50K; Award Ceiling \$500K. # of Awards: 25; Requires matching fund equal to amount of grant; In-kind contributions cannot be used as matching funds

Description: RCDI grants are awarded to help non-profit housing and community development organizations, low-income rural communities and federally recognized tribes support housing, community facilities and community and economic development projects in rural areas. RCDI grants may be used for, but are not limited to 1) training sub-grantees to conduct home-ownership education or minority business entrepreneur education or 2) providing technical assistance to sub-grantees on strategic plan development; accessing alternative funding sources; board training; developing successful child care facilities; creating training tools, such as videos, workbooks, and reference guides; and effective fundraising techniques.

Due Date/Frequency: Last due July 10, 2024 /Annual

V. Save America's Treasures

Funder: National Endowment for the Humanities (NEH)

Relevant Chapters: Public Facilities & Services, Economic Development

Deadline: December 10, 2025

Award Information: Total Program Funding \$26.5 million in FY24, Award Ceiling \$750,000 (FY24).

Eligibility: a nonprofit organization, an accredited institution of higher education (public or nonprofit), school districts, state or local government or one of their agencies, a federally recognized Native American Tribal government.

Description: This program provides preservation and/or conservation assistance to nationally significant historic properties and collections. Grants are awarded through a competitive process and require a dollar-for-dollar, non-Federal match, which can be cash or documented in-kind. The grant program is administered by the National Park Service (NPS) in partnership with the National Endowment for the Arts (NEA), the National Endowment for the Humanities (NEH), and the Institute of Museum and Library Services (IMLS).

W. Social and Economic Development Strategies for Alaska

Relevant Chapters: Economic Development

Funder: U.S. Dept. of Health and Human Services (HHS), Administration for Native Americans (ANA)

Award Information: Total Funding \$2M; Award Floor \$100K; Award Ceiling \$900K; # of Awards: 3

Description: This program provides targeted support for community-based, Village-specific projects to improve and strengthen the administrative and management capacity of Alaska Native Village governments and governments that are central to social and economic self-sufficiency in Alaska. This announcement promotes economic and social self-sufficiency for Alaska Natives and is intended to respond to the unique governmental structures in Alaska at the Alaska Native Village level.

Due Date/Frequency: Forecasted July 14, 2025 / Annual

X. Thriving Communities Grantmaking Program: Non-compete grants

Funder: Environmental Protection Agency / Philanthropy Northwest (administrator)

Relevant Chapters: Land Use and Environment, Sustainability and Resilience

Award Information: \$75,000 non-compete grant option

Eligibility: Eligible applicants include those serving areas with populations of 50,000 or fewer people.

Description: Over three years, Philanthropy Northwest will be distributing over \$40 million in grants to communities and tribal nations who have been negatively impacted by environmental changes in Alaska, Idaho, Oregon and Washington.

Due Date/Frequency: Friday, August 1 at 6 pm AKDT/7 pm PDT/8 pm MDT. Complete non-compete grant request [here](#).

Y. United States Marine Highway Program (USMHP)

Funder: U.S. Department of Transportation, Maritime Administration

Relevant Chapters: Public Facilities & Services, Economic Development, Transportation

Award Information: Max: \$14,042,621; Expected Number of Awards: 25. Includes a 20% minimum match requirement.

Eligibility: Native American tribal organization or government, City governments, Small businesses, Nonprofits

Description: The United States Marine Highway Program (USMHP) statute authorizes the U.S. Department of Transportation (“Department” or “DOT”) to make grants to implement Projects or components of Projects that 1) provide a coordinated and capable alternative to landside transportation; mitigate or relieve landside congestion; promote Marine Highway Transportation; or use vessels documented under 46 U.S.C. chapter 121; and 2) develop, expand, or promote Marine Highway Transportation or shipper use of Marine Highway Transportation

Due Date/Frequency: July 15, 2025

Z. Water & Waste Disposal Loan & Grant Program in Alaska

Funder: USDA Rural Development

Relevant Chapters: Land Use and Environment, Public Facilities & Services

Award Information: Current interest rates effective 4/1/25: Poverty: 2.500%; Intermediate: 3.375%; Market: 4.250%.

Eligibility: Most state and local governmental entities, private nonprofits, federally-recognized tribes.

Description: This program provides funding, in the form of long-term low-interest loans, and grants (if funds are available) for clean and reliable drinking water systems, sanitary sewage disposal, sanitary solid waste disposal, and storm water drainage to households and businesses in eligible rural areas. Areas that may be served include: rural areas and towns with populations of 10,000 or less; Tribal lands in rural areas; and colonias. Funds may be used for drinking water sourcing, treatment, storage and distribution; sewer collection, transmission, treatment and disposal; solid waste collection, disposal and closure; and storm water collection, transmission and disposal.

Due Date/Frequency: Applications accepted on ongoing basis.

2045 Homer Comprehensive Plan Update: Public Review Draft Comment Tracker with Responses, March-April 2025

This tracker summarizes all public comments received during the Public Review Draft comment period and during the February 11th Open House for the 2045 Homer Comprehensive Plan Update, along with corresponding responses. In reviewing comments, the project team considered all public input to date, including prior engagement activities, survey results, public meeting feedback, and planning data. Revisions were incorporated where appropriate, and additional explanation is provided where requested changes were not adopted. In some cases, individual comments were divided into multiple entries to clarify the location, topic, or plan component addressed.

2045 Homer Comprehensive Plan Update: Public Review Draft Comment Tracker with Responses, March-April 2025									
	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
1	All Plan		Emphasis on financial realism: plan strategies must reflect what the City can afford and deliver. Prioritize 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. provide guidance on sequencing, such as which policies or projects are short-term versus long-term, and which require further study or collaboration before advancing.	Is incorporated.	3/19			March 19 Planning Commission Meeting	Other
2	All Plan	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.	Is incorporated.	3/19			March 19 Planning Commission Meeting	Other
3	All Plan		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 .	Is incorporated.	3/4	Carly			Web Comment
4	All Plan		Top priorities: could the word “encourage” be changed to “promote” or “increase” or another more action or measurable verb?	Is incorporated.	3/13	Carol	Swartz		Email
5	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.	Does not include a recommended revision.	3/13	Carol	Swartz		Email
6	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).	Does not include a recommended revision.	3/14	Charlie	Barnwell		

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
7	All Plan		<p>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.</p> <p>I followed these guidelines in my review of the Plan:</p> <ul style="list-style-type: none">· 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.	Does not include a recommended revision.	3/14	Charlie	Barnwell		
8	All Plan		<p>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.</p>	Is incorporated.	3/14	Charlie	Barnwell		
9	All Plan		<p>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</p>	Is incorporated.	3/14	Charlie	Barnwell		
10	All Plan		<p>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.</p>	Is partially incorporated. See Land Use and Environment Appendix.	3/14	Charlie	Barnwell		
11	All Plan		<p>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.</p>	Is incorporated.	3/12	Chrissy	Zubeck		Email
12	All Plan		<p>What does "Sustainability, Resilience & Climate Change" 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?</p>	Is incorporated.	3/12	Chrissy	Zubeck		Email

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
13	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.	Does not include a recommended revision.	3/12	Chrissy	Zubeck		Email
14	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.	Does not include a recommended revision.	3/12	Chrissy	Zubeck		Email
15	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!	Does not include a recommended revision.	3/14	David	Eckert		Web Comment
16	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.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/14	Devony	Lehner		Email
17	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.	Does not include a recommended revision.	3/17	Devony	Lehner		Email
18	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/	Does not include a recommended revision.	3/17	Devony	Lehner		Email
19	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.	Does not include a recommended revision.	3/14	Devony	Lehner		Email

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
20	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.	Is incorporated.	3/14	Donna	Aderhold	City of Homer	Email
21	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.	Does not include a recommended revision.	3/14	Donna	Aderhold	City of Homer	Email
22	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.	Is incorporated.	3/11	Ed	Berg		Other
23	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.	Does not include a recommended revision.	3/11	Ed	Berg		Other
24	All Plan		I think the plan is excellent and I have no significant changes to suggest.	Does not include a recommended revision.	2/21	George	Matz		Web Comment
25	All Plan		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.	Is partially incorporated. Additional context has been added to 'the Greater Homer Area' in the Introduction Chapter; no changes to map.	2/21	George	Matz		Web Comment
26	All Plan		Thank you for the opportunity to comment. Please feel free to call or email me if you need additional information.	Does not include a recommended revision.	3/14	Helen	Armstrong		Other
27	All Plan		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.	Does not include a recommended revision.	3/14	Helen	Armstrong		Other
28	All Plan	15	What I like: The Final Plan will include a more detailed Action Plan. Pg 15.	Does not include a recommended revision.	2/19	Janette	Keiser		Other
29	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:	Does not include a recommended revision.	3/11	Janette	Keiser		Other

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
30	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>	Is incorporated.	2/8	Jason	Davis	City of Homer	Email
31	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.	Does not include a recommended revision.		John	Whittier		Comment Form
32	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?	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.		Joscie	Norris		Comment Form
33	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.	Is incorporated.		Joscie	Norris		Comment Form
34	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, Resilience & Climate Change page -mid way down-Throughout the 2035 Comprehensive Plan Update process	Is incorporated.	2/27	Karin	Marks	City of Homer	Email
35	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.	Does not include a recommended revision.	3/14	Laurie	Daniel		Email
36	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.	Does not include a recommended revision.	3/14	Laurie	Daniel		Email
37	All Plan		Further, through working partnerships, these solutions should encompass the neighboring communities around Kachemak Bay.	Is incorporated.	3/14	Laurie	Daniel		Email
38	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.	Does not include a recommended revision.	3/14	Laurie	Daniel		Email
39	All Plan		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.	Does not include a recommended revision.	2/8	Marianne	Schlegelmilch		Web Comment

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
40	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.	Does not include a recommended revision.	2/8	Marianne	Schlegelmilch		Web Comment
41	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.	Does not include a recommended revision.	2/8	Marianne	Schlegelmilch		Web Comment
42	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.	Does not include a recommended revision.		Mike	Jones		Other
43	All Plan		I'm concerned about using the term "aspirational" because that term isn't actually used 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".	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/13	Mike	Jones		Email
44	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.	Is incorporated.	3/13	Mike	Jones		Email
45	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.	Is incorporated.	3/13	Mike	Jones		Email

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
46	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”.	Is incorporated.	3/13	Mike	Jones		Email
47	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.	Is incorporated.		Mike	Jones		Other
48	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.	Is incorporated.		Mike	Jones		Other
49	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.	Is incorporated.		Mike	Jones		Other
50	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.	Is incorporated.		Mike	Jones		Other

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
51	All Plan		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.	Is incorporated.		Mike	Jones		Other
52	All Plan	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.	Is incorporated.		Mike	Jones		Other
53	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.	Is incorporated.		Mike	Jones		Other
54	All Plan		Define: 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: 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. 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.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? 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.	Is incorporated.		Mike	Jones		Other

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
55	All Plan		<p>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. 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>	Is incorporated.		Mike	Jones		Other
56	All Plan		<p>Define: c.Sustainability, Resilience & Climate Change: Who can't be supportive of Sustainability, Resilience & Climate Change? However, its abundant use in the Plan is misleading and manipulative. Sustainable or Sustainability, Resilience & Climate Change 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: Sustainability, Resilience & Climate Change: 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. 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>	Is incorporated.		Mike	Jones		Other

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
57	All Plan		<p>(Define Sustainability, Resilience & Climate Change)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, Resilience & Climate Change, 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, 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, Resilience & Climate Change with Economic Vitality.</p>	Is incorporated.		Mike	Jones		Other
58	All Plan		<p>(Define Sustainability, Resilience & Climate Change)iv.Most importantly, Economic Vitality, appears only two more times in the draft plan aside from the definition of Sustainability, Resilience & Climate Change, 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, 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, Resilience & Climate Change with Economic Vitality.</p> <p>In fact, economics is consistently separated from Sustainability, Resilience & Climate Change 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 & Climate Change, resilience and climate change, and quality of life, and more.</p> <p>As shown here, Sustainability, Resilience & Climate Change is consistently used in the context of “Sustainability, Resilience & Climate Change, resilience, and climate change”. In fact, at least 80 of the 95 times Sustainability, Resilience & Climate Change 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, Resilience & Climate Change—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>	Is incorporated.		Mike	Jones		Other

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
59	All Plan		<p>(Define Sustainability, Resilience & Climate Change)</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, Resilience & Climate Change (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, Resilience & Climate Change 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>	Is incorporated.		Mike	Jones		Other
60	All Plan		<p>Define:</p> <p>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.</p> <p>RECOMMENDATION: eliminate any mention of social equity (or substitution of similar concepts) from the Draft Comprehensive Plan and any newly created supporting documents.</p>	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.		Mike	Jones		Other

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
61	All Plan		<p>d.Climate 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.</p> <p>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.</p> <p>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)</p>	Is partially incorporated. Many instances removed, but the Plan still references climate change as a reason to promote sustainable, resilient approach to land use and infrastructure planning.		Mike	Jones		Other
62	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>	Does not include a recommended revision.		Mike	Jones		Other
63	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>	Does not include a recommended revision.		Mike	Jones		Other

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
64	All Plan	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.	Is incorporated.	3/11	Mike	Jones		Web Comment
65	All Plan	65	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.	Is incorporated.	3/11	Mike	Jones		Web Comment
66	All Plan		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.	Does not include a recommended revision.		Mike	Jones		Other
67	All Plan		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.	Does not include a recommended revision.		Mike	Jones		Other
68	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.	Does not include a recommended revision.	3/13	Mike	Jones		Email

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
69	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.		Nancy	Hillstrand		Other
70	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.	Is incorporated.	3/13	Rachel	Lord	Mayor, City of Homer	Other
71	All Plan		Consider adding a glossary for the whole plan.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
72	All Plan		•Duplicate actions throughout – list one action once instead of listing multiple times in different chapters.	Is incorporated.	3/13	Rachel	Lord	Mayor, City of Homer	
73	All Plan		Remove repetitions.	Is incorporated.	3/13	Rachel	Lord	Mayor, City of Homer	Other
74	All Plan		Ensure all figures - diagrams, maps, photos tables - are properly labeled with 'figure' and are numbered in consecutive order	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
75	All Plan		•Difficult to understand how goals map to different strategies.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/13	Rachel	Lord	Mayor, City of Homer	
76	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	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
77	All Plan		Is "Greater Homer Area" defined anywhere?	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
78	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.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
79	All Plan		Should all items have an action icon?	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other

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80	All Plan		Put a legend at the beginning of each chapter whenever these symbols are used.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
81	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?	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12	Rachel	Lord	City of Homer	Other
82	All Plan		Clearly identify who the lead on an action will be.	Is incorporated.	3/13	Rachel	Lord	Mayor, City of Homer	Other
83	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...”	Is incorporated.	3/13	Rachel	Lord	Mayor, City of Homer	Other
84	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.	Does not include a recommended revision.	3/13	Rachel	Lord	Mayor, City of Homer	Other
85	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?	Does not include a recommended revision.	3/13	Rachel	Lord	Mayor, City of Homer	Other
86	All Plan		•Actions and strategies are vague in some cases and very specific in others.	Is incorporated.	3/13	Rachel	Lord	Mayor, City of Homer	
87	All Plan		Each section feels like it was written by a different person.	Is incorporated.	3/13	Rachel	Lord	Mayor, City of Homer	
88	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.	Does not include a recommended revision.	3/16	Renee	Eidem		Email

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89	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.	Does not include a recommended revision.	3/16	Renee	Eidem		Email
90	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	Is partially incorporated. Additional context has been added to 'the Greater Homer Area' in the Introduction Chapter; no changes to map.	2/17	Rick	Foster		Email
91	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.	Is partially incorporated. Additional context has been added to 'the Greater Homer Area' in the Introduction Chapter; no changes to map.	2/11	Rick	Foster		Web Comment
92	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.	Does not include a recommended revision.	3/11	Rika	Mouw		Web Comment


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93	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.	Is incorporated.	3/26	Ryan	Foster	City of Homer, Planning	Email
94	All Plan		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.	Does not include a recommended revision.	3/13	Sara	Faulkner		Other
95	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.	Does not include a recommended revision.	3/12	Theodore	Noomah	City of Homer	Email
96	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.	Does not include a recommended revision.	3/12	Tracy	Nordstrom		Web Comment
97	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.	Is incorporated.	3/11			EDC Meeting	Meeting
98	All Plan		More clearly identify key leads and wants vs non-core roles and responsibilities.	Is incorporated.	3/11			EDC Meeting	Meeting
99	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.	Is incorporated.				Public Works Meeting	Meeting
100	All Plan		There are competing dollars for projects in the City.	Is incorporated.				Public Works Meeting	Meeting
101	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.	Is incorporated.					Comment Form
102	All Plan		What is social equity is that govt role, resilience – what do we mean (climate change), Sustainability, Resilience & Climate Change (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.	Is incorporated.	3/11			EDC Meeting	Meeting
103	All Plan		•Liked infill box (purple box) and graphics.	Does not include a recommended revision.	3/11			EDC Meeting	Meeting

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
104	All Plan		Would prefer more detail on: why how who what where, steps to implement is it a priority	Is incorporated.	3/11			EDC Meeting	Meeting
105	All Plan		Perhaps there is too much focus on land use.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.				Public Works Meeting	Meeting
106	All Plan		Need more engagement with things readers don't understand – graphics etc. balance quotes w more descriptor boxes.	Is incorporated.	3/11			EDC Meeting	Meeting
107	All Plan		•Lots of text, hard to get through.	Is incorporated.	3/11			EDC Meeting	Meeting
108	All Plan		Concerns: a lot of ambiguous language, support, explore, enhance.	Partially incorporated. The updated draft has removed much of the ambiguity found in earlier versions and includes more specific strategies, actions, and implementation steps and some general language—such as “support,” “explore,” or “enhance”—is typical and necessary to allow for flexibility as conditions change.	3/11			EDC Meeting	Meeting
109	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:	Does not include a recommended revision.	3/11			Homer Soil and Water Conservation District	
110	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.	Is incorporated.	3/11			EDC Meeting	Meeting
111	All Plan		•Good input into plan, could place some of the info into the appendix, intangible type stuff, or partner type activities.	Is incorporated.	3/11			EDC Meeting	Meeting
112	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.	Does not include a recommended revision.	3/11			EDC Meeting	Meeting
113	All Plan		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>	Is incorporated.	3/11			EDC Meeting	Meeting
114	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.	Does not include a recommended revision.				Public Works Meeting	Meeting

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115	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	Does not include a recommended revision.				Public Works Meeting	Meeting
116	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.	Does not include a recommended revision.	3/12			Public Works Meeting	Meeting
117	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).	Is incorporated.	3/11			EDC Meeting	Meeting
118	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.				Public Works Meeting	Meeting
119	Executive Summary	6	n the pie chart when you referred to “education”, can you please ensure that includes “higher, lifelong and career education”.	Revision not incorporated; these categories come from the Bureau of Labor Statistics.	3/14	Charlie	Barnwell		
120	Executive Summary	7 Known for... add “educational and training” to “artistic expression” pie slice.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/14	Charlie	Barnwell		
121	Executive Summary	3	add “needs of college students”	Does not include a recommended revision.	3/14	Charlie	Barnwell		
122	Executive Summary		Homer by the Numbers, P.5, and P.6. A nice summary, good graphics.Same for the graphic on p.6.	Does not include a recommended revision.	2/20	Daniel	Kort	City of Homer	Email
123	Executive Summary	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.	Does not include a recommended revision.	2/20	Daniel	Kort	City of Homer	Email
124	Executive Summary	12	Executive summary page 12 goal A, says "Update the COH future land use map zoning code...\\" Should this read "update the zoning map?"	Is incorporated.	2/20	Daniel	Kort	City of Homer	Email
125	Executive Summary		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.	Is incorporated.		Julie	Engebretson	City of Homer	Other
126	Executive Summary	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.	Does not include a recommended revision.	2/27	Amy	Woodruff	City of Homer, Port and Harbor Advisory Commission	Meeting

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
127	Executive Summary	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?	Is partially incorporated. A footnote was added noting that the project team compared survey responses from respondents living inside City limits with those outside City limits and found very minimal variation in perspectives.	3/13	Carol	Swartz		Email
128	Executive Summary	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.	Revision not incorporated. Additional analysis was conducted and is already available on the project website.	3/13	Carol	Swartz		Email
129	Executive Summary		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	Revision not incorporated; this is more detail than the rest of the history section of the background.	3/13	Carol	Swartz		Email
130	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/13	Carol	Swartz		Email
131	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies		Casey	Aderhold		Comment Form
132	Land Use and Environment		Homer is 25 square miles but only 15 square miles is land base. Limit of available development space.	Does not include a recommended revision.	2/19	Catie	Bursch		Web Comment
133	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.	Does not include a recommended revision.	3/14	Charlie	Barnwell		
134	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.	Does not include a recommended revision.	3/12	Chrissy	Zubeck		Email
135	Land Use and Environment		Does the draft FLUM reduce the amount of available industrial area?	Does not include a recommended revision.	2/20	Daniel	Kort	City of Homer	Email

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
136	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.	Is not incorporated. Transition Residential changed to Neighborhood Flex.	2/20	Daniel	Kort	City of Homer	Email
137	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	Is incorporated.	2/20	Daniel	Kort	City of Homer	Email
138	Land Use and Environment		If we are not serious about green infranstructure, we should remove it from the plan.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/17	Devony	Lehner		Email
139	Land Use and Environment		Define light, moderate, and severe growth using the previous work from Growth Scenarios	Is incorporated.	3/17	Devony	Lehner		Email
140	Land Use and Environment		One developer could not create affordable housing due to city requirements for road standards.	Does not include a recommended revision.	3/17	Devony	Lehner		Email
141	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>	Is incorporated.	3/17	Devony	Lehner		Email
142	Land Use and Environment		Remove suggestion to develop or encourage development of parks where neighborhoods see the 1/2 mile gap.	Is incorporated.	3/17	Devony	Lehner		Email
143	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.	Is partially incorporated. The plan recommends preserving existing green spaces in areas which may be unsuitable for development.	3/14	Donna	Aderhold	City of Homer	Email
144	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.	Is partially incorporated. The plan recommends preserving existing green spaces in areas which may be unsuitable for development.	3/14	Donna	Aderhold	City of Homer	Email
145	Land Use and Environment	24	3. add “college students”	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/19	Janette	Keiser		Other
146	Land Use and Environment	19	[Gaps in Outdoor Access] 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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/19	Janette	Keiser		Other

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147	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.	Is incorporated.		Joscie	Norris		Comment Form
148	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.		Joscie	Norris		Comment Form
149	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.	Is incorporated.		Joscie	Norris		Comment Form
150	Land Use and Environment		the strategies here should be consistent with strategies regarding wetlands and green infrastructure (see pages 12, 18, 31, 32).	Is incorporated.		Joscie	Norris		Comment Form
151	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.	Is incorporated.		Joscie	Norris		Comment Form
152	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.	Partially incorporated. Wetlands are not included on the Environmental Constraints map, per staff recommendation. Instead, soils data from the Natural Resources Conservation Services (USDA) is used to display hydric soils, which include peat, muck, and poorly drained silt loam.		Joscie	Norris		Comment Form
153	Land Use and Environment			Is incorporated.	2/25	Julie	Engebretsen		Web Comment
154	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.	Is incorporated.	2/25	Julie	Engebretsen		Web Comment

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155	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 needs and priorities in the land use designations."	Is incorporated.	2/27	Karin	Marks	City of Homer	Email
156	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.	Is incorporated.	2/8	Marianne	Schlegelmilch		Web Comment
157	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.		Nancy	Hillstrand		Other
158	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.		Nancy	Hillstrand		Other

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159	Land Use and Environment		<p>Future Land Use Map Overlay Categories, P.10. A nice breakout and helps in understanding the Plan, however, I have the following comments:</p> <p>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.</p>	Is incorporated.		Nancy	Hillstrand		Other
160	Land Use and Environment	21	<p>Need a sentence on p.21, explaining the following table (Fig.7 (this should be a table, not figure)).</p>	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12	Rachel	Lord	City of Homer	Other
161	Land Use and Environment		<p>Future Land Use Map Overlay Categories, P.10. A nice breakout and helps in understanding the Plan, however, I have the following comments:</p> <p>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:</p> <p>Environmental Constraints generally focus on:</p> <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.	Partially incorporated. Wetlands are not included on the Environmental Constraints map, per staff recommendation. Instead, soils data from the Natural Resources Conservation Services (USDA) is used to display hydric soils, which include peat, muck, and poorly drained silt loam.	3/12	Rachel	Lord	City of Homer	Other

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162	Land Use and Environment	17	<p>This section needs a brief intro regarding the importance of land use and environment to the Plan.</p> <p>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:</p> <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, Resilience & Climate Change: Integrating practices that protect ecosystems and promote resource conservation in land use decisions. <p>=</p> <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."	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12	Rachel	Lord	City of Homer	Other
163	Land Use and Environment	20	<p>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.</p>	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
164	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. 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.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
165	Land Use and Environment	18	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.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
166	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.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other

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167	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.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
168	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.	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
169	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12	Rachel	Lord	City of Homer	Other
170	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.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
171	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies	3/12	Rachel	Lord	City of Homer	Other
172	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.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
173	Land Use and Environment	25	How do building heights contribute to a cohesive and pedestrian friendly streetscape? This seems unrelated to me.	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
174	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 conflict of opening alternative buildings to make construction more affordable.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies	3/12	Rachel	Lord	City of Homer	Other
175	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).	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
176	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12	Rachel	Lord	City of Homer	Other
177	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.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
178	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”.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12	Rachel	Lord	City of Homer	Other
179	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12	Rachel	Lord	City of Homer	Other
180	Land Use and Environment	64	[originally a QOL comment] 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.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
181	Land Use and Environment	65	[originally a QOL comment] 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.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other

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182	Land Use and Environment	65	[originally a QOL comment] 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...”	Is incorporated.	3/12	Theodore	Noomah	City of Homer	Email
183	Land Use and Environment	65	[originally a QOL comment] 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.	Is incorporated.	3/12	Tracy	Nordstrom		Web Comment
184	Land Use and Environment	65	[originally a QOL comment] 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.	Is incorporated.	3/14		Dobrosielski		Web Comment
185	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.	Is incorporated.	3/11			EDC Meeting	Meeting
186	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.	Is incorporated.	3/11			EDC Meeting	Meeting
187	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.	Does not include a recommended revision.	3/12			Public Works Meeting	Meeting
188	Land Use and Environment	27	Alaska Department of Natural Resources and Alaska Department of Fish and Game	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/11			Feb. 11 Open House	Meeting

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
189	Land Use and Environment	27	Add action: Update the plan for the city's 270-acre Diamond Creek Recreation Area	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.			Lehner		Other
190	Land Use and Environment	26	Add action: Ensure that impermeable surfaces on developed slopes do not increase downslope flooding.	Is incorporated.	3/11			EDC Meeting	Meeting
191	Land Use and Environment	26	6c: ... Focus on complete the sidewalk network that serves all ages and abilities , integrating green infrastructure...	Is incorporated.			Lehner		Other
192	Land Use and Environment	26	6e: ..multimodal access and pedestrian safety , and expanding...	Is incorporated.	2/11			Feb. 11 Open House	Meeting
193	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 -	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/11			Feb. 11 Open House	Meeting
194	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	Is incorporated.	2/11			Feb. 11 Open House	Meeting
195	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.	Is partially incorporated. Transition Residential changed to Neighborhood Flex.	2/11			Feb. 11 Open House	Meeting
196	Land Use and Environment	20	Plan for responsible development that balances ecological processes , environmental impacts...	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/11			Feb. 11 Open House	Meeting
197	Land Use and Environment	18	land availability, evironmental constraints, neighborhood respect for their subdivision covenants, cost of construction , and the proliferation...	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.			Lehner		Other
198	Land Use and Environment	18	where it is much more affordable but is less connected...	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/11			EDC Meeting	Meeting

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
199	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/11			Feb. 11 Open House	Meeting
200	Land Use and Environment	18	[Development that Fits Natural Conditions] While these areas significantly reduce the amount of suitable land suitable for development, they also provide immense benefits through their resultant green infrastructure , protection of suitable/developed land and resulting from their ecological functions.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.			Galt		Comment Form
201	Land Use and Environment	19	[Gaps in Outdoor Access] Residents cherish Homer's varies opportunities for outdoor recreation, enjoying and relaxing in nature , and subsisting, but they want more connections and protection of those opportunities. Homer has a broad variety inventory of open space within and near the community relative to other communities through a wide variety of property These reflect many kinds of land owners including (but not limited to) the State of Alaska Department of Natural Resources, the Fish and Wildlife Service, the Kenai Peninsula Borough, Kachemak Moose Habitat, Inc. , Alaska Division of Aviation, and Kachemak Heritage Land Trust, and stewardship-minded private developers . However, there are gaps or and 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 designated as Open Space or Recreation-intended land use .	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/11			Feb. 11 Open House	Meeting
202	Land Use and Environment	25	4a: Add "and the city's Stormwater and Meltwater Management and Mitigation Handbook"	Is incorporated.	2/11			Feb. 11 Open House	Meeting
203	Land Use and Environment	25	4d: Add reference to the city's Stormwater and Meltwater Management and Mitigation Handbook"	Is incorporated.	2/11			Feb. 11 Open House	Meeting
204	Land Use and Environment	25	4d: to minimize flooding, and bluff and shoreline erosion.... including improved surface water management on slopes and coastal bluffs	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/11			Feb. 11 Open House	Meeting
205	Land Use and Environment	25	4b: ...Require site-specific geomorphological and geohydrological analysis or geotechnical reports...	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/11			Feb. 11 Open House	Meeting
206	Land Use and Environment	25	5: protect ecological functions , environmental values...	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.				EDC Meeting	
207	Land Use and Environment	20	... Kachemak City are connected to Homer because it functions as a hub in multiple ways . While many areas have had extensive planning or are under different non-city jurisdictions, other city-owned areas need additional master planning...	Is incorporated.	3/13	Carol	Swartz		Email

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208	Land Use and Environment	20	<u>Within city limits</u> , these areas include ...	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/13	Carol	Swartz		Email
209	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	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/13	Carol	Swartz		Email
210	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/14	Charlie	Barnwell		
211	Land Use and Environment	20	<i>Note: Suggestions for wordsmithing a direct quote from the community survey.</i>	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/19	Janette	Keiser		Other
212	Land Use and Environment	24	2e: Actually enforce codes with fines	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/25	Julie	Engebretsen		Web Comment
213	Land Use and Environment	17	ecological <u>benefits and</u> limits, and enhances...	Is incorporated.	2/25	Julie	Engebretsen		Web Comment
214	Land Use and Environment	19	community feedback <u>values</u> and will improve...	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/13	Mike	Jones		Email
215	Land Use and Environment	22	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/13	Mike	Jones		Email
216	Land Use and Environment	22	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/13	Mike	Jones		Email
217	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."	Is incorporated.		Nancy	Hillstrand		Other
218	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.	Is incorporated.	3/19			March 19 Planning Commission Meeting	Other
219	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.	Is incorporated.	3/19			March 19 Planning Commission Meeting	Other

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220	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 & Climate Change, Resilience and Climate Change section.	Is incorporated.	3/19			March 19 Planning Commission Meeting	Other
221	Land Use and Environment		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. 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.	Is incorporated.	3/14	Charlie	Barnwell		
222	Land Use and Environment		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. 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.	Is incorporated.	3/12	Chrissy	Zubeck		Email

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223	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.	Partially incorporated. Wetlands are not included on the Environmental Constraints map, per staff recommendation. Instead, soils data from the Natural Resources Conservation Services (USDA) is used to display hydric soils, which include peat, muck, and poorly drained silt loam.	2/20	Daniel	Kort	City of Homer	Email
224	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. 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>	Partially incorporated. Wetlands are not included on the Environmental Constraints map, per staff recommendation. Instead, soils data from the Natural Resources Conservation Services (USDA) is used to display hydric soils, which include peat, muck, and poorly drained silt loam.	2/20	Daniel	Kort	City of Homer	Email

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225	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	Is partially incorporated. The Comprehensive Plan includes several strategies that support watershed-scale thinking and green infrastructure. Many of the recommendations in your comment—such as establishing integrated watershed management plans, advancing conservation finance tools, or modifying state-level grant structures—extend beyond the City of Homer’s jurisdiction. However, the City agrees that strong partnerships will be essential to advancing long-term watershed resilience. See additional changes in Appendix I Partner-Led Strategies and Actions.	3/17	Devony	Lehner		Email
226	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:	Is partially incorporated. The Comprehensive Plan includes several strategies that support watershed-scale thinking and green infrastructure. Many of the recommendations in your comment—such as establishing integrated watershed management plans, advancing conservation finance tools, or modifying state-level grant structures—extend beyond the City of Homer’s jurisdiction. However, the City agrees that strong partnerships will be essential to advancing long-term watershed resilience. See additional changes in Appendix I Partner-Led Strategies and Actions.	3/17	Devony	Lehner		Email
227	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;	Is partially incorporated. The Comprehensive Plan includes several strategies that support watershed-scale thinking and green infrastructure. Many of the recommendations in your comment—such as establishing integrated watershed management plans, advancing conservation finance tools, or modifying state-level grant structures—extend beyond the City of Homer’s jurisdiction. However, the City agrees that strong partnerships will be essential to advancing long-term watershed resilience. See additional changes in Appendix I Partner-Led Strategies and Actions.	3/17	Devony	Lehner		Email

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
228	Land Use and Environment		IV. Sustain Adequate Funding for Water Infrastructure: A: (Note: There is no 6) 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).	Is partially incorporated. The Comprehensive Plan includes several strategies that support watershed-scale thinking and green infrastructure. Many of the recommendations in your comment—such as establishing integrated watershed management plans, advancing conservation finance tools, or modifying state-level grant structures—extend beyond the City of Homer’s jurisdiction. However, the City agrees that strong partnerships will be essential to advancing long-term watershed resilience. See additional changes in Appendix I Partner-Led Strategies and Actions.	3/17	Devony	Lehner		Email
229	Land Use and Environment		IV. Sustain Adequate Funding for Water Infrastructure: C: Prioritize funding for state loan and grant (SRF) programs 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.	Is partially incorporated. The Comprehensive Plan includes several strategies that support watershed-scale thinking and green infrastructure. Many of the recommendations in your comment—such as establishing integrated watershed management plans, advancing conservation finance tools, or modifying state-level grant structures—extend beyond the City of Homer’s jurisdiction. However, the City agrees that strong partnerships will be essential to advancing long-term watershed resilience. See additional changes in Appendix I Partner-Led Strategies and Actions.	3/17	Devony	Lehner		Email
230	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.	Is partially incorporated. The Comprehensive Plan includes several strategies that support watershed-scale thinking and green infrastructure. Many of the recommendations in your comment—such as establishing integrated watershed management plans, advancing conservation finance tools, or modifying state-level grant structures—extend beyond the City of Homer’s jurisdiction. However, the City agrees that strong partnerships will be essential to advancing long-term watershed resilience. See additional changes in Appendix I Partner-Led Strategies and Actions.	3/17	Devony	Lehner		Email

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231	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.	Is partially incorporated. The Comprehensive Plan includes several strategies that support watershed-scale thinking and green infrastructure. Many of the recommendations in your comment—such as establishing integrated watershed management plans, advancing conservation finance tools, or modifying state-level grant structures—extend beyond the City of Homer’s jurisdiction. However, the City agrees that strong partnerships will be essential to advancing long-term watershed resilience. See additional changes in Appendix I Partner-Led Strategies and Actions.	3/17	Devony	Lehner		Email
232	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	Is partially incorporated. The Comprehensive Plan includes several strategies that support watershed-scale thinking and green infrastructure. Many of the recommendations in your comment—such as establishing integrated watershed management plans, advancing conservation finance tools, or modifying state-level grant structures—extend beyond the City of Homer’s jurisdiction. However, the City agrees that strong partnerships will be essential to advancing long-term watershed resilience. See additional changes in Appendix I Partner-Led Strategies and Actions.	3/17	Devony	Lehner		Email
233	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.”	Is partially incorporated. The Comprehensive Plan includes several strategies that support watershed-scale thinking and green infrastructure. Many of the recommendations in your comment—such as establishing integrated watershed management plans, advancing conservation finance tools, or modifying state-level grant structures—extend beyond the City of Homer’s jurisdiction. However, the City agrees that strong partnerships will be essential to advancing long-term watershed resilience. See additional changes in Appendix I Partner-Led Strategies and Actions.	3/17	Devony	Lehner		Email
234	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.	Is partially incorporated. The Comprehensive Plan includes several strategies that support watershed-scale thinking and green infrastructure. Many of the recommendations in your comment—such as establishing integrated watershed management plans, advancing conservation finance tools, or modifying state-level grant structures—extend beyond the City of Homer’s jurisdiction. However, the City agrees that strong partnerships will be essential to advancing long-term watershed resilience. See additional changes in Appendix I Partner-Led Strategies and Actions.	3/17	Devony	Lehner		Email

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235	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.	Is partially incorporated. The Comprehensive Plan includes several strategies that support watershed-scale thinking and green infrastructure. Many of the recommendations in your comment—such as establishing integrated watershed management plans, advancing conservation finance tools, or modifying state-level grant structures—extend beyond the City of Homer’s jurisdiction. However, the City agrees that strong partnerships will be essential to advancing long-term watershed resilience. See additional changes in Appendix I Partner-Led Strategies and Actions.	3/17	Devony	Lehner		Email
236	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.	Is partially incorporated. The Comprehensive Plan includes several strategies that support watershed-scale thinking and green infrastructure. Many of the recommendations in your comment—such as establishing integrated watershed management plans, advancing conservation finance tools, or modifying state-level grant structures—extend beyond the City of Homer’s jurisdiction. However, the City agrees that strong partnerships will be essential to advancing long-term watershed resilience. See additional changes in Appendix I Partner-Led Strategies and Actions.	3/17	Devony	Lehner		Email
237	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.	Is partially incorporated. The Comprehensive Plan includes several strategies that support watershed-scale thinking and green infrastructure. Many of the recommendations in your comment—such as establishing integrated watershed management plans, advancing conservation finance tools, or modifying state-level grant structures—extend beyond the City of Homer’s jurisdiction. However, the City agrees that strong partnerships will be essential to advancing long-term watershed resilience. See additional changes in Appendix I Partner-Led Strategies and Actions.	3/17	Devony	Lehner		Email
238	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.	Is partially incorporated. The Comprehensive Plan includes several strategies that support watershed-scale thinking and green infrastructure. Many of the recommendations in your comment—such as establishing integrated watershed management plans, advancing conservation finance tools, or modifying state-level grant structures—extend beyond the City of Homer’s jurisdiction. However, the City agrees that strong partnerships will be essential to advancing long-term watershed resilience. See additional changes in Appendix I Partner-Led Strategies and Actions.	3/17	Devony	Lehner		Email

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239	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.);	Is partially incorporated. The Comprehensive Plan includes several strategies that support watershed-scale thinking and green infrastructure. Many of the recommendations in your comment—such as establishing integrated watershed management plans, advancing conservation finance tools, or modifying state-level grant structures—extend beyond the City of Homer’s jurisdiction. However, the City agrees that strong partnerships will be essential to advancing long-term watershed resilience. See additional changes in Appendix I Partner-Led Strategies and Actions.	3/17	Devony	Lehner		Email
240	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;	Is partially incorporated. The Comprehensive Plan includes several strategies that support watershed-scale thinking and green infrastructure. Many of the recommendations in your comment—such as establishing integrated watershed management plans, advancing conservation finance tools, or modifying state-level grant structures—extend beyond the City of Homer’s jurisdiction. However, the City agrees that strong partnerships will be essential to advancing long-term watershed resilience. See additional changes in Appendix I Partner-Led Strategies and Actions.	3/17	Devony	Lehner		Email
241	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	Is partially incorporated. The Comprehensive Plan includes several strategies that support watershed-scale thinking and green infrastructure. Many of the recommendations in your comment—such as establishing integrated watershed management plans, advancing conservation finance tools, or modifying state-level grant structures—extend beyond the City of Homer’s jurisdiction. However, the City agrees that strong partnerships will be essential to advancing long-term watershed resilience. See additional changes in Appendix I Partner-Led Strategies and Actions.	3/17	Devony	Lehner		Email
242	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.	Is partially incorporated. The Comprehensive Plan includes several strategies that support watershed-scale thinking and green infrastructure. Many of the recommendations in your comment—such as establishing integrated watershed management plans, advancing conservation finance tools, or modifying state-level grant structures—extend beyond the City of Homer’s jurisdiction. However, the City agrees that strong partnerships will be essential to advancing long-term watershed resilience. See additional changes in Appendix I Partner-Led Strategies and Actions.	3/14	Donna	Aderhold	City of Homer	Email

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
243	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. 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 Resources web page.</p>	Is partially incorporated. The Comprehensive Plan includes several strategies that support watershed-scale thinking and green infrastructure. Many of the recommendations in your comment—such as establishing integrated watershed management plans, advancing conservation finance tools, or modifying state-level grant structures—extend beyond the City of Homer’s jurisdiction. However, the City agrees that strong partnerships will be essential to advancing long-term watershed resilience. See additional changes in Appendix I Partner-Led Strategies and Actions.	2/19	Janette	Keiser		Other
244	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>	Is partially incorporated. The Comprehensive Plan includes several strategies that support watershed-scale thinking and green infrastructure. Many of the recommendations in your comment—such as establishing integrated watershed management plans, advancing conservation finance tools, or modifying state-level grant structures—extend beyond the City of Homer’s jurisdiction. However, the City agrees that strong partnerships will be essential to advancing long-term watershed resilience. See additional changes in Appendix I Partner-Led Strategies and Actions.	2/19	Janette	Keiser		Other

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245	Land Use and Environment		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.	Is partially incorporated. The Comprehensive Plan includes several strategies that support watershed-scale thinking and green infrastructure. Many of the recommendations in your comment—such as establishing integrated watershed management plans, advancing conservation finance tools, or modifying state-level grant structures—extend beyond the City of Homer’s jurisdiction. However, the City agrees that strong partnerships will be essential to advancing long-term watershed resilience. See additional changes in Appendix I Partner-Led Strategies and Actions.	2/19	Janette	Keiser		Other
246	Land Use and Environment		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, Resilience & Climate Change of vital ecosystems." Global Water Partnership Technical Advisory Committee (2000).	Is partially incorporated. The Comprehensive Plan includes several strategies that support watershed-scale thinking and green infrastructure. Many of the recommendations in your comment—such as establishing integrated watershed management plans, advancing conservation finance tools, or modifying state-level grant structures—extend beyond the City of Homer’s jurisdiction. However, the City agrees that strong partnerships will be essential to advancing long-term watershed resilience. See additional changes in Appendix I Partner-Led Strategies and Actions.		John	Whittier		Comment Form
247	Land Use and Environment		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).	Is partially incorporated. The Comprehensive Plan includes several strategies that support watershed-scale thinking and green infrastructure. Many of the recommendations in your comment—such as establishing integrated watershed management plans, advancing conservation finance tools, or modifying state-level grant structures—extend beyond the City of Homer’s jurisdiction. However, the City agrees that strong partnerships will be essential to advancing long-term watershed resilience. See additional changes in Appendix I Partner-Led Strategies and Actions.		John	Whittier		Comment Form

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248	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.	Is partially incorporated. The plan emphasizes the importance of regional coordination, including partnerships with other municipalities, state agencies, and nonprofits to address shared environmental and infrastructure needs. While it does not call out inter-municipal water partnerships specifically, your comment aligns with the plan’s direction on collaboration, resilience, and long-term resource management.		John	Whittier		Comment Form
249	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	Is partially incorporated. The plan emphasizes the importance of regional coordination, including partnerships with other municipalities, state agencies, and nonprofits to address shared environmental and infrastructure needs. While it does not call out inter-municipal water partnerships specifically, your comment aligns with the plan’s direction on collaboration, resilience, and long-term resource management.		Julie	Engebretson	City of Homer	Other
250	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.	Is partially incorporated. The plan emphasizes the importance of regional coordination, including partnerships with other municipalities, state agencies, and nonprofits to address shared environmental and infrastructure needs. While it does not call out inter-municipal water partnerships specifically, your comment aligns with the plan’s direction on collaboration, resilience, and long-term resource management.		Julie	Engebretson	City of Homer	Other
251	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.	Is partially incorporated. The plan emphasizes the importance of regional coordination, including partnerships with other municipalities, state agencies, and nonprofits to address shared environmental and infrastructure needs. While it does not call out inter-municipal water partnerships specifically, your comment aligns with the plan’s direction on collaboration, resilience, and long-term resource management.		Julie	Engebretson	City of Homer	Other
252	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.	Does not include a recommended revision.		Julie	Engebretson	City of Homer	Other

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253	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.	Is incorporated.		Julie	Engebretson	City of Homer	Other
254	Land Use and Environment		Appendix F. Figure 5. Environmental Constraints Map. In general, I think too much is lumped into one map here.	Is incorporated.		Julie	Engebretson	City of Homer	Other
255	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.	Is incorporated.		Julie	Engebretson	City of Homer	Other
256	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.	Is incorporated.		Julie	Engebretson	City of Homer	Other
257	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	Is incorporated.		Julie	Engebretson	City of Homer	Other
258	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	Is incorporated.		Julie	Engebretson	City of Homer	Other
259	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.	Is incorporated.		Julie	Engebretson	City of Homer	Other
260	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.	Is incorporated.		Julie	Engebretson	City of Homer	Other
261	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.	Is partially incorporated. Peatlands not included.		Julie	Engebretson	City of Homer	Other
262	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	Is partially incorporated. Tsunami inundation zone was not included in the revised environmental constraints overlay.		Julie	Engebretson	City of Homer	Other
263	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.	Partially incorporated. Wetlands are not included on the Environmental Constraints map, per staff recommendation. Instead, soils data from the Natural Resources Conservation Services (USDA) is used to display hydric soils, which include peat, muck, and poorly drained silt loam.		Julie	Engebretson	City of Homer	Other

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264	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.	Partially incorporated. Wetlands are not included on the Environmental Constraints map, per staff recommendation. Instead, soils data from the Natural Resources Conservation Services (USDA) is used to display hydric soils, which include peat, muck, and poorly drained silt loam.	2/27	Karin	Marks	City of Homer	Email
265	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.	Partially incorporated. Wetlands are not included on the Environmental Constraints map, per staff recommendation. Instead, soils data from the Natural Resources Conservation Services (USDA) is used to display hydric soils, which include peat, muck, and poorly drained silt loam.		Mike	Jones		Other
266	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.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.		Mike	Jones		Other
267	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.	Is incorporated.		Mike	Jones		Other
268	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.	Is incorporated.		Mike	Jones		Other
269	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."	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.		Mike	Jones		Other

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
270	Land Use and Environment	10	<p>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:</p> <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.	Partially incorporated. Wetlands are not included on the Environmental Constraints map, per staff recommendation. Instead, soils data from the Natural Resources Conservation Services (USDA) is used to display hydric soils, which include peat, muck, and poorly drained silt loam.		Mike	Jones		Other
271	Land Use and Environment	17	<p>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.).</p>	Is incorporated.		Mike	Jones		Other
272	Land Use and Environment		<p>P.24—27: Overall, a very well written and consistent set of goals and strategies.</p>	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
273	Land Use and Environment	18	<p>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.</p>	Does not include a recommended revision.	3/13	Rachel	Lord	Mayor, City of Homer	Other
274	Land Use and Environment	23	<p>What I like: The proposed Land Use Plan includes an “Environmental Constraints Overlay”. Pg 23.</p>	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
275	Land Use and Environment	25	<p>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</p>	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
276	Land Use and Environment		<p>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.</p>	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other

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277	Land Use and Environment		<p>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.</p> <p>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.</p>	Partially incorporated. Wetlands are not included on the Environmental Constraints map, per staff recommendation. Instead, soils data from the Natural Resources Conservation Services (USDA) is used to display hydric soils, which include peat, muck, and poorly drained silt loam.	3/12	Rachel	Lord	City of Homer	Other
278	Land Use and Environment		The Environmental Constraints Overlay needs to go further. For example, it should include the area around Lampert Lake.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
279	Land Use and Environment		What I don't like: The Scenic Gateway Corridor is gone.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12	Rachel	Lord	City of Homer	Other
280	Land Use and Environment	28	What I like: A Key Theme is to preserve and protect existing green spaces... Pg. 28	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
281	Land Use and Environment	28	What I like: Strategy 6 is to “protect and enhance open space for recreational and environmental benefits...” Pg 32.	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
282	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12	Rachel	Lord	City of Homer	Other
283	Land Use and Environment		Raise the height limit for buildings in the Central Business District, allow for density.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other

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284	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12	Rachel	Lord	City of Homer	Other
285	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 Kachemak 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 conservation 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!	Partially incorporated. Wetlands are not included on the Environmental Constraints map, per staff recommendation. Instead, soils data from the Natural Resources Conservation Services (USDA) is used to display hydric soils, which include peat, muck, and poorly drained silt loam.	3/12	Rachel	Lord	City of Homer	Other
286	Land Use and Environment		Something I did not see in the plan is 'light pollution' 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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12	Rachel	Lord	City of Homer	Other
287	Land Use and Environment	27	p. 27: should probably add DOT/airport CHA to that list.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
288	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?	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
289	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 map website from USDA?)	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
290	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 Graham and Seldovia relevant to Homer land use? Seems like this is missing a sentence or completion of the idea.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
291	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?	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
292	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.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/12	Rachel	Lord	City of Homer	Other

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293	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?	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/12	Rachel	Lord	City of Homer	Other
294	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.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
295	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.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
296	Land Use and Environment	20	p. 20: photo pic is not the airport CHA, its Beluga Slough with the picnic table.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
297	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.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
298	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.	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
299	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.	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other

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300	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.	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
301	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.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
302	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.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
303	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.	Is partially incorporated. The plan recommends preserving existing green spaces in areas which may be unsuitable for development.	3/12	Rachel	Lord	City of Homer	Other
304	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.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
305	Land Use and Environment		I liked the preservation of green space and improved drainage planning.	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
306	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.	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other

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307	Land Use and Environment		<p>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 trespass 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</p>	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12	Rachel	Lord	City of Homer	Other

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308	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	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12	Rachel	Lord	City of Homer	Other
309	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	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12	Rachel	Lord	City of Homer	Other
310	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	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12	Rachel	Lord	City of Homer	Other

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311	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.	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
312	Land Use and Environment	23	I want the zoning for Hillside Acres to remain RR in the new comprehensive plan.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
313	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".	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
314	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.	Is not incorporated. These properties are privately owned by the home owners association.	3/12	Theodore	Noomah	City of Homer	Email
315	Land Use and Environment	27	<i>illegible</i>	Does not include a recommended revision.	3/12	Theodore	Noomah	City of Homer	Email
316	Land Use and Environment	27	There's a symbol at strategy level but none of the actions have symbols.	Is incorporated.	3/12	Theodore	Noomah	City of Homer	Email
317	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.	Is incorporated.			Galt		Comment Form

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318	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.	Is incorporated.	2/11			Feb. 11 Open House	Meeting
319	Land Use and Environment	25	5d ? (<i>Note: Interpreting question mark to mean: "What does this mean, where does this come from?"</i>)	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/11			EDC Meeting	Meeting
320	Land Use and Environment	26	6b and 6a seem kinda similar. 6d "promote development patterns" needs more explanation. 6e provide background info	Is incorporated.	3/11			EDC Meeting	Meeting
321	Land Use and Environment	17	Needs citation, date assessed, picture grainy, not clear what grey properties mean, and how does this figure actually fit in with what you're saying?	Is incorporated.	2/11			Feb. 11 Open House	Meeting
322	Land Use and Environment	23	How are these areas decided?	Does not include a recommended revision.	2/11			Feb. 11 Open House	Meeting
323	Land Use and Environment	22	Explain 'anadromous streams'	Is incorporated.	3/12			Public Works Meeting	Meeting
324	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?	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/11			EDC Meeting	Meeting
325	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	Is incorporated.				Public Works Meeting	Meeting
326	Land Use and Environment	17	Explain 'moderate, sustainable' growth	Is incorporated.	2/11			Feb. 11 Open House	Meeting
327	Land Use and Environment	27	Was the Spit master plan done?	Does not include a recommended revision.	2/11			Feb. 11 Open House	Meeting
328	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	Is incorporated.	2/11			Feb. 11 Open House	Meeting

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329	Land Use and Environment	18	Are there references we can give for people to learn more?	Is incorporated.	2/11			Feb. 11 Open House	Meeting
330	Land Use and Environment	24	Action D: Gauge support for this	Is incorporated.	2/11			Feb. 11 Open House	Meeting
331	Land Use and Environment	24	Why overlap with another strategy in another chapter? Consider removing - redundant.	Is incorporated.	3/11			EDC Meeting	Meeting
332	Land Use and Environment	18	[Development that Fits Natural Conditions] Reframe is positive. Also, land constraints reduce land suitability but they provide benefits through ecological functions -- what does this sentence mean?	Is incorporated.	4/20				
333	Land Use and Environment	20	[Gaps in Outdoor Access] Last sentence - what does this mean?	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/11			Feb. 11 Open House	Meeting
334	Land Use and Environment	20	[Gaps in Outdoor Access] Second sentence needs citation and add ADOT div. of aviation	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/11			Feb. 11 Open House	Meeting
335	Land Use and Environment	19	[Gaps in Outdoor Access] First paragraph, first sentence: subsisting AND -not but	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/11			Feb. 11 Open House	Meeting
336	Land Use and Environment	24	"Encourage development" too ambiguous.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/11			Feb. 11 Open House	Meeting
337	Land Use and Environment	25	Too many actions in 4b - 3 in 1. Define/explain 'sensitive sites'	Is incorporated.	3/19			March 19 Planning Commission Meeting	Other
338	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.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/13	Carol	Swartz		Email
339	Land Use and Environment	25	4c Whoa, where are we talking about?	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/13	Carol	Swartz		Email
340	Land Use and Environment		In captions, remove that photo was taken during community visit.	Is incorporated.	3/13	Carol	Swartz		Email
341	Land Use and Environment	21	What does last sentence (master planning for specific areas) mean?	Is incorporated.	3/6	Cathy	Stingley		Web Comment
342	Land Use and Environment	20	Remove / replace quote about 'outside city limits'	Is incorporated.		Chad	Felice		
343	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.	Is incorporated.	3/14	Charlie	Barnwell		

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
344	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/14	Charlie	Barnwell		
345	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/14	Charlie	Barnwell		
346	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	Partially incorporated. Wetlands are not included on the Environmental Constraints map, per staff recommendation. Instead, soils data from the Natural Resources Conservation Services (USDA) is used to display hydric soils, which include peat, muck, and poorly drained silt loam.	2/20	Daniel	Kort	City of Homer	Email
347	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.	Partially incorporated. Wetlands are not included on the Environmental Constraints map, per staff recommendation. Instead, soils data from the Natural Resources Conservation Services (USDA) is used to display hydric soils, which include peat, muck, and poorly drained silt loam.	2/20	Daniel	Kort	City of Homer	Email
348	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/20	Daniel	Kort	City of Homer	Email

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349	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.	Partially incorporated. Wetlands are not included on the Environmental Constraints map, per staff recommendation. Instead, soils data from the Natural Resources Conservation Services (USDA) is used to display hydric soils, which include peat, muck, and poorly drained silt loam.	2/20	Daniel	Kort	City of Homer	Email
350	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.	Partially incorporated. Green infrastructure and specific strategies to promote green infrastructure development are noted several times in the plan, but the 2007 DRAFT green infrastructure maps were not included because they are outdated.	2/20	Daniel	Kort	City of Homer	Email
351	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?	Is incorporated.	2/20	Daniel	Kort	City of Homer	Email
352	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.	Is incorporated.	2/20	Daniel	Kort	City of Homer	Email

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
353	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.	Is incorporated.	2/20	Daniel	Kort	City of Homer	Email
354	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.	Is incorporated.	2/20	Daniel	Kort	City of Homer	Email
355	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.	Is incorporated.	2/20	Daniel	Kort	City of Homer	Email

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356	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.	Is incorporated.	2/20	Daniel	Kort	City of Homer	Email
357	Land Use and Environment	23	I thank you for your time, consideration and effort you’ve put into this plan. I do believe that the Hillside Acres is best suited to remain RR as zoning. I believe that if this area is fully developed to RR zoning that it would be at maximum limits of road and safety access being on 2 dead end roads. Topography also limits development in this area. I think it is important to maintain a hometown feel. Thank you for taking my thoughts into consideration.	Is incorporated.	2/20	Daniel	Kort	City of Homer	Email
358	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.	Is incorporated.	2/20	Daniel	Kort	City of Homer	Email

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359	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.	Is incorporated.	2/20	Daniel	Kort	City of Homer	Email
360	Land Use and Environment		I support the language you use, and your prioritizing, density in the downtown areas (Pioneer Ave, Old Town especially).	Does not include a recommended revision.	3/14	David	Eckert		Web Comment
361	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/17	Devony	Lehner		Email
362	Land Use and Environment		A focus on mixed-use, mixed-age, mixed-income is also essential.	Is incorporated.	3/17	Devony	Lehner		Email
363	Land Use and Environment		Infill development is essential for density and to increase walkability, connection, and energy for shop owners, consumers, residents, and visitors.	Does not include a recommended revision.	3/17	Devony	Lehner		Email
364	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!	Is incorporated.	3/17	Devony	Lehner		Email
365	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!	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/17	Devony	Lehner		Email
366	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.	Is incorporated.	3/14	Donna	Aderhold	City of Homer	Email
367	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	Does not include a recommended revision.	3/14	Donna	Aderhold	City of Homer	Email

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368	Land Use and Environment	24	<p>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.</p> <p>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.</p> <p>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.</p>	Is incorporated.	3/15	Dots	Sherwood		Comment Form
369	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.	Is incorporated.	3/9	Erik	Pullman		Web Comment
370	Land Use and Environment		Action to Achieve Priorities (from poster): Admit some land in Homer can’t have anything built on it safely	Is incorporated.	3/14	Helen	Armstrong		Other
371	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	Is incorporated.	3/14	Helen	Armstrong		Other
372	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	Is incorporated.		Joscie	Norris		Comment Form
373	Land Use and Environment		Action to Achieve Priorities (from poster): Ensure setbacks to development for fish, wildlife, ecosystem, watershed	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies		Joscie	Norris		Comment Form
374	Land Use and Environment		Architectural standards will serve to increase housing costs	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies		Joscie	Norris		Comment Form
375	Land Use and Environment		(count of priority dots from poster): 6 walkable downtown 21	Does not include a recommended revision.		Joscie	Norris		Comment Form

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376	Land Use and Environment		Action to Achieve Priorities (from poster): Keep the townsquare land to create townsquare – Do not infill for housing	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.		Julie	Engebretson	City of Homer	Other
377	Land Use and Environment		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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.		Julie	Engebretson	City of Homer	Other
378	Land Use and Environment		(count of priority dots from poster): 4.development-natl hazard 9	Does not include a recommended revision.		Julie	Engebretson	City of Homer	Other
379	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.	Is incorporated.		Julie	Engebretson	City of Homer	Other
380	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.	Is incorporated.	3/5	Kathy	Carssow		Web Comment
381	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	Is incorporated.	3/9	Landa	Baily		Web Comment
382	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.	Is incorporated.	2/17	Linda	Roth		Email

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383	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>	Is incorporated.	3/7	PeggyEllen	Kleinleder		Web Comment
384	Land Use and Environment	18	<p>Add: P. 18 “Development that Fits Natural Conditions”</p> <p><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></p> <p>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.</p>	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/13	Rachel	Lord	Mayor, City of Homer	Other
385	Land Use and Environment	22	<p>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 property valuations.</p>	Is partially incorporated. Kachemak Heritage Land Trust and Kachemak Moose Habitat, Inc. properties are restricted by deed and shown on the base FLUM layer, designated as conservation.	3/12	Rachel	Lord	City of Homer	Other

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386	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.	Is partially incorporated. Kachemak Heritage Land Trust and Kachemak Moose Habitat, Inc. properties are restricted by deed and shown on the base FLUM layer, designated as conservation.	3/12	Rachel	Lord	City of Homer	Other
387	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.	Is partially incorporated. Kachemak Heritage Land Trust and Kachemak Moose Habitat, Inc. properties are restricted by deed and shown on the base FLUM layer, designated as conservation.	3/13	Rachel	Lord	Mayor, City of Homer	Other

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388	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. Thank you for the opportunity to make these comments and recommendations.</p>	Partially incorporated. Wetlands are not included on the Environmental Constraints map, per staff recommendation. Instead, soils data from the Natural Resources Conservation Services (USDA) is used to display hydric soils, which include peat, muck, and poorly drained silt loam.	3/12	Rachel	Lord	City of Homer	Other
389	Land Use and Environment	22	<p>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 public 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.</p>	Partially incorporated. Wetlands are not included on the Environmental Constraints map, per staff recommendation. Instead, soils data from the Natural Resources Conservation Services (USDA) is used to display hydric soils, which include peat, muck, and poorly drained silt loam.	3/12	Rachel	Lord	City of Homer	Other

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
390	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.	Partially incorporated. Wetlands are not included on the Environmental Constraints map, per staff recommendation. Instead, soils data from the Natural Resources Conservation Services (USDA) is used to display hydric soils, which include peat, muck, and poorly drained silt loam.	3/12	Rachel	Lord	City of Homer	Other
391	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.	Partially incorporated. Wetlands are not included on the Environmental Constraints map, per staff recommendation. Instead, soils data from the Natural Resources Conservation Services (USDA) is used to display hydric soils, which include peat, muck, and poorly drained silt loam.	3/12	Rachel	Lord	City of Homer	Other

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392	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.	Partially incorporated. Wetlands are not included on the Environmental Constraints map, per staff recommendation. Instead, soils data from the Natural Resources Conservation Services (USDA) is used to display hydric soils, which include peat, muck, and poorly drained silt loam.	3/12	Rachel	Lord	City of Homer	Other
393	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.	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
394	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.	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
395	Land Use and Environment		(count of priority dots from poster): 1.land use map 9	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
396	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.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
397	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.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
398	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.	Is partially incorporated. Some properties previously designated as conservation have been removed.	3/12	Rachel	Lord	City of Homer	Other

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399	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".	Is partially incorporated. Some properties previously designated as conservation have been removed.	3/12	Rachel	Lord	City of Homer	Other
400	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.	Is not incorporated. This parcel may be currently used for Public Works purposes, but it contains a conservation easement restriction. No revision made.	3/12	Rachel	Lord	City of Homer	Other
401	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.	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
402	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.	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
403	Land Use and Environment		Action to Achieve Priorities (from poster): (1) = #2 update code (2) = #3 affordable housing (3) = #6 downtown area	Does not include a recommended revision.	3/15	Sandra	Garity		Web Comment
404	Land Use and Environment		Action to Achieve Priorities (from poster): Be visionary rather than reactionary (seconded by another participant)	Does not include a recommended revision.	3/13	Sara	Faulkner		Other
405	Land Use and Environment		Action to Achieve Priorities (from poster): strategically adjust housing types	Does not include a recommended revision.	3/13	Sara	Faulkner		Other
406	Land Use and Environment		Action to Achieve Priorities (from poster): stop mixing temp. housing with R-1 zoned lots/areas	Does not include a recommended revision.	3/13	Sara	Faulkner		Other
407	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.		Sharon	Whytal		Comment Form
408	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.	Is not incorporated. The plan supports a broader range of housing types—including multi-family and senior housing—through zoning reform and partnerships, and it recognizes that not all areas are appropriate for higher-density development.	3/12			Public Works Meeting	Meeting
409	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.)	Is not incorporated. Infill is described more traditionally as building on undeveloped lots. The plan recommends preserving existing green spaces in areas which may be unsuitable for development.	3/5			Homer Housing Policy Workgroup	Other

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410	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”	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/5			Homer Housing Policy Workgroup	Other
411	Land Use and Environment		New construction = be mixed-use, housing and commerical	Is incorporated.				Public Works Meeting	Meeting
412	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.					
413	Land Use and Environment		Action to Achieve Priorities (from poster): Be careful allowing any housing on the bluff (across from WHE)	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/5			Homer Housing Policy Workgroup	Other
414	Land Use and Environment		(count of priority dots from poster): 5.green space 18	Does not include a recommended revision.	3/5			Homer Housing Policy Workgroup	Other
415	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.	Does not include a recommended revision.	3/5			Homer Housing Policy Workgroup	Other
416	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.	Is incorporated.	3/5			Homer Housing Policy Workgroup	Other
417	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.	Is incorporated.	3/5			Homer Housing Policy Workgroup	Other

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418	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)	Is incorporated.	3/5			Homer Housing Policy Workgroup	Other
419	Land Use and Environment		Action to Achieve Priorities (from poster): Identify areas for potential trail & park expansion esp waterfront access, connectivity and family access	Is incorporated.	3/5			Homer Housing Policy Workgroup	Other
420	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/5			Homer Housing Policy Workgroup	Other
421	Land Use and Environment	25	d) <u>Implement</u> Explore	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/5			Homer Housing Policy Workgroup	Other
422	Land Use and Environment	25	e) Identify opportunities <u>and tools</u> for trail . . .	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.					Comment Form
423	Land Use and Environment		Action to Achieve Priorities (from poster): Protect green spaces & connections & wildlife over development (seconded by another participant)	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/5			Homer Housing Policy Workgroup	Other
424	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>	Is partially incorporated. See Potential Partner-Led Strategies.					Comment Form
425	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	Is partially incorporated. The plan recommends preserving existing green spaces in areas which may be unsuitable for development.			Galt		Comment Form

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
426	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.	Is incorporated.	2/11			Feb. 11 Open House	Meeting
427	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>	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/11			Feb. 11 Open House	Meeting
428	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/11			Feb. 11 Open House	Meeting
429	Land Use and Environment	25	Add: <u>e) Institute regulation limiting or prohibiting development within the highlighted landslide risk area around Baycrest</u>	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/5			Homer Housing Policy Workgroup	Other
430	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/5			Homer Housing Policy Workgroup	Other

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
431	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/5			Homer Housing Policy Workgroup	Other
432	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. 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>	Is partially incorporated. See Appendix for Potential Partner-Led Strategies.	3/5			Homer Housing Policy Workgroup	Other
433	Land Use and Environment		(count of priority dots from poster): 2.city code update 11	Does not include a recommended revision.	2/11			Feb. 11 Open House	Meeting
434	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/11			Feb. 11 Open House	Meeting
435	Land Use and Environment		Use zoning to defend against large outside competition.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/11			Feb. 11 Open House	Meeting
436	Land Use and Environment		(count of priority dots from poster): 3.affordable housing 14	Does not include a recommended revision.	2/11			Feb. 11 Open House	Meeting
437	Land Use and Environment		(count of priority dots from poster): 7. policies for character 9	Does not include a recommended revision.	2/11			Feb. 11 Open House	Meeting
438	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.	Is incorporated.	2/11			Feb. 11 Open House	Meeting
439	Land Use and Environment		Action to Achieve Priorities (from poster): 5. implement DCRA (2013) Management Plan. Establish lines of communication w/ DOT and KPB.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/11			Feb. 11 Open House	Meeting

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440	Sustainability, Resilience & Climate Change		Support for stronger hazard mitigation language, including clearer policies on building in flood-prone or geologically unstable areas	Is incorporated.	2/11			Feb. 11 Open House	Meeting
441	Sustainability, Resilience & Climate Change		Address resilience strategies that align with state or regional climate initiatives.	Is incorporated.	2/11			Feb. 11 Open House	Meeting
442	Sustainability, Resilience & Climate Change		highlight natural resource-based economic sectors (e.g., fishing, eco-tourism) as part of both conservation and economic development efforts.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/11			Feb. 11 Open House	Meeting
443	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.	Is partially incorporated. Climate action is still part of the chapter, but many policies focus on hazard mitigation, resiliency, and sustainable development practices.	2/11			Feb. 11 Open House	Meeting
444	Sustainability, Resilience & Climate Change		This is not a city problem to figure out.	Is incorporated.	2/11			Feb. 11 Open House	Meeting
445	Sustainability, Resilience & Climate Change		Sustainability, Resilience & Climate Change, 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.	Is incorporated.	2/11			Feb. 11 Open House	Meeting
446	Sustainability, Resilience & Climate Change	30	Goals, P.30. A very nicely written, thoughtful, succinct set of goals and strategies.	Does not include a recommended revision.	2/11			Feb. 11 Open House	Meeting
447	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.	Is incorporated.	2/11			Feb. 11 Open House	Meeting
448	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.	Is incorporated.	2/11			Feb. 11 Open House	Meeting

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449	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.	Is incorporated.	3/16	Carl	Markon		Web Comment
450	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?	Is incorporated.	3/14	Charlie	Barnwell		
451	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.	Is incorporated.	3/14	Charlie	Barnwell		
452	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.	Is incorporated.	3/14	Charlie	Barnwell		
453	Sustainability, Resilience & Climate Change	31	This plan does not require updates more frequently than every 5 years.	Is incorporated.	3/14	Charlie	Barnwell		
454	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.	Is incorporated.	3/14	Charlie	Barnwell		
455	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".	Is incorporated.	3/14	Charlie	Barnwell		
456	Sustainability, Resilience & Climate Change	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.	Is incorporated.	3/14	Charlie	Barnwell		
457	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.	Is incorporated.	3/14	Charlie	Barnwell		

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458	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.	Is incorporated.	3/14	Charlie	Barnwell		
459	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/14	Charlie	Barnwell		
460	Sustainability, Resilience & Climate Change	30	2b: Tidal? Levi Kilcher could talk about this (Otto's son)	Does not include a recommended revision.	3/14	Charlie	Barnwell		
461	Sustainability, Resilience & Climate Change		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.	Does not include a recommended revision.	3/14	Devony	Lehner		Email
462	Sustainability, Resilience & Climate Change	32	6b: procedures, <u>incentives</u> , and management standards...	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/14	Devony	Lehner		Email
463	Sustainability, Resilience & Climate Change	32	6d: Diamond Creek Recreation <u>Area Site</u> .	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/14	Donna	Aderhold	City of Homer	Email
464	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/14	Helen	Armstrong		Other
465	Sustainability, Resilience & Climate Change	31	3b: <u>safe</u> walkable spaces	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/14	Helen	Armstrong		Other
466	Sustainability, Resilience & Climate Change	32	5a: proper use of lower value <u>all</u> wetlands.	Is incorporated.	3/14	Helen	Armstrong		Other
467	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	Does not include a recommended revision.	3/14	Helen	Armstrong		Other

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468	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.	Is incorporated.	2/19	Janette	Keiser		Other
469	Sustainability, Resilience & Climate Change	31	In the Sustainability, Resilience & Climate Change, 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.	Is incorporated.	2/19	Janette	Keiser		Other
470	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.		Julie	Engebretson	City of Homer	Other
471	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	Is partially incorporated. Changing climate conditions and impacts from climate change are hazard mitigation-focused.		Julie	Engebretson	City of Homer	Other

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472	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.	Does not include a recommended revision.	3/13	Rachel	Lord	Mayor, City of Homer	Other
473	Sustainability, Resilience & Climate Change		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.	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
474	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.	Is incorporated.	3/13	Rachel	Lord	Mayor, City of Homer	Other

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475	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 & Climate Change, 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	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
476	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 & Climate Change, 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	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
477	Sustainability, Resilience & Climate Change	12	P.12, Sustainability, Resilience & Climate Change, 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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12	Rachel	Lord	City of Homer	Other
478	Sustainability, Resilience & Climate Change	29	P.29: The hazards and constraints shown on this page are not consistent really with the topic of Sustainability, Resilience & Climate Change, perhaps resiliency. I would suggest putting these maps in a separate section under land use called “Geohazards.”	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
479	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.	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
480	Sustainability, Resilience & Climate Change		I really apprecieated seeing the focus on Sustainability, Resilience & Climate Change and reducing our runoff and having green infrastructure.	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
481	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. Thats 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, Resilience & Climate Change goals and use goals.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.			Lehner		Other

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482	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 contaminates.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/19			March 19 Planning Commission Meeting	Other
483	Sustainability, Resilience & Climate Change	33	p. 33 first paragraph, add coastal erosion to the natural hazard list.	Is incorporated.	3/19			March 19 Planning Commission Meeting	Other
484	Sustainability, Resilience & Climate Change		Recommend not making this chapter 2 in the plan.	Is incorporated.	3/19			March 19 Planning Commission Meeting	Other
485	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.	Is incorporated.	3/19			March 19 Planning Commission Meeting	Other
486	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.	Is partially incorporated. Some ecosystem-level approaches not relevant for the City of Homer. See revised Sustainability, Resilience & Climate Change Chapter and Land Use and Environment Background Appendix.	3/19			March 19 Planning Commission Meeting	Other
487	Sustainability, Resilience & Climate Change		I expect this Comp Plan Update to champion more appropriate, environmentally sustainable, and growth-balanced actions.	Is incorporated.	3/19			March 19 Planning Commission Meeting	Other
488	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.	Is incorporated.	3/19			March 19 Planning Commission Meeting	Other
489	Sustainability, Resilience & Climate Change		It pushes upgrading the city vehicle fleet while curbing use of private vehicles	Is incorporated.	3/19			March 19 Planning Commission Meeting	Other

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490	Sustainability, Resilience & Climate Change	30	<p>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”.</p> <p>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.</p> <p>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.</p>	Is incorporated.	3/19			March 19 Planning Commission Meeting	Other
491	Sustainability, Resilience & Climate Change		<p>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?</p> <p>Recommendation: The City should not devote a staff position to production of GhG inventories or reporting.</p>	Is incorporated.	3/19			March 19 Planning Commission Meeting	Other
492	Sustainability, Resilience & Climate Change		<p>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”.</p> <p>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.</p> <p>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.</p>	Is incorporated.	3/19			March 19 Planning Commission Meeting	Other

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493	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.	Is incorporated.	3/19			March 19 Planning Commission Meeting	Other
494	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.	Is incorporated.	3/19			March 19 Planning Commission Meeting	Other
495	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.	Is incorporated.	3/14	Bob	Shavelson		Web Comment
496	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.")	Is incorporated.	3/6	Brenda	Dolma		Web Comment
497	Sustainability, Resilience & Climate Change	30	1d: KPB Comp Plan re: SW?	Does not include a recommended revision.	3/13	Carol	Swartz		Email
498	Sustainability, Resilience & Climate Change	30	1c: I support this, but is it well enough defined?	Is incorporated.		Casey	Aderhold		Comment Form
499	Sustainability, Resilience & Climate Change	30	What are local climate change motivated entities?	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/14	Charlie	Barnwell		
500	Sustainability, Resilience & Climate Change		No information in plan about current and known climate change threats.	Is incorporated.	3/14	Charlie	Barnwell		

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501	Sustainability, Resilience & Climate Change	31	3a: How do 'sustainable' and 'resilient' interact? When is there overlap?	Is incorporated.	3/14	Charlie	Barnwell		
502	Sustainability, Resilience & Climate Change	31	Page 31 (Sustainability, Resilience & Climate Change), 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.	Is incorporated.	3/14	Charlie	Barnwell		
503	Sustainability, Resilience & Climate Change	31	2e: Yikes (<i>Note: Interpreted as "remove"</i>)	Is incorporated.	3/14	Charlie	Barnwell		
504	Sustainability, Resilience & Climate Change	31	2f: Is this a 20 year change?	Is incorporated.	3/14	Charlie	Barnwell		
505	Sustainability, Resilience & Climate Change	31	2h: I don't know if this would be a city-lead effort.	Is incorporated.	3/14	Charlie	Barnwell		
506	Sustainability, Resilience & Climate Change	33	Add coastal erosion	Is incorporated.	3/14	Charlie	Barnwell		
507	Sustainability, Resilience & Climate Change	32	Actions: These could be ed to drainage and water movement.	Does not include a recommended revision.	3/14	Charlie	Barnwell		
508	Sustainability, Resilience & Climate Change	32	6a: What would this look like? Needs to first be defined.	Is incorporated.	3/14	Charlie	Barnwell		
509	Sustainability, Resilience & Climate Change	31	Do we have an existing stormwater master plan?	Does not include a recommended revision.	3/14	Charlie	Barnwell		
510	Sustainability, Resilience & Climate Change	31	Strategy 4: Have better ideas on how to streamline or give an overview.	Is incorporated.	3/14	Charlie	Barnwell		
511	Sustainability, Resilience & Climate Change	32	4g: redundant	Is incorporated.	3/14	Charlie	Barnwell		
512	Sustainability, Resilience & Climate Change	31	Do we have an existing green infrastructure map?	Does not include a recommended revision.	3/14	Charlie	Barnwell		

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513	Sustainability, Resilience & Climate Change	32	5a: Doesn't someone else do this?	Is incorporated.	3/14	Charlie	Barnwell		
514	Sustainability, Resilience & Climate Change	29	last sentence first paragraph, incomplete	Is incorporated.	3/14	Charlie	Barnwell		
515	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?	Is incorporated.	3/14	Charlie	Barnwell		
516	Sustainability, Resilience & Climate Change		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.	Is incorporated.	3/14	Charlie	Barnwell		
517	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?	Is incorporated.	3/14	Charlie	Barnwell		
518	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.	Is incorporated.	3/14	Charlie	Barnwell		
519	Sustainability, Resilience & Climate Change		(count of priority dots from poster): 1.Climate action 4	Does not include a recommended revision.	3/14	Charlie	Barnwell		
520	Sustainability, Resilience & Climate Change		(count of priority dots from poster): 2.Reduce greenhouse gas 2	Does not include a recommended revision.	3/14	Charlie	Barnwell		
521	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.	Is incorporated.	3/14	Charlie	Barnwell		
522	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.	Is incorporated.	3/12	Chrissy	Zubeck		Email

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523	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)...	Is incorporated.	2/28	Cooper	Freeman		Web Comment
524	Sustainability, Resilience & Climate Change		Housing: More housing/density may create more storm water, and then we will need the green infrastructure talked about in the plan.	Is incorporated.	2/20	Daniel	Kort	City of Homer	Email
525	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/20	Daniel	Kort	City of Homer	Email
526	Sustainability, Resilience & Climate Change		Perforated pipes used in green infrastructure projects freeze easily, blocking flow	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/20	Daniel	Kort	City of Homer	Email
527	Sustainability, Resilience & Climate Change		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	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/20	Daniel	Kort	City of Homer	Email
528	Sustainability, Resilience & Climate Change		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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/20	Daniel	Kort	City of Homer	Email
529	Sustainability, Resilience & Climate Change	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>	Is incorporated.	2/20	Daniel	Kort	City of Homer	Email

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530	Sustainability, Resilience & Climate Change	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/20	Daniel	Kort	City of Homer	Email
531	Sustainability, Resilience & Climate Change	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>	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/20	Daniel	Kort	City of Homer	Email
532	Sustainability, Resilience & Climate Change	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>	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/20	Daniel	Kort	City of Homer	Email
533	Sustainability, Resilience & Climate Change		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)	Is not incorporated. Tsunami risk should be determined by risk assessments conducted by the State of Alaska and/or FEMA.	2/20	Daniel	Kort	City of Homer	Email
534	Sustainability, Resilience & Climate Change		(count of priority dots from poster): 6.Open spaces 17	Does not include a recommended revision.	2/20	Daniel	Kort	City of Homer	Email

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535	Sustainability, Resilience & Climate Change		(count of priority dots from poster): 4.Storm water 2	Does not include a recommended revision.	2/20	Daniel	Kort	City of Homer	Email
536	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>	Is incorporated.	2/20	Daniel	Kort	City of Homer	Email
537	Sustainability, Resilience & Climate Change		(count of priority dots from poster): 3.Code for development 16	Does not include a recommended revision.	2/20	Daniel	Kort	City of Homer	Email
538	Sustainability, Resilience & Climate Change		(count of priority dots from poster): 5.Protect wetlands 19	Does not include a recommended revision.	3/14	David	Eckert		Web Comment
539	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	Is incorporated.	3/14	David	Eckert		Web Comment
540	Sustainability, Resilience & Climate Change		Action to Achieve Priorities (from poster): Help support people’s transition to alt energy systems	Is incorporated.	3/14	Devony	Lehner		Email
541	Sustainability, Resilience & Climate Change		Action to Achieve Priorities (from poster): Wetlands can be your friend – help absorb stormwater	Is incorporated.	3/14	Devony	Lehner		Email
542	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	Is incorporated.	3/14	Devony	Lehner		Email
543	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/14	Devony	Lehner		Email
544	Sustainability, Resilience & Climate Change		Action to Achieve Priorities (from poster): Develop. codes for sustainable building and growth is important – Homer has no codes	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/14	Devony	Lehner		Email
545	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	Is partially incorporated. See Governance Chapter.	3/14	Devony	Lehner		Email
546	Public Facilities and 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	Is incorporated.	3/14	Devony	Lehner		Email

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547	Public Facilities and Services		[Recatorgized from Land Use and Environment] 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.	Is incorporated.	3/14	Devony	Lehner		Email
548	Public Facilities and Services	36	P.36. Facilities. #1: This should have a capital funding icon next to it. Well worded otherwise.	Is incorporated.	3/14	Devony	Lehner		Email
549	Public Facilities and 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.	Does not include a recommended revision.	3/14	Devony	Lehner		Email
550	Public Facilities and 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.	Revision not incorporated. References are overly detailed.	3/14	Devony	Lehner		Email
551	Public Facilities and 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	Devony	Lehner		Email
552	Public Facilities and 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	Devony	Lehner		Email
553	Public Facilities and 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.	Is incorporated.	3/14	Devony	Lehner		Email

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554	Public Facilities and Services	64	[referencing QOL Strategy 3 action d] [re-categorized this to PF - this is a HERC comment] 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...”	Is incorporated.	3/14	Devony	Lehner		Email
555	Public Facilities and 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.	Is incorporated.	3/14	Devony	Lehner		Email
556	Public Facilities and Services	33	Note on photo: Conceptual design tentatively set for 2026, with full design to follow (unknown date – depending upon funding.		3/14	Devony	Lehner		Email
557	Public Facilities and 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.		3/14	Devony	Lehner		Email
558	Public Facilities and 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.	Is incorporated.	3/14	Devony	Lehner		Email
559	Public Facilities and 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.	Is incorporated.	3/14	Devony	Lehner		Email
560	Public Facilities and 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.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/14	Devony	Lehner		Email
561	Public Facilities and 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.	Is incorporated.	3/14	Devony	Lehner		Email
562	Public Facilities and 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.		3/14	Devony	Lehner		Email
563	Public Facilities and Services	37	HAWSP is for both new and existing customers infrastructure... so statement should say “... facilities that support new and existing customers...”	Is incorporated.	3/14	Devony	Lehner		Email
564	Public Facilities and Services	38	11b: ...infrastructure providing safe access...	Is incorporated.	3/14	Devony	Lehner		Email

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565	Public Facilities and Services	38	10b: ... for marine trades, <u>local recreation</u> , and tourism	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/14	Devony	Lehner		Email
566	Public Facilities and 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		3/14	Devony	Lehner		Email
567	Public Facilities and Services	37	5a: Add <u>slopes, soils, watershed acreage and boundaries, stormwater volumes at different rainfall intensities, ...</u>			Donna	Aderhold	City of Homer	
568	Public Facilities and Services	37	6e: to maintain its <u>Bridge Creek Reservoir</u> suitability as a drinking water source	Is incorporated.		Donna	Aderhold	City of Homer	
569	Public Facilities and 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.	Is partially incorporated. Some of these edits are overly detailed given the scope of the comprehensive plan.	3/14	Donna	Aderhold	City of Homer	Email
570	Public Facilities and Services	35	On page 35, please correct the text in figure 10 that inappropriately cuts across lines.	Is incorporated.	3/14	Donna	Aderhold	City of Homer	Email
571	Public Facilities and 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.	Is incorporated.	3/14	Donna	Aderhold	City of Homer	Email
572	Public Facilities and 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	Does not include a recommended revision.	3/15	Dots	Sherwood		Comment Form
573	Public Facilities and 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.	Revision not incorporated. Given the active port and harbor planning underway, the project team opted not to date the plan by being overly prescriptive here.	3/11	Ed	Berg		Other
574	Public Facilities and Services	33	What I like: Identifies Homer's existing recreational facilities, such as the HERC and Library.	Does not include a recommended revision.	3/11	Ed	Berg		Other

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575	Public Facilities and Services	34	What I like: The challenges of the HERC are mentioned. Pg. 34.	Does not include a recommended revision.	3/11	Ed	Berg		Other
576	Public Facilities and 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.	Does not include a recommended revision.	3/11	Ed	Berg		Other
577	Public Facilities and 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.	Does not include a recommended revision.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
578	Public Facilities and 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.	Incorporated this edit.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
579	Public Facilities and 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.	Is partially incorporated. See Potential Partner-Led Strategies and Actions Appendix.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
580	Public Facilities and 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?	Is incorporated.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
581	Public Facilities and Services	35	p. 35: Goal A: “Ensure CITY services are.....” city only provides the first two service of Figure 10 and can’t help a lot on the rest.	Is incorporated.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
582	Public Facilities and 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.		3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
583	Public Facilities and 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.....”	Is incorporated.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other

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584	Public Facilities and 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.	Revision not incorporated. In general, references to partners have been removed to focus more on City-led policies.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
585	Public Facilities and 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.	Is incorporated.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
586	Public Facilities and 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.	Is incorporated.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
587	Public Facilities and Services	36	8)Live 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?	Is partially incorporated. Revised this action to reflect need to ask voters whether to renew.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other

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588	Public Facilities and Services	37	9)Live 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?	Is partially incorporated. Revised this action to reflect need to ask voters whether to renew.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
589	Public Facilities and Services		The only plan appears to be more brik 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.	Revision not incorporated. Erosion is already addressed in various policies throughout the plan, and the Land Use and Environment chapter does not propose unrestricted growth.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
590	Public Facilities and Services	37	4b: Should refer to the old/existing plan?	Is incorporated.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
591	Public Facilities and Services	36	2f and 2h: ?	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
592	Public Facilities and Services	35	Make a note as two why this box is yellow.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
593	Public Facilities and Services	38	Quote should go on page 37	Is incorporated.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other

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594	Public Facilities and Services	36	<div><div>Change these to map to our actual facilities + services which are overlapped.</div><div>Strategies and Potential Actions</div><div><div>Icon Key:</div><div><div></div> Priority: Emerging priority for implementation (these will be finished for announcement that includes a potential capital p...</div></div></div>	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
595	Public Facilities and Services		Do not incentivize development outside of city limits (referring to Kachemak City Joint Work Session re: water services).	Is incorporated.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
596	Public Facilities and Services	35	Define "community services". Also, empty buildings add an interest for the city to address vacant city facilities (goal c)	Revision not incorporated. The chapter content that follows helps define the scope of the goal.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
597	Public Facilities and Services	36	2e: Add "Ask the voters" whether they want to renew HART	Is incorporated.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
598	Public Facilities and Services	34	Ummm... honestly?! No. (<i>Note: Refers to HERC Complex Redevelopment</i>)	Is incorporated.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
599	Public Facilities and 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.	Is incorporated.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
600	Public Facilities and 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.	Is incorporated.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
601	Public Facilities and Services	39	11h: (<i>Clairfy</i>) This should be for some purpose	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
602	Public Facilities and Services	39	11c I know Bryan is into this but... I don't know	Is incorporated.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
603	Public Facilities and Services	39	11b Is this part of the existing plan?	Revision not incorporated; yes, parking is discussed at length in the Homer Spit Comprehensive Plan.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
604	Public Facilities and Services	34	None of this speaks to accessibility. Define issue.	Is incorporated.	3/14	Helen	Armstrong		Other
605	Public Facilities and Services	38	Strategy 8: Rephrase to "maximise resource and investments" ? On all actions.	Is incorporated.	3/14	Helen	Armstrong		Other

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606	Public Facilities and Services	38	out of Homer. Maintain and promote Homer's status as a ^{working waterfront} by ^{being a partner for} providing needed facilities and services for ^{the} U.S. Coast Guard, and other state and federal partners. <i>AM 45</i>	Is incorporated.	3/14	Helen	Armstrong		Other
607	Public Facilities and Services	38	9b and 9c: There should be a plan before statement of replacement priorities. Also, better reflect the CIP	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/14	Helen	Armstrong		Other
608	Public Facilities and Services	37	7b: Not sure about the scope/size here (<i>Note: referring to training facility</i>)		3/14	Helen	Armstrong		Other
609	Public Facilities and Services	34	Why call out Alaska Waste and Moore & Moore Services?	Is incorporated.	3/14	Helen	Armstrong		Other
610	Public Facilities and Services	37	Strategy 5: Why is stormwater here?		3/14	Helen	Armstrong		Other
611	Public Facilities and Services	37	6d: Not sure about this here (<i>Note: referring to: focus on new water and sewer connections within city limits [infill]</i>)	Is incorporated.	3/14	Helen	Armstrong		Other
612	Public Facilities and Services	37	6b: Change to PRIORITY	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/14	Helen	Armstrong		Other
613	Public Facilities and 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.	Is not incorporated. Data unavailable at time of plan drafting.	3/14	Helen	Armstrong		Other
614	Public Facilities and 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.	Is not incorporated. Data unavailable at time of plan drafting.	3/14	Helen	Armstrong		Other
615	Public Facilities and 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.	Is partially incorporated. The plan notes lack of services to some outlying properties within the City.	3/14	Helen	Armstrong		Other
616	Public Facilities and 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.]	Does not include a recommended revision.	3/14	Helen	Armstrong		Other
617	Public Facilities and 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.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/14	Helen	Armstrong		Other
618	Public Facilities and Services		Public Works cannot use all-electric vehicles in the types of weather conditions Homer has.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/14	Helen	Armstrong		Other
619	Public Facilities and Services		(count of priority dots from poster): 2.Year-round facilities 7	Does not include a recommended revision.	3/14	Helen	Armstrong		Other
620	Public Facilities and Services		Action to Achieve Priorities (from poster): Multi-Use Community Recreation Center	Is incorporated.	3/14	Helen	Armstrong		Other

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621	Public Facilities and Services		We need to improve what we currently have across the board.	Is incorporated.	3/14	Helen	Armstrong		Other
622	Public Facilities and 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.	Is incorporated.	3/14	Helen	Armstrong		Other
623	Public Facilities and Services		Support for taking care of what we have prior to expansion/major new projects (harbor)	Is incorporated.	3/14	Helen	Armstrong		Other
624	Public Facilities and 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?	Revision not incorporated. This graph is explained in more detail in the business survey summary on the project website.	3/14	Helen	Armstrong		Other
625	Public Facilities and Services		The library should be listed in the Public Facilities and Services section, not just under Quality of Life. (Passed unanimously.)	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/14	Helen	Armstrong		Other
626	Public Facilities and Services		There are operations and maintenance needs for PW including roads equipment, core services, some equipment is 45 years old for graders.	Is incorporated.	2/19	Janette	Keiser		Other
627	Public Facilities and 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.	Is incorporated.	2/19	Janette	Keiser		Other
628	Public Facilities and Services		(count of priority dots from poster): 1.Tsunami 8	Does not include a recommended revision.	3/11	Janette	Keiser		Other
629	Public Facilities and Services		(count of priority dots from poster): 8.Community partners 1	Does not include a recommended revision.	3/11	Janette	Keiser		Other
630	Public Facilities and Services		(count of priority dots from poster): 9.Port 10	Does not include a recommended revision.	2/19	Janette	Keiser		Other
631	Public Facilities and Services		(count of priority dots from poster): 10.Long range Port plan 7	Does not include a recommended revision.	2/19	Janette	Keiser		Other
632	Public Facilities and Services		Action to Achieve Priorities (from poster): 11.New harbor facilities 5	Does not include a recommended revision.	2/19	Janette	Keiser		Other
633	Public Facilities and Services		Action to Achieve Priorities (from poster): •Charge tourists, water taxi, charter clients a departure tax to help pay for infrastructure		2/19	Janette	Keiser		Other
634	Public Facilities and Services		Action to Achieve Priorities (from poster): •Charge a \$10 departure fee every time someone leaves Homer on a boat!		3/11	Janette	Keiser		Other

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635	Public Facilities and 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!	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.		John	Whittier		Comment Form
636	Public Facilities and Services		(count of priority dots from poster): 7.Fire and law 6	Does not include a recommended revision.		John	Whittier		Comment Form
637	Public Facilities and 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.	Is incorporated.		Joscie	Norris		Comment Form
638	Public Facilities and Services		Action to Achieve Priorities (from poster): •Develop a plan for fire station and fire apparatus upgrades	Is incorporated.		Joscie	Norris		Comment Form
639	Public Facilities and Services		Action to Achieve Priorities (from poster): •Focus on the blocking and tackling of running a city – police, fire, and roads	Is incorporated.		Julie	Engebretson	City of Homer	Other
640	Public Facilities and 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.	Is partially incorporated. The plan recommends moving the current facility out of the tsunami inundation zone.		Julie	Engebretson	City of Homer	Other
641	Public Facilities and 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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.		Julie	Engebretson	City of Homer	Other
642	Public Facilities and Services		Central location for PW facilities can be a plus.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.		Julie	Engebretson	City of Homer	Other
643	Public Facilities and Services		Move the Public Works facility out of the tsunami zone; they can’t help in an emergency if their equipment is washed away.	Is incorporated.		Julie	Engebretson	City of Homer	Other
644	Public Facilities and 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.	Is partially incorporated. See Governance Chapter.		Julie	Engebretson	City of Homer	Other

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645	Public Facilities and 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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.		Julie	Engebretson	City of Homer	Other
646	Public Facilities and 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???	Does not include a recommended revision.		Julie	Engebretson	City of Homer	Other
647	Public Facilities and Services		(count of priority dots from poster): 3.Roads 20	Does not include a recommended revision.		Julie	Engebretson	City of Homer	Other
648	Public Facilities and Services		Action to Achieve Priorities (from poster): •Add to facilities #3 include sidewalks	Is incorporated.		Julie	Engebretson	City of Homer	Other
649	Public Facilities and 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.	Is incorporated.	2/27	Karin	Marks	City of Homer	Email
650	Public Facilities and 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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/14	Laurie	Daniel		Email
651	Public Facilities and Services		The structure of PW is good; productivity is high and employees get a lot done without a big work force.	Does not include a recommended revision.	3/14	Laurie	Daniel		Email
652	Public Facilities and Services		(count of priority dots from poster): 5.Storm water drainage 16	Does not include a recommended revision.	3/14	Laurie	Daniel		Email
653	Public Facilities and 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.		3/14	Laurie	Daniel		Email
654	Public Facilities and Services	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>		3/14	Laurie	Daniel		Email
655	Public Facilities and Services	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>		2/17	Linda	Roth		Email
656	Public Facilities and Services		Terminology such as “inflow” and “infiltration” on p.33 is used incorrectly; those refer to sewage, not groundwater.	Is incorporated.	2/8	Marianne	Schlegelmilch		Web Comment
657	Public Facilities and 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.	Is incorporated.	2/8	Marianne	Schlegelmilch		Web Comment

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658	Public Facilities and 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.)	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.		Mike	Jones		Other
659	Public Facilities and 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	Is incorporated.		Nancy	Hillstrand		Other
660	Public Facilities and Services		(count of priority dots from poster): 6.Water and sewer 11	Does not include a recommended revision.		Nancy	Hillstrand		Other
661	Public Facilities and 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.			Nancy	Hillstrand		Other
662	Public Facilities and Services		One thing Homer is blessed with is plenty of water.			Nancy	Hillstrand		Other
663	Public Facilities and 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.	Is incorporated.		Nancy	Hillstrand		Other
664	Public Facilities and Services		There is progress toward planning for long term water and sewer major replacement projects.	Does not include a recommended revision.	4/24	Paul	Finney		Web Comment
665	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. For Example: Habitat for humanity, City of Valdez \$10,000 rebate program for anyone who added or adds a housing unit	Is incorporated.		Peter	Crimp		Comment Form
666	Housing	14	Please add “college students”	Does not include a recommended revision.		Peter	Crimp		Comment Form
667	Housing	40	please reference student housing needs along with the other others. Has been long-term comprehensive plan identified need.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
668	Housing	44	#1 heading: please add “college students”	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other

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669	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 ammend and ENFORCE this regulation. Thank you. ---	Is partially incorporated. The draft plan acknowledges the challenges of housing availability for year-round residents and seasonal workers, including specific data on housing cost burdens, long-term rental shortages, and workforce impacts. We also recognize that the City Council considered but ultimately declined to adopt STR regulations in early 2025, following public feedback and commission recommendations. Following public input, we have added an action in the Housing chapter to monitor short-term rental activity and assess its impact. The action reflects this current policy direction while leaving open the possibility of revisiting the issue as local conditions evolve.	3/13	Rachel	Lord	Mayor, City of Homer	Other
670	Housing		To start, it does not make sense to me to have more green space and try to find land for affordable housing.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/13	Rachel	Lord	Mayor, City of Homer	Other
671	Housing		Housing, P.14, This isn't my area of expertise, but generally it seems this section is lacking specifics.	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
672	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12	Rachel	Lord	City of Homer	Other
673	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12	Rachel	Lord	City of Homer	Other
674	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.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other

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675	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.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
676	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12	Rachel	Lord	City of Homer	Other
677	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”.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
678	Housing	41	spelling mistake... “... 1,163 vacant parcels within the...”	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
679	Housing	44	If the City is cash strapped, it seems unreasonable for the City to start a “local housing fund”.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
680	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.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
681	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.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
682	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.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other

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683	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.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
684	Housing	45	This seems once again to be something that is a private enterprise solution and not a function of City government.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
685	Housing	44	Expand allowable housing units such as manufactured and modular units conflicts with Land Use & Environment 2. b).	Is not incorporated. The plan supports a broader range of housing types—including multi-family and senior housing—through zoning reform and partnerships, and it recognizes that not all areas are appropriate for higher-density development.	3/12	Rachel	Lord	City of Homer	Other
686	Housing	45	Integrating “climate Sustainability, Resilience & Climate Change 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”.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12	Rachel	Lord	City of Homer	Other
687	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.	Is partially incorporated. Partner-led actions have been moved to appendices.	3/12	Rachel	Lord	City of Homer	Other
688	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.	Is partially incorporated. The draft plan acknowledges the challenges of housing availability for year-round residents and seasonal workers, including specific data on housing cost burdens, long-term rental shortages, and workforce impacts. We also recognize that the City Council considered but ultimately declined to adopt STR regulations in early 2025, following public feedback and commission recommendations. Following public input, we have added an action in the Housing chapter to monitor short-term rental activity and assess its impact. The action reflects this current policy direction while leaving open the possibility of revisiting the issue as local conditions evolve.	3/12	Rachel	Lord	City of Homer	Other

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689	Housing	44	Strategy 1: Also address the rapid rise in borough residential property taxes, which push homeowners from their homes.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/12	Rachel	Lord	City of Homer	Other
690	Housing	41	A lot of these parcels are not suited for dwellings or onsite sewer and water.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
691	Housing	40	the number of new housing units have has remained...	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
692	Housing	44	2d: ...with organizations and entities that influence...	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12	Rachel	Lord	City of Homer	Other
693	Housing	45	4b: ...with local organizations and entities such as...	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12	Rachel	Lord	City of Homer	Other
694	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.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
695	Housing	45	On page 45, first line of Figure 14, define AHFC in the first line, last column.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
696	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/	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/17	Rick	Foster		Email
697	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.	Is partially incorporated. The draft plan acknowledges the challenges of housing availability for year-round residents and seasonal workers, including specific data on housing cost burdens, long-term rental shortages, and workforce impacts. We also recognize that the City Council considered but ultimately declined to adopt STR regulations in early 2025, following public feedback and commission recommendations. Following public input, we have added an action in the Housing chapter to monitor short-term rental activity and assess its impact. The action reflects this current policy direction while leaving open the possibility of revisiting the issue as local conditions evolve.	2/11	Rick	Foster		Web Comment
698	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.	Is not incorporated. The plan supports a broader range of housing types—including multi-family and senior housing—through zoning reform and partnerships, and it recognizes that not all areas are appropriate for higher-density development.	3/11	Rika	Mouw		Web Comment

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
699	Housing	40	In general, I find the Housing section lacking in terms of discussing options and alternatives, key components in social planning.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/11	Rika	Mouw		Web Comment
700	Housing		I also liked the consideration of alternative housing	Does not include a recommended revision.	3/15	Roberta and Robert	Highland and Archibald	PARCAC	Other
701	Housing		In the housing section, I really like the part that addresses luxury homes and think that should be even stronger.	Does not include a recommended revision.	3/15	Roberta and Robert	Highland and Archibald	PARCAC	Other
702	Housing		I think the piece about reviewing zoning for rentals (airbnb should be stronger).	Is partially incorporated. The draft plan acknowledges the challenges of housing availability for year-round residents and seasonal workers, including specific data on housing cost burdens, long-term rental shortages, and workforce impacts. We also recognize that the City Council considered but ultimately declined to adopt STR regulations in early 2025, following public feedback and commission recommendations Following public input, we have added an action in the Housing chapter to monitor short-term rental activity and assess its impact. The action reflects this current policy direction while leaving open the possibility of revisiting the issue as local conditions evolve.	3/15	Roberta and Robert	Highland and Archibald	PARCAC	Other
703	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.	Is partially incorporated. The draft plan acknowledges the challenges of housing availability for year-round residents and seasonal workers, including specific data on housing cost burdens, long-term rental shortages, and workforce impacts. We also recognize that the City Council considered but ultimately declined to adopt STR regulations in early 2025, following public feedback and commission recommendations Following public input, we have added an action in the Housing chapter to monitor short-term rental activity and assess its impact. The action reflects this current policy direction while leaving open the possibility of revisiting the issue as local conditions evolve.	3/13	Sara	Faulkner		Other
704	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.	Is incorporated.	3/13	Sara	Faulkner		Other

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705	Housing	40	p. 40: first sentence references 2025, seems like an incorrect year?	Is incorporated.	3/13	Sara	Faulkner		Other
706	Housing	39, 40	p.39,40 duplicate use of quote box	Is incorporated.	3/13	Sara	Faulkner		Other
707	Housing	40	p. 40 “... now discontinued city a temporary software subscription. ”	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/13	Sara	Faulkner		Other
708	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.	Is partially incorporated. The draft plan acknowledges the challenges of housing availability for year-round residents and seasonal workers, including specific data on housing cost burdens, long-term rental shortages, and workforce impacts. We also recognize that the City Council considered but ultimately declined to adopt STR regulations in early 2025, following public feedback and commission recommendations. Following public input, we have added an action in the Housing chapter to monitor short-term rental activity and assess its impact. The action reflects this current policy direction while leaving open the possibility of revisiting the issue as local conditions evolve.	3/13	Sara	Faulkner		Other

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709	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.	Is partially incorporated. The draft plan acknowledges the challenges of housing availability for year-round residents and seasonal workers, including specific data on housing cost burdens, long-term rental shortages, and workforce impacts. We also recognize that the City Council considered but ultimately declined to adopt STR regulations in early 2025, following public feedback and commission recommendations Following public input, we have added an action in the Housing chapter to monitor short-term rental activity and assess its impact. The action reflects this current policy direction while leaving open the possibility of revisiting the issue as local conditions evolve.	4/24	Suanne	Finney		Web Comment
710	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.	Is partially incorporated. The draft plan acknowledges the challenges of housing availability for year-round residents and seasonal workers, including specific data on housing cost burdens, long-term rental shortages, and workforce impacts. We also recognize that the City Council considered but ultimately declined to adopt STR regulations in early 2025, following public feedback and commission recommendations Following public input, we have added an action in the Housing chapter to monitor short-term rental activity and assess its impact. The action reflects this current policy direction while leaving open the possibility of revisiting the issue as local conditions evolve.	2/24	Susan	Jeffres		Web Comment

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711	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.	Does not include a recommended revision.	3/12	Theodore	Noomah	City of Homer	Email
712	Housing		Housing is not a service that the city provides. It should not be starting housing developments, but it can change its zoning code.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12	Tracy	Nordstrom		Web Comment
713	Housing	43	City is not a developer of housing inventory. Could goals be written instead as a vision statement?	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12	Tracy	Nordstrom		Web Comment
714	Housing	42	Council just nixed an effort to regulate w/ extensive public comment. Seems important to mention.	Is partially incorporated. The draft plan acknowledges the challenges of housing availability for year-round residents and seasonal workers, including specific data on housing cost burdens, long-term rental shortages, and workforce impacts. We also recognize that the City Council considered but ultimately declined to adopt STR regulations in early 2025, following public feedback and commission recommendations. Following public input, we have added an action in the Housing chapter to monitor short-term rental activity and assess its impact. The action reflects this current policy direction while leaving open the possibility of revisiting the issue as local conditions evolve.	3/12	Tracy	Nordstrom		Web Comment
715	Housing		Include KPHI as a partner for housing actions related to senior housing and income restricted housing.	Is incorporated.	3/12	Tracy	Nordstrom		Web Comment
716	Housing	40	Consider mentioning "community perception" including the housing forums over the past few years?	Is incorporated.	3/12	Tracy	Nordstrom		Web Comment
717	Housing	40	We heard a lot about increase in building permits but maybe that doesn't always relate to sale. Is there a distinction between for sale or built housing units? I don't really understand vacancy rates. This framing - how perception DOES NOT equal reality - is this true?	Is incorporated.	3/12	Tracy	Nordstrom		Web Comment

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718	Housing	41	Would be neat to see that infill potential map here.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12	Tracy	Nordstrom		Web Comment
719	Housing	45	2d: add share online	Is incorporated.	2/11			Feb. 11 Open House	Meeting
720	Housing	45	Would this fall under planning or community development? Make clear this would be a big investment in city engagement.	Is incorporated.	3/5			Homer Housing Policy Workgroup	Other
721	Housing	45	2b Can we (the city) do that?	Is incorporated.					Comment Form
722	Housing	44	2a: Love it	Does not include a recommended revision.	2/11			Feb. 11 Open House	Meeting
723	Housing	44	2c: "Explore ways to..."	Is incorporated.	2/11			Feb. 11 Open House	Meeting
724	Housing	44	2d: To what end? Recommend remove.	Is incorporated.	2/11			Feb. 11 Open House	Meeting
725	Housing	44	2e: This feels like it would be a BIG expansion of governemt here. I think A + C should be the focus here.	Is incorporated.	2/11			Feb. 11 Open House	Meeting
726	Housing	45	Presuppose the city getting into housing development...	Does not include a recommended revision.				Public Works Meeting	Meeting
727	Housing	45	2a ? Define housing strategies	Is incorporated.	2/11			Feb. 11 Open House	Meeting
728	Housing	45	2b: ? Reg? reg??	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/11			Feb. 11 Open House	Meeting
729	Housing	44	Strategy 1: redundant with land use strategy	Is incorporated.					
730	Housing		This all belies a significant question for the council: do we plan to concertedly engage in housing policy, beyong planning and zoning?	Does not include a recommended revision.	2/11			Feb. 11 Open House	Meeting
731	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	Is partially incorporated. The draft plan acknowledges the challenges of housing availability for year-round residents and seasonal workers, including specific data on housing cost burdens, long-term rental shortages, and workforce impacts. We also recognize that the City Council considered but ultimately declined to adopt STR regulations in early 2025, following public feedback and commission recommendations Following public input, we have added an action in the Housing chapter to monitor short-term rental activity and assess its impact. The action reflects this current policy direction while leaving open the possibility of revisiting the issue as local conditions evolve.	3/13			Stormwater Workgroup	Other

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732	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>	<p>Is partially incorporated. The draft plan acknowledges the challenges of housing availability for year-round residents and seasonal workers, including specific data on housing cost burdens, long-term rental shortages, and workforce impacts. We also recognize that the City Council considered but ultimately declined to adopt STR regulations in early 2025, following public feedback and commission recommendations. Following public input, we have added an action in the Housing chapter to monitor short-term rental activity and assess its impact. The action reflects this current policy direction while leaving open the possibility of revisiting the issue as local conditions evolve.</p>	3/13			Stormwater Workgroup	Other
733	Housing		<p>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.</p>	<p>Is incorporated.</p>	2/11			Feb. 11 Open House	Meeting
734	Housing		<p>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.</p>	<p>Is not incorporated. The plan supports a broader range of housing types—including multi-family and senior housing—through zoning reform and partnerships, and it recognizes that not all areas are appropriate for higher-density development.</p>	2/11			Feb. 11 Open House	Meeting

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735	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 Kenai Peninsula (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!	Is partially incorporated. The draft plan acknowledges the challenges of housing availability for year-round residents and seasonal workers, including specific data on housing cost burdens, long-term rental shortages, and workforce impacts. We also recognize that the City Council considered but ultimately declined to adopt STR regulations in early 2025, following public feedback and commission recommendations. Following public input, we have added an action in the Housing chapter to monitor short-term rental activity and assess its impact. The action reflects this current policy direction while leaving open the possibility of revisiting the issue as local conditions evolve.	3/11			Homer Soil and Water Conservation District	
736	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.	Does not include a recommended revision.	3/13			Stormwater Workgroup	Other
737	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/13			Stormwater Workgroup	Other
738	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 Homer’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.	Is not incorporated. The plan supports a broader range of housing types—including multi-family and senior housing—through zoning reform and partnerships, and it recognizes that not all areas are appropriate for higher-density development.	3/13			Stormwater Workgroup	Other

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739	Housing		City has no business developing affordable housing.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/13			Stormwater Workgroup	Other
740	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.	Is incorporated.	3/11			Homer Soil and Water Conservation District	
741	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.	Is incorporated.	3/13			Stormwater Workgroup	Other
742	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.	Is incorporated.	3/13			Stormwater Workgroup	Other
743	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.	Is incorporated.	3/13			Stormwater Workgroup	Other
744	Housing	44	P. 44, 2. Develop incentives, disincentives, and public-private partnerships in support of affordable and long-term housing development.	Is incorporated.	3/13			Stormwater Workgroup	Other
745	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).	Is incorporated.				Public Works Meeting	Meeting

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746	Housing	40	<p>p. 40, Add sections to the Housing Chapter:</p> <p>The Pressure of Seasonal Tourism on Housing</p> <p>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.</p> <p>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.</p>	Is partially incorporated. The draft plan acknowledges the challenges of housing availability for year-round residents and seasonal workers, including specific data on housing cost burdens, long-term rental shortages, and workforce impacts. We also recognize that the City Council considered but ultimately declined to adopt STR regulations in early 2025, following public feedback and commission recommendations. Following public input, we have added an action in the Housing chapter to monitor short-term rental activity and assess its impact. The action reflects this current policy direction while leaving open the possibility of revisiting the issue as local conditions evolve.					Comment Form
747	Housing	42	<p>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.</p>	Is partially incorporated. The draft plan acknowledges the challenges of housing availability for year-round residents and seasonal workers, including specific data on housing cost burdens, long-term rental shortages, and workforce impacts. We also recognize that the City Council considered but ultimately declined to adopt STR regulations in early 2025, following public feedback and commission recommendations. Following public input, we have added an action in the Housing chapter to monitor short-term rental activity and assess its impact. The action reflects this current policy direction while leaving open the possibility of revisiting the issue as local conditions evolve.	2/11			Feb. 11 Open House	Meeting

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748	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.	Is partially incorporated. The draft plan acknowledges the challenges of housing availability for year-round residents and seasonal workers, including specific data on housing cost burdens, long-term rental shortages, and workforce impacts. We also recognize that the City Council considered but ultimately declined to adopt STR regulations in early 2025, following public feedback and commission recommendations Following public input, we have added an action in the Housing chapter to monitor short-term rental activity and assess its impact. The action reflects this current policy direction while leaving open the possibility of revisiting the issue as local conditions evolve.	3/5			Homer Housing Policy Workgroup	Other
749	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).	Is partially incorporated. The draft plan acknowledges the challenges of housing availability for year-round residents and seasonal workers, including specific data on housing cost burdens, long-term rental shortages, and workforce impacts. We also recognize that the City Council considered but ultimately declined to adopt STR regulations in early 2025, following public feedback and commission recommendations Following public input, we have added an action in the Housing chapter to monitor short-term rental activity and assess its impact. The action reflects this current policy direction while leaving open the possibility of revisiting the issue as local conditions evolve.	3/5			Homer Housing Policy Workgroup	Other
750	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.	Is partially incorporated. The draft plan acknowledges the challenges of housing availability for year-round residents and seasonal workers, including specific data on housing cost burdens, long-term rental shortages, and workforce impacts. We also recognize that the City Council considered but ultimately declined to adopt STR regulations in early 2025, following public feedback and commission recommendations Following public input, we have added an action in the Housing chapter to monitor short-term rental activity and assess its impact. The action reflects this current policy direction while leaving open the possibility of revisiting the issue as local conditions evolve.				Public Works Meeting	Meeting

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
751	Housing	45	<p>P. 45 Housing Indicators Chart Add:Indicator: Short Term Rentals Description: Short term rental trends, both on operators’ primary residencepremisess and STRs that are not.What it tells us: Percentage of housing stock available for full-time occupancySources: Housing Need Assessment (see 4 (a) on p. 45) Indicator: Second Homes Description: Unoccupied or seasonally occupied homes with out-of-area andout-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.</p>	Is partially incorporated. The draft plan acknowledges the challenges of housing availability for year-round residents and seasonal workers, including specific data on housing cost burdens, long-term rental shortages, and workforce impacts. We also recognize that the City Council considered but ultimately declined to adopt STR regulations in early 2025, following public feedback and commission recommendations Following public input, we have added an action in the Housing chapter to monitor short-term rental activity and assess its impact. The action reflects this current policy direction while leaving open the possibility of revisiting the issue as local conditions evolve.				Public Works Meeting	Meeting
752	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>	Is partially incorporated. The draft plan acknowledges the challenges of housing availability for year-round residents and seasonal workers, including specific data on housing cost burdens, long-term rental shortages, and workforce impacts. We also recognize that the City Council considered but ultimately declined to adopt STR regulations in early 2025, following public feedback and commission recommendations Following public input, we have added an action in the Housing chapter to monitor short-term rental activity and assess its impact. The action reflects this current policy direction while leaving open the possibility of revisiting the issue as local conditions evolve.				Public Works Meeting	Meeting
753	Housing		<p>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)...</p>	Is partially incorporated. The draft plan acknowledges the challenges of housing availability for year-round residents and seasonal workers, including specific data on housing cost burdens, long-term rental shortages, and workforce impacts. We also recognize that the City Council considered but ultimately declined to adopt STR regulations in early 2025, following public feedback and commission recommendations Following public input, we have added an action in the Housing chapter to monitor short-term rental activity and assess its impact. The action reflects this current policy direction while leaving open the possibility of revisiting the issue as local conditions evolve.	3/12			Public Works Meeting	Meeting

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
754	Housing		(count of priority dots from poster): 2.Partnerships 15	Does not include a recommended revision.	3/12			Public Works Meeting	Meeting
755	Housing		(count of priority dots from poster): 3.Sustainable development 14	Does not include a recommended revision.	2/11			Feb. 11 Open House	Meeting
756	Housing		(count of priority dots from poster): 4.Assess needs 10	Does not include a recommended revision.	2/11			Feb. 11 Open House	Meeting
757	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.	Is partially incorporated. The draft plan acknowledges the challenges of housing availability for year-round residents and seasonal workers, including specific data on housing cost burdens, long-term rental shortages, and workforce impacts. We also recognize that the City Council considered but ultimately declined to adopt STR regulations in early 2025, following public feedback and commission recommendations. Following public input, we have added an action in the Housing chapter to monitor short-term rental activity and assess its impact. The action reflects this current policy direction while leaving open the possibility of revisiting the issue as local conditions evolve.	2/11			Feb. 11 Open House	Meeting
758	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.	Is partially incorporated. The draft plan acknowledges the challenges of housing availability for year-round residents and seasonal workers, including specific data on housing cost burdens, long-term rental shortages, and workforce impacts. We also recognize that the City Council considered but ultimately declined to adopt STR regulations in early 2025, following public feedback and commission recommendations. Following public input, we have added an action in the Housing chapter to monitor short-term rental activity and assess its impact. The action reflects this current policy direction while leaving open the possibility of revisiting the issue as local conditions evolve.	2/11			Feb. 11 Open House	Meeting
759	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	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/5			Homer Housing Policy Workgroup	Other

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
760	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/5			Homer Housing Policy Workgroup	Other
761	Housing		Action to Achieve Priorities (from poster): Involve individual neighborhoods extensively	Does not include a recommended revision.	3/12			Public Works Meeting	Meeting
762	Housing		(count of priority dots from poster): 1.Zoning reforms 18	Does not include a recommended revision.	3/13			Stormwater Workgroup	Other
763	Housing		Action to Achieve Priorities (from poster): Who is driving the housing need?	Does not include a recommended revision.	3/14		Dobrosielski		Web Comment
764	Housing		Action to Achieve Priorities (from poster):	Does not include a recommended revision.	3/13			Stormwater Workgroup	Other
765	Housing		Action to Achieve Priorities (from poster): Focus on in-fill for housing w/utilities and roads that are already there	Is incorporated.	2/11			Feb. 11 Open House	Meeting
766	Housing		Action to Achieve Priorities (from poster): Consider cohousing & cooperative housing, eco-housing coops, tiny home collectives	Is not incorporated. The draft plan supports a broader range of housing types through zoning and partnership strategies and does not detail specific models like cohousing or cooperatives in order to keep the plan focused on broader policy tools and implementation pathways.	2/11			Feb. 11 Open House	Meeting
767	Housing		Action to Achieve Priorities (from poster): Tiny houses are not a real solution for year-round residents	Is not incorporated. The plan supports a broader range of housing types—including multi-family and senior housing—through zoning reform and partnerships, and it recognizes that not all areas are appropriate for higher-density development.	3/12			Public Works Meeting	Meeting
768	Housing		Action to Achieve Priorities (from poster): What about an old-fashioned “boarding house” for seasonal workers?	Is not incorporated. The plan supports a broader range of housing types—including multi-family and senior housing—through zoning reform and partnerships, and it recognizes that not all areas are appropriate for higher-density development.				Public Works Meeting	Meeting
769	Housing		Action to Achieve Priorities (from poster): Turn King’s Landing Hotel into cooperative housing	Is not incorporated. The plan supports a broader range of housing types—including multi-family and senior housing—through zoning reform and partnerships, and it recognizes that not all areas are appropriate for higher-density development.				Public Works Meeting	Meeting
770	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.	Is not incorporated. The plan supports a broader range of housing types—including multi-family and senior housing—through zoning reform and partnerships, and it recognizes that not all areas are appropriate for higher-density development.	2/11			Feb. 11 Open House	Meeting

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/11			Feb. 11 Open House	Meeting
772	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	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/13			Stormwater Workgroup	Other
773	Housing		Action to Achieve Priorities (from poster): AirBnB, VRBO etc. are commercial so they should be taxed as commercial	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/13			Stormwater Workgroup	Other
774	Housing		Action to Achieve Priorities (from poster): Develop codes for building and development	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/13			Stormwater Workgroup	Other
775	Housing		Action to Achieve Priorities (from poster): Implement blight laws to enforce/limit people who make neighborhood look like a dump	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/11			Feb. 11 Open House	Meeting
776	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/13			Stormwater Workgroup	Other
777	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.	Is incorporated.	2/11			Feb. 11 Open House	Meeting
778	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.	Is incorporated.	3/5			Homer Housing Policy Workgroup	Other
779	Transportation		We must make Homer pedestrian friendly. This is critical for health and safety.	Does not include a recommended revision.	3/13			Stormwater Workgroup	Other

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780	Transportation		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.	Is not incorporated. Relates to current adopted transportation plan	3/13			Stormwater Workgroup	Other
781	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. <i>(Note: An image is attached to comment marking this trail.)</i>	Is incorporated.	3/13			Stormwater Workgroup	Other
782	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.	Revision not incorporated. This is covered in more detail in the Homer Transportation Plan, which is referenced in the document.	3/13			Stormwater Workgroup	Other
783	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.	Is not incorporated. Transportation plan and truck route are both already featured in the plan.	3/13			Stormwater Workgroup	Other
784	Transportation		I agree that the city needs to establish an alternate truck route to keep truck traffic off of Pioneer.	Does not include a recommended revision.	3/13			Stormwater Workgroup	Other
785	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".	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/11			Feb. 11 Open House	Meeting
786	Transportation	50	What is a "Complete Streets policy"? We have a Transportation Plan that is nearly 80% focused on non-motorized transportation.	Is incorporated (via glossary).	3/11			EDC Meeting	Meeting
787	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.	Is incorporated.			Galt		Comment Form
788	Transportation	50	Homer All Ages and Abilities Pedestrian Pathway Loop is already in progress and the acronym is HAPP Loop... your acronym is incorrect.	Is incorporated.	2/11			Feb. 11 Open House	Meeting
789	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".	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/11			Feb. 11 Open House	Meeting

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790	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.	Is incorporated.				EDC Meeting	
791	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.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/11			Feb. 11 Open House	Meeting
792	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 state 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?	Is incorporated.	2/27	Amy	Woodruff	City of Homer, Port and Harbor Advisory Commission	Meeting
793	Transportation	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.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/1	Chad	Felice		Web Comment
794	Transportation	24	This makes sense, however what is the Master Roads and Streets Plan, and how would this plan differ from the Transportation Plan?	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/14	Charlie	Barnwell		
795	Transportation	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.	Is incorporated.	3/14	Charlie	Barnwell		
796	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.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/14	Charlie	Barnwell		
797	Transportation	50	Strategy 1: Focus on developing a <u>safe</u> walkable downtown...	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/14	Charlie	Barnwell		
798	Transportation	51	3a: Improve <u>safe</u> non-motorized...	Is incorporated.	3/14	Charlie	Barnwell		

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799	Transportation	48	Footnote 25: Fix acronym	Is incorporated.	3/14	Charlie	Barnwell		
800	Transportation	26	6: add pedestrian safety	Is incorporated.	2/20	Daniel	Kort	City of Homer	Email
801	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	Does not include a recommended revision.	2/20	Daniel	Kort	City of Homer	Email
802	Transportation	48	Maybe include the HAPP map	Revision not incorporated in an effort to keep the themes section short.	2/20	Daniel	Kort	City of Homer	Email
803	Transportation	51	2a: ...connected, <u>safe</u> , and maintainable...	Is incorporated.	2/20	Daniel	Kort	City of Homer	Email
804	Transportation	49	Remove "Few Remaining" from header	Is incorporated.	2/20	Daniel	Kort	City of Homer	Email
805	Transportation	49	Some private <u>and non-profit entities</u> organizations provide...	Is incorporated.	2/20	Daniel	Kort	City of Homer	Email
806	Transportation	47	improving access, <u>safety</u> , equity, and...	Is incorporated.	2/20	Daniel	Kort	City of Homer	Email
807	Transportation	49	On page 49, it appears that the end of the caption was cut off.	Is incorporated.	2/20	Daniel	Kort	City of Homer	Email
808	Transportation	47	P.47. Transportation. A nicely laid out and written section focused on walkability, which I personally love.	Does not include a recommended revision.	2/20	Daniel	Kort	City of Homer	Email
809	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.	Revision not incorporated. This is covered in more detail in the Homer Transportation Plan, which is referenced in the document.	2/20	Daniel	Kort	City of Homer	Email
810	Transportation	51	What I like: Strategy 3 reads – “Build or improve roadway and pathway access and connection to key locations...” Pg 51.	Does not include a recommended revision.	3/17	Devony	Lehner		Email
811	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.	Does not include a recommended revision.	3/17	Devony	Lehner		Email
812	Transportation	47	What I like: Identifies sidewalk maintenance as a priority. Pg 47- 48.	Does not include a recommended revision.	3/17	Devony	Lehner		Email
813	Transportation	50	I really liked the bikeability and walkability section	Does not include a recommended revision.	3/17	Devony	Lehner		Email
814	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 because the road goes from being very bikable, to very unsafe.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/17	Devony	Lehner		Email
815	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. Doesnt have to be in detail but a couple sentences!	Is incorporated.	3/14	Donna	Aderhold	City of Homer	Email

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816	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.)	Is incorporated.	3/14	Donna	Aderhold	City of Homer	Email
817	Transportation	26	[originally Land Use and Environment, but relates to streetscape planning] 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.	Is incorporated.	3/14	Donna	Aderhold	City of Homer	Email
818	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.	Is partially incorporated - increased image size of the map.	3/15	Dots	Sherwood		Comment Form
819	Transportation	49	p. 49 photo caption: Speed hump for slowing traffic to Bishop's Beach	Is incorporated.	3/14	Helen	Armstrong		Other
820	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/19	Janette	Keiser		Other
821	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/19	Janette	Keiser		Other
822	Transportation		I did like the part about the city assuming road improvement on state roads if I understood that correctly	Is incorporated.	2/19	Janette	Keiser		Other
823	Transportation	50	1b: This seems very specific	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/19	Janette	Keiser		Other
824	Transportation	51	3a: I support conceptually, but city is not the site congestion lead.	Is incorporated.		Joscie	Norris		Comment Form
825	Transportation	51	3d Remove. Where to?	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.		Joscie	Norris		Comment Form
826	Transportation	50	HAPP not HAP	Is incorporated.		Julie	Engebretson	City of Homer	Other
827	Transportation	48	What is sustainable design	Is incorporated.		Julie	Engebretson	City of Homer	Other
828	Transportation	47	Figure 15. Community Survey Results show that almost 60% of residents want more roads and sidewalks. Comments associated with this question indicate residents want more walking and biking facilities. <i>which is it? very different.</i>	Is partially incorporated. Revisions were added to make this more clear; the first statement summarizes the results to the multiple choice question and the statement that follows summarizes the following open-ended responses.		Julie	Engebretson	City of Homer	Other

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
829	Transportation	51	Footnote issue with case study	Is incorporated.		Julie	Engebretson	City of Homer	Other
830	Transportation	50	These seem like the same goal stated twice	Is incorporated.		Mike	Jones		Other
831	Transportation	51	2b and 2c This should be done with prioritization and cost consideration	Is incorporated.	2/11	Mike	Illg	City of Homer	Email
832	Transportation	51	2a: Add "AND UPDATE ROAD DESIGN" ***	Is incorporated.	2/21	Mike	Illg	City of Homer	Email
833	Transportation	51	Road maintenance only occurs on city-owned streets.	Is incorporated.		Mike	Jones		Other
834	Transportation	51	Don't repeat action items [from other chapters] still not sure this should be here	Is incorporated.		Mike	Jones		Other
835	Transportation	49	Reword this section title	Is incorporated.		Nancy	Hillstrand		Other
836	Transportation	49	<div>NOTE: correct neighborhoods above the bluff to the downtown policies and would be a circuitous route for walking and ^{see map} through the bluff area (similar to Rubber Trail) to make the topography will make it difficult for these connections to ^{be made} ^{change} and abilities. ^{changes}</div>	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
837	Transportation	49	CARTS has expressed interest	Revision not incorporated. In general, references to partners have been removed to focus more on City-led policies.	3/12	Rachel	Lord	City of Homer	Other
838	Transportation	47	add transportation plan date	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
839	Transportation	48	? <i>(Note: Question mark over the term 'bike infrastructure')</i>	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
840	Transportation	50	Clarify where these strategies are augmenting the transportation plan or duplicating	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
841	Transportation		(count of priority dots from poster): 1.Walkable downtown 4	Does not include a recommended revision.	3/13	Rachel	Lord	Mayor, City of Homer	Other
842	Transportation	15	Strategy 1: Add "walkable downtown, <u>safe for pedestrians with disabilities</u> , that can support infill..."	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/12	Rachel	Lord	City of Homer	Other
843	Transportation		(count of priority dots from poster): 3.Pathway access 2	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
844	Transportation		<p>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.</p> <p>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.</p>	Revision not incorporated. This is covered in more detail in the Homer Transportation Plan, which is referenced in the document.	3/12	Rachel	Lord	City of Homer	Other
845	Transportation	51	Homer doesn't need to install EV chargers. This is not a city responsibility.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/13	Rachel	Lord	Mayor, City of Homer	Other

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846	Transportation		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.	Is not incorporated. Relates to current adopted transportation plan	3/13	Rachel	Lord	Mayor, City of Homer	Other
847	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/	Revision not incorporated. Overly detailed for a 20-year plan, which does not consistently note other recent funding awards elsewhere.	3/12	Rachel	Lord	City of Homer	Other
848	Transportation		(count of priority dots from poster): 2.Year-round transport 1	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
849	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!	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
850	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12	Rachel	Lord	City of Homer	Other
851	Transportation		[Originally categorized as a Land Use and Environment comment] 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.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
852	Transportation		Keep roundabouts out of Homer—they take up too much real estate.	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
853	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12	Rachel	Lord	City of Homer	Other
854	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!	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12	Rachel	Lord	City of Homer	Other
855	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.	Is partially incorporated; reduced inconsistencies regarding recommending new parks and trails to predominantly focus on maintenance of existing.	3/12	Rachel	Lord	City of Homer	Other
856	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.	Revision not incorporated. Too detailed for the plan.	3/12	Rachel	Lord	City of Homer	Other
857	Transportation		(count of priority dots from poster): 4.Public-private partnerships 0	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
858	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 lightening tourists from the cruise ships directly to different businesses in town.	Revision not incorporated, plan already references opportunities for public transit in the Transportation chapter.	3/12	Rachel	Lord	City of Homer	Other

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859	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.	Revision not incorporated, plan already references opportunities for public transit in the Transportation chapter.	2/17	Rick	Foster		Email
860	Transportation		Action to Achieve Priorities (from poster): Better biking options for transportation and commuting	Revision not incorporated. This is covered in more detail in the Homer Transportation Plan, which is referenced in the document.	2/11	Rick	Foster		Web Comment
861	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.	Is incorporated.	3/13	Sara	Faulkner		Other
862	Economic Development	16	Goal A and B: add “education”. Goal C: add “adult education and construction”	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/11			Feb. 11 Open House	Meeting
863	Economic Development	17	(comment refers to Quality of Life) goal B: add “education”	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/12			Public Works Meeting	Meeting
864	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.)	Is incorporated.	3/12			Public Works Meeting	Meeting
865	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.	Is incorporated.	2/11			Feb. 11 Open House	Meeting

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866	Economic Development		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.	Revision not incorporated. The economic development chapter already references and celebrates Homer's "active civic engagement."	2/11			Feb. 11 Open House	Meeting
867	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.	Is incorporated.				Public Works Meeting	Meeting
868	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.	Is partially incorporated. The Port and Harbor Management Plan is listed in the Public Facilities & Services chapter.				Public Works Meeting	Meeting
869	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.	Revision not incorporated. This is not typically something the City would do, although could be considered for a community partner to implement.				Public Works Meeting	Meeting
870	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.	Is incorporated.	2/11			Feb. 11 Open House	Meeting

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871	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.	Is incorporated.	3/19			Library Advisory Board	Email
872	Economic Development	52	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.	Is incorporated.				Public Works Meeting	Meeting
873	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.	Is incorporated.			Houlihan		Comment Form
874	Economic Development	57	Is this industry really viable given ongoing changes in ocean temperatures, water chemistry, etc.?	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/11			Feb. 11 Open House	Meeting

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875	Economic Development	57	...dense, and <u>safe</u> walkable spaces.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/11			Feb. 11 Open House	Meeting
876	Economic Development	57	...restrooms, <u>trails</u> , and recreational facilities...	Is not incorporated. Trails are considered recreational facilities.	2/11			Feb. 11 Open House	Meeting
877	Economic Development	54	...attracting and training employment <u>employees</u> as their...	Is incorporated.	2/11			Feb. 11 Open House	Meeting
878	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.	Is incorporated.	2/11			Feb. 11 Open House	Meeting
879	Economic Development	56	On page 56, the strategies and potential actions begin with the number 2.	Is incorporated.	2/11			Feb. 11 Open House	Meeting
880	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.	Does not include a recommended revision.	2/11			Feb. 11 Open House	Meeting
881	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.	Does not include a recommended revision.					Comment Form
882	Economic Development	57	Under economic growth, #4 and #5 I really apprecieated the focus on 'science' based fisheries.	Does not include a recommended revision.	2/11			Feb. 11 Open House	Meeting
883	Economic Development	57	I appreiceate supporting the increased price of fish.	Does not include a recommended revision.					Comment Form
884	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/11			Feb. 11 Open House	Meeting
885	Economic Development	52	There is a great quote on pg 52 which sums up my thoughts on growth well.	Does not include a recommended revision.	2/11			Feb. 11 Open House	Meeting
886	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.				Public Works Meeting	Meeting
887	Economic Development	57	I appreciated the support of buisnesses and arts not big business.	Does not include a recommended revision.					Comment Form
888	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?	Is incorporated.				Public Works Meeting	Meeting
889	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).	Is incorporated.	3/12			Public Works Meeting	Meeting

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890	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.	Revision not incorporated. Request is not clear.				Public Works Meeting	Meeting
891	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12			Public Works Meeting	Meeting
892	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.	Is partially incorporated. These concerns should be addressed through the proposed Homer Spit Master Plan, included in the land use chapter.				Public Works Meeting	Meeting
893	Economic Development		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.	Is partially incorporated. These concerns should be addressed through the proposed Homer Spit Master Plan, included in the land use chapter.	2/11			Feb. 11 Open House	Meeting
894	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.	Revision not incorporated. These categories are defined by the Bureau of Labor Statistics.	2/11			Feb. 11 Open House	Meeting
895	Economic Development	57	3d What are city economic plans?	Is incorporated.				Public Works Meeting	Meeting
896	Economic Development	57	3e We don't do k12 education or higher ed for that matter	Is incorporated.	2/11			Feb. 11 Open House	Meeting

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897	Economic Development	57	3a How many times can this be reiterated? It's also a restatement of goal A	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.				Public Works Meeting	Meeting
898	Economic Development	57	3e "Encourage" or "support"	Is incorporated.	2/11			Feb. 11 Open House	Meeting
899	Economic Development	55	Fix fig reference (Homer People and Economy Poster?) and include an image that isn't blurry.	Is incorporated.			Lehner		Other
900	Economic Development	53	How is the 33% addressed in chapter?	Is incorporated.	3/13			Stormwater Workgroup	Other
901	Economic Development	54	Reference to Fig 20 in theme: Fig 20 doesn't show this nor does it actually say fisheries anywhere.	Is incorporated.	3/13			Stormwater Workgroup	Other
902	Economic Development	57	2a Commercial fishing only?	Is incorporated.	3/12			Public Works Meeting	Meeting
903	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.	Is incorporated.	3/12			Public Works Meeting	Meeting
904	Economic Development	53	First paragraph, second sentence: run on sentence	Is incorporated.				Public Works Meeting	Meeting
905	Economic Development	53	Genuinely accessible: what does that mean? There is a lot baked into the first sentence.	Is incorporated.				Public Works Meeting	Meeting
906	Economic Development	53	Needs to be better grounded in its language	Does not include a recommended revision.	2/11			Feb. 11 Open House	Meeting
907	Economic Development	54	Include some reference to having a college here.	Is incorporated.	2/11			Feb. 11 Open House	Meeting
908	Economic Development	54	Last sentence of theme: What would this actually look like for the city?	Is incorporated.	3/12			Public Works Meeting	Meeting
909	Economic Development	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.	Is incorporated.				Public Works Meeting	Meeting
910	Economic Development	57	4b: Remove, double (Export Industry)	Is incorporated.				Public Works Meeting	Meeting
911	Economic Development	57	4a Consider referencing best practices development as a consideration similar to CBJ	Revision not incorporated; requested edit not clear.	3/19			March 19 Planning Commission Meeting	Other
912	Economic Development	56	2d: Clarify "export industry"	Is incorporated.	3/19			March 19 Planning Commission Meeting	Other
913	Economic Development	56	(image showing 'webdings' font for numbering in core plan)	Is incorporated.	3/19			March 19 Planning Commission Meeting	Other

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914	Economic Development	52	Line on graph does not match "grow modestly" statement	Is incorporated.	3/19			March 19 Planning Commission Meeting	Other
915	Economic Development	52	Year of data for graph?	Is incorporated.	3/13	Carol	Swartz		Email
916	Economic Development	56	2a "Encourage the creation of"	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.		Casey	Aderhold		Comment Form
917	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.	Is partially incorporated. This could be further developed through the proposed Homer Spit Master Plan, which is proposed in the Land Use and Environment chapter.	3/14	Charlie	Barnwell		
918	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.	Revision not incorporated. Current wording does not preclude youth under the age of five.	3/14	Charlie	Barnwell		
919	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 initiatives could be good.	Is incorporated.	3/14	Charlie	Barnwell		
920	Economic Development		Missing: •Agglomeration 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)	Is incorporated.	3/14	Charlie	Barnwell		
921	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.	Does not include a recommended revision.	3/12	Chrissy	Zubeck		Email
922	Economic Development		We need more employment opportunities for residents, such as a shipyard facility, which would in turn support the fishing industry.	Revision not incorporated; this could be considered within the existing strategy 1 action a of the revised economic development chapter.	2/20	Daniel	Kort	City of Homer	Email

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
923	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)	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/20	Daniel	Kort	City of Homer	Email
924	Economic Development	16	Goal D: Add ".. Prioritizing accessibility <u>that addresses the needs of individuals with disabilities.</u> "	Revision not incorporated; the use of the word "accessible" in the goal wording already captures this intent.	2/20	Daniel	Kort	City of Homer	Email
925	Economic Development		Missing: •P 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.	Is incorporated.	2/20	Daniel	Kort	City of Homer	Email
926	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	Revision not incorporated; this is outside the purview of the plan.	2/20	Daniel	Kort	City of Homer	Email
927	Economic Development		Action to Achieve Priorities (from poster): •Pursue minimal growth, benefit small businesses, and do not change the character of Homer	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/20	Daniel	Kort	City of Homer	Email
928	Economic Development		Action to Achieve Priorities (from poster): •Be careful about the City’s role in affordable housing -	Is partially incorporated. The Housing chapter has been revised to separate out City-led strategies from partner-led strategies.	2/20	Daniel	Kort	City of Homer	Email
929	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)	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/20	Daniel	Kort	City of Homer	Email
930	Economic Development		Action to Achieve Priorities (from poster): •Respect the areas designated parks and recreation areas and floodplain – do not allow commercial development there	Revision not incorporated. The plan already takes these into account via its land use policies.	2/20	Daniel	Kort	City of Homer	Email
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?”	Does not include a recommended revision.	2/20	Daniel	Kort	City of Homer	Email
932	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...	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/20	Daniel	Kort	City of Homer	Email
933	Economic Development		Missing: •Yes! Taxation – a more business friendly tax structure and environment is missing in ED.	Is incorporated.	2/20	Daniel	Kort	City of Homer	Email
934	Economic Development		Action to Achieve Priorities (from poster): •Minimize dependence on tourism	Is partially incorporated. The draft plan promotes diversification and is not heavily focused on tourism.	2/20	Daniel	Kort	City of Homer	Email

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935	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/20	Daniel	Kort	City of Homer	Email
936	Economic Development		(count of priority dots from poster): 1.Barriers to recruitment 16	Does not include a recommended revision.	2/20	Daniel	Kort	City of Homer	Email
937	Economic Development		(count of priority dots from poster): 2.Training 16	Does not include a recommended revision.	2/20	Daniel	Kort	City of Homer	Email
938	Economic Development		(count of priority dots from poster): 3.Growth/preserve resources 21	Does not include a recommended revision.	3/14	David	Eckert		Web Comment
939	Economic Development		(count of priority dots from poster): 4.Moderate growth/character 12	Does not include a recommended revision.	3/17	Devony	Lehner		Email
940	Economic Development		(count of priority dots from poster): 5.Fishing 2	Does not include a recommended revision.	3/17	Devony	Lehner		Email
941	Economic Development		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.	Is incorporated.	3/17	Devony	Lehner		Email
942	Quality of Life	64	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.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/17	Devony	Lehner		Email
943	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.	Is incorporated.	3/17	Devony	Lehner		Email
944	Quality of Life		Ensure that the strategies involving HERC align with City's current plans	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/17	Devony	Lehner		Email
945	Quality of Life	66	"Adopt-a-park" action may be too specific for a comprehensive plan. Focus on broader language.	Is partially incorporated. See Potential Partner-Led Strategies and Actions Appendix.	3/17	Devony	Lehner		Email
946	Quality of Life	59	Can you please reference "Kachemak Bay Campus students"?	Is partially incorporated. College students referenced in other parts of the plan.	3/17	Devony	Lehner		Email

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947	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/ .	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/17	Devony	Lehner		Email
948	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.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/17	Devony	Lehner		Email
949	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.	Does not include a recommended revision	3/17	Devony	Lehner		Email
950	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.	Is incorporated. See Public Facilities & Services Chapter.	3/14	Donna	Aderhold	City of Homer	Email
951	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.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/14	Donna	Aderhold	City of Homer	Email
952	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.	Is partially incorporated. While the SPH is considered non-city organization, the services they provide impact the quality of life for the residents of the City and the Greater Homer Area.	3/14	Donna	Aderhold	City of Homer	Email
953	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...	Is incorporated.	3/14	Donna	Aderhold	City of Homer	Email
954	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.	Is incorporated.	3/14	Donna	Aderhold	City of Homer	Email

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955	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/14	Helen	Armstrong		Other
956	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..."	Is incorporated.	3/14	Helen	Armstrong		Other
957	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/14	Helen	Armstrong		Other
958	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?	Is incorporated.	3/14	Helen	Armstrong		Other
959	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).	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/14	Helen	Armstrong		Other
960	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, Resilience & Climate Change 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.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/19	Janette	Keiser		Other
961	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.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/19	Janette	Keiser		Other

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962	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.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/19	Janette	Keiser		Other
963	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...”.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/19	Janette	Keiser		Other
964	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.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/19	Janette	Keiser		Other
965	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.		Joscie	Norris		Comment Form
966	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.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.		Julie	Engebretson	City of Homer	Other
967	Quality of Life	66	Soften statement to “Work towards the establishment of a plaza or town square...”	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.		Julie	Engebretson	City of Homer	Other
968	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.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.		Julie	Engebretson	City of Homer	Other
969	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.	Is incorporated.		Julie	Engebretson	City of Homer	Other
970	Quality of Life	66	...University of Alaska Anchorage, Kachemak Bay Campus of the Kenai Peninsula College...	Is incorporated.		Julie	Engebretson	City of Homer	Other
971	Quality of Life	66	10b: ...organizations and entities to implement...	Is incorporated.		Julie	Engebretson	City of Homer	Other
972	Quality of Life	66	Adapt Evolve the library's equipment...	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.		Julie	Engebretson	City of Homer	Other
973	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.)	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.		Julie	Engebretson	City of Homer	Other
974	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.		Julie	Engebretson	City of Homer	Other

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975	Quality of Life	64	3b: and including a pedestrian underpass from the north to the south side of the Sterling Highway	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/14	Kasey	Aderhold		Email
976	Quality of Life	65	5d: Integrate rest locations (such as benches) and bathroom facilities...	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/8	Marianne	Schlegelmilch		Web Comment
977	Quality of Life	59	Fix "Error!"	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/10	Mike	Illg	City of Homer	Email
978	Quality of Life	61	Quote correction - patterns not patters	Is incorporated.		Mike	Jones		Other
979	Quality of Life	62	...access hospital and is the largest employer...	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.		Mike	Jones		Other
980	Quality of Life	64	2c: ...activities for to the entire community...	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.		Mike	Jones		Other
981	Quality of Life	58	On page 58 in the text box, what does "82D" mean? Should this be 82%?	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.		Mike	Jones		Other
982	Quality of Life	59, 60	On page 59-60, note there are link errors on these pages.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.		Mike	Jones		Other
983	Quality of Life	61	On page 61, the left text box appears to have a spelling error. Should the word be patterns?	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/12	Rachel	Lord	City of Homer	Other
984	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.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/12	Rachel	Lord	City of Homer	Other
985	Quality of Life	66	On page 66, section 10c, I recommend including Port Graham and Nanwalek tribes in this list.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/12	Rachel	Lord	City of Homer	Other
986	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.	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other


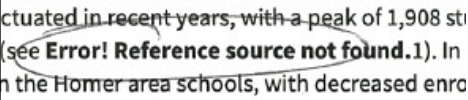
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987	Quality of Life	17	P.17, Quality of Life. I agree with all of the goals and strategies, however, with regard to outdoor recreation, there is not enough emphasis or mention oof open space and green space expansion. These should be part of the strategies here.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/12	Rachel	Lord	City of Homer	Other
988	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.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
989	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	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/12	Rachel	Lord	City of Homer	Other
990	Quality of Life	58	P.58. Quality of Life. In general, a good section including well defined strategies.	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
991	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.	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
992	Quality of Life	64	What I like: Strategy 2 is all about Indoor Recreation. Pg 64.	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
993	Quality of Life	64	What I like: Strategy 3 is all about Outdoor Recreation. Pg 64.	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
994	Quality of Life	66	What I like: Strategy 10 is about Arts and Culture, with six different recommended actions. Pg 66.	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
995	Quality of Life	65	What I like: Strategy 5 is about ensuring these facilities are accessible, with . Pg. 65.	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
996	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.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/12	Rachel	Lord	City of Homer	Other

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997	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)	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
998	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.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/12	Rachel	Lord	City of Homer	Other
999	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."	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
1000	Quality of Life	64 3f	3(f) sidewalks are the purview of the planning commission, regardless of the desires of PARCAC.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
1001	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.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
1002	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).	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/12	Rachel	Lord	City of Homer	Other
1003	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?	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/12	Rachel	Lord	City of Homer	Other
1004	Quality of Life	65 6a	6(a) Again with the use of "Ensure." Support is the appropriate term. We do not provide this service.	Is partially incorporated. Terminology throughout plan revised to remove redundancy, and add more specificity, and in some cases, remove specificity.	3/12	Rachel	Lord	City of Homer	Other
1005	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?	Is partially incorporated. Terminology throughout plan revised to remove redundancy, and add more specificity, and in some cases, remove specificity.	3/12	Rachel	Lord	City of Homer	Other
1006	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!	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
1007	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	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12	Rachel	Lord	City of Homer	Other
1008	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.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/12	Rachel	Lord	City of Homer	Other
1009	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”.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/12	Rachel	Lord	City of Homer	Other
1010	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."	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other

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1011	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?	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12	Rachel	Lord	City of Homer	Other
1012	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.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
1013	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?	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
1014	Quality of Life	65	6a: Use of the word "ensure"	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/12	Rachel	Lord	City of Homer	Other
1015	Quality of Life	66	6c: This is underway and planning to open... VERY specific for a 10-20 year plan	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/12	Rachel	Lord	City of Homer	Other

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1016	Quality of Life	64	2b What is revitalization planning?	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/12	Rachel	Lord	City of Homer	Other
1017	Quality of Life	64	2d Strangly specific. PARCAC is only an advisory body to the council.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
1018	Quality of Life	64	2e sentence doesn't make sense	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/12	Tracy	Nordstrom		Web Comment
1019	Quality of Life	64	3a remove	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/12	Tracy	Nordstrom		Web Comment
1020	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.	Is incorporated.	3/12	Tracy	Nordstrom		Web Comment
1021	Quality of Life	64	3d Remove "Establish depreciation reserves".	Is incorporated.	3/11			EDC Meeting	Meeting
1022	Quality of Life	64	3f ? PARCAC is advisory to city council.	Is incorporated.	3/19			Library Advisory Board	Email
1023	Quality of Life	64	3g: do not establish future regulations, just perform regular review	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.					Comment Form
1024	Quality of Life	64	3h: Where did this come from?	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.				Public Works Meeting	Meeting
1025	Quality of Life	66	Weak sauce relative to other sections	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/19			Library Advisory Board	Email
1026	Quality of Life	63	Meh	Does not include a recommended revision.	3/19			Library Advisory Board	Email
1027	Quality of Life	62	This figure doesn't do anything here. Take out or better contextualize.	Is incorporated.			Lehner		Other
1028	Quality of Life	65	Strategy 4 actions are way out of scope within the city	Is incorporated.			Lehner		Other
1029	Quality of Life	66	Strategy to "offer high quality" ? Meaning?	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/14				
1030	Quality of Life	66	7a: Advocate for state level increases to the BSA adequate, inflation proofed funding for public schools.	Is incorporated.	3/14		Dobrosielski	Mayor, City of Homer	Web Comment
1031	Quality of Life	66	10a: plaza or town square should be town center	Is incorporated.					Comment Form

	Plan Component	Page #	Comment (Shown as Submitted)	How Addressed in June 2025 Public Hearing Draft	Date Received	First name	Last name	Affiliation / Group	How Received
1032	Quality of Life	66	10d: Not sure [the PARCAC Strategic Plan] should be referenced specifically.	Is incorporated.			Galt		Comment Form
1033	Quality of Life	67	10f: ? Keep city facilities operating beyond normal hours ?	Is incorporated. See Public Facilities & Services Chapter.	2/11			Feb. 11 Open House	Meeting
1034	Quality of Life	62	This theme is poorly written.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/11			Feb. 11 Open House	Meeting
1035	Quality of Life	65	5d: \$\$\$	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/11			Feb. 11 Open House	Meeting
1036	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.	Is incorporated. See Public Facilities & Services Chapter.	2/11			Feb. 11 Open House	Meeting
1037	Quality of Life	63	1c Again, what is the city's role? Supporting opportunities...	Is incorporated.	2/11			Feb. 11 Open House	Meeting
1038	Quality of Life	64	1d This action makes me uncomfortable, thinking about its specific recent history	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/11			Feb. 11 Open House	Meeting
1039	Quality of Life	66	8a: what does the depreciation schedule mean?	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/11			Feb. 11 Open House	Meeting
1040	Quality of Life	66	10b When was Parks Art, Recreation, and Cultural Needs Assessment last updated?	Does not include a recommended revision.	2/11			Feb. 11 Open House	Meeting
1041	Quality of Life	65	5c: Are "Key trail and park access points" defined?	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/11			Feb. 11 Open House	Meeting
1042	Quality of Life	58		Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/11			Feb. 11 Open House	Meeting
1043	Quality of Life	60	This is a much better description of the growth scenarios than the preceding economic development section	Does not include a recommended revision.	3/11			EDC Meeting	Meeting
1044	Quality of Life	59	 (see Error! Reference source not found.1). In n the Homer area schools, with decreased enr	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/11			Feb. 11 Open House	Meeting
1045	Quality of Life	60	Error! Reference source not found - second paragraph	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/11			Feb. 11 Open House	Meeting
1046	Quality of Life	60	Footnote issue on fig 24	Is incorporated.	2/11			Feb. 11 Open House	Meeting
1047	Quality of Life	61	Fig. 25 would be better suited in the preceding section than here	Is incorporated.	2/11			Feb. 11 Open House	Meeting

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1048	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	Is incorporated.	2/11			Feb. 11 Open House	Meeting
1049	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/11			Feb. 11 Open House	Meeting
1050	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!	Is incorporated.	2/11			Feb. 11 Open House	Meeting
1051	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.	Does not include a recommended revision.	2/11			Feb. 11 Open House	Meeting
1052	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.	Is incorporated.	2/11			Feb. 11 Open House	Meeting
1053	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.	Is incorporated.	2/11			Feb. 11 Open House	Meeting
1054	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.	Does not include a recommended revision.	3/19			March 19 Planning Commission Meeting	Other
1055	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.	Is incorporated.	3/19			March 19 Planning Commission Meeting	Other

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1056	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.)	Is incorporated.	3/19			March 19 Planning Commission Meeting	Other
1057	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.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/19			March 19 Planning Commission Meeting	Other
1058	Quality of Life	17	Strategy 4: Add " <u>the large and growing</u> senior <u>population</u> "	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/19			March 19 Planning Commission Meeting	Other
1059	Quality of Life	17	Goal A: Add " for all ages <u>and abilities</u> "	Is incorporated.	3/14	Charlie	Barnwell		
1060	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.	Is partially incorporated. Many partner organizations and programs are not identified by name. See partner-led actions in Appendix.	3/14	Charlie	Barnwell		
1061	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)	Is incorporated.	3/14	Charlie	Barnwell		
1062	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.	Does not include a recommended revision.	3/14	Charlie	Barnwell		

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1063	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)	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/20	Daniel	Kort	City of Homer	Email
1064	Quality of Life		(count of priority dots from poster): 1.Health care 6	Does not include a recommended revision.	2/20	Daniel	Kort	City of Homer	Email
1065	Quality of Life		(count of priority dots from poster): 2.Indoor recreation 11	Does not include a recommended revision.	2/20	Daniel	Kort	City of Homer	Email
1066	Quality of Life		(count of priority dots from poster): 3.Outdoor recreation 21	Does not include a recommended revision.	2/20	Daniel	Kort	City of Homer	Email
1067	Quality of Life		(count of priority dots from poster): 4.Elder and senior services 11	Does not include a recommended revision.	2/20	Daniel	Kort	City of Homer	Email
1068	Quality of Life		(count of priority dots from poster): 5.Accessibility 3	Does not include a recommended revision.	2/20	Daniel	Kort	City of Homer	Email
1069	Quality of Life		(count of priority dots from poster): 6.Youth and Early Childhood 9	Does not include a recommended revision.	2/20	Daniel	Kort	City of Homer	Email
1070	Quality of Life		(count of priority dots from poster): 7.Education 12	Does not include a recommended revision.	2/20	Daniel	Kort	City of Homer	Email
1071	Quality of Life		(count of priority dots from poster): 8.Library 9	Does not include a recommended revision.	2/20	Daniel	Kort	City of Homer	Email
1072	Quality of Life		(count of priority dots from poster): 9.Public Safety 5	Does not include a recommended revision.	2/20	Daniel	Kort	City of Homer	Email
1073	Quality of Life		(count of priority dots from poster): 10. Arts and Culture 9	Does not include a recommended revision.	2/20	Daniel	Kort	City of Homer	Email
1074	Quality of Life		P:13: get rid of SPH bullets, just general support SPH...	Is incorporated.	3/14	Devony	Lehner		Email
1075	Quality of Life		Action to Achieve Priorities (from poster): •Teen activities centers – arcade type games, snack area	Is incorporated.	3/17	Devony	Lehner		Email
1076	Quality of Life		Action to Achieve Priorities (from poster): •Rec Center combine for childcare operations	Is incorporated.	3/14	Devony	Lehner		Email
1077	Quality of Life		Action to Achieve Priorities (from poster): •#9 is redundant to Utilities and Services #7 Remove one.	Is incorporated.	3/14	Devony	Lehner		Email

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1078	Quality of Life		Action to Achieve Priorities (from poster): •Community recreation center for all year activities. Classes, sports, etc.	Is incorporated.	3/14	Devony	Lehner		Email
1079	Quality of Life		Action to Achieve Priorities (from poster): •Cooperate w/citizen “stewardship” trail groups to monitor and maintain trails	Is incorporated.	3/14	Devony	Lehner		Email
1080	Quality of Life		Action to Achieve Priorities (from poster): •#9 Remove “Environment” from Public Safety – it’s not a thing	Is incorporated.	3/14	Devony	Lehner		Email
1081	Quality of Life		Action to Achieve Priorities (from poster): •Environment is a factor in Public Safety – think PFAs in fire retardant	Does not include a recommended revision.	3/14	Devony	Lehner		Email
1082	Quality of Life		Action to Achieve Priorities (from poster): •All – Really question if any of these items are something the City should do	Is incorporated.	3/14	Donna	Aderhold	City of Homer	Email
1083	Quality of Life		Action to Achieve Priorities (from poster): •There needs to be more understanding on the need to have funds to match desires	Does not include a recommended revision.	3/14	Donna	Aderhold	City of Homer	Email
1084	Quality of Life		Action to Achieve Priorities (from poster): •Maintain budget for Parks & Rec	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/15	Dots	Sherwood		Comment Form
1085	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.	Is incorporated.	3/10	Douglas	Stuart		Web Comment
1086	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.	Is incorporated.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
1087	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.	Is partially incorporated. The introduction now includes more context related to the 2018 plan. The audit was used to inform the plan but was not ultimately included in the draft plan itself.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other

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1088	Introduction	11	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).	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
1089	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: <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 needs and priorities in the land use designations."	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other
1090	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? With respect to functional and area plans I suggest including the following table (link)	Is partially incorporated. See land use chapter.	3/14	Hal	Shepherd	Kachemak Bay Watershed Council	Other

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1091	Introduction	15	<p>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.</p> <p>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.</p> <p>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.</p>	Is partially incorporated. Much of the detail for the implementation plan is located in the Appendix.	3/14	Helen	Armstrong		Other
1092	Introduction	15	<p>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.</p>	Is partially incorporated. Much of the detail for the implementation plan is located in the Appendix.	3/14	Helen	Armstrong		Other

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1093	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.”	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/14	Helen	Armstrong		Other
1094	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, Resilience & Climate Change. ● 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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.		Joscie	Norris		Comment Form
1095	Introduction		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	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.		Joscie	Norris		Comment Form
1096	Introduction		Development of the Plan and other Plan info, Pages 10—14, A nice organized, written summary of Plan development, timelines, etc.	Does not include a recommended revision.		Joscie	Norris		Comment Form
1097	Introduction	8	Correct typo in top box of graphic, "rationale to and guide"	Is incorporated.		Julie	Engebretson	City of Homer	Other

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1098	Introduction	16	Modernize water and sewer systems and upgrade streets for multimodal access to support higher density <u>and safe pedestrian use.</u>	Is incorporated.		Julie	Engebretson	City of Homer	Other
1099	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 Ninilchik 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.	Is partially incorporated; removed specific callout to Ninilchik Tribe.	3/14	Laurie	Daniel		Email
1100	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.	Is partially incorporated. The introduction now includes more context related to the 2018 plan. The audit was used to inform the plan but was not ultimately included in the draft plan itself.	3/14	Laurie	Daniel		Email
1101	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.	Is partially incorporated. Some language modified in introduction with reference to Appendix J.	3/14	Laurie	Daniel		Email
1102	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.”	Is partially incorporated. The introduction now includes more context related to the 2018 plan. The audit was used to inform the plan but was not ultimately included in the draft plan itself.	3/14	Laurie	Daniel		Email
1103	Introduction		P. 9— 12: A good description of Plan development of the Plan.	Does not include a recommended revision.	2/8	Marianne	Schlegelmilch		Web Comment

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1104	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.	Does not include a recommended revision.		Mike	Jones		Other
1105	Introduction	6	What I Like: The Vision, see Page 6, includes these statements: a. Artistic Expression and cultural heritage b. Abundant recreational opportunities	Does not include a recommended revision.		Mike	Jones		Other
1106	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.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.		Mike	Jones		Other
1107	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.	Is incorporated.		Mike	Jones		Other
1108	Introduction		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.	Is incorporated.		Mike	Jones		Other
1109	Introduction	1	Include on all cover pages "10 Year Plan"	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.		Mike	Jones		Other
1110	Introduction		Use the plan as an educational opportunity to talk about and differentiate city government and services.	Is incorporated.		Peter	Crimp		Comment Form
1111	Introduction	14	In city or regional representative cell, reference other commissions - not just PC.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
1112	Introduction	15	First paragraph, last sentence - make plural.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
1113	Introduction	15	In third paragraph, add a sentence about how the action plan will be needed for the annual work plan.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
1114	Introduction	16	It is unclear what a capital project is vs. other types of projects.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
1115	Introduction	8	Regarding the paragraph that begins with "The updated Homer..." These are not all municipal decisions and this is a <u>municipal document</u> .	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/12	Rachel	Lord	City of Homer	Other
1116	Introduction	6	In 'Our Vision' diagram, include "natural beauty" as a descriptor instead of 'healthy lands and waters'	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/13	Rachel	Lord	Mayor, City of Homer	Other
1117	Introduction	14	Goal C: add -- <u>and accessibility for individuals with disabilities</u>	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12	Rachel	Lord	City of Homer	Other
1118	Governance		Note that the survey responses show not a lot of interest in growing government.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/12	Rachel	Lord	City of Homer	Other

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1119	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.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/12	Rachel	Lord	City of Homer	Other
1120	Governance	77	Change to be a six-year budget framework since we're on two-year cycles.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
1121	Governance		Governance, p.18, This appears to be generally a good summary of goals and strategies.	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
1122	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.	Is partially incorporated. The Governance chapter does include an action to explore feasibility of different taxation options; some taxes are not within the City's jurisdiction as a first-class city.	3/12	Rachel	Lord	City of Homer	Other
1123	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.	Is not incorporated. This observation is already noted in the adjacent narrative.	3/12	Rachel	Lord	City of Homer	Other
1124	Governance	73	Quote has a spelling mistake... "... many of us who own businesses and earn sales tax..."	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
1125	Governance	77	Again, seems like you should mention the Kenai Peninsula Economic Development District (KPED).	Revision not incorporated. In general, references to partners have been removed to focus more on City-led policies.	3/12	Rachel	Lord	City of Homer	Other

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1126	Governance	77	2b: Strength Increase financial reserves...	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
1127	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	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/12	Rachel	Lord	City of Homer	Other
1128	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.)	Revision not incorporated. Economic Development and Housing chapters already note cost of living challenges.	3/12	Rachel	Lord	City of Homer	Other
1129	Governance	69	These numbers are probably pretty outdated compared to 2024.	Revision not incorporated. This was the dataset available at the time of plan development.	3/16	Renee	Eidem		Email
1130	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.”	Does not include a recommended revision.	3/16	Renee	Eidem		Email
1131	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.)	Revision not incorporated. Economic Development and Housing chapters already note cost of living challenges.	3/16	Renee	Eidem		Email
1132	Governance	69	...Alaska's fiscal situation has been and continues to remain...	Is incorporated.	3/13	Sara	Faulkner		Other
1133	Governance	69	The following two three sections...	Is incorporated.	2/11			Feb. 11 Open House	Meeting
1134	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!	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/11			Feb. 11 Open House	Meeting
1135	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/	Revision not incorporated. In general, references to partners have been removed to focus more on City-led policies.				Public Works Meeting	Meeting
1136	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.				Public Works Meeting	Meeting

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1137	Governance	79	Include KPEDD	Revision not incorporated. In general, references to partners have been removed to focus more on City-led policies.			Galt		Comment Form
1138	Governance	71	limit the senior property tax exemption only to seniors eligible to receive a PFD	Is partially incorporated. The Governance chapter does include an action to explore feasibility of different taxation options; some taxes are not within the City's jurisdiction as a first-class city.				Public Works Meeting	Meeting
1139	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	Revision not incorporated. This was the dataset available at the time of plan development.				Public Works Meeting	Meeting
1140	Governance	72	limit the senior property tax exemption only to seniors eligible to receive a PFD	Is partially incorporated. The Governance chapter does include an action to explore feasibility of different taxation options; some taxes are not within the City's jurisdiction as a first-class city.	3/12			Public Works Meeting	Meeting
1141	Governance	77	<i>Note: Suggestions for wordsmithing a direct quote from the planning commission</i>	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12			Public Works Meeting	Meeting
1142	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.	Is partially incorporated. TIF has been defined. The Governance chapter does include an action to explore feasibility of different taxation options; some taxes are not within the City's jurisdiction as a first-class city.	3/12			Public Works Meeting	Meeting
1143	Governance	77	What I like: Addresses “expanding fees for city services, such as for permitting and recreational activities...” Pg 77.	Does not include a recommended revision.	3/13			Stormwater Workgroup	Other
1144	Governance	77	What I like: Also talks about “implementing visitor-based fees...” Pg 77	Does not include a recommended revision.	3/13			Stormwater Workgroup	Other
1145	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.	Does not include a recommended revision.	3/13			Stormwater Workgroup	Other
1146	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.	Is partially incorporated. The Governance chapter does include an action to explore feasibility of different taxation options; some taxes are not within the City's jurisdiction as a first-class city.	3/13			Stormwater Workgroup	Other

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1147	Governance		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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	2/11			Feb. 11 Open House	Meeting
1148	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.	Is partially incorporated. The Governance chapter does include an action to explore feasibility of different taxation options; some taxes are not within the City's jurisdiction as a first-class city.	2/11			Feb. 11 Open House	Meeting
1149	Governance	77 2b	2(b) Swap "Strengthen" with Increase – we don't strengthen our savings, we increase them.	Is incorporated.	2/11			Feb. 11 Open House	Meeting
1150	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.	Is incorporated.	3/13			Stormwater Workgroup	Other
1151	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.	Is incorporated.	2/11			Feb. 11 Open House	Meeting
1152	Governance		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.	Is incorporated.	2/11			Feb. 11 Open House	Meeting
1153	Governance	78 3a	p. 78 3(a) really awkward wording. And what are we talking about- water/sewer/road maint/emergency response?	Is incorporated.	2/11			Feb. 11 Open House	Meeting
1154	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?	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/11			Feb. 11 Open House	Meeting
1155	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.	Is incorporated.	2/11			Feb. 11 Open House	Meeting
1156	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.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/11			Feb. 11 Open House	Meeting

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1157	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).	Is partially incorporated. Some of the rows of this table were removed based on public comments and the entire table was ultimately moved to the appendix.	2/11			Feb. 11 Open House	Meeting
1158	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.	Is partially incorporated. Some of the rows of this table were removed based on public comments and the entire table was ultimately moved to the appendix.	2/11			Feb. 11 Open House	Meeting
1159	Governance	77	p. 77 Goal A: strike the word resiliency. It doesn't mean anything here. Financial stability creates resiliency by definition.	Is incorporated.	2/11			Feb. 11 Open House	Meeting
1160	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.	Is incorporated.	3/19			March 19 Planning Commission Meeting	Other
1161	Governance	70, 71	p. 70/71 mention somewhere that some of the sales tax currently includes a bond payment for the police station.	Is incorporated.	3/19			March 19 Planning Commission Meeting	Other
1162	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.	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/6	Brenda	Dolma		Web Comment
1163	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)	Is incorporated.	3/4	Carly			Web Comment
1164	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.	Revision not incorporated; the tax cap only applies to the KPB portion of the tax.		Casey	Aderhold		Comment Form

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1165	Governance		<p>The good news is that fiscal Sustainability, Resilience & Climate Change 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:</p> <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. <p>The survey questions and presentations always centered on, “do you want us to do sustainable things?” Well of course we do!</p>	Is not incorporated. The Governance chapter features context about finite resources.	3/14	Charlie	Barnwell		
1166	Governance		<p>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.</p>	Does not include a recommended revision.	3/14	Charlie	Barnwell		
1167	Governance		<p>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.</p>	Revision not incorporated. This was the dataset available at the time of plan development.	3/12	Chrissy	Zubeck		Email
1168	Governance	72	<p>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.</p>	Revision not incorporated. This was the dataset available at the time of plan development.	2/20	Daniel	Kort	City of Homer	Email

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1169	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.	Revision not incorporated. This was the dataset available at the time of plan development.	2/20	Daniel	Kort	City of Homer	Email
1170	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.	Revision not incorporated. Economic Development and Housing chapters already note cost of living challenges, and the Governance chapter already includes policies regarding financial reserves.	2/20	Daniel	Kort	City of Homer	Email
1171	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.	Is incorporated.	2/20	Daniel	Kort	City of Homer	Email
1172	Governance	68	Would this [chapter] be where annexation would go?	Is incorporated.	2/20	Daniel	Kort	City of Homer	Email
1173	Governance		Although annexation is not a theme from public comment, it will continue to be a perennial issue.	Is incorporated.	2/20	Daniel	Kort	City of Homer	Email
1174	Governance	77	1k: SEE LIMITS ON FIRST CLASS CITIES	Is incorporated.	2/20	Daniel	Kort	City of Homer	Email
1175	Governance	77	1e: ? 1st class city	Is incorporated.	2/20	Daniel	Kort	City of Homer	Email
1176	Governance	78	1m: Astoria example: NO CAN DO	Is incorporated.	2/20	Daniel	Kort	City of Homer	Email
1177	Governance	78	Citations needed	Is no longer applicable. This comment references a strategy or action that has been consolidated into another section of the plan and/or deleted.	2/20	Daniel	Kort	City of Homer	Email

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1178	Governance	76	Why all the references to land disposition?	Is incorporated.	2/20	Daniel	Kort	City of Homer	Email
1179	Governance	78	3a: Specifically on W/S?	Is incorporated.	2/20	Daniel	Kort	City of Homer	Email
1180	Governance	78	3c: ???	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/17	Devony	Lehner		Email
1181	Governance		Staff capacity is talked about at length but 0 actions recommended for developing staffing prioritization or increase in the plan.	Is incorporated.	3/17	Devony	Lehner		Email
1182	Governance	68	Clarify if this is general fund or all funds.	Is incorporated.	3/17	Devony	Lehner		Email
1183	Governance		In notes, what information did the US Bureau of Economic Analysis and Northern Economic Analysis provide?	Is partially incorporated. Referenced appendix for more information.	3/14	Devony	Lehner		Email
1184	Governance	69	This chart co-mingles three complete distinct funds: GF, Enterprise, Special Revenue. They DO NOT comingle	Is partially incorporated. This table summarizes the different revenue streams across the board and identifies the largest line items, with the understanding that most readers will not know/understand the difference between the separate funds in any case. Even though they aren't in the same fund, it still provides helpful context for explaining where the city's revenue comes from.	3/17	Devony	Lehner		Email
1185	Governance	74	Take out edit underlining	Is no longer applicable. This comment references a strategy or action that has been consolidated into another section of the plan and/or deleted.	3/17	Devony	Lehner		Email
1186	Governance	75	Note that preferred level of growth for governemt is minimal or none. Low Growth vs. wants that = governemt	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/17	Devony	Lehner		Email
1187	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.	Is partially incorporated. Some of the rows of this table were removed based on public comments and the entire table was ultimately moved to the appendix.	3/17	Devony	Lehner		Email
1188	Governance	79	Define rapid growth	Is incorporated.	3/17	Devony	Lehner		Email
1189	Governance	79	What KPB Utilities exist?	Is partially incorporated. Some of the rows of this table were removed based on public comments and the entire table was ultimately moved to the appendix.	3/17	Devony	Lehner		Email
1190	Governance	80	Public Safety Workforce Development: KPEDD? We compete largely here!	Is partially incorporated. Some of the rows of this table were removed based on public comments and the entire table was ultimately moved to the appendix.	3/14	Donna	Aderhold	City of Homer	Email
1191	Governance	80	Borough wide infrastructure bonds: those happen but for KPB	Is partially incorporated. Some of the rows of this table were removed based on public comments and the entire table was ultimately moved to the appendix.	3/14	Helen	Armstrong		Other
1192	Governance	80	Incentifizing infill: KPB? This would be city.	Is partially incorporated. Some of the rows of this table were removed based on public comments and the entire table was ultimately moved to the appendix.	3/14	Helen	Armstrong		Other

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1193	Governance	80	Building, maintaing parks and tourist attractions: KPB??	Is partially incorporated. Some of the rows of this table were removed based on public comments and the entire table was ultimately moved to the appendix.	2/19	Janette	Keiser		Other
1194	Governance	77	1b: We have a CIP process so reword to ID whatever to change.	Is incorporated.	2/19	Janette	Keiser		Other
1195	Governance	77	1f: TIF acronym not defined	Is incorporated.	2/19	Janette	Keiser		Other
1196	Governance	77	1i: Won't come close	Is not incorporated. Even if fees don't fully cover cost of services, there may be opportunities to close the gap.		Joscie	Norris		Comment Form
1197	Governance	70	% percent consistency	Is incorporated.		Joscie	Norris		Comment Form
1198	Governance	70	W/S is the same, as a special revenue fund	Is incorporated.		Julie	Engebretson	City of Homer	Other
1199	Governance	70	Self supporting revenues: Really? What beyond W/S and harbor?	Revision not incorporated. See Fiscal Trends appendix for other examples.		Julie	Engebretson	City of Homer	Other
1200	Governance	70	Why is 2015 higher?	Revision not incorporated; too much detail for the Governance chapter. However, the answer is in the Fiscal Trends appendix: "In 2015 there were special assessments collected related to the natural gas pipeline, which boosted charges for services revenue to just over \$26 million (City of Homer 2015)."		Julie	Engebretson	City of Homer	Other
1201	Governance	69	Third paragraph: there are three sections, not two	Is incorporated.		Julie	Engebretson	City of Homer	Other
1202	Governance	69	Following the snapshots is a summary of key them: partnerships, and public education and engagemen shot	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.		Julie	Engebretson	City of Homer	Other
1203	Governance	73	Last paragraph - no parentheses enclosure	Is incorporated.	2/17	Linda	Roth		Email
1204	Governance	73	Public engagement is not INCREASINGLY important. Remove increasingly.	Is incorporated.	2/17	Linda	Roth		Email
1205	Governance	73	Figure 34 and explanation in last paragraph: not sure how this is relevant in this section	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	2/8	Marianne	Schlegelmilch		Web Comment
1206	Governance	72	<small>NI 1/20/25 move also added 10/25/25, see FT 5/16/25 10/25/25 Two additional 10/25/25 - SS add 1/17/25 1/25/25 1/25/25 1/25/25 1/25/25 1/25/25 10/25/25 1/25/25 1/25/25 1/25/25 1/25/25 10/25/25 1/25/25 1/25/25 1/25/25 1/25/25</small>	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
1207	Governance	79	What are climate change motivated entities?	Is no longer applicable. This comment references content that has been consolidated into another section of the plan and/or deleted.	3/12	Rachel	Lord	City of Homer	Other
1208	Governance	78	4f: ALL POLICIES should reflect community priorities and trends - not just housing	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
1209	Governance	78	4e: More vibrant communities ?	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other

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1210	Governance	78	4b: remove comprehensive planning progress and related projects	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
1211	Governance	78	4c: This is part of our structure.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
1212	Governance	72	Property taxes remaining state: Big increases in 2025!	Revision not incorporated. This was the dataset available at the time of plan development.	3/12	Rachel	Lord	City of Homer	Other
1213	Governance	69	2nd Paragraph, Third Sentence: Out of order sentence	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
1214	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	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other
1215	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.	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
1216	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).	Is partially incorporated. The Governance chapter does include an action to explore feasibility of different taxation options; some taxes are not within the City's jurisdiction as a first-class city.	3/13	Rachel	Lord	Mayor, City of Homer	Other
1217	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.	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12	Rachel	Lord	City of Homer	Other
1218	Governance		(count of priority dots from poster): 2.Diversify revenue 23	Does not include a recommended revision.	3/12	Rachel	Lord	City of Homer	Other
1219	Governance		Missing: •Finance section: TIFF – these are complicated, difficult to administer, create a long term obligation that can be unsustainable.	Is incorporated.	3/12	Rachel	Lord	City of Homer	Other

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1220	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.	Is partially incorporated. The Governance chapter does include an action to explore feasibility of different taxation options; some taxes are not within the City's jurisdiction as a first-class city. The chapter also includes a link to the State of Alaska's webpage about the different classifications of cities.	3/12	Rachel	Lord	City of Homer	Other
1221	Governance		Action to Achieve Priorities (from poster): •Institute a bed tax!!	Is partially incorporated. The Governance chapter does include an action to explore feasibility of different taxation options; some taxes are not within the City's jurisdiction as a first-class city.	3/12	Rachel	Lord	City of Homer	Other
1222	Governance		Action to Achieve Priorities (from poster): •we need a bed tax to fund quality of life efforts and facilities	Is partially incorporated. The Governance chapter does include an action to explore feasibility of different taxation options; some taxes are not within the City's jurisdiction as a first-class city.	3/12	Rachel	Lord	City of Homer	Other
1223	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.	Is partially incorporated. The Governance chapter does include an action to explore feasibility of different taxation options; some taxes are not within the City's jurisdiction as a first-class city.	3/12	Rachel	Lord	City of Homer	Other
1224	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.	Is partially incorporated. The Governance chapter does include an action to explore feasibility of different taxation options; some taxes are not within the City's jurisdiction as a first-class city.	2/11			Feb. 11 Open House	Meeting
1225	Governance		There is a need to support economic development and the tax base in Homer. Consider a bed tax for additional revenue.	Is partially incorporated. The Governance chapter does include an action to explore feasibility of different taxation options; some taxes are not within the City's jurisdiction as a first-class city.			Lehner		Other
1226	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	Is partially incorporated. The Governance chapter does include an action to explore feasibility of different taxation options; some taxes are not within the City's jurisdiction as a first-class city.	2/11			Feb. 11 Open House	Meeting
1227	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.	Is partially incorporated. The Governance chapter does include an action to explore feasibility of different taxation options; some taxes are not within the City's jurisdiction as a first-class city.					Comment Form
1228	Governance		(count of priority dots from poster): 3.Audits 7	Does not include a recommended revision.				Public Works Meeting	Meeting
1229	Governance		(count of priority dots from poster): 1.Long-term fiscal plan 21	Does not include a recommended revision.	3/12			Public Works Meeting	Meeting
1230	Governance		Action to Achieve Priorities (from poster): •Monitor progress regular & install accountability for achieving results and goals	Does not include a recommended revision.	4/10				Other

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1231	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.	Is partially incorporated. The Governance chapter does include an action to explore feasibility of different taxation options; some taxes are not within the City's jurisdiction as a first-class city.	2/11			Feb. 11 Open House	Meeting
1232	Governance	76	Pagination error 75-76. Hospital Board page missing page number	Is incorporated.	2/11			Feb. 11 Open House	Meeting
1233	Governance		(count of priority dots from poster): 5.Collaboration 8	Does not include a recommended revision.				Public Works Meeting	Meeting
1234	Governance		Action to Achieve Priorities (from poster): •Consider service area for Fire Dept – give to borough for dedicated funding	Is not incorporated. This revision is not widely supported by key inputs to the plan, including robust public feedback, data collection, research, and a review of existing plans and studies.	3/12			Public Works Meeting	Meeting
1235	Governance		(count of priority dots from poster): 4.Public education 11	Does not include a recommended revision.	3/12			Public Works Meeting	Meeting
1236	Governance		Action to Achieve Priorities (from poster): Involve youth – HHS kids and college kids	Is incorporated.	2/11			Feb. 11 Open House	Meeting

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1237	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> <p>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>	Partially incorporated. Wetlands are not included on the Environmental Constraints map, per staff recommendation. Instead, soils data from the Natural Resources Conservation Services (USDA) is used to display hydric soils, which include peat, muck, and poorly drained silt loam.	2/11			Feb. 11 Open House	Meeting
1238	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.)	Is incorporated.				Public Works Meeting	Meeting
1239	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> <p>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.</p> <p>2. Themes are sometimes mixed e.g. land use and constraints</p> <p>3. The important aspects of environmental constraints are not clearly depicted</p> <p>4. The importance of geohazards are not clearly depicted.</p> <p>5. Slopes >30% are not easy to see on the Plan map</p> <p>6. 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.</p> <p>7. Important constraints such as peatlands, tsunami zone, wetlands are not depicted or are not clear.</p> <p>8. Habitat is not properly portrayed.</p>	Partially incorporated. Wetlands are not included on the Environmental Constraints map, per staff recommendation. Instead, soils data from the Natural Resources Conservation Services (USDA) is used to display hydric soils, which include peat, muck, and poorly drained silt loam.				Public Works Meeting	Meeting

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1240	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?	Is incorporated.	2/11			Feb. 11 Open House	Meeting
1241	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.	Revision not incorporated; this comes directly from the source document. The plan review summarizes information from other sources and does not independently verify all other plans for accuracy.	3/12			Public Works Meeting	Meeting
1242	Appendices	B 4	Transportation Plan – states not yet adopted... it has been adopted.	Is incorporated.			Galt		Comment Form
1243	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.	Is incorporated.	2/11			Feb. 11 Open House	Meeting