Agenda
City Council Regular Meeting

Monday, October 13, 2025 at 6:00 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: 205 093 973 Password: 610853
https://cityofhomer.zoom.us
Dial: 346-248-7799 or 669-900-6833;
(Toll Free) 888-788-0099 or 877-853-5247

CALL TO ORDER, PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

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

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

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

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

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

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

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

VISITORS

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

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

a. Worksession Report

b. Committee of the Whole Report

c. Mayor's Report

d. Borough Report

e. Port and Harbor Advisory Commission

f. Americans with Disabilities Act Advisory Board

g. Canvass Board Report

PUBLIC HEARING(S)

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

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

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

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

ORDINANCE(S)

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

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

CITY MANAGER'S REPORT

a. City Manager's Report

PENDING BUSINESS

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

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

NEW BUSINESS

RESOLUTIONS

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

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

***Swearing In of Newly Elected/Re-Elected Councilmembers.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY ATTORNEY

COMMENTS OF THE CITY CLERK

COMMENTS OF THE CITY MANAGER

COMMENTS OF THE MAYOR

COMMENTS OF THE CITY COUNCIL

ADJOURNMENT

Next Regular Meeting is Monday, October 27, 2025 at 6:00 p.m., Committee of the Whole at 5:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Session 25-23, Special Meeting of the City Council of Homer, Alaska was called to order on Monday, September 22, 2025 by Mayor Rachel Lord at 3:30 p.m. at the City Hall Upstairs Conference Room located at 491 E Pioneer Avenue, Homer, Alaska.

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

ABSENT: COUNCILMEMBER DAVIS (EXCUSED)

STAFF: CITY MANAGER JACOBSEN
CITY CLERK KRAUSE
PORT DIRECTOR HAWKINS
CITY ATTORNEY GATTI

CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Lord called the meeting to order at 3:02 p.m.

City Clerk Krause called attendance, Councilmember Davis requested excusal and timely notice was provided.

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

ADERHOLD/VENUTI MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Mayor Lord noted that there was no audience present in the room.

City Clerk Krause confirmed there were no attendees on Zoom.

Mayor Lord closed the public comment period.

PENDING BUSINESS

a. Memorandum CC-25-227 from City Clerk re: Request for Executive Session Pursuant to AS 44.62.310 (A-C)(1,4) Matters, the immediate knowledge of which would clearly have an adverse effect upon the finances of the public entity and which by Law, Municipal Charter or Ordinance are Required to be Confidential, Potential litigation and Attorney Client Privilege. (Lease Matters re: Lot 88-2, Homer Spit No. 2 Subdivision Amended)

Mayor Lord introduced the item by reading of the title and requested a motion.

ADERHOLD/VENUTI MOVED TO ADJOURN TO EXECUTIVE SESSION PURSUANT TO AS 44.62.310 (A-C)(1,4) MATTERS, THE IMMEDIATE KNOWLEDGE OF WHICH WOULD CLEARLY HAVE AN ADVERSE EFFECT UPON THE FINANCES OF THE PUBLIC ENTITY AND WHICH, BY LAW, MUNICIPAL CHARTER OR ORDINANCE ARE REQUIRED TO BE CONFIDENTIAL, POTENTIAL LITIGATION AND ATTORNEY-CLIENT PRIVILEGE.(LEASE MATTERS REGARDING LOT 88-2, HOMER SPIT NO. 2 SUBDIVISION AMENDED)

There was no discussion.

VOTE. YES. PARSONS, ADERHOLD, VENUTI, HANSEN, ERICKSON.

Motion carried.

Mayor Lord adjourned the meeting to executive session at 3:07 p.m. City Clerk Krause departed the meeting.

Mayor Lord reconvened the meeting at 4:23 p.m. noting there was no audience present.

COMMENTS OF THE AUDIENCE

ADJOURNMENT

Mayor Lord adjourned the meeting at 4:25 p.m. stating the Committee of the Whole was at 5:00 p.m. in the Cowles Council Chambers. The Regular Meeting at 6:00 p.m.

_____
RENEE KRAUSE, MMC, CITY CLERK

APPROVED:_____

Session 25-24, Regular Meeting of the City Council of Homer, Alaska was called to order on Monday, September 22, 2025 by Mayor Rachel Lord at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

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

ABSENT: COUNCILMEMBER DAVIS (EXCUSED)

STAFF: CITY MANAGER JACOBSEN
CITY CLERK KRAUSE
PORT DIRECTOR HAWKINS
HR DIRECTOR BROWNING
PUBLIC WORKS DIRECTOR KORT
FINANCE DIRECTOR FISCHER
INFORMATION TECHNOLOGY OFFICER JIRSA
SPECIAL PROJECTS & COMMUNICATIONS COORDINATOR CARROLL
COMMUNITY DEVELOPMENT DIRECTOR ENGEBRETSEN

CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Lord called the meeting to order and invited everyone present to stand for the Pledge of Allegiance.

City Clerk Krause called attendance, Councilmember Davis requested excusal and timely notice was provided.

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

Mayor Lord noted for the record the two public comments received for Pending Business, item a. Ordinance 25-54 as laydowns.

ADERHOLD/VENUTI MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

a. UAA/KPC Adult Education Program 40 Years of Service Recognition

Mayor Lord read the Proclamation into the record and stood for pictures with representatives from the Kenai Peninsula College.

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Mayor Lord invited the public to comment on any item on the agenda with the exception of the following:

a. Ordinance 25-60, Appropriating $25,000 Additional Funding from the Port Reserves Fund for the High Mast Light Inspection and Service Project.
b. Resolution 25-082, Adopting the 2026-2031 Capital Improvement Plan and Establishing Capital Project Legislative Priorities for Fiscal Year 2027.

Barbara Haynes, city resident, commented in support of Ordinance 25-54 relating the benefits of attending the classes and gathering of the fiber arts community and having additional space to accommodate the retail portion for the display and sale of the yarns, supplies and products. The additional space would provide more visibility for the business as well.

Lisa Natansen (sp), city resident of five years, related how she looked for a knitting group when first moved to Homer and the difficulty she had in locating Kindred Spirits. She supported Ordinance 25-54 for many of the same reasons previously mentioned and believed that allowing the retail space in a separate building would provide visibility and allow the business to grow as well.

Paul Seaton, business owner in Homer and resident of Kachemak City, commented on Memorandum CC-25-233 requesting Council move the memorandum from the Consent Agenda to the regular agenda for discussion. He then provided his views on the issues surrounding hand counts and aligning election dates.

Victoria Monsaint-Queeney with Kachemak Bay National Ecological Research Reserve (KBNERR) and Homer Soil and Water Conservation District voiced her support for Ordinance 25-62 stating this project will be useful to the community in several ways, including the preservation and monitoring of drinking water, but the potential for the Natural Resource Conservation Service to train their staff members in salmon habitat conservation practices that are science-based. This is the first step in getting financial incentives for landowners to conserve salmon habitat in our backyards by maintaining the health of headwater streams and watersheds in our area.

Carson Chambers, city resident, expressed comments in support of Ordinance 25-62 because having safe, adequate drinking water, and providing well-funded education around that is incredibly important and beneficial.

Elias Garvey, city resident, regarding Memorandum CC-25-233 questioned if the difficulty in hiring election workers was a known issue and is there data on the difficulty currently; locating election sites for a combined election did not appear to be a difficulty to him regarding space in the city depending on the requirements; and voter turnout swing would be a product of increased participation if elections were combined including the municipal elections, he saw that as a net positive, even though there might be off years as well. Mr. Garvey believes that anything they can do to increase voter participation is a good thing, and that is why I'd be voting yes on Proposition 5. As for voter understanding of local issues he certainly thought that it was a relevant concern but believed that through increase in communication would be a solution to that issue. Mr. Garvey further stated that voters are quite capable of understanding and will look forward to a healthy dialogue. Thank you.

RECONSIDERATION

Mayor Lord noted the items listed below will be enacted by one motion. If a separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of a Councilmember.

a. Homer City Council Regular Meeting Minutes for September 8, 2025. City Clerk. Recommend approval.

b. Memorandum CC-25-229 from City Clerk re: Liquor License Renewal for Mermaid Café and Liquor License Location Transfer Application for Slack Tide. Recommend approval.

c. Memorandum CC-25-230 from City Clerk re: Marijuana License Renewal for Cosmic SeaWeed, LLC. Recommend approval.

d. Memorandum CC-25-233 from Councilmember Aderhold re: Information on the possible Consequences for Homer Elections if Kenai Peninsula Borough Citizen Initiative Propositions 1 and/or Proposition 5 on the Kenai Peninsula Borough Ballot for October 7, 2025 are Approved by the Kenai Peninsula Voters. Recommend approval.

Pulled by Council Member Aderhold moved to New Business item a.

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

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

f. Resolution 25-084, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Dispose of the Homer Volunteer Fire Department 1983 Engine 4 Spartan Pumper Tanker Pursuant to Homer City Code 18.30.010-020 and Homer City Code 18.30.040(b). City Manager/Acting Fire Chief. Recommend adoption.

Memorandum CC-25-237 from Acting Fire Chief as backup.

g. Resolution 25-085, A Resolution of the City Council of Homer, Alaska Awarding the Contract for the 2025-2028 Snow Removal and Sanding Services to Gregoire Construction of Homer, Alaska, in the Amount of $700 for Snow Removal per Trip and the Amount of $491 for Sanding per Trip and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. Clity Clerk. Recommend adoption.

Memorandum CC-25-238 from Public Works Superintendent as backup.

City Clerk Krause read the Consent Agenda as amended into the record.

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

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS

a. Building and Supporting Recovery Ready Communities by Jaclyn Rainwater and Harold Sargeant with Kachemak Bay Recovery Connection

Mayor Lord introduced the item by reading the title and invite Ms. Rainwater and Mr. Sargeant to make their presentation to Council.

Jaclyn Rainwater and Harold Sargeant presented to the City Council on Building and Supporting Recovery Ready Communities. Their presentation contained information on the actions, events and goals of the organization, explaining how they work with other entities to provide necessary services to individuals and families on the Southern Kenai Peninsula from Ninilchik to Nanwalek including Seldovia and the Russian Villages of Voznesenka and Razdolna.

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

a. Committee of the Whole Report

Councilmember Aderhold reported Council discussed the following items with points discussed:

- Memorandum CC-25-233 - Points made by Council:
  - Kenai Peninsula Borough Ballot Propositions 1 and 5 regarding elections
  - Possible impacts to City elections
  - Intent of the Memorandum was informational only
  - Council member Aderhold was a member of the Task Forces that were formed by the Borough to perform research on various issues not limited to but including election workers and changing the date of elections.
  - Removing from the Consent Agenda to have more discussion at the regular meeting.
  - Logistics to conduct elections on the same date.
  - The City of Homer is not taking a position on Propositions 1 or 5, and this informational memorandum is to share the knowledge with the city voters.
- Ordinance 25-62 – Points made by Council:
  - Concerns on the impacts to private property owners within the Bridge Creek Watershed regarding development restrictions.
    - Request for consideration of lessening development restrictions to the surrounding land.
- Ordinance 25-54:
  - Requested input from Staff on capacity
  - Clarification on recommendations received from commissions
  - Having the topic get set aside.
  - Council establishing priorities
- Presentation by Community Development Director Engebretsen on the Land Allocation Plan, which covered discussions on the following:
  - Land area near the Load and Launch Ramp for Overslope Development
  - Airport Terminal
  - Lot 88-2
  - Main Street Parcel
  - Karen Hornaday Park

- Lot 6 Harry Feyer Subdivision, Kachemak Drive
- Parking on the Homer Spit
- HERC I and HERC II
- Fishing Lagoon Area Parcel

b. Mayor's Report

Mayor Lord noted her newsletter was available at www.deskofthehomermayor.substack.com where one can find the latest and greatest of what's going to happen at the council meetings. Then reported on the following:

- Opportunity to sit with the City Manager, City staff and Senator Sullivan's staff. It was an hour-long meeting, which was just a tremendous amount of time to provide updates on the harbor expansion, general investigation, and A Frame Water Transmission projects. It was a great opportunity for the city to keep our representatives in Washington apprised of the progress. City staff were well prepared.
- Discussion with the City Manager and City Planner on the Comprehensive Plan schedule, incorporated with Planning Commission comments similar to previous comments, process for incorporating feedback from Council and the public hearing
- Starting to look at the much more technical document of the Title 21 update, because that is in the beginning stages with the Planning Commission
- November 3rd, Commissions, Boards and Council all-hands training event at the College from 6:00 - 8:00 p.m. reached out to Commissions and Boards for any questions and working with Staff on leaning into process communications and improving what we do in municipal government
- She was in Anchorage last week for work, and while driving listened to two podcasts one from the National Constitution Center has a podcast that's really interesting, Constitution Day, an interview with Justice Amy Coney Barrett, who spoke on how important it is to work through hard issues on the Supreme Court and having the different opinions. But that at the end of the day, they go out and they have lunch together, especially after the hardest decisions, making sure that there's cordialness, a collegiality, and some underlying tone of friendship, because they are in this together, regardless of how they feel about individual ideas. The other podcast she listened to was Ezra Klein from the New York Times, and Ben Shapiro who was talking about his new book. It really reminded her of when Councilmember Smith and she wrote a resolution together years ago about the importance of community, listening to one another and respecting differing viewpoints, and I am, ever grateful to sit at this dais and have conversations both with council, staff, and the community about things that we disagree about, but that we know that regardless, we would all pull each other out of a ditch in the winter and that always has to be the case.

c. Borough Report

There was no report for this meeting.

d. Planning Commission Report

Heath Smith, Commissioner, reported that the commission addressed Conditional Use Permit 25-02 and the applicant was the City of Homer to replace the RAW Water Transmission line project and the October 1, 2025 meeting has been canceled as there are no items for the Commission to take action on. The following meeting October 15, 2025 the Commission will have the first draft of Title 21 Update for review, there is to be a Town

Hall meeting on October 22, 2025 time and place to be determined. City Council will have the Comprehensive Plan on their agenda for introduction at the October 13th regular meeting. He would request for the All Hands meeting on November 3rd to have a focused discussion on Open Meetings Act and Ex Parte communication in a quasi-judicial body as there tends to be more misunderstandings.

e. Economic Development Advisory Commission Report

Karin Marks, chair reported that the commission was very strong in its support of a walkable town, economic businesses and moving forward in that area, but felt that without a studied approach to an ordinance such as Ordinance 25-54 the unintended consequences could be very great. The commission believed one of the issues that was talked about greatly was temporary, what is the meaning of temporary, is it the structure, the hours or the seasons? Or is it both? Does it mean structures could be moved or should be moved? Additional concerns were about noise, parking, and the look of Pioneer Avenue. These ideas, plus the ones that you have listed, formed the recommendation from the Commission that this ordinance was not ready for prime time. It does not solve a variety of problems and also supports a review of itinerant merchant code, with consideration of the simplicity of the mobile food regulations. In addition, Ms. Marks pointed out to the Council that the Commission does keep abreast of, at every meeting, of a broad amount of community information affecting the economy with reports or minutes from the Community Development Director, the Chamber, the Homer Marine Trade Association, the Kenai Peninsula Economic Development District, the HERC updates, housing with the guiding growth group, and the Planning Commission. The Commission is looking at our strategic plan and goals at the next meeting and as she mentioned during the Committee of the Whole, that with the Comprehensive Plan and Code 21 rewrite coming to an end, the commission is considering current problems and issues, looking to the future of Homer and will be looking very strongly at the, possibility of what the commission can do make sure that they have the right strategies so that they can enhance the economy in a way that they would appreciate living here. She looks forward to the November 3rd meeting with Council.

f. Library Advisory Board Report

Lisa “Red” Asselin-Martin, Boardmember reported on the special worksession conducted on the 20 year anniversary of the Homer Library in the current location. September 16th 2026 will be the library 20th year so keep your eyes and ears peeled for information on that celebration. During the regular meeting they had visitors from the Homer Foundation to make a presentation on fundraising strategies for the Library Endowment Fund, discussed ways to increase and encourage legacy giving reconfirmed our priorities for the CIP and welcomed the new student representative, Daniel Christ

g. ADA Advisory Board Report

There was no report for this meeting.

h. Parks, Art, Recreation and Culture Advisory Commission Report

Ingrid Harrald, Commissioner reported that the recent and many scheduled community recreation events and classes including the Sprout Clothing and toy swap, a new jewelry class in October, and Drew Memorial Soccer game, plans to resurface the HERC floor, expanding opportunities with ping pong and cornhole leagues. The new Recreation Software is not turning out to be the solution to some issues, there is struggles with user groups so staff is looking at a phone-based program for a more user-friendly form. The Commission is putting forward a Resolution for Council to form a task force to address Homer High Pool and Theater Funding Issues and these facilities provide value to the community and are arts recreation related. The commission acknowledged the

impact on staff time. The commission also discussed the impact on the city trails that ebikes are having and how the damage caused by the bikes is increasing the expense in maintaining the trails. It also brings forward a safety issue as the trails are for pedestrians not motorized vehicles and enforcement and the Annual Rotary Fair is November 4th.

PUBLIC HEARING(S)

a. Ordinance 25-60, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating $25,000 Additional Funding from the Port Reserves Fund for the High Mast Light Inspection and Service Project. Port Director/City Manager. Introduction September 8, 2025 Public Hearing and Second Reading September 22, 2025.

   Memorandum CC-25-221 from Port Director as backup.

Mayor Lord introduced Ordinance 25-60 by reading of the title and invited the public to provide testimony.

There was no public testimony provided.

Mayor Lord closed the public hearing and requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-60 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

c. Resolution 25-082, A Resolution of the Homer City Council Adopting the 2026-2031 Capital Improvement Plan and Establishing Capital Project Legislative Priorities for Fiscal Year 2027. Mayor/City Council.

   Memorandum CC-25-235 from Special Proj. & Comm. Coord. as backup.

ADERHOLD/VENUTI MOVED TO REMOVE THE FOLLOWING PROJECTS FROM THE CIP: 1) SLOPE STABILITY AND EROSION MITIGATION PROGRAM 2) ALZHEIMER'S UNIT PER REQUEST OF HOMER SENIOR CITIZENS, INC. 3) CHILDCARE FACILITY FOR HOSPITAL EMPLOYEES PER REQUEST OF SOUTH PENINSULA HOSPITAL 4) HOMER ROPE TOW ACCESS & EQUIPMENT UPGRADES PER REQUEST OF KACHEMAK SKI CLUB.

There was no discussion.

VOTE. (Amendment).NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Lord requested additional motions or discussion.

ADERHOLD/VENUTI MOVED TO ADD THE FOLLOWING PROJECTS THE CIP:
1) HOMER ALL-AGES AND ABILITIES PATHWAY

2) KACHEMAK PEATLAND WETLAND PRESERVATION
3) FAIRVIEW AVENUE UPGRADES
4) PIONEER AVENUE TRAFFIC CALMING TO THE STATE PROJECTS SECTION
5) WATER TREATMENT PLANT GENERATOR CONNECTION
6) STERLING HIGHWAY MP172 TO 175 SAFETY IMPROVEMENTS TO THE STATE PROJECTS SECTION
7) TRUCK ROUTE THROUGH DOWNTOWN HOMER TO THE STATE PROJECTS SECTION
8) HOMER ROPE TOW NIGHT SKIING PROJECT, NOMINATED BY KACHEMAK SKI CLUB FOR THE OTHER ORGANIZATION SECTION
9) LONG TERM CARE ROOF REPLACEMENT, NOMINATED BY SOUTH PENINSULA HOSPITAL FOR THE OTHER ORGANIZATION SECTION.
10) NEW HOMER SKATE PARK, NOMINATED BY FRIENDS OF HOMER SKATE PARK FOR THE OTHER ORGANIZATION SECTION.

Council discussed the following:

- Fairview Avenue Upgrades Project
    - Should be removed due the dangers of the intersection of Kachemak Way and Fairview Avenue regarding line of sight and speeding.
    - The various uses and interactions of pedestrians, cyclists and vehicles were noted that resulted in accidents.
    - Problems need to be resolved prior to inclusion in the CIP and the loss of this as a walkable trail connection to the community should be considered
    - concerns were acknowledged but it was noted that the purpose of the project in this list is to address those safety concerns do not build the road
    - This project is the result of the KPB Walkable Plan.
    - The extension project that was referenced for removal was located in the long-term section.
        - A separate motion would be needed to remove that project.
- The project submitted by the ADA was not included in this list
    - A separate motion to add the ADA Project was requested after they addressed this motion.
- Requested amending the motion to remove the Truck Route project
    - Advocating that there needs to be more discussion and refinement on this project
    - Leaving it to promote discussion with the State citing it has been an issue that the City has had for a number of years.
    - This project aligns with the Transportation Plan
    - Was aligned with the SAFE Streets
    - Federal Funding coming.

VOTE.(Amendment) NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

There was a brief discussion by Council on making a motion to adopt the Resolution as it listed their top nine prioritized projects which Council submitted to staff. It was clarified that it was an opportunity to allow Council to amend the prioritized listing if they desired and was not required. It was further noted that the Resolution did identify the ADA Advisory Board. It was determined that a motion to officially add it would be best.

ADERHOLD/PARSONS MOVED TO ADD THE HOMER SMALL BOAT HARBOR ADA IMPROVEMENTS PROJECT TO THE CAPITAL IMPROVEMENT PLAN 2026-2031

There was no discussion.

VOTE. (Amendment).NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Lord requested further amendments.

VENUTI/ADERHOLD MOVED TO REMOVE FAIRVIEW AVE TO EAST END ROAD LONG RANGE PROJECT FROM THE CIP.

Discussion ensued noting the project has been in the CIP for quite a long time, keeping it in the CIP for consideration of the future under the long-range projects since it is part of a long-range master plan, a connector that would get to the High School and a worthwhile project to retain in the long range section. Further comments noted that usually Council discusses actions like this before and allowing everyone time to review the recommendation would be warranted, leaving it does not endorse it, and allows for future community discussions.

VOTE. (Amendment). NO. PARSONS, ADERHOLD, HANSEN, ERICKSON.
YES. VENUTI.

Motion failed.

Mayor Lord requested further amendments, hearing none requested a motion to adopt prioritized projects.

ADERHOLD/VENUTI MOVED TO ADOPT THE FOLLOWING PRIORITIZED LIST OF NINE PROJECTS AS THE CITY'S LEGISLATIVE PRIORITIES FOR FY27: 1) HOMER HARBOR EXPANSION PROJECT 2)SPIT COASTAL EROSION MITIGATION PROJECT 3) HOMER HARBOR CRITICAL FLOAT SYSTEM REPLACEMENT FLOAT SYSTEMS 4 AND 1 4) MULTI-USE COMMUNITY RECREATION CENTER 5) COMPREHENSIVE DRAINAGE MANAGEMENT PLAN 6) CITY HALL ADA ACCESSIBILITY PROJECT 7) NEW PUBLIC WORKS CAMPUS 8) HOMER PUBLIC LIBRARY SIDING REPLACEMENT 9) HOMER ALL AGES AND ABILITIES PATHWAY

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Lord requested a motion to adopt the Resolution.

ADERHOLD/VENUTI MOVED TO APPROVE THE CAPITAL IMPROVEMENT PLAN AS AMENDED AND ADOPT RESOLUTION 25-082 FOR FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ORDINANCE(S)

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

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

Mayor Lord introduced the item by reading of the title and requested a motion.

ADERHOLD/VENUTI MOVED TO INTRODUCE ORDINANCE 25-62 BY READING OF TITLE ONLY.

City Council discussion included the following:

- Expressed appreciation for the opportunity to purchase land, educational aspects and no match requirements.
- Clarification on how the opportunity evolved
- Consideration of existing restrictions outlined in Title 21 limiting the development of private property
- Expressed appreciation for the public comments received on the ordinance.

VOTE. NON-OBJECTION-UNANIMOUS CONSENT.

Motion carried.

CITY MANAGER'S REPORT

a. City Manager's Report

b. FY26 Monthly YTD Report

Mayor Lord introduced the topic and deferred to City Manager Jacobsen.

City Manager Jacobsen stated her report was in the packet and discussion was facilitated on the following:

- The FY26 & FY27 Operating and Capital budgets are available on the City website. You can locate them by going to the Finance Department home page.
- Hazmat Storage is gone and abated regarding leased land from the USCG wants to keep that for future use.
- Fire Chief position interviews were conducted by select department heads and Kenai Fire Chief and there was one in person interview tomorrow.
- Employee vacancies in Administration and now Community Development will be considered in the Mid Biennium Budget review.

PENDING BUSINESS

a. Ordinance 25-54, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 8 Permits, Licenses and Regulations by Adding Chapter 8.13 Temporary Retail Services. Davis/Aderhold.

Referred August 11, 2025 to Planning Commission and Economic Development Advisory Commission Postponed to September 22, 2025 Introduction Public Hearing and Second Reading October 13, 2025.

Memorandum CC-25-231 from Community Development Director as backup.
Memorandum CC-25-204 from City Manager as backup.

Mayor Lord introduced Ordinance 25-54 by reading of the title noting that this was on the agenda for introduction at the August 11th meeting postponed to the September 22, 2025 meeting and referred to the Planning Commission and Economic Development Advisory Commission. Recommendations from those bodies are provided in the packet. Motion before Council.

DAVIS/ADERHOLD MOVED TO INTRODUCE ORDINANCE 25-54 BY READING OF TITLE ONLY.

Discussion facilitated by Mayor Lord noted the following:

- The requested action was spurred by one entity and when getting these requested Council should view how it benefits the community as a whole.
- Recommendation from Planning Commission was unexpected as Council was seeking input from the Commission on how to better this ordinance.
- Expressed appreciation for the willingness of the Economic Development Advisory Commission to work on the issue and develop a suitable recommendation.
- Preference to develop or set aside itinerant merchant or incubator designated area supporting the concerns of the Planning Commission.
- Concerns expressed by the public and Commissions on the investment of the brick-and-mortar businesses
- ADA Compliance
- Preference to postpone till the sponsor of the ordinance was present.

ADERHOLD/PARSONS MOVED TO POSTPONE ORDINANCE 25-54 TO THE OCTOBER 13TH REGULAR MEETING.

There was no further discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

a. Memorandum CC-25-233 from Councilmember Aderhold re: Information on the possible Consequences for Homer Elections if Kenai Peninsula Borough Citizen Initiative Propositions 1 and/or Proposition 5 on the Kenai Peninsula Borough Ballot for October 7, 2025 are Approved by the Kenai Peninsula Voters. Recommend approval.

Mayor Lord introduced the Memorandum by reading of the title and deferred to Council member Aderhold.

Councilmember Aderhold clarified that the memorandum was brought forward to provide information for the voters of the city based on the experience of participating as a member of two Borough taskforces. The results and recommendations can be found using the links provided to the final report. The following points were discussed:

- The Borough ballot propositions will not change city elections however can have an impact on city elections.
    - Added equipment costs
    - Difficulty in recruiting sufficient number of election workers
    - Additional time needed to count ballots will add costs
    - Different location may be required since Chambers may not be adequate to conduct the election with the Borough due to the requirements of separate equipment, election workers, etc.
    - Tabulating machines are counting the colored marks on the paper example used of school testing or exams.
    - Still require separate ballots for state, borough and city elections.
- No positive impacts could be found when considering the change in election date or hand counting of ballots.

RESOLUTIONS

a. Resolution 25-081, A Resolution of the City Council of Homer, Alaska Approving the 2025 City of Homer Land Allocation Plan. Community Dev. Director/City Manager.

   Memorandum CC-25-228 from Community Development Director as backup.

Mayor Lord introduced the resolution by reading of the title and requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT RESOLUTION 25-081 BY READING OF TITLE ONLY.

Council expressed appreciation for the discussion at the Committee of the Whole and presentation from Community Development Director Engebretsen.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

b. Resolution 25-083, A Resolution of the City Council of Homer, Alaska Establishing Procedures for Managing Small Capital Project Budget Overages. City Manager.

   Memorandum CC-25-236 from City Manager as backup.

ADERHOLD/VENUTI MOVED TO ADOPT RESOLUTION 25-083 BY READING OF TITLE ONLY.

Mayor Lord facilitated discussion that covered the following:

- Proposed amendment to the procurement policy was to facilitate additional funding appropriations for projects less than $5,000 with approval by the City Manager and if there was adequate funding available from the Fund designated by the original appropriation.
- Report will be included in the quarterly financial reports already submitted to Council
- This action can be repealed, and the policy reverted back to previously adopted edition.
- Reservations were expressed on the possible results of multiple overages on one project.
    - Amending the Resolution to address that concern can be done and brought back for consideration if desired.

- The amendment to the procurement policy was supported by some members of Council.

VOTE. NON-OBJECTION.UNANIMOUS CONSENT.

Motion carried.

COMMENTS OF THE AUDIENCE

Heath Smith, city resident, commented on the Resolution 25-083 stating that each project should have a contingency fund that would provide coverage for legitimate cost overruns. He supported the reporting to City Council of any instance that is done as soon after the event as possible, not just quarterly. Mr. Smith then expressed comments on assessing the value of east-west corridors at some point in the near future to alleviate the traffic on Pioneer Avenue stating that there is value in keeping those projects in the CIP reminding Council members that they should disclose for the record if they are a property owner that would be affected by any project and suggested consideration should be given to what the confirmation of the new Fire Chief and eventually Police Chief will look like stating code allows the hiring of those positions are the responsibility of the City Manager.

Bill Jirsa, Chief Technology Officer, offered two quick points from a technological perspective about the voting technology and the origins of the hand count proposition with the borough wanted to say that from a technical perspective, the tabulating machines are not connected to the internet during the day while the voting is happening, so I think this is an important point. Second, there isn't a third party involved, so the votes never go to another vendor or go through somebody else's network. At the end of the day, the machine is connected to a secured network that has an encrypted connection to the borough, and it transmits the tally to the borough. It's not that that is a foolproof, but it is a secure, encrypted connection sending the election to the Borough.

Paul Seaton, not a city resident, commented on the use of double-sided crosswalk signs similar to what is used in Douglas, Alaska suggesting it would be beneficial towards the city's goal of becoming a walkable community.

Elias Garvey, city resident, brought forward his understanding of three issues: Ordinance 25-61 and backup Memorandum CC-25-232 questioning the water supply being contracted without going through the open bid process, noting the original appropriation being a not to exceed, Resolution 25-085 questioning the 16 bids ending in one bid and the contract dated for 2025 to 2028 but funding was fiscal year 2026 and why the city was contracting out 4 years and finally Resolution 25-083 which in its simple form is not bad however what if the city has 10 project that go over the contracted price that could amount to tens of thousands if not hundreds of thousands of dollars.

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti commented it was a very good meeting.

COMMENTS OF THE CITY CLERK

City Clerk Krause announced that Absentee Voting was being conducted in the Council Chambers Monday through Friday from 8:00 a.m. to 4:00 p.m. for Borough and City elections.

COMMENTS OF THE CITY MANAGER

City Manager Jacobsen announced the job openings currently available, encouraging interested candidates to visit the city website.

COMMENTS OF THE MAYOR

Mayor Lord commented that her children were raised knowing the importance of voting and she brought them every year when she went to vote, and the children loved the stickers. She supports the ability to vote absentee in person and not be confined to one day as there are multiple reasons why it is difficult to vote on a designated election day.

COMMENTS OF THE CITY COUNCIL

Council member Hansen commented on her daughter being on the student council and related a recent experience going home and telling her about a City Council meeting similar to her daughter coming home and telling her about a Student Council meeting. Hopefully that's prepping her daughter for one day being on City Council. It was super funny. She expressed that it was just really great to have Jacqueline Rainwater here on Harold Sergeant, because the Kachemak Bay Recovery Program has been tremendous, and they've done such great work in our community and offering such good services, and I go to their classes whenever I can, and they are so much fun.

Council member Aderhold reported on the Lunch with a Councilmember that was attended by four members of the public who came with lists and Acting City Manager Julie Engebretsen also attended. It went very well. Councilmember Venuti is scheduled for October. AHFC had their breakfast Board meeting in Homer in August, she was the only Councilmember able to attend that event, there were many sectors of the community represented and hopefully the city will hear more from the organization. The Tandem Bike Riders that were expected to end their trip in Homer unexpectantly had to end their trip in Fairbanks due to snow and ice.

Council member Parsons commented on Chamber of Commerce event at the College on Tuesday September 23rd 5-8 p.m. They will have the opportunity to hear candidates and our City Clerk plus the Borough Clerk, City Clerk for Seldovia is expected and Kachemak City.

Council member Venuti expressed comments on the first day of fall chill in the weather, passing of a former teacher whose husband was on Council, and encouraging everyone to vote.

ADJOURNMENT

Mayor Lord adjourned the meeting at 8:28 p.m. stating the next Regular Meeting is Monday, October 13, 2025 at 6:00 p.m., Committee of the Whole at 5:00 p.m. A worksession at 4:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

_____
RENEE KRAUSE, MMC, ADAC, CITY CLERK

APPROVED:_____

CC-25-239

MEMORANDUM

Letter from City Council to the Alaska Delegation re: Oil and Gas Lease Sale Draft Supplemental Environmental Impact Statement Public Hearing and Comment Period.

Item Type: Action Memorandum

Prepared For: Mayor Lord and City Council

Date: October 13, 2025

From: Renee Krause, MMC, ADAC, City Clerk

Councilmember Aderhold has proposed the attached letter be submitted to the State of Alaska Congressional Representatives: Senator Lisa Murkowski, Senator Dan Sullivan and Representative Nick Begich.

Recommendation:

Approve the attached letter to Senator Murkowski, Senator Sullivan and Representative Begich.

Attachments:
Letter to Congressional Delegates
Alaska Beacon Article dated September 18, 2025
Federal Register Notice Published September 18, 2025

City of Homer
www.cityofhomer-ak.gov

Homer City Council
491 East Pioneer Avenue
Homer, Alaska 99603
(p) 907-235-3130
(f) 907-235-3143

October XX, 2025

Senator Lisa Murkowski
522 Hart Senate Office Building
Washington, D.C. 20510

Senator Dan Sullivan
302 Hart Senate Office Building
Washington, D.C. 20510

Representative Nick Begich
153 Cannon House Office Building
Washington, D.C. 20515

Dear Senator Murkowski, Senator Sullivan and Representative Begich:

The City of Homer respectfully asks for your assistance requesting a public hearing and comment period on the Outer Continental Shelf, Alaska Region, Cook Inlet Planning Area, Oil and Gas Lease Sale 258 Draft Supplemental Environmental Impact Statement prepared by the Bureau of Ocean Energy Management (BOEM).

On September 18, 2025, BOEM published document 2025-18095 (90 FR 45052) in the Federal Register related to Docket No.: 2020-0018 (Oil and Gas Lease Sale 258). The Federal Register action is an amended notice of intent stating that a notice of availability will not be issued for the draft supplemental environmental impact statement (SEIS) and that BOEM will publish the final SEIS by the end of 2025.

This means there will be no public comment period or hearing on the SEIS, as updated regulations have eliminated the requirement for public input. The City of Homer asks our Congressional Delegation to work with BOEM to hold a public hearing and solicit comment on the SEIS. While offshore oil and gas development within the boundaries of Lease Sale 258 in lower Cook Inlet would contribute to Alaska's economy and could help offset the decline in natural gas supplies in the region, preparation of an EIS for the lease sale demonstrates that the development could have significant impacts on the lives and livelihoods of the region's residents. It is imperative that the people of Homer and our neighbors across the region have the opportunity to make their voices heard. All too often, the impacts of otherwise important infrastructure projects can have deleterious consequences for

local economies and communities. It is our responsibility to ensure that Homer and its economy is unharmed by any adverse impacts of this lease sale.

The SEIS is being prepared in response to a court ruling that determined BOEM needed to address three deficiencies in the October 2022 Cook Inlet Lease Sale 258 final EIS (87 FR 65247): (1) failure to consider a reasonable range of alternatives, specifically with respect to alternatives that would offer for lease a reduced number of blocks and meaningfully reduce overall impacts; (2) failure to take the requisite "hard look" at the impact of vessel noise from Lease Sale 258 on Cook Inlet beluga whales; and (3) failure to consider the cumulative impacts on Cook Inlet beluga whales separately from other marine mammals.

The City of Homer believes that, while the Court determined the scope of the SEIS, stakeholders in the region of Lease Sale 258 should have the opportunity to attend a public hearing and comment on the adequacy of the analysis related to the three areas of deficiency as developed in the SEIS that BOEM prepares. Local and regional expertise and experience should not be overlooked in this process.

The City of Homer respectfully requests the opportunity for a public hearing and public comment. Cook Inlet Lease Sale 258 has the potential to impact the local economy and the marine environment upon which our regional economy relies. Regional stakeholders should have the opportunity to review and provide comments on the mandated SEIS before it is finalized. Thank you for your attention to this important matter and for advocating on behalf of our community.

Sincerely,

No public comment or hearings on environmental review of oil leasing in Alaska's Cook Inlet

The U.S. Bureau of Ocean Energy Management is cutting out a public comment process, citing a Trump administration policy aimed at 'streamlining' development

BY:**YERETH ROSEN**-SEPTEMBER 18, 20256:00 PM



Cook Inlet waves roll onto the beach at Kenai on Aug. 14, 2018. The U.S. Bureau of Ocean Energy Management is preparing a supplemental environmental impact statement to address legal deficiencies in a 2022 lease sale. (Photo by Yereth Rosen/Alaska Beacon)

Federal regulators will accept no public comments on a pending environmental study of oil leasing in Alaska's Cook Inlet, a U.S. Department of the Interior agency announced through a Federal Register notice published Thursday.

There will be no public comment period and no public hearing on a draft supplemental environmental impact statement for a Cook Inlet lease sale that was held in 2022 but found to be legally flawed, said U.S. Bureau of Ocean Energy Management, which manages oil and gas development in federal offshore areas.

The rejection of public comments is in accordance with Trump administration changes to the National Environmental Policy Act, the 55-year-old law that guides federal decisions about activities that may have environmental impacts. The changes are aimed at speeding up environmental reviews and developing infrastructure projects.

BOEM is following the administration's updated NEPA regulations and a new department handbook on the law, which went into effect on July 3, said Elizabeth Pearce, a U.S. Department of the Interior senior public affairs specialist.

"This Supplemental Environmental Impact Statement is narrowly focused on addressing the court's concerns, without a separate public-comment round – streamlining what is typically a protracted, multi-year process down to a few months." Pearce said by email on Thursday.

Although no public comments will be accepted, the public will be able to read the new environmental impact statement when it is finished, Pearce added. "The completed Supplemental EIS will be posted online so Alaskans and other stakeholders can see exactly how we addressed the court's limited concerns," she said.

The Cook Inlet environmental study stems from a federal lease sale that was held on Dec. 30, 2022. It drew only one bid.

Earlier in the year, the Biden administration had planned to cancel the sale because of lack of industry interest. But at the urging of former Sen. Joe Manchin of West Virginia, the Inflation Reduction Act that narrowly passed Congress that year included a mandate for the sale to take place. Hilcorp Inc., the dominant oil and gas operator in Cook Inlet, submitted the only bid.

In response to a lawsuit filed by environmental groups days before the lease sale was held, U.S. District Court Judge Sharon Gleason ruled in 2024 that the lease sale had been held without adequate study of impacts to endangered Cook Inlet beluga whales. Her ruling put the lease sale results on hold, and she ordered BOEM to conduct a new review addressing impacts to the belugas.

BOEM's announcement about the lack of public comment opportunities was blasted by environmental plaintiffs in the case.

"BOEM's decision to exclude the public from its supplemental environmental statement is unacceptable. Public participation is not a box to check — it is the heart of NEPA," Loren Barrett, co-executive director the water conservation non-profit Cook Inletkeeper, said in an emailed statement.

BOEM's earlier lapses concerning Cook Inlet belugas were "not minor oversights; they are serious errors that must be corrected with rigor and transparency and a proper review that allows the time for public input," Barrett added.

Kristen Monsell, oceans legal director for the Center for Biological Diversity, also cited risks to the endangered beluga population, which is estimated to number a little over 300.

“This secrecy around exploiting public waters for fossil fuels is completely unacceptable. It would only take one oil spill to devastate Cook Inlet and its beluga whales, which is why the law requires transparency for these dangerous sales,” Monsell said in a statement. “The court found that federal officials failed to look at several important factors that could harm endangered belugas, including vessel noise. If the agency hides its analysis, we won’t know whether these critical issues have been addressed to better protect the belugas.”

Hilcorp currently holds eight federal leases in Cook Inlet, including the sole lease acquired in the disputed 2022 sale. The company relinquished seven other federal leases in Cook Inlet. The BOEM website does not list any Hilcorp plans for exploring its remaining leases in the inlet.

Original Article can be read: https://alaskabeacon.com/2025/09/18/no-public-comment-or-hearings-on-environmental-review-of-oil-leasing-in-alaskas-cook-inlet/

Questions?: Contact the Editor: info@alaskabeacon.com

DEPARTMENT OF THE INTERIOR

Bureau of Ocean Energy Management

[Docket No.: BOEM–2020–0018]

Outer Continental Shelf, Alaska Region, Cook Inlet Planning Area, Oil and Gas Lease Sale 258

AGENCY: Bureau of Ocean Energy Management, Interior.

ACTION: Amended notice of intent.

SUMMARY: The Bureau of Ocean Energy Management (BOEM) will follow the new Department of Interior (DOI) National Environmental Policy Act (NEPA) regulations in preparing the supplemental environmental impact statement (EIS) for Lease Sale 258. BOEM will comply with these revised DOI NEPA regulations, procedures, and handbook for the remainder of the supplemental EIS process. As such, a notice of availability (NOA) for the draft supplemental EIS will not be issued for public comment, nor will public hearings be held. This supplemental EIS will provide new analysis in response to a remand by the U.S. District Court for the District of Alaska (Court). BOEM currently plans to complete and publish the final supplemental EIS by the end of 2025.

FOR FURTHER INFORMATION CONTACT: For information on the Cook Inlet Lease Sale 258 supplemental EIS or BOEM's policies associated with this notice, please contact Mr. Casey Rowe, Supervisor, Environmental Analysis Section, Bureau of Ocean Energy Management, Alaska OCS Region, 3801 Centerpoint Drive, Suite 500, Anchorage, Alaska 99503–5820, telephone (907) 312–3788, email *casey.rowe@boem.gov*.

SUPPLEMENTARY INFORMATION: In its April 4, 2025, notice of intent (NOI), Docket No. BOEM–2020–0018 (90 FR 14866), BOEM announced its intent to prepare a supplemental EIS (Unique Identification Number DOI–BOEM–AK–2025–0001–EIS) for Outer Continental Shelf (OCS) Oil and Gas Lease Sale 258 in the Cook Inlet Planning Area, Alaska. BOEM amends its April 4, 2025, NOI to notify the public that, since the initial NOI was issued, the Council of Environmental Quality rescinded its NEPA implementing regulations effective April 11, 2025, 90 FR 10610 (Feb. 25, 2025). On July 3, 2025, DOI issued an interim final rule partially rescinding its NEPA implementing regulations and announcing that the remainder of its NEPA procedures will be maintained in a handbook separate from the Code of Federal Regulations, 90 FR 29498 (July 3, 2025). DOI's handbook of NEPA procedures is available at *https://www.doi.gov/oepc/national-environmental-policy-act-nepa.*

BOEM was required to hold Cook Inlet Lease Sale 258 (Lease Sale 258) by the end of December 2022, as directed in the Inflation Reduction Act of 2022 (Pub. L. 117–169, enacted Aug. 16, 2022). On October 28, 2022, the NOA of the Cook Inlet Lease Sale 258 final EIS was published in the **Federal Register** (87 FR 65247). Subsequently, on November 22, 2022, the Assistant Secretary for Land and Minerals Management signed the record of decision (ROD), and BOEM published the NOA in the **Federal Register** on November 29, 2022 (87 FR 73322). On December 30, 2022, BOEM held Lease Sale 258, receiving one bid on one block, resulting in the issuance of one lease.

On December 21, 2022, plaintiffs Cook Inletkeeper, et al., filed a lawsuit in the U.S. District Court for the District of Alaska under the Administrative Procedure Act alleging several violations of NEPA. On July 16, 2024, the Court ruled partially in favor of the plaintiffs and remanded without vacatur the Lease Sale 258 final EIS and ROD to BOEM to prepare a supplemental EIS to address three deficiencies identified by the Court. The three deficiencies identified by the Court are summarized as follows: (1) failure to consider a reasonable range of alternatives, specifically with respect to alternatives that would offer for lease a reduced number of blocks and meaningfully reduce overall impacts; (2) failure to take the requisite ''hard look'' at the impact of vessel noise from Lease Sale 258 on Cook Inlet beluga whales; and (3) failure to consider the cumulative impacts on Cook Inlet beluga whales separately from other marine mammals.

As a result of the Court's decision, BOEM announced its intent to prepare a supplemental EIS for Lease Sale 258 in its NOI published on April 4, 2025. The supplemental EIS will provide additional analyses to address the deficiencies identified by the Court. At the completion of the supplemental EIS process, the Secretary of the Interior or his designee will issue a modified ROD.

Consistent with section 3.6 of the DOI NEPA handbook and DOI's NEPA implementing regulations at 43 CFR part 46, DOI has determined that scoping and circulation of a draft supplemental EIS for public comment is not required, as the Court has determined the scope of the supplemental EIS.

Authority: This amended NOI is published pursuant to Department of the Interior regulations (43 CFR part 46) implementing the procedural provisions of the National Environmental Policy Act (NEPA) of 1969, as amended (42 U.S.C. 4321 *et seq.*).

Matthew Giacona,

Acting Director, Bureau of Ocean Energy Management.

[FR Doc. 2025–18095 Filed 9–17–25; 8:45 am]

BILLING CODE 4340–98–P

DEPARTMENT OF THE INTERIOR

Bureau of Safety and Environmental Enforcement

[Docket ID BSEE–2025–0200; OMB Control Number 1014–0001; EEEE500000 256E1700D2 ET1SF0000.EAQ000]

Agency Information Collection Activities; Oil and Gas Well-Workover Operations

AGENCY: Bureau of Safety and Environmental Enforcement, Interior.

ACTION: Notice of information collection; request for comment.

DATES: Interested persons are invited to submit comments on or before November 17, 2025.

ADDRESSES: Send your comments on this information collection request (ICR) by either of the following methods listed below:

- Electronically go to *http://www.regulations.gov*. In the Search box, enter BSEE–2025–0200 then click search. Follow the instructions to submit public comments and view all related materials. We will post all comments.
- Email *Kelly.Odom@bsee.gov,* fax (703) 787–1775, or mail or hand-carry comments to the Department of the Interior; Bureau of Safety and Environmental Enforcement; Regulations and Standards Branch; ATTN: Kelly Odom; 45600 Woodland Road, Sterling, VA 20166. Please reference Office of Management and Budget (OMB) Control Number 1014–0001 in the subject line of your comments.

FOR FURTHER INFORMATION CONTACT: Kelly Odom by email at *Kelly.Odom@bsee.gov* or by telephone at (703) 787–1775. Individuals in the United States who are deaf, deafblind, hard of hearing, or have a speech disability may dial 711 (TTY, TDD, or TeleBraille) to access telecommunications relay services.

CITY OF HOMER
HOMER, ALASKA

Erickson

ORDINANCE 25-63

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING THE FY26 CAPITAL BUDGET BY AUTHORIZING THE EXPENDITURE OF $10,000 FROM THE MULTI PURPOSE COMMUNITY RECREATION FUND TO CREATE THE MULTI PURPOSE COMMUNITY RECREATION FUND, NON-ENDOWED FIELD OF INTEREST FUND WITH THE HOMER FOUNDATION.

WHEREAS, Homer City Council adopted Resolution 25-049 approving the City to establish a Non-Endowed Field of Interest Fund with the Homer Foundation; and

WHEREAS, The purpose of the fund is to provide a mechanism for members of the general public and other grantors to provide support for the creation of a Multi-Purpose Community Recreation Center; and

WHEREAS, The Homer Foundation Board has approved the City's request to establish the fund; and

WHEREAS, This ordinance authorizes the City to make a $10,000 payment to the Homer Foundation for the purpose of establishing the Non-Endowed Field of Interest Fund.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY26 Capital Budget by appropriating $10,000 as follows:

Fund	Description	Amount
xxx-xxxx	Multi-Purpose Community Recreation Center Fund	$10,000

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

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

CITY OF HOMER

_____
RACHEL LORD, MAYOR

ATTEST:

_____
RENEE KRAUSE, MMC, ADAC, CITY CLERK

YES:
NO:
ABSTAIN:
ABSENT:

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

CITY OF HOMER
HOMER, ALASKA

Erickson

RESOLUTION 25-049

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA ESTABLISHING A COMMUNITY RECREATION CENTER NON-ENDOWED FIELD OF INTEREST FUND WITH THE HOMER FOUNDATION, OUTLINING THE PROCESS FOR OVERSIGHT OF THOSE FUNDS AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, The Homer City Council wishes to provide a mechanism whereby members of the general public and other grantors may provide financial assistance to support the development of a Community Recreation Center; and

WHEREAS, Building a new Community Recreation Center is a City Council and community priority; and

WHEREAS, Community Recreation Center Non-Endowed Field of Interest Fund will provide a mechanism whereby members of the general public or other grantors may provide financial assistance to support the creation of a Community Recreation Center; and

WHEREAS, A non-endowed fund is intended to be a long term fund to meet the immediate and ongoing needs of the community; and

WHEREAS, The Homer Foundation manages endowment funds on behalf of individuals and organizations, including the City of Homer; and

WHEREAS, It is appropriate to have guidelines for the expenditure of donor funds so that donors are encouraged to donate to the fund and have some assurances their intent will be followed.

NOW, THEREFORE, BE IT RESOLVED that the City of Homer, establishes a Community Recreation Center Non-Endowed Field of Interest Fund through the Homer Foundation and authorizes the City Manager to negotiate and execute the appropriate documents.

BE IT FURTHER RESOLVED that the City Council will direct on expenditures from the Community Recreation Center Non-Endowed Field of Interest Fund Revenue according to the following guidelines:

a. Infrastructure and site preparation, including engineering and design
b. Facility engineering and design
c. Community Recreation Center construction

d. Other needs deemed relevant by Council specific to the completion of a Community Recreation Center.

PASSED AND ADOPTED by the Homer City Council this 12th day of May, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

Fiscal note: $10,000 minimum funding amount

CITY OF HOMER
HOMER, ALASKA

Aderhold

RESOLUTION 25-086

A RESOLUTION OF THE OF HOMER, ALASKA COMMENDING THE ALASKA MUNICIPAL LEAGUE ON ITS 75TH ANNIVERSARY AND RECOGNIZING THE IMPACT OF ITS "STRONGER AT 75" CAMPAIGN TO CELEBRATE AND STRENGTHEN LOCAL GOVERNMENT

WHEREAS, The Alaska Municipal League (AML) was founded in 1950 as the League of Alaskan Cities and, in 1962, expanded to represent both cities and boroughs, now encompassing 165 municipalities and over 97% of Alaska's population; and

WHEREAS, AML has been a steadfast advocate for local self-government, playing a key role during the Alaska Constitutional Convention of 1955–56 in the adoption of Article X, which enshrined the principle of maximum local self-government and established Alaska's unique borough system; and

WHEREAS, AML has established lasting institutional support for local governments, including the Alaska Municipal League Joint Insurance Association (AMLJIA), the Alaska Municipal Bond Bank Authority, and shared services programs that promote fiscal sustainability and risk management; and

WHEREAS, AML provides essential resources to local governments through training, technical assistance, legislative advocacy, and convening opportunities such as the annual AML Local Government Conference and Newly Elected Officials training, helping local leaders navigate governance challenges with knowledge and confidence; and

WHEREAS, AML has demonstrated responsive leadership in times of statewide crisis—serving as a vital communication and coordination hub for municipalities during emergencies such as the COVID-19 pandemic and ongoing infrastructure and climate resilience efforts; and

WHEREAS, AML launched its Stronger at 75 campaign in 2025 to commemorate its 75th anniversary, celebrating the League's history, elevating the voices of municipal leaders, and reaffirming its foundational values of community-driven governance, cooperation, and progress; and

WHEREAS, Through storytelling, historical retrospectives, member spotlights, media engagement, and public education, the Stronger at 75 campaign has highlighted AML's legacy and generated renewed momentum toward strengthening Alaska's cities and boroughs for the next generation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOMER, ALASKA:

- Commends and congratulates the Alaska Municipal League on its 75th anniversary and recognizes the profound and lasting contributions AML has made in support of Alaska's local governments and the residents they serve.

- Expresses its appreciation for the Stronger at 75 campaign and its role in honoring the past, engaging the present, and inspiring a stronger, more united future for Alaska's municipalities.

PASSED AND ADOPTED by the Homer City Council this 13th day of October, 2025.

CITY OF HOMER

_____

RACHEL LORD, MAYOR

ATTEST:

_____

RENEE KRAUSE, MMC, ADAC, CITY CLERK

Fiscal information: NA

CC-25-240

MEMORANDUM

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

Item Type: Backup Memorandum

Prepared For: Mayor Lord and Homer City Council

Date: September 30, 2026

From: Melissa Jacobsen, City Manager

Former Fire Chief Mark Kirko resigned from his position in July 2025, and the City began actively advertising for a new Fire Chief. 18 applications were received and 8 appeared to meet the qualifications of the position. Supplemental questions were provided to those 8 and 5 responded. Upon review of those responses, two applicants were provided first interviews by Zoom with an interview panel of department heads. Kenai Fire Chief Jay Teague assisted the panel as a subject matter expert. The review panel recommended Daniel (Dan) Jager for a second in-person interview.

Mr. Jager traveled to Homer for an in-person interview on September 23, 2025. In addition to a lengthy in-person interview with me, Mr. Jager visited Homer Police Department (HPD) where Lt. Browning gave him a tour of the dispatch center and introduced him to Chief Robl and other staff on duty. He then visited the Homer Volunteer Fire Department (HVFD), met staff on duty and spent time with Acting Fire Chief Arndt who showed him around the facility and around the City boundaries. After a short break to catch his breath, he came back to the Fire Department with his wife and children and had dinner with the staff and volunteers who were in attendance for their Tuesday night training. Mr. Jager shared with the group about his background and training and his leadership style, and he responded to questions from the group. I also attended the dinner and after it was over, a couple of the volunteers shared positive feedback with me about Mr. Jager. He stayed after dinner, taking time to have one on one conversations with staff and volunteer members who had more questions. In follow-up conversations, HVFD staff and volunteers expressed they are encouraged by their interactions with Mr. Jager.

Mr. Jager is a lifelong Alaskan who started his career as a volunteer fire fighter and worked his way up the ranks as Senior Captain, Lieutenant, and Assistant Fire Chief. He also has extensive experience serving in the roles of Fire Marshal and Fire Investigator/Prevention Officer. He's currently working in Juneau, and has also served in Cordova, Fairbanks/North Pole, Valdez, Anchorage, and in Washington State.

RECOMMENDATION: Adopt the resolution confirming the City Manager's appointment of Daniel Jager as Fire Chief for the City of Homer.

CITY OF HOMER
HOMER, ALASKA

City Manager

RESOLUTION 25-087

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA CONFIRMING THE CITY MANAGER'S APPOINTMENT OF DANIEL JAGER AS FIRE CHIEF FOR THE CITY OF HOMER.

WHEREAS, Homer City Code 2.53.010 states that the Fire Chief shall be appointed by the City Manager for an indefinite term, and be confirmed by the City Council; and

WHEREAS, Homer City Code 2.53.020 states the Fire Chief shall have all the duties and authority assigned by law or ordinance to provide emergency communications, fire protection, rescue and emergency medical services and shall have the supervision of all employees assigned to the Department and shall have the authority to administer contracts for Fire Department services not provided by Department personnel; and

WHEREAS, Homer City Code 2.53.030 (a),(b),(f) and (g) state that Fire Chief shall formally appoint Fire Department volunteer personnel to positions within the Fire Department and have the authority to:

- Organize, manage and direct the activities of the Fire Department volunteers;
- Select, appoint, schedule, promote, transfer, assign, train or retrain volunteers in positions within the Fire Department;
- Suspend, demote, discharge, or take appropriate disciplinary action against volunteers according to the Fire Department policy and procedures manual;
- Establish job descriptions for all volunteer positions within the Fire Department; and
- Establish reasonable work rules and rules of conduct for all volunteers.
- Establish reasonable Fire Department privileges to encourage and reward the active participation of volunteers in Fire Department activities and services. Such privileges shall be described in the Fire Department procedures and policy manual.
- Recommend specific compensation or benefits be provided for volunteer Fire Department personnel. Such compensation or benefits must be approved by the City Council by resolution, and are subject to annual appropriation to the Fire Department budget. Absent such specific approval, volunteer Fire Department personnel shall not be paid and shall have no right or claim to any employee compensation or benefits.

WHEREAS, Daniel Jager meets the qualifications to serve the City of Homer in this capacity.

NOW, THEREFORE, BE IT RESOLVED by the Homer City Council that Daniel Jager is hereby confirmed as Fire Chief for the City of Homer.

PASSED AND ADOPTED by the City Council of Homer, Alaska, this 13th day of October, 2025.

CITY OF HOMER

_____
RACHEL LORD, MAYOR

ATTEST:

_____
RENEE KRAUSE, MMC, ADAC, CITY CLERK

Fiscal Note: N/A

CC-25-232

MEMORANDUM

Ordinance 25-61, An Ordinance of the City Council of Homer, Alaska, Appropriating an Additional $5,000 from the Water Capital Asset Repair Maintenance Allowance (CARMA) Fund to the Paintbrush Booster Pump Station Project. City Manager/Public Works Director.

Item Type: Backup Memorandum

Prepared For: Mayor Lord and City Council

Date: September 3, 2025

From: Leon Galbraith, P.E., City Engineer

Through: Melissa Jacobsen, City Manager

Summary:
Appropriation of an additional $5,000 from the Water CARMA Fund to the Paintbrush Booster Pump Station Project.

Background:
The FY24/25 Capital Budget included $250,000 to upgrade the Paintbrush Booster Station. A booster station is a pump that "boosts" the pressure in a water main that is on the low pressure side of a pressure zone. A couple of years ago the pump in the Paintbrush Station failed, leaving over a dozen homes located on Paintbrush Street without water. The City delivered cases of bottled water to the customers up there and scrambled to fix the problem. The problem was a burned out relay switch, which was so old that we could not get replacement parts. The staff dug in our stashes of old parts that had been salvaged from other repair projects and found a relay switch that had been removed from the waste water treatment plant. The relay fit and we were able restore water service. This put the City on notice that more comprehensive upgrades were needed as soon as possible. That's why funding was requested in the FY24 Capital Budget.

A task order was issued to RESPEC Engineering, LLC for $47,000 to perform design engineering, which was authorized by Resolution 23-077. Then, a contract was awarded to Beachy Construction for $276,300 authorized by Resolution 24-085. Ordinance 24-33 was passed at the same time as Resolution 24-085 appropriating an additional $73,300 from the Water CARMA Fund to cover the construction contract award.

An additional $5,000 is needed to hire a water truck to provide supplemental water and system pressure in order to maintain water service to the residences while mechanical and electrical equipment is being replaced. The use of the water truck to provide this supplemental water and system pressure is intermittent throughout the project. The Public Works Department plans to hire

Moore & Moore Services, Inc. for this purpose. Because this purchase will be less than $5,000, it will count as an incidental procurement according to the City of Homer Procurement Policy Manual and will therefore not require any formal competitive process.

Recommendation:
Therefore, the Public Works Department is requesting an additional appropriation of $5,000 to facilitate maintaining water service to residents while changing out mechanical and electrical equipment.

Attachments:
Ordinance 23-23(A-3)
Resolution 23-077
Resolution 23-085
Ordinance 24-33

Capital Budget Ordinance

CITY OF HOMER
HOMER, ALASKA

City Manager

ORDINANCE 23-23(A-3)

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA APPROPRIATING THE FUNDS FOR THE FISCAL YEARS 2024 AND 2025 CAPITAL BUDGET.

WHEREAS, Capital projects that have been closed through the FY24/25 capital budget planning process are outlined in Memorandum CC-23-153.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. Pursuant to the authority of Alaska Statutes Title 29, the following appropriations are made for the fiscal year ending June 2024:

Capital Projects Funds:	
General Fund Fleet CARMA (152)	$ ~~165,000~~ **270,000**
General Fund CARMA (156)	$ ~~627,397~~ ~~**1,037,136**~~ **745,175**
Utility CARMA (256)	$ 1,163,834
Port Fleet Reserves (452)	$ 115,000
Port Reserves (456)	$ 335,000
HART Roads (160)	$ ~~3,070,667~~ ~~**2,880,667**~~ **2,973,667**
HART Trails (165)	$ ~~386,000~~ **376,314**
HAWSP (205)	$ ~~0~~ **10,000**
General Fund Unassigned (100)	**~~$20,000~~ 97,500**
General Fund Seized Assets (157-0745)	**$16,268.78**
Total Capital Expenditures	$ ~~5,862,898~~ ~~**6,112,637**~~ **6,102,758.78**

Section 2. Pursuant to the authority of Alaska Statutes Title 29, the following appropriations are made for the fiscal year ending June 2025:

Capital Projects Funds:	
~~General Fund Fleet CARMA (152)~~	~~$ 0~~
~~General Fund CARMA (156)~~	~~$ 0~~
Utility CARMA (256)	$ 80,000
~~Port Fleet Reserves (452)~~	~~$ 0~~
~~Port Reserves (456)~~	~~$ 0~~
~~HART Roads (160)~~	~~$ 0~~
~~HART Trails (165)~~	~~$ 0~~

HAWSP (205)	$ ~~0~~ **150,000**
General Fund Unassigned (100)	**$350,000**
Total Capital Expenditures	$ ~~80,000~~ **580,000**

Section 3. The amounts appropriated by this ordinance are appropriated to the purposes stated in the adopted budget.

Section 4. This Ordinance is limited to approval of the Budget and appropriations for Fiscal Year 2024 and 2025, is a non code Ordinance and shall become effective July 1, 2023.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 26 day of June, 2023.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

AYES: 5
NOES: 1
ABSTAIN: 0
ABSENT: 0

First Reading: 4.24.23
Public Hearing: 5.8.23, 5.22.23, 6.12.23, 6.26.23
Second Reading: 6.26.23
Effective Date: 7.1.23

Repair Pond Liner at Sewer Treatment Plant	$25,000	Waiting for fix on effluent pipe before proceeding	22-29
½ of Utility Financial Management	$8,646	Original project complete; may conduct one more related plan under contract	21-03

FY24/25 Proposed Projects

Description	Amount Requested	CM Approved?
Coatings for Digestors	$300,000	NO
Coatings for Clarifiers	$450,000	NO
Replace Water Meters	$50,000	YES – Water CARMA
Million Gallon Water Tank Aeration System	$60,000	YES – Water CARMA
Raw Water Line Replacement Design	$86,000	YES – Water CARMA
PRV Replacement West Trunk Line	$21,000	YES – Water CARMA
Final Design – Beluga Lift Station	$100,000	YES – Sewer CARMA
Paintbrush Booster Station Pump Upgrade	$250,000	YES – Water CARMA
WTP Membrane Filter Train FY24	$80,000	YES – Water CARMA
WTP Membrane Filter Train FY25	$80,000	YES – Water CARMA
WWTP Aeration Pond Effluent Box	$73,000	NO
Kachekmak City Septic Pumping Contract	$55,770	NO
Transfer Switch STP	$38,500	YES – Sewer CARMA
Dredge Sludge Lagoon at WTP	$60,000	NO
Design for Replacing 8" Cast Iron Distribution Line	$90,000	YES – Water CARMA
Master Water & Sewer Plan	$90,000	NO
Electrical Works for Sewage Lift Station – 30 Acres	$67,000	NO
Spit Parking Lot Storm Drain Project	$1,198,628	NO
Fleet Replacement	$50,000	YES – Water CARMA
Vehicle Replacement (E-131, E-130, E-114)	$66,667	YES – Water CARMA
Vehicle Replacement (E-131, E-130, E-114)	$66,667	YES – Sewer CARMA
Jack Gist Park Water/Sewer Extension	$120,000	N/A – Added by Council – General Fund Unassigned Fund Balance ($77,500) and HAWSP ($42,500)
Karen Hornaday Park – Water/Sewer Extension FY24	$30,000	N/A – Added by Council – General Fund Unassigned Fund Balance ($20,000) and HAWSP ($10,000)
Karen Hornaday Park – Water/Sewer Extension FY25	$500,000	N/A – Added by Council – General Fund Unassigned Fund Balance ($350,000) and HAWSP ($150,000)

Utility CARMA – Fund 256

Utility CARMA - Fund 256

Current Information - as of 6/22/23

Account Name	Current Balance	Encumbrances	Available Balance
Water	$ 2,025,540	$ 117,260	$ 1,908,280
Sewer	$ 1,876,822	$ 1,257,532	$ 619,290
	$ 3,902,362	$ 1,374,792	$ 2,527,570

Open Encumbrances - as of 6/22/23

Description	Requestor	ORD #	Budget Remaining
Fire Hydrant Replacement Program	Water	22-37	$ 100,000
PR Station Hatch Improvement	Water	21-36(S-2)	$ 13,385
1/2 of Utilitiy Financial Mgmt	Water	21-03	$ 3,875
Rehab of Electrical Control Works for Lift Stations	Sewer	22-80	$ 263,417
Broken Clarifier Belt at Waste Water Treatment Plant	Sewer	22-73(S), 22-55, 22-34(S)	$ 962,236
Manhole Repair for East Hill Repaving Project	Sewer	22-29	$ 3,004
Repair Pond Liner at Sewer Treatment Plant	Sewer	21-36(S-2)	$ 25,000
1/2 of Utilitiy Financial Mgmt	Sewer	21-03	$ 3,875
			$ 1,374,792

Requested Projects

Description	Requestor	Fiscal Year	Budget Amount
Fleet Replacement	Water	FY24	$ 50,000
Replace Water Meters	Water	FY24	$ 50,000
Million Gallon Water Tank Aeration System	Water	FY24	$ 60,000
Raw Water Line Replacement Design	Water	FY24	$ 86,000
PRV Replacement West Trunk Line	Water	FY24	$ 21,000
Paint Brush Booster Station Pump Upgrade	Water	FY24	$ 250,000
WTP Membrane Train	Water	FY24	$ 80,000
Design for Replacing 8" Cast Iron Distribution Line	Water	FY24	$ 90,000
Vehicle Replacement (E-131, E-130, E-114)	Water	FY24	$ 66,667
WTP Membrane Train	Water	FY25	$ 80,000
Replace Lift Station Access Hatch	Sewer	FY24	$ 14,000
Fleet Replacement	Sewer	FY24	$ 50,000
Launch Ramp Lift Station Enclosure	Sewer	FY24	$ 13,000
WWTP Digester Blowers	Sewer	FY24	$ 48,000
Transfer Switch, STP	Sewer	FY24	$ 38,500
Vehicle Replacement (E-131, E-130, E-114)	Sewer	FY24	$ 66,667
Beluga Lift Station	Sewer	FY24	$ 100,000
			$ 1,163,834

Future Fund Activity

Activity Description	FY23 Amount	FY24 Amount	FY25 Amount
Operating Budget Transfer - Water CARMA[1]	$ 106,804	$ 309,240	$ 316,946
Operating Budget Transfer - Sewer CARMA[2]	$ 234,166	$ 254,332	$ 272,020
Utility Operations to Water CARMA Transfer	$ -	$ -	$ -
Utility Operations to Sewer CARMA Transfer	$ -	$ -	$ -
Net Activity	$ 340,970	$ 563,572	$ 588,966

Proposed Future State

Account Name	Current Balance	Encumbrances	FY23 Net Activity	Available Balance
Water	$ 2,025,540	$ 117,260	$ 106,804	$ 2,015,084
			FY24 Projects	$ (753,667)
			FY24 Net Activity	$ 309,240
			FY24 Ending Balance	$ 1,570,657
			FY25 Projects	$ (80,000)
			FY25 Net Activity	$ 316,946
			FY25 Ending Balance	**$ 1,807,604**

Account Name	Current Balance	Encumbrances	FY23 Net Activity	Available Balance
Sewer	$ 1,876,822	$ 1,257,532	$ 234,166	$ 853,456
			FY24 Projects	$ (330,167)
			FY24 Net Activity	$ 254,332
			FY24 Ending Balance	$ 777,621
			FY25 Projects	$ -
			FY25 Net Activity	$ 272,020
			FY25 Ending Balance	**$ 1,049,641**

Utility CARMA Ending FY25 Balance (Est.): $ 2,857,245

(1) and (2) FY23 Budget transfers are done at end of fiscal year

CITY OF HOMER
HOMER, ALASKA

City Manager
Public Works Director

RESOLUTION 23-077

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA APPROVING A CONTRACT WITH RESPEC COMPANY LLC IN THE NOT TO EXCEED AMOUNT OF $42,000 TO DESIGN THE PAINTBRUSH BOOSTER STATION UPGRADES AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, The FY24 Capital Budget includes $250,000 to upgrade the Paintbrush Booster Station; and

WHEREAS, the City asked RESPEC Company LLC (RESPEC), represented by Homer's only professional mechanical engineer, to provide a proposal for designing the Booster Station Upgrades because RESPEC had already consulted with City staff to make emergency repairs when the Booster Station failed last year; and

WHEREAS, RESPEC proposed to provide more detailed investigations and specifications for new equipment, for the estimated cost of $41,819.65; and

NOW THEREFORE BE IT RESOLVED that the Homer City Council hereby authorizes issuance of a Task Order to RESPEC, in the Not to Exceed amount of $42,000 to prepare provide professional services to help the City upgrade the Paintbrush Booster Station and authorizes the City Manager to negotiate and execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 14th day of August, 2023.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal note: FY24 Capital Budget

CC-23-181

MEMORANDUM

Resolution 23-077, A Resolution of the City Council of Homer, Alaska Approving a Task Order with RESPEC Company LLC in the Not to Exceed Amount of $42,000 to Design the Paintbrush Booster Station Upgrades and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director.

Item Type: Backup Memorandum

Prepared For: City Council

Date: July 18, 2023

From: Janette Keiser, PE, Public Works Director/City Engineer

Through: Rob Dumouchel, City Manager

I. Issue: The purpose of this Memorandum is to recommend the award a Task Order to RESPEC Company LLC (RESPEC) to design renovations to the Paintbrush Booster Station.

II. Background:

The FY24 Capital Budget includes $250,000 to upgrade the Paintbrush Booster Station. A booster station is a pump that "boosts" the pressure in a water main that is on the low pressure side of a pressure zone. Last winter, the pump in the Paintbrush station failed, leaving over a dozen homes without water. We delivered cases of bottled water to the customers up there and scrambled to fix the problem. The problem was a burned out relay switch, which was so old, we could not get replacement parts. The staff dug in our stashes of old parts that had been salvaged from other repair projects and found a relay switch that had been removed from the waste water treatment plant. It was our lucky day! The relay fit and we were able restore water service. But, this put us on notice that more comprehensive upgrades were needed as soon as possible. That's why we requested funding in the FY24 Capital Budget.

A local mechanical engineer, employed by RESPEC) helped us scope out and estimate the costs of a more permanent solution. Once we got the project funded, we asked RESPEC to submit a proposal to provide more comprehensive engineering services to implement the permanent solution. They've proposed to do this work for the Not to Exceed cost of $42,000.

III. RECOMMENDATION: That the City Council award a Task Order to RESPEC in the Not To Exceed amount of $42,000.

STATEMENT OF SERVICES

CITY OF HOMER – BOOSTER PUMP STATION UPGRADES

AUGUST 2023

CITY OF HOMER – BOOSTER PUMP STATION UPGRADES

The City of Homer (CITY) has requested that RESPEC Company, LLC and S&B, Inc. (ENGINEER) provide engineering services to upgrade the Paintbrush potable water booster pump station serving the Homer distribution network. This Statement of Services serves to identify the proposed scope, deliverables, assumptions, owner's responsibilities, schedule, and fee.

1.0 PROJECT SCOPE SUMMARY

A. Paintbrush Booster Pump Station
   a. Replace existing pump skid with like sized variable speed pumps (VFD's not integral to pump)
   b. Replace pumping system accessories
      i. Pressure transmitter on inlet header
      ii. Pressure gauge on inlet header
      iii. Pressure transmitter on outlet header
      iv. Pressure gauge on outlet header
      v. Isolation valves x4
      vi. Check Valves x3
      vii. Pressure Tank x1
   c. Add level (float) switch in vault for flood detection
   d. Add temperature sensors in vault for high/low temperature alarms
   e. Add control panel with cellular telemetry for remote monitoring and alarms
      i. Pumps (New)
         1. High/Low Inlet Pressure
         2. High/Low Outlet Pressure
         3. Pump Fault
         4. Pump Hours
      ii. Vault
         1. High water level (flood)
         2. High/Low Temp
         3. Station Intrusion
         4. Smoke Detection
   f. Replace power service equipment (meter/main, and panelboard)
   g. Add surge protection device (Type 2 SPD)

2.0 ENGINEERING REQUIREMENTS

Upon this Agreement becoming effective, the ENGINEER shall perform the tasks:

- Design development submittal, Pre-final design document submittal, Construction documents submittal
- RESPEC Project Management
  - Coordinate project design with RESPEC and S&B engineers to develop a singular complete ready-for-construction design package.
- Mechanical
  - Replace booster pumps, inlet and outlet pipe headers, valves, and pressure tank at the Paintbrush BPS

- Support Electrical and I&C upgrades.

- Electrical
  - Replace electrical service equipment, panelboard, and booster pumps.
  - Provide surge protection device at panelboard (Type 2 SPD).
  - Support Mechanical and I&C upgrades.
  - Coordinate power service modifications with local utility, HEA.
- Instrumentation and Controls (S&B Inc.)
  - Support Mechanical and Electrical upgrades and replace booster pumps.
  - Provide cellular telemetry and remote monitoring for alarms.

2.1 65% DESIGN DEVELOPMENT

- Review as-built drawings and photos of the site to determine existing conditions.
- Develop design documents to upgrade BPS and replace booster pumps, per Project Scope summary listed above.
  - Design narrative/ design criteria document
  - Drawings
    - Mechanical plans
    - Electrical site and vault layout plans, schedules, one-line and details
    - I&C Block Diagrams, Network Diagrams, and Panel Elevations
  - Mechanical and Electrical Specifications (on the drawings)

2.2 95% PRE-FINAL DESIGN DOCUMENTS

- Update the design based on comments received from 65% design and further develop for construction.
  - Design narrative/ design criteria document
  - Drawings
    - Mechanical plans
    - Electrical site and vault layout plans, schedules, one-line and details
    - I&C Block Diagrams, Network Diagrams, and Panel Elevations
  - Mechanical and Electrical Specifications (on the drawings)
  - I&C Specifications
    - 40 61 00 – Control Systems Integration
    - 40 61 10 – Control Narratives (May be provided on Block Diagrams)

2.3 CONSTRUCTION DOCUMENTS

- Update the design based on comments received from 95% design and finalize design and issue signed Construction Documents.
  - Design narrative/ design criteria document
  - Drawings
    - Mechanical plans
    - Electrical site and vault layout plans, schedules, one-line and details
    - I&C Block Diagrams, Network Diagrams, and Panel Elevations
  - Mechanical and Electrical Specifications (on the drawings)
  - I&C Specifications
    - 40 61 00 – Control Systems Integration
    - 40 61 10 – Control Narratives (May be provided on Block Diagrams)

3.0 ASSUMPTIONS

1. No demolition plans/drawings. Demo work will be covered via notes and within specifications if needed.
2. Site work is limited to intercepting the underground feeder at the service equipment – no additional site work is anticipated.
3. P&ID's will not be included in the design package.
4. Permitting support and services during construction are excluded from this Statement of Services and can be covered by a separate scope of work that is to be developed at the City's request.

4.0 OWNER RESPONSIBILITIES

1. Provide record drawings for the booster pump station.
2. Drawings in AutoCAD format of the site for use as the Project base plans.
3. Access to booster pump station for on-site investigations as needed.

5.0 SCHEDULE

The schedule for the project is as follows, or to be determined, pending coordination with the OWNER:

1.	Notice-to-Proceed:	TBD
2.	65% Design Development	10 weeks after NTP
3.	95% Pre-Final Design Documents	8 weeks after receiving comments on 65%
4.	Construction Documents	3 weeks after receiving comments on 95%

6.0 METHOD OF PAYMENT

The Consultant will perform the services on a lump sum basis for $41,819.65. See attachment for additional information.

END OF STATEMENT OF SERVICES

Homer - Booster Pump Station Upgrades
08/03/23
SUMMARY

	Phase	Mechanical	Electrical	S&B, Inc.	Subconsultant Markup	Total
1	#420 - Design Development (65%)	$7,590.00	$4,570.00	$7,313.30	$731.33	$20,204.63
2	#430 - Pre-Final Design (95%)	$5,820.00	$3,760.00	$4,161.38	$416.14	$14,157.52
3	#440 - Construction Documents (100%)	$2,825.00	$1,305.00	$3,025.00	$302.50	$7,457.50

	Subtotal	**$16,235.00**	**$9,635.00**	**$14,499.68**	**$1,449.97**	**$41,819.65**
	Est Tax					**$0.00**
	Total					**$41,819.65**

This document is proprietary and confidential. No part of this document may be disclosed in any manner to a third party without the prior written consent of RESPEC Company, LLC.

Phase

#420 - Design Development (65%)	Senior Mech Eng	Project Mech Eng	Lead Eng Tech	Hourly Subtotal	Cost
Billing Rate	$205.00	$170.00	$125.00		
Task				0	$0.00
Site Visits, Review Record Information, Reference material		4		4	$680.00
General Correspondence; Coordination & Meetings (Client, Internal, and Subconsultant)		4		4	$680.00
Project Setup			2	2	$250.00
Design Analysis, Criteria Narrative		4		4	$680.00
Drawings - Paintbrush Vault Plan and Sections		4	8	12	$1,680.00
Drawing - Legend, Notes, Details		2	4	6	$840.00
Specifications (Sheet specs)		4	2	6	$930.00
Vendor Coordination		2		2	$340.00
QA/QC	2	1	1	4	$705.00
Multi-Discipline Submittal Compiling		4	1	5	$805.00
Hourly Subtotal	2	29	18	49	
Cost	$410.00	$4,930.00	$2,250.00		$7,590.00

Phase

#430 - Pre-Final Design (95%)	Senior Mech Eng	Project Mech Eng	Lead Eng Tech	Hourly Subtotal	Cost
Billing Rate	$205.00	$170.00	$125.00		
Task				0	$0.00
General Correspondence; Coordination & Meetings (Client, Internal, and Subconsultant)		4		4	$680.00
Design Analysis, Criteria Narrative, Calcs		2		2	$340.00
Drawings - Paintbrush Vault Plan and Sections		4	6	10	$1,430.00
Drawing - Legend, Notes, Details		1	1	2	$295.00
Specifications (Sheet specs)		2	1	3	$465.00
Vendor Coordination		2		2	$340.00
Client Review Meeting		1		1	$170.00
Review Comment Resolution		2	2	4	$590.00

QA/QC	2	1	1	4	$705.00
Multi-Discipline Submittal Compiling		4	1	5	$805.00
Hourly Subtotal	2	23	12	37	
Cost	$410.00	$3,910.00	$1,500.00		$5,820.00

Phase

#440 - Construction Documents (100%)	Senior Mech Eng	Project Mech Eng	Lead Eng Tech	Hourly Subtotal	Cost
Billing Rate	$205.00	$170.00	$125.00		
Task				0	$0.00
Address review &/or client comments		2	2	4	$590.00
General Correspondence; Coordination & Meetings (Client, Internal, and Subconsultant)		2		2	$340.00
Finalize and Stamp Drawings		2	2	4	$590.00
				0	$0.00
QA/QC	1	1	1	3	$500.00
Submittal Compiling		4	1	5	$805.00
Hourly Subtotal	1	11	6	18	
Cost	$205.00	$1,870.00	$750.00		$2,825.00

Mechanical Hours	5	63	36	104	
Mechanical Cost	$1,025.00	$10,710.00	$4,500.00		$16,235.00

Phase

#420 - Design Development (65%)	Lead Elec. Eng	Staff Elec. Eng	Lead Eng Tech	Hourly Subtotal	Cost
Billing Rate	$185.00	$155.00	$125.00		
Task				0	$0.00
Review Record Information, Reference material		2		2	$310.00
General Correspondence; Coordination & Meetings		2		2	$310.00
Project Setup			1	1	$125.00
Design Analysis, Criteria Narrative, Calcs		2		2	$310.00
Drawings - Site and Vault Power, Schedules, Diagrams		4	6	10	$1,370.00
Drawing - Legend, Notes, Details		2	4	6	$810.00
Specifications (Sheet specs)		4	1	5	$745.00
				0	$0.00
QA/QC	1	1	1	3	$465.00
Submittal Compiling			1	1	$125.00
Hourly Subtotal	1	17	14	32	
Cost	$185.00	$2,635.00	$1,750.00		$4,570.00

Phase

#430 - Pre-Final Design (95%)	Lead Elec. Eng	Staff Elec. Eng	Lead Eng Tech	Hourly Subtotal	Cost
Billing Rate	$185.00	$155.00	$125.00		
Task				0	$0.00
General Correspondence; Coordination & Meetings		2		2	$310.00
HEA & COH Coordination		2		2	$310.00
Design Analysis, Criteria Narrative, Calcs		2		2	$310.00
Drawings - Site and Vault Power, Schedules, Diagrams		2	4	6	$810.00
Drawing - Legend, Notes, Details		1	2	3	$405.00
Specifications (Sheet specs)		2		2	$310.00
				0	$0.00
Client Review Meeting		1		1	$155.00
Review Comment Resolution		2	2	4	$560.00
				0	$0.00
QA/QC	1	1	1	3	$465.00
Submittal Compiling			1	1	$125.00
Hourly Subtotal	1	15	10	26	
Cost	$185.00	$2,325.00	$1,250.00		$3,760.00

Phase

#440 - Construction Documents (100%)	Lead Elec. Eng	Staff Elec. Eng	Lead Eng Tech	Hourly Subtotal	Cost
Billing Rate	$185.00	$155.00	$125.00		
Task				0	$0.00
Address review &/or client comments		1	1	2	$280.00
General Correspondence; Coordination & Meetings		1		1	$155.00
Finalize and Stamp Drawings		1	1	2	$280.00
				0	$0.00
QA/QC	1	1	1	3	$465.00
Submittal Compiling			1	1	$125.00
Hourly Subtotal	1	4	4	9	
Cost	$185.00	$620.00	$500.00		$1,305.00

Electrical Hours	3	36	28	67	
Electrical Cost	$555.00	$5,580.00	$3,500.00		$9,635.00

S&B inc. 13200 SE 30th St., Beaverton, Washington 98005 (425) 644-1700 FAX (425) 746-9312

August 3, 2023

RESPEC Design Team
via email: Luke Rubalcava [Luke.Rubalcava@respec.com]

Subject: City of Home, AK
Booster Pump Station – Design for Paintbrush
I&C Systems Engineering Services

Dear Design Team:

We are pleased to provide the following scope of work for your review and consideration as you plan for the overall efforts in design for the planned one rehabilitated pressure pump station (Paintbrush) added to the City's water SCADA system. Our scope of work provides control system integration in the form of instrumentation, SCADA system additions, and modifications to the existing SCADA infrastructure. We envision our role as a niche technical resource for your planning and design efforts for the overall automation and control. We provided the control system integration for the City's Water system and are therefore familiar with the current features and requirements of the water system. We bring a knowledge base about the existing control system operation and should minimize your time spent integrating the new facilities with the legacy systems.

S&B proposes to participate with your design team to provide drawings, specifications and attend preliminary design and review meetings as part of the overall control system package for this project. The specifications will include an operating narrative that will describe operation of the control system, narrative may be included on block diagram drawing set. Our control system drawing delivery package will include:

- Control system block diagrams
- Network diagrams
- CSI type Specifications for Control Systems and network connected devices.

Please note that the instrumentation and control system specification will include a paragraph stating:

> The I&C and telemetry system scope of work is an addition and modification to the Owner's existing system, which was designed and furnished by S&B, Inc. For compatibility with their comprehensive system, I&C design and control system integration will be provided by the Owner's I&C Consultant/Integrator, S&B, Inc.

Pricing is estimated at least three times during the design process: the first at the 65% submittal, second pre-final design, and final for pre-bid final design drawing and specification benchmarks. The pricing will provide detailed information for field sensors, and SCADA equipment. The scope of work and pricing letter may be included in the bid document if requested by the City.

We are confident that we will successfully work with your selected Engineer and City of Homer design team to meet your expectations for quality and cost efficiency. As part of the collaborative effort in

design, we will allocate time for project conference calls and provide assistance where needed by your design team.

Control System Approach:

The control system will utilize a programmable logic controller (PLC), cellular communication method to the WWTP, instrumentation, and field sensors. The SCADA system will provide control, monitoring and alarms for the following system parameters: Pump operation, pressure, vault flood, station intrusion, smoke detection, and various ancillary conditions as defined by the Design team.

Design Meetings

We anticipate the following meetings with City of Homer staff and pertinent design team members along with the stated output summaries. Meetings will be suitable for online participation using Teams or similar platform. Three group meetings are described below:

Conceptual design meeting for automation system to affirm the level of networked automation devices, size of HMIs, types of PLC IO and processors, etc. The meeting will result with a direction for network topology, automation hardware, automation features and types of instruments we should use for flow, pressure, and analytical measurements. We anticipate 1 hrs of meeting time and 30 minutes to review and approve meeting minutes as output from this work.

A 65% design meeting to review the control system block diagrams and automation system control narratives. We estimate 2 hrs of preparation time to review our design drawings and written document information and prepare questions, 2 hours for meeting discussion / Q&A and 15 minutes to review our meeting minutes and drawing markups.

A pre-final design meeting to review the control system block diagrams and automation system control narratives. We estimate 1 hrs of preparation time to review our design drawings and written document information and prepare questions, 1 hours for meeting discussion / Q&A and 15 minutes to review our meeting minutes and drawing markups.

Final design meeting with project staff to review control narratives, review how system will provide operators and mechanics access to the control of the system. This meeting will review interlocks (hardware and process as applicable), affirm methods and resulting process states (fail-safes) following an event trigger. Staff should estimate 1 hr of prep time, and up to 2 hrs of large group meeting time.

Small group meetings may be requested by the Owner to review 65%, pre-final, and 100% cost estimates of the automation system as prepared by S&B. The design team electrical engineer lead or manager should assume up to 2 hrs for the 65% and up to 1 hour for pre-final and 100% submittals.

Control System Engineering Deliverables

We propose to supply the following deliverables as part of the project:

Pre-Bid Deliverables

Drawings:

Block diagrams provide details of PLC I/O, wiring/cabling, control panel construction. The content of these diagrams will include:

Control Systems general requirements, wiring methods, color standards for display of controlled devices, device installation details.

- Instrument installation details.
- Control System Block Diagrams for Pressure Pump stations.
- Network Diagram
- Panel Elevations: PLC, HMI.

Specifications:
40 61 00 Control System Integration / I&C
40 61 10 Control Narratives (may be provided on blocks)

Project Assumptions:
Working as a specialty sub-consultant on this project we require a basis of design report (BODR) to begin the control system strategy and design work. We ask that RESPEC provide coordination of drawings, schedules and meetings for interdisciplinary work, as required. For this project work we require working lead times of ten weeks for 65%, and eight weeks for pre-final and three weeks for 100% drawing releases or a mutually agreed upon time schedule. P&ID drawings are not included in our scope of work, however we will provide review of the upper band information related to SCADA integration.

Design Budget Estimate
The budget is organized by deliverable in project origination work, 65%, pre-final, and 100% product deliverables with a not to exceed price of **$14,499.68** as summarized in the attached table 'Attachment A'. Hourly fees are in accordance with our July 2023 fees that are used by our firm for current work with City of Homer as 'Attachment B'.

Excluded from Design and Estimate

Equipment

SCADA / RTU Control Panel
Field Sensors and Instrumentation

Services

PLC and SCADA graphic software
Commissioning
Field Startup and Acceptance Testing
System narrative and O&M
As Built / As Commissioned Control System Drawings

Thank you for the opportunity to work with this engineering team.

Yours truly,

James E Swanson II
Vice President
S&B Inc.

S & B inc.
13200 SE 30th Street, Bellevue, WA 98005 **(425) 644-1700 FAX (425) 746-9312**

Attachment "A"

City of Homer Pressure Pump Station Design

Design Services

Provide professional services for I&C portion for Paintbrush Booster Pump Station. Paintbrush is a complete rehabilitation of the station with control and monitoring added into the City's SCADA system. This includes design, engineering, plan set drawings and specifications

Sub-Task 1	Planning, pre-design, and meetings
Sub-Task 2	I&C 65% design - Plans, Specs and Estimate
Sub-Task 3	I&C Pre-Final design - Plans, Specs and Estimates
Sub-Task 4	I&C Final design - Plans, Specs and Estimates

Fee Schedule	Sub-Task 1	Sub-Task 2	Sub-Task 3	Sub-Task 4	Totals
Principal -RTS	0.00 hrs	0.00 hrs	3.35 hrs	4.00 hrs	7.35 hrs
Principal -JES	10.00 hrs	7.40 hrs	6.70 hrs	4.00 hrs	28.10 hrs
Technician / CAD -EDS	0.00 hrs	14.90 hrs	8.38 hrs	5.00 hrs	28.28 hrs
Office / Support Personnel -DML	2.00 hrs	2.00 hrs	2.00 hrs	1.00 hrs	7.00 hrs
Total hours	12.00 hrs	24.30 hrs	20.43 hrs	14.00 hrs	
Total Fees	$ 3,000.00	$ 4,313.30	$ 4,161.38	$ 3,025.00	$ 14,499.68

Delivery Schedule	Sub-Task 1	Sub-Task 2	Sub-Task 3	Sub-Task 4
50% Design Date		*note S1	*note S1	*note S1
90% Design Date		*note S1	*note S1	*note S1
Final Design Date	*note S1	*note S1	*note S1	*note S1

dates index from notice to proceed:

Project Assumptions

1 Design documents will be transmitted in electronic format as pdf
2 RESPEC provides BODR as starting basis for block diagram drawing development, P&ID dwgs are not required
3 S&B provides 65% and Final drawings and specification releases
4 Owner provides preference for control features via scheduled meeting, S&B summarizes with meeting minutes

Schedule Notes

S1 Dates established by mutual acceptance

Attachment "B"

FEE SCHEDULE - PROFESSIONAL SERVICES

July 2023 - June 2024	**Standard**
Principal -RTS	$280.00 /hr
Principal -JES	$280.00 /hr
Senior Engineer - DGT	$209.00 /hr
Senior Engineer - EHD	$209.00 /hr
Senior Field Engineer - unfilled	$209.00 /hr
Engineer / Programmer - RPR	$181.00 /hr
Engineer / Programmer - unfilled	$181.00 /hr
SCADA / planner - JRS	$181.00 /hr
Technician / CAD -EDS	$137.00 /hr
Technician / CAD II -unfilled	$137.00 /hr
Office / Support Personnel -DML	$100.00 /hr
Office / Support Personnel -JAB	$100.00 /hr
Office / Support Personnel -RKP	$100.00 /hr
TRAVEL EXPENSES	
AUTO (Up to 100 miles per day)	No Charge
AUTO (Over 100 miles per day)	Per Mile $ 0.585
AIR TRAVEL	Actual Cost + 10%
OVERNIGHT TRAVEL	Actual Cost + 10%
MATERIALS	
PRINTING	Actual Cost + 10%
OFFICE SUPPLIES, COPIES, Etc.	Generally No Charge
SPECIAL EQUIPMENT AND/OR SERVICES	
EQUIPMENT AND MATERIALS	Actual Cost + 30%
CONTRACTED SERVICES	Actual Cost + 10%

CITY OF HOMER
HOMER, ALASKA

City Manager
Public Works Director

RESOLUTION 23-085

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA APPROVING A CONTRACT TO EAST ROAD SERVICES, INC. TO COMPLETE THE LEE AVENUE TRAIL IN THE NOT TO EXCEED AMOUNT OF $15,456 AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, The FY24 Capital Budget includes $20,000 to complete the Lee Avenue Trail, a project which was started last year with the help of Homer Drawdown volunteers; and

WHEREAS, The Homer Drawdown group cleared the brush and established the route for the trail and completing the trail requires some drainage work, laying down filter fabric and placing gravel; and

WHEREAS, We invited local contractors to submit bids on this project and two bids were received; and

WHEREAS, The lowest responsive, responsible bidder was East Road Services, Inc., with a bid of $13,440, based on the estimated quantities set forth in the invitation to bid; and

WHEREAS, Actual prices may vary slightly, so we are asking for a 15% contingency bringing the total amount requested to $15,456.

NOW THEREFORE BE IT RESOLVED that the Homer City Council hereby authorizes issuance of a contract to East Road Services LLC., in the not to exceed amount of $15,456 to complete the Lee Avenue Trail.

PASSED AND ADOPTED by the Homer City Council this 28th day of August, 2023.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

CITY OF HOMER ALASKA March 31, 1964

CC-23-191

MEMORANDUM

Resolution 23-085, A Resolution of the City Council of Homer, Alaska Awarding a Contract to East Road Services, Inc. in the Amount of $15,456 to Complete the Lee Avenue Trail and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director.

Item Type: Backup Memorandum

Prepared For: City Council

Date: August 15, 2023

From: Janette Keiser, PE, Public Works Director/City Engineer

Through: Rob Dumouchel, City Manager

I. Issue: The purpose of this Memorandum is to recommend award of a contract to East Road Services, Inc. to complete the Lee Avenue Trail.

II. Background:

The FY24 Capital Budget includes $20,000 to complete the Lee Avenue Trail, a project which was started last year with the help of Homer Drawdown volunteers. Drawdown cleared the brush and established the route for the trail. Completing the trail requires some drainage work, laying down filter fabric and placing gravel.

We invited local contractors to submit bids on this project and two bids were received. The lowest responsive, responsible bidder was East Road Services, Inc., with a bid of $13,440, based on the estimated quantities set forth in the invitation to bid. Actual prices may vary slightly, so we are asking for a 15% contingency bringing the total amount requested to $15,456.

III. RECOMMENDATION: That the City Council award a contract to East Road Services, Inc. in the not to exceed in the Not To Exceed amount of $15,456 to complete the Lee Avenue Trail.

CITY OF HOMER
HOMER, ALASKA

City Manager/
City Engineer

ORDINANCE 24-33

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING THE FY25 CAPITAL BUDGET BY APPROPRIATING AN ADDITIONAL $73,300 FROM THE WATER CAPITAL ASSET REPAIR AND MAINTENANCE ALLOWANCE (CARMA) FUND FOR THE PAINTBRUSH BOOSTER PUMP STATION PROJECT.

WHEREAS, Ordinance 23-23(A-3) appropriated $250,000 from the FY24/25 Capital Budget for a total project balance of $250,000; and

WHEREAS, The project is a high priority for our water system operations and has already experienced a recent critical pump failure; and

WHEREAS, RESPEC provided consultant services to complete the project design in the amount of $42,000 and will provide construction assistance for $5,000 for a total of $47,000; and

WHEREAS, The Paintbrush Booster Pump Station Project has been put out to competitive bid and Public Works received a single construction bid in the amount of $276,300; and

WHEREAS, An additional $73,300 is necessary to award and complete this important project.

NOW, THEREFORE, The City of Homer Ordains:

Section 1: The Homer City Council hereby amends the FY25 Capital Budget by appropriating an additional $73,300 as follows:

Fund	Description	Amount
256	Water CARMA	$73,300

Section 2: This is a budget amendment ordinance, is not permanent in nature, and shall not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 19th day of August, 2024.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

YES: 5
NO: ø
ABSTAIN: ø
ABSENT: 1

First Reading: 7/22/24
Public Hearing: 8/12/24
Second Reading: 8/19/24
Effective Date: 8/20/24

CC-24-148

MEMORANDUM

Ordinance 24-33, An Ordinance of the City Council of Homer, Alaska, Appropriating an Additional $73,300 from the Water CARMA Fund to the Paintbrush Booster Pump Station Project.

Item Type: Backup Memorandum

Prepared For: Mayor Castner and City Council

Date: July 15, 2024

From: Leon Galbraith, P.E., City Engineer

Through: Melissa Jacobsen, City Manager

Summary:
Appropriation of an additional $73,300 from the Water CARMA Fund to the Paintbrush Booster Pump Station Project.

Background:
The FY24/25 Capital Budget included $250,000 to upgrade the Paintbrush Booster Station. A booster station is a pump that "boosts" the pressure in a water main that is on the low pressure side of a pressure zone. A couple of years ago the pump in the Paintbrush Station failed, leaving over a dozen homes located on Paintbrush Street without water. The City delivered cases of bottled water to the customers up there and scrambled to fix the problem. The problem was a burned out relay switch, which was so old that we could not get replacement parts. The staff dug in our stashes of old parts that had been salvaged from other repair projects and found a relay switch that had been removed from the waste water treatment plant. The relay fit and we were able restore water service. This put the City on notice that more comprehensive upgrades were needed as soon as possible. That's why funding was requested in the FY24 Capital Budget.

A local mechanical engineer employed by RESPEC helped the City scope out and estimate the costs of a permanent solution. Once the project was funded, RESPEC was asked to submit a proposal to provide more comprehensive engineering services to implement the permanent solution. They've currently completed this design work task order for the price of $42,000. We have also issued them a task order to complete the construction assistance task for $5,000.

RESPEC has also completed an engineer's construction cost estimate prior to the project bidding. This value was itemized with a small contingency at approximately $130,000.

At the completion of the competitive bidding process, the PW Department received one bid of $276,300 which exceeded the engineer's estimate of $130,000. The PW Department has considered

the unique nature of this project, the proprietary water control systems and long lead time needed, and the inflationary environment we are still functioning in. We have determined the engineer's estimate was likely underestimating the value of the project. This continues to be a very high priority project for our City's water system operations and will only get more expensive as time goes on if postponed.

Recommendation:

Therefore, the PW Department is requesting an additional appropriation of $73,300 to enable the award and completion of this important project. This reflects an initially scoped project budget of $250,000 – $47,000 to RESPEC + $73,300 to match the single bid construction price of $276,300.

CITY OF HOMER
FINANCIAL SUPPLEMENT

PROJECT NAME	Additional Funding - Paintbrush Booster Pump Station	DATE	07/17/2024
DEPARTMENT	Public Works	SPONSOR	City Manager/PW Director
REQUESTED AMOUNT	$ 73,300		

DESCRIPTION	
	Ordinance 23-23(A-3) appropriated $250,000 from the FY24/25 Capital Budget for a total project balance of $250,000. RESPEC provided consultant services to complete the project design in the amount of $42,000 and will provide construction assistance for $5,000 for a total of $47,000. The Paintbrush Booster Pump Station Project has been put out to competitive bid and Public Works received a single construction bid in the amount of $276,300. An additional $73,300 is necessary to award and complete this important project.

FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	0%	100%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	0%	0%	0%

FUNDING SOURCE 1: WATER CARMA (256-0378)		FUNDING SOURCE 2:		FUNDING SOURCE 3:	
Current Balance	$ 1,895,742	Current Balance		Current Balance	
Encumbered	$ 1,224,680	Encumbered		Encumbered	
Requested Amount	$ 73,300	Requested Amount		Requested Amount	
Other Items on Current Agenda	$ 0	Other Items on Current Agenda		Other Items on Current Agenda	
Remaining Balance	$ 597,762	Remaining Balance		Remaining Balance	

FUNDING SOURCE 4:		FUNDING SOURCE 5:		FUNDING SOURCE 6:	
Current Balance		Current Balance		Current Balance	
Encumbered		Encumbered		Encumbered	
Requested Amount		Requested Amount		Requested Amount	
Remaining Balance		Remaining Balance		Remaining Balance	

CITY OF HOMER
HOMER, ALASKA

City Manager/
City Engineer

ORDINANCE 25-61

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING THE FY26 CAPITAL BUDGET BY APPROPRIATING AN ADDITIONAL $5,000 FROM THE WATER CAPITAL ASSET REPAIR AND MAINTENANCE ALLOWANCE (CARMA) FUND FOR THE PAINTBRUSH BOOSTER PUMP STATION PROJECT.

WHEREAS, Ordinance 23-23(A-3) appropriated $250,000 and Ordinance 24-33 appropriated $73,300 for a total project balance of $323,300; and

WHEREAS, The project is a high priority for our water system operations which experienced a recent critical failure; and

WHEREAS, All project funds are currently obligated towards contracts; and

WHEREAS, Water truck services are needed to maintain water service and system pressure for customers while water is shut off to replace the booster station mechanical and electrical components; and

WHEREAS, An additional $5,000 is necessary to award and complete this work.

NOW, THEREFORE, The City of Homer Ordains:

Section 1. The Homer City Council hereby amends the FY26 Capital Budget by appropriating an additional $5,000 as follows:

Fund	Description	Amount
256-0378	Water CARMA	$5,000

Section 2. The total project cost budget is $328,300, as follows:

Fund	Description	Amount
256-0378	Water CARMA – Ordinance 23-23(A-3)	$250,000
256-0378	Water CARMA – Ordinance 24-33	$73,300
256-0378	Water CARMA – New Appropriation	$5,000

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

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

CITY OF HOMER

_____
RACHEL LORD, MAYOR

ATTEST:

_____
RENEE KRAUSE, MMC, ADAC, CITY CLERK

YES:
NO:
ABSTAIN:
ABSENT:

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

CITY OF HOMER
FINANCIAL SUPPLEMENT

PROJECT NAME	Additional Funding - Paintbrush Booster Pump Station	DATE	09/16/2025
DEPARTMENT	Public Works	SPONSOR	City Manager/City Engineer
REQUESTED AMOUNT	$ 5,000		

DESCRIPTION	Ordinance 23-23(A-3) appropriated $250,000 and Ordinance 24-33 appropriated $73,300 for a total project balance of $323,300. The project is a high priority for our water system operations which experienced a recent critical failure. All project funds are currently obligated towards contracts. Water truck services are needed to maintain water service and system pressure for customers while water is shut off to replace the booster station mechanical and electrical components. An additional $5,000 is necessary to award and complete this work.

FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	0%	100%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	0%	0%	0%

FUNDING SOURCE 1: Water CARMA (256-0378)		FUNDING SOURCE 2:		FUNDING SOURCE 3:	
Current Balance	$ 2,492,060	Current Balance		Current Balance	
Encumbered	$ 1,202,957	Encumbered		Encumbered	
Requested Amount	$ 5,000	Requested Amount		Requested Amount	
Other Items on Current Agenda	$ 0	Other Items on Current Agenda		Other Items on Current Agenda	
Remaining Balance	$ 1,284,103	Remaining Balance		Remaining Balance	

FUNDING SOURCE 4:		FUNDING SOURCE 5:		FUNDING SOURCE 6:	
Current Balance		Current Balance		Current Balance	
Encumbered		Encumbered		Encumbered	
Requested Amount		Requested Amount		Requested Amount	
Remaining Balance		Remaining Balance		Remaining Balance	

CC-25-241

MEMORANDUM

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

Item Type: Backup Memorandum

Prepared For: Mayor Lord and Homer City Council

Date: October 13, 2025

From: Julie Engebretsen, Community Development Director

Through: Melissa Jacobsen, City Manager

Introduction

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

Sub-awards

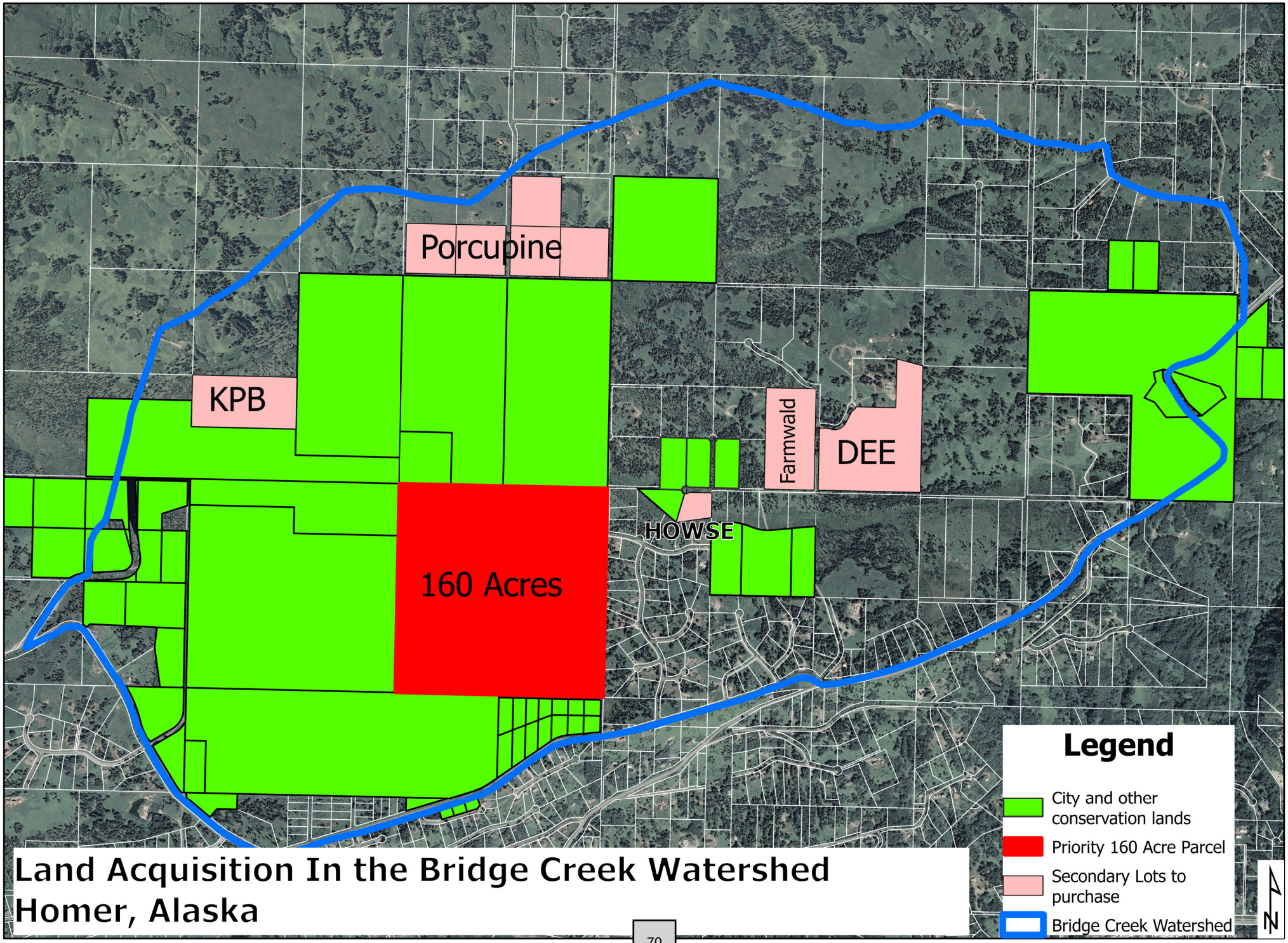
Under the system of federal grants, subawards are specific to contractors who helped develop the grant application and whose participation in the project is key. This project includes two subawards: one to the Kachemak Bay Research Reserve, which is the NOAA partner that makes the City eligible for these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

Land Acquisition

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

Attachments

Grant application property map



Land Acquisition In the Bridge Creek Watershed
Homer, Alaska

CC-25-234

MEMORANDUM

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

Item Type: Backup Memorandum

Prepared For: Mayor Lord and Homer City Council

Date: September 22, 2025

From: Julie Engebretsen, Community Development Director

Through: Melissa Jacobsen, City Manager

Recommendation: Approve Ordinance 25-62

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

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

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

CITY OF HOMER
HOMER, ALASKA

Aderhold

RESOLUTION 24-077

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

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

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

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

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

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

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

CITY OF HOMER

KEN CASTNER, MAYOR

CITY OF HOMER ALASKA March 31, 1964

ATTEST:

Renée Krause

RENEE KRAUSE, MMC, ACTING CITY CLERK

Fiscal Note: NA

CC-24-144

MEMORANDUM

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

Item Type: Backup Memorandum

Prepared For: Mayor Castner and City Council

Date: July 10, 2024

From: Julie Engebretsen, Community Development Director

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

Background

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

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

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

Attachments

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

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

July 15, 2024

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

Dear Homer City Council,

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

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

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

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

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

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

Details regarding this funding opportunity are described below:

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

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

BASIC CRITERIA FOR PROPOSED LAND ACQUISITION: Projects must…

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

TIMELINE

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

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

Sincerely,

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

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

2023 DRAFT

COVER PAGE

Applicant:
Kachemak Bay National Estuarine Research Reserve

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

Type of Project:
Land Conservation

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

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

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

Total Federal Funding Request
$2,081,450

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

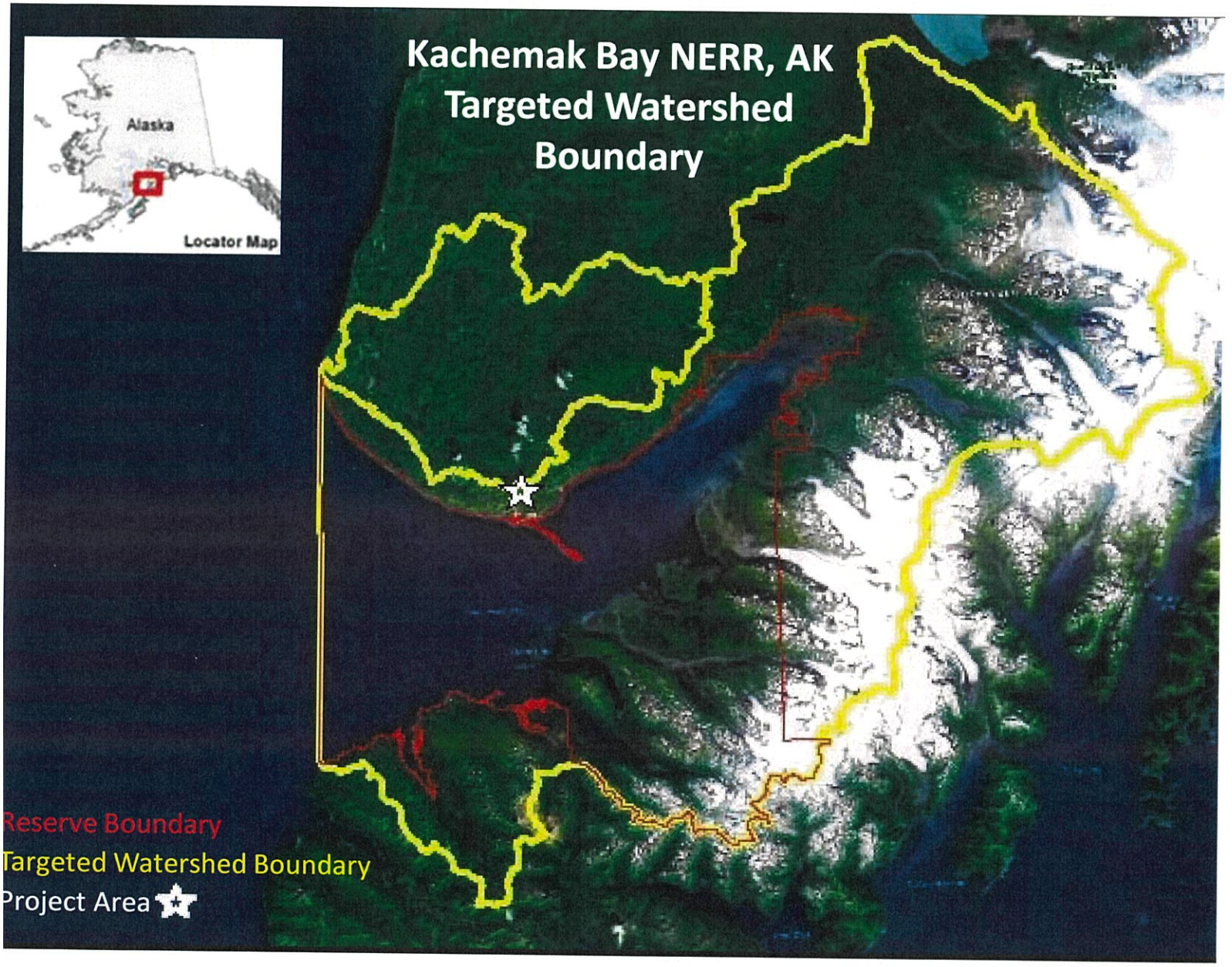
Other Direct Costs: $5,500

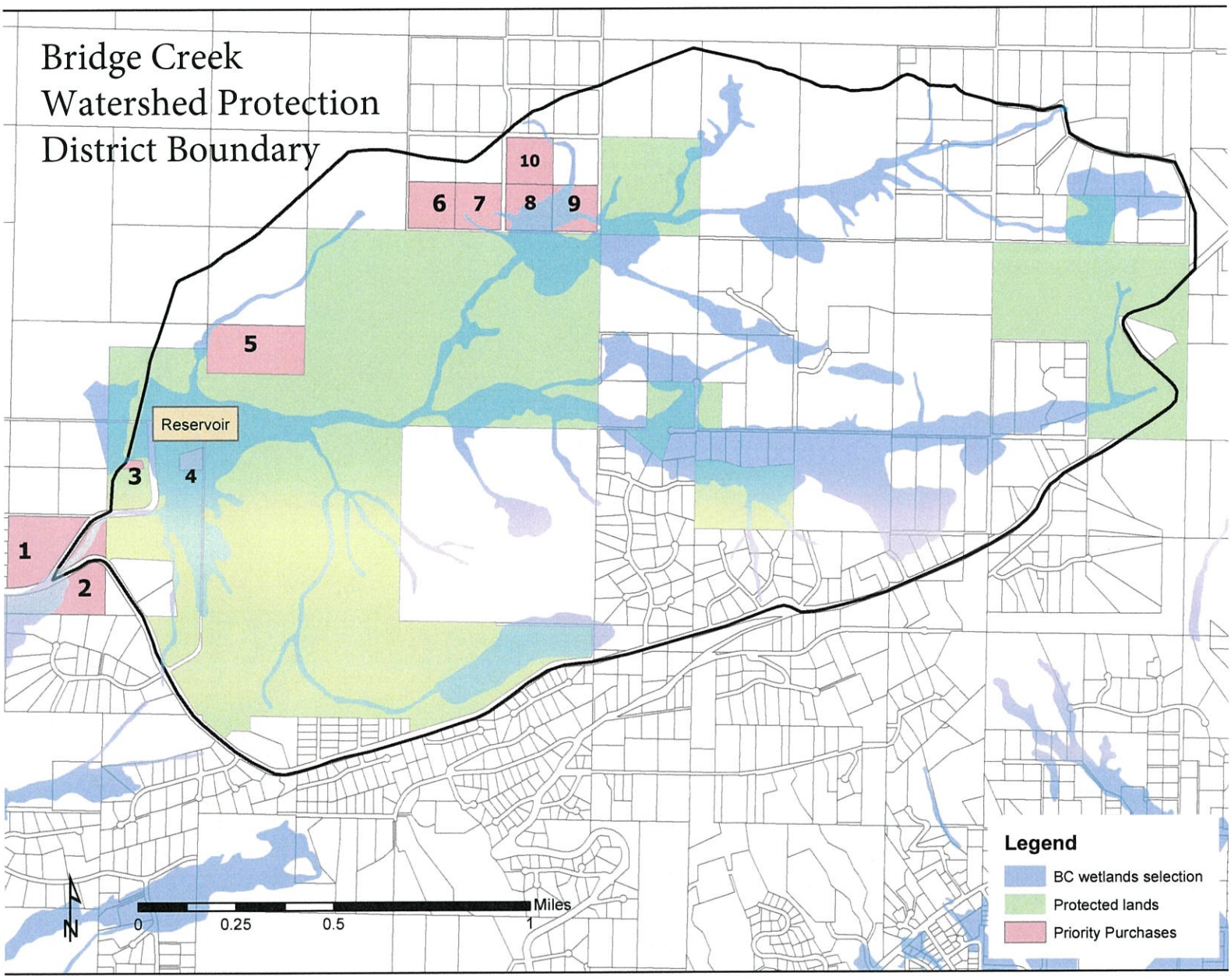
Signage acknowledging NOAA Funding $5,500

KBNERR/UAA Project Indirect: $11,680

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

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


Kachemak Bay NERR, AK
Targeted Watershed
Boundary
Alaska
Locator Map
Reserve Boundary
Targeted Watershed Boundary
Project Area


Bridge Creek
Watershed Protection
District Boundary
10
6
7
8
9
5
Reservoir
3
4
1
2
N
0
0.25
0.5
Miles
1
Legend
BC wetlands selection
Protected lands
Priority Purchases

Department of Commerce
National Oceanic and Atmospheric Administration (NOAA)
NOS Office for Coastal Management (OCM)

Notice of Award (NoA)
NA25NOSX473C0192-T1-01

RECIPIENT INFORMATION

1. Recipient Name
CITY OF HOMER
491 E PIONEER AVE
HOMER, AK 99603

2. Congressional District of Recipient
00

3. Employer Identification Number (EIN)
920030963

4. UEI
QPAPRFMET7Q1

5. Recipient Point of Contact
Julie Engebretsen (Contact)
jengebretsen@ci.homer.ak.us

6. Authorized Official
Ms. Julie Engebretsen
jengebretsen@ci.homer.ak.us

FEDERAL AGENCY CONTACT INFORMATION

7. Grant Specialist
Kylie Brock
kylie.brock@noaa.gov

8. Program Officer
Melissa Rietfors
melissa.rietfors@noaa.gov

9. Grant Officer
Jewel Linzey
jewel.linzey@noaa.gov

FEDERAL AWARD INFORMATION

10. Award Number / FAIN
NA25NOSX473C0192-T1-01 / NA25NOSX473C0192 / Mod 0

11. Award Type
Cooperative Agreement

12. Period of Performance Start Date & End Date
10/01/2025 – 09/30/2028

13. Budget Period Start Date & End Date
10/01/2025 – 09/30/2028

14. Federal Share of Cost
$1,500,000

15. Recipient Share of Cost
$0

16. Total Federal and Recipient Cost
$1,500,000

17. Opportunity Number
NOAA-NOS-OCM-2024-27098

18. Project Title
Acquiring Land to Foster Community Resilience in Homer, Alaska Bridge Creek Watershed

19. Assistance Listing Number and Name
11.473 Office for Coastal Management

20. R&D Award?
No

21. Construction Award?
No

22. Grants Officer – Signature and Award Date
Halima Turner – 09/08/2025

Version: 3 - 2/19/2025 7:23 ... ted on: 9/8/2025 12:01 AM

NOTICE OF NOAA AWARD COVER LETTER

You are the recipient of NOAA award Number NA25NOSX473C0192-T1-01.

The Notice of Award (NoA) serves as the official legal document issued to notify the recipient and others that an award has been made. The NoA contains all terms and conditions of the grant award.

The complete NoA can be found and downloaded under eRA Commons using the following instructions: View Notice of Award | eRA

This NoA was sent to the specified email address entered in the NoA email field by the recipient organization when completing the electronic Research Administration (eRA) Commons registration process. The Signing Official (SO) can update this email address through the Institutional Profile section in eRA Commons. The NoA can also be viewed from the Status Information page in eRA Commons. By accepting the award, the recipient agrees to comply with the award provisions specified on the award document.

As the Signing Official (SO) you are authorized to legally bind the institution in grant-administration matters. In providing your signature approval on the grant application submission you are responsible for monitoring grant related activities and authorizing expenditures under this award.

Additional Information about your award is shown below:

- Assistance Listing Number: 11.473
- Project Period: 10/01/2025 – 09/30/2028
- Program Office: NOS Office for Coastal Management (OCM)
- Program Officer: Melissa Rietfors
- Program Officer Phone:
- Program Officer Email: melissa.rietfors@noaa.gov
- Total Federal Funding: $1,500,000
- Total Non-Federal Funding: $0
- Organization Name: CITY OF HOMER
- Project Title: Acquiring Land to Foster Community Resilience in Homer, Alaska Bridge Creek Watershed
- Name of Principal Director/Project Investigator (PI/PD) as identified in the negotiated application:
    - Julie Engebretsen (contact)
    - Leon Galbraith
    - Dan Kort
    - Katherine Schake

This email was sent from a source that is not monitored for responses. If you need assistance, contact your Program/Project Officer (for programmatic issues) or the eRA Help Desk (for technical issues).

SECTION I – BUDGET INFORMATION

Approved Budget

	Year 1 Federal	Year 2 Federal	Year 3 Federal	Total
Supplies	$0	$0	$2,191	$2,191
Contractual	$72,000	$5,700	$800	$78,500
Other	$1,303,729	$80,580	$20,000	$1,404,309
Total Direct Charges	$1,375,729	$86,280	$22,991	$1,485,000
Indirect Charges	$7,500	$7,500	$0	$15,000
Federal	$1,383,229	$93,780	$22,991	$1,500,000
Non-Federal	$0	$0	$0	$0

Authorized

	Cumulative
Federal	$1,500,000
Non-Federal	$0
Total	$1,500,000

Authorized Funding Codes

					Cumulative
140Y8KMNKR	24P00	141017000000000000	41001300	NERRS BIL PROV 10	$1,500,000
				Total	$1,500,000

SECTION II – NOAA STANDARD TERMS AND CONDITIONS

- 2 CFR PART 200, UNIFORM ADMINISTRATIVE REQUIREMENTS, COST PRINCIPLES, AND AUDIT REQUIREMENTS, AS ADOPTED PURSUANT TO 2 CFR § 1327.101
  https://www.ecfr.gov/current/title-2/subtitle-A/chapter-II/part-200?toc=1

- DEPARTMENT OF COMMERCE FINANCIAL ASSISTANCE GENERAL TERMS AND CONDITIONS
  https://www.commerce.gov/oam/policy/financial-assistance-policy
  The Department of Commerce Financial Assistance General Terms and Conditions (GT&Cs) issued October 1, 2024, are incorporated by reference into this award.
- Bureau Financial Assistance Standard Terms and Conditions
  Administrative Standard Award Conditions for National Oceanic and Atmospheric Administration (NOAA) Financial Assistance Awards U.S. Department of Commerce

- Department of Commerce Pre-Award Notification Requirements for Grants and Cooperative Agreements (REF: 79FR 78390)
  https://www.govinfo.gov/content/pkg/FR-2014-12-30/pdf/2014-30297.pdf

SECTION III – SPECIFIC AWARD CONDITIONS

SPECIAL TERMS

New Award

This competitive award number NA25NOSX473C0192 to City of Homer supports the work described in the Recipient's proposal entitled *Acquiring Land to Foster Community Resilience in Homer, Alaska Bridge Creek Watershed* , dated 01/02/2025 as revised on 06/12/2025, 07/11/2025 and 7/21/2025, which is incorporated into the award by reference. This award is made under the following statutory authorities: Coastal Zone Management Act, 16 U.S.C. 1456c (Technical Assistance), 16 U.S.C. 1456-1 (CELCP), and the Infrastructure Investment and Jobs Act, Public Law 117-58. Where the terms of the award and proposal differ, the terms of the award shall

prevail.

The terms in Section II of the Notice of Award applicable to this award are the version in effect at the time of award, unless the award is amended. Historical versions of 2 CFR 200 are available by clicking links at the top of the eCFR weblink in the Notice of Award.

Foreign Air Carrier

The recipient shall comply with the provisions of the Fly America Act (49 U.S.C. 40118). The implementing regulations of the Fly America Act are found at 41 C.F.R. 301-10.131 through 301-10.143. If a foreign air carrier is anticipated to be used for any portion of travel under a DOC financial assistance award the recipient must receive prior approval from the Grants Officer.

Required Use of American Iron, Steel, Manufactured Products, and Construction Materials

Buy America Preference. Recipients of an award of Federal financial assistance from the Department of Commerce (Department) for a program for infrastructure are hereby notified that none of the funds provided under this award may be used for an infrastructure project unless:

1. all iron and steel used in the project are produced in the United States this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States;

2. all manufactured products used in the project are produced in the United States this means the manufactured product was manufactured in the United States; and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard that meets or exceeds this standard has been established under applicable law or regulation for determining the minimum amount of domestic content of the manufactured product; and

3. all construction materials are manufactured in the United States this means that all manufacturing processes for the construction material occurred in the United States. The construction materials standards are listed below.

Incorporation into an infrastructure project. The Buy America Preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. As such, it does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Nor does a Buy America Preference apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project but are not an integral part of the structure or permanently affixed to the infrastructure project.

Categorization of articles, materials, and supplies. An article, material, or supply should only be classified into one of the following categories: (i) Iron or steel products; (ii) Manufactured products; (iii) Construction materials; or (iv) Section 70917(c) materials. An article, material, or supply should not be considered to fall into multiple categories. In some cases, an article, material, or supply may not fall under any of the categories listed in this paragraph. The classification of an article, material, or supply as falling into one of the categories listed in this paragraph must be made based on its status at the time it is brought to the work site for incorporation into an infrastructure project. In general, the work site is the location of the infrastructure project at which the iron, steel, manufactured products, and construction materials will be incorporated.

Application of the Buy America Preference by category. An article, material, or supply incorporated into an infrastructure project must meet the Buy America Preference for only the single category in which it is classified.

Determining the cost of components for manufactured products. In determining whether the cost of components for manufactured products is greater than 55 percent of the total cost of all components, use the following instructions:

a. For components purchased by the manufacturer, the acquisition cost, including transportation costs to the place of incorporation into the manufactured product (whether or not such costs are paid to a domestic firm), and

any applicable duty (whether or not a duty-free entry certificate is issued); or

b. For components manufactured by the manufacturer, all costs associated with the manufacture of the component, including transportation costs as described in paragraph (a), plus allocable overhead costs, but excluding profit. Cost of components does not include any costs associated with the manufacture of the manufactured product.

Construction material standards. The Buy America Preference applies to the following construction materials incorporated into infrastructure projects. Each construction material is followed by a standard for the material to be considered produced in the United States. Except as specifically provided, only a single standard should be applied to a single construction material.

1. Non-ferrous metals. All manufacturing processes, from initial smelting or melting through final shaping, coating, and assembly, occurred in the United States.

2. Plastic and polymer-based products. All manufacturing processes, from initial combination of constituent plastic or polymer-based inputs, or, where applicable, constituent composite materials, until the item is in its final form, occurred in the United States.

3. Glass. All manufacturing processes, from initial batching and melting of raw materials through annealing, cooling, and cutting, occurred in the United States.

4. Fiber optic cable (including drop cable). All manufacturing processes, from the initial ribboning (if applicable), through buffering, fiber stranding and jacketing, occurred in the United States. All manufacturing processes also include the standards for glass and optical fiber, but not for non-ferrous metals, plastic and polymer-based products, or any others.

5. Optical fiber. All manufacturing processes, from the initial preform fabrication stage through the completion of the draw, occurred in the United States.

6. Lumber. All manufacturing processes, from initial debarking through treatment and planing, occurred in the United States.

7. Drywall. All manufacturing processes, from initial blending of mined or synthetic gypsum plaster and additives through cutting and drying of sandwiched panels, occurred in the United States.

8. Engineered wood. All manufacturing processes from the initial combination of constituent materials until the wood product is in its final form, occurred in the United States.

Waivers

When necessary, recipients may apply for, and the Department may grant, a waiver from these requirements.

To help federal agencies and recipients meet BABA requirements, the U.S. Department of Commerce, National Institute for Standards and Technology (NIST), Hollings Manufacturing Extension Partnership (MEP) National Network provides a service to connect stakeholders, including recipients, to U.S. manufacturers that have relevant production capabilities and capacities to help fulfill current market and supply chain needs. Recipients considering a BABA nonavailability waiver are strongly encouraged to contact the NIST/MEP for assistance with supplier scouting services prior to seeking a BABA nonavailability waiver. Further information on the NIST/MEP supplier scouting services is available at: https://nist.gov/mep/supply-chain/supplier-scouting.

When the Department has made a determination that one of the following exceptions applies, the awarding official may waive the application of the Buy America Preference in any case in which the Department determines that:

applying the Buy America Preference would be inconsistent with the public interest (public interest waiver);

the types of iron, steel, manufactured products, or construction materials are not produced in the United States in sufficient and reasonably available quantities or of a satisfactory quality (nonavailability waiver); or

the inclusion of iron, steel, manufactured products, or construction materials produced in the United States will increase the cost of the overall project by more than 25 percent (unreasonable cost waiver).

A request to waive the application of the Buy America Preference must be in writing. The Department will provide

instructions on the format, contents, and supporting materials required for any waiver request. Waiver requests are subject to public comment periods of no less than 15 days and must be reviewed by the Made in America Office.

There may be instances where an award qualifies, in whole or in part, for an existing waiver described on the Department s Build America, Buy America website found at https://www.commerce.gov/oam/build-america-buy-america.

Definitions

Buy America Preference means the domestic content procurement preference set forth in section 70914 of the Build America, Buy America Act, which requires the head of each Federal agency to ensure that none of the funds made available for a Federal award for an infrastructure project may be obligated unless all of the iron, steel, manufactured products, and construction materials incorporated into the project are produced in the United States.

Construction materials means articles, materials, or supplies that consist of only one of the items listed in paragraph (1) of this definition, except as provided in paragraph (2) of this definition. To the extent one of the items listed in paragraph (1) contains as inputs other items listed in paragraph (1), it is nonetheless a construction material.

1. The listed items are:

i. Non-ferrous metals;

ii. Plastic and polymer-based products (including polyvinylchloride, composite building materials, and polymers used in fiber optic cables);

iii. Glass (including optic glass);

iv. Fiber optic cable (including drop cable);

v. Optical fiber;

vi. Lumber;

vii. Engineered wood; and

vii. Drywall.

2. Minor additions of articles, materials, supplies, or binding agents to a construction material do not change the categorization of the construction material.

Infrastructure means public infrastructure projects in the United States, which includes, at a minimum, the structures, facilities, and equipment for roads, highways, and bridges; public transportation; dams, ports, harbors, and other maritime facilities; intercity passenger and freight railroads; freight and intermodal facilities; airports; water systems, including drinking water and wastewater systems; electrical transmission facilities and systems; utilities; broadband infrastructure; and buildings and real property; and structures, facilities, and equipment that generate, transport, and distribute energy including electric vehicle (EV) charging.

Infrastructure project means any activity related to the construction, alteration, maintenance, or repair of infrastructure in the United States regardless of whether infrastructure is the primary purpose of the project. See also paragraphs (c) and (d) of 2 CFR 184.4.

Iron or steel products means articles, materials, or supplies that consist wholly or predominantly of iron or steel or a combination of both.

Manufactured products means:

1. Articles, materials, or supplies that have been:

i. Processed into a specific form and shape; or

ii. Combined with other articles, materials, or supplies to create a product with different properties than the individual articles, materials, or supplies.

2. If an item is classified as an iron or steel product, a construction material, or a Section 70917(c) material under 2 CFR 184.4(e) and the definitions set forth in 2 CFR 184.3, then it is not a manufactured product. However, an article, material, or supply classified as a manufactured product under 2 CFR 184.4(e) and paragraph (1) of this definition may include components that are construction materials, iron or steel products, or Section 70917(c) materials.

Predominantly of iron or steel or a combination of both means that the cost of the iron and steel content exceeds 50 percent of the total cost of all its components. The cost of iron and steel is the cost of the iron or steel mill products (such as bar, billet, slab, wire, plate, or sheet), castings, or forgings utilized in the manufacture of the product and a good faith estimate of the cost of iron or steel components.

Section 70917(c) materials means cement and cementitious materials; aggregates such as stone, sand, or gravel; or aggregate binding agents or additives. See Section 70917(c) of the Build America, Buy America Act.

IMPLEMENTATION OF DOMESTIC SOURCING REQUIREMENT

Prior to initiation of any construction that may arise in this award, the Recipient is required to inform the NOAA Grants Officer and the Federal Program Officer whether it is using iron, steel, manufactured products, or construction materials as described in the Specific Award Condition in this award on Required Use of American Iron, Steel, Manufactured Products, and Construction Materials. In addition, the Recipient is required to inform the NOAA Grants Officer and the Federal Program Officer whether those materials are produced or manufactured in the United States, or alternatively, it is requesting one or more waivers, as described in the award condition. The Recipient is required to coordinate with NOAA regarding its compliance with this Term.

Substantial Involvement For Cooperative Agreement

This award is a cooperative agreement as described in 2 C.F.R. 200.1, meaning that the NOAA is substantially involved in the project. NOAA s participation involves the following:

NOAA Office for Coastal Management (OCM) staff will provide technical assistance and guidance to the Recipient and participate in programmatic activities beyond normal stewardship responsibilities in the administration of the award. OCM staff will closely monitor the award, and in its discretion, may review or monitor local programs for which the Recipient remains responsible. NOAA will collaborate and coordinate with the recipient on the project, and/or provide training on project-related matters to project staff, and provide assistance in the management and technical performance of the project activities. NOAA may require milestones before subsequent stages of the project may continue. NOAA may limit the recipient s discretion with respect to the scope of work, organizational structure, staffing, mode of operations, and other management processes, which will be coupled with close monitoring of operational involvement during performance.

Programmatic Requirements for CZM & NERRS Habitat Protection and Restoration Awards

A. Implementing Project Activities: Prior to implementing a project activity developed as part of a planning activity funded under this award, the applicant must ensure that the work will be conducted in accordance with appropriate Federal, state and local laws.

B. Field Work: The applicant must ensure that any field work conducted as part of educational, training or volunteer programs/activities will be conducted in accordance with appropriate Federal, state and local laws and will follow recognized best practices for minimizing impacts to the human and natural environment.

C. Safety: The Recipient is responsible for safety in the project, including the safety of project personnel, associates, visitors, and volunteers. In addition, for any Self-Contained Underwater Breathing Apparatus (SCUBA) diving activities in a project, it is the responsibility of the Recipient to ensure that SCUBA divers are certified to a level commensurate with the type and conditions of the diving activity being undertaken. Furthermore, it is the responsibility of the Recipient to ensure that any SCUBA diving activities under this award meet, at a minimum, all applicable Federal, State, and local laws and regulations pertaining to the type of SCUBA diving being undertaken.

D. Supplemental Guidance on Acknowledgement of Sponsorship for Coastal Management Program Awards: The following provision supplements the Department of Commerce Financial Assistance Standard Terms and Conditions G.05 and the Environmental Data and Publications Special Award Condition in this award: The cover of the title page of all reports, studies, or other documents, published or distributed electronically or hard copy, and acknowledgment pages of websites and web pages, that are supported in whole or in part by this award or any subawards shall acknowledge the financial assistance provided by the Coastal Zone Management Act of 1972, as amended, administered by the Office for Coastal Management, National Oceanic and Atmospheric Administration.

F. International Travel: Consistent with Department of Commerce Financial Assistance Standard Term and Condition G.05.d., all international travel is required to comply with the regulations set forth in the Fly America Act, 49 U.S.C. 40118.

G. Subaward and Contract Extensions: The Recipient is responsible for administering any requests for extensions of performance periods for any approved subaward or contract up to, but not beyond, the full Federal award period without prior approval by NOAA. NOAA must be notified in writing of any such task extension in semi-annual performance reports.

H. Funding Acknowledgement Sign: For any real property acquired under the award, the Recipient shall cause to be erected at the property a permanent plaque or sign satisfactory to NOAA that identifies the project and credits the National Oceanic and Atmospheric Administration as a funding source. The Recipient's final project report shall include photographs of the sign installed at the property as evidence that this award condition has been met, and sign guidance .

Post Award Environmental Review Process

National Environmental Policy Act (NEPA) Requirements for Change of Scope: Under Department of Commerce Standard Terms and Conditions G.04.a., the Recipient is required to identify to NOAA any impact the award will have on the quality of the human environment, and assist NOAA in complying with NEPA and associated environmental laws and policies. For any tasks or sub-tasks with a Special Award Condition attached requiring further NOAA Office for Coastal Management review prior to full approval, the Office for Coastal Management will review these tasks to determine the appropriate level of National Environmental Policy Act analysis, and if additional information is necessary.

If the scope of an award amendment has changed from the original grant scope (e.g., funding is being awarded for additional construction not originally considered), then NOAA will consider if the change implicates the National Environmental Policy Act even if it was considered in the original award of the grant. A Categorical Exclusion, Environmental Assessment, or Environmental Impact Statement may be prepared for grant amendments, depending on scope of the amendment and what type of analysis is appropriate. For additional grant cycle steps, such as the release of funds, cost extensions, and other administrative steps that do not change the scope of the original grant award where NEPA was conducted, a NEPA review will not need to be conducted again.

NOAA may require additional information to fulfill post award NEPA and environmental compliance review requirements. If NOAA determines that an environmental assessment is required, applicants may also be required to assist in drafting the assessment. Applicants may also be required to cooperate with NOAA in identifying and implementing feasible measures to reduce or avoid any identified adverse environmental impacts of their proposal.

Land Acquisition General Requirements

A. General requirements on land acquisitions and conservation easements:

The Recipient shall comply with all requirements set forth in the Department of Commerce Financial Assistance Standard Terms and Conditions and 2 CFR 200, including 2 CFR 200.311, and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA - 42 USC 4601 et seq., and implementing regulations issued at 15 CFR Part 11 and 49 CFR 24). The URA includes providing for fair and equitable treatment of displaced persons or of persons whose property is acquired as a result of Federal or Federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases. The URA also includes requirements regarding notifications to the property owner and conflict of interest considerations. Consistent with these requirements, the term real property as used in these Conditions includes fee interests as well as conservation easements. Unless approved by NOAA, conservation easements shall be perpetual in nature (as opposed to a conservation easement for a set term of years).

The Recipient agrees (a) Not to use any power of eminent domain available to the Recipient (including the commencement of eminent domain proceedings) for use in connection with the project for the purpose of advancing

the economic interests of private parties; (b) Not to accept title to land, easements, or other interest in land acquired by the use of any power of eminent domain for use in connection with the project for such purposes; and (c) Any use of the power of eminent domain to acquire land, easements or interests in land, whether by the recipient or any other entity that has the power of eminent domain, in connection with the project without prior written consent of the operating unit constitutes an unauthorized activity and/or use of funds under the award, and subjects the recipient to appropriate enforcement action by the Grants Officer, including but not limited to the disallowance of award costs and the termination of an award.

B. Post-acquisition requirements: The Recipient shall manage the Property in accordance with the award. With the written approval of NOAA, Recipient may transfer the property to a public agency or entity that in the transfer document agrees to continue to manage the property in accordance with the award and to not further transfer the property without the written approval of NOAA. In the event NOAA becomes aware of title discrepancies or encumbrances that NOAA deems to interfere with the purpose for which these funds were granted, or if NOAA determines that the property has ceased to be used for the original purpose as approved by NOAA, the Recipient shall reimburse NOAA for the Federal funds received for the project as provided in 2 CFR 200.311.

C. Deed Restriction Language: Pursuant to 2 C.F.R. 200.316, the deed(s) for the real property(ies) acquired with funds from this award shall contain substantially the following provision:

"This property has been acquired (in part -if applicable)] with funds from Federal financial assistance award NA25NOSX473C0192 through NOAA's FY2024 National Estuarine Research Reserve System Habitat Restoration and Conservation funding under the Infrastructure Investment and Jobs Act. Title to the property conveyed by this deed shall vest upon acquisition in the City of Homer, subject to the conditions that the property shall be managed for conservation purposes and consistent with the purposes for which it was acquired. The City of Homer shall not dispose of, exchange, encumber its title or other interests in, or convert the use of this property without the approval of NOAA or its successor agencies."

For each property acquired under the award, a copy of the recorded deed showing the required language shall be submitted with the final project report.

D. Reimbursement of Grant Funds: In the event NOAA becomes aware that the property or easement has been disposed of, transferred, or exchanged; there are title discrepancies or encumbrances that NOAA deems interfere with the purpose for which these funds were granted; or if NOAA determines that the property has ceased to be used for the purposes for the original purposes as approved by NOAA, the Recipient is subject to 2 CFR Part 200.311(c) Real Property Use and Disposition requirements, which include reimbursement to NOAA for the share of the federal funds received for the project based on the fair market value of the interest in the land at the time of disposal.

Complete Acquisition Project Documentation

The Recipient will complete all necessary due diligence tasks, including those referenced below, unless Recipient requests, and NOAA determines, the task is not applicable. No NOAA funds may be expended on the acquisition until the Recipient has submitted the resulting due diligence documents to NOAA and NOAA has approved them.

A. Appraisal: Recipient shall commission an independent appraisal by a certified appraiser as set forth in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and 49 C.F.R. 24. Appraisals are to be prepared according to those requirements which establish fair market value of the property, including the Uniform Appraisal Standards for Federal Land Acquisition (UASFLA / Yellow Book) appraisal standard, and the Uniform Standards of Professional Appraisal Practice (USPAP) appraisal standard as applicable. The appraisal needs to have an effective date within one year prior to the date of acquisition. The purchase price of the property should be based on the appraisal. Older appraisals or negotiated purchase prices above the appraised value may be acceptable upon consultation with NOAA. The Recipient should also submit an independent review appraisal from a qualified review appraiser. Please note that NOAA retains the right to conduct a separate and/or additional appraisal review, depending on the issues raised within the appraisal as well as the amount of federal investment.

B. Willing Seller Letter: The recipient should submit a letter from the seller affirming that s/he is a willing participant in negotiations to sell the property at a mutually agreeable price.

C. Evidence of Agreement: Recipient shall provide documentation (such as an option agreement, purchase agreement, or letter of intent) between the seller and Recipient that indicates agreement to the sale (or intent to agree if terms of a contract can be reached) and the price to be paid for the property.

D. Preliminary Evidence of Title: Recipient shall provide evidence that the seller of the property is the owner and has marketable title free and clear of any liens or encumbrances that materially affect the value of the property. An Attorney s Preliminary Opinion on Title or title insurance binder in favor of the Recipient may serve as evidence. Recipient shall supply a copy of the title evidence along with copies of recorded exceptions to NOAA, and NOAA shall make a determination as to whether the condition of title is sufficient for the project to proceed. Rights of way for public streets and utilities are generally acceptable unless NOAA determines that the encumbrance is inconsistent with the goals of the restoration project.

E. Environmental Site Assessment: If available, the applicant should submit any environmental assessment (e.g. phase 1 or phase 2 assessment) or environmental impact statement that has been done for the property.

F. Survey: The Recipient shall provide a survey of the property in accordance with American Land Title Association/American Congress on Surveying and Mapping Minimum Standard Detail Requirements unless NOAA waives this requirement or determines the survey may be performed to lesser standards.

G. Draft Deed, Conservation Easement or other use agreements: The Recipient shall provide copies of any proposed deeds, conservation easements or other use agreements that may affect long term use of the property. All secondary easements and agreements must be consistent with the purposes of the award.

Funding Restriction for Land Acquisition

Federal funds are not permitted to be expended for land acquisition under this award until NOAA reviews and approves the complete land acquisition project documentation. Specifically, the Recipient is not authorized to expend federal funds in the amount of $1,201,000 for property acquisition until the recipient provides to NOAA: [evidence of agreement with a willing seller, draft evidence of title, appraisal, survey, draft conservation easement, and draft deed for each site], and NOAA has reviewed and approved them.

This information should be submitted via a Satisfy Specific Conditions Revision Request in eRA to NOAA s Office for Coastal Management by 12/31/2027 which is at least 90 days prior to the proposed acquisition date, in order to allow for due diligence review.

SPECIAL CONDITIONS

Executive Order 14173: Ending Illegal Discrimination and Restoring Merit-Based Opportunity

This award term implements Executive Order 14173, 90 FR 8633 (Jan. 21, 2025), Ending Illegal Discrimination and Restoring Merit-Based Opportunity. By accepting this U.S. Department of Commerce financial assistance award, the recipient:

(1) agrees that compliance in all respects with all applicable Federal anti-discrimination laws is material to the government s payment decisions for purposes of section 3729(b)(4) of Title 31 United States Code; and
(2) certifies to the Department that it does not operate any programs promoting diversity, equity, and inclusion that violate any applicable Federal anti-discrimination laws.

Leverage Reporting

The recipient has proposed to use $479,000.00 in leveraged funds as part of the overall support for the NOAA-funded project under this award. The recipient must include in each Performance Progress Report a description of the leverage used during the relevant reporting period. The reporting must also include an explanation for any proposed leverage cited in the proposal that will not be available or is otherwise not implemented as planned in association with the project. The recipient acknowledges that if the leverage cited in the proposal is not actually available for use on the project, NOAA may take this into account as applicable when assessing overall Performance Progress and any impact on the NOAA project.

STANDARD TERMS AND CONDITIONS

Performance Progress Report (PPR)-Award Start Date Semi-Annual

Project Progress Reports are due on a semi-annual basis, no later than 30 days following the end of each six (6) month period from the start date of the original award. A comprehensive final Project Progress Report is due within 120 days after the award expiration date and will include the last interim reporting period.

DUE DATE	TASK NAME	DUE DATE STATUS	DECISION DATE
04/30/2026	Reporting Period 10/01/2025 - 3/31/2026. See Specific Award Conditions and CD-450/CD-451.	Unresolved	
10/30/2026	Reporting Period 4/01/2026 - 9/30/2026. See Specific Award Conditions and CD-450/CD-451.	Unresolved	
04/30/2027	Reporting Period 10/01/2026 - 3/31/2027. See Specific Award Conditions and CD-450/CD-451.	Unresolved	
10/30/2027	Reporting Period 4/01/2027 - 9/30/2027. See Specific Award Conditions and CD-450/CD-451.	Unresolved	
04/30/2028	Reporting Period 10/01/2027 - 3/31/2028. See Specific Award Conditions and CD-450/CD-451.	Unresolved	

Unmanned Aircraft Systems

If this project involves Unoccupied Aircraft Systems (UAS or drone technology), the Recipient is responsible for coordinating with the Federal Program Officer regarding any applicable policies and standards in NOAA's Office of Marine and Aviation Operations (OMAO) Handbook (June 2022, and any updates).

See Uncrewed Aircraft Systems | Office of Marine and Aviation Operations.

In addition, for any UAS activities in a project, it is the responsibility of the Recipient to ensure it has complied with applicable federal/state/local laws and have the appropriate permits in hand prior to conducting drone operations.

Budget Narrative and Justification

1. **Project title**
   Acquiring Land in Homer, Alaska Bridge Creek Watershed

2. **Type of Project**
   Land Conservation

3. **Project Location (latitude and longitude coordinates)**
   Homer Bridge Creek Watershed Protection District, Homer, Alaska. Multiple parcels, approximate location: 59.677447 N, -151.528782 W.

4. **Project Start and End Dates:**
   October 1, 2025 –Septeber 30, 2028

Applicant: City of Homer

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

Co- PI, City of Homer
Dan Kort
Public Works Director
dkort@ci.homer.ak.us (907)235-3170
3575 Heath Street, Homer AK 99603

Co- PI, City of Homer
Leon Galbraith
City Engineer
lgalbraith@ci.homer.ak.us (907)235-3170
3575 Heath Street, Homer AK 99603

Co-PI, Kachemak Heritage Land Trust Subaward
Marie McCarty
Executive Director, Kachemak Heritage Land Trust
marie@kachemaklandtrust.org (907 235-5263
315 Klondike Avenue, Homer, AK 99603

Co-PI, University of Alaska Anchorage (UAA), Kachemak Bay National Estuarine Research Reserve (KBNERR) Subaward
Katherine Schake
Reserve Manager, Kachemak Bay National
Alaska Center for Conservation Science, University of Alaska Anchorage
kschake@alaska.edu (907)235-1593

2181 Kachemak Drive, Homer, AK 99603

5. **Total Federal Funding Request:**
   $1,500,000
   Informal Leveraged Funds
   $479,000

a. Personnel

- **Total Request:** $0

Years One through Three: No personnel costs requested.

The City is using the de minimis cost rate of 15%, and is included under the “Other” budget category. The City is prioritizing the use of funds to purchase as much land for conservation as possible.

b. Fringe Benefits

- **Total Request:** $0

Years One through Three: No direct personnel funding is requested therefore no fringe benefit costs are incurred.

c. Travel

- **Total Request:** $0

Years One through Three: No travel funds are requested. The subject area is a 15-minute drive from municipal and project partner offices.

d. Equipment

- **Total Request:** $0

Years One through Three: No equipment is being purchased so no funds are requested. One of the subawards included under the “Other” budget line does include equipment. That information is provided in the attachments of the UAA/KBNERR scope of work and budget.

e. Supplies

- **Total Request: $0**

f. Contractual*

- **Total Request:** $78,500
- **Year One Request:** $62,934
- **Year Two Request:** $14,766
- **Year Three Request:** $800

Nine contracts will be executed over the course of this grant.

Homer Soil and Water Conservation District contract is for providing technical assistance to co-develop training for NRCS and local landowners. Costs include staff time for co-developing trainings with NRCS staff and outreach materials for land owners on soils, hydrology and groundwater best management / best building practices; informally leverages Know Your Lands Public Information Events.

Dr. Mark Rains, University of South Florida contract is for two researchers to participate in decision-maker and Tribal leader site-based learning and knowledge sharing trainings.

JOA Surveys contract is for installation of Meteorological station on City of Homer property.

Geovera - contract is for a 3rd party surveyor and consultant under contract to City of Homer, to conduct boundary surveys if necessary*

MacSwain Associates, LLC contract is for a 3rd party consultant, USFLA certified appraisers, under contract to City of Homer*

Jemaine, Dunnagan & Owens PS 3rd party consultant, law firm under contract to City of Homer, to prepare real estate transactions for the real properties to be acquired for conservation. *

BGES contract is for Phase I Environmental Analysis. *

Kachemak Bay Title Agency contract is for title search, escrow services deed restriction and recording services. *

Apple Bus contract is for transportation for early career training excursion to city drinking water reservoir and treatment plant.

Homer Soil and Water Conservation District Contract:

- **Total Request:** $10,000
- **Year One Request:** $5,000
- **Year Two Request:** $5,000
- **Year Three Request:** $0

Method of Selection: Sole source local quasi-governmental entity for the State of Alaska.

Period of Performance: October 1, 2025-July 31, 2027

Scope of Work: Lump sum funding in the amount of $10,000 is requested for a subcontract to provide technical assistance to co-develop training for NRCS (Natural Resource Conservation Service) and local landowners on groundwater and surface water nutrient flows, and how they interact with peatlands and salmon streams. On the Kenai Peninsula, the USDA NRCS is known most widely for its cost share programs that combat erosion, encourage wildlife [illegible]rove soil health and make agriculture less

destructive to the natural habitat. Because of their reputation of helping landowners financially, landowners willingly come to the NRCS office to discuss their plans for their land.. Year 1 funds Planning/Design costs; Year 2 funds cover cost of Implementation.

Method for Maintaining Performance Accountability: Project coordinator will oversee contract and remain in regular communications with Homer Soil and Water Conservation District regarding progress, schedule, and expenditures. HSWCD will provide quarterly progress reports and billing when services are rendered.

Itemized Budget:

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Personnel	$5,000	$5,000		$10,000

Dr. Mark Rains, University of South Florida Contract:

- **Total Request:** $10,000
- **Year One Request:** $10,000
- **Year Two Request:** $0
- **Year Three Request:** $0

Method of Selection: Sole source due to many years of partnership with the KBNERR and conducting groundwater research in the region and within the Bridge Creek Watershed Protection District.

Period of Performance: October 1, 2025- July 31, 2026

Scope of Work: Funding in the amount of $10,000 is requested for a subcontract with Dr. Mark Rains, University of South Florida for two researchers to participate in decision-maker site- based learning and knowledge sharing trainings/technical assistance related to USF's groundwater research in the Bridge Creek Reservoir, Anchor River watershed, and lower Kenai Peninsula. This lump sum includes travel from Florida to Homer, Alaska, meals and accommodations.

Method for Maintaining Performance Accountability: Project coordinator will oversee contract and remain in regular communications with Dr. Rains regarding progress, schedule, and expenditures. Dr.Rains will provide quarterly progress reports and billing when services are rendered.

Itemized Budget:

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Personnel	10,000			$10,000

JOA Surveys:

- **Total Request:** $9,066
- **Year One Request:** $0
- **Year Two Request:** $9,066
- **Year Three Request:** $0

Method of Selection: Sole source due to the specialty nature of this work and limited number of firms in Alaska. This firm specializes in tides and water level measurement, vertical datums and geodetic networks.

Period of Performance: October 1, 2025 - September 31, 2027. Work is anticipated in the first year, but construction scheduling sometimes can be difficult due to the very short construction season at the anticipated elevation of the weather station. In a heavy snow year, it can be June before the snow is gone and into July before the ground is dry.

Scope of Work: Funding in the amount of $9,066 is requested for a subcontract with JOA Surveys for the installation of a Meteorological station on City of Homer property in the Bridge Creek Watershed Protection District. The lump sum contract amount includes travel to Homer from Anchorage, AK and personnel costs.

Method for Maintaining Performance Accountability: Project coordinator will oversee contract and remain in regular communications with JOA Surveys regarding progress, schedule, and expenditures. JOA Surveys will provide quarterly progress reports and billing when services are rendered.

Itemized Budget:

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Contractual		9,066		$9,066

Geovera Contract:

- **Total Request:** $0
- **Year One Request:** $0
- **Year Two Request:** $0
- **Year Three Request:** $0

Method of Selection: The City conducted an RFQ process and Geovera was a responsive survey firm. The City alternates between local survey firms and selected this contractor for this project due to other work he has completed in the watershed.

Period of Performance: October 1, 2025- September 30-2028

Scope of Work: While no survey needs are presently anticipated for the project, we included Geovera in the budget narrative as it is possible that NOAA may require a Record of Survey or other document describing the legal area of the 160-acre desired parcel. This is anticipated to be a nominal cost, under $5,000.

Method for Maintaining Performance Accountability: Project coordinator will oversee contract and remain in regular communications with Geovera regarding progress, schedule, and expenditures. Geovera will provide quarterly progress reports and billing when services are rendered.

Itemized Budget: Contractual expense for survey work, if incurred, would likely under $5,000 based on previous similar work by the contractor. If grant funds are not available, the City will cover the cost.

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Contractual	0	0	0	0

MacSwain Associates, LLC Contract:

- **Total Request:** $26,000
- **Year One Request:** $26,000
- **Year Two Request:** $ 0
- **Year Three Request:** $0

Method of Selection: The City conducted and RFQ process and this firm was responsive. They are also one of the only firms in the state that conducts this work.

Period of Performance: October 1, 2026 - September 30, 1, 2028

Scope of Work: Conduct appraisals to NOAA specifications for property acquisition(s). If only one property is acquired, this cost will fall to $7,500-$9,500 based on a lump sum verbal estimate from the appraiser. The above is an estimate for appraising and associated travel for three properties, if buying several smaller parcels becomes necessary. Travel cost is based on a recent invoice for a preliminary appraisal conducted on the subject property. Appraisals are typically a day trip from Anchorage using commercial airline service and car rental.

Method for Maintaining Performance Accountability: Project coordinator will oversee contract and remain in regular communications with MacSwain Associates regarding progress, schedule, and expenditures. MacSwain Associates will provide quarterly progress reports and billings when services are rendered.

Itemized Budget:

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Personnel	24,500			$24,500
Travel	1500			$1,500

Jermaine, Dunnagan & Owens PS Contract:

- **Total Request:** $3,334
- **Year One Request:** $3,334
- **Year Two Request:** $0
- **Year Three Request:** $0

Method of Selection: Jermaine, Dunnagan & Owens PS (JDO) was contracted by the City of Homer through an open RFP process, and provides all legal services to the City.

Period of Performance: October 1, 2025- September 30, 2028

Scope of Work: Lump sum funding in the amount of $3,334 is requested for a subcontract with JDO to draft land acquisition contracts (purchase agreements and deeds), review deed restriction language and all contracts with the City. It is anticipated this work will occur during year one.

Method for Maintaining Performance Accountability: Project coordinator will oversee contract and remain in regular communications with JDO regarding progress, schedule, and expenditures. JDO will provide quarterly progress reports when services are rendered for this project. JDO already provides monthly progress reports and billing for the City as part of its existing work for the City.

Itemized Budget:

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Contractual	3,334			$3, 334

BGES Contract:

- **Total Request:** $15,000
- **Year One Request:** $15,000
- **Year Two Request:** $0
- **Year Three Request:** $0

Method of Selection: The City has requested quotes for other projects and found this firm to be the lowest cost.

Period of Performance: October 1, 2025 - September 30, 2028

Scope of Work: Funding in the amount of $15,000 is requested for a subcontract with BGES for Phase 1 Environmental Assessment work. A single Phase 1 Environmental Assessment is anticipated to be $8,000 lump sum for one large lot, however additional funds have been budgeted to cover if assessment of additional properties (smaller lots at a lower cost) is required. The City does have additional funds to cover this expense if costs rise above $15,000. Funding includes personnel costs and round trip day travel from Anchorage to Homer via commercial air carrier and car rental.

Method for Maintaining Performance Accountability: Project coordinator will oversee contract and remain in regular communications with BGES regarding progress, schedule, and expenditures. BGES company will provide quarterly progress reports and billings when services are rendered.

Itemized Budget:

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Personnel	$15,000			$15,000

Kachemak Bay Title Contract:

- **Total Request:** $3,600
- **Year One Request:** $0
- **Year Two Request:** $0
- **Year Three Request:** $0

Method of Selection: This company is one of two local title companies. The City alternates between companies and has selected this firm for this project

Period of Performance: October 1, 2025-September 30, 2028

Scope of Work: Lump sum funding in the amount of $3,600 is requested for a subcontract with Kachemak Bay Title Company for title report, escrow, closing and recording services. If there is only one land transaction this amount may be reduced.

Method for Maintaining Performance Accountability: Project coordinator will oversee contract and remain in regular communications with Kachemak Bay Title Company regarding progress, schedule, and expenditures. Kachemak Bay Title company will provide quarterly progress reports and billing when services are rendered.

Itemized Budget:

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Personnel	$3,600			$3,600

Apple Bus Contract:

- **Total Request:** $1,500
- **Year One Request:** $0
- **Year Two Request:** $700
- **Year Three Request:** $800

Method of Selection: Sole Source; only school bus company in the region to support transport for early career training.
Period of Performance: October 1, 2026 - September 30, 2028

Scope of Work: Lump sum funding in the amount of $1,500 is requested for a subcontract with Apple Bus Company for early career training transportation to site based field visits. Cost is an estimate as charter rates increase annually.

Method for Maintaining Performance Accountability: Project coordinator will oversee scheduling and payment for bus services.

Itemized Budget:

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Contract	0	$700	$800	$1,500

g. Construction (Not applicable, $0)

h. Other*

- **Total Request:** $1,406,500
- **Year One Request:** $1,303,729
- **Year Two Request:** $80,580
- **Year 3 Request:** $22,191

* This grant budget includes the purchase of Priority 1 parcel: one large 160-acre parcel. The seller is working in good faith with the City and project partners on this transaction (letter indicating willingness to sell is in the appendix of the main project narrative). However, Homer is a dynamic real estate market and should this purchase not be completed for some reason, the funds requested will cover due diligence and land acquisition of Priority 2 parcels. The budget is adequate for conducting due diligence on up to three parcels which includes phase 1 environmental assessments, title reports, etc. This backup strategy to conserve land is supported by a letter of willingness to sell for a smaller parcel (included in the application appendices), a second lot is owned by the Kenai Peninsula Borough, a willing seller at fair market value, and several private lots that are currently on the market. See Appendices with Land Acquisition Map showing Priority1 and Priority2 parcels for more details.

Primary Land Purchase

A total of $1,201,000 is requested for direct land acquisition costs. This is the purchase price of the Priority 1: 160 acre parcel (with a market increase contingency) that will be paid to the land owner and is anticipated to occur in year one. This single large parcel is the priority purchase for the City and presents the greatest opportunity to conserve the largest area of contiguous land with valuable habitat and water resources. This property is currently listed for sale on the open real estate market. Other costs such as title work, survey and other due diligence are listed under the contract section.

Alternative Land Purchases of Primary Land is sold to another party

Should the land owner of the 160 acre parcel choose not to sell to the City, five other parcels have been identified within Priority 2 as alternative options. All parcels are located within the relatively compact 2,000 acre Bridge Creek Watershed, and land owners have expressed interest in exploring the sale of their lands for conservation. All contain either wetland, surface water or groundwater resources, and are contiguous or very close to other conservation lands. The properties are similar in composition and will contribute to the same conservation outcomes as the 160 acre primary land purchase, should that transaction not be completed.

Rank	Estimated cost	Acreage	Notes	Other notes
#1	330000	23.324	"Dee Property" Large lot adjacent to Bridge Creek with groundwater resources, willing land owner letter included in application. Land is listed for sale and this sales price.	The top three transactions are the most likely. All five property owners have indicated willingess to consider selling.
#2	197000	14.0566	"Farmwald Property" Large lot west of the Dee property, no creek frontage, groundwater resources present and willing land owner.	
#3	180000	20	"KPB property" Very close to the reservoir with wetland resources and adjacent to city owned lands.	
#4	36720	3.06	"Howse Property" Smaller lot adjacent to bridge creek with wetlands present. Adjacent to other city conservation purchases.	
#5	389000	45	"Porcupine properites" Large lot (collection of 4 lots sold all together) with groundwater recharge resources, contiguous to other city lands. This transaction may be more difficult as we question the sales price. Actively on the market for about two years.	
Total	**1132720**	**105.4406**		

SIGNS

- **Total Request:** $2,191
- **Year One Request:** $0
- **Year Two Request:** $0
- **Year Three Request:** $2,191

The purchase and installation of required signage for NOAA funded land purchases is requested in year three. Cost is based on similar signage procured by project partner Kachemak Heritage Land Trust.

Kachemak Bay National Estuarine Research Reserve (KBNERR):

- **Total Request:** $143,309
- **Year One Request:** $82,729
- **Year Two Request:** $60,580
- **Year Three Request:** $0

Funding in the amount of $143,309 is requested for a subaward to **Kachemak Bay National Estuarine Research Reserve (KBNERR)** in order to provide Coastal Training Program (CTP) and Education Program Site Based Learning to Decision-makers, Municipal Managers, Natural Resources Conservation Service (NRCS) Staff Training, Workforce Development and Early Career Trainings,Public Information Materials on groundwater science, and Install Meteorological (MET) Station to meet KBNERR System Wide Monitoring Program (SWMP) Standards.

Funding in the amount of $60,000 is requested for a subaward to **the Kachemak Heritage Land Trust** (KHLT) in order to provide public outreach, wo[illegible] the City to facilitate all due diligence for land

acquisition, deed preparation, and create a site monitoring program consistent with NOAA requirements.

See appendix (at end) for full scope of work and details. A synopsis is provided below.

Method of Selection: KBNERR is the City's NOAA project partner.

Period of Performance: October 1, 2025-September 30, 2027.

Scope of Work: KBNERR will provide training and education components to build community resilience and transfer knowledge of maintaining municipal freshwater sources integrating past KBNERR research. This includes teachers, students, community decision makers and members of the general public. KBNERR has been highly successful in this work over the past twenty years and is well integrated in the community to provide this service for this project. KBNERR will also oversee the installation of a Meteorological (MET) Station to meet KBNERR System Wide Monitoring Program (SWMP) Standards.

Method for Maintaining Performance Accountability: Quarterly progress meetings will be held to monitor progress. Success will be measured by the creation of and conducting of CTP, TOTE and Discovery Lab programing, training for NRCS staff and completion of the installation of the MET station.

Itemized Budget: (see also appendix at end of this document)

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Personnel	29,952	30,701		$60,653
Fringe Benefits	14,822	15,193		$30,015
~~Travel~~	~~[amount]~~	~~[amount]~~	~~[amount]~~	~~[amount]~~
Equipment	$23,627			$23,627
~~Supplies~~	~~[amount]~~	~~[amount]~~	~~[amount]~~	~~[amount]~~
~~Contractual~~	~~[amount]~~	~~[amount]~~	~~[amount]~~	~~[amount]~~
~~Other~~	~~[amount]~~	~~[amount]~~	~~[amount]~~	~~[amount]~~
Indirect Charges	14,328	14,686		$29,014
TOTAL				**$143,309**

Kachemak Heritage Land Trust:

- **Total Request:** $60,000
- **Year One Request:** $20,000
- **Year Two Request:** $20,000
- **Year Three Request:** $20,000

See appendix (attached) for full scope of work and details. A synopsis is provided below.

Method of Selection: Sole source; only accredited Land Trust within the region.

Period of Performance: October 1, 2025-September 30, 2028

Scope of Work: Provide public outreach, facilitate due diligence on land purchase(s) and provide draft deed restriction language. Work to create a site monitoring program consistent with NOAA requirements that the City can use to monitor all municipally owned lands within the watershed.

Method for Maintaining Performance Accountability: Monthly meetings to review progress, identify problems as they arise and timely solutions. Meetings may be bi-weekly during property acquisition.

Itemized Budget: (see also appendix this document)

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Personnel	12,980	12,980	12,980	$38,940
Fringe Benefits	2,780	2,780	2,780	$8,340
~~Travel~~	~~[amount]~~	~~[amount]~~	~~[amount]~~	~~[amount]~~
~~Equipment~~	~~[amount]~~	~~[amount]~~	~~[amount]~~	~~[amount]~~
~~Supplies~~	~~[amount]~~	~~[amount]~~	~~[amount]~~	~~[amount]~~
~~Contractual~~	~~[amount]~~	~~[amount]~~	~~[amount]~~	~~[amount]~~
~~Other~~	~~[amount]~~	~~[amount]~~	~~[amount]~~	~~[amount]~~
Indirect Charges	4,420	4,420	4,420	$12,720
				TOTAL $60,000

h. Indirect Charges

- **Total Request:** $15,000
- **Year One Request:** $7500
- **Year Two Request:** $7500
- **Year Three Request:** $0

Indirect charges are calculated at a de minimis indirect rate of 15% and apply to the following direct costs for a total of $15,000. The City is prioritizing the use of funds to purchase as much land for conservation as possible.

- Personnel: $0
- Fringe Benefits: $0
- Travel: $0
- Equipment: $0
- Supplies: $0
- Other: $1,404,309*
- **Total:** $15,000

*There are two subawards over $50,000. The City is using the de minimis indirect rate of 15% on the first $50,000 on both of them.

Subaward 1: $50,000 x 0.15 = $7,500
Subaward 2: $50,000 x 0.15 =$7,500
Total: $15,000

i. Cost Sharing : N/A

- Informal Leveraged funds: $479,000. This is not part of any formula match or cost share amount, and not part of the 424 or 424A budget.

Project PI Julie Engebretsen will be donating over 300 hours of her time to the project for an in-kind donation valued over $20,000. Additionally, the City of Homer is in the process of spending $70,000 on land acquisition in the watershed, and a private conservation buyer is purchasing nearly 50 acres at a cost of $389,000. These land purchases have assisted in the design and support of this grant application and land conservation in the Bridge Creek Watershed Protection District.

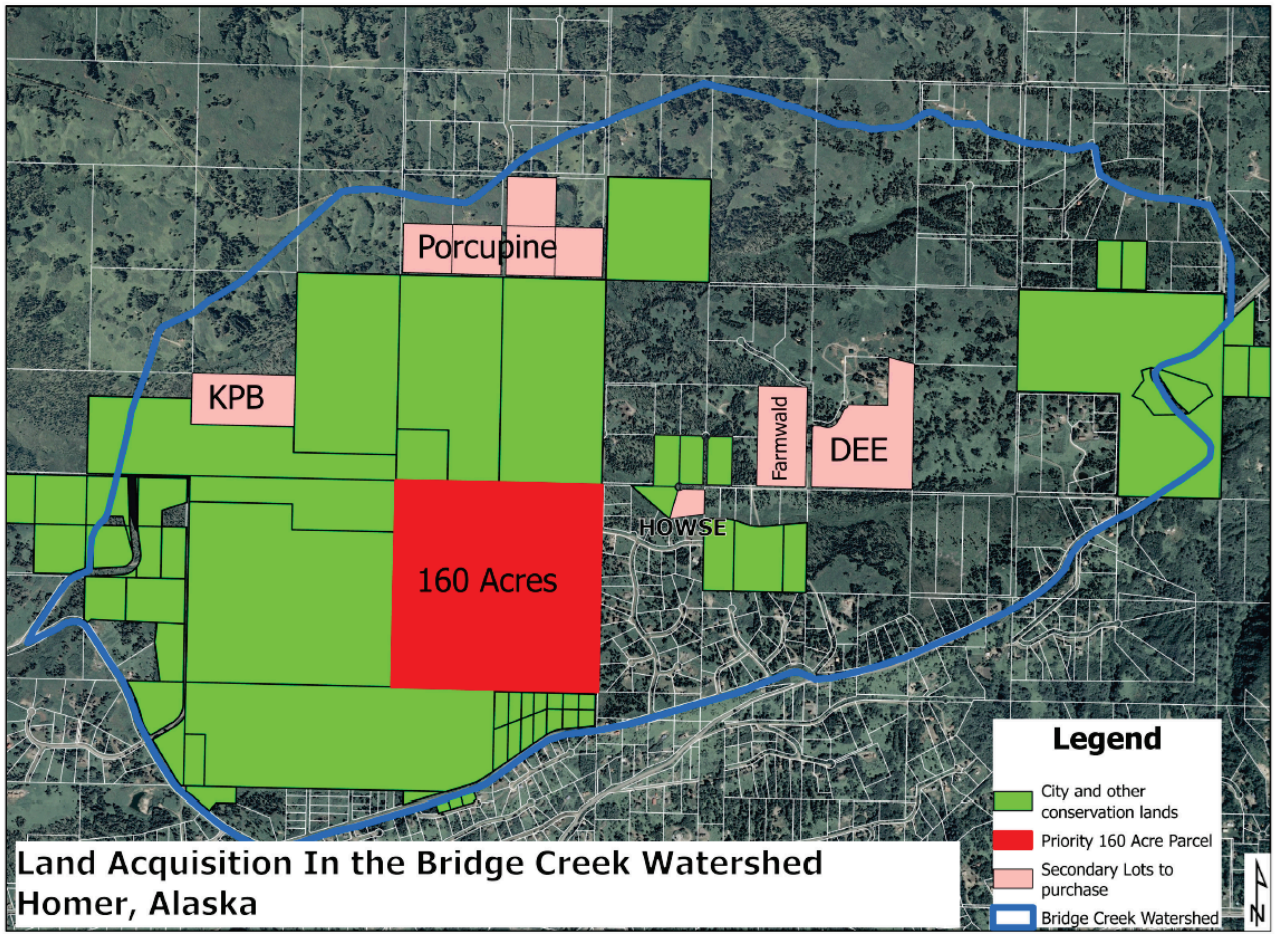
Leveraged Funds Table

Activity	**Value**
City Staff Time	$20,000
Additional land acquisition by the City	$70,000
Private conservation land purchase	$389,000
Total Leveraged Funds	**$479,000**

Appendix:

1) Land map of Priority 1 and Priority 2 Parcels
2) Kachamak Bay NERR subaward detailed budget

1) Land map of Priority 1 and Priority 2 Parcels



2) Subaward to: Kachemak Bay National Estuarine Research Reserve
Alaska Center for Conservation Science
University of Alaska Anchorage

Funding Opportunity: NOAA-NOS-OCM-2024-27098

Project Lead Applicant: City of Homer

Project Title: Acquiring Land in Homer, Alaska Bridge Creek Watershed

Names and Affiliations of Subaward Principal Investigators (PI):

Katherine Schake, Subaward Principal Investigator
Reserve Manager, Kachemak Bay NERR
Alaska Center for Conservation Science
University of Alaska Anchorage
kschake@alaska.edu | (907) 235-1593
2181 Kachemak Drive; Homer, AK 99603

Syverine Bentz, Co-PI
Coastal Training Program Coordinator, KBNERR
Alaska Center for Conservation Science
University of Alaska Anchorage
syverine@alaska.edu | (907) 235-1593
2181 Kachemak Drive; Homer, AK 99603

Project Start and End Dates: October 1, 2025 – September 30, 2027

Total Subaward Request: **$143,309**

CITY OF HOMER
HOMER, ALASKA

Community Development
Director/City Manager

ORDINANCE 25-62

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

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

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

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

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

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

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

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

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

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

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

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

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

RENEE KRAUSE, MMC, ADAC, CITY CLERK

YES:
NO:
ABSENT:
ABSTAIN:

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

CC-25-242

MEMORANDUM

Ordinance 25-64, An Ordinance of the City Council of Homer, Alaska Adopting the City of Homer 2045 Comprehensive Plan and Recommending Adoption by the Kenai Peninsula Borough. City Manager.

Item Type: Backup Memorandum

Prepared For: Mayor Lord and Homer City Council

Date: October 13, 2025

From: Ryan Foster, City Planner

Through: Melissa Jacobsen, City Manager

The attached ordinance will adopt the 2045 Homer Comprehensive Plan. Staff recommends the Council introduce Ordinance 25-64, set a public hearing at a subsequent regular meeting, and adopt the 2045 Homer Comprehensive Plan with staff-recommended amendments. Staff also recommends that the Council request adoption of the plan by the Kenai Peninsula Borough.

Background

The 2045 Homer Comprehensive Plan reflects a multi-year process of research, outreach, and collaboration. Between 2023 and 2025, the project team engaged hundreds of residents, businesses, and organizations through surveys, open houses, interviews, community events, and meetings with the City Council, Planning Commission, boards, commissions, committees, staff, and community entities. This extensive effort, summarized in Appendix C: Methodology, confirms that the plan is grounded in broad community input and reflects the shared values and priorities of Homer residents. The Planning Commission held a public hearing on the Public Hearing Draft of the 2045 Homer Comprehensive Plan on August 20, 2025, then closed the hearing to public testimony and postponed to the following meeting date. On September 3, 2025, the Commission voted to forward the plan to the City Council along with five individual sets (from five Planning Commissioners) of recommended potential amendments. When combined and analyzed, these submittals resulted in a total of 107 potential amendments to the plan. The Commission voted to forward individual Commissioner comments in their entirety, without distinguishing which amendments carried majority support from the Commission. To aid the City Council in their decision-making, the project team has reviewed Planning Commissioner comments and staff have prepared a list of proposed amendments, summarized below, and identified in more detail in Attachment 1.

Disposition of Planning Commission Suggestions

Planning Commissioners submitted five individual sets of suggestions with limited deliberation on many items. Staff have organized Commissioner comments into two categories for clarity in Attachment 1:

- **Amendments Recommended for Adoption**: These are amendments that have support through the public process, align with most inputs received to date, improve accuracy of the plan, facilitate implementation, and/or correct technical errors.
    - Includes **2 substantive** amendments**.**
    - Includes **17 technical** amendments**.**
- **Amendments that are Not Recommend for Adoption**: These are amendments that lack support through the public process, conflict with inputs received to data, including the plan framework or data, or lack sufficient detail for direct implementation.
    - Includes **87** amendments**.**

Attachment 1 provides rationale for Planning Commissioner proposed amendments.

RECOMMENDATIONS:

A. Introduce Ordinance 25-64 at the October 13th Council Meeting;
B. Hold a public hearing on the Public Hearing Draft at a subsequent meeting; and
C. Adopt staff-recommended amendments identified in Attachment 1 along with Ordinance 25-64

Attachments:

1. Staff recommended amendments to the Public Hearing Draft Comprehensive Plan
2. Public Hearing Draft of the 2045 Comprehensive Plan
3. Planning Commission August 20, 2025 Memorandum 25-038
4. Planning Commission August 20, 2025 Supplemental: Presentation and Public Comments
5. Planning Commission August 20, 2025 Laydown: Additional Public Comments
6. Planning Commission August 20, 2025 Meeting Minutes
7. Planning Commission September 3, 2025 Laydown: Planning Commissioner Comments
8. Planning Commission September 3, 2025 Meeting Minutes
9. Public Comments received from the City Clerk's Office

Attachment 1:

Staff Response to Planning Commission Comments

Following the Planning Commission's September 3, 2025 action to forward individual Planning Commissioner comments on the Public Hearing Draft of the 2045 Homer Comprehensive Plan, the project team reviewed all 107 comments for clarity, consistency, and alignment with the goals of the plan. This attachment summarizes the project team review, dividing amendments into those recommended for adoption and those not recommended. The original recommendations submitted by individual Planning Commissioners are included in Attachment 1.

Amendments Recommended for Adoption

These are amendments that have support through the public process, align with most inputs received to date, improve accuracy of the plan, facilitate implementation, and/or correct technical errors.

Substantive Amendments

#	Component, Chapter, Page #	Recommended Amendment (Summarized)	Recommended By	Rationale
1	Core Plan Introduction, Page 7	Include the following language to introduce the plan: "The 2045 comprehensive plan serves as an aspirational guide for shaping the long-term vision, growth, and development of our community. It is a blueprint sets forth goals, strategies, and actions to inform policy-making and decision-making across land use, infrastructure, housing, transportation, and environmental stewardship. The plan is a living document-intended to be periodically reviewed and amended in response to changing conditions, emerging needs, and evolving community values. Its implementation must always be grounded in the realities of available public resources and pursued in a fiscally responsible and sustainable manner to ensure its relevance and effectiveness serves the community's best interest over time."	Smith, H	This recommendation was broadly supported by Planning Commission members during the August 20 meeting and refined during the September 3 meeting. The language conforms to the overall tone/theme of the plan to balance the aspirational and practical functions of the plan.

#	Component, Chapter, Page #	Recommended Amendment (Summarized)	Recommended By	Rationale
2	Core Plan Transportation, Page 47	Consider Kaiser Comments from August 15: RE: Please identify as an Action, "Implement recommendations from the Homer Transportation Plan."	Venuti	This action is implied throughout the chapter and other policies, but never explicitly stated.

Technical Amendments

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By
1	Executive Summary, Page 1	The Table of Contents should be at the very beginning of the document.	Venuti; Harness
2	Executive Summary, Page 4	Add to "Top Priorities and Projects for Homer to Focus on for the Next 10-20 Years:" Increase access to recreational opportunities for visitors and residents.	Staff recommendation (also included in Barnwell comments)
3	Core Plan Introduction, Page 8	Change "make the code clearer and more easy to use" to "make the code more effective, efficient and user friendly"	Smith, S
4	Executive Summary Land Use and Environment, Page 8	[Future Land Use Map] "properties associated with Homer Airport" is vague. [Staff to revise to remove 'properties' and replace with state lands.]	Barnwell
5	Core Plan Introduction, Page 8	Add sentence: "The 2018 Plan emphasized the use of Green Infrastructure. This Plan recognizes the importance of green infrastructure (aka nature based solutions), but frames these needs in terms of drainage and stormwater management."	Barnwell
6	Executive Summary Transportation, Page 15	Missing: Walkability goals (see Core Plan vision and other), although connectivity is emphasized. [Staff to add language that connects this chapter to the 2024 Transportation Plan as the Core Plan does. Walkability also emphasized in themes, goal A, and Strategies 1, 4, and 5]	Barnwell
7	Core Plan Land Use and Environment, Page 19	Consider Kaiser Comments from August 15: RE: suggest the explanation about what a Future Land Use Map is be moved from Page 19 to Page 17, before Figure 7.	Venuti
8	Core Plan Land Use and Environment, Page 19	Move content from page 19 "what is future land use vs. zoning" to before the table on page 17	Harness

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By
9	Core Plan Public Facilities and Services, Page 25	Remove the second 'planning' from "The City of Homer provides a range of services, including water, sewer, planning, road maintenance, community development, recreation, parks, port and harbor management, fire protection, law enforcement, planning, and emergency services.	Smith, S
10	Core Plan Public Facilities and Services, Page 25	Consider Kaiser Comments from August 15: RE: There's a nice quote, on Page 25 of the PRD that has been omitted from the PHD: "'Future growth should consider how development may impact environmental resources both inside and outside the city boundary." Please put it back.	Venuti
11	Core Plan Public Facilities and Services, Page 27	Consider Kaiser Comments from August 15: RE: The PRD, Page 27, includes Strategy (7) about developing policies for specific community areas, which is not in the PHD. Please put it back. If Strategy (7) in the PHD is supposed to take the place of (7) in the PRD, please add the additional, descriptive language that is in the PRD [Staff notes that this language was removed from the PFS chapter to reduce duplication with the LUE chapter, but should be cross referenced.]	Venuti
12	Core Plan Public Facilities and Services, Page 29	Consider Kaiser Comments from August 15: RE: Includes Strategy (4) related to new facilities on the Homer Spit. It includes Action (a) regarding the harbor expansion. i. This action should be in Strategy (3) related to Port/Harbor Infrastructure.	Venuti
13	Core Plan Public Facilities and Services, Page 29	Consider Kaiser Comments from August 15: RE: Includes Strategy (4) related to new facilities on the Homer Spit. It includes Action (a) regarding the harbor expansion. Ii. I don't like the way the sentence says "[s]upport a harbor expansion…" without qualification. This sounds like the outcome is pre-supposed; that is, that the city will move forward with the harbor expansion, no matter what. It is true that the City Council is supporting the project at this time, but this is still qualified support. Feasibility and affordability must be still be demonstrated. I recommend using language like "continue to explore the operational, financial and environmental feasibility of a harbor expansion" because that is what we are doing.	Venuti
14	Core Plan Public Facilities and Services, Page 30	Change Strategy 6: "Increase the City's capacity to provide and expand community services and improve the synergy between the City and other community partners to maximize resource and investments." to "Be responsive to community driven desires to enhance community services. Improve the synergy between the City and other community partners to maximize resources and investments."	Smith, H
15	Core Plan Economic Development, Page 41	Consider Kaiser Comments from August 15: RE: The PHD has an Action (1)(a), Page 41, that says we should "incentivize growth of the marine trades". This makes it sound like we're going to do this whether it makes sense economically or environmentally. Please put some limitations around this, such as saying "support sustainable growth of the marine trades…	Venuti

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By
16	Core Plan Transportation, Page 47	Clarify the City's roll in Goal B. Explain how the City plays a roll in "maintaining" a network outside of its city limits? Advocacy? "within" greater homer area. [Note: Staff to change Goal B to: Maintain a sustainable and safe motorized transportation network year-round to move people and goods to, from, and within ~~the Greater~~ Homer ~~Area~~.]	Smith, H
17	Appendix B Glossary	Provide a suitable definition of "ensure" in Appendix B so that users of this document understand that outcomes of efforts cannot be guaranteed. Or use another word.	Smith, H

Not Recommended for Adoption

These are amendments that lack support through the public process, conflict with inputs received to data, including the plan framework or data, or lack sufficient detail for direct implementation.

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
1	Core Plan, Introduction, Page 2	Correct the double (::) between Agnew Beck	Smith, S	Not an error.
2	Executive Summary, Page 4	Add to "Top Priorities and Projects for Homer to Focus on for the Next 10-20 Years:" "provide for utilities infrastructure that supports development in appropriately zoned areas." (Note: this refers to survey "Increase the diversity of Homer's economy and economic foundations 73%")	Barnwell	Not an error - does not match survey question or response language.
3	Executive Summary, Page 4	Edit to "Top Priorities and Projects for Homer to Focus on for the Next 10-20 Years:" instead of "Preserve open public spaces within the city from development" use "Protect open public spaces within the city."	Barnwell	Not an error - does not match survey question or response language.
4	Core Plan Introduction, Page 5	Homer Profile Population numbers for Homer and Soldotna are very similar. I question the Soldotna numbers. And Kenai numbers. Are the Soldotna numbers from the COS?	Barnwell	This section of plan does not exist; not enough info to implement this change.

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
5	Core Plan Introduction, Page 6	Homer Workforce: As shown, "retail" is the highest percentage of jobs. Given this (I question it), has the Team thoroughly canvassed retail industries in Homer? If so, where is this in the Plan?	Barnwell	This section of plan does not exist; not enough info to implement this change.
6	Core Plan Introduction, Page 7	Consider Kaiser Comments from August 15: The PRD had a Figure 4, Page 10, which listed all the public outreach events that were held to collect input about the plan. This was important information because it showed the City's efforts to include a broad range of opinions. The PHD does not include this figure. Was it put someplace else?	Venuti	This is information is included in Appendix C: Methodology to accommodate the broad support received from the public, Council, and Planning Commission to reduce the size of the Core Plan to increase usability of the plan.
7	Executive Summary Land Use and Environment, Page 8	[Future Land Use Map] Areas shown as Commercial don't align with open space, green infrastructure, and conservation goals.	Barnwell	There is not enough information to support a map change, and in many cases commercial, industrial and conservation uses might co-exist through site design standards, green infrastructure requirements, and buffers—without reclassifying land use designations.
8	Executive Summary Land Use and Environment, Pagev8	[Future Land Use Map] Multiple uses" conflict with conservation, e.g. commercial.	Barnwell	There is not enough information to support a map change, and in many cases commercial, industrial and conservation uses might co-exist through site design standards, green infrastructure requirements, and buffers—without reclassifying land use designations.
9	Executive Summary Land Use and Environment, Page 8	[Future Land Use Map] Manufacturing and "supportive infrastructure" is in conflict with land use conservation and open space	Barnwell	There is not enough information to support a map change, and in many cases commercial, industrial and conservation uses might co-exist through site design standards, green infrastructure requirements, and buffers—without reclassifying land use designations.

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
10	Executive Summary Land Use and Environment, Page 8	[Future Land Use Map] Environmental constraint overlay as shown on p. 11 in conflict with "commercial" designation as shown on map	Barnwell	There is not enough information to support a map change, and in many cases commercial, industrial and conservation uses might co-exist through site design standards, green infrastructure requirements, and buffers—without reclassifying land use designations.
11	Executive Summary Land Use and Environment, Page 8	[Future Land Use Map] Environmental constraint overlay as shown on p. 11 in conflict with "commercial" designation as shown on map. Key themes as mentioned in sustainability and resilience refer to "open space and natural lands support long-term community well being."	Barnwell	There is not enough information to support a map change, and in many cases commercial, industrial and constrained lands might co-exist through site design standards, green infrastructure requirements, and buffers—without reclassifying land use designations.
12	Executive Summary Land Use and Environment, Page 8	[Future Land Use Map] Airport category intended uses is contradictory: manufacturing, etc. doesn't mix well with conservation. Conservation: maintained as undisturbed and natural state conflicts with certain areas such as Airport commercial land use.	Barnwell	Not an error - Combination of heavy industrial and critical habitat into an 'airport' land use designation was requested during the joint council/pc meeting in June. Further, these two designations mirror state plan land classifications for this area.
13	Executive Summary Land Use and Environment, Page 8	[Future Land Use Map] Include the following area plans as area plan overlays: Diamond Cr. Recreational Area, Gateway District, Woodard Creek Watershed.	Barnwell	This idea was not broadly supported during the Planning Commission's deliberations, nor is it representative of the feedback and inputs we heard during the plan process. The DCRA is outside of city limits and the Woodard Creek Watershed's plan was adopted in 2017. There may be an opportunity to add an area plan action for the Gateway Business District during future plan amendments.

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
14	Executive Summary Public Facilities and Services, Page 12	Need a line that considers the of future water supply and planning. Recognize the role that Homer's municipal water supply has in supporting population growth outside the city limits. This includes referencing the existing water and sewer agreements between Homer and Kachemak City. Action items may include: 1. Identify where City water is currently being delivered, 2. Research how other communities use water supply to manage growth.	Barnwell; Harness	The City is not currently experiencing, nor does it anticipate experiencing, water capacity challenges. This has also not been identified as a concern via the public process or from Public Works staff. The community has expressed support for concentrating and guiding growth (e.g., through infill) within City limits rather than focusing or controlling growth outside City limits.
15	Appendix J Implementation Plan, Page 12	Add action ""Investigate commercial transport alternatives connecting Sterling Highway (Bypass) and East End Rd."	Barnwell	Does not match action language in core plan; the plan directs the community to implement the 2024 Transportation Plan, which includes policies related to establishing an alternate truck route (Objective 1B).
16	Executive Summary Housing, Page 13	Lacks a strategy for zoning that encourages affordable housing, i.e. housing that is accessible to walkable and transportation close to the CBD.	Barnwell	Covered in Land Use and Environment Chapter and cross referenced.
17	Executive Summary Economic Development, Page 14	Missing: Harbor impacts on economy.	Barnwell	Not missing. See 'Fishing and Tourism' theme, see actions under Strategy 1.
18	Executive Summary Governance, Page 16	Mention should be made for the need for drainage infrastructure funded by taxation or some means of city revenue. Other city models for taxation supporting storm water and other infrastructure should be considered, e.g. Anchorage AWWU, and other.	Barnwell	This idea was not broadly supported during the Planning Commission's deliberations, nor is it representative of the feedback and inputs we heard during the plan process.
19	Executive Summary Governance, Page 16	Change instances of "Natural and Climate-Driven Hazards" or "natural hazards" to geohazards	Barnwell	This idea was not broadly supported during the Planning Commission's deliberations, nor is it representative of the feedback and inputs we heard during the plan process. The plan uses

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
				terminology that aligns with FEMA, State of Alaska, and HUD language, ensuring consistency with funding and hazard mitigation planning. Additionally, substituting for "geohazards" would narrow the scope of hazards considered—excluding hazards like wildfire, drought, and extreme weather—and could cause confusion by using a less familiar term not widely recognized in community engagement or regulatory frameworks.
20	Core Plan Land Use and Environment, Page 16	Land Use: Green Infrastructure	Barnwell	Not enough info to implement this change; related policies included in plan.
21	Core Plan Land Use and Environment, Page 16	Goal A: Add "Promote sustainable and moderate growth that preserves Homer's small-town character; and protects important habitat and open spaces."	Barnwell	Adding this phrase to Goal A would be duplicative and blur the distinction between the two goals, which are structured to keep growth management and resource protection as complementary but separate priorities (Goal A focused on directing growth responsibly and Goal B explicitly addressing habitat and open space protection).
22	Appendix J Implementation Plan, Page 16	Correct sentence "Update and adopt the City's Low-Impact Development Plan (also referred to as the Green Infrastructure – Stormwater Master Plan" to "Update and adopt the City's Low-Impact Development Plan (and the Green Infrastructure – Stormwater Master Plan)"	Barnwell	This is not an error.

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
23	Appendix J Implementation Plan, Page 16	"Continue to incorporate green infrastructure approaches (e.g., rain gardens, vegetated buffers, permeable surfaces) into City-led projects, and new developments."	Barnwell	Unnecessary; 'new developments' are encompassed under 'projects'; and change would not match action language in core plan.
24	Appendix J Implementation Plan, Page 16	Add "Develop technical mapping tools, including stormwater drainage basins and flow analysis, to guide City-led infrastructure decisions and support watershed-based planning"	Barnwell	Unnecessary; Already captured in Appendix I: Partner Actions, Sustainability and Resilience Strategy 4h.
25	Appendix J Implementation Plan, Page 16	[Replace hazards with] Geohazards	Barnwell	This idea was not broadly supported during the Planning Commission's deliberations, nor is it representative of the feedback and inputs we heard during the plan process. The plan uses terminology that aligns with FEMA, State of Alaska, and HUD language, ensuring consistency with funding and hazard mitigation planning. Additionally, substituting for "geohazards" would narrow the scope of hazards considered—excluding hazards like wildfire, drought, and extreme weather—and could cause confusion by using a less familiar term not widely recognized in community engagement or regulatory frameworks.
26	Core Plan Land Use and Environment, Page 18	[Future Land Use Map] Keep the Gateway District. The proposed change from Gateway Business to Commercial Mixed Use does not "preserve scenic views and insure a welcoming entrance to Homer. It should remain as Gateway Business."	Smith, S; Venuti; Harness	This idea was broadly supported during the public hearing process of the plan, and was vocally supported by the majority of the planning commission (see minutes). Staff notes, however, that the Gateway District is a zone that can be established and preserved under the umbrella of the Commercial Mixed Use land use

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
				designation of the FLUM. This will occur during Title 21 revisions.
27	Core Plan Land Use and Environment, Page 18	[Future Land Use Map] Include the Harbor Expansion in the map.	Smith, S	Harbor expansion is already included on the FLUM as part of the Homer Spit Planning Area Overlay.
28	Core Plan Land Use and Environment, Page 18	Revise 'Conservation' land use designation intent to say "“Public and private lands that serve key environmental functions, such as critical habitat, watershed areas, areas to be maintained in an undisturbed and natural state."	Barnwell	This idea was not broadly supported during the Planning Commission’s deliberations, nor is it representative of the feedback and inputs we heard during the plan process. The proposed change overstates the intent by suggesting that all conservation-designated lands must be kept “undisturbed and natural,” which could conflict with community-supported uses such as recreation, traditional harvest, or infrastructure siting that are compatible with conservation values.
29	Core Plan Land Use and Environment, Page 18	In Area Plan Overlay, include Woodard Creek Watershed, Diamond Creek Recreation Area, and Gateway District.	Barnwell	This idea was not broadly supported during the Planning Commission’s deliberations, nor is it representative of the feedback and inputs we heard during the plan process. The DCRA is outside of city limits and the Woodard Creek Watershed's plan was adopted in 2017. There may be an opportunity to add an area plan action for the Gateway Business District during future plan amendments.

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
30	Core Plan Land Use and Environment, Page 18	[Future Land Use Map] "Airport" area is in large and conflict with the conservation needs in this area.	Barnwell	Combination of heavy industrial and critical habitat into an 'airport' land use designation was requested during the joint council/pc meeting in June.
31	Core Plan Land Use and Environment, Page 18	Add a page of the following text: "The ocean-influenced maritime climate lends to a fairly temperate place by Alaska standards. Average daily temperatures range from 45 to 65 degrees Fahrenheit in the summer and 14 to 27 in the winter. Yearly snowfall during the winter averages 55 inches; total annual precipitation is 24 inches. The topography of the region adds to its beauty. The City of Homer is situated in a geographical area referred to as the Homer Bench characterized by high bluffs to the north and gently sloping shorelines in the south. Homer is bounded by Kachemak Bay to the south, and Diamond Ridge to the north, which rises from about 400 to 1,100 feet above sea level. Common rock types include shale, sandstone, coal, and claystone. The steep slopes and the loose nature of the soil and bedrock make the area susceptible to landslides when saturated with water. Homer experiences both bluff and shoreline erosion problems. Homer's location makes it vulnerable to natural hazards including earthquakes, tsunamis, landslides, and flooding, as well as the longer term impacts of climate change. There are numerous plans and reports that provide recommendations for improving the resilience of Homer's infrastructure. 16 The Port, Harbor, and the Homer Spit, which are all important components of Homer's economy, are especially vulnerable to severe storms and climate change." Please put the natural hazards verbiage that was in the Spring PRD back into this Plan, as shown above. This is a huge issue for Homer and should not be understated.	Barnwell	Much of this language does not appear in any previous drafts. Some language about "natural hazard verbiage" was moved from the Public Facilities Chapter to the Sustainability and Resilience theme "Natural and Climate-Driven Hazards Increase Risks to People and Infrastructure" during the revision process. Other language was removed because it was redundant. For example, the sentence "There are numerous plans and reports that provide recommendations for improving the resilience of Homer's infrastructure," was removed because the plans and reports are either footnoted in the plan as part of the theme or included in Appendix D: Plan Review.

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
32	Core Plan Land Use and Environment, Page 18	Consider Kaiser Comments from August 15: Natural hazards. The PRD, Page 18, contained a nice paragraph entitled "Development that fits Natural Conditions". The only part of this paragraph that appears in the PHD is the first sentence. Please put the rest of the paragraph back as it is important to remind people that natural hazards restrict growth and development on much of Homer's lands.	Venuti	The longer PRD paragraph was intentionally condensed in the Public Hearing Draft to improve readability, consistent with direction from the June Joint Council/Planning Commission work session. The key themes about how natural hazards restrict growth and development are still carried forward in the PHD through hazard-specific sections and the Land Use & Environment and Sustainability and Resilience chapters. Reintroducing the full PRD text would add redundancy without improving clarity.
33	Core Plan Land Use and Environment, Page 19	Consider Kaiser Comments from August 15: RE: Gaps. The PRD, Page 19, contained some nice language about the "gaps" in outdoor areas, which is omitted from the PHD. This was good language – please put it back.	Venuti	Language removed or redistributed based on feedback received at the PC/Council joint work session.
34	Core Plan Land Use and Environment, Page 19	Consider Kaiser Comments from August 15: RE: This map would be more helpful, if the outlines were more distinct; that is, if the outlines followed property boundaries. Without clear boundaries, the Planning Commission is just guessing about which designation applies to specific parcels. This is particularly important when talking about the Environmental Constraints Overlay. If you can't identify boundaries, maybe you can identify some criteria – some tool the Planning Commission can use identify if a property is supposed to be in the EC Overlay or not.	Venuti	The Future Land Use Map (FLUM) is not intended to operate at the parcel level and should not be confused with a zoning map. Its role is to provide broad policy direction that will guide subsequent zoning revisions, which are the tools applied at the property scale. More specifically, the Environmental Constraints Overlay relies on external datasets (e.g., FEMA floodplain, DEC wetlands, and slope analysis), and it is important that applicants and decisionmakers consult those authoritative sources directly rather than treating the FLUM as a regulatory tool. In addition, this concern has been partly addressed through the release of

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
				the interactive online map, which allows users to view layers in more detail than the static plan document. For these reasons, staff does not recommend parcel-level edits to the FLUM.
35	Core Plan Land Use and Environment, Page 21	In Strategy 2h: "Modify zoning and permitting tools to support small business growth and economic resilience, including consideration for locally owned and emerging industries." Define 'emerging industries' and add agricultural and other food production industries important to food security.	Barnwell	This idea was not broadly supported during the Planning Commission's deliberations, nor is it representative of the feedback and inputs we heard during the plan process. More specifically, defining "emerging industries" risks limiting interpretating for the 20-year plan.
36	Core Plan Land Use and Environment, Page 21	Consider Kaiser Comments from August 15: RE: Please delete the words about "gauging…interest" and substitute the phrase "research and implement zoning and policy tools…."	Venuti	This idea was not broadly supported during the Planning Commission's deliberations, nor is it representative of the feedback and inputs we heard during the plan process.
37	Core Plan Land Use and Environment, Page 21	Consider Kaiser Comments from August 15: RE: includes Action (h) which refers to "locally owned and emerging industries". Please define "emerging industries," so we know what we're supposed to support. Also, this would be a good place to add "agricultural and other food production industries.	Venuti	This is a 20-year plan, so emerging industries will change over the life of plan and should not be defined to keep plan more flexible.
38	Core Plan Land Use and Environment, Page 22	Add action item under Strategy 4 to "Protect and conserve areas of hydric soils considered important to water storage, stormwater management, open space, and stormwater management."	Barnwell	A this action is duplicative as-written. The draft already (1) maps hydric soils in the Future Land Use Map "Environmental Constraints" overlay, and (2) has multiple actions to use wetlands/green infrastructure for stormwater (see Land Use and Environment strategies 3c-d; 3f; and Sustainability and Resilience strategies 3a-3d).

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
39	Core Plan Land Use and Environment, Page 22	Consider Kaiser Comments from August 15: RE: In Strategy 3, the PRD contained a number of Actions (b) – (f), that are not contained in the PHD. That was good language – please put it back. What's currently in the PHD is good, but it needs to be buttressed with the original language of this section.	Venuti	Language redistributed to other actions, Sustainability and Resilience Chapter, or withdrawn due to Council, PC, and Staff comments on PHD.
40	Core Plan Land Use and Environment, Page 22	Consider Kaiser Comments from August 15: RE: includes Strategy (4) regarding "open, green space". The PRD contained a number of Actions (a) – (d) that are not contained in the PHD. This was good language – please put it back. What's currently in the PHD is good, but it needs to be buttressed with the original language from the PRD	Venuti	Language redistributed to other actions, Sustainability and Resilience Chapter, or withdrawn due to Council, PC, and Staff comments on PHD.
41	Core Plan Land Use and Environment, Page 23	Consider Kaiser Comments from August 15: RE: includes Strategy (5) regarding "place-based planning". This Strategy was in the PRD, but the Actions that were in the PRD are totally different from what is shown in the PHD. I can't tell if the PHD's Actions are intended to encompass the PRD's Actions or if the intents are different. Some terms from the PRD, such as "broader range of housing types and compatible mixed-use developments," "public-private partnerships" and "targeted infrastructure upgrades" do not appear in the PHD. These were good phrases. Please put them back.	Venuti	Language redistributed to other actions, Sustainability and Resilience Chapter, or withdrawn due to Council, PC, and Staff comments on PHD.
42	Core Plan Land Use and Environment, Page 24	Consider Kaiser Comments from August 15: RE: an additional strategy (g) about "adopting building codes and incentive programs to increase energy efficiency and promote renewable energy". Please add something to the PHD that addresses these important topics if only to refer to the city's Climate Action Plan.	Venuti	The Climate Action Plan is cited in Sustainability and Resilience Chapter.

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
43	Core Plan Land Use and Environment, Page 24	Consider Kaiser Comments from August 15: RE: Strategy (6) regarding public-private partnerships. The language about such partnerships in the PRD, page 26, Action (c), was more descriptive. Please put that language back. Also, please don't refer to Strategy 6 and 7 as "Partner -led Strategies". This looks like the city is taking a back-seat to these strategies. Please use language that puts the city in a more proactive position.	Venuti	Language for partner-led v city-led strategies matches the intent from comments received at joint Council / PC work session.
44	Core Plan Public Facilities and Services, Page 25	Consider Kaiser Comments from August 15: RE: The PRD's chapter on Public Facilities & Services had a paragraph, Page 33, on "Vulnerability to Natural Hazards", which is not in the PHD. Please put it back.	Venuti	Language about facilities' vulnerability was moved from the Public Facilities Chapter to the Sustainability and Resilience theme "Natural and Climate-Driven Hazards Increase Risks to People and Infrastructure" during the revision process. Other language was removed because it was redundant.
45	Core Plan Public Facilities and Services, Page26	Last paragraph, Last sentence under: Rising Service Demands and Infrastructure Costs. Substitute the word adequate for insufficient so the last sentence reads: "The water and sewer services within the City are ~~adequate~~ insufficient, and ~~but~~ stormwater runoff impacts the capacity of the wastewater treatment plants."	Harness	The City is not currently experiencing, nor does it anticipate experiencing, water capacity challenges. This has also not been identified as a concern via the public process or from Public Works staff. The community has expressed support for concentrating and guiding growth (e.g., through infill) within City limits rather than focusing or controlling growth outside City limits. This quote was removed from the earlier version for this reason.
46	Core Plan Public Facilities and Services, Page 27	Add action: "Move Public Works Campus to a suitable location safe from natural hazards and accessible to the Public and Staff."	Barnwell	Already captured in Sustainability and Resilience Strategy 2a to ""Relocate municipal buildings out of tsunami inundation zones where feasible and continue to consider hazard-prone or

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
				unsuitable areas in future development projects."
47	Core Plan Public Facilities and Services, Page 29	Strategy 3: "Maintain and (l)mprove" ... small l is used - change to capital I	Smith, S	Not an error.
48	Core Plan Public Facilities and Services, Page 29	Consider Kaiser Comments from August 15: RE: The PHD, Page 29, includes Strategy (3) related to Port & Harbor Infrastructure. This Strategy lists Action (a) regarding a P/H Management Plan, which I would assume would include a list of important capital projects. This Strategy also lists Action (d) regarding one specific project – the large vessel haul-out area. The P/H needs a lot of projects, so it makes no sense to single out this one particular project in the Comprehensive Plan. It makes more sense to specify, in Action (a), that the Management Plan will include a Capital Improvement Program. Then, this inappropriate call out of the large-vessel haul-out area can be omitted.	Venuti	This idea was not broadly supported during the Planning Commission's deliberations, nor is it representative of the feedback and inputs we heard during the plan process. More specifically, the large vessel haul out facility was identified as a priority for inclusion in the plan by the Port and Harbor Advisory Commission at their February 26th meeting.
49	Core Plan Public Facilities and Services, Page 29	Add action to Port and Harbor Strategy 3: "Develop and maintain a business plan for the Port and Harbor Enterprise that demonstrates well thought out strategies for independent success.	Smith, H	This idea was not broadly supported during the Planning Commission's deliberations, nor is it representative of the feedback and inputs we heard during the plan process. The Port and Harbor Enterprise operates with financial oversight and long-term planning tools through the City budget process and Capital Improvement Program. Developing a standalone "business plan" could duplicate existing management processes or fall outside the scope of a comprehensive plan.

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
50	Core Plan Public Facilities and Services, Page 30	Strategy 9: Capitalize 'State' and 'Federal'	Smith, S	Not an error.
51	Core Plan Public Facilities and Services, Page 30	Strategy 5: Include a parking plan for the Spit that includes no parking zones to reduce accidents; limit birder parking to west side of spit road.	Smith, S	This level of detail may be more relevant for a master plan for the Spit, as recommended in Land Use and Environment Strategy 5c.
52	Core Plan Public Facilities and Services, Page 31	Consider Kaiser Comments from August 15: RE: Potential Partner-led Strategies. This looks like the city is taking a back-seat to these strategies. Please use language that puts the city in a more proactive position.	Venuti	Language for partner-led v city-led strategies matches the intent from comments received at joint Council / PC work session.
53	Core Plan Public Facilities and Services, Page 31	Consider Kaiser Comments from August 15: RE: There was a nice quote about infrastructure in the PRD, Page 34, which was omitted in the PHD: "Support our infrastructure. Our water and sewer facilities are at capacity, and we keep building new things with little thought to how we will maintain them." Please put it back.	Venuti	The City is not currently experiencing, nor does it anticipate experiencing, water capacity challenges. This has also not been identified as a concern via the public process or from Public Works staff. The community has expressed support for concentrating and guiding growth (e.g., through infill) within City limits rather than focusing or controlling growth outside City limits. This quote was removed from the earlier version for this reason.
54	Core Plan Public Facilities and Services, Page 31	Consider Kaiser Comments from August 15: RE: , included a Strategy related to roads, which does not appear in the PHD	Venuti	Moved to Transportation and linked with 2024 Transportation Plan.
55	Core Plan Public Facilities and Services, Page 31	Consider Kaiser Comments from August 15: RE: PRD has a more expansive list of airport improvements, which does not appear in the PHD. Please put this list back.	Venuti	Moved to Appendix I: Partner Actions due to PC/Council feedback at joint work session; Airport not City-led

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
56	Core Plan Public Facilities and Services, Page 31	Consider Kaiser Comments from August 15: RE: Add PRD Strategy related to stormwater, which does not appear in the PHD. Please put it back.	Venuti	Moved language to Sustainability and Resilience Chapter due to Council/PC feedback at joint work session.
57	Core Plan Housing, Page 32	Consider Kaiser Comments from August 15: RE: The PRD, Page 40, had a nice introductory paragraph about Homer's housing situation, which is somewhat re-stated in the PHD, but not exactly, causing some ideas to be missed. Please add such language back in.	Venuti	The PHD version was intentionally streamlined to improve clarity and reduce redundancy in all chapters, including Housing. Restoring the PRD text would add length without new insights and reverse a deliberate choice made in response to Council/PC direction. Additionally, some language related to short-term rentals in the PRD was removed because parts of it were inaccurate. The PHD combines key housing themes (costs, workforce impacts, livability) into a stronger, more concise summary that still conveys the intent and keeps the majority of the inputs referenced in the PRD.
58	Core Plan Housing, Page 33	Consider Kaiser Comments from August 15: RE: The PRD, Page 42, had a paragraph about "Tourism's Influence on the Rise of Short-term Rentals in Homer", which does not appear in the PHD. This was valuable context; please put it back.	Venuti	This context was found to be inaccurate after further review of current short-term rental trends in Homer, which was discussed at the Joint Council/PC work session in June. However, the linkage is still discussed as one barrier out of many in the theme "Rising Costs and Land Availability Limit Housing Development Opportunities."
59	Core Plan Housing, Page 34	Consider Kaiser Comments from August 15: RE: The PRD, Pages 44-45, had more Strategies and Actions related to housing than what is contained within the PHD. That was some good stuff – please put it back.	Venuti	Language removed due to Council, PC, and Staff comments on PRD.

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
60	Core Plan Economic Development, Page 37	Consider Kaiser Comments from August 15: RE: The PRD, page 55, has a nice graph showing community preferences for growth, which does not appear in the PHD. Please put it back.	Venuti	Unnecessary; this graph was not removed; rather, it appears as Figure 6 in the Introduction Chapter of the PHD.
61	Core Plan Economic Development, Page 42	Strategy 6: "Support access to quality, affordable health care." could "to both private and borough services" be added?	Smith, S	The draft plan reflects community input emphasizing access to health care broadly, without limiting or prioritizing certain providers, and is written to remain consistent with health planning best practices. Adding "private and borough services" may narrow the scope and unintentionally exclude Tribal, regional, nonprofit, or State health providers that also play critical roles in Homer. Keeping the strategy general keeps it inclusive of all health partners.
62	Core Plan Economic Development, Page 42	Strategy 8: "Promote food security" Broaden this topic or have this be a sub-topic within a larger topic of Services/Resources Security	Smith, S	Not enough info implement this change; Appendix I Actions for Partner Strategies already include an action to "identify supply chain vulnerabilities".
63	Core Plan Economic Development, Page 42	Consider Kaiser Comments from August 15: RE: The strategies in the PHD, Page 41, for Economic Development, are completely different than the economic development strategies listed in the PRD. Some of the PRD's Actions f should be put back, including: 1. Action (2) about "vocational training…year-round employment…" 2. Action (3) about "encouraging economic growth…while preserving the natural resources…valued by residents…" 3. Action (4) about "moderate, sustainable growth in tourism".	Venuti	Actions moved to Partner-led Strategies due to Council/PC feedback at joint work session.

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
64	Core Plan Economic Development, Page 42	Consider Kaiser Comments from August 15: RE: The PHD, Page 42, includes nine Potential Partner-led Strategies. This looks like the city is taking a back-seat to these strategies. Please use language that puts the city in a more proactive position.	Venuti	Actions moved to Partner-led Strategies due to Council/PC feedback at joint work session.
65	Core Plan, Transportation, Page 44	Missing: Supporting an alternate truck route through downtown.	Smith, S; Barnwell; Venuti.	The plan directs the community to implement the 2024 Transportation Plan, which includes policies related to establishing an alternate truck route (Objective 1B).
66	Core Plan Transportation, Page 44	Transportation Hub - This needs more elaboration on why Homer is a "transportation hub for the region"	Barnwell	Not enough info to implement this change; May be more appropriate to include during plan amendments, updates.
67	Core Plan Transportation, Page 44	The COH non motorized transp plan should be mentioned and referenced.	Barnwell	The 2024 Transportation Plan encompasses 2022 Non-Motorized Transportation goals and objectives.
68	Core Plan Transportation, Page 46	The reference on p.46 needs more elaboration	Barnwell	Not enough info to implement this change
69	Core Plan Transportation, Page 47	Add Goal C: Commit to the development of the Core business/tourist area of Homer upholding the values of walkability, safety, Wayfinding and visual characteristics.	Smith, S	This idea was not broadly supported during the Planning Commission's deliberations, and the draft plan already reflects community input emphasizing walkability and safety across the entire transportation system. More specifically, the proposed goal overlaps with existing transportation strategies and misplaces issues of wayfinding and visual character, which are better addressed in the Land Use and Community Design context. Creating a new, area-specific transportation goal would be duplicative

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
				and risk narrowing the scope of the transportation chapter.
70	Core Plan Transportation, Page 47	Switch Goal A & B	Smith, S	Not widely supported by majority of planning commissioners. Unnecessary; Goals are not represented in order of priority.
71	Core Plan Transportation, Page 47	Strategies and Actions should mention areas beyond the CBD / downtown area, as good as that is. But as the Plan introduction mentions this Plan is not just about downtown Homer.	Barnwell	Not enough info to implement this change
72	Core Plan Transportation, Page 47	Consider Kaiser Comments from August 15: RE: The PHD, Page 48, includes three Potential Partner-led Strategies. This looks like the city is taking a back-seat to these strategies. Please use language that puts the city in a more proactive position.	Venuti	Actions moved to Partner-led Strategies due to Council/PC feedback at joint work session.
73	Core Plan Transportation, Page 47	Consider Kaiser Comments from August 15: RE: The PRD listed a number of Actions related to transportation that were deleted from the PHD. Please put them back.	Venuti	Actions were found to be redundant with 2024 Transportation Plan.
74	Core Plan Governance, Page 49	The funding of public facilities infrastructure is a major issue in Homer e.g. water/sewer, public works campus, other. We need discussion of this here.	Barnwell	Not enough info to implement this change.
75	Core Plan Governance, Page 49	Mention of storm water and drainage management should be made for the need for drainage infrastructure funded by taxation or some means of city revenue.	Barnwell	This idea was not broadly supported during the Planning Commission's deliberations, nor is it representative of the feedback and inputs we heard during the plan process.

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
76	Core Plan Governance, Page 53	Reconcile-- page 40 :findings in desired growth of government (66% want minimal to no growth) and page 25 where the Community Survey response shows 95% and 96% that the fire, ems, police meet the mark-- with "staff capacity challenges" on page 53. Figure 25 is likely staff, not community driven comment. The City has increased its staff by about 12% in recent years. Labor has the largest single financial impact on the budget. Sustainability has to govern growth.	Smith, H	Not enough information to implement this change at this time.
77	Core Plan Governance, Page 55	Consider Kaiser Comments from August 15: RE: The PHD, Pages 55 and 56, lists Strategy (1) – (4) regarding long-term fiscal planning and related Actions. Some of the Actions from the PRD's Governance chapter are omitted and should be put back.	Venuti	Actions removed due to Council/PC feedback at joint work session.
78	Core Plan Sustainability and Resilience, Page 59	Consider Kaiser Comments from August 15: RE: The PRD, page 29, included some nice figures related to slope stability, landslide hazard that were omitted from the PHD. Please put them back, they illustrate the point about natural and climate driven hazards.	Venuti	These photos were removed because they were inconsistent with the Environmental Constraints Overlay, available in Appendix H: Land Use and Environment Background.
79	Core Plan Sustainability and Resilience, Page 59	Consider Kaiser Comments from August 15: RE: The PHD's Strategies and Actions related to Sustainability and Resilience are worded completely differently from those in the PRD. The PRD contained some helpful concepts and useful language and to the extent concepts were deleted, they should be put back.	Venuti	Many concepts and actions were moved Appendix I: Partner-led Actions due to Council/PC feedback at joint work session ; Not enough info to implement this change; May be more appropriate to include during plan amendments, updates.

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
80	All plan	Remove the words "climate change" from plan and replace with alternate descriptions, such as 'normal and extreme environmental hazards, environmental impact, natural hazards,' etc.	Smith, S; Venuti	This idea was not broadly supported during the public process of the plan, nor was it vocally supported by the majority of the planning commission (see minutes). More specifically, the comprehensive plan is based on community input, scientific research, and current best practices in planning. Consistently, both local stakeholders and technical sources identify climate change as a primary driver of intensifying hazards in Homer, from wildfire risk to storm surge. Removing the phrase "climate change" may weaken the plan's accuracy, reduce its credibility with funding and regulatory partners, and risk undermining the City's ability to pursue grants and resilience funding that explicitly require climate-related language.
81	All plan	Remove photos from plan - irrelevant and distracting	Venuti	This idea was not broadly supported during the Planning Commission's deliberations, nor is it representative of the feedback and inputs we heard during the plan process.
82	All plan	Two preferences that the people surveyed have which should be driving the development of this plan are: a. Preserve small town feeling. & b. A desire for moderate growth.	Venuti	Already included in plan; Not enough info to implement this change.
83	All plan	ADA compliance should be required of any existing or newly constructed business or public facility within the City of Homer	Venuti	Already included in plan; Not enough info to implement this change; more appropriate for Title 21.
84	All plan	The issue of storm water and the value of wetlands is not adequately considered in the plan. Some wetland areas should be designated as no-build zones.	Venuti	Already included in plan; Not enough info to implement this change; more appropriate for Title 21.

#	Component, Chapter, Page 3	Recommended Amendment (Summarized)	Recommended By	Rationale
85	All plan	The important issue of annexation is not included in this plan. When one considers the amount of growth seen in this community over the past ten years, it is naïve to discount the importance of physically growing our city in order to keep up with anticipated growth.	Venuti	Does not support inputs received throughout plan process; May be more appropriate to include during plan amendments, updates.
86	All plan	Consider the Community Design Manual to be included the plan	Venuti	The Community Design Manual is referenced on page 12 of the Core Plan and in Appendix D: Plan Review.
87	Appendix B Glossary	Define "character of Homer" according to who, what time period	Smith, H	Not enough information to implement this change at this time.



2045 Homer Comprehensive Plan Update

Executive Summary: Public Hearing Draft, July 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 2045 Homer Comprehensive Plan serves as a community resource and guide for community leaders, residents, and other partners to protect what residents value most about Homer while enhancing the quality of life for current and future residents.

The updated Homer Comprehensive Plan is a combination of long-term vision, goals, and practical strategies that will: guide decisions about land use and environment, housing, public services and infrastructure, transportation, economic development, health and wellness, sustainability, resilience and climate change, and quality of life, and more. It provides a roadmap for implementation, with clear priorities and actions.

The Homer Comprehensive Plan Update is **Phase 1** of a two-phased project. In **Phase 2**, the project team will work closely with the City of Homer to update the City's zoning code, Title 21, to support the land use recommendations in the updated plan.



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 **guides decisions** about land use, housing, public services and infrastructure, transportation, economic development, health and wellness, sustainability, resilience and climate change, quality of life, and more. The plan provides a road map for implementation with clear priorities and action items. The **Future Land Use Map** in the comprehensive plan provides a blueprint that sets **intent** for how the area will accommodate change and meet resident needs.

What is a zoning code?

Zoning code and the zoning map are local laws governing **how land is used or developed**, where and how buildings are sited, and 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



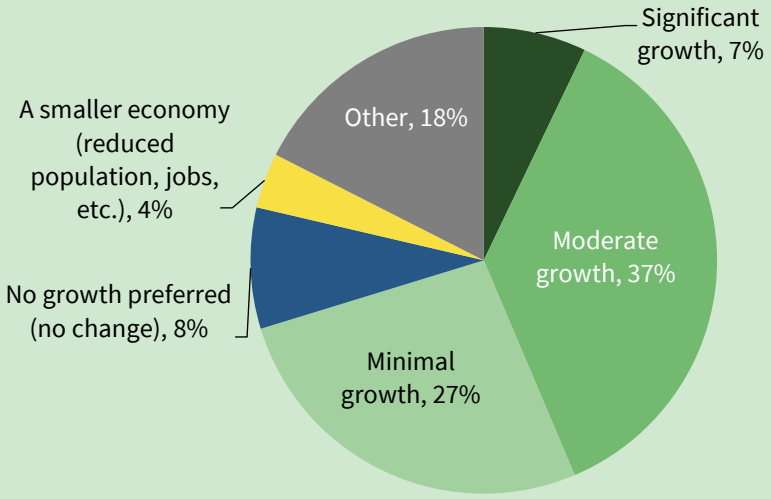
"I came here to work a seasonal job… I stayed because Homer gave me the space and support to be who I am. I love this place deeply; I love the fun and quirky community that I've found."

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

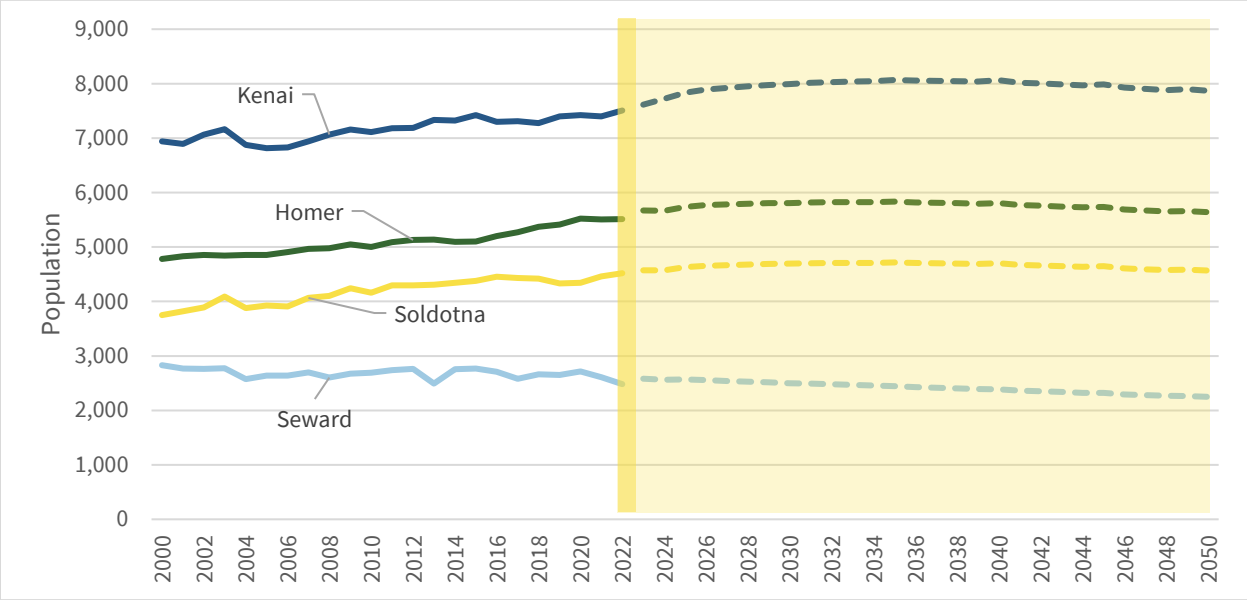
Where have we been? Where are we today? Where are we headed?

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

*Note: Population and economic data in this plan are current as of 2022; updated data are released annually by the U.S. Census Bureau and the Alaska Department of Labor and Workforce Development.

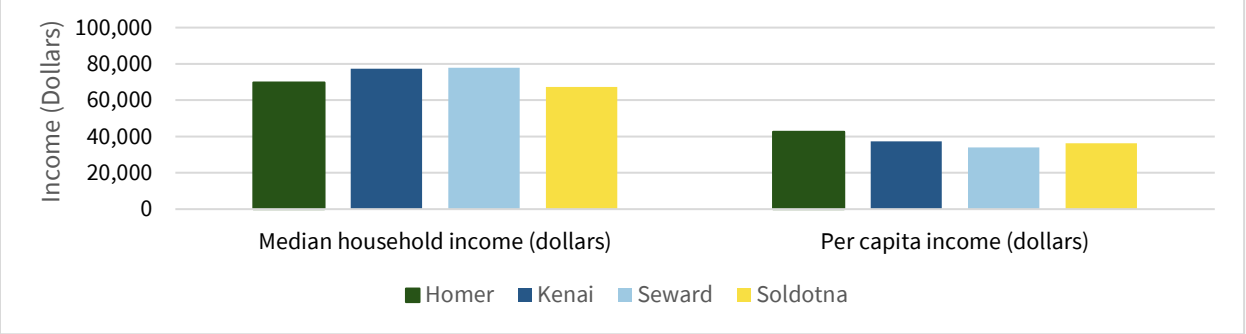
At-A-Glance Homer History *(adapted from the 2018 Comprehensive Plan)*

- 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.

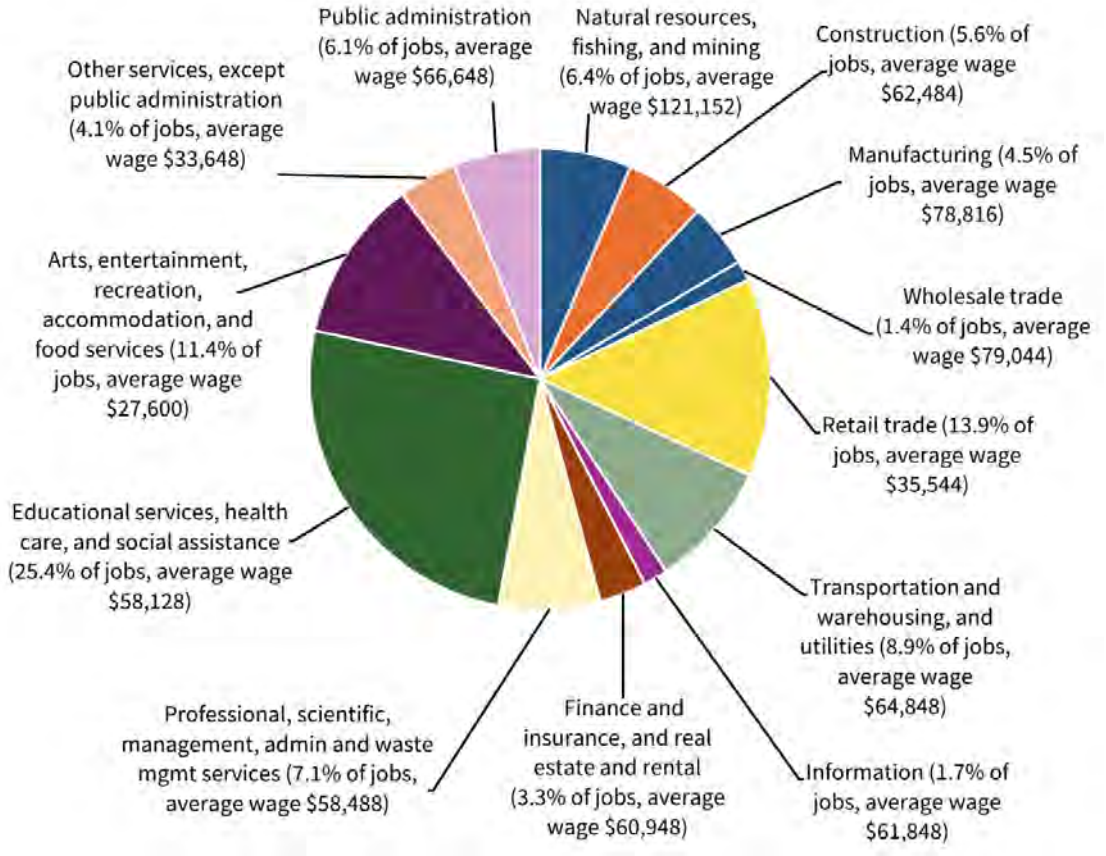
Our Economy*

Median annual household income (inflation-adjusted): $69,757 ↑ 30%	Estimated gross earnings for commercial fishermen: $117,873,969 ↑ 42%	Annual unemployment rate: 5.4% ↑ 43%	Top industry: Education, health care and social assistance

Income in Homer and Comparison Communities



Percentage of Homer Workforce by Industry



Sources for pages 5 and 6: 2018 Homer Comprehensive Plan (History); Alaska Department of Labor and Workforce Development, 2022; US Census Bureau American Community Survey: 2022, 2013 (ACS 5-Year Estimates), Kenai Peninsula Borough School District, 2022, and Northern Economic Analysis, 2024; ADOLWD Current Quarterly Census of Employment and Wages; Northern Economics Analysis, 2024. *****Note: Population and economic data in this plan are current as of 2022; updated data are released annually by the U.S. Census Bureau and the Alaska Department of Labor and Workforce Development. Percentages may not add to 100% due to rounding.





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	*Not included*
Marine Industrial	**Water-dependent industrial uses** that require direct marine access for their operation, direct motor vehicle access, and potentially larger land areas. **Commercial uses are accessory.**	Same as current zone areas for Marine Industrial	Fish processing, marine transportation, cold storage	*Not included*
Open Space Recreation	**Public lands** with **uses that promote public recreation and access opportunities** while preserving the natural and scenic resources of the areas.	Same as current zone areas for Open Space Recreation	Community parks, playgrounds, recreation facilities, trails	Open Space Recreation
Conservation	**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		
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

Future Land Use Map

2045 Homer Comprehensive Plan Update, Public Hearing Draft

Updated: July 21, 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 Home Boundary
- Roads

Homer City Boundaries

Kachemak City

Skyline Dr.

East Hill Rd.

East End Rd.

Rogers Loop

West Hill Rd.

Sterling Hwy

Pioneer Ave.

Downtown Core Planning Area

Lake St.

Beluga Lake

Homer Airport

Kachemak Dr.

Coal Bay

The Homer Spit Planning Area

City of Homer Port & Harbor

Alaska

0 1 2 4 Miles

N

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

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



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 (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	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

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

City-Led Strategies

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

Potential Partner-Led Strategies

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





2045 Homer Comprehensive Plan Update

Core Plan: Public Hearing Draft, July 2025

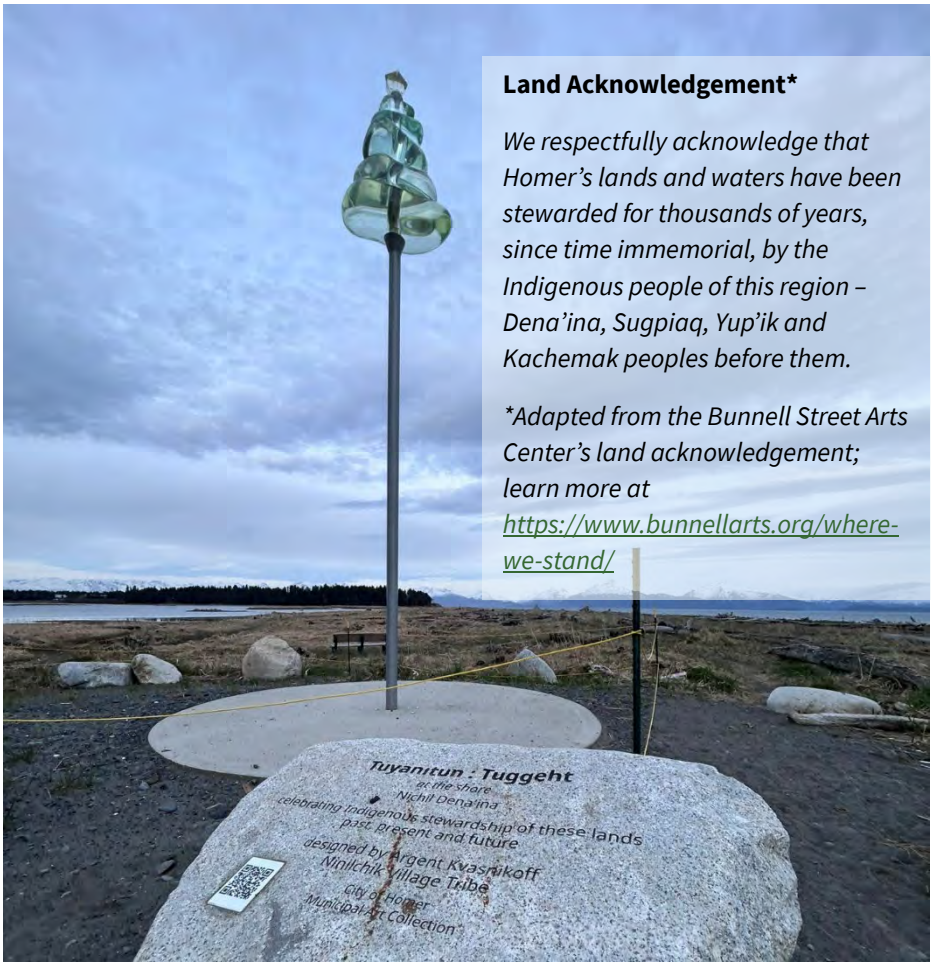




HomerCompPlanUpdate.com

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.



Land Acknowledgement*

We respectfully acknowledge that Homer's lands and waters have been stewarded for thousands of years, since time immemorial, by the Indigenous people of this region – Dena'ina, Sugpiaq, Yup'ik and Kachemak peoples before them.

**Adapted from the Bunnell Street Arts Center's land acknowledgement; learn more at https://www.bunnellarts.org/where-we-stand/*

"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.

Table of Contents

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Homer City Council Ordinance No. 3

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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





Credit: Derek Mueller

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.

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

- 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.

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?

2045 Homer Comprehensive Plan Update
Offers a basis and broad rationale to guide community and regional plans, policies, and actions.

Long-range (10-20 years)

Area plans address specific sites (e.g., Downtown); specialized plans on topics such as housing, accessibility, and transportation.

Mid-range (5-10 years)

City ordinances, policies, and rezoning decisions.

Projects carried out by the Kenai Peninsula Borough, the State of Alaska, and other partners.

Capital Improvement Plan (CIP) list and City budget.

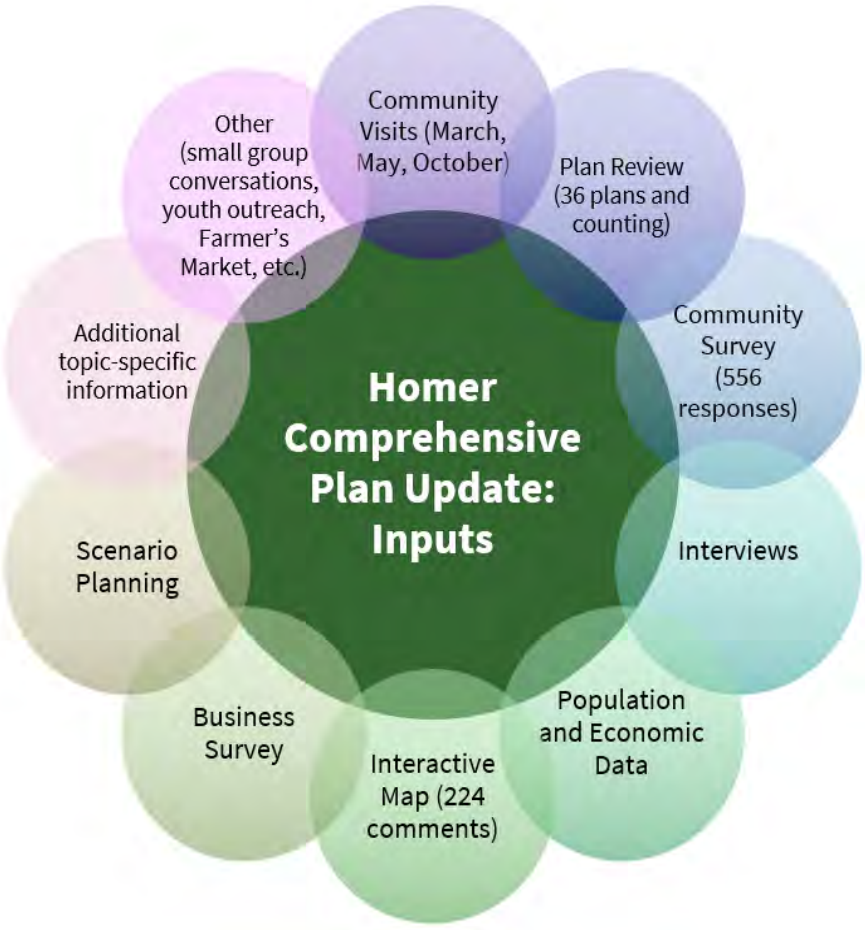
Near-term decisions (daily, monthly, annually)

Methodology

How was this plan developed?

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

Figure 2. Homer 2045 Comprehensive Plan Update: Inputs



Context

Project Area

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

Figure 3. Map of the Greater Homer Area



Why update the Plan Now?

The City of Homer has made progress since the 2008 Homer Comprehensive Plan Update (see Figure 4).

Figure 4: Community Accomplishments Since 2008

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

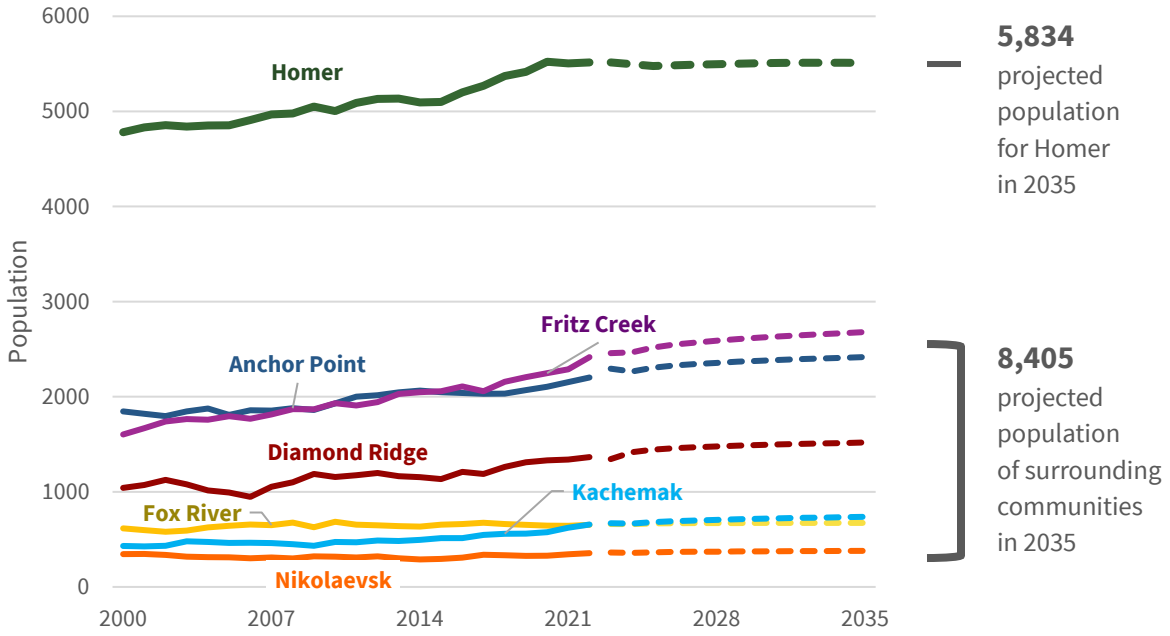
At the same time, the City of Homer and surrounding area have changed significantly since the technical update in 2018. The following are a list of other impactful changes that have occurred:

- Homer is experiencing a **growing senior population;** the percentage of the population that is 65 or older increased from 14 percent to 22 percent between 2013 to 2022.[1]
- The **COVID-19 pandemic** left lasting impacts, from changes in worker habits to higher inflation.
- Impacts from **climate change** are a growing concern.
- The City is planning for **port, harbor, and Homer Spit ("the Spit") improvements** to meet economic needs and increase resilience to natural hazards and climate change.
- **Housing** is increasingly cited as a concern for hiring and retaining workers and for the overall quality of life.
- The City is facing **fiscal uncertainty**, necessitating careful planning and prioritization of resources (see Governance chapter for more details).

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

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

Figure 5. Historical and Forecasted Population in Homer and Surrounding Community Populations, 2000–2035



Note: Population and economic data in this plan are current as of 2022; updated data are released annually by the U.S. Census Bureau and the Alaska Department of Labor and Workforce Development.

Source: Alaska Department of Labor and Workforce Development and Northern Economics analysis (see Appendix F: 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 comprehensive plan goals; projects carried out by City staff; and a tool for communicating priorities and funding requests to state and federal government or other funders, such as the Capital Improvement Plan (CIP) list, neighborhood-initiated rezones, or special legislative appropriations.

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

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

How to use this plan if you are a…

Resident Use as a tool to protect or improve the things you love about the area; for example, to propose a trail connection, or to learn about where the community agreed future development might 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	Core Plan *(this document)*	Appendices
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.	Includes additional information on the process, area, and key issues that were used to inform the goals and strategies.	Includes extensive background information, context, and discussion used to inform the Future Land Use Map and related plan goals and strategies.

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:



Chapters are organized into the following components:

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

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

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

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.

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.

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.



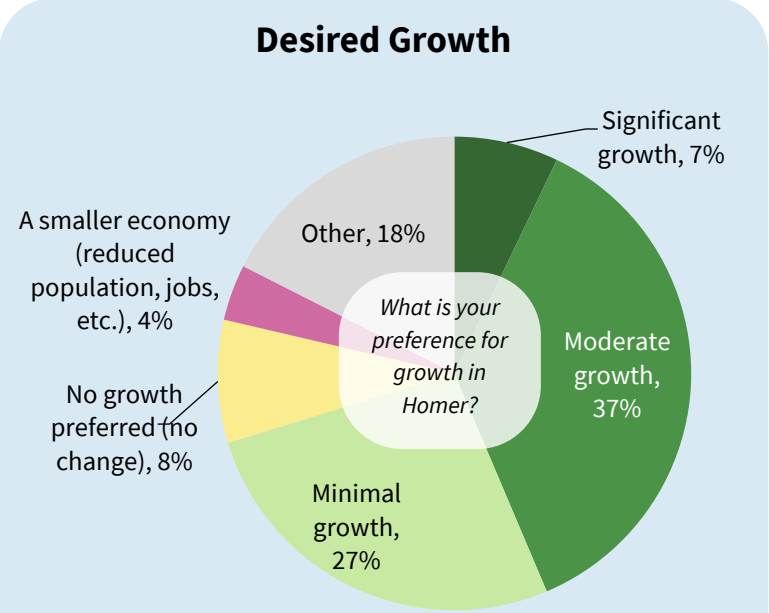
Land Use and Environment

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



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

Modernized Zoning is Essential for Attainable Housing, Safety, and Future Growth

Homer's current land use regulations no longer reflect the community's development needs or values. Residents have called for more attainable housing options, greater consideration of natural hazards, and updates to zoning standards that align with infrastructure availability and environmental constraints. Most survey respondents (87 percent) said increasing affordable housing was important, yet many central areas are zoned in ways that limit higher-density options, infill, or non-traditional housing types such as townhomes, Accessory Dwelling Units (ADUs), or modular homes. 66 percent of respondents agreed that starter homes are especially needed. Meanwhile, approximately 35 percent of Homer's land base includes wetlands, steep slopes, or critical habitat that limits development feasibility and increases hazard exposure[3]. 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.

Note: Actions associated with this strategy are encompassed in Land Use and Environment Strategy 2.

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	*Not included*
Marine Industrial	**Water-dependent industrial uses** that require direct marine access for their operation, direct motor vehicle access, and potentially larger land areas. **Commercial uses are accessory.**	Same as current zone areas for Marine Industrial	Fish processing, marine transportation, cold storage	*Not included*
Open Space Recreation	**Public lands** with **uses that promote public recreation and access opportunities** while preserving the natural and scenic resources of the areas.	Same as current zone areas for Open Space Recreation	Community parks, playgrounds, recreation facilities, trails	Open Space Recreation
Conservation	**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:

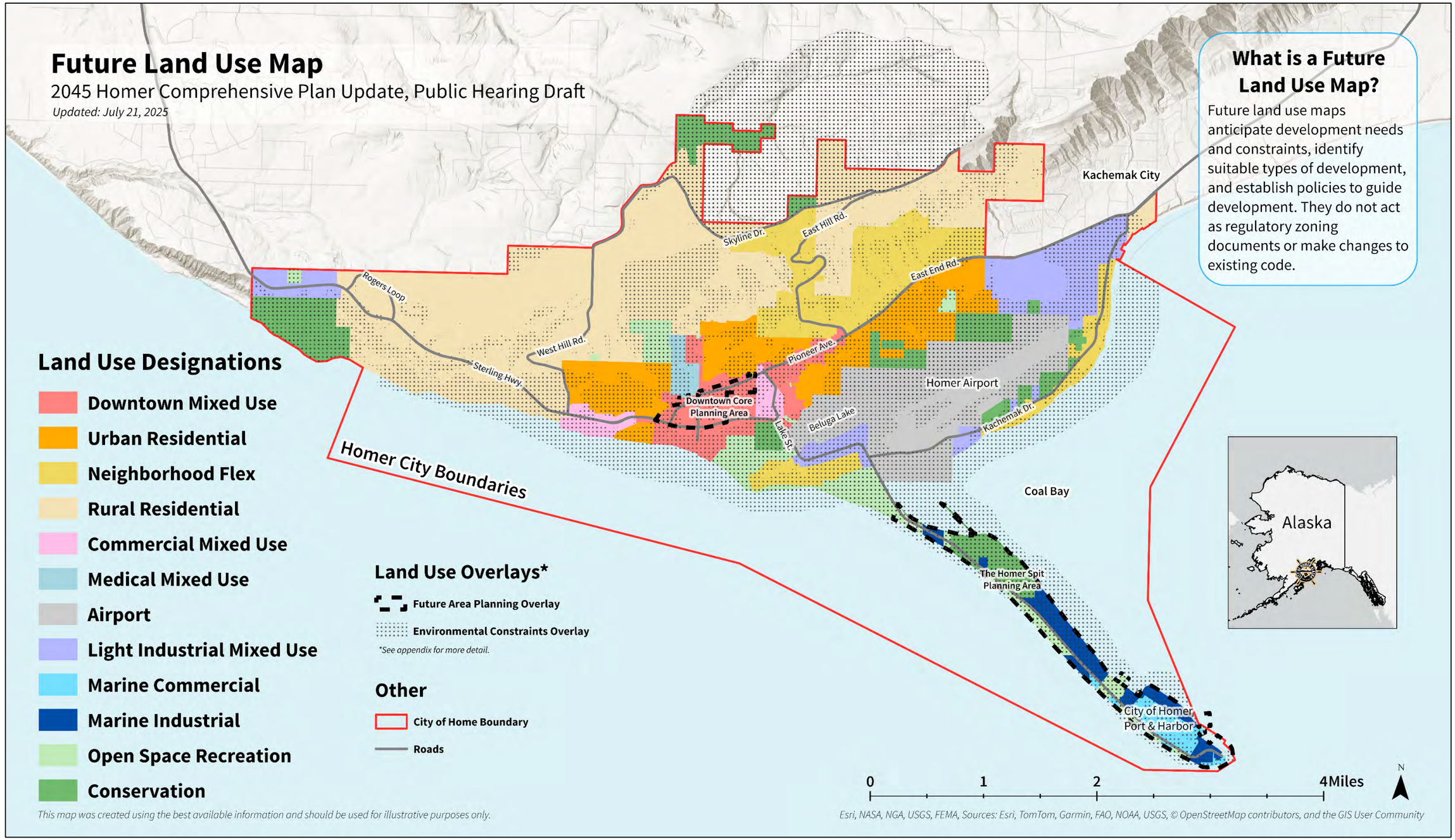
- *Zoning Designations:* Clear classification of areas for residential, commercial, industrial, and conservation uses.
- *Compatibility with Existing Uses:* Ensuring new land uses align with current neighborhood characteristics and infrastructure.
- *Environmental Considerations:* Incorporating natural 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:	⊘ A Future Land Use Map does NOT:
• Anticipate development needs, opportunities, constraints. • Identify suitable/unsuitable types of development. • Propose recommendations for how an area should develop. • Establish policies and standards to guide development. • Recommend improvements to zoning codes. • Guide decisions about rezones and future area planning.	• Act as a zoning document. • Make changes to existing zoning codes. • Apply retroactively.

Figure 9. Future Land Use Map



Icon Key:

- Priority: Emerging priority for implementation
- Capital: An action that includes a potential capital project
- ✱ Code: An action that recommends a specific code revision
- ♦ 2018: An action adapted from/carried over from the 2018 Comprehensive Plan

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

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

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

Action	Who	Estimated Costs	Target Timeframe
a. Use the City of Homer Hazard Mitigation Plan to inform updates to zoning and development codes, ensuring land use decisions reflect the latest risk assessments. ✱	City Administration, Community Development Department, Planning Commission	Undetermined	Medium (3-5 years)
b. Clarify zoning procedures and criteria for rezoning reviews to ensure consistency with the comprehensive plan and hazard mitigation goals. ✱	City Administration, Community Development Department, Planning Commission	Undetermined	Short (1-2 years)
c. Update development standards for steep slopes, 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. ✱ ♦	City Administration, Community Development Department, Planning Commission, Public Works Department	Undetermined	Short (1-2 years)
d. Strengthen stormwater and erosion control provisions in City code, incorporating green infrastructure techniques—such as vegetated buffers and infiltration features—to reduce coastal bluff erosion and other site-based hazards. ✱♦	City Administration, Community Development Department, Planning Commission, Public Works Department	Undetermined	Short (1-2 years)
e. Improve coordination between subdivision design standards and site-level review to ensure hazard mitigation measures carry through from platting to construction. ✱	City Administration, Community Development Department, Planning Commission, Public Works Department	Undetermined	Short (1-2 years)
f. Consider expanding the range of conditions that may be applied to Conditional Use Permits to address riparian protection, soil stability, wetland preservation, and related site concerns. ✱	City Administration, Community Development Department, Planning Commission, Public Works Department	Undetermined	Short (1-2 years)

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

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

Action	Who	Estimated Costs	Target Timeframe
d. Develop and implement a Master Park and Recreation Plan to proactively guide park maintenance, upgrades, and future facility needs. 🛠 ♦	City Administration, Parks, Art, Recreation and Culture Advisory Commission, Public Works Department	Undetermined	Medium (3-5 years)

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.

What is 'infill'?

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



Potential Partner-Led Strategies

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

> *"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.

	Chapter and Strategy Number of Related Policies					
Topic	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



Credit: Derek Mueller

Public Facilities and Services

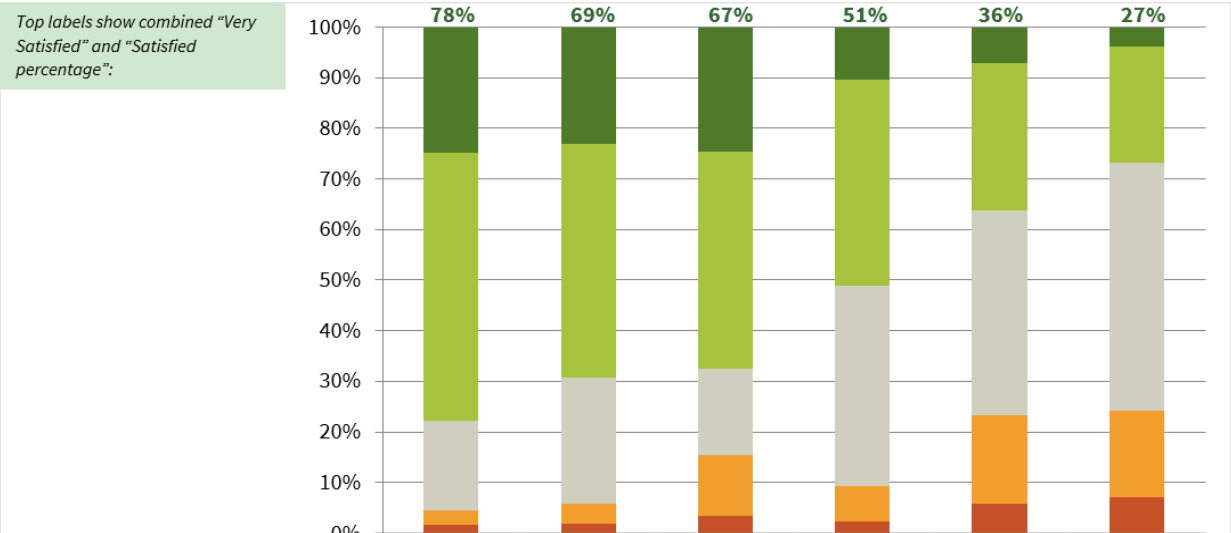
Key Themes Guiding the Plan

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 Borough[4], 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



	Fire & Emergency	Law Enforcement	Medical Services & Hospital	Public Health	Mental Health Services	Senior Services
Very Satisfied	25%	23%	25%	10%	7%	4%
Satisfied	53%	46%	43%	41%	29%	23%
Neither Satisfied Nor Dissatisfied	18%	25%	17%	40%	40%	49%
Dissatisfied	3%	4%	12%	7%	17%	17%
Very Dissatisfied	2%	2%	3%	2%	6%	7%

[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.



Credit: HERC Task Force Final Recommendation Report, 2018

> *"Create a centralized community space that serves all the community."*
>
> ~ Community Survey Results

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

Rising Service Demands and Infrastructure Costs

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

> *"Make sure infrastructure keeps up with growth."*
>
> ~ Community Survey Results

> *"Focus on responsibility to replace aged buildings, such as fire station that benefit all residents and visitors."*
>
> ~ Growth Scenarios Report Card Results

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

Action	Who	Estimated Costs	Target Timeframe
e. Consider and evaluate changing the City's organizational structure to provide park facilities and recreation services by establishing a dedicated Parks and Recreation Department.	Administration Department, Finance Department, Public Works Department	Undetermined	Medium (3-5 years)
f. 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.).	Administration Department, Parks, Art, Recreation and Culture Advisory Commission, Public Works Department	Undetermined	Ongoing
g. Update the Homer Airport Terminal to address deferred maintenance and improve accessibility.	Public Works Department, Administration Department, City Council	$1.3 M for initial repairs and renovations (FY26 CIP)	Medium (3-5 years)

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

Action	Who	Estimated Costs	Target Timeframe
a. Update the 2006 Water and Sewer Master Plan.	Administration Department, Public Works Department	Undetermined	Medium (3-5 years)
b. Continue to build, upgrade, and replace water and wastewater infrastructure to meet industry standards, changing regulatory requirements, and replace aging systems.	Public Works Department	$707k for wastewater treatment plant improvements $10.4 M for water storage and distribution improvements (FY26 CIP)	Ongoing
c. Maintain the water and sewer Capital Asset Repair and Maintenance Allowance (CARMA) funds for repair and replacement of facilities that serve existing customers.	Finance Department, Public Works Department, City Council	Undetermined	Ongoing
d. Use the Homer Accelerated Water and Sewer Program (HAWSP) to fund the design and construction of facilities that support new and existing customers.	Finance Department, Public Works Department	Undetermined	Ongoing
e. Continue to limit and manage development in the Bridge Creek Watershed Protection District to maintain its suitability as a drinking water source.	Community Development Department, Public Works Department	Undetermined	Ongoing

3. Maintain and improve Port and Harbor infrastructure.

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

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

Action	Who	Estimated Costs	Target Timeframe
a. Support the harbor expansion and related infrastructure, including environmental review, geotechnical studies, and funding strategies to align with public safety, traffic, and parking objectives on the Spit.	Port and Harbor Department, Community Development Department, Port and Harbor Advisory Commission, City Administration, City Council	$278 mil (FY26 CIP)	Long (5+ years)
b. Develop new non-motorized infrastructure providing safe access to the harbor and improve the accessibility of existing infrastructure, including ADA improvements at the Fishing Hole.	ADA Advisory Board, Port and Harbor Advisory Commission, Port and Harbor Department	Undetermined	Ongoing
c. 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 Advisory Commission, Port and Harbor Department, City Council	Undetermined	Long (5+ years)
d. Evaluate the need for a new parking structure on the Spit that could also serve as a shelter-in-place location during tsunamis.	Port and Harbor Advisory Commission, Port and Harbor Department	Undetermined	Long (5+ years)

Action	Who	Estimated Costs	Target Timeframe
e. Improve viewpoints for wildlife observation. 🛠	Port and Harbor Advisory Commission, Port and Harbor Department, Public Works Department, Planning Commission, Parks, Art, Recreation and Culture Advisory Commission	Undetermined	Short (1-2 years)
f. 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 Advisory Commission, Port and Harbor Department, Community Development Department, Planning Commission	Undetermined	Short (1-2 years)

5. Continue to meet the community's public safety needs 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 (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



New housing development in Homer, 2025.

Examples of non-traditional affordable housing types in Alaska. Credits: Tlingit & Haida Housing Authority, Sitka Conservation Society, Cook Inlet Housing Authority

[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.

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

> *"Affordable housing developers would benefit from a simplified process with the city."*
>
> ~ Growth Scenario Report Card

Limited access to affordable, attainable housing continues to challenge Homer's ability to retain essential workers, support local businesses, and meet the needs of a changing population. 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.

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

Top 5 Community Areas for Improvement, Historical Perspective

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

Source: Perception of Community Health Survey

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

[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
- Capital: An action that includes a potential capital project
- Code: An action that recommends a specific code revision
- 2018: An action adapted from/carried over from the 2018 Comprehensive Plan

1. Implement zoning reforms to encourage attainable housing development for young people, families, seniors, and seasonal workers.

Note: Actions associated with this strategy are encompassed in Land Use and Environment Strategy 2.

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

Action	Who	Estimated Costs	Target Timeframe
a. 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.	Administration Department, Community Development Department, City Council	Undetermined	Short (1-2 years)
b. Complete a housing stock report and buildable lands inventory.	Administration Department, Community Development Department	Undetermined	Medium (3-5 years)
c. Evaluate the City's land portfolio to identify any feasible opportunities for strategic 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.	Administration Department, Community Development Department	Undetermined	Medium (3-5 years)

Potential Partner-Led Strategies

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

Policies Supporting Housing in Other Chapters

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

	Chapter and Strategy Number of Related Policies					
Topic	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 *versus* rental housing in a community. Household size can indicate the housing unit size that renters and owners are looking for, respectively.	U.S. Census Bureau, American Community Survey (ACS) 5-Year Estimates: Table DP04 SELECTED HOUSING CHARACTERISTICS (available at https://data.census.gov/)

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 Accessors/Municipal Planning Departments
Housing Wage	Housing wage is an estimate of the hourly wage a full-time worker must earn to afford a modest rental home at HUD's fair market rent (FMR) without spending more than 30 percent of their income on housing costs.	Illustrates the gap between renters' wages and the cost of rental housing.	National Low Income Housing Coalition, Out of Reach Dashboards (available at https://nlihc.org/oor/state/ak)
Population Estimates/ Components of Change	Components of change including births, deaths, and net migration.	Helpful information around how a community is changing/ growing and what role housing could play in population dynamics moving forward.	Alaska Department of Labor and Workforce, Alaska Population Estimates (available at https://live.laborstats.alaska.gov/data-pages/alaska-population-estimates)



Credit: Art Koeninger

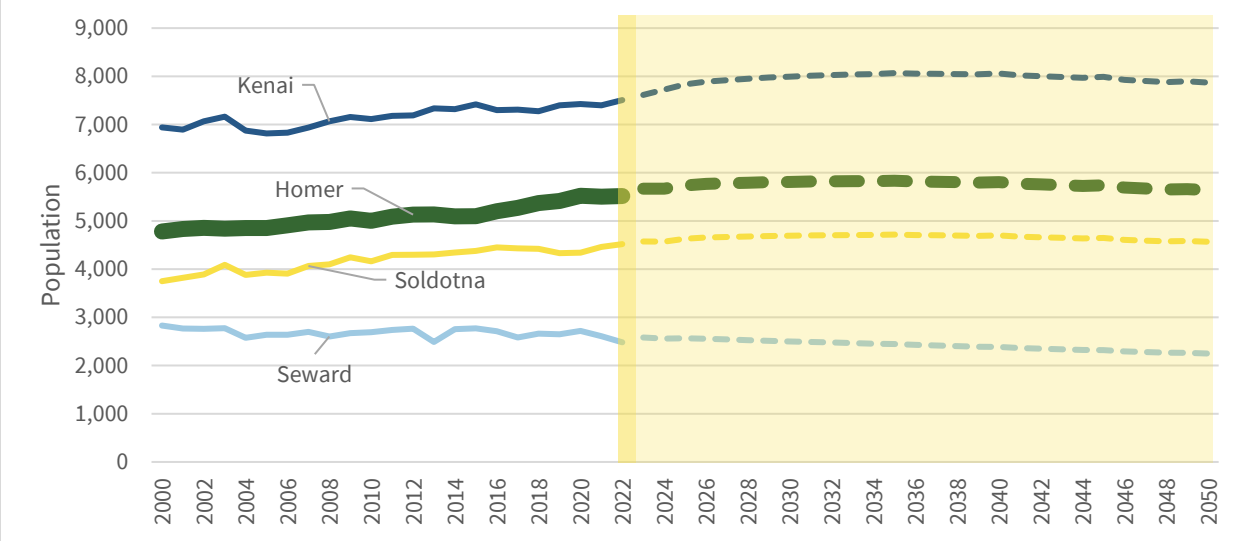
Economic Development

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. Note: Population and economic data in this plan are current as of 2022; updated data are released annually by the U.S. Census Bureau and the Alaska Department of Labor and Workforce Development.

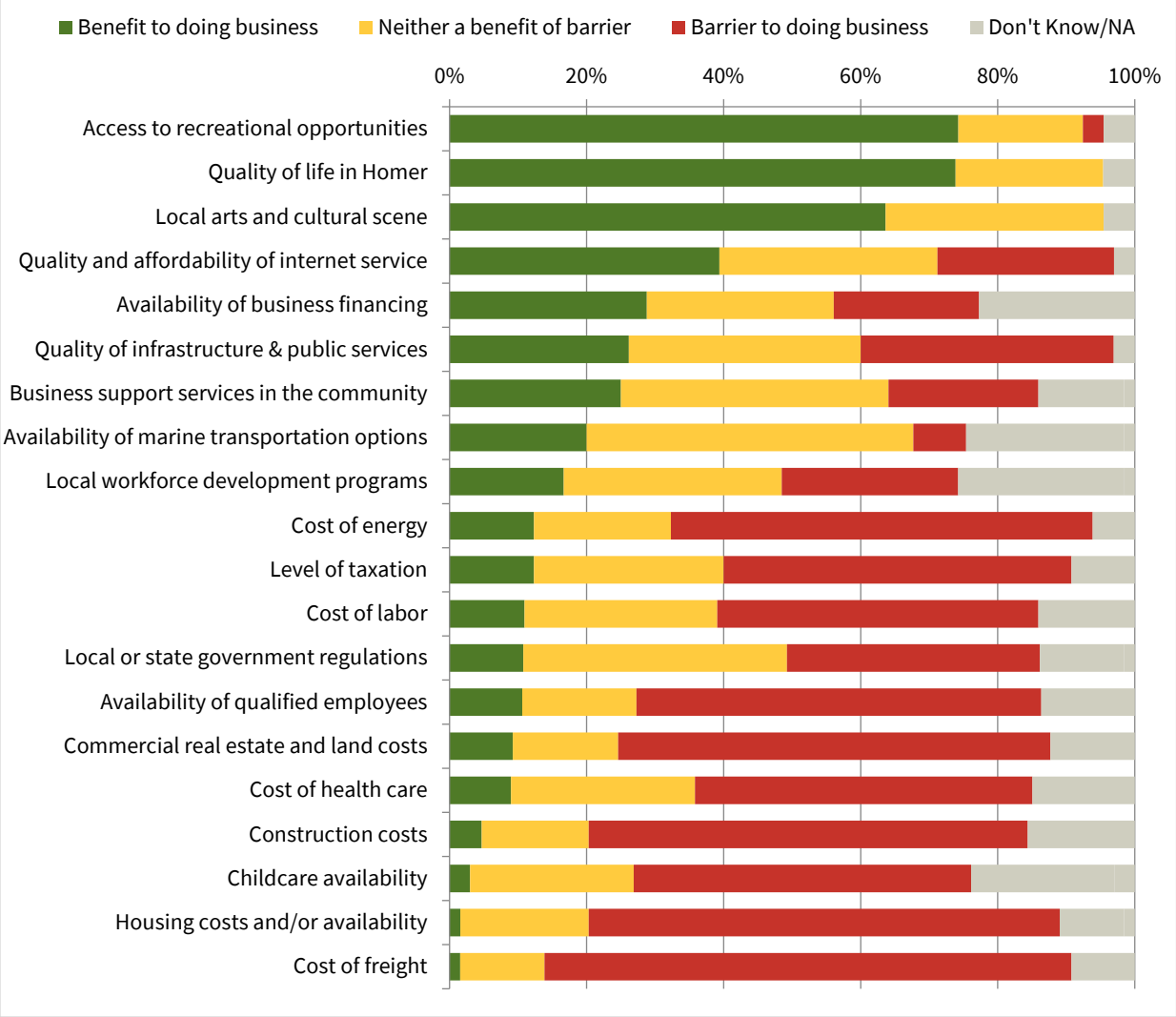
During the planning process for this update, the comprehensive planning team worked with the community to explore different levels and types of growth. Community survey respondents were asked about preferred levels of growth; three scenarios were later developed to explore what a desired future Homer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

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

Homer is vibrant with small businesses, many nonprofit organizations, 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.

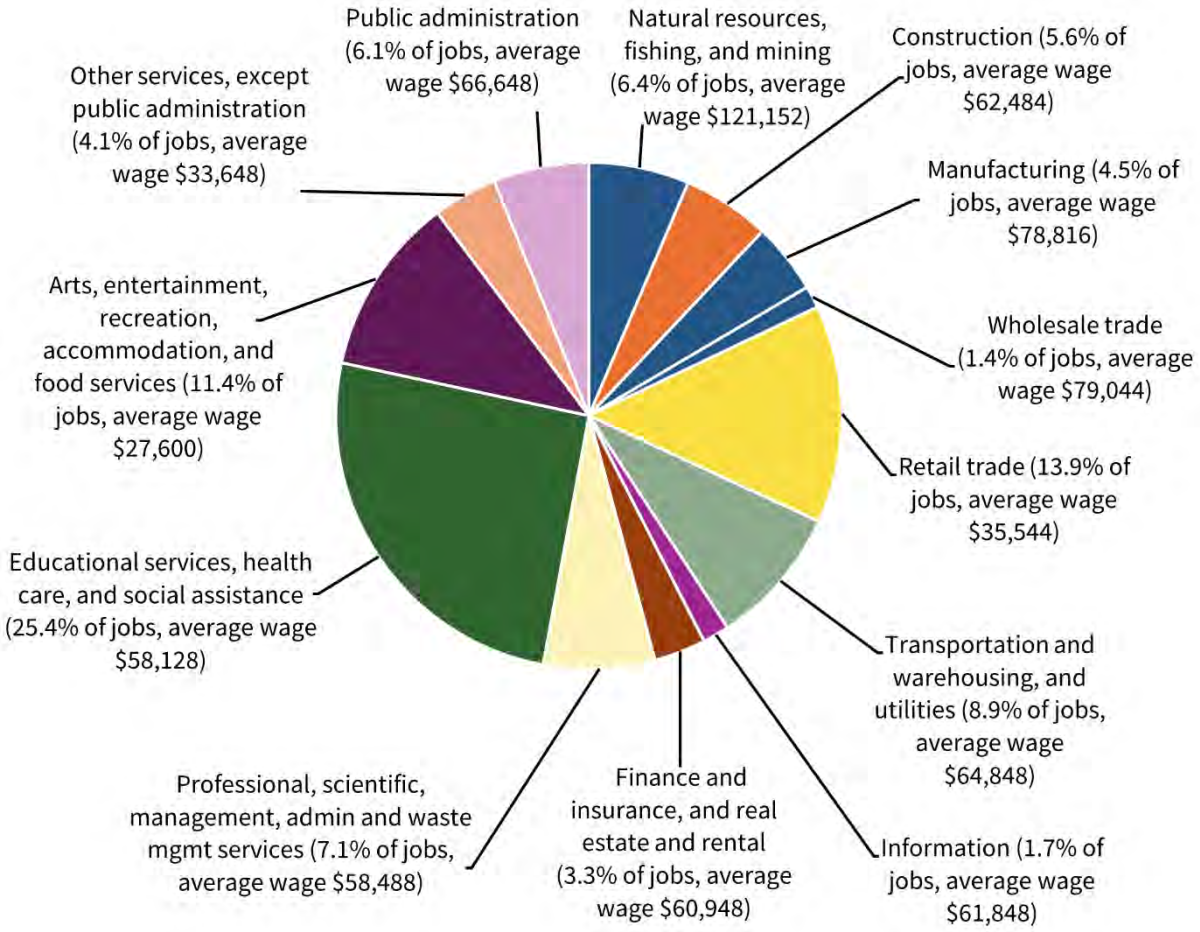
Figure 14. Responses to the Homer Business Survey Question, "Please rate the following factors as benefits or barriers to doing business in the Greater Homer Area."



Fishing and Tourism Industries Remain Strong Economic Drivers

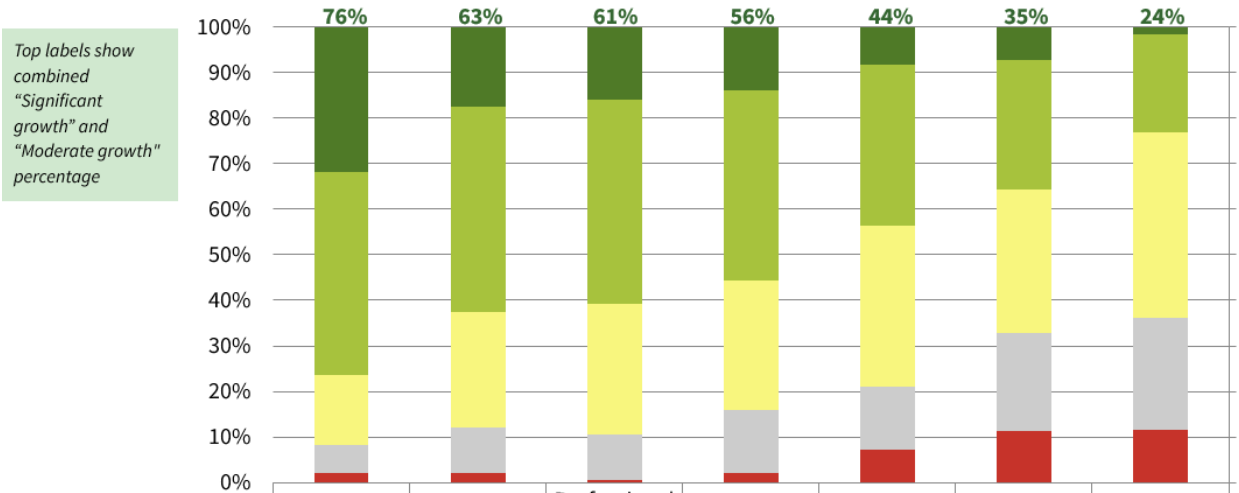
The largest industry sectors in Homer by share of workforce include education, healthcare, retail trade, and arts and entertainment (Figure 15). The fishing industry, although employing a smaller portion of the workforce, continues to play an important role in Homer's economy through high per-worker earnings and its broader contributions of commercial, charter, and subsistence fishing, which support local businesses, cultural identity, and food security. Tourism and marine trades are not specifically identified in state industry data, but both are identified as key industries in the community. Tourism is a critical component of Homer's economy, but there is concern about relying too heavily on this industry or growing this industry at the expense of other priorities important to residents. The community survey showed support for growing the potential of the marine trades industry to provide new economic opportunities and support existing community strengths (Figure 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. Categories may not add to 100% due to rounding.

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



	Education	Healthcare	Professional or Service Industry	Marine Trades	Construc-tion	Visitor Industry	Government
Significant growth	32%	18%	16%	14%	8%	7%	2%
Moderate growth	44%	45%	45%	42%	36%	28%	22%
Minimal growth	16%	25%	29%	28%	35%	31%	41%
No growth / change	6%	10%	10%	14%	14%	22%	25%
Smaller than existing	2%	2%	1%	2%	7%	11%	12%

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

~ Community Survey Results

"A diverse economy is a healthier economy."

~ Business Survey Results

Goals

Goal A	Goal B	Goal C	Goal D	Goal E
Enhance Homer's defined downtown to drive commerce, business, and resident and visitors' services.	Support Homer's economy by honoring traditional industries, while supporting expansion of select industries that maintain the character of Homer.	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	Who	Estimated Costs	Target Timeframe
a. Incentivize growth of the marine trades in Homer to expand services offered locally, create jobs, support fishing, increase the City's taxbase, and reduce the need to travel to other areas of Alaska and the Pacific Northwest.	Community Development Department, Planning Commission, Economic Development Commission, Port and Harbor Advisory Commission, Port and Harbor Department	Undetermined	Ongoing
b. Continue to develop the Homer Spit ("the Spit") in a fiscally and environmentally responsible manner to provide opportunities for marine trades and tourism.	Community Development Department, Planning Commission, Parks, Art, Recreation and Culture Advisory Commission, Economic Development Commission, Port and Harbor Advisory Commission, Port and Harbor Department	Undetermined	Ongoing

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

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

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

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

Potential Partner-Led Strategies

4. Support Homer's youngest residents and their families by making sure they have what they need to grow and thrive, including access to child care.

5. Expand vocational training resources, particularly in trades, marine trades (including mariculture and shipping industries), and healthcare industries, to retain young residents and provide year-round employment.

6. Support access to quality, affordable health care.

7. Promote fishing and maritime services as viable career options in Homer and demonstrate long-term support for and commitment to the industry.

8. Promote food security.

9. Address barriers to workforce recruitment and retention (e.g., housing, child care).

10. Pursue moderate, sustainable growth in tourism, focusing on activities that benefit small businesses and minimize negative impacts on community character.

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

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



South Peninsula Hospital

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

~ Community Survey *Results*

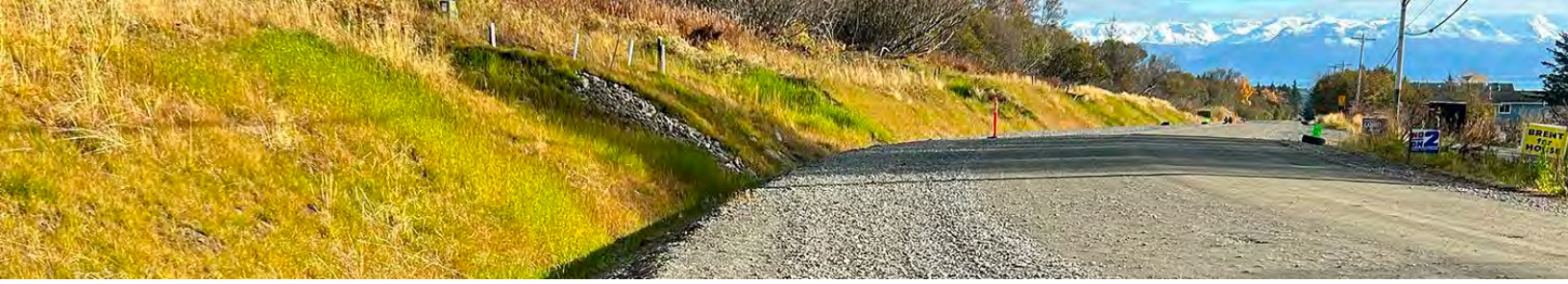
Policies Supporting Economic Development in Other Chapters

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

	Chapter and Strategy Number of Related Policies					
Topic	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

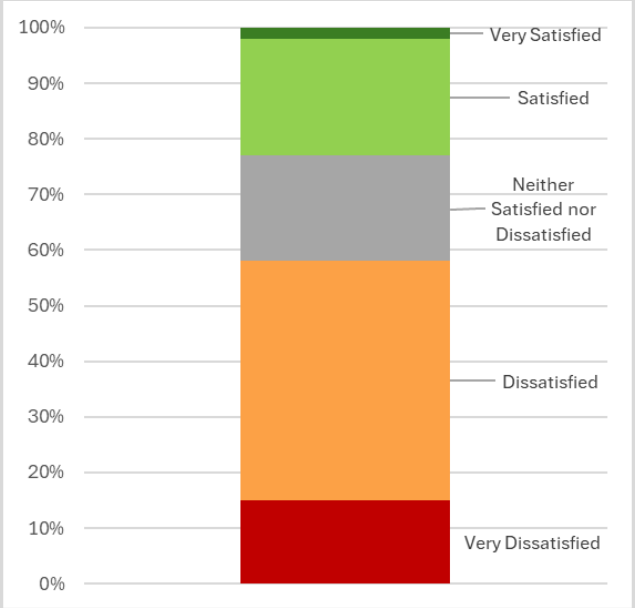
Homer is connected to other parts of the Kenai Peninsula by road, air, and water. Homer's port is a key connection point for distributing goods and moving people around the Kenai Peninsula and beyond. Homer is one of the only communities on the Kenai Peninsula serviced by the Alaska Marine Highway System. 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 Plan[12] 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.

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.



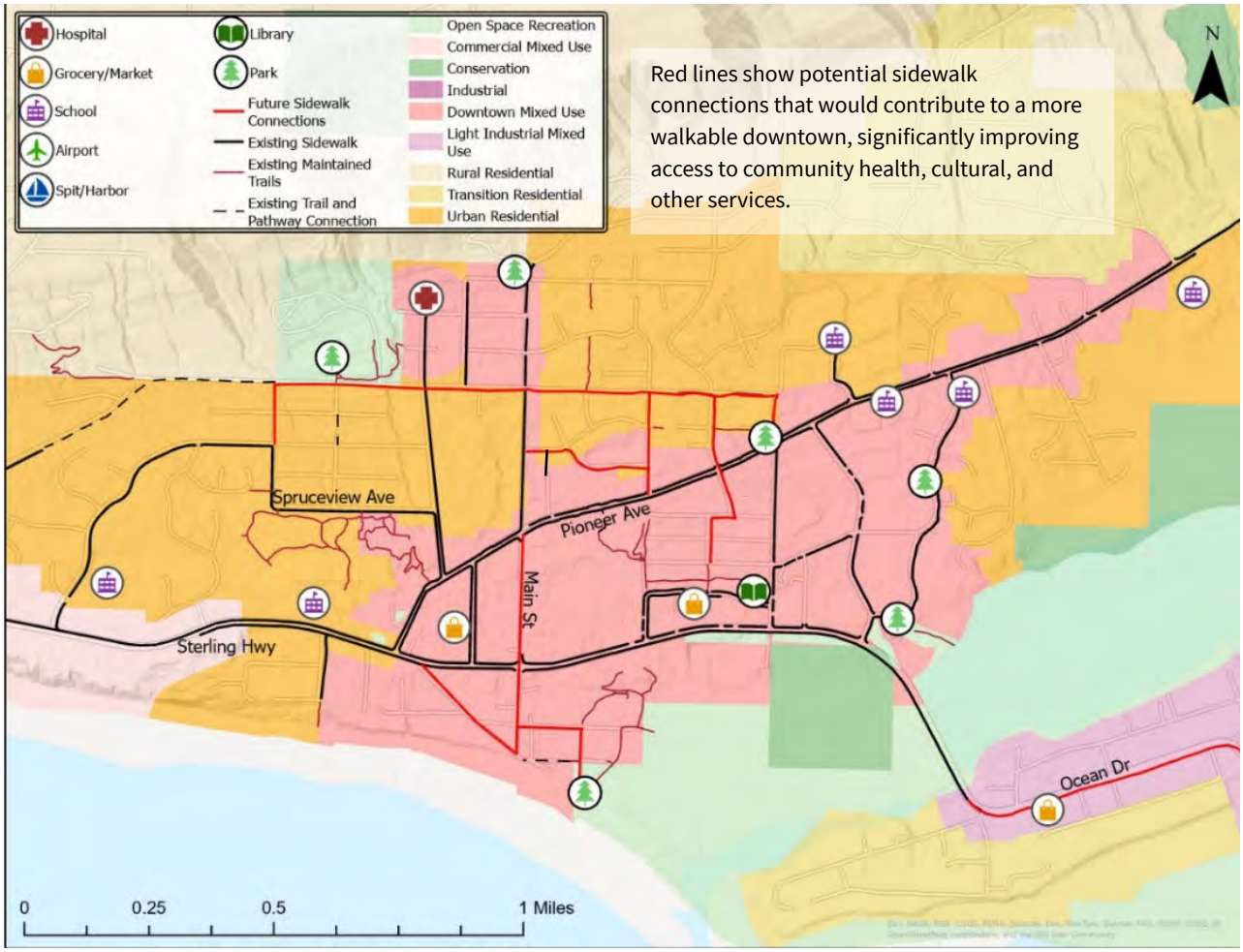
[12] Homer Transportation Plan (2024). https://www.cityofhomer-ak.gov/sites/default/files/fileattachments/planning/page/78524/transportation_plan_07102024.pdf

[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.


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

Continued Interest in Transit Opportunities

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

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

[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. Learn more at www.cityofhomer-ak.gov/sites/default/files/fileattachments/planning/page/78524/transportation_plan_2024_01302024_red_size_002.pdf

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	Who	Estimated Costs	Target Timeframe
a. Improve non-motorized connections to schools.	Alaska Department of Transportation & Public Facilities, Community Development Department, Public Works Department, Kenai Peninsula Borough, Kenai Peninsula Borough School District	Undetermined	Varies
b. Implement recommendations in the Homer Wayfinding and Streetscape Plan.	Alaska Department of Transportation & Public Facilities, Community Development Department, Public Works Department	$278k (FY26 CIP)	Long (5+ years)

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.

	Chapter and Strategy Number of Related Policies					
Topic	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



Credit: Lorna Branzuela

Governance

Overarching Theme and Context

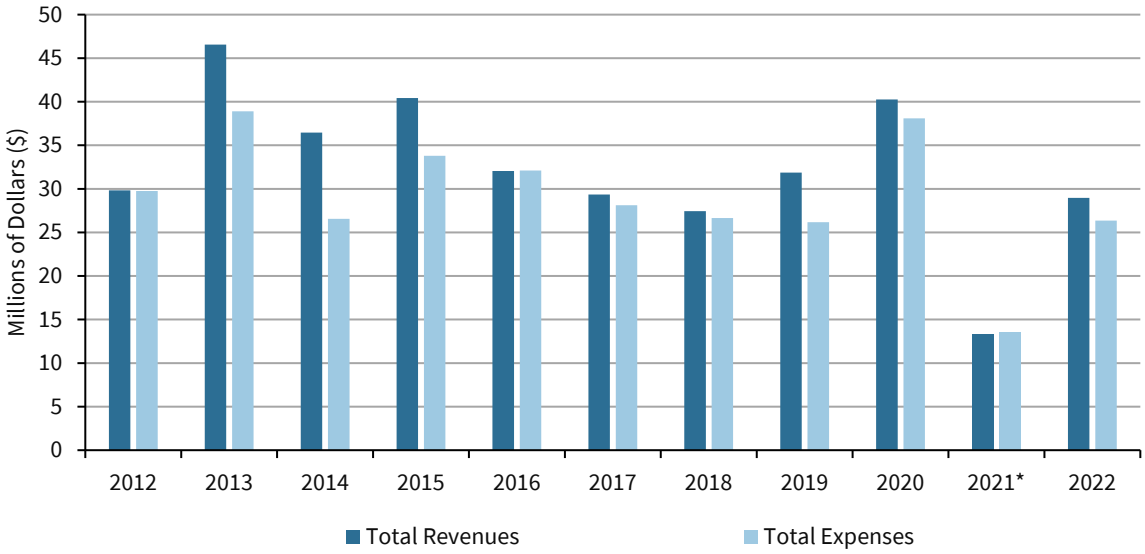
The City of Homer Faces Fiscal Uncertainty

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

> *"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 for inflation adjustments (2023), and Northern Economics analysis. See Appendix G: City of Homer Fiscal Trends for details.

About the Data in this Chapter

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

The information in this chapter is based on available datasets at the time of plan development and may not reflect current trends. For current information about the City's budget and taxation trends, visit:

- City of Homer: Latest Operating and Capital Budgets: https://www.cityofhomer-ak.gov/finance/budgets
- Alaska Department of Commerce, Community, and Economic Development's Taxable Database: https://www.commerce.alaska.gov/web/dcra/OfficeoftheStateAssessor/alaskaTaxable-New.aspx
- Kenai Peninsula Borough Property Tax Webpage: https://www.kpb.us/departments/property-tax/property-tax-overview

The State of Alaska's fiscal situation has and continues to remain uncertain. As a result, the City cannot rely on some of the same state funding sources as it has in the past for certain programs. The pandemic caused further uncertainty in future revenue and expenditure activities for the City. An additional source of financial vulnerability is the City's water and sewer utility fund. The City owns expensive and expansive treatment, collection, and distribution infrastructure with 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.



Homer faces challenges meeting increasing demands for services while dealing with high inflation following the pandemic. The City has experienced revenue growth, largely fueled by increased tourism. However, inflationary pressures on labor, supplies, and equipment have offset these gains, reducing overall purchasing power. While inflation is expected to stabilize, the City must carefully manage expenditures to maintain a balanced budget.

The following 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

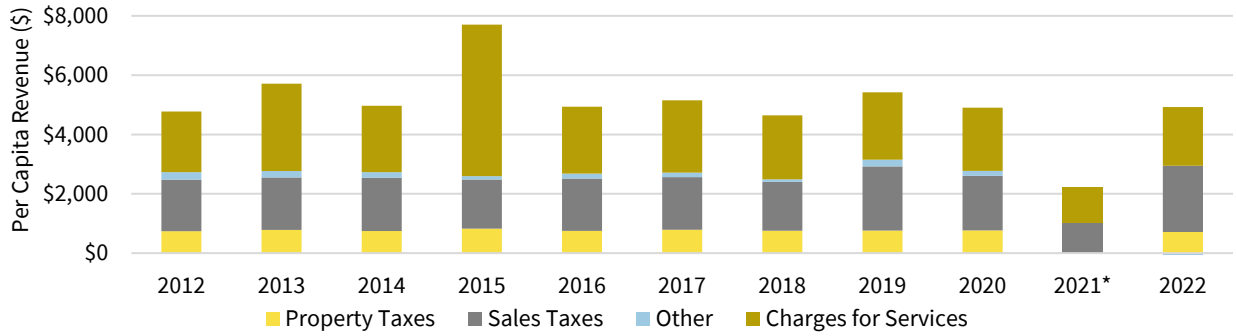
Total revenues for the City of Homer fluctuated between 2012 and 2022 with periods of growth and periods of shrinkage. One driving factor in revenue fluctuations is operating and capital grants, which are received periodically. Figure 20 identifies the largest single line-item revenue sources across 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 for inflation adjustments (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 for inflation adjustments (2023), and Northern Economics analysis

Expenses/Cost of Services Snapshot

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 (see Figure 22). The port and harbor services alone account for 23 percent of expenses, although port and harbor services generate an even greater share of revenues at 42.1 percent. Other significant expenditures include public safety (18.8 percent of expenses), and water and sewer (17.17 percent).

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. Some programs are 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 for inflation adjustments (2023), and Northern Economics analysis

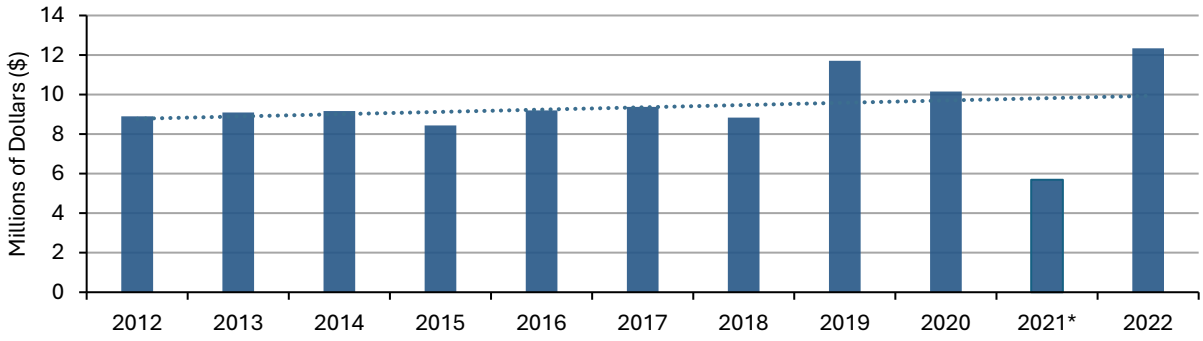
Taxation Snapshot

Figure 23 shows an upward trend in sales tax revenue for the City of Homer from 2012 to 2022. The City of Homer collects a year-round 7.85% sales tax (4.85% of which is for the City and 3% for the Borough) with a $500 cap. Homer has the second highest sales tax rate in the Borough behind Seldovia, which charges 9.5 percent seasonally (April through September). On a per-capita basis, sales tax revenue in 2012 was $1,734.81 and in 2022 it was $2,237.71 per person, demonstrating real growth relative to the population and inflation. It is likely that the increase in tax revenue per capita came from both an increase in spending as well as an increase in the tax rate in 2019. Some of this sales tax is applied toward a bond payment for Homer's police station.

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

Total property tax revenues have generally been steady from 2012 to 2022, increasing by about half a percent each year (Figure 24). 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.

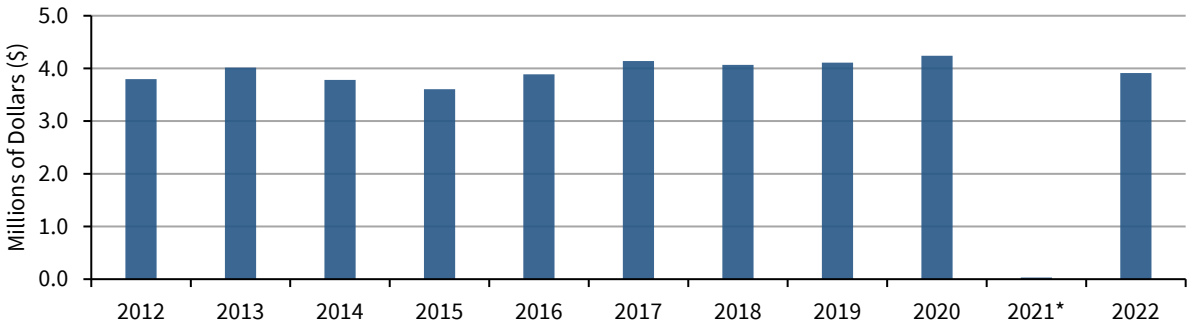
Figure 23. Homer Sales Tax Revenues 2012–2022 (Millions of 2022 Dollars)



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 for inflation adjustments (2023), and Northern Economics analysis

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



Note: *2021 is not shown, due to changes in tracking from a calendar year to a fiscal year. Source: City of Homer (2012–2022), U.S. Bureau of Economic Analysis for inflation adjustments (2023), and Northern Economics analysis

Other Themes and Related Fiscal Challenges

Revenue Growth Driven by Tourism, but Inflation Limits Gains

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

Dependence on Sales Tax as a Primary Revenue Source

Sales tax remains the most significant revenue source for Homer, contributing 43 percent of total revenues in 2022. Sales tax revenue has grown at an average annual rate of 3.32 percent. This reliance makes the City vulnerable to economic downturns and shifts in consumer spending.

Aging Population and Increased Property Tax Exemptions

Property tax revenue has 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). According to tax data from the Alaska Department of Commerce, Community, and Economic Development, the share of tax-exempt property in the Kenai Peninsula Borough has grown: there were 3,700 approved property tax exemption applications in the Borough in 2012, compared to 6,704 approved applicants in 2022. These exemptions could potentially impact the City's ability to generate stable revenue from property taxes. See Appendix G for additional details.

Staff Capacity Challenges Impacting Service Delivery

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

Current staff capacity was a recurring theme throughout the 2045 Homer Comprehensive Plan Update engagement process. 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 are created through the updated 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	• *There is not enough law enforcement to cover the city of Homer and outlying areas* • *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* • *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* • *Public safety should be first and foremost on the minds of a local government, the rest is details* • *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.*

Public Engagement and Fiscal Transparency are Important


Residents at a project open house, 2024

There is a strong demand for greater public involvement and education about the City's fiscal situation. Many residents outside City limits contribute to the economy but lack voting rights, leading to concerns about representation and service access. A key step in achieving a shared community understanding and ownership of City actions is consistent resident participation in City boards, commissions, committees, elected positions, and related City processes. Ongoing education for participants and residents on public involvement, information sharing, and civic engagement is key to reducing divisiveness and supporting inclusive policy and project implementation in Homer.


Homer Public Library

As evident in the robust community participation in comprehensive planning activities, residents across the Greater Homer Area are interested and invested in Homer's future. Based on responses to the community survey, residents highly value and look to the "City Council" and "City Government" for guidance on Homer's future (ranked 2nd in number of mentions after "non-profit and environmental organizations"). At the same time, as shown in Figure 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).

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

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

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

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

4. Increase public participation in budget planning, improve access to financial data, and foster community discussions 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						



Credit: Adela Pederson



Credit: Lorna Branzuela

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*
• Alaska Marine Highway Ferry Terminal • Alaska State Troopers (outside of City limits) • Homer Airport • Road Maintenance of major roadways (including Sterling Highway, Pioneer Avenue, Homer Spit Road, Kachemak Drive, West Hill Road, and East Hill Road) • State Parks (e.g., Kachemak Bay State Park)	• Hospital (via service areas) • Planning and platting • Regional emergency medical services (via service areas) • Road maintenance (via service areas) • Schools, via Kenai Peninsula Borough School District • Solid waste services	• Airport terminal • Animal control • City code enforcement • Elections • Parks and recreation • Planning and zoning (within City limits) • Police • Port and harbor • Public library • Right of way management • Road maintenance and snow removal (shared with State) • Volunteer Fire Department • Water and wastewater

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



Credit: Kyra Wagner

Sustainability and Resilience

Key Themes Guiding the Plan

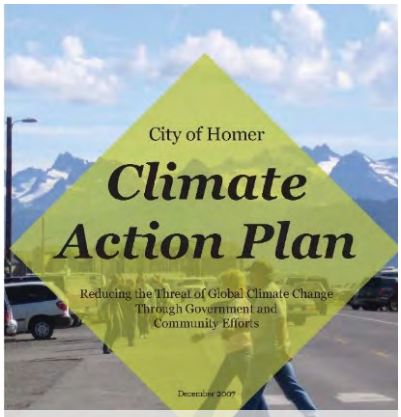
Natural and Climate-Driven Hazards Increase Risks to People and Infrastructure



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

Homer's natural setting makes it vulnerable to multiple hazards, including earthquakes, tsunamis, landslides, wildfires, and flooding. These risks are expected to intensify as the region experiences the effects of a warming climate. The number of extreme wildfire danger days around Homer is projected to increase significantly by 2050, with higher temperatures, drought, and beetle-killed forests contributing to fire risk. Severe and extreme drought conditions are projected to occur around 20 percent of the time.[17] At the same time, inland flooding is expected to worsen, particularly around Beluga Lake, as 1-in-100-year rainfall events become more intense.[18] 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.[19] Several City facilities are also at risk including the Public Works campus, which lies in a tsunami inundation zone.[20] 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.

Sustainability and Resilience Are Core to City Planning and Investments



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

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

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

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

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

[20] 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.[21] As hazards and environmental stressors increase, integrating sustainability as a baseline assumption in all City policies and capital investments will help reduce future costs, improve operational efficiency, and protect the well-being of Homer's residents.

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

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



Credit: Kachemak Communications

> *"We need to make considerations about how we are going to get our energy in 10-20 years and adjust for climate change. Invest in ways to minimize our energy demand and alternative methods of harnessing our energy."*
>
> ~ Community Survey Results

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.

[21] 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
- Code: An action that recommends a specific code revision
- 2018: An action adapted from/carried over from the 2018 Comprehensive Plan

1. Modernize City operations for long-term efficiency and resilience.

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

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

Action	Who	Estimated Costs	Target Completion
a. Relocate municipal buildings out of tsunami inundation zones where feasible and continue to consider hazard-prone or unsuitable areas in future development projects.	Administration Department, Community Development Department, Public Works Department	$11.4 M for Public Works facility (FY26 CIP)	Ongoing
b. Provide information and signage to educate residents and visitors about tsunami evacuation routes.	Administration Department, Public Works Department	Undetermined	Ongoing
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	Who	Estimated Costs	Target Completion
d. Continue to 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, Planning Commission, Public Works Department, Parks, Art, Recreation and Culture Advisory Committee, Police Department, City Administration	Undetermined	Short (1-2 years)
e. Evaluate current bluff stability best practices in City infrastructure design standards, including guidance for street extensions, trails, utilities, and Right of Way (ROW) projects near coastal or inland bluffs. Incorporate if needed.	Public Works Department	Undetermined	Long (5+ years)

3. Enhance natural drainage systems.

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

Potential Partner-Led Strategies

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

Policies Supporting Sustainability and Resilience in Other Chapters

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

	Chapter and Strategy Number of Related Policies					
Topic	Land Use & Environment	Public Facilities & Services	Housing	Economic Development	Transportation	Governance
Title 21 and responsible growth	1, 2					
Title 21 and hazard mitigation	3					
Open space preservation	4					
Infill and sprawl reduction	5					
Green infrastructure / wetlands integration		3				
Hazard-based siting and resilience		5				
Long-range stormwater management plan		3				
Water and sewer management plan		6				
Food security				3		
Moderate, sustainable growth in tourism				9		
Transportation network sustainability					1, 3, 4	
Public-private partnerships						4
Engaging community about sustainability, stewardship						5

Appendices

2045 Homer Comprehensive Plan Update, Public Hearing Draft

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

2045 Homer Comprehensive Plan Update

Appendices: Public Hearing Draft, July 2025

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
GRAPI	Gross rent as a percentage of household income
HAPP	Homer All-Ages and Abilities Pedestrian Pathway
HART	Homer Accelerated Roads and Trails Program
HAWSP	Homer Accelerated Water and Sewer Program
HERC	Homer Education and Recreation Center
HUD	US Department of Housing and Urban Development
ICLEI	International Council for Local Environmental Initiatives
ISO	Insurance Services Office
KPB	Kenai Peninsula Borough
KPBSD	Kenai Peninsula Borough School District
KPC	Kenai Peninsula College
KPEDD	Kenai Peninsula Economic Development District
LID	Low-Impact Development
MAPP	Mobilizing for Action through Planning and Partnerships
PARCAC	Parks, Art, Recreation, and Cultural Advisory Commission
PPP	Public Participation Plan
RFP	Request for proposal
RV	Recreational vehicle
SMOCAPI	Selected monthly ownership costs as a percentage of household income
SPARC	South Peninsula Area Rec Center
SPH	South Peninsula Hospital
TBD	To be determined
TORA	Transfer of responsibility agreement
US	United States

Appendix B: Glossary

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

Anadromous Water Body[1]: The portion of a fresh water body or estuarine area that (A) is cataloged under Alaska Statutes (AS) 16.05.871 as important for anadromous fish; or (B) is not cataloged under AS 16.05.871 as important for anadromous fish but has been determined by the Alaska Department of Fish and Game to contain or exhibit evidence of anadromous fish, in which event the anadromous portion of the stream or waterway extends up to the first point of physical blockage. The term 'anadromous fish' species that are born in freshwater, migrate to the ocean to grow and mature, and then return to freshwater to spawn (e.g. salmon).

Area Plan[2]: *(See also Master Plan*) A plan that covers specific subareas of a community that provides basic information on the natural features, resources, and physical constraints that affect development of the planning area. They may also specify detailed land-use designations used to review specific development proposals and to plan services and facilities.

Complete Streets[3]: Streets designed and operated to enable safe use and support mobility for all users. This includes people of all ages and abilities, regardless of whether they are traveling as drivers, pedestrians, bicyclists, or public transportation riders.

Downtown Area: *See Future Land Use Map, Figure 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 Infrastructure[4]: Green infrastructure uses filtration, infiltration, and evapotranspiration to treat and soak up rainwater where it falls. It can deliver multiple environmental, social, and economic benefits beyond stormwater management alone. Terms such as nature-based solutions, green stormwater infrastructure, and low-impact development are also used to describe green infrastructure installations, and there is overlap between these concepts. When green infrastructure systems are thoughtfully designed to fit the site-specific, local, or regional needs of the community and environment, they can provide cleaner air and water, protect against flooding and excessive heat exposure, provide diverse habitat, and create beautiful green spaces for all to enjoy.

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

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[1] Adapted from Alaska Statute § 41.17.950 (2023).

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

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

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

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

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

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

Growth, Sustainable[5]: Creating long-term value without depleting natural or social resources, characterized by practices that are environmentally friendly, socially responsible, and economically viable.

Housing, Affordable[6]: *(See also Attainable Housing)* The U.S. Department of Housing and Urban Development defines "affordable housing" as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities. Housing that is affordable can be built by private developers and open to all income groups. This is sometimes called naturally occurring affordable housing. Housing that is affordable can also be built using public investment and restricted to certain incomes. In some communities, there is an abundance of naturally occurring affordable housing that has been built by private developers. In other communities, the opportunities for housing that is affordable are few and far between, as housing prices have outpaced wage growth, causing housing to be out of reach for many households.

Housing, Attainable[7]: *(See also Affordable Housing)* Attainable housing means a variety of housing types for moderate- or middle-income households with incomes ranging between 80 – 120% of Area Median Income (AMI); this population segment sometimes is referred to as the 'Missing Middle'. Attainable housing is targeted towards income earners which may include teachers, healthcare providers, public safety personnel, armed service members, resort workers, etc. These individuals are typically ineligible for Affordable Housing because their household incomes often exceed the limits of Affordable Housing eligibility.

Infill[8]: Development or redevelopment of land that has been bypassed, remained vacant, and/or is underused because of the continuing urban development process. Generally, the areas and/or sites are not particularly of prime quality; however, they are usually served by or are readily accessible to

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

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

[7] Adapted from: Association for the Improvement of American Infrastructure. (n.d.). *Attainable housing terms*. https://aiai-infra.org/attainable-housing-terms/

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

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

Infrastructure[9]: The built environment. FEMA defines public infrastructure as, "at a minimum, the structures, facilities, and equipment for roads, highways and bridges; public transportation; dams, ports, harbors and other maritime facilities; intercity passenger and freight railroads; freight and intermodal facilities; airports; water systems, including drinking water and wastewater systems; electrical transmission facilities and systems; utilities; broadband infrastructure; and buildings and real property; and structures, facilities and equipment that generate, transport and distribute energy including electric vehicle (EV) charging."

Master Plan[10]: *(See also Area Plan)* A document that describes the physical development of the City which may include accompanying maps, plats, charts, descriptive and explanatory matter that shares the City of Homer Planning Commission's recommendations for the development of the City territory. This may include, among other things, development of the type, location, and sequence of all public improvements; the relocation, removal, extension or change of existing or future public ways, grounds, spaces, buildings, properties, and utilities; and the general extent and location of rehabilitation areas. A master plan for the City must be approved by the City Council after consideration and report by the Planning Commission.

Resilience[11]: The ability of a community to anticipate, plan, and prepare for threats, persevere through stressful or disruptive events, and recover and adapt to new conditions.

Sustainability[12]: The process of using our finite resources as a community to balance the goals of economic vitality, environmental stewardship, and social equity to ensure that we can meet the needs of present generations without compromising the ability of future generations to meet their own needs.

Tidelands[13]: Lands which are periodically covered by tidal waters between the elevation of mean high and mean low tides.

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

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

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

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

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

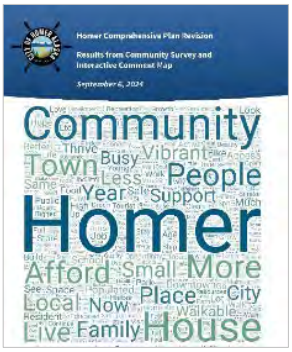
Appendix C: Methodology

How Was this Plan Developed?

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

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

In-Person Activities	
Steering Committee	The Steering Committee met 15 times (through December 2024) during the duration of the project and assisted in the development of the comprehensive plan. The committee plans to meet twice more during the drafting phase in January and February 2025. The five-member committee is comprised of two city council members, one city planning commissioner, one economic development commissioner, and a city resident representative nominated by the mayor and approved by the City Council. The roles and responsibilities of the Steering Committee are outlined in City of Homer Resolution 23-129(A) and include: • Assist in the refinement and execution of the public outreach process, outreach program, and schedule. • Participate in public outreach activities and events including work with each of the member's represented organizations to keep them informed on the project and encourage their participation, solicit participation from a wide range of people and organizations in the community, participate in event exercises and provide feedback. • Provide feedback and recommendations on Comprehensive Plan draft documents. The Steering Committee meetings are noticed and open to the public.
City Meetings	The project team routinely provided updates at the **Homer City Council meetings and Planning Commission meetings**. The project team facilitated a **Joint City Council and Planning Commission Work Session** in March 2024 to kick off the project, review the overall purpose and legal basis for comprehensive plans and prepare the planning commissioners, Council members, and staff for the comprehensive plan revision process. The project team also attended and engaged many of the city boards and commissions including the **Port and Harbor Advisory Commission, Parks, Art, Recreation and Culture Advisory Commission, Library Advisory Board, Economic Development Advisory Commission,** and **Americans with Disabilities Act Advisory Board**. Project team members also met with City department staff, including the library staff, public works staff, port and harbor staff, community development staff, and others.
Community Group Meetings	The project team attended and provided updates at the meetings of several active community groups including, the Homer Chamber of Commerce board of directors, Homer Guiding Growth, Homer Stormwater Working Group, Mobilizing for Action through Planning and Partnerships (MAPP) Steering Committee, MAPP Housing Working Group, Homer Marine Trades Association, and others.
Community Conversations and Open Houses	The project team hosted the following public community conversations and open houses where the project team discussed current economic conditions, emerging vision, values, priorities, and policies for the Homer Comprehensive Plan: • **Community Open House** March 28, 2024 at Alaska Islands and Oceans Visitor Center. • **Community Work Session on Growth Scenarios** October 22, 2024 at Alaska Islands and Oceans Visitor Center. • **Community Open House to launch Public Review Draft** Planned for February 11, 2025 at Alaska Islands and Oceans Visitor Center. 
Events and Information Tables	The project team and Steering Committee attended the following community events or locations to engage with the community:

	• March 15, 2024: Hosted an information table at the Spenard Builders Supply's Contractors day to engage with local contractors, builders, and others. • April 11, 2024: Met with high school government class at Homer High School. • May 14-16, 2024: Held open hours at the Homer Public Library to receive feedback and provide information on the plan. • May 15, 2024: Hosted an Under 40 Focus Group to collect feedback and input from Homer residents under 40 years old. • May 24, 2024: Hosted a conversation with fishermen and marine trade representatives at the Gear Shed. • September 14 and 21, 2024: Hosted a booth at the Farmer's Market to engage with residents and visitors.
Interviews	The project team conducted more than two dozen interviews with business owners, community leaders, community organizations, and committees to learn about community challenges, priorities and collect suggestions for the plan.
Surveys	
Community Survey	The community survey was aimed at engaging residents and gathering feedback. The survey was open April 22, 2024, through July 1, 2024 and received 556 responses. The survey was distributed online, announced via project e-newsletters and website, announced via social media, in public meetings, and through outreach by Steering Committee members. The survey was also available in hard copy at the Homer Public Library and City Hall. 
Business Survey	The business survey was aimed at engaging business owners. It was open from July 12, 2024, through August 25, 2024 and received 66 responses. The survey was designed and promoted with assistance from the City's Economic Development Commission and the Homer Chamber of Commerce and Visitor Center.
Visitor Survey	The Visitor's Survey received five responses. The Project Team decided to not analyze these results due to the low response rate.
Interactive Map	The Interactive Comment Map was aimed at soliciting location-based input on community priorities. It was open in conjunction with the community survey, for the same time period and distributed through the same methods and received 224 responses. 
Outreach and Media	
Project Website	The project website provided a place for residents to easily find background information about the project, downloads of past presentations and draft files, announcements of upcoming meetings, links to project surveys, and a form to sign up for project e-newsletters. https://homercompplanupdate.com/
Email Distribution	Throughout the project, the project team developed and sent multiple email project updates to nearly 250 interested community and partner subscribers.
Social Media	The project team announced project updates on social media, through the City of Homer's Facebook page that has 814 followers. The Homer Chamber of Commerce & Visitor Center also shared some announcements, reaching its 5,600 followers.

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

Appendix D: Plan Review

City of Homer Comprehensive Plan Update: Plan Review

Updated May 2025

Purpose

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

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

Documents Reviewed

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

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

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

Emerging Themes

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

Mission and Vision

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

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

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

Values and Strengths

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

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

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

Challenges and Barriers

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

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

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

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

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

Goals, Objectives, Strategies

Land Use & Environment

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

Housing

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

Public Services & Infrastructure

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

Transportation

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

Economic Development

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

Health & Wellness

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

Sustainability, Resilience, & Climate Change

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

Quality of Life

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

Individual Plan Summaries and Key Takeaways

Statewide Transportation Improvement Plan (2024)

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

Key Takeaways

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

Transportation Plan (2024)

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

Key Takeaways

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

Landslide Hazard Susceptibility Mapping in Homer, Alaska (2024)

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

Key Takeaways

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

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

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

Key Takeaways

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

Alaska 2022-2023 Visitor Profile Report (2023)

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

Key Takeaways

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

Homer City Code (2023)

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

Key Takeaways

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

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

2024-2029 Capital Improvement Plan (2023)

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

Key Takeaways

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

Adopted Biennial Operation Budget (2023)

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

Key Takeaways

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

Land Allocation Plan (2023)

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

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

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

Key Takeaways

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

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

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

Key Takeaways

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

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

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

Key Takeaways

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

Statewide Comprehensive Outdoor Recreation Plan 2023-2027 (2023)

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

Key Takeaways

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

Homer Quality of Life (2022)

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

Key Takeaways

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

2022 Annual Traffic Volume Report (2022)

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

Key Takeaways

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

Public Works Campus Task Force

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

Key Takeaways

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

Short Term Rental Basics Memorandum (2022)

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

Key Takeaways

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

City of Homer Local Hazard Mitigation Plan (2022)

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

Coastal Bluff Stability Assessment for Homer, Alaska (2022)

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

Key Takeaways

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

City of Homer Beach Policy & Management Plan

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

Key Takeaways

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

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

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

Key Takeaways

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

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

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

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

Key Takeaways

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

City of Homer Community Design Manual (2021)

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

Road Assessment Report (2020)

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

Key Takeaways

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

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

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

Key Takeaways

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

Homer Accelerated Water and Sewer Program Policy Manual (2020)

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

Key Takeaways

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

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

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

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

Key Takeaways

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

Kenai Peninsula Borough Comprehensive Plan (2019)

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

Key Takeaways

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

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

Kenai Peninsula Borough Hazard Mitigation Plan (2019)

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

Key Takeaways

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

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

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

Key Takeaways

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

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

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

Key Takeaways

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

Business Retention & Expansion Survey Report (2018)

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

Key Takeaways

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

Homer Comprehensive Plan (2018)

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

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

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

Key Takeaways

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

Homer Spit Comprehensive Plan (2011)

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

Key Takeaways

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

City of Homer Climate Action Plan (2007)

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

Key Takeaways

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

Homer Water and Sewer Master Plan (2006)

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

Homer Town Center Development Plan (2006)

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

Key Takeaways

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

Homer Area Transportation Plan (2005)

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

Key Takeaways

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

Homer Non-Motorized Transportation and Trail Plan (2004)

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

Key Takeaways

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

Plans and Plan Excerpts By Focus Area

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

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

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

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

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

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

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

Land Use & Environment

Transportation Plan (2024)

Goal 1: Increase safety of interactions between modes of travel

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

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

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

> Objective 3G: Include appropriate improvements for each travel mode as part of reconstruction or new construction projects within the public right-of-way
>
> > As roads are constructed or reconstructed, infrastructure should be considered for each mode. New or improved infrastructure should be consistent with the land use context (such as providing sidewalks in urban areas and wide shoulders or separated paths in rural areas), meet design standards, and help to complete the priority network for that mode.

Policies:

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

Projects:

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

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

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

2024-2029 Capital Improvement Plan (2023)

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

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

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

City of Homer Local Hazard Mitigation Plan (2022)

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

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

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

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

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

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

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

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

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

City of Homer Climate Action Plan (2007)

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

Adaptation Measures (p. 37)

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

Housing

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

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

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

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

Kenai Peninsula Borough Economic Development Strategy 2020 Update (2020)

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

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

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

Public Services and Infrastructure

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

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

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

Beluga Sewage Lift Station (p. 34)

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

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

Long-range projects on p. 66

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

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

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

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

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

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

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

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

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

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

City of Homer Climate Action Plan (2009)

Energy Management Mitigation Measures (p. 28)

Purchasing & Waste Reduction Mitigation Measures (p. 31)

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

Transportation

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

Statewide Transportation Improvement Plan (2024)

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

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

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

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

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

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

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

City of Homer Climate Action Plan (2009)

Transportation Mitigation Measures (p. 30)

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

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

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

Economic Development

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

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

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

Alaska 2022-2023 Visitor Profile Report (2023)

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

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

Statewide Comprehensive Outdoor Recreation Plan (2023)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

City of Homer Climate Action Plan (2009)

Adaptation Measures (p. 37)

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

Health & Wellness

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

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

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

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

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

Sustainability, Resilience, & Climate Change

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

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

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

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

Quality of Life

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

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

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

Appendix E: Public Participation Overview

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

See these and other related materials on the project website:

https://homercompplanupdate.com/

Appendix F: About Homer – Community Background

2045 Homer Comprehensive Plan

Background Research and Data Analysis

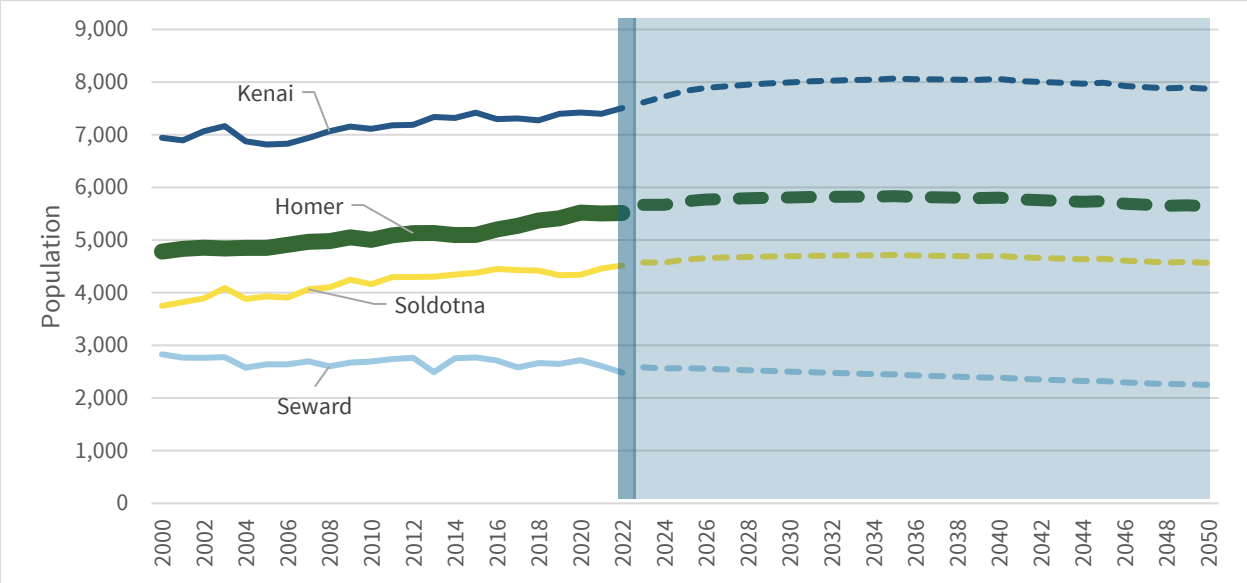
Prepared by Northern Economics, Inc.

Updated July 2025

Our People

Homer's population has been experiencing steady, modest growth over the past 22 years. Homer's population in 2022 was 15.4% larger than it was in 2000 (growing 0.7% year-over-year on average). Using ADOLWD forecasts, Northern Economics predicts a population increase from 2023 to 2050, with the population of Homer forecast to be 2.3% larger in 2050 than it was in 2022.[1,2,3,4] Population increases are also predicted for 2023–2050 in all comparison communities except for Seward, with year-over-year changes averaging 0.0% for Soldotna, and 0.1% for Kenai. The state as a whole is expected to experience 0.1% decline year-over-year on average from 2023–2050.

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



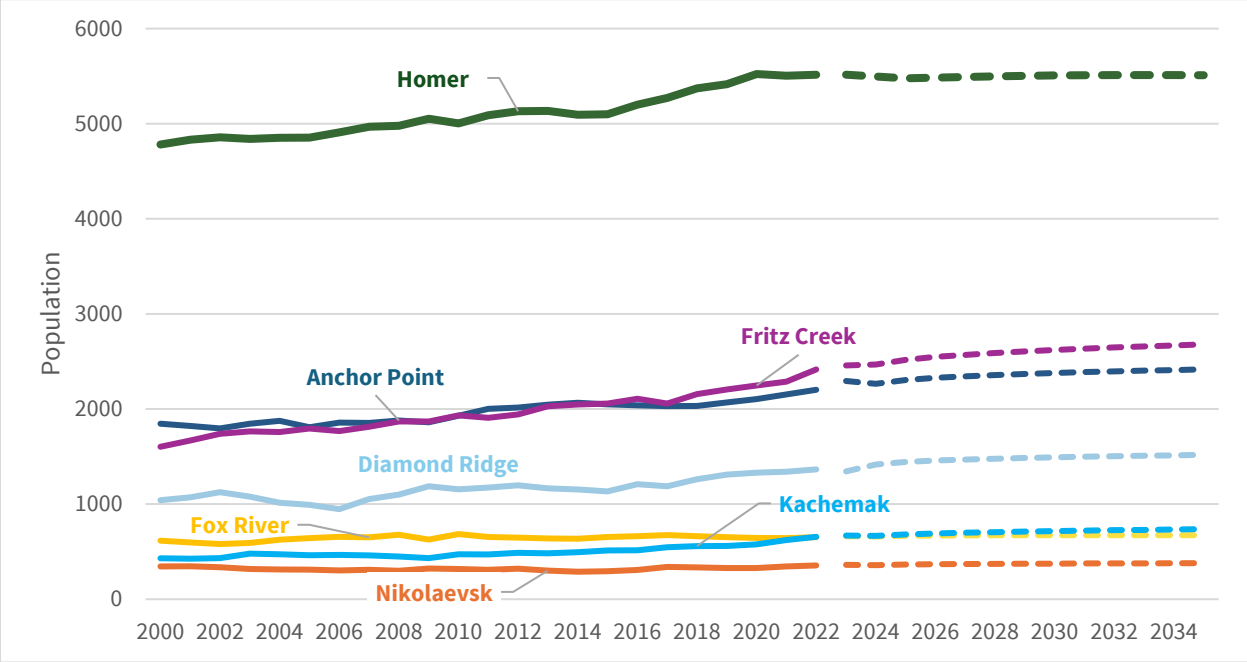
Source: Alaska Department of Labor and Workforce Development[1,2,3,4] *and Northern Economics analysis*

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

[1]Alaska Department of Labor and Workforce Development, Historical Data: Places, "Population, 2000-2010". https://live.laborstats.alaska.gov/pop/estimates/data/TotalPopulationPlace_2000to2010.xls. Accessed March 18, 2024.
[2] Alaska Department of Labor and Workforce Development, Historical Data: Places, "Population, 2010-2020". https://live.laborstats.alaska.gov/pop/estimates/data/TotalPopulationPlace_2010to2020.xls. Accessed March 18, 2024.
[3] Alaska Department of Labor and Workforce Development, Alaska Population Projections, "Alaska Population Projections 2023 to 2050". https://live.laborstats.alaska.gov/pop/projections/pub/popproj.pdf. Accessed October 9, 2024.
[4] Alaska Department of Labor and Workforce Development, Places and Other Areas, "Cities and Census Designated Places (CDPs), 2020 to 2023". https://live.laborstats.alaska.gov/pop/estimates/data/TotalPopulationPlace.xlsx. Accessed March 18, 2024.

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

Figure 2. Historical and Forecasted Population in Homer and Surrounding Community Populations, 2000–2035



Source: Alaska Department of Labor and Workforce Development[1,2,3,4] and Northern Economics analysis

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

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

Source: Alaska Department of Labor and Workforce Development[1,5]

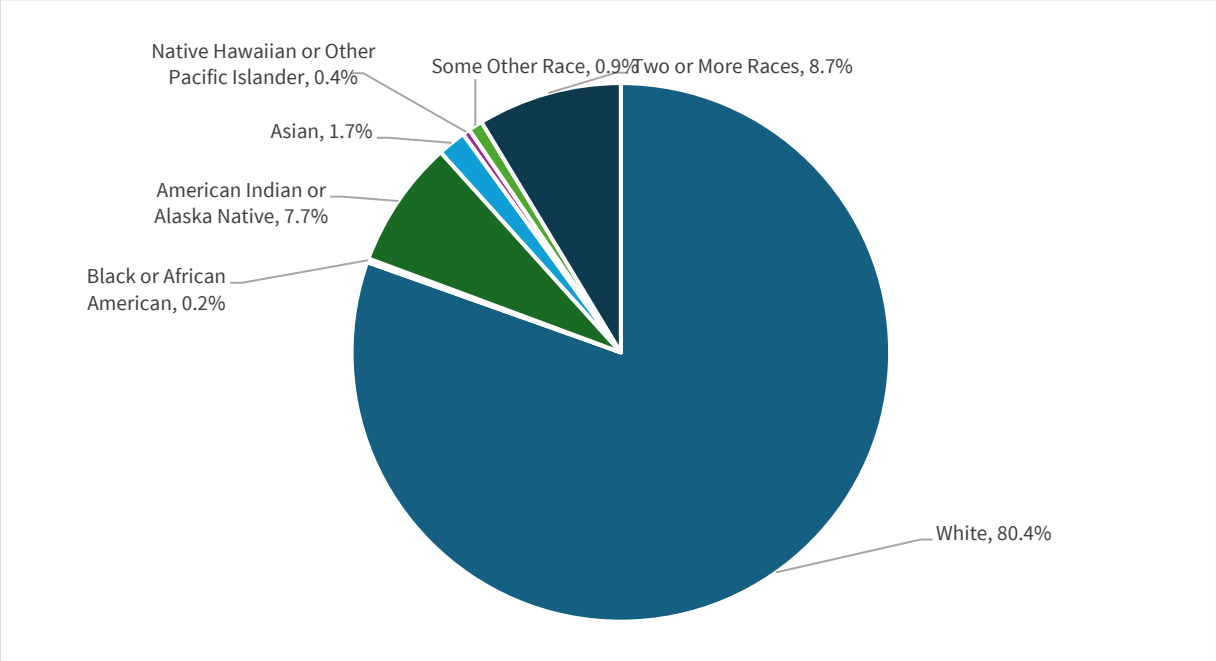
Table 1 summarizes the components of population change for 2013–2023 in the Kenai Peninsula Borough (KPB)—the lowest level of detail at which this information is available.[2,3]

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

Over the period, migration into and out of the region fluctuated. For example, 2017 was a year with high out-migration, with a net migration of -198. On the other hand, recent years have had high rates of in-migration compared with the other years in the period, with 953 net migration from 2021 to 2022, and 818 net migration from 2022 to 2023.

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

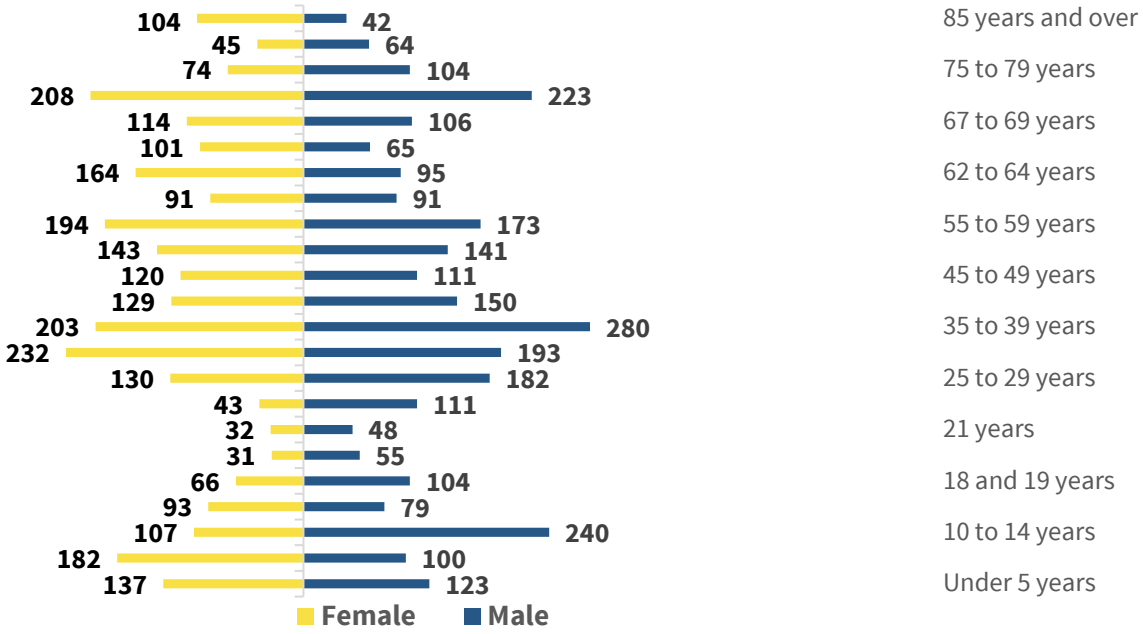
Figure 3. Race of Homer Population, 2022 (5-Year Average)



Source: U.S. Census Bureau American Community Survey 2022 data[4]

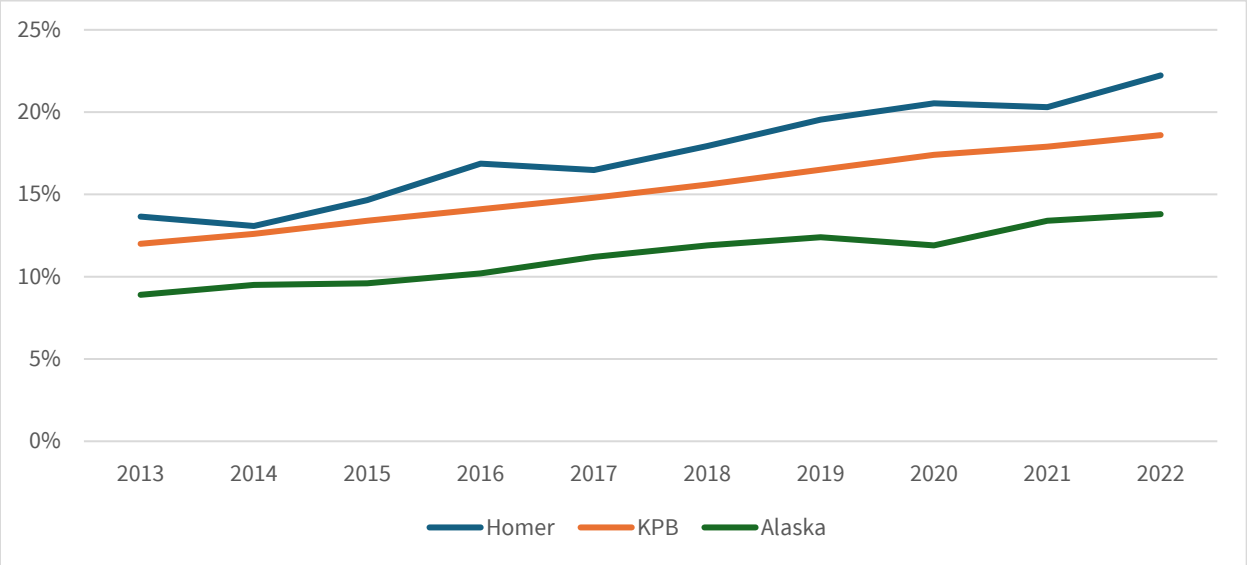
[6] U.S. Census Bureau. "ACS Demographic and Housing Estimates." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP05, 2022, https://data.census.gov/table/ACSDP5Y2022.DP05?g=160XX00US0233140. Accessed on March 18, 2024.

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



Source: U.S. Census Bureau American Community Survey 2022 data[7]

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



Source: U.S. Census Bureau American Community Survey 2022 data[4]

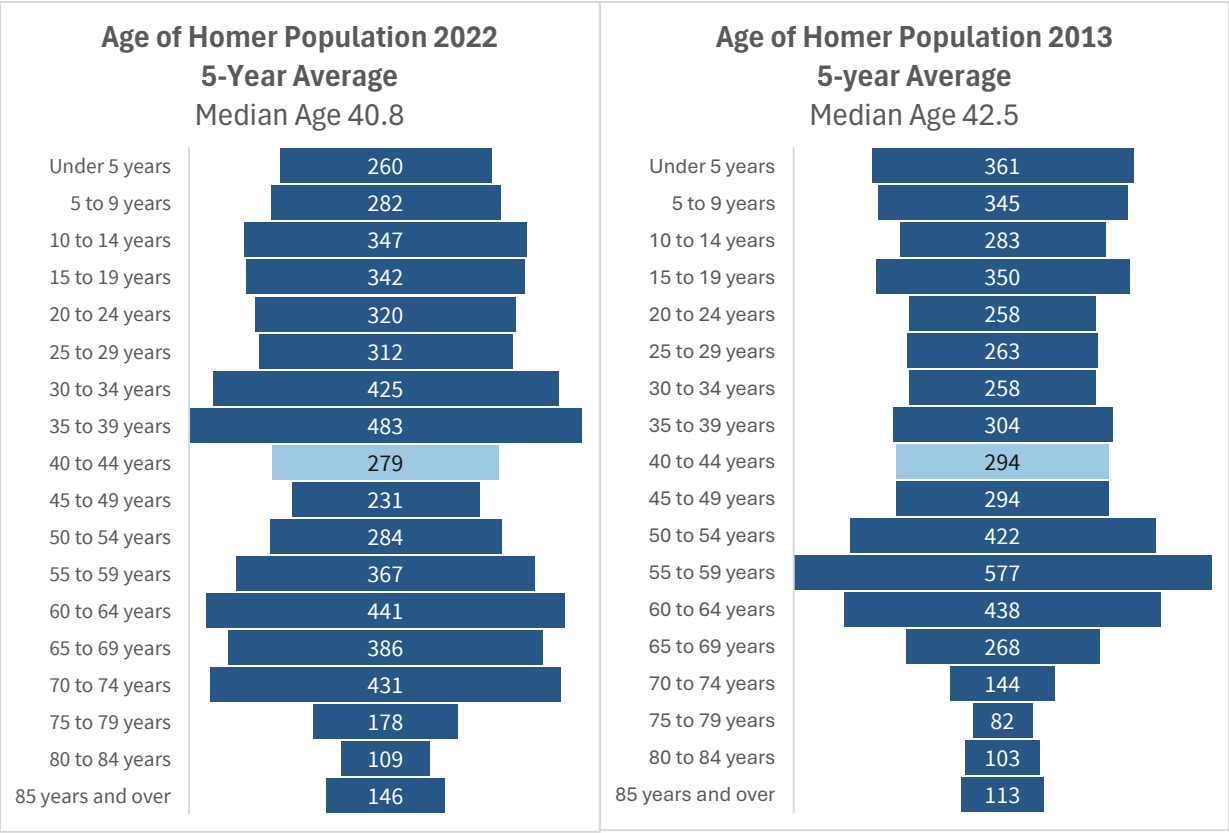
[7] U.S. Census Bureau. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2022, https://data.census.gov/table/ACSST5Y2022.S0101?g=160XX00US0233140,0238420,0271640&moe=false. Accessed on March 18, 2024.

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

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

Figure 6 illustrates how the age distribution of the Homer population has changed from 2013 to 2022.[5] In 2013, the population shares at each age group were fairly uniform, except for a distinct increase in the population in the 50–64 age range. In 2022, that cohort had aged to where they are now contributing to the increase in the older population. It also looks like there has been notable growth in the 30–39 age group from 2013 to 2022, but that growth does not appear to be accounted for with the existing population in 2013 aging. This would suggest that new Homer residents that migrated to the area from 2013 to 2022 were likely in that age range or slightly younger when they moved there.

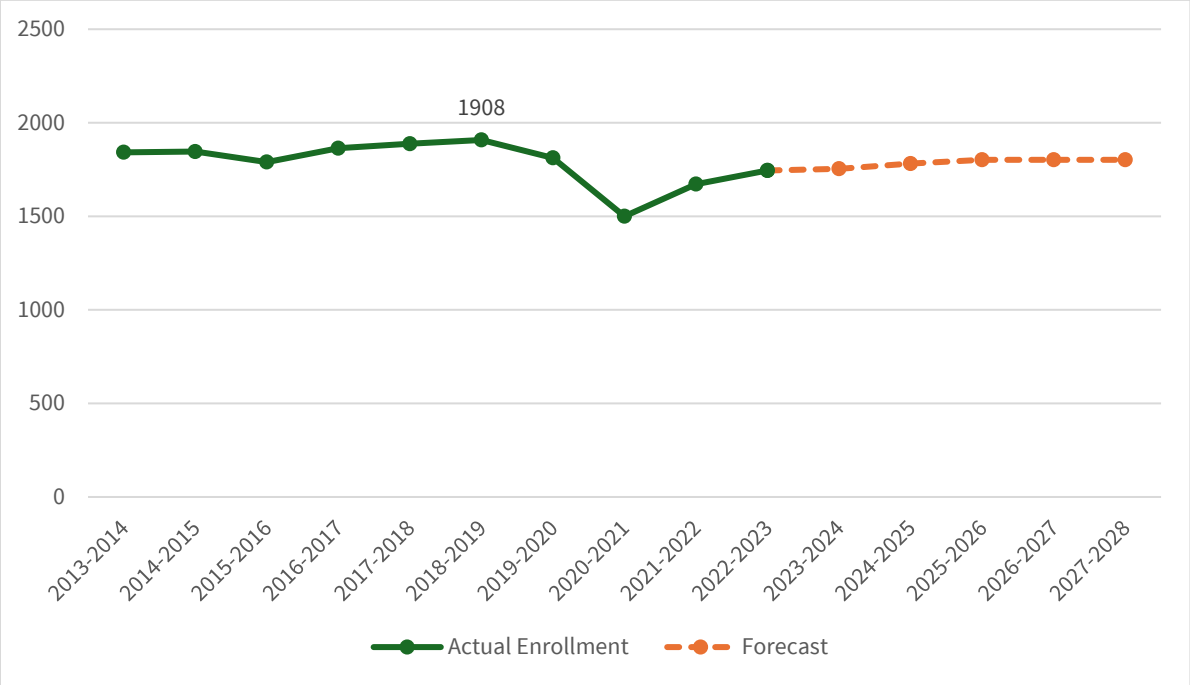
Figure 6. Comparison of Homer Population Age Distributions



Source: U.S. Census Bureau American Community Survey 2022 data[5]

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

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



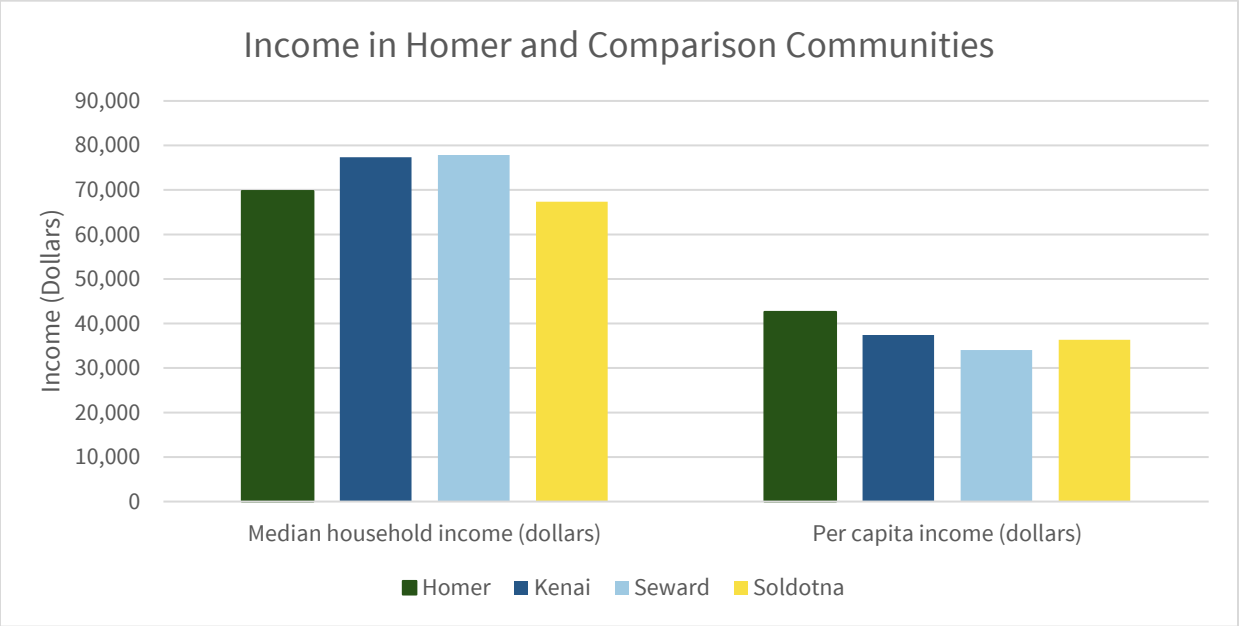
Source: Kenai Peninsula Borough School District[8]

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

Our Economy

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

Figure 8. Income in Homer and Comparison Communities



Source: U.S. Census Bureau American Community Survey 2022 data[7]

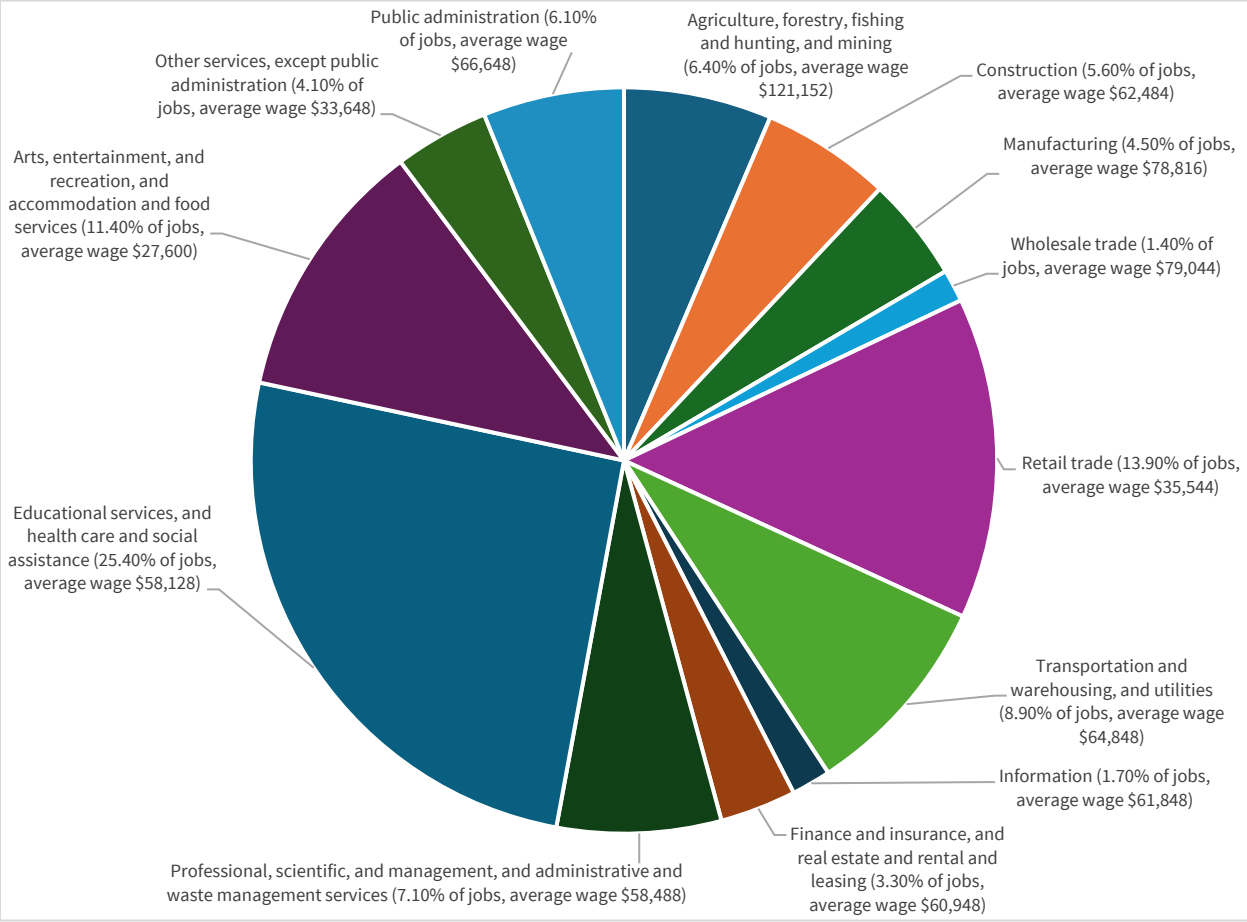
Homer has a diverse mix of industries. The three largest are 1) education, health care, and social assistance; 2) retail trade; and 3) arts, entertainment, recreation, accommodation, and food services.[10] **Figure *9*** provides more detailed information on industries and wages in Homer. Based on monthly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

[9] U.S. Census Bureau. "Selected Economic Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03, 2022 & 2013, https://data.census.gov/table/ACSDP5Y2022.DP03?q=per capita income&g=160XX00US0233140,0238420,0268560,0271640. Accessed on March 18, 2024.

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

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

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



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

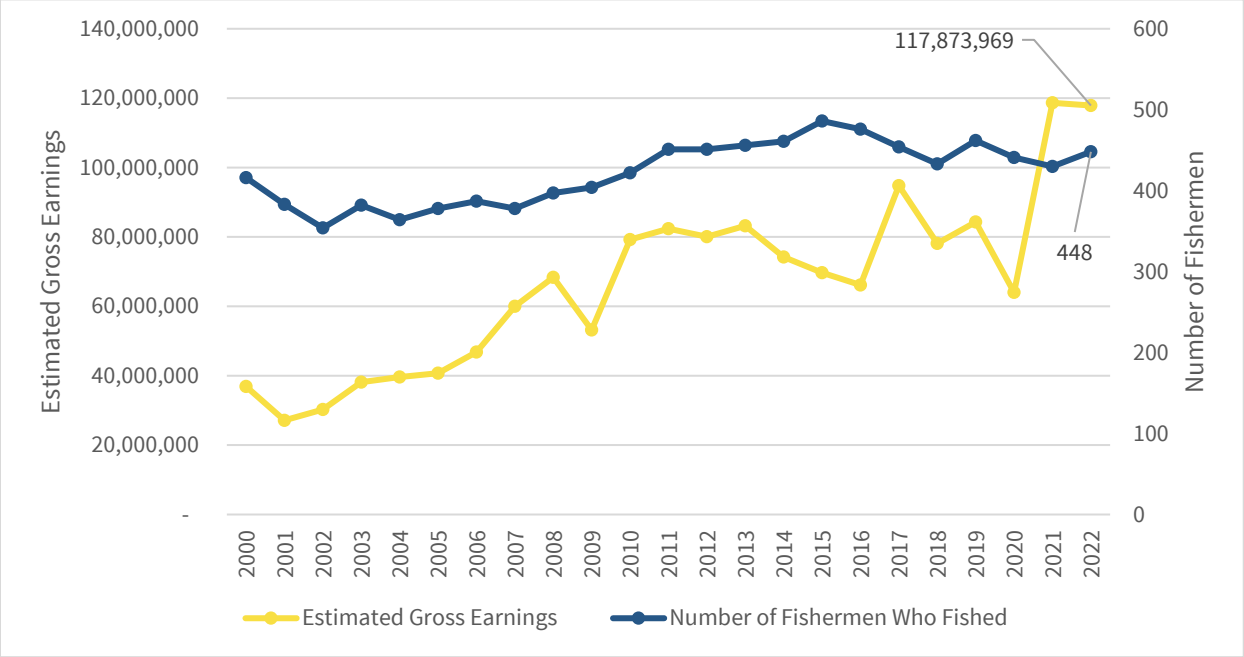
Source: U.S. Census Bureau American Community Survey 2022 data[7]; ADOLWD Current Quarterly Census of Employment and Wages[8], Northern Economics Analysis

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

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

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

Figure 10. Estimated Gross Earnings and Number of Fishermen

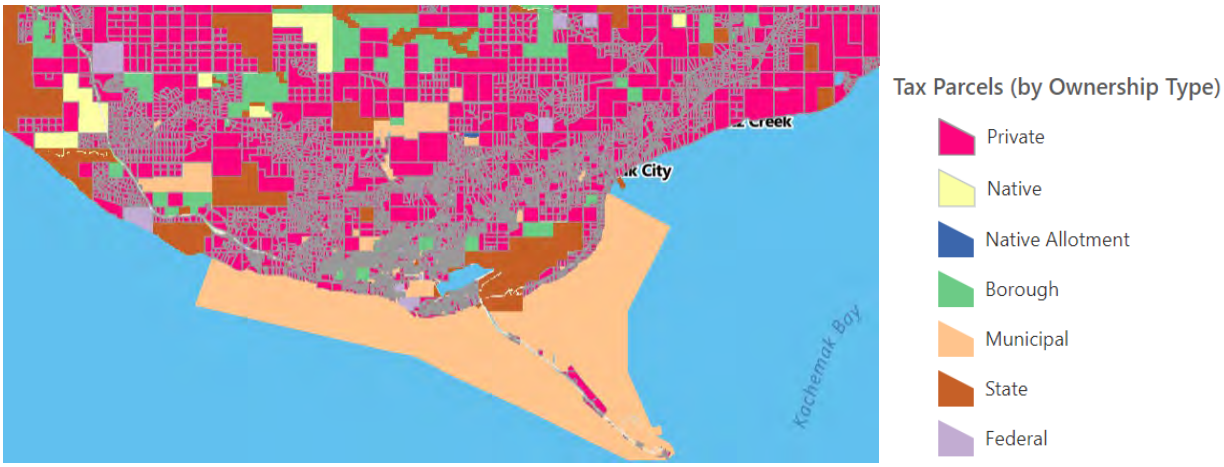


Source: Alaska Department of Fish and Game, Commercial Fisheries Entry Commission[9]

[12] Commercial Fisheries Entry Commission, Fishery Statistics – Participation & Earnings, Permit & Fishing Activity By Year, State, Census Area, or City. 2022. https://www.cfec.state.ak.us/gpbycen/2022/122256.htm Accessed March 18, 2024.
[13] Working, Mark. "Wild Alaskan Salmon- An Industry in a Crunch". *ZacharyScott Insight.* September 2023. https://zacharyscott.com/wild-alaskan-salmon-an-industry-in-a-crunch/. Accessed April 26, 2024.

Land Ownership

Figure 11. Land Ownership in the Homer Area



Source: ViewKPB[14]

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

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

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

[14] ViewKPB, https://geo.kpb.us/vertigisstudio/web/?app=ee8eef8b5c55417a8d2635a13658a76f. Accessed April 26, 2024
[15]Kenai Peninsula Borough. 2019 Kenai Peninsula Borough Comprehensive Plan. https://www.kpb.us/images/KPB/PLN/PlansReports/Comp_Plan/2019_KPB_Comprehensive_Plan.pdf. Accessed April 26, 2024

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Appendix G: City of Homer Fiscal Trends

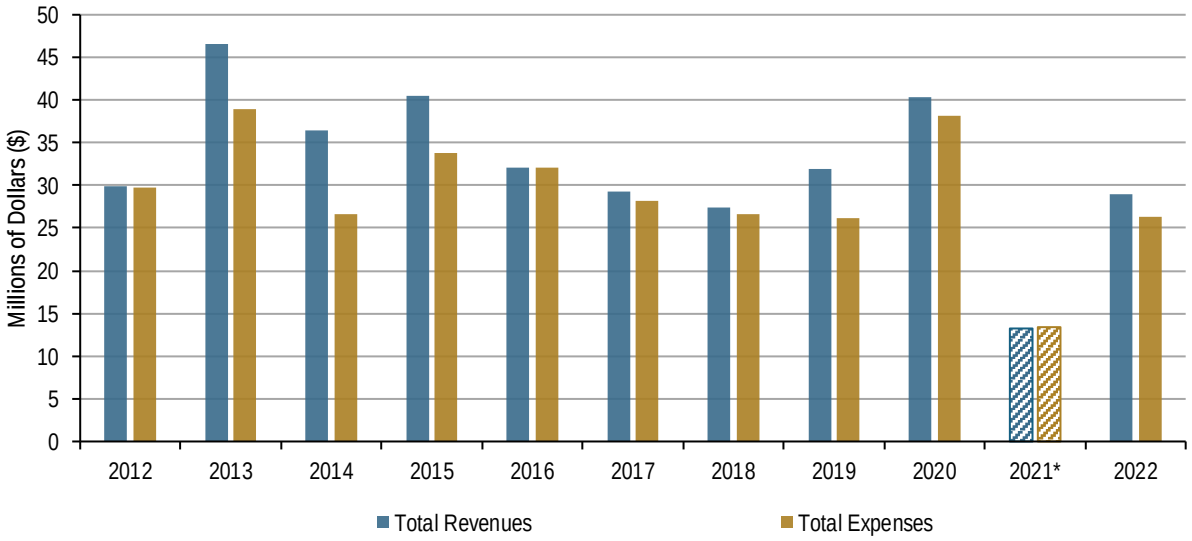
Fiscal Trends

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).*

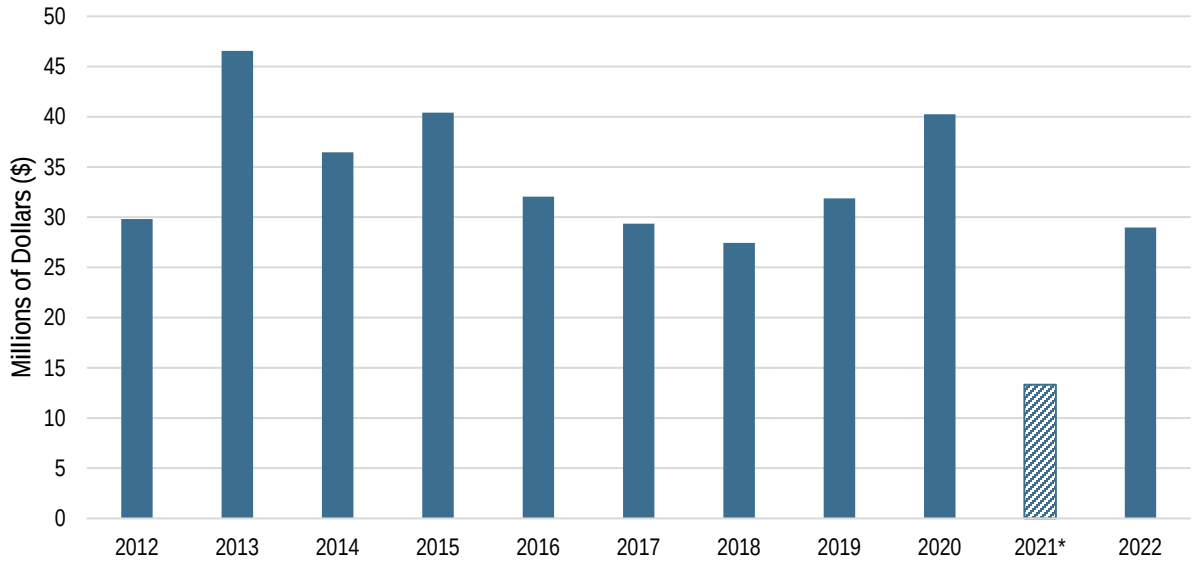
Source: City of Homer (2012–2022), U.S. Bureau of Economic Analysis for inflation adjustments (2023), and Northern Economics analysis

Revenues

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

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

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



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

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

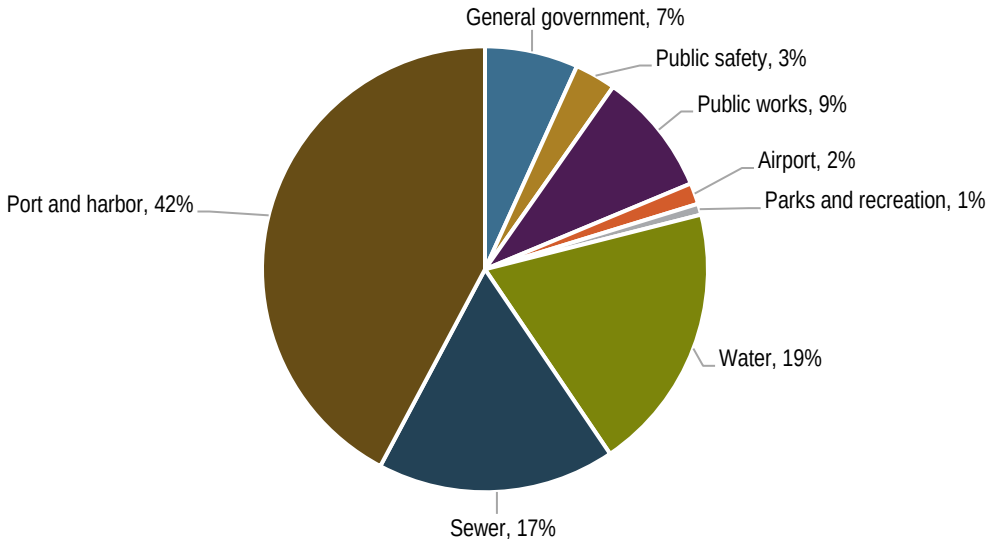
Table 1 shows the breakdown of significant sources of revenue for the City of Homer over time, adjusted for inflation. Typically, the revenue source that contributed the most total dollars was sales taxes (43% of total revenue in 2022). Charges for services was another significant revenue contributor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

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

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

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

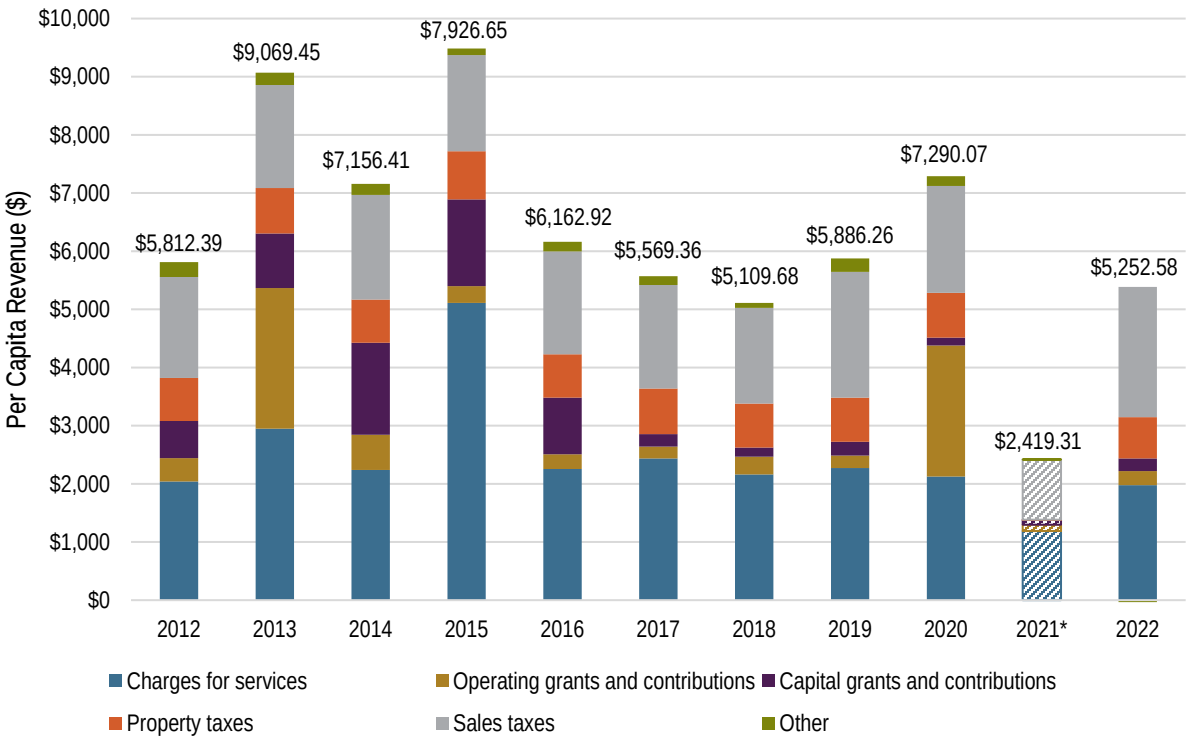
Figure 3. Average Share of Charges for Services by Category, 2012–2022



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

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

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



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

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

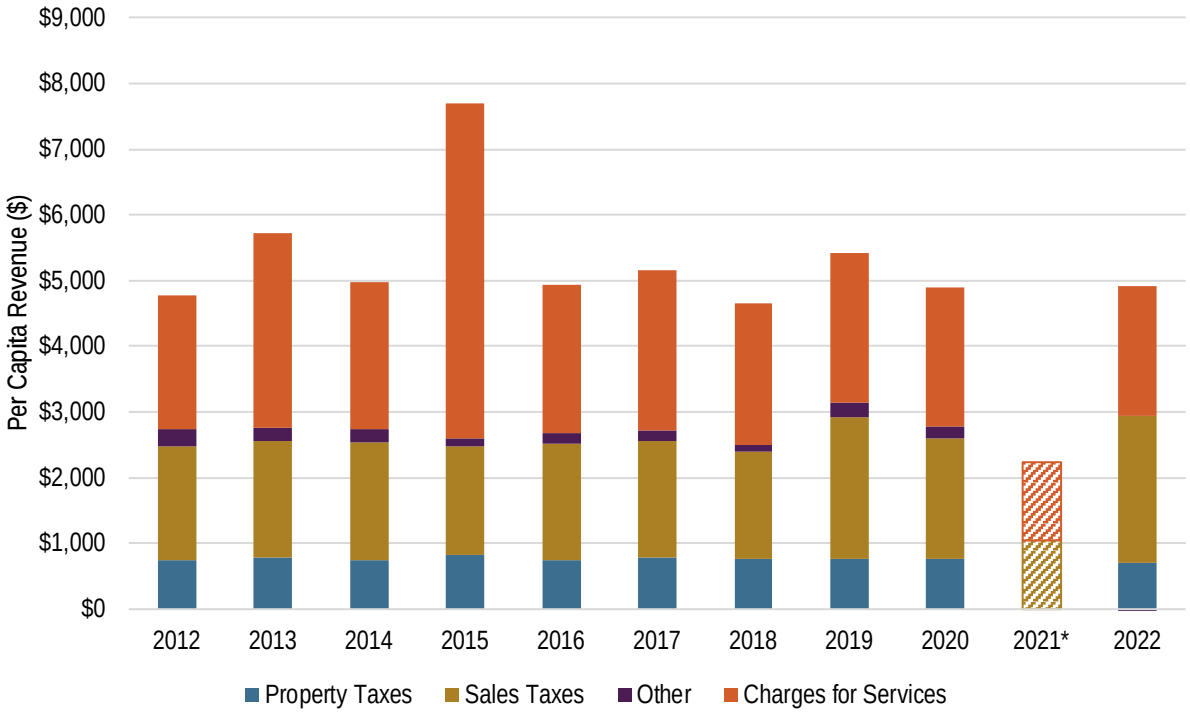
Looking at the broadest level of revenue categories, there were many categories that decreased on a per capita basis when including data for 2012–2022. However, when looking at the 2012–2020 period, most of the revenue categories experienced slight annual growth. This would suggest that 2022 may still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

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

Figure 5 shows revenues without capital or operating grants and contributions to help isolate trends in the other, more consistent, sources of revenue. One notable exception within Figure 5 is 2015, in which there were unusually high revenues in the charges for services category. In 2014 and 2016, charges for services typically brought in between $11 million and $12 million. However, in 2015 there were special

assessments collected related to the natural gas pipeline, which boosted charges for services revenue to just over $26 million (City of Homer 2015). As shown in Figure 5, revenues per capita are generally stable at around $5,000, when we exclude capital and operating grants and contributions. As a result, it seems reasonable to anticipate that if no additional revenue streams are realized, the city should anticipate generating around $5,000 in revenue per capita.

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



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

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

City Expenses and Cost of Services

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

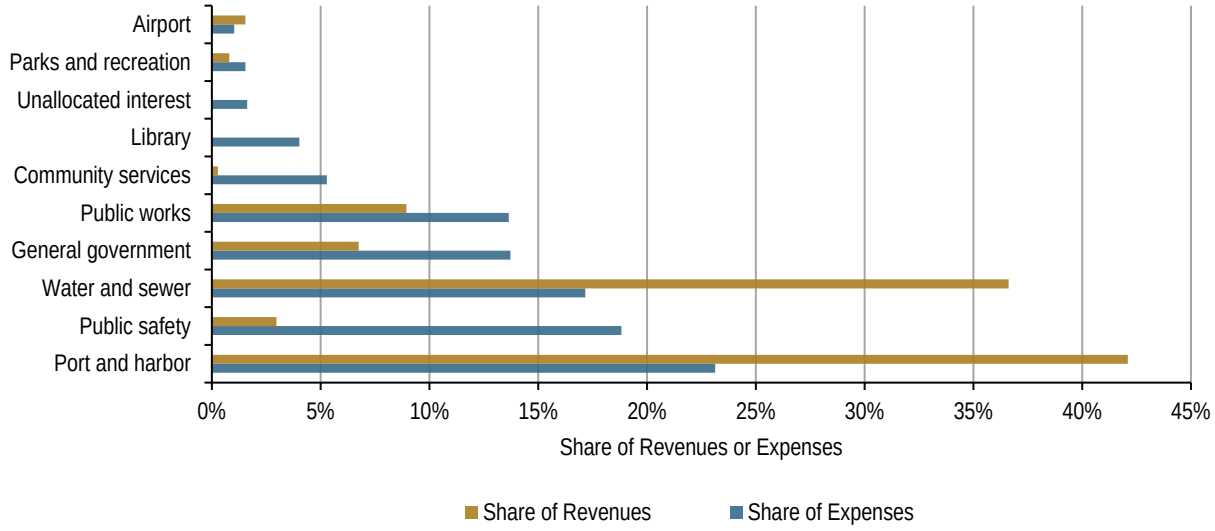
For 2012–2022, total expenses per capita decreased with a compounded annual rate of -1.9%. All categories of expenses decreased except for public safety expenses, which increased 1.9% annually.

When excluding the partial year in 2021, the average per capita expenses for 2012–2022 after being adjusted for inflation were $5,819.80, compared with $6,523.58 per capita revenues.

Port and harbor, public safety, and water and sewer make up the largest share of service-related expenses on average. The port and harbor alone accounts for 23% of expenses, which is offset by its making up 42.1% of revenues from services. Other significant expenditures include public safety (18.8% of expenses), and water and sewer (17.17% of expenses). Public safety did not generate a significant share of revenues from services to balance out the expenditures (2.97% of revenues). However, water and sewer generated 36.6% of revenues for services. Figure 6 compares the average share of service-related revenues compared to the share of expenses for various programs and services for 2012–2022. Not all programs and government functions exist for the purpose of generating revenue, and some are necessary government functions or community services. As a result, expenses tend to be more broadly shared across all programs and government functions, while revenues are concentrated in a few different programs.

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

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



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

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

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

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

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

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

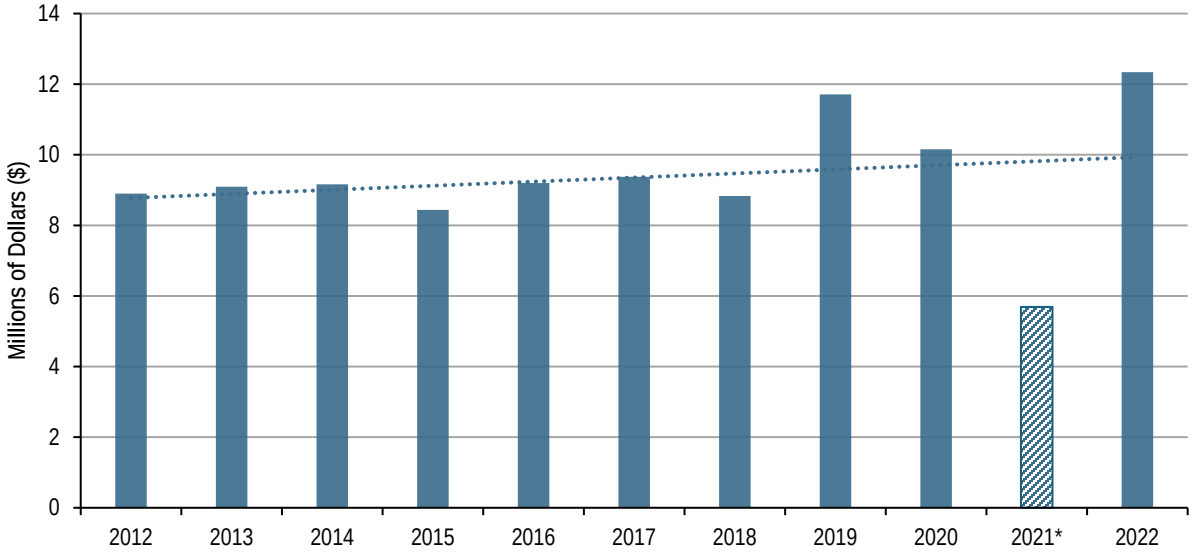
Taxation

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

Sales Tax

The City of Homer collects a year-round 7.85% sales tax (4.85% of which is for the city) with a $500 cap (KPB 2024b). It is the second highest tax rate in the borough behind Seldovia, which charges 9.5% seasonally (April through September). The city's tax rate has been in effect since January 1, 2019, when it increased from 4.5% to finance the bonds for a police station. The increase expires once enough funds have been generated to pay all the debt service. Figure 7 shows the inflation-adjusted sales tax revenue from 2012 to 2022. Excluding 2021 from the calculation, sales tax revenue has grown an average of about 4% year over year from 2012-2022. The 33% increase from 2018 to 2019 was the result of the previously mentioned city sales tax increase.

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



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

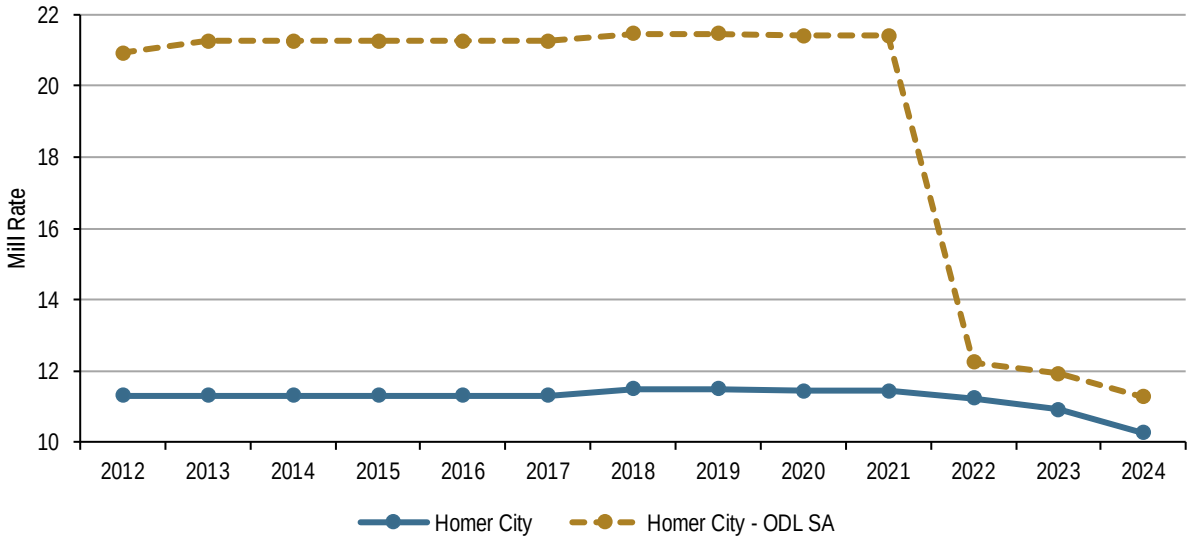
Source: City of Homer (2012–2022), U.S. Bureau of Economic Analysis for inflation adjustments (2023), and Northern Economics analysis

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

Property Tax

Property tax is collected by the KPB and then distributed to the cities, including Homer. The mill rate is the dollar amount of property taxes collected per $1,000 of assessed property value. In the City of Homer, the 2024 tax year mill rate is 10.26. Of the total 10.26 mill rate, 4.50 of that is for the City of Homer, 4.30 is for the Borough (standard across all properties in the borough), 0.34 is for paying off debts related to special projects, and 1.12 is for South Hospital (KPB 2024a). Figure 8 shows the mill rates in Homer from 2012 to 2024. As noted below the figure, a higher rate was assessed in the Homer City Ocean Drive Loop Service Area (ODL SA) to cover the cost of necessary seawall repairs that benefited the residents of that area. After funding the needs, the special assessment was removed in 2022. Over time, the mill rates have remained stable for the Homer area with small fluctuations. The general rate in the city hovers around 11 mills.

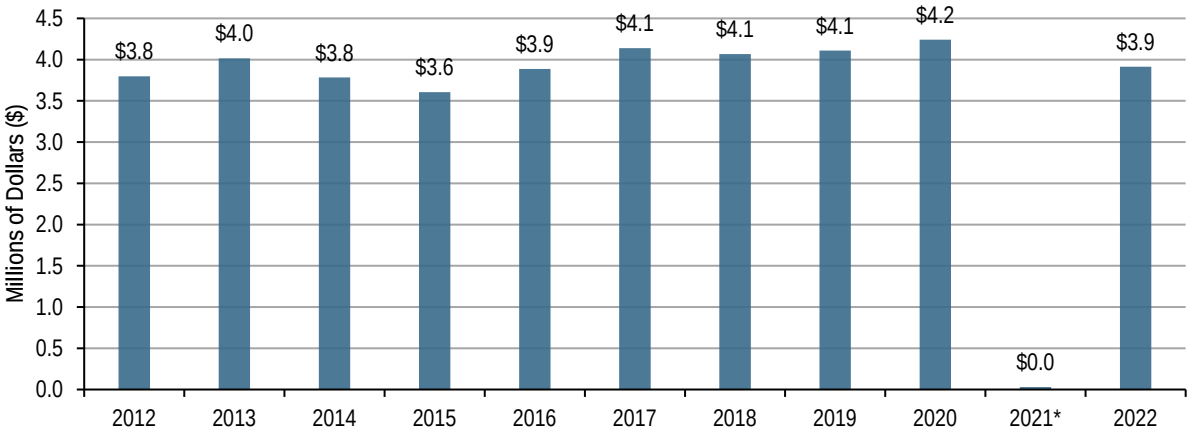
Figure 8. Historic Mill Rates Homer, 2012-2024



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

Source: KPB (2024a)

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



Note: *2021 is not shown, due to changes in tracking from a calendar year to a fiscal year.

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

As can be seen in Figure 9, total property tax revenues have been steady from 2012 to 2022, increasing by about half a percent each year. However, one trend that could impact future property tax revenues received by the city is an aging population, since there are property tax exemptions for senior citizens. For residents who are 65 or older or are disabled veterans, the KPB exempts the first $150,000 of property valuation.

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

Fiscal Challenges and Trajectory

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

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

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Note regarding the audited financial statements: Each of the City of Homer's audits include data for the current year and the year, but there are a few instances where there are discrepancies between what is reported in the audit for the year and what is reported for that year in the subsequent audit. In the few instances where this was the case, the project team used the actual year rather than the subsequent year.

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U.S. Bureau of Economic Analysis. 2023. "Table 1.1.9. Implicit Price Deflators for Gross Domestic Product [Index numbers, 2017=100] Seasonally Adjusted." National Data, National Income and Product Accounts. *https://apps.bea.gov/iTable/?reqid=19&step=2&isuri=1&categories=survey#eyJhcHBpZCI6MTksInN0ZXBzIjpbMSwyLDNdLCJkYXRhIjpbWyJjYXRlZ29yaWVzIiwiU3VydmV5Il0sWyJOSVBBX1RhYmxlX0xpc3QiLCIxMyJdXX0=*. Accessed September 30, 2023.

United States Census Bureau (UCSB). 2022. American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, "Age and Sex". *https://data.census.gov/table/ACSST5Y2022.S0101?q=Homer city, Alaska&g=050XX00US02122*. Accessed June 2, 2024.

Appendix H: Land Use and Environment Chapter Background

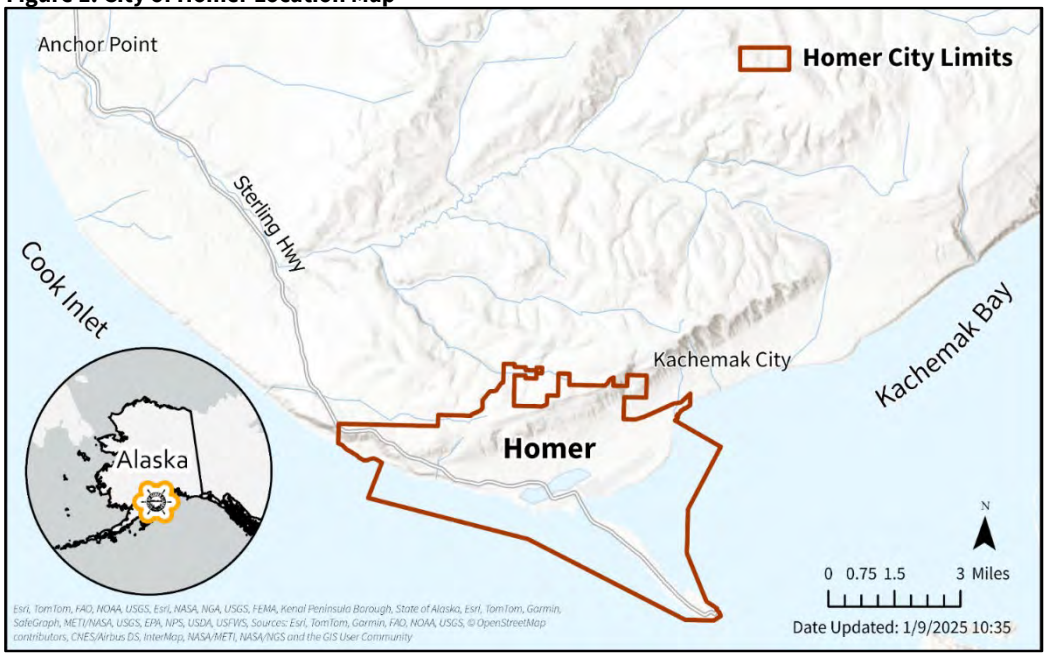
Supplemental Maps

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

Figures included in this appendix:

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

Figure 1: City of Homer Location Map



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

Figure 2: City of Homer Ownership Map

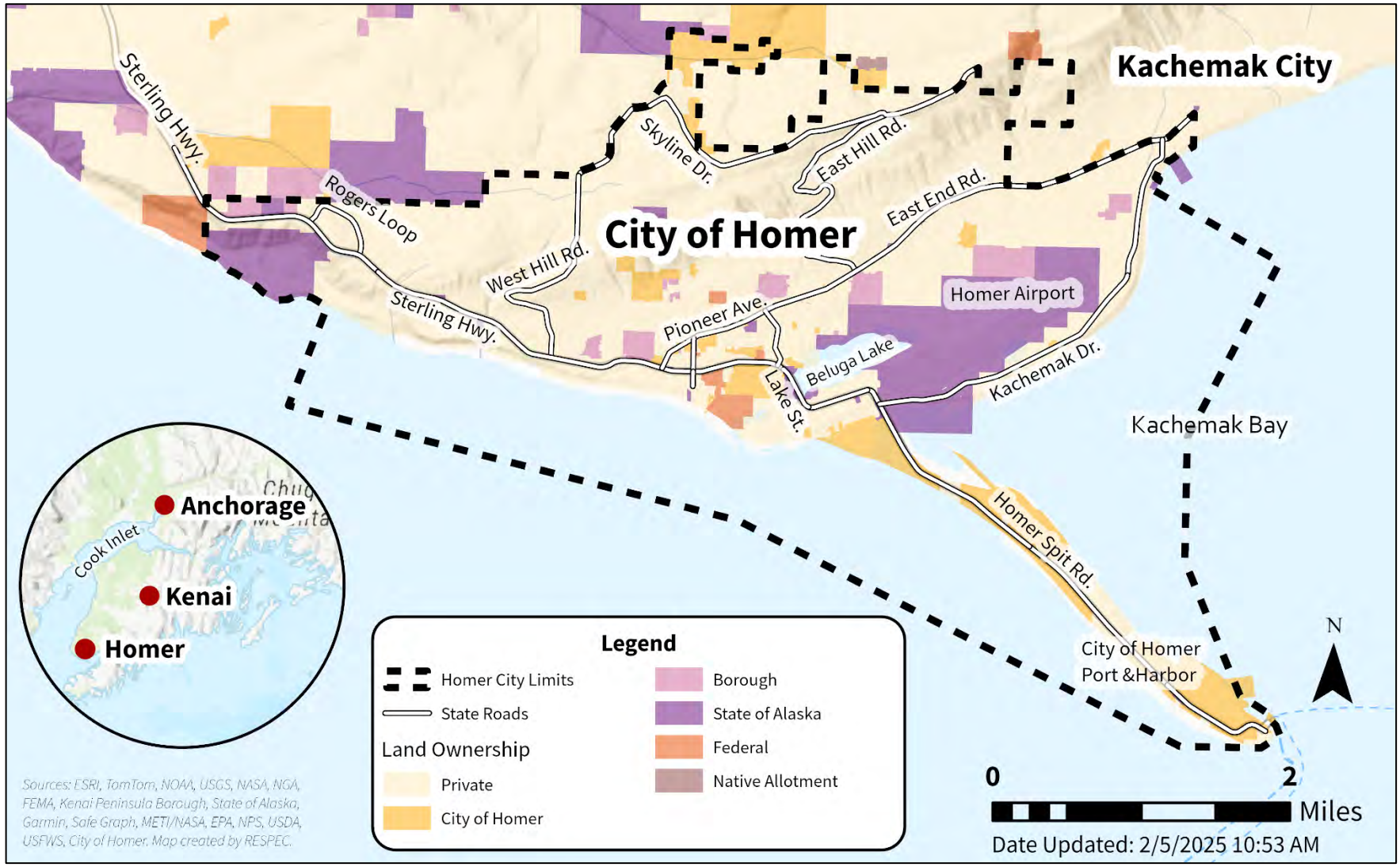


Figure 3: City of Homer Current Land Uses Map

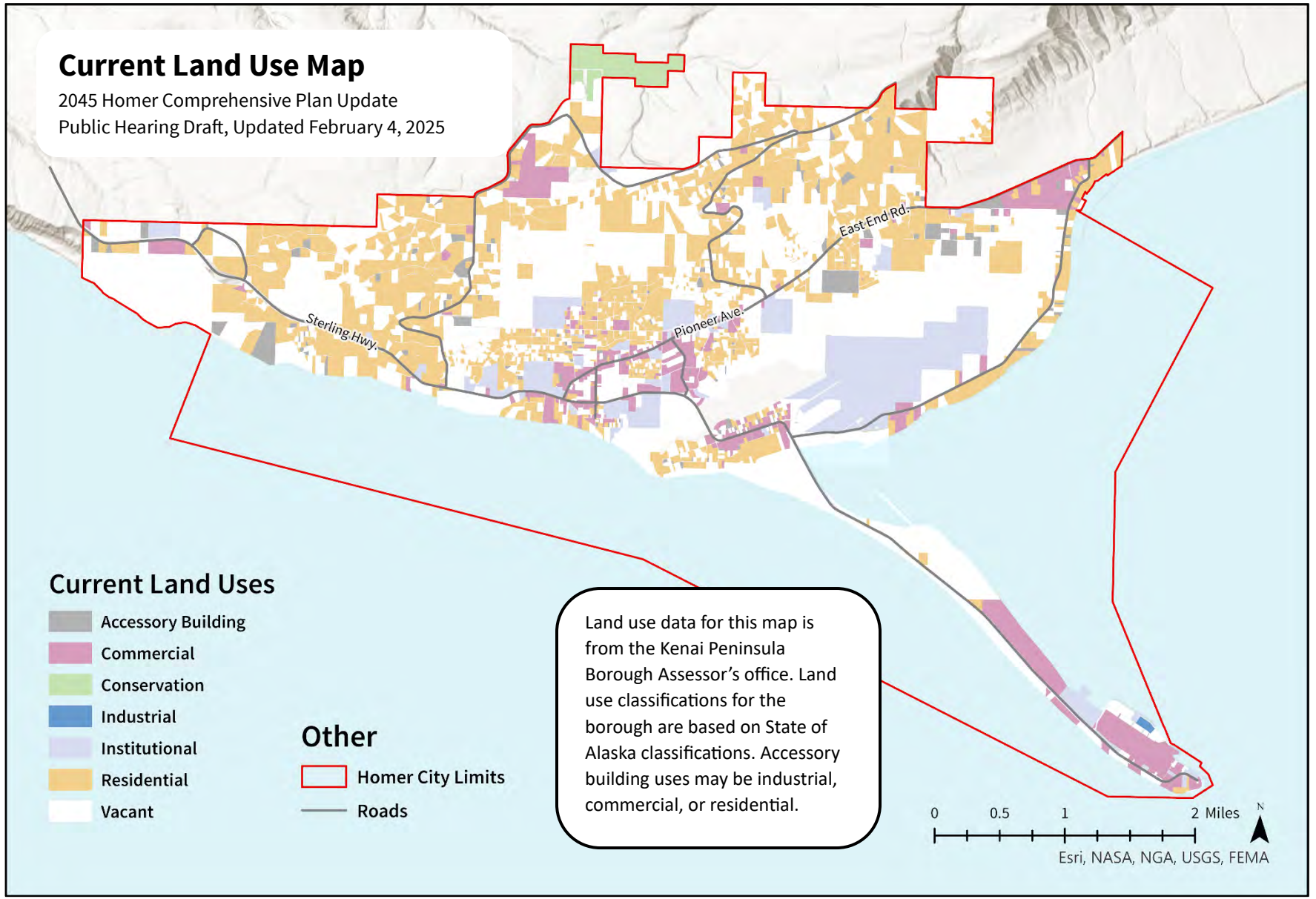
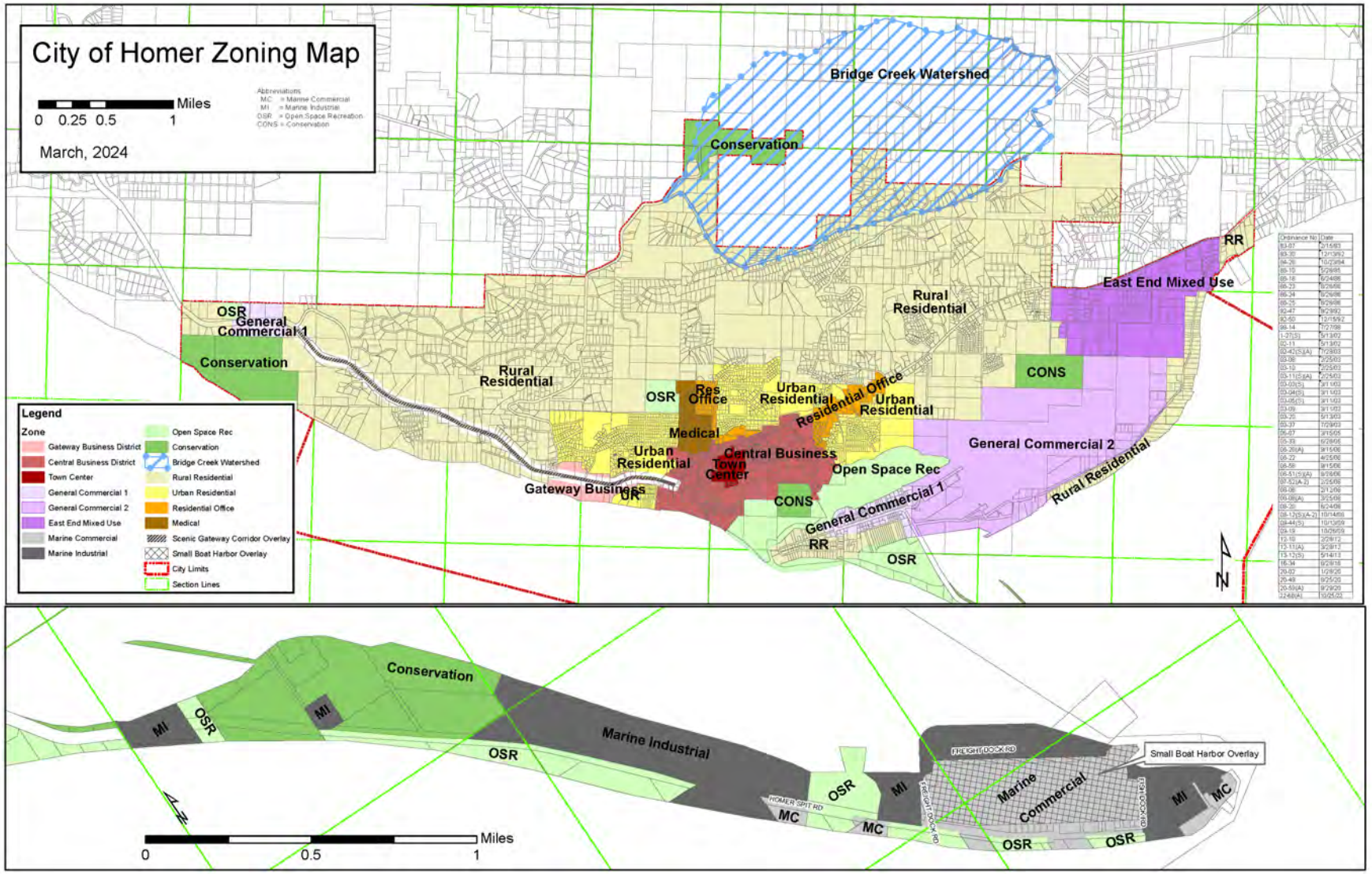


Figure 4: City of Homer Zoning Map

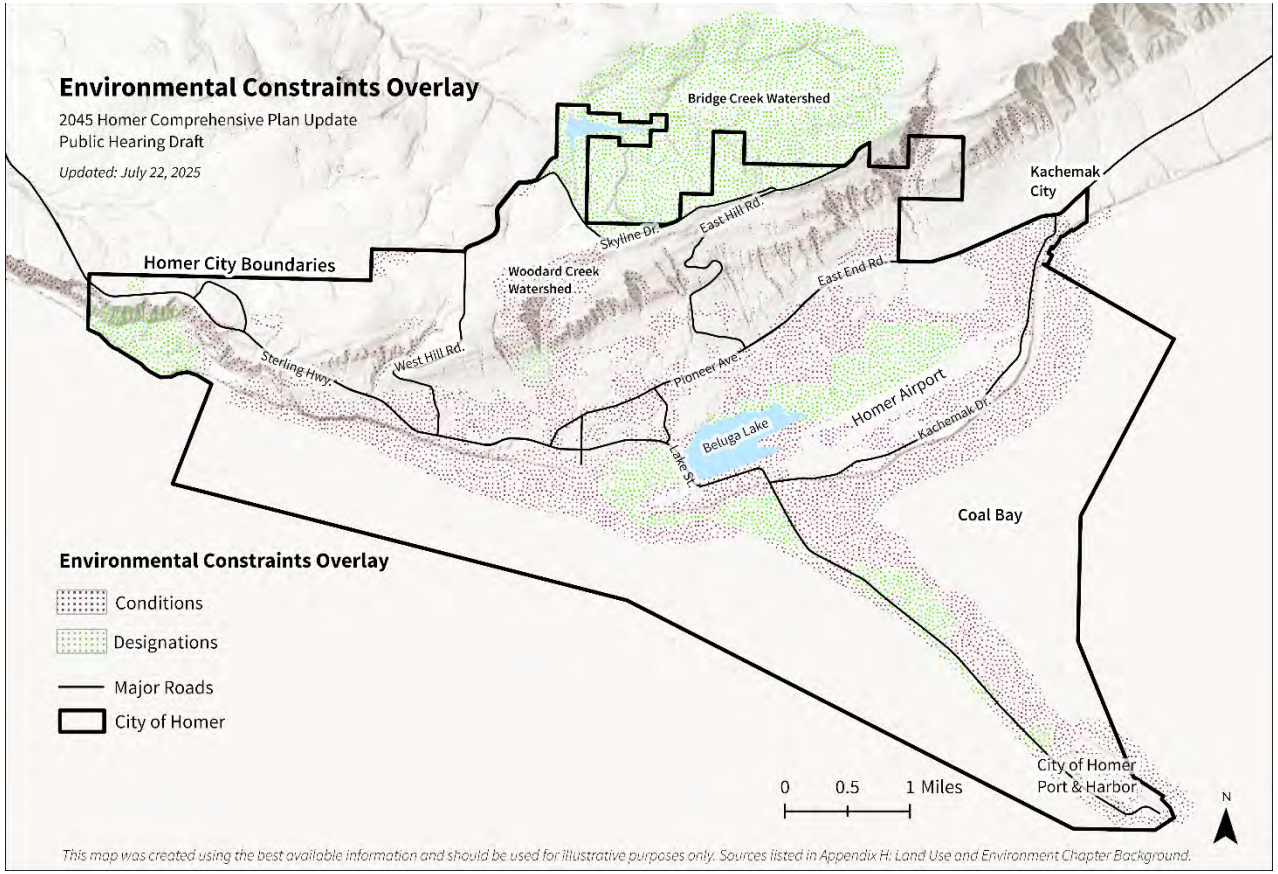


Environmental Constraints Overlay

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

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

Figure 5: Environmental Constraints Overlay



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

Figure 6: Environmental Constraints Overlay: Conditions

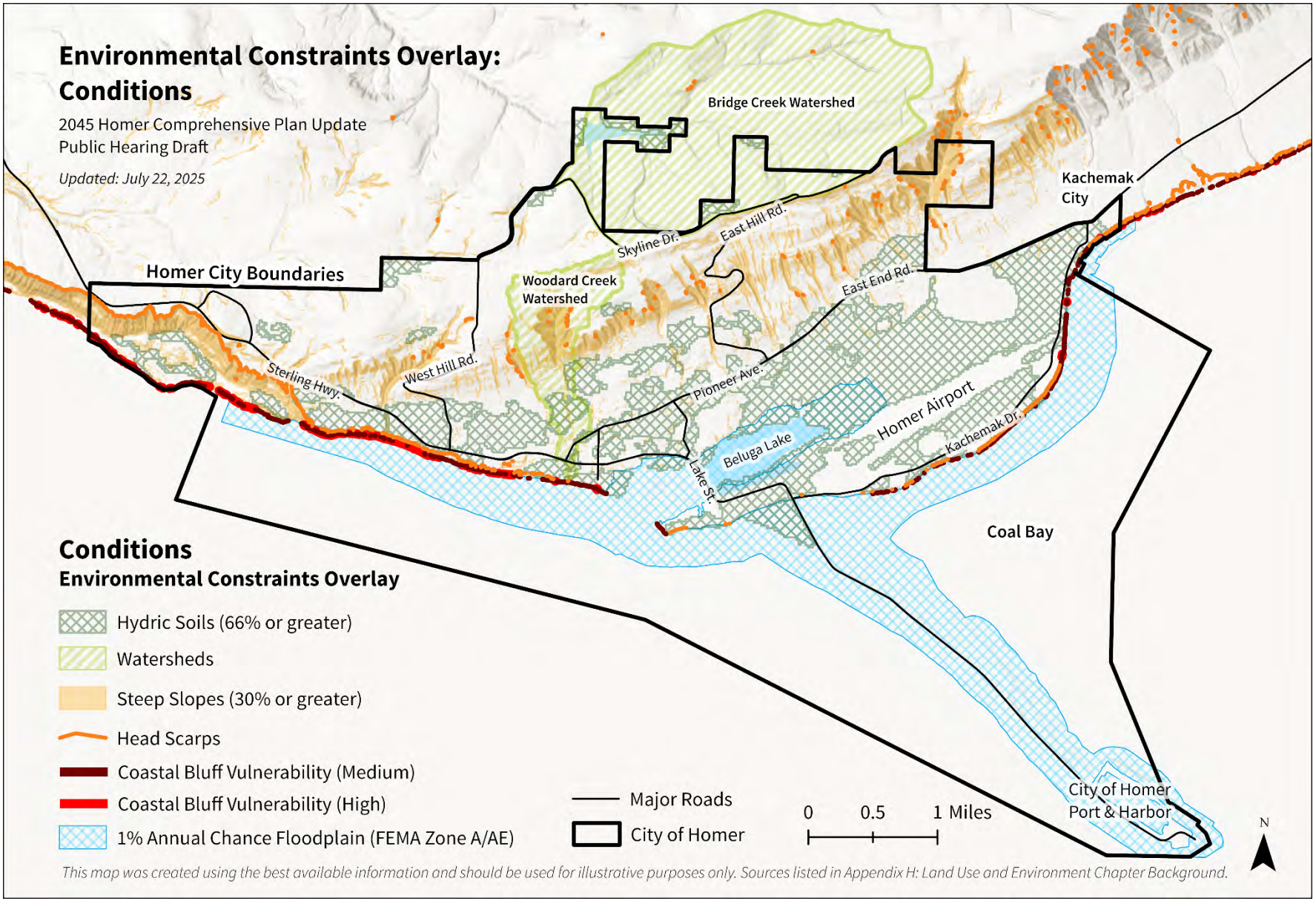
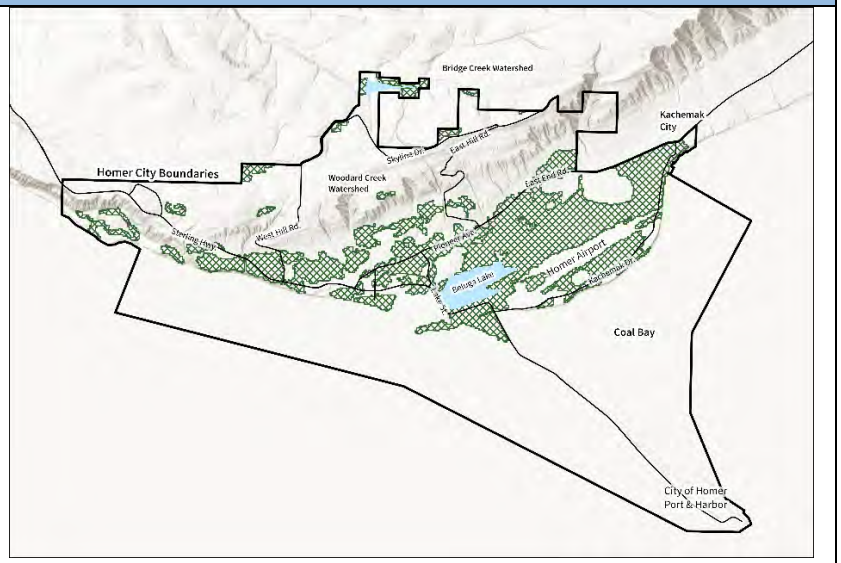
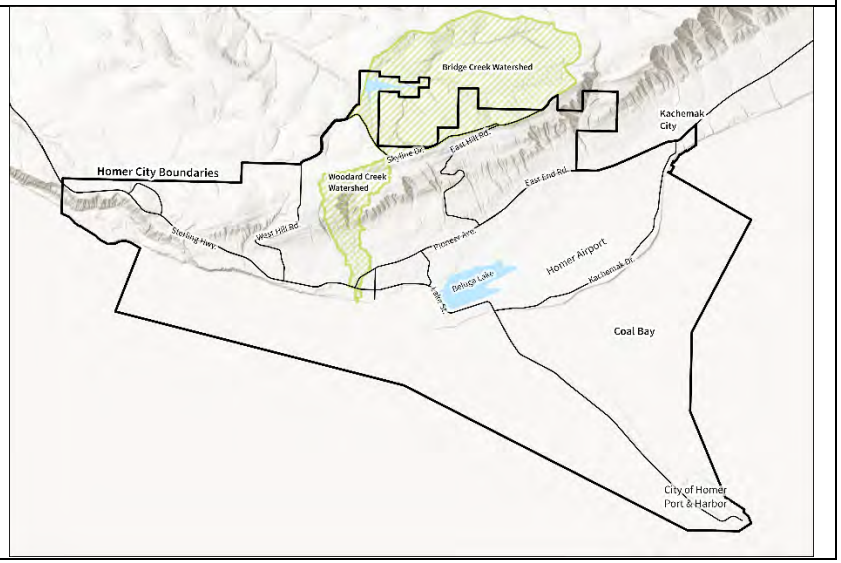
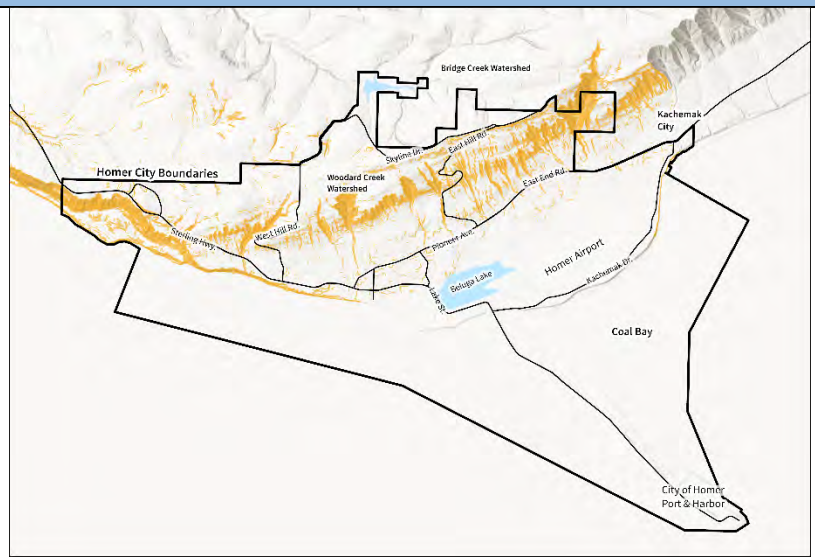
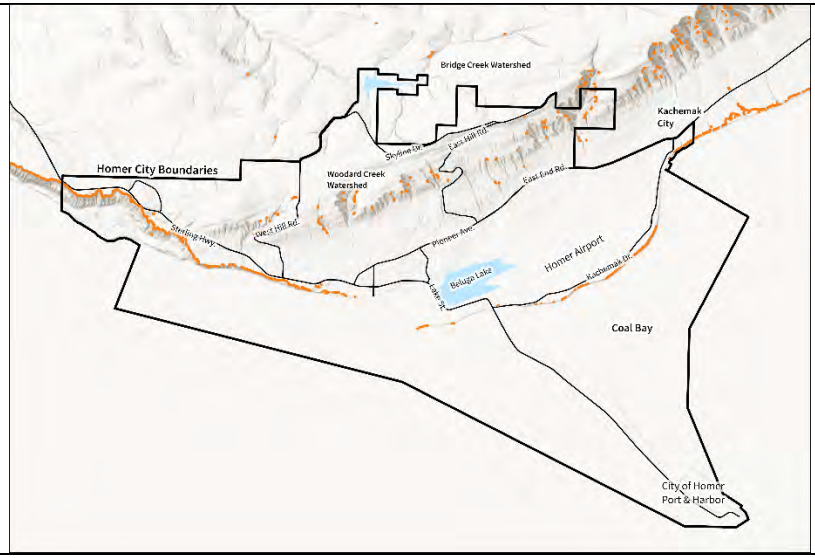


Figure 7: Table of Descriptions in Environmental Constraints Overlay: Conditions

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

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

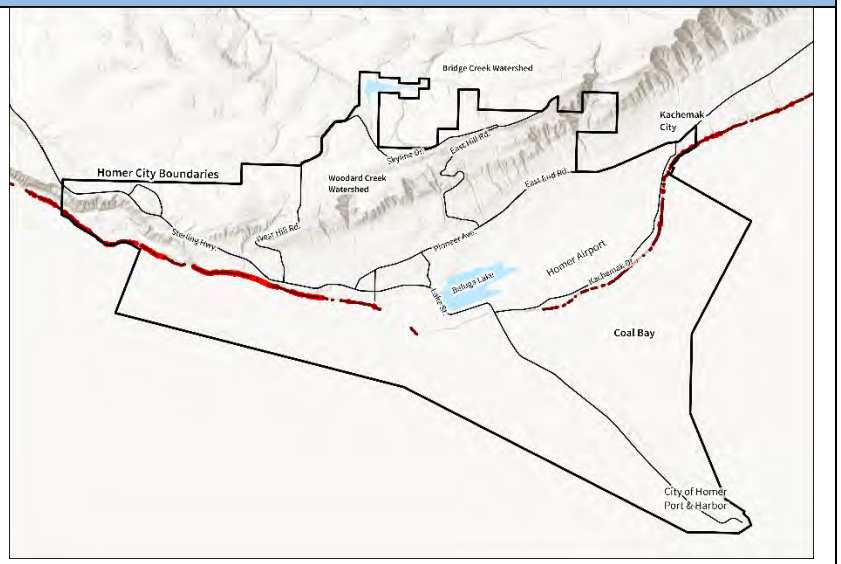
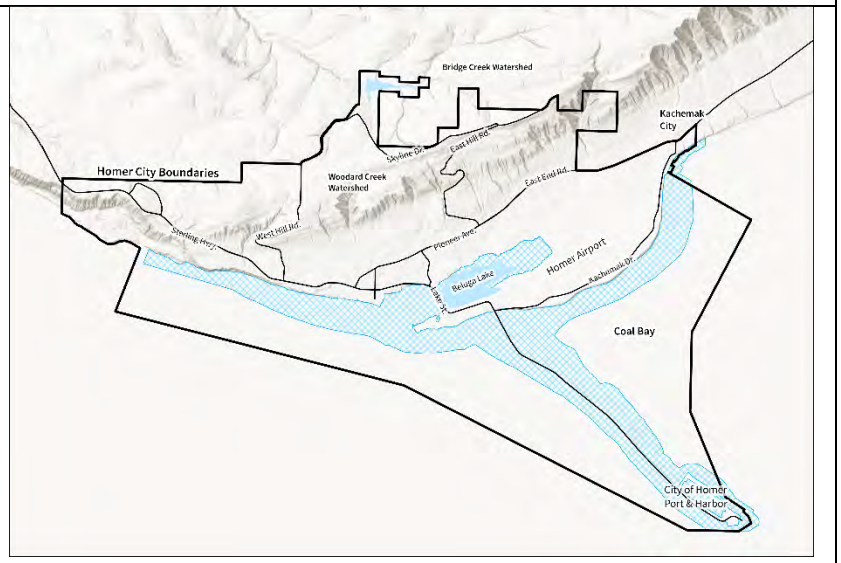
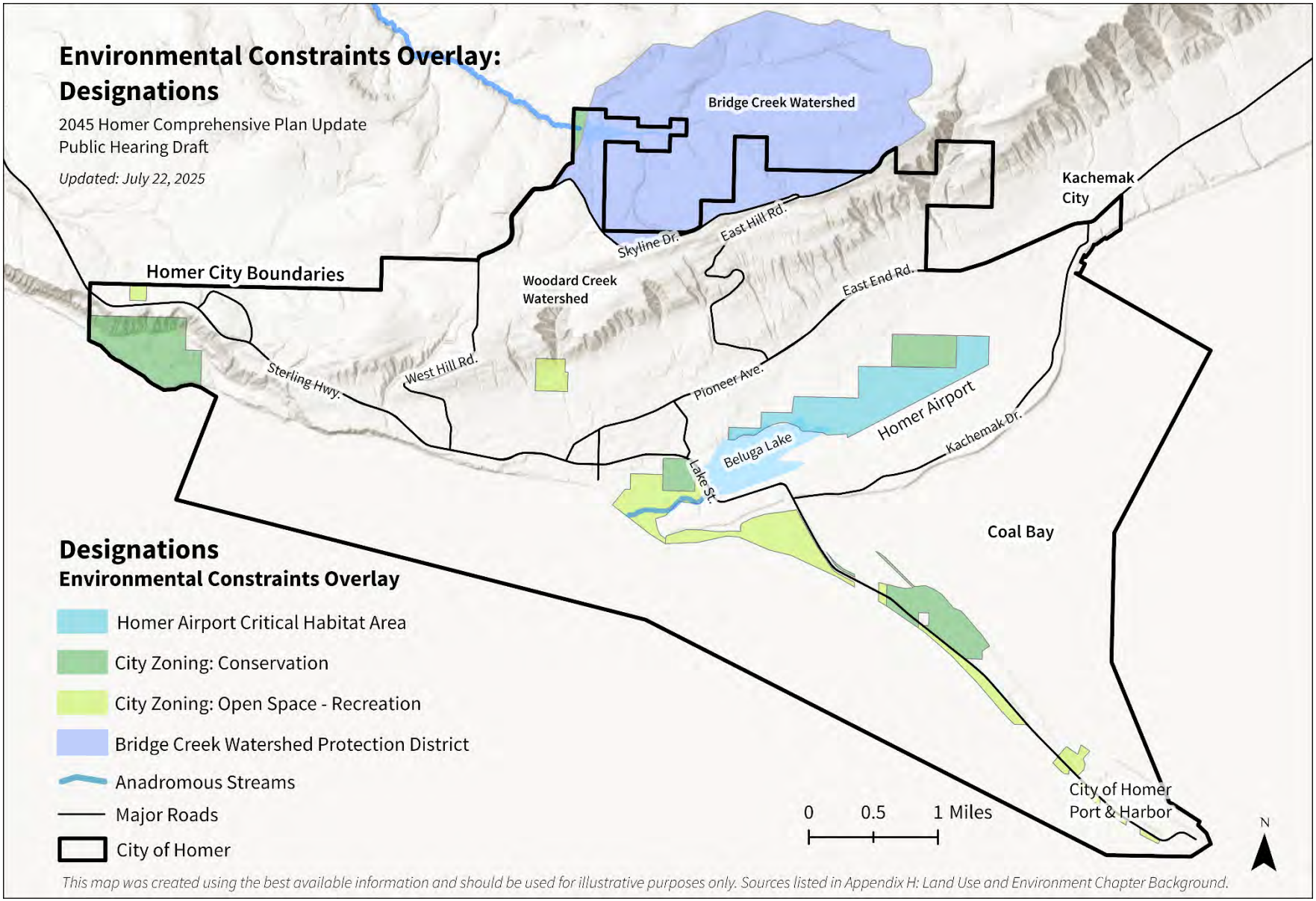
Name, Description, and Source	Map Element
Coastal Bluff Vulnerability This layer shows areas along Homer's coastline classified as having **medium** or **high vulnerability to bluff instability**, based on the 2022 *Coastal Bluff Stability Assessment for Homer, Alaska* by the Alaska Division of Geological & Geophysical Surveys. These classifications are based on historical erosion rates, bluff height, slope, and the likelihood of future retreat. High vulnerability zones indicate areas where coastal erosion and slope failure are more likely to occur and may pose risks to nearby infrastructure or development. Including these areas on the constraints map helps inform decisions about shoreline development, safe access points, and hazard mitigation. **Source:** Buzard, R.M., & Overbeck, J.R. (2022). *Coastal bluff stability assessment for Homer, Alaska*. https://dggs.alaska.gov/pubs/id/30908	
1% Annual Chance Floodplain (FEMA Zone A/AE) This layer identifies areas within Homer that have a 1% annual chance of flooding—commonly known as the "100-year floodplain"—as defined by FEMA's Zone A and AE designations. These zones represent the highest flood risk areas mapped by FEMA and are often subject to stricter building and insurance requirements. Other FEMA flood zones, such as areas of minimal or undetermined flood risk, are not included here to maintain clarity and emphasize the most critical flood hazard zones for planning purposes. **Source:** Federal Emergency Management Agency. (n.d.). *Digital Flood Insurance Rate Map Database, City of Homer, Alaska, USA*. Retrieved from https://catalog.data.gov/dataset/digital-flood-insurance-rate-map-database-city-of-homer-alaska-usa	

Figure 8: 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 (updated master plan, more reliable year-round service, etc.).**
   a) Collaborate with the Alaska Department of Transportation & Public Facilities (DOT&PF) in the development of a new airport master plan for Homer Airport.
   b) Collaborate with air carriers to provide more reliable year-round service to and from Homer Airport.
8. **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.** ♦
11. 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: Implementation Plan

Each chapter of the Core Plan includes a set of policies (goals, strategies, and actions) to guide the City, residents, and partners with achieving the community's vision. The following proposed implementation plan includes priority strategies that would be City-led. In the Core Plan, these are the strategies identified with the priority icon (🗲). Priorities were selected based on community input, feedback from City staff, leadership, boards, and commissions, review of the 2008 and 2018 Comprehensive Plans and other relevant plans, reports, and City actions (e.g., City Council-adopted Capital Improvement Project list). Proposed action plans have varying specificity based on available data; for example, the cost of implementation is not available for all actions. These details will be revisited as the plan is implemented.

The following action plans provide broad guidance to support implementation of the comprehensive plan and should be considered working drafts subject to change. For example, many cost estimates are drawn from the City's FY26 Capital Improvement Plan (CIP) and reflect priorities at the time of adoption. The CIP is updated annually, and project costs and priorities may shift over time. Any proposed actions that require budget commitments or code changes will be further considered by the City Council for formal action and/or approval. As such, this implementation plan and proposed actions should not be considered a formal mandate to fully implement and/or fund all proposed City-led strategies and/or actions.

To support implementation, City staff, boards, and commissions will collaboratively prepare annual work plans based on the action plans. Annual work plans will consider existing and anticipated resources and will provide potential direction to City leadership and staff. As part of this annual work planning process, City departments will present on Comprehensive Plan accomplishments and proposed priorities to the City Council each year. The Community Development Department will create a website with tracking information for annual reporting of implementation progress.

Key to Icons in the Plan

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

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

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

Action Plan Tables

How are the action plans organized?

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

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

Who: Staff, committees, and partners who will lead and support implementation, in alphabetical order. Most actions will require collaboration to be successful.

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

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

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

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

Land Use and Environment Action Plan

See Appendix A for a list of acronyms.

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

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

Strategy 1. Implement a Future Land Use Map that guides decisions about land use and growth.
Note: Actions associated with this strategy are encompassed in Land Use and Environment Strategy 2.

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

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

Action	Who	Estimated Costs	Target Timeframe
g. Gauge community and stakeholder support for zoning and policy tools that expand housing options, such as density bonuses, parking requirement adjustments, and other potential incentives for affordable and long-term housing development.	City Administration, Community Development Department, Planning Commission	Undetermined	Short (1-2 years)
h. Modify zoning and permitting tools to support small business growth and economic resilience, including consideration for locally owned and emerging industries. ✱	City Administration, Community Development Department, Planning Commission	Undetermined	Short (1-2 years)

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

Action	Who	Estimated Costs	Target Timeframe
a. Use the City of Homer Hazard Mitigation Plan to inform updates to zoning and development codes, ensuring land use decisions reflect the latest risk assessments. ✱	City Administration, Community Development Department, Planning Commission	Undetermined	Medium (3-5 years)
b. Clarify zoning procedures and criteria for rezoning reviews to ensure consistency with the comprehensive plan and hazard mitigation goals. ✱	City Administration, Community Development Department, Planning Commission	Undetermined	Short (1-2 years)
c. Update development standards for steep slopes, 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. ✱ ♦	City Administration, Community Development Department, Planning Commission, Public Works Department	Undetermined	Short (1-2 years)
d. Strengthen stormwater and erosion control provisions in City code, incorporating green infrastructure techniques—such as vegetated buffers and infiltration features—to reduce coastal bluff erosion and other site-based hazards. ✱♦	City Administration, Community Development Department, Planning Commission, Public Works Department	Undetermined	Short (1-2 years)
e. Improve coordination between subdivision design standards and site-level review to ensure hazard mitigation measures carry through from platting to construction. ✱	City Administration, Community Development Department, Planning Commission, Public Works Department	Undetermined	Short (1-2 years)
f. Consider expanding the range of conditions that may be applied to Conditional Use Permits to address riparian protection, soil stability, wetland preservation, and related site concerns. ✱	City Administration, Community Development Department, Planning Commission, Public Works Department	Undetermined	Short (1-2 years)

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

Action	Who	Estimated Costs	Target Timeframe
a. Complete priority upgrades to existing City parks, including Karen Hornaday Park, Bayview Park, and Jack Gist Park. 🛠	Parks, Art, Recreation and Culture Advisory Commission, Public Works Department, City Council	Karen Hornaday: $1.1M Jack Gist: $840k Bayview: $190k (all from FY26 CIP)	Medium (3-5 years)
b. Continue to improve existing trails and public access points to meet the needs of families, seniors, and residents and visitors with limited mobility. 🛠	Parks, Art, Recreation and Culture Advisory Commission, Public Works Department	Undetermined	Ongoing
c. Enhance or improve safe public access to beaches at designated public access points as feasible. 🛠	Parks, Art, Recreation and Culture Advisory Commission, Public Works Department	Undetermined	Ongoing
d. Develop and implement a Master Park and Recreation Plan to proactively guide park maintenance, upgrades, and future facility needs. 🛠 ♦	City Administration, Parks, Art, Recreation and Culture Advisory Commission, Public Works Department	Undetermined	Medium (3-5 years)

Public Facilities and Services Action Plan

See Appendix A for a list of acronyms.

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

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

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

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

Action	Who	Estimated Costs	Target Timeframe
f. 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.). 🛠	Administration Department, Parks, Art, Recreation and Culture Advisory Commission, Public Works Department	Undetermined	Ongoing
g. Update the Homer Airport Terminal to address deferred maintenance and improve accessibility. 🛠	Public Works Department, Administration Department, City Council	$1.3 M for initial repairs and renovations (FY26 CIP)	Medium (3-5 years)

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

Action	Who	Estimated Costs	Target Timeframe
a. Update the 2006 Water and Sewer Master Plan.	Administration Department, Public Works Department	Undetermined	Medium (3-5 years)
b. Continue to build, upgrade, and replace water and wastewater infrastructure to meet industry standards, changing regulatory requirements, and replace aging systems. ♦🛠	Public Works Department	$707k for wastewater treatment plant improvements $10.4 M for water storage and distribution improvements (FY26 CIP)	Ongoing
c. Maintain the water and sewer Capital Asset Repair and Maintenance Allowance (CARMA) funds for repair and replacement of facilities that serve existing customers.	Finance Department, Public Works Department, City Council	Undetermined	Ongoing
d. Use the Homer Accelerated Water and Sewer Program (HAWSP) to fund the design and construction of facilities that support new and existing customers.	Finance Department, Public Works Department	Undetermined	Ongoing
e. Continue to limit and manage development in the Bridge Creek Watershed Protection District to maintain its suitability as a drinking water source.	Community Development Department, Public Works Department	Undetermined	Ongoing

Strategy 3. Maintain and improve Port and Harbor infrastructure.

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

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

Action	Who	Estimated Costs	Target Timeframe
a. Support the harbor expansion and related infrastructure, including environmental review, geotechnical studies, and funding strategies to align with public safety, traffic, and parking objectives on the Spit. 🛠	Port and Harbor Department, Community Development Department, Port and Harbor Advisory Commission, City Administration, City Council	$278 mil (Fy26 CIP)	Long (5+ years)

Action	Who	Estimated Costs	Target Timeframe
b. Develop new non-motorized infrastructure providing safe access to the harbor and improve the accessibility of existing infrastructure, including ADA improvements at the Fishing Hole. 🛠	ADA Advisory Board, Port and Harbor Advisory Commission, Port and Harbor Department	Undetermined	Ongoing
c. 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 Advisory Commission, Port and Harbor Department, City Council	Undetermined	Long (5+ years)
d. Evaluate the need for a new parking structure on the Spit that could also serve as a shelter-in-place location during tsunamis. 🛠	Port and Harbor Advisory Commission, Port and Harbor Department	Undetermined	Long (5+ years)
e. Improve viewpoints for wildlife observation. 🛠	Port and Harbor Advisory Commission, Port and Harbor Department, Public Works Department, Planning Commission, Parks, Art, Recreation and Culture Advisory Commission	Undetermined	Short (1-2 years)
f. 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 Advisory Commission, Port and Harbor Department, Community Development Department, Planning Commission	Undetermined	Short (1-2 years)

Housing Action Plan

See Appendix A for a list of acronyms.

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

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

Strategy 1. Implement zoning reforms to encourage attainable housing development for young people, families, seniors, and seasonal workers.

Note: Actions associated with this strategy are encompassed in Land Use and Environment Strategy 2.

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

Action	Who	Estimated Costs	Target Timeframe
a. 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.	Administration Department, Community Development Department, City Council	Undetermined	Short (1-2 years)Long (5+ years)
b. Complete a housing stock report and buildable lands inventory.	Administration Department, Community Development Department	Undetermined	Medium (3-5 years)
c. Evaluate the City's land portfolio to identify any feasible opportunities for strategic dispositions.	Administration Department	Undetermined	Medium (3-5 years)
d. Update housing indicators annually to track housing issues, constraints, needs, and opportunities.	Administration Department, Community Development Department	Undetermined	Medium (3-5 years)
e. Monitor short-term rentals and their impact on the housing market.	Administration Department, Community Development Department, City Council	Undetermined	Medium (3-5 years)

Economic Development Action Plan

See Appendix A for a list of acronyms.

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

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

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

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

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

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

Transportation Action Plan

See Appendix A for a list of acronyms.

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

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

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

Action	Who	Estimated Costs	Target Timeframe
a. Improve non-motorized connections to schools. 🛠	Alaska Department of Transportation & Public Facilities, Community Development Department, Public Works Department, Kenai Peninsula Borough, Kenai Peninsula Borough School District	Undetermined	Varies
b. Implement recommendations in the Homer Wayfinding and Streetscape Plan. 🛠 ♦	Alaska Department of Transportation & Public Facilities, Community Development Department, Public Works Department	$278k (FY26 CIP)	Long (5+ years)

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

Governance Action Plan

See Appendix A for a list of acronyms.

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

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

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

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

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

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

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

Sustainability and Resilience Action Plan

See Appendix A for a list of acronyms.

Funding Sustainability and Resilience Priorities: *To support implementation of strategies and actions in this section, see potential funding opportunities A, B, C, E, F, G, H, I, J, K, Q, X.*

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

Strategy 1. Modernize City operations for long-term efficiency and resilience.

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

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

Action	Who	Estimated Costs	Target Timeframe
a. Relocate municipal buildings out of tsunami inundation zones where feasible and continue to consider hazard-prone or unsuitable areas in future development projects. 🛠	Administration Department, Community Development Department, Public Works Department	$11.4 M for Public Works facility (FY26 CIP)	Ongoing
b. Provide information and signage to educate residents and visitors about tsunami evacuation routes. 🛠	Administration Department, Public Works Department	Undetermined	Ongoing

Action	Who	Estimated Costs	Target Timeframe
c. Incorporate landslide risk analysis into City planning using tools such as LiDAR mapping and geotechnical field assessments, with an emphasis on bluff areas most vulnerable to development and climate impacts. 🛠	Community Development Department, Public Works Department	Undetermined	Medium (3-5 years)
d. Continue to implement the Homer Beach Policy and Management Plan, including enforcement of existing regulations, establishment of future regulations, and public education to ensure Homer's beaches are maintained, preserved, protected, and enjoyed. ♦	Community Development Department, Planning Commission, Public Works Department, Parks, Art, Recreation and Culture Advisory Committee, Police Department, City Administration	Undetermined	Short (1-2 years)
e. Evaluate current bluff stability best practices in City infrastructure design standards, including guidance for street extensions, trails, utilities, and ROW projects near coastal or inland bluffs. Incorporate if needed.	Public Works Department	Undetermined	Long (5+ years)

Strategy 3. Enhance natural drainage systems.

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

Funding Opportunities to Support Implementation (alphabetically by name)

Below are potential funding opportunities to support implementation of the priorities in the comprehensive plan. The funding opportunities are referenced by letter in the "Potential Resources" columns in the action plan tables above. This list is intended to offer broad guidance for implementation. Details for each funding opportunity are likely to change over time, and some funding opportunities may not be renewed. At the time of plan development, the federal funding landscape is rapidly evolving, and these opportunities may no longer be available in the future. The list below was compiled prior to July 2025.

Each funding opportunity is summarized using the categories below:

- **Name**: The name of the funding opportunity, with a hyperlink to more information. Each funding opportunity was given a unique letter to use for reference in the action plan tables above.
- **Funder**: The agency or organization who funds the opportunity
- **Relevant Chapters**: The chapter(s) that are most relevant to the funding opportunity; when a chapter name is listed here, the funding opportunity is connected to one or more actions in the tables above.
- **Award Information:** Details regarding funding availability, minimum and maximum award amounts, estimated number of awards made annually, and other helpful insights. These numbers are subject to change and are based on most recent information; not all opportunities will have this level of detail.
- **Eligibility:** A description of who is eligible to apply for the grant (note: other entities not listed may also be eligible, check opportunity for further eligibility questions).
- **Description**: A summary of the purpose of the opportunity, including what types of projects/activities are eligible.
- **Due Date/Frequency**: The deadline for the funding opportunity and the typical frequency to apply based on past grant cycles.

A. Alaska State Capital Project Submission and Information System (CAPSIS)

Funder: Alaska State Legislature; Must contact Alaska State Representatives to begin the process.
Relevant Chapters: Land Use and Environment, Public Facilities & Services, Housing, Economic Development, Transportation, Sustainability and Resilience
Award Information: Amounts range. Recent trail and recreation projects have received between $1 and $6 million.
Eligibility: State, locality, or Congressional district
Description: The Alaska State Capital Project Submission and Information System (CAPSIS) is the system that allows organizations to submit funding requests for capital projects to their legislators for consideration and approval.
Due Date/Frequency: Annual; Contact Homer State Representatives in the fall to begin process.

B. Coastal Program FY25

Relevant Chapters: Land Use and Environment, Sustainability and Resilience
Funder: U.S. Dept. of the Interior (DOI), Fish and Wildlife Service (FWS)

Eligibility: City governments, Native American tribal governments & organizations, nonprofits
Award Information: Total Funding: $6M; Award Ceiling: $500K.
Description: The U.S. Fish and Wildlife Service (Service) Coastal Program is a community-based program that helps coastal areas with technical and financial support to address complex conservation challenges of priority coastal ecosystems. This support is mainly provided through cooperative agreements with conservation partners and landowners, including state and Tribal agencies. The goal is to restore and protect fish and wildlife habitats on both public and private lands. Coastal Program staff work with partners, stakeholders, and other Service programs in important areas for conservation. They set goals and priorities for habitat conservation in these focus areas. The program has specific lists of priority species and focus areas for each U.S. Fish and Wildlife Service region. Applicants seeking technical or financial assistance from the Coastal Program are required to contact a local Program office BEFORE developing or submitting an application. You can find this information in the current strategic plan at this link or by contacting your local Coastal Program office at this link. Projects are developed collaboratively by partners and Service field staff. All Coastal Program projects must align with the missions of the U.S. Department of the Interior, the U.S. Fish and Wildlife Service, and the Coastal Program. They are also based on sound biological principles and the best available science.
Due Date/Frequency: September 30, 2025.

C. Commercial Fishing Occupational Safety Training Project Grants

Funder: U.S. Department of Health & Human Services, Centers for Disease Control and Prevention - ERA
Relevant Chapters: Economic Development
Award Information: Max: $975,000; Min: $250,000; Estimated Total Program Funding: $3M; Expected # of Awards: 20.
Eligibility: Native American tribal organization or government, City governments, Small businesses, Nonprofits
Description: The goal of the training grant program is to enhance the quality and availability of safety training for United States commercial fishermen. Availability includes the frequency, geographic considerations, channels or partners of dissemination, culturally and/or educational appropriate training material, and other characteristics of a successful training program. As a result, the Coast Guard and NIOSH invite applications to support the development and implementation of training and education programs that: develop and deliver training which addresses the needs of commercial fishermen in the United States, provide qualified marine safety instructors, or otherwise accepted by the National Maritime Center instructors and faculty to conduct the training, evaluate the effectiveness and impact of the training program on reducing injuries among fishermen, and coordinate with existing training programs and partnerships with industry fishermen.
Due Date/Frequency: January 31, 2028.

D. Community Facilities Direct Loan and Grant Program, Alaska

Relevant Chapters: Economic Development, Sustainability and Resilience
Funder: U.S. Dept. of Agriculture (USDA), Rural Development (RD)
Award Information: Grants can be approved up to 75% of project; typical award range is up to $150K

Description: Funds can be used to purchase, construct, and/or improve essential community facilities, to purchase equipment, and to pay related project expenses. Examples of essential community facilities include: 1) Healthcare facilities such as hospitals, medical clinics, dental clinics, nursing homes, or assisted living facilities; 2) Public facilities such as town halls, courthouses, airport hangars, or street improvements; 3) Community support services such as child care centers, community centers, fairgrounds, or transitional housing; 4) Public safety services such as fire departments, police stations, prisons, police vehicles, fire trucks, public works vehicles, or equipment; 5) Educational services such as museums, libraries, or private schools; and 6) Utility services such as telemedicine or distance learning equipment
Due Date/Frequency: Open Year Round.

E. Community Support for Marine Debris Removal

Relevant Chapters: Land Use and Environment, Sustainability and Resilience
Funder: NOAA and State of Alaska
Award Information: Total $2M. Award Ceiling $200K. # of awards: 10
Description: Projects may consist of onshore or boat-based activities to remove marine debris from coastal areas and waters, such as derelict fishing gear, beach litter, etc. Removal locations may include bays, marshes, and beaches as well as upstream sources such as coastal adjacent streams, rivers, ponds, and shorelines.
Due Date/Frequency: Anticipated release December 2025.

F. Congressionally Directed Spending (CDS)

Funder: United States Senate Committee on Appropriations; Need to contact senators for consideration (Sen. Murkowski / Sen. Sullivan)
Relevant Chapters: Land Use and Environment, Public Facilities & Services, Housing, Economic Development, Transportation, Sustainability and Resilience
Award Information: $200,000 to $14.4 million for selected infrastructure and community development projects. Average award amount for selected community development projects is $2 million.

Eligibility: State, locality, or Congressional district
Description: This process allows Alaskans to identify and receive federal assistance for needs in the state. The CDS has funded a range of infrastructure, energy, and community development projects. In 2023 the CDS through Murkowski's office secured funding for approximately 24 projects with an average award of $2 million ranging from $200,000 to $5.6 million.

Due Date/Frequency: Annual; FY26 requests were open from January 6, 2025, to March 31, 2025. Monitor in January 2026 for FY27 requests.

G. Emergency Management Performance Grants (EMPG)

Relevant Chapters: Sustainability and Resilience
Funder: State of Alaska Division of Homeland Security and Emergency Management (DHS&EM)
Award Information: 2024 EMPG Program funds will only be used to support emergency management staff salaries for activities outlined in your application work plan. Requires 50% match.
Description: The 2024 EMPG continues FEMA's and the Alaska DHS&EM's efforts to sustain and enhance all-hazards emergency management capabilities. Emergency management must coordinate for natural and man–made hazards, as well as technological events, that threaten the security of the homeland and the safety and well-being of citizens.
Due Date/Frequency: Annual and typically published between April and July.

H. Emergency Supplemental Historic Preservation Fund (ESHPF)

Relevant Chapters: Land Use and Environment, Public Facilities & Services, Economic Development, Sustainability and Resilience
Agency: National Park Service
Deadline: July 15, 2025
Award Information: Min: $75,000; Max: $15M; Est Total Program Funding: $48M; Expected # of Awards: n/a.
Description: The National Park Service Emergency Supplemental Historic Preservation Fund (ESHPF) program supports recovery, and related expenses, for historic and cultural resources in areas impacted by natural disasters occurring in calendar years 2023 and/or 2024 that have received a major disaster declaration pursuant to the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act). Resources must be listed in or determined eligible by the applicable State Historic Preservation Office (SHPO) or Tribal Historic Preservation Office (THPO) for listing in the National Register of Historic Places, equivalent Tribal register, or designated a National Historic Landmark, either individually or as contributing to a district. Unlisted resources must be listed in the National Register or equivalent Tribal register by the conclusion of the grant. Eligible resources must have incurred damage by a natural disaster with a major disaster declaration in calendar years 2023 and/or 2024.

I. Environmental Regulatory Enhancement

Relevant Chapters: Land Use and Environment, Sustainability and Resilience
Funder: U.S. Dept. of Health and Human Services (HHS), Administration for Native Americans (ANA)
Award Information: Total Funding $2M; Award Floor $100K; Award Ceiling $900K; # of Awards: 4
Description: The ERE program enhances the ability of tribal governments to provide effective stewardship over the lands, water, and air that encompass their communities, following tribal cultural preservation and natural resource management priorities to achieve environmentally healthy and sustainable communities.
Due Date/Frequency: Anticipated release January 2026 / Annual.

J. First Nations Grant Programs

Relevant Chapters: Land Use and Environment, Sustainability and Resilience
Funder: First Nations Development Institute
Eligibility: Federal- and State-Recognized Tribal Governments, Native-controlled nonprofits, Native 7871 Organizations, Fiscally-sponsored Native community organizations.
Award Information: Depends on the program; recent program awards have ranged from $1,000 (Native Agriculture & Food Systems Investments Scholarship) to $50,000 (Advancing Tribal Conservation Easements Grant)
Description: Grants opportunities are available throughout the year to support tribal projects in the following program areas: Native Foods & Health, Native Youth, and Community Asset-Building.
Due Date/Frequency: Varies, grants tend to be one-time opportunities in specific subject areas. One recent grant opportunity included "Advancing Tribal Conservation Easements Grants."

K. Homes Production Grant Program

Relevant Chapters: Housing
Funder: U.S. Dept. of Housing and Urban Development (HUD)
Award Information: Total Funding $40M; Award Floor $1M; Award Ceiling: **$**2M**;** Est. # of Awards 20;
Cost sharing/matching required
Description: The Healthy Homes Production Program (HHP), part of HUD's broader Healthy Homes Initiative since 1999, aims to tackle multiple childhood diseases and injuries by addressing housing-related hazards comprehensively. Unlike programs targeting single hazards, HHP integrates efforts to control various environmental health and safety risks in housing units. Cost sharing/matching required. Key objectives include protecting vulnerable residents, such as children and elderly, from these hazards in low-income housing, promoting cost-effective healthy home practices, and building local capacity for sustainable hazard prevention. The program emphasizes collaboration between health and housing sectors, supports economic opportunities for low-income individuals, and ensures environmental justice and compliance with disability regulations. It aims to enhance housing quality while safeguarding public health through integrated, community-focused initiatives.
Due Date/Frequency: Last due September 3, 2024 / Annual.

L. Humanities in Place Grant Program

Funder: Mellon Foundation
Relevant Chapters: Economic Development, Public Facilities & Services
Award Information: Typical award range is $250,000 - $1 million.
Eligibility: Most grants are made to non-profit 501(c)(3) organizations. Proposals are accepted by invitation.
Description: Humanities in Place supports a fuller, more complex telling of American histories and lived experiences by deepening the range of how and where

our stories are told and by bringing a wider variety of voices into the public dialogue. Working with media, heritage and public spaces, history museums and other institutions, and conveners of shared experiences—including the digital or ephemeral—we strive to expand the public expression of the histories that have made us and the values we hold. Our program works across and within diverse communities, encouraging bold, innovative rethinking of past practice, as well as visionary new approaches for how to collectively understand, uplift, and celebrate more complete stories about who we are. Through the program's strategy of "Promote Greater Engagement and Understanding", these grants support projects and programs with a place-based focus that promote greater access, interaction, and exchange of stories and experiences toward a fuller appreciation and understanding of a wider variety of our histories, narratives, and expression. This grant supports exhibitions and interpretive materials and supports public places and institutions.

Deadline: Rolling.

M. Museums for America

Funder: Institute of Museum and Library Services (IMLS)
Relevant Chapters: Public Facilities & Services, Economic Development
Award Information: Total Program Funding $21.7 million, Award Floor $5,000, Award Ceiling $250,000 with an average of $180,825 per award . Est. # of Awards: 120
Eligibility: State, local, or tribal government or be a private, nonprofit organization, must qualify as a museum.
Description: This program supports museums of all sizes and disciplines in strategic, project-based efforts to serve the public through exhibitions, educational/interpretive programs, digital learning resources, professional development, community debate and dialogue, audience-focused studies, and/or collections management, curation, care, and conservation. This is a 1:1 cost-share funding opportunity.
Deadline: Forecasted for release with a November 14, 2025 deadline.

N. Port Infrastructure Development Program (PIDP)

Funder: U.S. Department of Transportation, Maritime Administration
Relevant Chapters: Economic Development, Public Facilities & Services
Award Information: Max: $125M; Min: $1M; Estimated Total Program Funding: $500M; Expected # of Awards: 40.
Eligibility: Native American tribal government, City governments, County governments
Description: Eligible projects for FY 2025 PIDP grants shall be located either within the boundary of a port, or outside the boundary of a port and directly related to port operations or to an intermodal connection to a port. Grants may be made for capital projects that will be used to improve the safety, efficiency, or reliability of: (1) the loading and unloading of goods; (2) the movements of goods into, out of, around, or within a port, such as for highway or rail infrastructure, intermodal facilities, freight intelligent transportation systems, and digital infrastructure systems; (3) operational improvements; (4) environmental improvements, including projects to improve port resilience; and (5) port and port-related infrastructure that supports seafood and seafood-

related businesses, including the loading and unloading of commercially harvested fish and fish products, seafood processing, cold storage, and other related infrastructure.
Due Date/Frequency: September 10, 2025.

O. Public Humanities Projects

Funder: National Endowment for the Humanities (NEH)
Relevant Chapters: Public Facilities & Services, Economic Development
Deadline: September 10, 2025
Award Information: Total Program Funding $5.5 million (both deadlines combined), Award Ceiling $400,000 ($550,000 with staff position added). Est. # of Awards: 13
Eligibility: a nonprofit organization, an accredited institution of higher education (public or nonprofit), state or local government or one of their agencies, a federally recognized Native American Tribal government.
Description: This program supports projects in three categories: Exhibitions (permanent, temporary, or traveling); interpretive programs at Historic Places; and Humanities Discussions. Projects must engage humanities scholarship to analyze significant themes in disciplines such as history, literature, ethics, and art history. Awards support projects that are intended to reach broad and diverse public audiences in non-classroom settings in the United States. Projects should engage with ideas that are accessible to the general public and employ appealing interpretive formats. Public Humanities Projects supports projects in three categories (Exhibitions, Historic Places, and Humanities Discussions), and at two funding levels (Planning and Implementation).

P. Public Works and Economic Adjustment Assistance Programs

Funder: Department of Commerce Economic Development Administration (EDA)
Relevant Chapters: Public Facilities & Services, Economic Development, Sustainability and Resilience
Award Information: Min: $100,000; Max: $30M; Expected # of Awards: 3,000.
Eligibility: District Organization; Indian Tribe or Consortium; State, County, City or political subdivision of a State; Institution of higher education; public or private non-profit organizations
Description: EDA intends to advance general economic development in accordance with EDA's investment priorities, but also to pursue projects that, where practicable, incorporate specific priorities related to equity, workforce development, and climate change resiliency so that investments can benefit everyone for decades to come. Each project funded must be consistent with at least one of EDA's Investment Priorities: Equity; Recovery & Resilience; Workforce Development; Manufacturing; Technology-Based Economic Development; Environmentally-Sustainable Development; and Exports & Foreign Direct Investment. Each project must be consistent with the region's current Comprehensive Economic Development Strategy (CEDS). Funds may be awarded through EDA's primarily construction-oriented Public Works program or through the Economic Adjustment Assistance (EAA) program, which provides investments to support a wide range of construction and non-construction activities. Applicants do not need to specify the program (Public Works or EAA) for which they are applying. EDA will consider the application under the most appropriate pool of funding.

Due Date/Frequency: There are no application submission deadlines. Applications will be accepted on an ongoing basis until the publication of a new PWEAA NOFO, cancellation of this PWEAA NOFO, or all available funds have been expended. EDA intends to review applications expeditiously upon receipt of the complete application.

Q. Rasmuson Foundation

Relevant Chapters: Public Facilities & Services, Economic Development
Deadline: Rolling
Award Information: Example project range, not a prediction of future amounts $35,000 - $1.5 million
Eligibility: Eligible organizations will either be an established 501(c)(3), or a local or Tribal government.
Description: Rasmuson Foundation offers a variety of grant programs to respond to community priorities, ranging from capital needs to programmatic or strategic projects. By not having restrictions on sectors or focus areas for our grantmaking, they look to their partners to identify what is most important to their communities. **Community Support Grants**: The Foundation anticipates awarding approximately 10 to 20 mid-sized grants annually, ranging from $35,000 - $250,000. **Legacy Grants**: The Foundation anticipates awarding approximately 10 to 15 grants over $250,000 annually. Legacy grants are most applicable to the Homer Strategic Priorities. Recent examples of awards at this level include a new childcare facility, a small business development program, a new hub for business and community connection, and the creation of a quota bank to promote rural and indigenous access to fisheries.

R. Recreational Trails Program Grant

Relevant Chapters: Land Use and Environment
Funder: Alaska Dept. of Natural Resources Division of Parks and Outdoor Recreation
Award Information: Award Floor: $0. Award Ceiling: $300,000 for Motorized/Motorized diversified projects and $200,000 for Non-motorized/Non-motorized diversified projects.
Description: DPOR offers this competitive, reimbursable, matching trail grant for maintaining public recreational trails and related facilities, and for safety and educational projects.
Due Date/Frequency: September 30, 2025 / Annual.

S. Save America's Treasures

Funder: National Endowment for the Humanities (NEH)
Relevant Chapters: Public Facilities & Services, Economic Development
Deadline: December 10, 2025 (forecasted)
Award Information: Total Program Funding $26.5 million in FY24, Award Ceiling $750,000 (FY24).

Eligibility: a nonprofit organization, an accredited institution of higher education (public or nonprofit), school districts, state or local government or one of their agencies, a federally recognized Native American Tribal government.
Description: This program provides preservation and/or conservation assistance to nationally significant historic properties and collections. Grants are awarded through a competitive process and require a dollar-for-dollar, non-Federal match, which can be cash or documented in-kind. The grant program is administered by the National Park Service (NPS) in partnership with the National Endowment for the Arts (NEA), the National Endowment for the Humanities (NEH), and the Institute of Museum and Library Services (IMLS).

T. Small Surface Water and Groundwater Storage Projects (Small Storage Program)

Relevant Chapters: Public Facilities & Services, Economic Development, Sustainability and Resilience
Funder: U.S. Department of Interior, Bureau of Reclamation
Award Information: Total Funding $43.5M; Award Ceiling $30M; # of Awards: 7
Description: This program's objective is to enhance water storage opportunities for future generations by funding small surface water and groundwater storage projects. The program funds up to a 25% Federal cost-share to plan, design, and construct surface and groundwater storage projects between 200 and 30,000 acre-feet that will increase water storage or move water to or from a storage project.
Due Date/Frequency: Apr 17, 2026

U. Social and Economic Development Strategies for Alaska

Relevant Chapters: Economic Development
Funder: U.S. Dept. of Health and Human Services (HHS), Administration for Native Americans (ANA)
Award Information: Total Funding $2M; Award Floor $100K; Award Ceiling $900K; # of Awards: 3
Description: This program provides targeted support for community-based, Village-specific projects to improve and strengthen the administrative and management capacity of Alaska Native Village governments and governments that are central to social and economic self-sufficiency in Alaska. This announcement promotes economic and social self-sufficiency for Alaska Natives and is intended to respond to the unique governmental structures in Alaska at the Alaska Native Village level.
Due Date/Frequency: July 2025 / Annual.

V. Thriving Communities Grantmaking Program: Non-compete grants

Funder: Environmental Protection Agency / Philanthropy Northwest (administrator)
Relevant Chapters: Land Use and Environment, Sustainability and Resilience
Award Information: $75,000 non-compete grant option
Eligibility: Eligible applicants include those serving areas with populations of 50,000 or fewer people.

Description: Over three years, Philanthropy Northwest will be distributing over $40 million in grants to communities and tribal nations who have been negatively impacted by environmental changes in Alaska, Idaho, Oregon and Washington.
Due Date/Frequency: August 1, 2025. Complete non-compete grant request here.

W. United States Marine Highway Program (USMHP)

Funder: U.S. Department of Transportation, Maritime Administration
Relevant Chapters: Public Facilities & Services, Economic Development, Transportation
Award Information: Max: $14,042,621; Expected Number of Awards: 25. Includes a 20% minimum match requirement.
Eligibility: Native American tribal organization or government, City governments, Small businesses, Nonprofits
Description: The United States Marine Highway Program (USMHP) statute authorizes the U.S. Department of Transportation ("Department" or "DOT") to make grants to implement Projects or components of Projects that 1) provide a coordinated and capable alternative to landside transportation; mitigate or relieve landside congestion; promote Marine Highway Transportation; or use vessels documented under 46 U.S.C. chapter 121; and 2) develop, expand, or promote Marine Highway Transportation or shipper use of Marine Highway Transportation
Due Date/Frequency: July 15, 2025 / Annual

X. Water & Waste Disposal Loan & Grant Program in Alaska

Funder: USDA Rural Development
Relevant Chapters: Land Use and Environment, Public Facilities & Services
Award Information: Current loan interest rates effective 4/1/25: Poverty: 2.500%; Intermediate: 3.375%; Market: 4.250%.
Eligibility: Most state and local governmental entities, private nonprofits, federally-recognized tribes.
Description: This program provides funding, in the form of long-term low-interest loans, and grants (if funds are available) for clean and reliable drinking water systems, sanitary sewage disposal, sanitary solid waste disposal, and storm water drainage to households and businesses in eligible rural areas. Areas that may be served include: rural areas and towns with populations of 10,000 or less; Tribal lands in rural areas; and colonias. Funds may be used for drinking water sourcing, treatment, storage and distribution; sewer collection, transmission, treatment and disposal; solid waste collection, disposal and closure; and storm water collection, transmission and disposal.
Due Date/Frequency: Applications accepted on ongoing basis.

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Memorandum 2025 – 038

TO: Homer Advisory Planning Commission
FROM: Ryan Foster, City Planner
DATE: August 20, 2025
SUBJECT: Public Review Draft Comprehensive Plan Recommendation and Comments

The City of Homer contracted with Agnew Beck to update the 2018 Comprehensive Plan (Ordinance 23-23). The new document is a major update to the 2018 Comprehensive Plan, the 2006 Homer Town Center Development Plan, and 2010 Homer Spit Plan.

After consultation with appropriate City Departments, Commissions, Committees, and gathering extensive public input, the Public Review Draft Comprehensive Plan is submitted for review and recommendation to the Planning Commission.

After Council approval, the plan will be submitted to the Kenai Peninsula Borough Planning Commission and Assembly for review and adoption. The City of Homer holds zoning powers as delegated by the Kenai Peninsula Borough, but the Borough has retained area wide planning powers. Therefore, Borough approval is required as the final step in adoption. Attached is the Public Review Draft Comprehensive Plan. It also available for public review at: https://homercompplanupdate.com/

Requested action: Review the Public Review Draft of the 2025 Comprehensive Plan and recommend adoption to the Homer City Council along with any comments you may have.

Attachments:

Public Review Draft of the 2025-2045 Comprehensive Plan

Draft Ordinance 25-0XX for Comprehensive Plan Adoption

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Memorandum
Agenda Changes/Supplemental Packet

TO: PLANNING COMMISSION
FROM: ZACH PETTIT, DEPUTY CITY CLERK II
DATE: AUGUST 20, 2025
SUBJECT: SUPPLEMENTAL

8. PUBLIC HEARINGS

8. A. A REQUEST TO VACATE THE 66-FOOT-WIDE SECTION LINE EASEMENT ACROSS LOT 2 ARNO SUBDIVISION, T 6S R 14W SEC 13 SEWARD MERIDIAN HM 2001078 ARNO SUB LOT 2 THAT PORTION LYING INSIDE HOMER CITY LIMITS, KNOWN AS 1145 DIAMOND RIDGE RD, STAFF REPORT 25-37

1. SLE Vacation – Topography 5' Intervals **Page 3**
2. SLE Vacation Lot 2 Arno Subdivision – Topography with Elevation Profile **Page 4**

8. B. AN ORDINANCE OF THE HOMER CITY COUNCIL ADOPTING THE 2025 HOMER COMPREHENSIVE PLAN AND RECOMMENDING ADOPTION BY THE KENAI PENINSULA BOROUGH, Memorandum PL 25-038

1. 2045 Homer Comprehensive Plan Update Slideshow **Page 5**
2. Public Comments Received **Page 25**

2045 Homer Comprehensive Plan Update

Public Hearing

City of Homer Planning Commission

August 26, 2025

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Agenda Item Overview

Agenda Item Overview

- **Timeline and process** of draft plan to date and going forward
- **Key elements** of the plan
- **Review top themes** from drafting process and how the hearing draft responds
- **Planning Commission's role** today



Timeline and Process

Phase 1 and Phase 2 Timelines

Phase 1: Comprehensive Plan Update

Jan - Dec 2024

Launch project, public feedback, data analysis; growth scenarios activity

Jan - May 2025

Draft plan and release **Public Review Draft**; review feedback and identify revisions

Jun - Sep 2025

Prepare **Public Hearing Draft** and go through City adoption process

Oct 2025

Send to Borough Assembly for review and adoption

The Title 21 Update builds from the Comprehensive Plan Update

Phase 2: Title 21 Update

Jan – May 2025

Compile inputs, review existing code, identify updates; gather feedback

Jun – Sep 2025

Draft code, staff and legal review

Oct – Dec 2025

Open house; release draft code for public review; consider and incorporate revisions

Early 2026

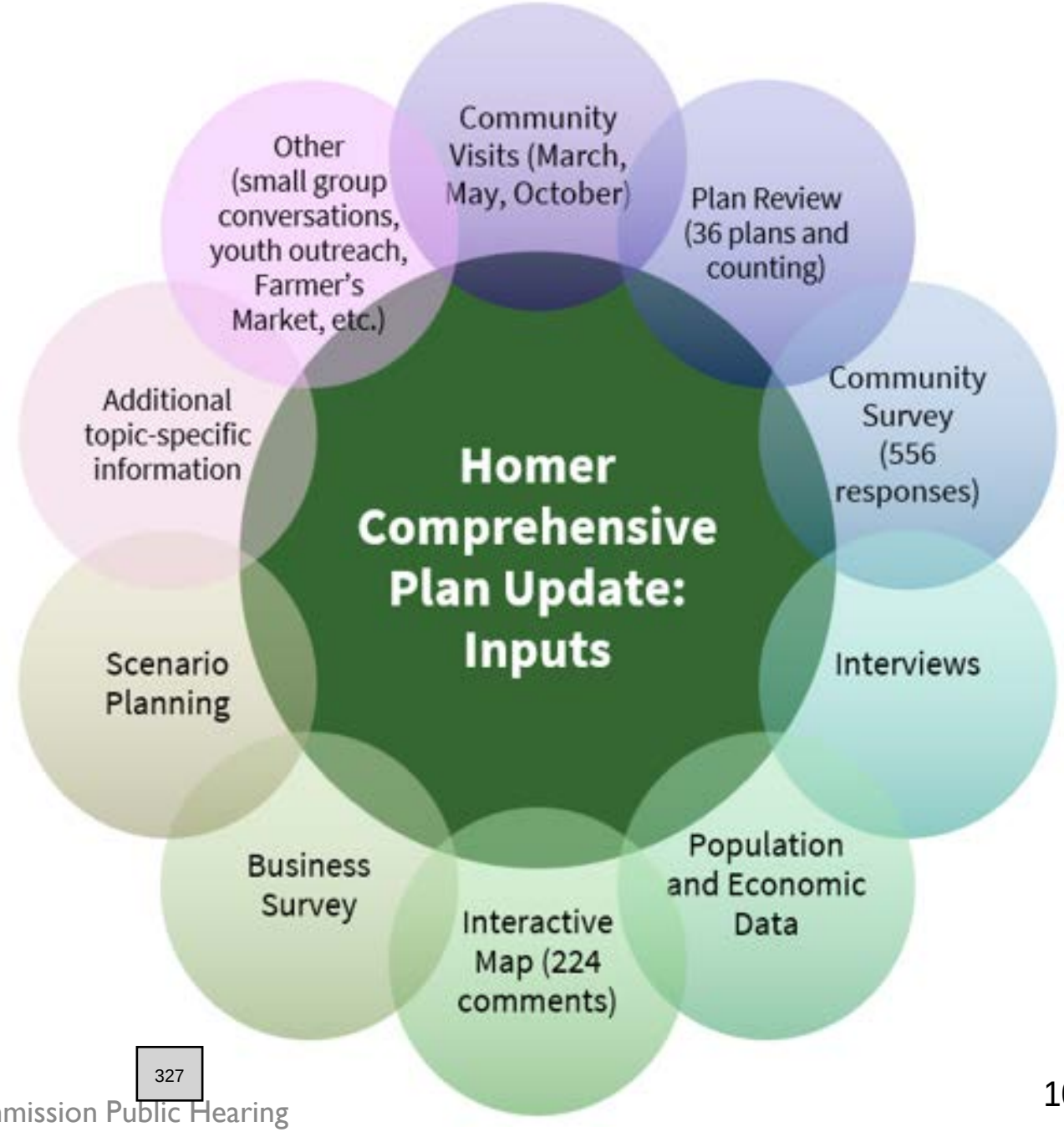
Adopt updated code

Process

Shaped by over a year and a half of outreach, research, and collaboration.

Every step — from scenario planning to topic-specific research, from workshop to workshop— has brought us to this August 2025 public hearing.

More information in Appendix C: Methodology




March 2024


40 Under 40
May 2024


Growth Scenarios
October 2024


Open House
February 2025





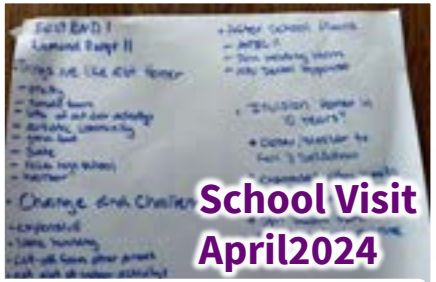





PC Work Session
April 2025




Steering Committee
February 2024


School Visit
April2024








Builders Day
March 2024


Library Open Hours
May 2024

66 sets of comments on the Public Review Draft

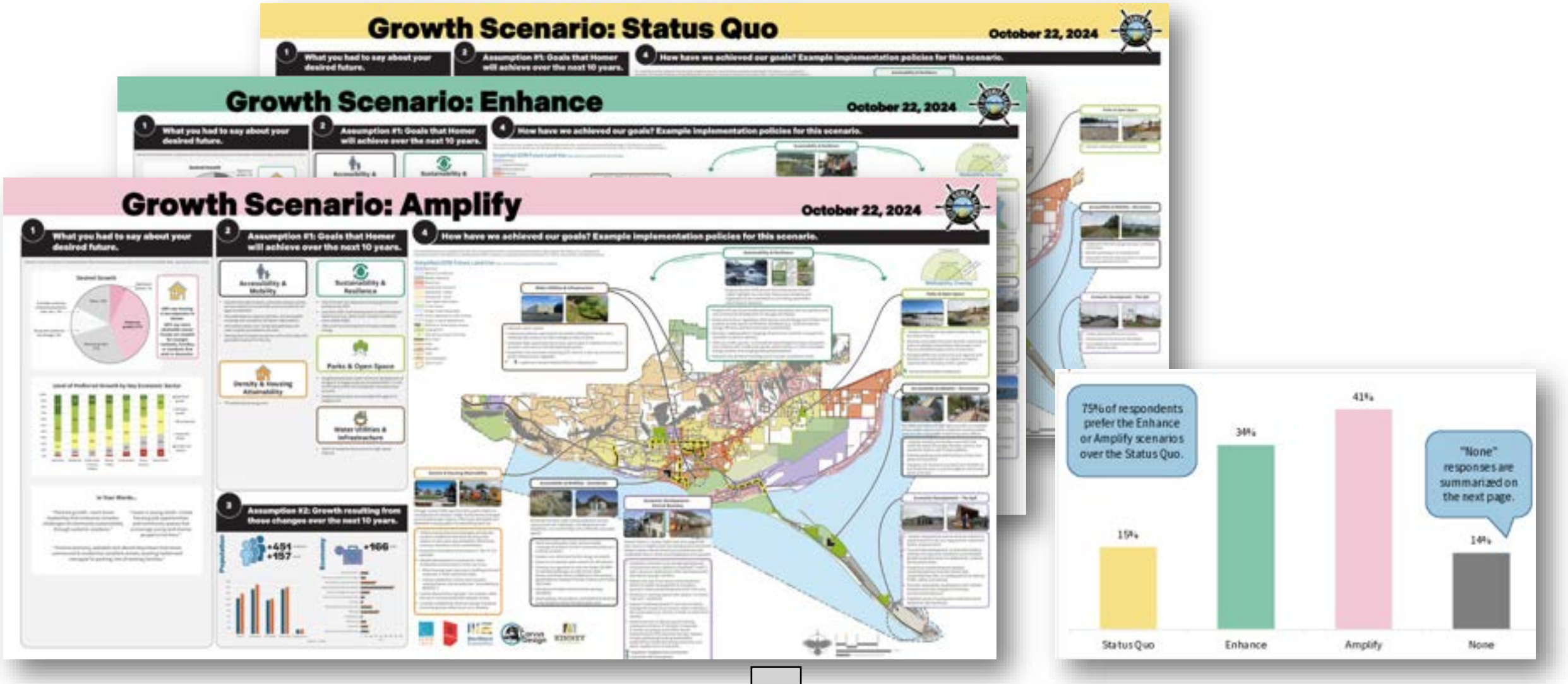
Meetings with all City Boards and Commissions

Over 10 Steering Committee meetings

Elements of the Plan & Development

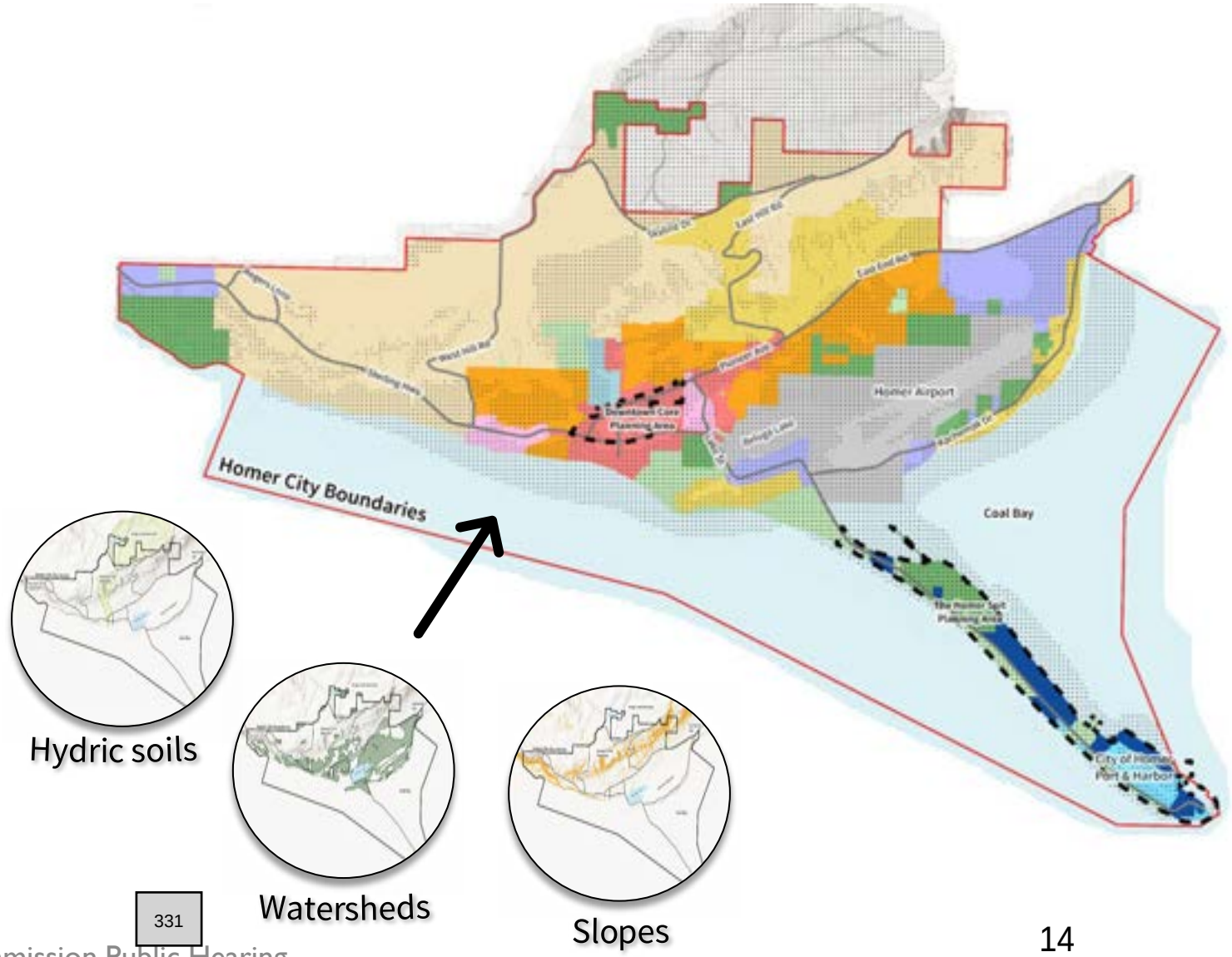
This plan is unique!

Element: **Growth Scenarios**



Element: **Future Land Use Map**

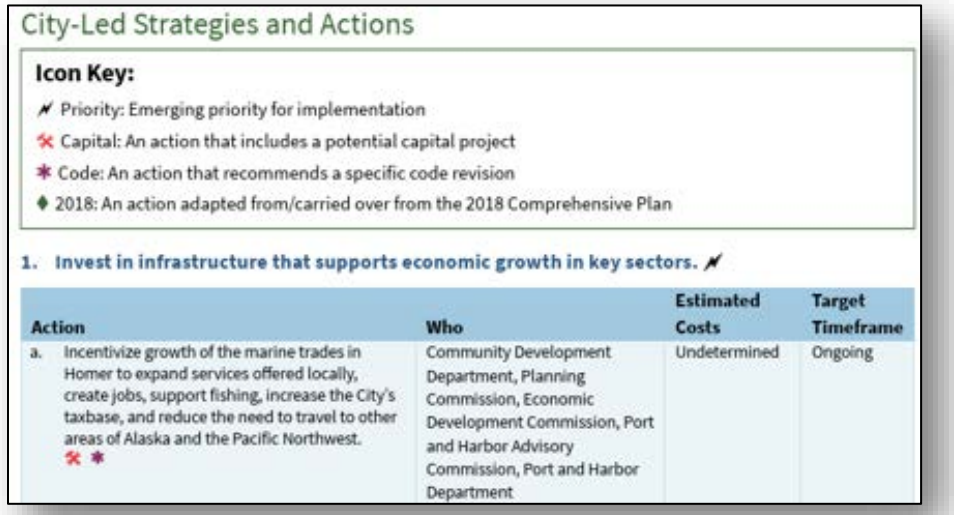
- Addresses limited developable land
- Relates to housing constraints
- Connects to Sustainability and Resilience Chapter



Element: **City and Partner Strategies**

Appendix I

Partner-led strategies and actions for all chapters



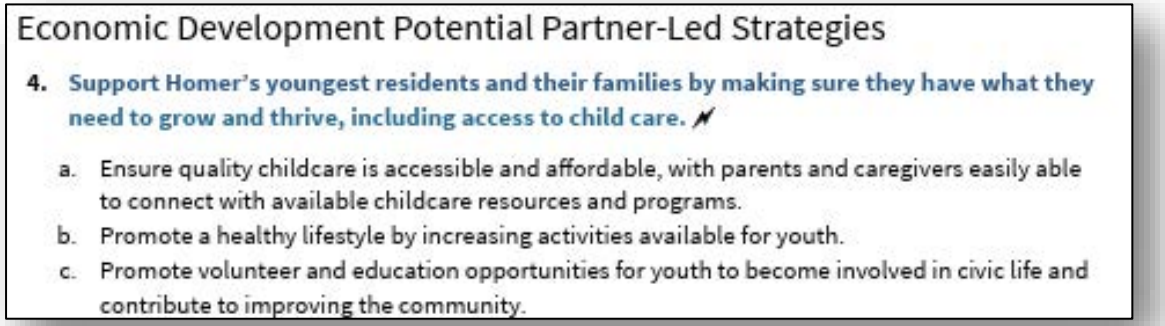
City-Led Strategies and Actions

Icon Key:

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

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

Action	Who	Estimated Costs	Target Timeframe
a. Incentivize growth of the marine trades in Homer to expand services offered locally, create jobs, support fishing, increase the City's taxbase, and reduce the need to travel to other areas of Alaska and the Pacific Northwest.	Community Development Department, Planning Commission, Economic Development Commission, Port and Harbor Advisory Commission, Port and Harbor Department	Undetermined	Ongoing



Economic Development Potential Partner-Led Strategies

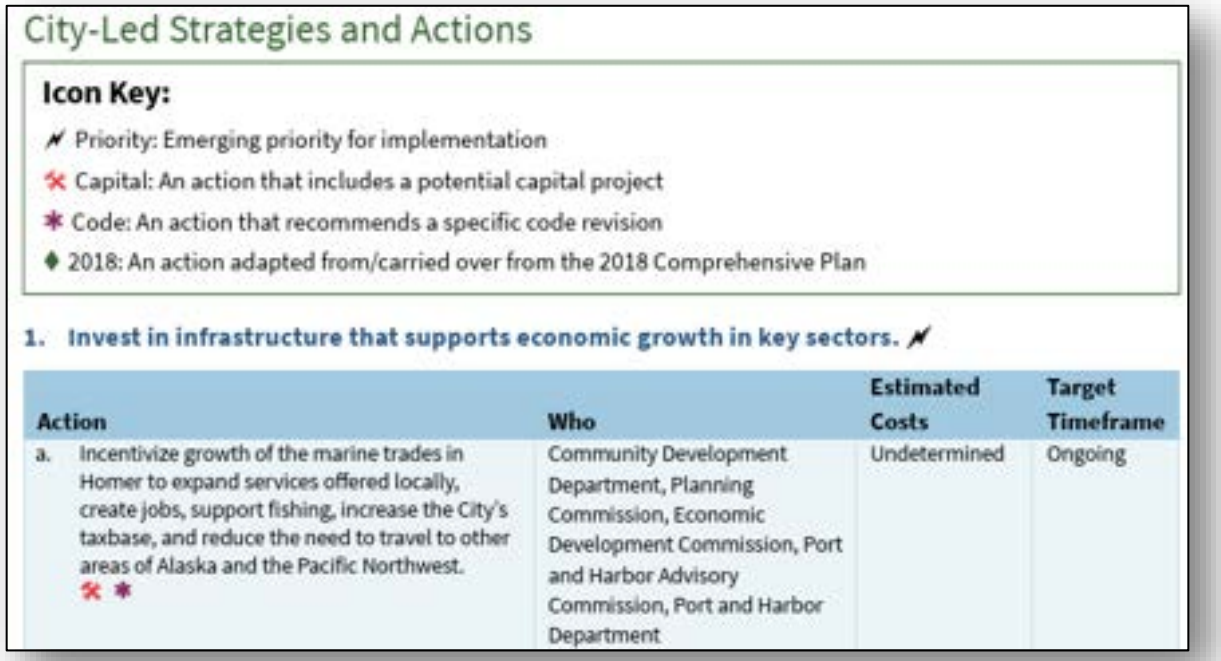
4. Support Homer's youngest residents and their families by making sure they have what they need to grow and thrive, including access to child care.

a. Ensure quality childcare is accessible and affordable, with parents and caregivers easily able to connect with available childcare resources and programs.
b. Promote a healthy lifestyle by increasing activities available for youth.
c. Promote volunteer and education opportunities for youth to become involved in civic life and contribute to improving the community.

Excerpts from Economic Development Core Chapter and Appendix I

Element: **City and Partner Strategies**

City-led	Partner-led
• **City-led** strategies include actions in the Core Plan • Priority **City-led** strategies include action plans	• **Partner-led** actions included in Core Plan • Potential actions for **partner-led** strategies are in the appendix



City-Led Strategies and Actions

Icon Key:

- Priority: Emerging priority for implementation
- Capital: An action that includes a potential capital project
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1. Invest in infrastructure that supports economic growth in key sectors.

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Excerpts from Economic Development Core Chapter and Appendix I

Element: **Implementation Plan** (Appendix J)

Public Facilities and Services Action Plan

See Appendix A for a list of acronyms.

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

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

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

Action	Who	Estimated Costs	Target Timeframe
a. Maintain the library as a thriving community space for learning and connecting, including assessing the library's anticipated need for growth and improvements over the next decade and planning for upgrades. 🛠	Library Advisory Board, Library Department, Information Technology Department	Remodel engineering study: $75k (FY26 CIP)	Ongoing

A. Alaska State Capital Project Submission and Information System (CAPSIS)

Funder: Alaska State Legislature; Must contact Alaska State Representatives to begin the process.
Relevant Chapters: Land Use and Environment, Public Facilities & Services, Housing, Economic Development, Transportation, Sustainability and Resilience
Award Information: Amounts range. Recent trail and recreation projects have received between $1 and $6 million.
Eligibility: State, locality, or Congressional district
Description: The Alaska State Capital Project Submission and Information System (CAPSIS) is the system that allows organizations to submit funding requests for capital projects to their legislators for consideration and approval.
Due Date/Frequency: Annual; Contact Homer State Representatives in the fall to begin process.

B. Coastal Program FY25

Relevant Chapters: Land Use and Environment, Sustainability and Resilience
Funder: U.S. Dept. of the Interior (DOI), Fish and Wildlife Service (FWS)

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Element: **Plan (Phase I) and Code Revisions (Phase 2)**

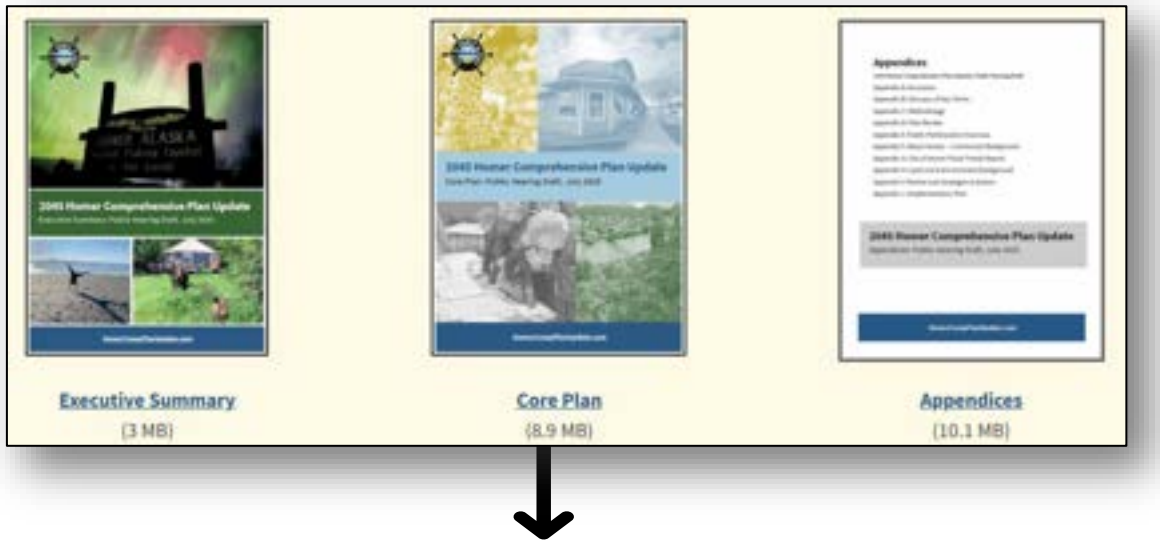


Table 4: Future Land Use Designations and Potential Changes to Zoning Districts

Future Land Use Designation	Corresponding Zoning District	Potential Change
Commercial		
Downtown Mixed Use	CBD – Central Business District Town Center	Consider consolidation of CBD and Town Center Districts
Commercial Mixed Use	GBD – Gateway Business District	Potential renaming to Commercial Mixed Use
Marine Commercial	MC – Marine Commercial	No change required
Residential		
Urban Residential	UR – Urban Residential RO – Residential Office	Redesignate Residential Office to Urban Residential (or edit permitted uses in the districts).
Transition Residential	RR – Rural Residential	New Zoning District – Transition Residential
Rural Residential	RR – Rural Residential	No change required
Medical Mixed Use	M – Medical	Potential renaming as Medical Mixed Use



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Response to Feedback

Response to June Joint Work Session

What We Heard	Response
Future Land Use Map difficult to read	Published interactive Future Land Use Map; package as 11x17 in final plan
More details on funding research and Council role in Implementation Plan	Added greater detail to Appendix J
Point-in-time data in Core Plan is no longer most current	Added direction to find current data releases
Split out population projections for communities near Homer	Added breakdown of population projections for each neighboring community
Missing harbor expansion efforts	Added related policies in the Public Facilities and Services Chapter

Responsive to City Leadership

What We Heard – Desired Plan Features	Response
Relevant to City of Homer, its responsibilities and fiscal reality, and responsive to the federal landscape	Implementation Plan, elevated City-led strategies
Accessible and user-friendly	Core Plan, Title 21 Process
Flexible and adaptable to rapidly changing circumstances	Implementation Plan, FLUM
Constructed from extensive community representation and feedback	Robust outreach efforts, extensive community comments, Growth Scenarios activity
Mindful of the workload of City staff and be realistic when preparing action items	City-led strategies, 20-year Implementation Plan

"The comp plan **cannot overlook the "day to day" responsibilities of the City** and community, the infrastructure that needs to be maintained. Even if these goals are mundane, they are important."

– April 2024 Joint Planning Commission/City Council Meeting

Commission’s Role Today

Planning Commission's Role Today

- **Hear and consider** written and in-person testimony on the Public Hearing Draft.
- **Balance public hearing input** with what's been learned throughout the planning process from various other inputs (April + June workshops, comments, open houses, survey, analysis, etc.)
- **Keep in mind:** this is a 20-year vision that will guide—but is separate from—the Title 21 Code Update.
- **Decide** whether to:
  - Recommend any changes to the Draft.
  - Recommend adoption to City Council.

Potential Amendments List (A):

From staff:

1. In the Executive Summary (page 4), add “Increase access to recreational opportunities for visitors and residents” to list of top priorities.



MEMORANDUM

TO: **Homer Planning Commission**
FROM: **Janette Keiser, PE**
DATE: **August 15, 2025**
RE: **Comments on 2045 Homer Comprehensive Plan Update – Public Hearing Draft**

I reviewed the Public Hearing Draft ("PHD") , dated July 2025, of the new Homer Comprehensive Plan, comparing it page by page with the Public Review Draft ("PRD") dated February 2025. The purpose of this Memorandum is to point out areas where the PHD is different from the PRD and to request that the earlier language, which is sometimes more descriptive, be added.

1. **RE: Formatting issues:**
    a. There needs to be a Cover Page, with the Table of Contents immediately after that, identifying, among other things, the page numbers where the Executive Summary and the body of Plan starts.
2. **RE: Public Outreach Events.** The PRD had a Figure 4, Page 10, which listed all the public outreach events that were held to collect input about the plan. This was important information because it showed the City's efforts to include a broad range of opinions. The PHD does not include this figure. Was it put someplace else?
3. **RE: Natural hazards.** The PRD, Page 18, contained a nice paragraph entitled "*Development that fits Natural Conditions*". The only part of this paragraph that appears in the PHD is the first sentence. Please put the rest of the paragraph back as it is important to remind people that natural hazards restrict growth and development on much of Homer's lands.
4. **RE: Gaps.** The PRD, Page 19, contained some nice language about the "*gaps*" in outdoor areas, which is omitted from the PHD. This was good language – please put it back.
5. **RE: Future Land Use Map.** I suggest the explanation about what a *Future Land Use Map* is be moved from Page 19 to Page 17, before Figure 7.

6. **RE: Future Land Use Map.** This map would be more helpful, if the outlines were more distinct; that is, if the outlines followed property boundaries. Without clear boundaries, the Planning Commission is just guessing about which designation applies to specific parcels. This is particularly important when talking about the Environmental Constraints Overlay. If you can't identify boundaries, maybe you can identify some criteria – some tool the Planning Commission can use identify if a property is supposed to be in the EC Overlay or not.
7. **RE: Land Use.**
    a. The PHD, Page 21, contains Strategy (2), which includes a list of Actions. One of them is *"(g) gauging community and stakeholder support for zoning and policy tools…."* This sounds wishy-washy. Please delete the words about "*gauging…interest*" and substitute the phrase *"research and implement zoning and policy tools…."* Obviously, implementation can't take place without community support, so community support, or lack thereof, for such tools will manifest itself during the implementation process. Thus, it's ok to state this strategy more assertively.
    b. The PRD, Page 24, included an additional strategy (g) about "*adopting building codes and incentive programs to increase energy efficiency and promote renewable energy.* Please add something to the PHD that addresses these important topics if only to refer to the city's Climate Action Plan.
    c. The PHD, Page 21, includes Action (h) which refers to "*locally owned and emerging industries"*. Please define "emerging industries," so we know what we're supposed to support. Also, this would be a good place to add "agricultural and other food production industries."
    d. The PHD, Page 22, includes a Strategy (3) to *"strategically align development regulations with natural hazards and land suitability…"* The PRD contained a number of Actions (b) – (f), that are not contained in the PHD. That was good language – please put it back.

What's currently in the PHD is good, but it needs to be buttressed with the original language of this section.

e. The PHD, Page 22, includes Strategy (4) regarding "*open, green space"*. The PRD contained a number of Actions (a) – (d) that are not contained in the PHD. This was good language – please put it back. What's currently in the PHD is good, but it needs to be buttressed with the original language from the PRD.

f. The PHD, Page 23, includes Strategy (5) regarding "*place-based planning"*. This Strategy was in the PRD, but the Actions that were in the PRD are totally different from what is shown in the PHD. I can't tell if the PHD's Actions are intended to encompass the PRD's Actions or if the intents are different. Some terms from the PRD, such as "*broader range of housing types and compatible mixed-use developments,"* "*public-private partnerships"* and "*targeted infrastructure upgrades"* do not appear in the PHD. These were good phrases. Please put them back.

g. The PHD, Page 24, includes Strategy (6) regarding public-private partnerships. The language about such partnerships in the PRD, page 26, Action (c), was more descriptive. Please put that language back. Also, please don't refer to Strategy 6 and 7 as *"Partner -led Strategies"*. This looks like the city is taking a back-seat to these strategies. Please use language that puts the city in a more proactive position.

8. **RE: Public Facilities and Services.**

a. There's a nice quote, in the red box, on Page 25 of the PRD that has been omitted from the PHD. Please put it back.

b. The PRD, Page 27, includes Strategy (7) about developing policies for specific community areas, which is not in the PHD. Please put it back. If Strategy (7) in the PHD is supposed to take the place of (7) in the PRD, please add the additional, descriptive language that is in the PRD.

c. The PRD's chapter on Public Facilities & Services had a paragraph, Page 33, on "*Vulnerability to Natural Hazards"*, which is not in the PHD. Please put it back. This is a huge issue for Homer and should not be understated.
d. There was a nice quote about infrastructure in the PRD, Page 34, in the box, which was omitted in the PHD. Please put it back.
e. The PRD, Page 36, included a Strategy related to roads, which does not appear in the PHD. Please put it back.
f. The PRD, Page 37, has a more expansive list of airport improvements, which does not appear in the PHD. Please put this list back.
g. The PRD, Page 37, included a Strategy related to stormwater, which does not appear in the PHD. Please put it back.
h. The PHD, Page 29, includes Strategy (3) related to Port & Harbor Infrastructure. This Strategy lists Action (a) regarding a P/H Management Plan, which I would assume would include a list of important capital projects. This Strategy also lists Action (d) regarding one specific project – the large vessel haul-out area. The P/H needs a lot of projects, so it makes no sense to single out this one particular project in the Comprehensive Plan. It makes more sense to specify, in Action (a), that the Management Plan will include a Capital Improvement Program. Then, this inappropriate call out of the large-vessel haul-out area can be omitted.
i. The PHD, Page 29, includes Strategy (4) related to new facilities on the Homer Spit. It includes Action (a) regarding the harbor expansion.
    i. This action should be in Strategy (3) related to Port/Harbor Infrastructure.
    ii. I don't like the way the sentence says *"[s]upport a harbor expansion…"* without qualification. This sounds like the outcome is pre-supposed; that is, that the city will move forward with the harbor expansion, no matter what. It is true that the City Council is supporting the project at this time, but this is still qualified support. Feasibility and affordability must

be still be demonstrated. I recommend using language like "continue to explore the operational, financial and environmental feasibility of a harbor expansion" because that is what we are doing.

j. The PHD, Page 30, includes three *Potential Partner-led Strategies*. This looks like the city is taking a back-seat to these strategies. Please use language that puts the city in a more proactive position.

9. **RE: Housing.**
   a. The PRD, Page 40, had a nice introductory paragraph about Homer's housing situation, which is somewhat re-stated in the PHD, but not exactly, causing some ideas to be missed. Please add such language back in.
   b. The PRD, Page 42, had a paragraph about *"Tourism's Influence on the Rise of Short-term Rentals in Homer"*, which does not appear in the PHD. This was valuable context; please put it back.
   c. The PRD, Pages 44-45, had more Strategies and Actions related to housing than what is contained within the PHD. That was some good stuff – please put it back.
10. **RE: Economic Development.**
   a. The PRD, page 55, has a nice graph showing community preferences for growth, which does not appear in the PHD. Please put it back.
   b. The strategies in the PHD, Page 41, for Economic Development, are completely different than the economic development strategies listed in the PRD.
      i. Why did this happen?
      ii. Some of the PRD's Actions f should be put back, including:
         1. Action (2) about "*vocational training…year-round employment…*"
         2. Action (3) about *"encouraging economic growth…while preserving the natural resources…valued by residents…"*
         3. Action (4) about *"moderate, sustainable growth in tourism"*.

c. The PHD has an Action (1)(a), Page 41, that says we should *"incentivize growth of the marine trades"*. This makes it sound like we're going to do this whether it makes sense economically or environmentally. Please put some limitations around this, such as saying "support sustainable growth of the marine trades…"
d. The PHD, Page 42, includes nine *Potential Partner-led Strategies*. This looks like the city is taking a back-seat to these strategies. Please use language that puts the city in a more proactive position.

11. **RE: Transportation.**
    a. The PRD listed a number of Actions related to transportation that were deleted from the PHD. Please put them back.
    b. Please identify as an Action, "Implement recommendations from the Homer Transportation Plan"
    c. The PHD, Page 48, includes three *Potential Partner-led Strategies*. This looks like the city is taking a back-seat to these strategies. Please use language that puts the city in a more proactive position.
12. **RE: Governance.**
    a. The PHD, Pages 55 and 56, lists Strategy (1) – (4) regarding long-term fiscal planning and related Actions. Some of the Actions from the PRD's Governance chapter are omitted and should be put back.
13. **RE: Sustainability and Resilience.**
    a. The PRD, page 29, included some nice figures related to slope stability, landslide hazard that were omitted from the PHD. Please put them back, they illustrate the point about natural and climate driven hazards.
    b. The PHD's Strategies and Actions related to Sustainability and Resilience are worded completely differently from those in the PRD.
        i. Why is this?
        ii. It's hard to tell what exactly has changed. Are the concepts and Actions set forth in the PRD contained in the PHD, but with different wording? Or have some concepts been abandoned?

iii. The PRD contained some helpful concepts and useful language and to the extent concepts were deleted, they should be put back.

14. **RE: Quality of Life**

a. The PRD, Page 58, included a Quality-of-Life Chapter. I know this chapter was deleted and topics were scattered in the remaining chapters.

i. It's hard to tell where they went in the PHD. Do you have a road map?

ii. Were all the concepts adopted by other chapters or were some concepts omitted completely?

PC Meeting Aug 20

Dear Planning Commissioners,

Thank you for your service to our community, and for the opportunity to share my concerns regarding the Comprehensive Plan Update. I have previously shared these concerns with Agnew::Beck and the Planning Director, and I appreciate your consideration as well.

My primary concern is the Plan's failure to acknowledge access to potable water as a limiting factor to growth in the region. In fact, it could be a key factor in managing growth. By treating water as a controlled commodity, the City of Homer could more strategically guide development, support affordable housing, and incentivize annexation—as other communities have attempted with water policy.

Access to Homer's city water has been a driving force behind population growth outside the city limits—particularly to the east, where well-water is often non-potable. These areas rely heavily on Homer's water supply. The Plan notes (on page 12) that, since 1994, the population of surrounding communities has exceeded Homer's own population. However, the Plan fails to connect this trend to the City's role in providing water to these thirsty properties. Additionally, the City does not currently track these water deliveries, leaving a significant blind spot in understanding and managing regional development.

Because of this, Homer is missing a valuable opportunity to visualize how to manage growth strategically and sustainably.

Suggestions for Plan Revisions and Additions:

1. **Acknowledge the Role of City Water in Regional Growth**
   Update pages 11 and 37 (and elsewhere as appropriate) to recognize the role that Homer's municipal water supply has played in supporting population growth outside city limits.

2. **Begin collecting and analyzing data on current water delivery locations**—both inside and outside city limits.
   - Include this information on pages 11, 28, and 37.
   - Identify locations where bulk water is available to the public (e.g., Safeway, Chevron, Public Works RV Dump /Potable Water Station).
   - Provide a map showing where water is currently being delivered throughout the greater Homer area.

3. **Explore Water Policy as a Growth Management Tool**
   Consider requiring each out-of-city water user to register as a Homer water customer. The City could also explore policies such as:
   - **Limiting water use for short-term rentals outside city limits** to encourage long-term and affordable housing options.
   - **Restricting subdivisions in areas with environmental hazards** or where development could negatively impact City services.

4. **Correct Language on Page 26**
   Replace the word "adequate" with "insufficient" in the sentence:
   "…some of the homes within the annexed areas are still not served by City services. The water and sewer services within the City are adequate…"
   This better reflects the existing service gaps.

5. **Prioritize Water and Sewer Extensions within City Limits**
   Page 28 should emphasize the importance of extending water and sewer services to all existing City residences. Our infrastructure makes such extensions feasible and cost-effective, as the water system lies uphill and the sewage system downhill from these neighborhoods.

6. **Clarify Status of Kachemak City and Existing Agreements**
   On pages 10 and 37, explicitly acknowledge that Kachemak City is the only incorporated second-class city in the region, and reference the existing water and sewer service agreements between Homer and Kachemak City. The Plan currently groups Kachemak City with unincorporated areas like Diamond Ridge and Fritz Creek, which may be misleading.

Finally, on another note:

7. Maintain the Gateway Business District Identity
On page 17, the proposed change from "Gateway Business" to "Commercial Mixed-Use" appears to contradict the stated goals of the Gateway District—specifically, preserving scenic views and ensuring a welcoming entrance to Homer. I recommend retaining both the name and the intent of the **Gateway Business District**, as originally envisioned.

The Comprehensive Plan is a thoughtful, forward-looking document, and I commend the effort that has gone into its development. As an ecologist who moved to Homer 35 years ago from drought-afflicted California, I understand firsthand that water availability, as a limiting factor, can shape a communities growth. I hope the final Plan will address this reality more directly and comprehensively.

Summary of Requested Modifications:

1. Acknowledge the role of Homer city water in population growth outside city limits.
2. Collect and analyze data on City and non-resident water delivery use.
3. Research and consider how other communities (e.g., Santa Barbara, Walla Walla, Lake Tahoe) use water policy to manage growth.
4. Correct language inconsistency on page 26.
5. Prioritize extension of water and sewer services to existing City residents.
6. Acknowledge Kachemak City's status and agreements with Homer.
7. Retain the Gateway Business District name and original goals.

Thank you again for your time and your dedication to shaping Homer's future.

Sincerely,
Rick Foster
Former HAPC and KPB PC
Homer city resident

William Anderson

From: Mike Illg
Sent: Monday, July 28, 2025 10:20 AM
To: Shelly Wade
Cc: Ryan Foster; Department Planning; Dave And Lyn
Subject: Comp Plan information/Comment
Attachments: Page 4- Top priorities07-23-25 _homercompplanupdate_publichearingdraft_reduced.pdf; Detailed Project Timeline – April 20Page 26- 24_ _shared with Steering Committee as component of the project Public Participation Plan – broader schedule also shared at subsequent meetings.pdf

Hi Shelly, et al,

In looking at the latest public comp plan document I must commend you all as this certainly covers many aspects of our Homer community especially with such a wide range of topics, issues, needs, etc. to help us plan for the future. I am also pleased to see municipal parks and recreation identified as a core service.

More importantly, I also want to point out **again** that while the of process of soliciting community input, you all have received data/feedback that "*Increase access to recreational opportunities for visitors and residents*" is a top priority and is still not listed as such despite meeting the **74% threshold**. This question/topic has been pointed out previously and the email below makes reference where the data is located.

On page 4, yellow box lower left. See attachment.

https://www.cityofhomer-ak.gov/sites/default/files/fileattachments/planning/page/78660/07-23-25_homercompplanupdate_publichearingdraft_fullplan-append.pdf

There is a lot of support and interest for recreation (indoors and outdoors) and the City is making significant strides in supporting these opportunities as it is clearly important to residents. As you all know being able to refer to the comp plan not only shows an solid reflection what are the community needs but also helps with planning for future legislation, funding, opportunities, partnerships, grants, etc. Not listing "*Increase access to recreational opportunities for visitors and residents*" as a top priority is inaccurate and could hinder future opportunities for this field and service. See attachment.

With all due respect to the hard work and professionalism with this process so far, I would suggest the document be corrected/amended and list this topic as one of the identified **top priority** list based on the data that was received. Or at least a formal response why this is not included on the priority list.

Thanks,

Mike Illg

From: Mike Illg
Sent: Monday, February 10, 2025 6:48 PM
To: 'Shelly Wade' <shelly@agnewbeck.com>
Cc: Ryan Foster <rfoster@ci.homer.ak.us>
Subject: Comp Plan information

Hi Shelly,

Thanks for the work on the Comp Plan! As a follow up to my questions earlier today, I am sending this follow up email at your request.

I am asking about out the topic *"Increase access to recreational opportunities for visitors and residents*" is not listed as an identified under:
Top Priorities and Projects for Homer to Focus on for the Next 10-20 Years (page 4) in your executive summary.
https://homercompplanupdate.com/wp-content/uploads/2025/02/Feb2025_2035HomerCompPlanUpdatePRD_.ExecSumm.pdf

Whereas "*Increase access to recreational opportunities for visitors and residents*" issue has received public feedback from your October survey at **74%** for respondents within city limits and **76%** for respondents outside of the city.
As listed as Top Priorities by Location (Page 26)
https://homercompplanupdate.com/wp-content/uploads/2024/10/10-02-24_HomerCompPlanCommSurvey_ComparisonsSummary_Final.pdf

I would suggest the "*Increase access to recreational opportunities for visitors and residents"* topic be included as a priority be included in the "Top Priorities and Projects for Homer to Focus on for the Next 10-20 Years" based upon the statistically valid data information that was collected by Agnew::Beck that actually shows it has a response at 74% which is the threshold you have identified that qualifies as a top priority for the current comp plan document.

Thanks,

Mike Illg

Top Priorities by Location

N = 497

Responses included where more than 50% of respondents agreed

Inside City Limits

Top Priorities ("Very Important" or "Important")	% of Responses
Increase supply and accessibility of affordable housing	87%
Create a livable, walkable, vibrant downtown	83%
Encourage the retention and creation of more year-round and higher wage employment	82%
Encourage renewable energy projects	77%
Preserve open public spaces within the city from development	77%
Increase access to recreational opportunities for visitors and residents	74%
Increase the diversity of Homer's economy and economic foundations	73%
Prepare for and address the effects of climate change on Homer	69%
Support the commercial and sport fishing industries	62%
Attract more year-round residents of all ages	54%

Outside City Limits

Top Priorities ("Very Important" or "Important")	% of Responses
Increase supply and accessibility of affordable housing	87%
Encourage the retention and creation of more year-round and higher wage employment	84%
Preserve open public spaces within the city from development	76%
Increase access to recreational opportunities for visitors and residents	76%
Encourage renewable energy projects	73%
Create a livable, walkable, vibrant downtown	72%
Increase the diversity of Homer's economy and economic foundations	69%
Support the commercial and sport fishing industries	66%
Prepare for and address the effects of climate change on Homer	60%
Attract more year-round residents of all ages	52%

Only three priority areas showed a **greater than 5% difference** by location *(see callouts on next slide)*

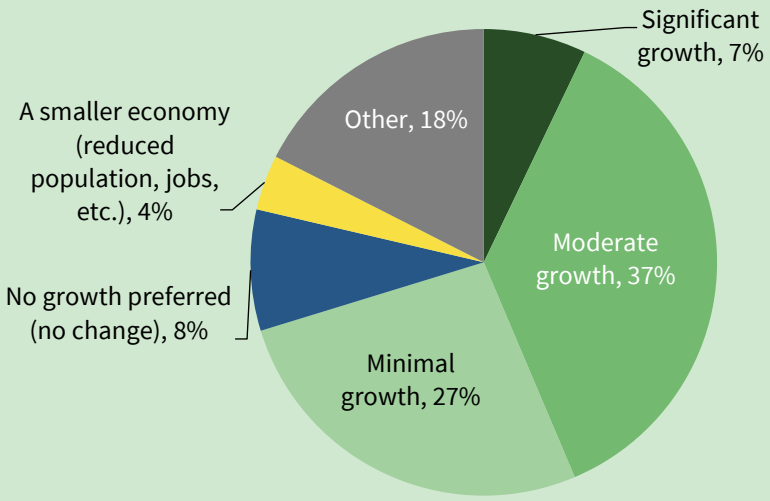
353

Who responded to the 2024 Community Survey?

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

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

Desired Growth



Most [illegible] comments about [illegible] discuss "sustainable and controlled growth" with a focus on planning that considers environmental impact, infrastructure capacity, and preservation of Homer's character.

Housing Highlights

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

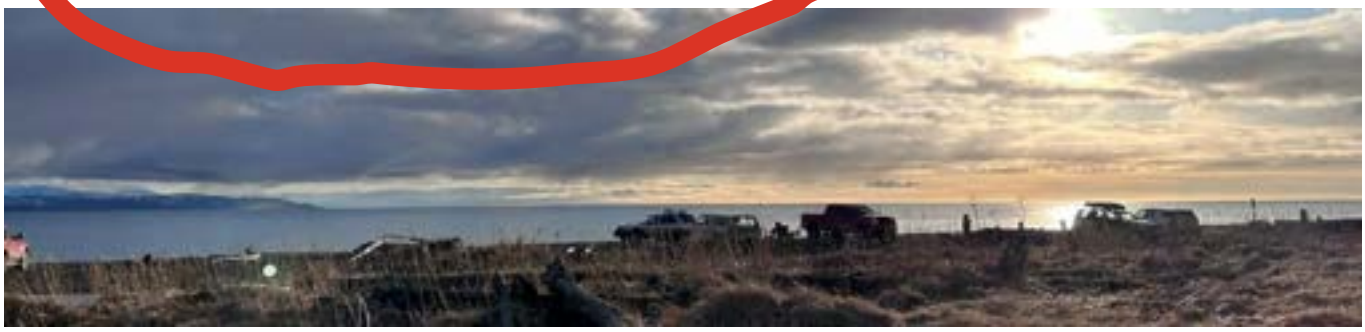
Quality of Life

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

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

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

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



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

Comments on Homer Comprehensive Plan for the Planning Commission 8-20-2025
Michael L. Jones

The plan has made great progress from the original drafts...more readable and actionable...well done.

The following is a list of action items for the Planning Department generated from the following Google Gemini AI query:

> ***For the three attached documents, (The Executive Summary, Core Plan and Appendices) please identify the action items directed to the Planning department.***
>
> The Google Gemini analysis results are as follows:
>
> Based on the three provided documents, the following action items are directed to the City of Homer's Planning Department and/or Planning Commission:
> **Governance**
> - Collaborate with City staff, boards, and commissions to prepare annual work plans based on the comprehensive plan's action plans.
> - Present accomplishments and proposed priorities from the Comprehensive Plan to the City Council each year as part of the annual work planning process.
> - Develop a website with tracking information for annual reporting of implementation progress.
>
> **Housing**
> - Explore new tools and regulations to increase the housing inventory, such as implementing a program to track Accessory Dwelling Unit (ADU) permits and streamlining the permitting process.
> - Review existing zoning codes and modify them to support a greater diversity of housing options, including mixed-use development and infill.
> - Gauge community support for zoning and policy tools that expand housing options.
> - Address the cost and complexity of construction on vacant or underused properties through targeted infrastructure investment and infill-oriented zoning strategies.
>
> **Land Use and Environment**
> - Develop technical mapping tools, including stormwater drainage basins and flow paths, to guide City-led infrastructure decisions and support watershed-based planning.
> - Inventory land with geographic information systems (GIS) to identify priority sites for open space acquisition and hazard mitigation.
> - Develop a wetlands inventory and management plan to guide long-term land use decisions based on the function and value of wetland areas.
> - Consider and potentially adopt an updated, science-based wildlife corridor map that integrates habitat data, climate resilience, and land use patterns to protect critical habitats.

- Explore incentives and voluntary guidelines that encourage sustainable development practices on private land.

Question for the Planning Commission:
Do you feel comfortable with all that is being asked of the Commission and Department?

2045 Plan
Somewhere along the way we transitioned from a 2035 plan to a 2045 plan. That's ok, as it may have cost savings by not having to repeat this process ten years from now.

A 2045 plan, a seemingly simple change, highlights greater uncertainty in those outlying years. Financially speaking, our ability to forecast financial needs in a two-year budget cycle is challenging enough. Trying to understand the financial impact 20 years from now resulting from planning decisions set in motion today, is even more challenging.

RECOMMENDATION:
Make note of that transition somewhere in the beginning of the document. In addition to that note, the document should say that the plan, being a 20-year plan, is designed to be flexible in its implementation. At no time should the City of Homer be held to take a particular action by a particular time, irrespective of cost and benefits received. This plan should be recognized as an **aspirational** guide for the future. As noted on page 14 of the core plan:

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

This is the only location in all the documents where the term "aspirational" is used.

RECOMMENDATION:
At a minimum, each document should reinforce that the actions herein are aspirational in nature and not an obligation. They are descriptive, not prescriptive.

Additionally, on page 14 of the core plan it says the following:

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

RECOMMENDATION:
Given the high hurdle of borough approval for changes and amendments, I encourage the planning commission to look closely at the obligations noted above and consider if it would be wise to "soften" some of those action items to make them more aspirational.

That said, there are still some cleanup items that I recommend you consider as it passes on its final route for approval.

1) The Coast Guard 110 ft small cutter is no longer stationed in Homer. In the future, the Buoy Tender (Aspen) is unlikely to be stationed in Homer as the Coast Guard focuses on its fast response vessel design based in Kodiak. Has the plan sought to understand the impact of the Coast Guard leaving, both financially and housing?

2) The term "climate change" appears four times in the executive summary, six times in the core plan and eight times in the appendices and yet lacks a definition. Failing to define "climate change" in the appendix muddies the waters when it comes to action planning. Some people think that addressing climate change is preparing for weather conditions that could come about from long term trends. Others believe climate change requires taking action to reduce Greenhouse Gases (GHG) associated with energy production (community survey result quote near the bottom of page 60 in the core plan).

   Failing to define the term "climate change" results in a reduced focus on what we are trying to achieve. Throughout much of the plan, there is discussion of protecting infrastructure from, or mitigating risks to infrastructure from the "impacts of climate change". Yet, there is another term, already used many times in the documents, that effectively renders the term, climate change, as unnecessary—and that is resilience. The definition of resilience as stated in the Appendix B Glossary (and hasn't changed from the last draft) is:

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

   If the impacts of climate change exhibit themselves as **weather related threats**, then building resilience into our designs and decision-making processes addresses this threat. I recommend we eliminate the phrase "climate change" or "impacts of climate change" and replace it with "weather related threats".

   As noted in the core plan on page 59, In the 2023 community survey, 74 percent of respondents said it was "very important" to encourage renewable energy projects over the next 20 years.

That's admirable, however, the community was only presented with part of the information when asked about renewable energy. The question failed to ask "at what cost?" and "who pays?". Who wouldn't want renewable energy if it's free?

The current tax levy on each dollar assessed valuation of taxable property within the city is 4.5 mils, and the rate of sales tax is 4.85 percent. What if the question asked was "would you support the city of Homer investing in renewable energy projects that reduce global greenhouse gas emissions by 0.000001% and will result in a property tax increase of $500 per year?" Or "would you support the City of Homer investing in renewable energy projects that reduce global greenhouse gas emissions by 0.000001% and will result in a sales tax increase that translates to $200 per year for each resident of Homer?".

RECOMMENDATION:
Please reconsider Page 8 of Appendix I where it says:

Sustainability and Resilience Potential Partner-led Strategies
4. Leverage Partnerships to Advance Community-Wide Sustainability and Resilience. Advance Renewable Energy and Infrastructure Innovation
a. Support the expansion of electric vehicle charging infrastructure across the community to reduce transportation-related emissions and improve access for residents and visitors.
b. Collaborate with partners to advocate for and invest in renewable energy sources, including hydroelectric, solar, wind, and tidal.
c. Coordinate with utilities to pilot and plan for future microgrid networks that improve local energy resilience and distribution.

The language of these three activities obligates the city to provide funding for resources that doesn't make economic sense. These kinds of activities are not cost effective and are inconsequential regarding green house gas reductions.

I propose the following highlighted modified language to be used:

Sustainability and Resilience Potential Partner-led Strategies
4. Leverage Partnerships to Advance Community-Wide Sustainability and Resilience. Advance Cost-Effective Renewable Energy and Infrastructure Innovation
a. Support the expansion of electric vehicle charging infrastructure across the community to reduce transportation-related emissions and improve access for residents and visitors.
b. Collaborate with partners to advocate for and invest in renewable energy sources, including hydroelectric, solar, wind, and tidal.
c. Coordinate with utilities to pilot and plan for future microgrid networks that improve local energy resilience and distribution.

These three actions are DESCRIPTIVE of the types of actions the city may take. They are not PRESCRIPTIVE. The comprehensive plan does not obligate the city to fund these activities if it becomes clear there is not a cost-effective way to implement them.

Do the math
For reference: On March 5, 2024, I performed a presentation at the Port and Harbor Advisory Commission Work Session that included deploying tidal energy generation as part of the Homer Harbor expansion.

Here is a link to the meeting materials: https://www.cityofhomer-ak.gov/phac/port-harbor-advisory-commission-worksession-18

The GHG reduction calculations in that presentation demonstrate the inconsequential impact these actions would have to reduce global GHG, yet there was/is desire to continue to investigate and perhaps even deploy tidal energy generation as part of the project. The bottom line is, diversifying the energy portfolio (at an enormous cost) should not drive scoping discussions for the Port and Harbor expansion effort and it likewise shouldn't drive activity from city staff (or consultants) as part of this comprehensive plan.

Final word on climate change
If we feel the need to continue to use the phrase "climate change" we should define it.

RECOMMENDATION:
I recommend the following definition provided by Google Gemini AI:
Climate Change: A long-term shift in the average temperature and weather patterns of a region or the Earth as a whole.

How this plan will address climate change
This comprehensive plan seeks to mitigate the effects of these weather patterns through resilience planning. This comprehensive plan does not seek to obligate the City of Homer to deploy greenhouse gas reducing activities that do not result in direct cost reductions in the conduct of city business.

Sustainability
On page 2 of appendix B, the term Growth, Sustainable is defined as:

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

This definition identifies a link to RVKS and Associates which has used the following language in their definition of sustainable growth:

Rather than just focus on quantity of growth, "quality" of growth is also relevant. The need for "sustainable" growth in organizations for instance, is not just about increasing financial metrics; it integrates a broader perspective that encompasses environmental, social, and governance (ESG) factors.

The comprehensive plan should not be attached to philosophies like ESG factors which has been demonstrated to be inferior when managing a business. For several years, financial advisor Ric Edelman cautioned against jumping on the ESG bandwagon as he expected the financial performance of companies that emphasized these factors would fall short of other companies—for a variety of reasons. In his December 21, 2023 podcast, titled "The False Narrative of ESG Investing", he discusses why ESG investing is misleading and demonstrates that ESG funds have underperformed the overall market, as measured by the S&P 500.

Here is a link to the episode on Apple Podcasts: https://podcasts.apple.com/us/podcast/12-21-23-the-false-narrative-of-esg-investing/id1603081576?i=1000639343039

Additionally, on page 3 of Appendix B, Sustainability is defined as:

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

Perhaps it is just an oversight, but using a definition of sustainability that includes social equity is just not proper.

As noted in my comments from March 2025, "the City Government is here to provide core services, not to be a social equity and climate leader. City Government should focus on the blocking and tackling of providing core services in a safe, responsive, excellent, and economic fashion."

Perhaps a simple solution would be to use the definition of sustainability that has already been published in the City of Homer document intitled "Money, Energy and Sustainability A policy guide for City of Homer employees on reducing energy use and waste in local government operations":

What is "sustainability"? One of the simplest and most often cited definitions of sustainability refers to practices that "meet the needs of the present without compromising the ability of future generations to meet their own needs."
Source: World Commission on Environment and Development—Our Common Future (1987)

RECOMMENDATION:
Change the definition of Sustainability to the version that is already used in the City of Homer Policy guide.

Closing:
This comprehensive plan is nicely improved over the previous version. My review and commentary are not exhaustive. However, the few additional improvements I have noted above should substantially improve the document to assist us as we plan for 2045. Thank you for the opportunity to participate.



Kachemak Bay Watershed Council

The Kachemak Bay Watershed Council facilitates communication, planning, advocacy, and restoration to protect, steward, and revitalize the Kachemak Bay Watershed to ensure the sustainability and integrity of natural and human communities for future generations.

Homer Planning Commission
planning@ci.homer.ak.us.

The Kachemak Bay Watershed Collaborative
City of Homer 2045 Homer Comprehensive Plan: Public Hearing Draft, July 2025 Comments

August 20, 2025

Dear City of Homer Planning Commission:

The Kachemak Bay Watershed Collaborative (KBWC) is a non-profit conservation organization focused on applying data and information related to climate change, land uses and other environmental impacts, to inform policy makers and agency planners regarding management of Kachemak Bay on a watershed basis. The current version of the City of Homer Comprehensive Plan (Plan), is an improvement over past versions regarding strategies for addressing the increasing number and level of intensity of climate change and development can present to human health and welfare, water infrastructure and critical fish and wildlife habitat challenges the City will face in the 21st century.

The Nation's water supplies and services are at risk. Climate change, growing income disparities, and the threats posed by aging water infrastructure and impacts to fish and wildlife call for an increased focus on the use of ecosystem services and the need to manage watersheds on an ecosystem bases rather than a piecemeal approach to water management. In order to avoid the problems of the lower 48, Alaskans must come together and create a new era of water management that secures economic, environmental, and community wellbeing. To this end,

across the state stake holders are collaborating and innovating to advance sustainable water management solutions. Through the Comprehensive Plan, the City of Homer (City) has an opportunity to spread and scale up these efforts to benefit communities and watersheds within and outside City boundaries.

The Plan therefore provides a good jumping off point for the City to engage in Integrated Water Resource Planning (IWRP) and nature-based solutions including planting trees to replenish forests, reconnecting rivers to floodplains, and restoring wetlands, is a sustainable and cost-effective way to help rebalance the water cycle, mitigate the effects of climate change and improve human health and livelihoods.

To this end, KBWC specific comments include the following:

I. Governance

Under this section, KBWC is encouraged by the Plan's listed "Potential Partner-Led Strategies" including to **"**[i]dentify opportunities to coordinate with organizations including Tribal organizations, Alaska Native Corporations, and local and regional non-profits to leverage resources and provide services more cost-effectively." (Plan p. 16). To this end, we recommend that the City work with the above organizations to develop an Integrated Water Resource Management that includes the following components:

a) IWRM Plan

Watersheds have always been essential to protection of fish and wildlife habitat and water infrastructure. They are a source of biodiversity and fresh water. They reduce risks of natural disasters like landslides and flooding. They act as a carbon sink, removing carbon dioxide from the atmosphere and storing it, thus mitigating climate change. They make an essential contribution to food security by helping to maintain the environmental conditions needed for fishery production. They stabilize the soil, prevent erosion, enhance the land's capacity to store water, and moderate air and soil temperatures. As sources of raw material, biomass, renewable energy, and nontimber products, watersheds support rural communities. Many rural and indigenous people depend on watersheds for their livelihoods which also enhance well-being by providing recreation and amenity values.

As means of protecting watersheds and water infrastructure that cities and towns rely upon, from the impacts of climate change, the City could create an Integrated Water Resource Management Plan (IWRMP) which is "a process that promotes the coordinated development and management of water, land and related resources, in order to maximize the resultant economic and social welfare in an equitable manner without compromising the sustainability of vital ecosystems." Global Water Partnership Technical Advisory Committee (2000).

The City should collaborate with other federal, state, tribal, local, research, conservation and other stakeholders to apply IWRMP criteria including consideration of these factors: 1) Manage water sustainably; 2) Balance economics, social equity, environment; coordination and integration; participation from all water sectors; 3) Holistic management of connected resources; 4) Process oriented adaptive management; 5) Enable environmental policies and resources; and 6) Institutional roles and capacity. As an example of how to protect fish and wildlife resources from the impacts of climate change is to take measures to mitigate warming stream and related temperatures. For example, growing willows and other trees close to the banks of streams and rivers; providing shade over the water and creating in-stream habitats made of logs under which fish can cool off when things heat up. (See the Nooksak Tribe of Washington State Salmon Habitat research projects http://www.yesmagazine.org/people-power/threat-of-salmon-extinction-turns-small-tribe-intoclimate-researchers-20160906).

b) IWRM Tools

An example of a tool that the City could use in an IWRM strategy is the EPA's Watershed Optimization Management Support Tool (WMOST) which is a publicly available tool that can be used by state and local managers to screen a wide-range of options for cost-effective management of water resources. It supports a broader integrated watershed management (IWM) approach by allowing the user to simultaneously consider stormwater, drinking water, wastewater and land conservation management practices. Users can select from three versions of WMOST based on their specific management needs. (http://www.epa.gov/exposure-assessment-models/wmost). The first version focuses on management of base and peak flows, the second adds a flooding module to assess costs associated with peak flows, and the third includes a water quality module. WMOST aids in evaluating the environmental and economic costs, benefits, trade-offs and co-benefits of various management options, and can facilitate the evaluation of low impact development and green infrastructure management options that are suitable for projects using State Revolving Funds.

Currently, this tool is being used primarily by state agencies and counties in the lower 48 for cost-effective stormwater management practices for meeting the management goals of a typical community in their state and consortiums of communities, regional development commissions, and non-governmental and watershed organizations to determine the most cost-effective options to meet water quality goals (such as TMDLs), water quantity targets (maintaining base flows and water supplies), reducing flooding and impacts of Combined Sewer Overflows, and supporting land conservation goals under both current and future growth and climate scenarios.

II. Sustainability and Resilience

Under Goal A of this section the Plan proposes the maintenance of "Open Space and Natural Lands" in order to "Support Long-Term Community Well-Being" by **p**rotecting "both existing and new infrastructure from the impacts of climate change, environmental constraints, and hazards," modernizing "City operations for long-term efficiency and resilience and reducing "risk from natural hazards through proactive siting and planning." (Comp Plan page 17).

To this end KBWC recommends that the City of Homer update its current Climate Action Plan (HCAP). (See, Ibid at 59). The City developed the HCAP almost 20 years ago that includes the

requirement that the city: 1) develop management plans specific to Port and Harbor facilities on the Homer Spit (construction, maintenance, dredging, etc.) that take into account climate change impacts; and 2) taking climate change into consideration in all long-range planning efforts (e.g., transportation, land use, Homer Spit, emergency management, economic development). In addition, there is currently no comprehensive climate change adaption plan addressing the Kachemak Bay Watershed that includes the City of Homer. After adoption of the HCAP, the Plan states, [t]oday, the community continues to express strong support for renewable energy, hazard mitigation, and environmental stewardship." (Ibid).

Therefore, in order to implement the standards in the current Climate Action Plan, the assessments of the potential impacts of development activity needed to include full consideration of all of its potential impacts. Updating the HCAP, is also an opportunity for the city to join the ongoing climate change conversation in Homer led by the KBWC and other stakeholders who have been discussing priority climate related projects for planning, management and protection of both freshwater and marine ecosystems within the Watershed.

Finally, KBWC has identified federal funds that could be used in planning and development of harbor infrastructure. These include grant program funding for watershed related ecosystem resilience projects from the Inflation Reduction Act and the Bipartisan Infrastructure Act. To this end, the Watershed Collaborative is currently, updating the attached Kachemak Bay Fox River Climate Risk Assessment completed in 2019 that would result in a Resiliency Plan and would incorporate the projects for planning, management and protection of both freshwater and marine ecosystems within the Watershed. We would like to work with the City to co-develop such a plan as part of updating the HCAP and to partner with the Collaborative to seek funding to complete such plan.

III. Land Use and Environment

Under this section, KBWC supports the need to "Modernized Zoning is Essential for Attainable Housing, Safety, and Future Growth" due to the fact that "Homer's current land use regulations no longer reflect the community's development needs or values. Residents have called for more attainable housing options, greater consideration of natural hazards, and updates to zoning

standards that align with infrastructure availability and environmental constraints." (Comp Plan Page 15).

In addition, approximately 35 percent of Homer's land base includes wetlands, steep slopes, or critical habitat that limits development feasibility and increases hazard exposure3. Residents want code updates that allow for more flexibility in building types, incentivize infill and redevelopment in appropriate areas, and ensure that private and public development considers runoff, slope stability, and infrastructure capacity. (Ibid).

A good example of this concern is the City of Homer's Planners have recommended approval of a preliminary plat to subdivide existing parcels into 10 lots within The Woodard Creek Watershed. This would allow for a 22-acre subdivision to go forward which would be inconsistent with the Woodard Creek Watershed Plan because it will disturb a large wetland 'holding tank' of water. Woodard Creek is Homer's most prominent perennial stream, and it has a rich history as an early settling place for homesteaders seeking year-round water supply. The upper watershed, Woodard Creek is confined in Woodard Canyon, a steep-sided valley some 300 feet deep. Downstream, the creek remains confined in a valley approximately 20 feet deep, becoming shallower in some areas due to historic human activities. The final mile of Woodard Creek flows through a municipal park and some 45 residential and commercial properties before flowing to Kachemak Bay at a beach front bluff.

IV. City-Led Strategies and Actions

The Plan calls for implementation of a Future Land Use Map that guides future decisions about land use and growth" that would include the following categories:

a. **Open Space Recreation -** Public lands with uses that promote public recreation and access opportunities while preserving the natural and scenic resources of the areas.

b. **Conservation -** Public and private lands that serve key environmental functions, such as critical habitat or watershed areas, to be maintained in an undisturbed and natural state.

c. **Environmental Constraints** - Known areas of environmental constraints, such as *c*ritical habitat and steep slopes, to help identify places where more detailed site analysis may be warranted if areas are to be developed or improved.

d. Flood zones, coastal bluff instability, scarps, hydric soils, key watersheds. (Comp Plan page 18).

A key element of such implementation will be to manage watersheds within and outside of the city limits on an ecosystem wide rather than piecemeal jurisdictional bases. In addition to 5 municipalities, the Kachemak Bay Watershed includes jurisdictional boundaries for the federal government, the state and others. Individual management of these lands by different agencies has led to much resource protection and proper management of such resources to fall through the cracks. The Plan is therefore, a good a starting point for the City to work with other land management entities on a watershed basis to protect the entire Watershed. This includes the development of an IWRMP and updated the City of Homer's Climate Action Plan.

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

Under this section the Plan lists the following actions:

a. Use the City of Homer Hazard Mitigation Plan to inform updates to zoning and development codes, ensuring land use decisions reflect the latest risk assessments;
b. Clarify zoning procedures and criteria for rezoning reviews to ensure consistency with the comprehensive plan and hazard mitigation goals;
c. Update development standards for steep slopes, drainageways, and erosion-prone areas to manage grading, erosions, runoff, and vegetation clearing. Encourage the use of green infrastructure and site-responsive design solutions to improve drainage and reduce hazard exposure;
d. Strengthen stormwater and erosion control provisions in City code, incorporating green infrastructure techniques—such as vegetated buffers and infiltration features—to reduce coastal bluff erosion and other site-based hazards;
e. Consider expanding the range of conditions that may be applied to Conditional Use Permits to address riparian protection, soil stability, wetland preservation, and related site concerns. (Comp Plan page 22).

One of the best ways to implement these actions is for the City to update it's Climate Adaption Action Plan to broaden coverage of these actions and include standards for implementing them.

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

One of the best means of maintaining habitat connectivity is for the City to work with other federal, state and tribal entities to manage Watersheds both within and outside of city limits on an ecosystem rather than jurisdictional basis. Because fish and wildlife travel and subsist over a broad range of land and water, proper management of habitat should not observe jurisdictional limits. In addition:

Homer's ecosystems, wetlands, and green spaces provide natural protection against flooding, erosion, and other hazards—while also contributing to the community's quality of life. Residents strongly support preserving these natural assets: 77 percent of community survey respondents identified the preservation of public open space as a top priority. In open responses and interviews, residents expressed support for concentrating new development in existing disturbed areas, avoiding steep slopes and flood-prone zones, and protecting wildlife corridors and critical habitat. Preserving wetlands, riparian buffers, and upland vegetation also enhances Homer's capacity to manage stormwater through low-impact development and natural drainage systems.

Due to the impacts of climate change on the once biologically productive Kachemak Bay Watershed, one of the primary tools left to protect and restore the Watershed's ecosystem is through mitigation of lands use and development impacts on aquatic ecosystems that affect connectivity. (Comp Plan page 60).

VII. **Advance place-based planning and development that supports Homer's unique community character, encourages targeted infill, and strengthens Homer's role as a regional**

The Plan calls for "Lead area planning efforts for the Spit and downtown core [that] should address land use, infrastructure needs, environmental hazards, economic development, and recreational access." (Comp Plan Page 23). Once again, the updating of the City of Homer Climate Action Plan including the results of KBWC's MPARVAT would be the best means of achieving this goal.

CONCLUSION

The challenges the City faces today require it to adopt watershed wide solutions for greater efficiency, improved water quality, sustained regulatory compliance, and critical habitat protection. There are a wide variety of collaborative approaches that can work and many policy levers to help expand their adoption. Partnering with neighbor communities and other organizations to meet common needs makes sense, and we collaboration will take greater hold as more communities demonstrate their power to improve water management for all. In addition, there are funding mechanisms that would assist in achieving these goals. Finally, an Integrated Water Resource Management strategy would reduce flood risk and storm damage and help protect habitat and drinking water resulting in additional long mitigation of the impacts of climate change.

Please contact me at (907) 491-1355; halshepherdwpc@gmail.com if you have any questions regarding these comments. Thank you.

Sincerely,

Hal, Shepherd, President
Kachemak Bay Watershed Council
PO Box 332 Homer, AK 99603
907-491-1355

Future Land use map
- Environmental Constraints overlay
- Interactive map

Memorandum

TO: Homer Planning Commission
FROM: Janette Keiser, PE
DATE: August 20, 2025
RE: Comments to Public Hearing Draft of new Homer Comprehensive Plan

1. **RE: Strategy (4)(a). Page 29**. This says we should support the use the Harbor Expansion, without qualifications. This makes it look like we're going to support this project whether or not it makes sense financially or environmentally. Recently, the Homer City Council was asked to identify their preference for a design alternative. Everyone expressed concern that they were being asked to do this without knowing more about the financial and environmental implications of the harbor expansion project. I suggest this language be changed to something like, *"continue to explore the financial, operational and environmental consequences of the Harbor Expansion Project..."*

2. **RE: Strategy (1)(a) and (b). Page 41.** This says we should "*invest in infrastructure that supports growth in key sectors*" but the only actions regarding incentives relates to the marine trades and the Homer Spit. This denigrates the contribution of other industries in Homer, such as health care, small scale agriculture, the arts, sports and even home-based businesses. There should be language that manifests Homer's commitment to fostering a broad range of other key sectors of economic opportunity, besides the marine trades.

3. **RE: Transportation. Page 47**. The Homer Transportation Plan identified other transportation needs, besides improving non-motorized connections to schools. There should be an action that says "implement the recommendations of the Homer Transportation Plan". Likewise, there should be a reference to the KPB's recently adopted Safety Action Plan, which identified policies and projects to improve traffic safety in Homer.

4. **RE: Sales taxes. Page 53.** This language states that Homer is dependent on sales tax as a primary revenue source. This is true. It is also somewhat scary. The HART Fund, which is built on sales tax, is scheduled to sunset in 2027. The voters will

need to pass a new proposition to keep this tax in place. Some people will want to use this opportunity to reduce their taxes. But, this fund is what pays for Homer's road maintenance. Without the sales tax, this fund will evaporate and Homer would be in deep do-do. I'd like to see a cautionary note about this added to this section, if only as an example of how dependent we are on sales tax.

5. **RE: Partner-led Strategies.** There are many places were "*Partner-led Strategies*" are identified. There's a description of what this means on Page 14. And, Appendix I provides more detail about what actions are recommended. I like the strategies and actions, but the City's role is not clear. It looks like the City is a passive by-stander. I'd like to see the City's role defined more clearly, and preferably, in a leading role or at least, as a key stakeholder invested in proactive collaboration to create positive outcomes.



Kachemak Bay Watershed Council

The Kachemak Bay Watershed Council facilitates communication, planning, advocacy, and restoration to protect, steward, and revitalize the Kachemak Bay Watershed to ensure the sustainability and integrity of natural and human communities for future generations.

Homer Planning Commission
planning@ci.homer.ak.us.

The Kachemak Bay Watershed Collaborative
City of Homer 2045 Homer Comprehensive Plan: Public Hearing Draft, July 2025 Comments

August 20, 2025

Dear City of Homer Planning Commission:

The Kachemak Bay Watershed Collaborative (KBWC) is a non-profit conservation organization focused on applying data and information related to climate change, land uses and other environmental impacts, to inform policy makers and agency planners regarding management of Kachemak Bay on a watershed basis. The current version of the City of Homer Comprehensive Plan (Plan), is an improvement over past versions regarding strategies for addressing the increasing number and level of intensity of climate change and development can present to human health and welfare, water infrastructure and critical fish and wildlife habitat challenges the City will face in the 21st century.

The Nation's water supplies and services are at risk. Climate change, growing income disparities, and the threats posed by aging water infrastructure and impacts to fish and wildlife call for an increased focus on the use of ecosystem services and the need to manage watersheds on an ecosystem bases rather than a piecemeal approach to water management. In order to avoid the problems of the lower 48, Alaskans must come together and create a new era of water management that secures economic, environmental, and community wellbeing. To this end,

across the state stake holders are collaborating and innovating to advance sustainable water management solutions. Through the Comprehensive Plan, the City of Homer (City) has an opportunity to spread and scale up these efforts to benefit communities and watersheds within and outside City boundaries.

The Plan therefore provides a good jumping off point for the City to engage in Integrated Water Resource Planning (IWRP) and nature-based solutions including planting trees to replenish forests, reconnecting rivers to floodplains, and restoring wetlands, is a sustainable and cost-effective way to help rebalance the water cycle, mitigate the effects of climate change and improve human health and livelihoods.

To this end, KBWC specific comments include the following:

I. Governance

Under this section, KBWC is encouraged by the Plan's listed "Potential Partner-Led Strategies" including to "[i]dentify opportunities to coordinate with organizations including Tribal organizations, Alaska Native Corporations, and local and regional non-profits to leverage resources and provide services more cost-effectively." (Plan p. 16). To this end, we recommend that the City work with the above organizations to develop an Integrated Water Resource Management that includes the following components:

a) IWRM Plan

Watersheds have always been essential to protection of fish and wildlife habitat and water infrastructure. They are a source of biodiversity and fresh water. They reduce risks of natural disasters like landslides and flooding. They act as a carbon sink, removing carbon dioxide from the atmosphere and storing it, thus mitigating climate change. They make an essential contribution to food security by helping to maintain the environmental conditions needed for fishery production. They stabilize the soil, prevent erosion, enhance the land's capacity to store water, and moderate air and soil temperatures. As sources of raw material, biomass, renewable energy, and nontimber products, watersheds support rural communities. Many rural and indigenous people depend on watersheds for their livelihoods which also enhance well-being by providing recreation and amenity values.

As means of protecting watersheds and water infrastructure that cities and towns rely upon, from the impacts of climate change, the City could create an Integrated Water Resource Management Plan (IWRMP) which is "a process that promotes the coordinated development and management of water, land and related resources, in order to maximize the resultant economic and social welfare in an equitable manner without compromising the sustainability of vital ecosystems." Global Water Partnership Technical Advisory Committee (2000).

The City should collaborate with other federal, state, tribal, local, research, conservation and other stakeholders to apply IWRMP criteria including consideration of these factors: 1) Manage water sustainably; 2) Balance economics, social equity, environment; coordination and integration; participation from all water sectors; 3) Holistic management of connected resources; 4) Process oriented adaptive management; 5) Enable environmental policies and resources; and 6) Institutional roles and capacity. As an example of how to protect fish and wildlife resources from the impacts of climate change is to take measures to mitigate warming stream and related temperatures. For example, growing willows and other trees close to the banks of streams and rivers; providing shade over the water and creating in-stream habitats made of logs under which fish can cool off when things heat up. (See the Nooksak Tribe of Washington State Salmon Habitat research projects http://www.yesmagazine.org/people-power/threat-of-salmon-extinction-turns-small-tribe-intoclimate-researchers-20160906).

b) IWRM Tools

An example of a tool that the City could use in an IWRM strategy is the EPA's Watershed Optimization Management Support Tool (WMOST) which is a publicly available tool that can be used by state and local managers to screen a wide-range of options for cost-effective management of water resources. It supports a broader integrated watershed management (IWM) approach by allowing the user to simultaneously consider stormwater, drinking water, wastewater and land conservation management practices. Users can select from three versions of WMOST based on their specific management needs. (http://www.epa.gov/exposure-assessment-models/wmost). The first version focuses on management of base and peak flows, the second adds a flooding module to assess costs associated with peak flows, and the third includes a water quality module. WMOST aids in evaluating the environmental and economic costs, benefits, trade-offs and co-benefits of various management options, and can facilitate the evaluation of low impact development and green infrastructure management options that are suitable for projects using State Revolving Funds.

Currently, this tool is being used primarily by state agencies and counties in the lower 48 for cost-effective stormwater management practices for meeting the management goals of a typical community in their state and consortiums of communities, regional development commissions, and non-governmental and watershed organizations to determine the most cost-effective options to meet water quality goals (such as TMDLs), water quantity targets (maintaining base flows and water supplies), reducing flooding and impacts of Combined Sewer Overflows, and supporting land conservation goals under both current and future growth and climate scenarios.

II. Sustainability and Resilience

Under Goal A of this section the Plan proposes the maintenance of "Open Space and Natural Lands" in order to "Support Long-Term Community Well-Being" by protecting "both existing and new infrastructure from the impacts of climate change, environmental constraints, and hazards," modernizing "City operations for long-term efficiency and resilience and reducing "risk from natural hazards through proactive siting and planning." (Comp Plan page 17).

To this end KBWC recommends that the City of Homer update its current Climate Action Plan (HCAP). (See, Ibid at 59). The City developed the HCAP almost 20 years ago that includes the

requirement that the city: 1) develop management plans specific to Port and Harbor facilities on the Homer Spit (construction, maintenance, dredging, etc.) that take into account climate change impacts; and 2) taking climate change into consideration in all long-range planning efforts (e.g., transportation, land use, Homer Spit, emergency management, economic development). In addition, there is currently no comprehensive climate change adaption plan addressing the Kachemak Bay Watershed that includes the City of Homer. After adoption of the HCAP, the Plan states, [t]oday, the community continues to express strong support for renewable energy, hazard mitigation, and environmental stewardship." (Ibid).

Therefore, in order to implement the standards in the current Climate Action Plan, the assessments of the potential impacts of development activity needed to include full consideration of all of its potential impacts. Updating the HCAP, is also an opportunity for the city to join the ongoing climate change conversation in Homer led by the KBWC and other stakeholders who have been discussing priority climate related projects for planning, management and protection of both freshwater and marine ecosystems within the Watershed.

Finally, KBWC has identified federal funds that could be used in planning and development of harbor infrastructure. These include grant program funding for watershed related ecosystem resilience projects from the Inflation Reduction Act and the Bipartisan Infrastructure Act. To this end, the Watershed Collaborative is currently, updating the attached Kachemak Bay Fox River Climate Risk Assessment completed in 2019 that would result in a Resiliency Plan and would incorporate the projects for planning, management and protection of both freshwater and marine ecosystems within the Watershed. We would like to work with the City to co-develop such a plan as part of updating the HCAP and to partner with the Collaborative to seek funding to complete such plan.

III. Land Use and Environment

Under this section, KBWC supports the need to "Modernized Zoning is Essential for Attainable Housing, Safety, and Future Growth" due to the fact that "Homer's current land use regulations no longer reflect the community's development needs or values. Residents have called for more attainable housing options, greater consideration of natural hazards, and updates to zoning

standards that align with infrastructure availability and environmental constraints." (Comp Plan Page 15).

In addition, approximately 35 percent of Homer's land base includes wetlands, steep slopes, or critical habitat that limits development feasibility and increases hazard exposure3. Residents want code updates that allow for more flexibility in building types, incentivize infill and redevelopment in appropriate areas, and ensure that private and public development considers runoff, slope stability, and infrastructure capacity. (Ibid).

A good example of this concern is the City of Homer's Planners have recommended approval of a preliminary plat to subdivide existing parcels into 10 lots within The Woodard Creek Watershed. This would allow for a 22-acre subdivision to go forward which would be inconsistent with the Woodard Creek Watershed Plan because it will disturb a large wetland 'holding tank' of water. Woodard Creek is Homer's most prominent perennial stream, and it has a rich history as an early settling place for homesteaders seeking year-round water supply. The upper watershed, Woodard Creek is confined in Woodard Canyon, a steep-sided valley some 300 feet deep. Downstream, the creek remains confined in a valley approximately 20 feet deep, becoming shallower in some areas due to historic human activities. The final mile of Woodard Creek flows through a municipal park and some 45 residential and commercial properties before flowing to Kachemak Bay at a beach front bluff.

IV. City-Led Strategies and Actions

The Plan calls for implementation of a Future Land Use Map that guides future decisions about land use and growth" that would include the following categories:

a. **Open Space Recreation** - Public lands with uses that promote public recreation and access opportunities while preserving the natural and scenic resources of the areas.

b. **Conservation** - Public and private lands that serve key environmental functions, such as critical habitat or watershed areas, to be maintained in an undisturbed and natural state.

c. **Environmental Constraints** - Known areas of environmental constraints, such as critical habitat and steep slopes, to help identify places where more detailed site analysis may be warranted if areas are to be developed or improved.

d. Flood zones, coastal bluff instability, scarps, hydric soils, key watersheds. (Comp Plan page 18).

A key element of such implementation will be to manage watersheds within and outside of the city limits on an ecosystem wide rather than piecemeal jurisdictional bases. In addition to 5 municipalities, the Kachemak Bay Watershed includes jurisdictional boundaries for the federal government, the state and others. Individual management of these lands by different agencies has led to much resource protection and proper management of such resources to fall through the cracks. The Plan is therefore, a good a starting point for the City to work with other land management entities on a watershed basis to protect the entire Watershed. This includes the development of an IWRMP and updated the City of Homer's Climate Action Plan.

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

Under this section the Plan lists the following actions:

a. Use the City of Homer Hazard Mitigation Plan to inform updates to zoning and development codes, ensuring land use decisions reflect the latest risk assessments;
b. Clarify zoning procedures and criteria for rezoning reviews to ensure consistency with the comprehensive plan and hazard mitigation goals;
c. Update development standards for steep slopes, drainageways, and erosion-prone areas to manage grading, erosions, runoff, and vegetation clearing. Encourage the use of green infrastructure and site-responsive design solutions to improve drainage and reduce hazard exposure;
d. Strengthen stormwater and erosion control provisions in City code, incorporating green infrastructure techniques—such as vegetated buffers and infiltration features—to reduce coastal bluff erosion and other site-based hazards;
e. Consider expanding the range of conditions that may be applied to Conditional Use Permits to address riparian protection, soil stability, wetland preservation, and related site concerns. (Comp Plan page 22).

One of the best ways to implement these actions is for the City to update it's Climate Adaption Action Plan to broaden coverage of these actions and include standards for implementing them.

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

One of the best means of maintaining habitat connectivity is for the City to work with other federal, state and tribal entities to manage Watersheds both within and outside of city limits on an ecosystem rather than jurisdictional basis. Because fish and wildlife travel and subsist over a broad range of land and water, proper management of habitat should not observe jurisdictional limits. In addition:

Homer's ecosystems, wetlands, and green spaces provide natural protection against flooding, erosion, and other hazards—while also contributing to the community's quality of life. Residents strongly support preserving these natural assets: 77 percent of community survey respondents identified the preservation of public open space as a top priority. In open responses and interviews, residents expressed support for concentrating new development in existing disturbed areas, avoiding steep slopes and flood-prone zones, and protecting wildlife corridors and critical habitat. Preserving wetlands, riparian buffers, and upland vegetation also enhances Homer's capacity to manage stormwater through low-impact development and natural drainage systems.

Due to the impacts of climate change on the once biologically productive Kachemak Bay Watershed, one of the primary tools left to protect and restore the Watershed's ecosystem is through mitigation of lands use and development impacts on aquatic ecosystems that affect connectivity. (Comp Plan page 60).

VII. **Advance place-based planning and development that supports Homer's unique community character, encourages targeted infill, and strengthens Homer's role as a regional**

The Plan calls for "Lead area planning efforts for the Spit and downtown core [that] should address land use, infrastructure needs, environmental hazards, economic development, and recreational access." (Comp Plan Page 23). Once again, the updating of the City of Homer Climate Action Plan including the results of KBWC's MPARVAT would be the best means of achieving this goal.

CONCLUSION

The challenges the City faces today require it to adopt watershed wide solutions for greater efficiency, improved water quality, sustained regulatory compliance, and critical habitat protection. There are a wide variety of collaborative approaches that can work and many policy levers to help expand their adoption. Partnering with neighbor communities and other organizations to meet common needs makes sense, and we collaboration will take greater hold as more communities demonstrate their power to improve water management for all. In addition, there are funding mechanisms that would assist in achieving these goals. Finally, an Integrated Water Resource Management strategy would reduce flood risk and storm damage and help protect habitat and drinking water resulting in additional long mitigation of the impacts of climate change.

Please contact me at (907) 491-1355; halshepherdwpc@gmail.com if you have any questions regarding these comments. Thank you.

Sincerely,

Hal, Shepherd, President
Kachemak Bay Watershed Council
PO Box 332 Homer, AK 99603
907-491-1355

PRESENTATIONS/VISITORS

REPORTS

A. City Planner's Report, Staff Report 25-35

City Planner Foster provided a summary of his staff report in the packet, noting the following:

- Ordinance 25-54 has been referred to the Planning Commission and the Economic Development Advisory Commission.
- Next Regular Meeting is scheduled for Wednesday, September 3, 2025.
- Next Commissioner report to Council on August 25, 2025.

There was a brief discussion regarding the United States Army Corps of Engineers fill permit down at the Spit.

PUBLIC HEARINGS

A. A REQUEST TO VACATE THE 66-FOOT-WIDE SECTION LINE EASEMENT ACROSS LOT 2 ARNO SUBDIVISION, T 6S R 14W SEC 13 SEWARD MERIDIAN HM 2001078 ARNO SUB LOT 2 THAT PORTION LYING INSIDE HOMER CITY LIMITS, KNOWN AS 1145 DIAMOND RIDGE RD, Staff Report 25-37

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary of his staff report in the packet.

Chair S. Smith opened the floor for the Applicant. Katie Kirsis noted that she was the surveyor for the project and made herself available for any questions.

Chair S. Smith then opened the public hearing. With no one coming forward to speak, Chair S. Smith closed the public hearing. He then opened the floor to questions from the Commission.

Commissioner Harness questioned why the pedestrian easement was only 20 feet instead of 66 feet similar to the section line easement. Ms. Kirsis stated it's not likely a trail would be constructed through that area, and therefore 20 feet is a reasonable width to reserve for public access.

Commissioner H. Smith asked if the easement would affect what is defined as inside or outside city limits. Ms. Kiris stated that it wouldn't affect the legal boundaries.

SCHNEIDER/BARNWELL MOVED TO ADOPT STAFF REPORT 25-37 AND RECOMMEND APPROVAL OF THE VACATION OF THE SECTION LINE EASEMENT ACROSS LOT 2 ARNO SUBDIVISION.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

B. AN ORDINANCE OF THE HOMER CITY COUNCIL ADOPTING THE 2025 HOMER COMPREHENSIVE PLAN AND RECOMMENDING ADOPTION BY THE KENAI PENINSULA BOROUGH, Memorandum PL 25-038

Chair S. Smith introduced the item by reading of the title. He then opened the floor for Shelly Wade of Agnew::Beck. Ms. Wade covered the following items in her presentation:

- Timeline and process of draft plan to date and going forward
- Key elements of the plan
- Review of the top themes from the drafting process and how the hearing draft responds
- Planning Commission's role today

Upon the conclusion of Ms. Wade's presentation, Chair S. Smith opened the public hearing period.

Jan Keiser, city resident, provided written comments on the draft comprehensive plan, recommending revisions to language regarding harbor expansion, support for entrepreneurship, and commitments to the Transportation and Safety Action Plans. She expressed overall support for the ideas but suggested clarifying and strengthening specific language.

Hal Shepherd, representing the Kachemak Bay Watershed Council, supported the improved draft plan, emphasized addressing land development and extraction impacts on climate change, and encouraged using the plan as a foundation for watershed management partnerships.

Michael Jones, city resident, commended the progress of the draft plan, noted his written comments including an AI summary of Commission obligations, and recommended softening the language that appears to create obligations.

Tracy Nordstrom, city resident, thanked the Commission and the consultants for their extensive work. She recommended the Commission forward the draft plan along to City Council and further encouraged the Commission to use this document and cite components of it when new actions are before the Commission. She requested clarification on how Homer plans to court and support potential partners moving forward.

Devony Lehner, city resident, urged inclusion of the Diamond Creek Recreation Area in the Comprehensive Plan, highlighting its importance and recent connections to adjacent lands. She also suggested realizing Homer's potential role in coordinating food distribution during emergencies.

Rick Foster, city resident, urged the Commission to address potable water as a key growth management factor, recommending acknowledgment of the City's role in regional water supply and collection of data on delivery locations. He suggested policy changes included prioritizing water/sewer extensions within city limits, clarifying agreements with Kachemak City, correcting language on page 26, and maintaining the Gateway Business District identity.

Robert Ruffner, Planning Director for the Kenai Peninsula Borough, noted the Borough is reviewing the plan and public input, and encouraged the Commission to continue its work.

With no others coming forward to speak, Chair S. Smith closed the public hearing.

Chair S. Smith called for a 10-minute recess at 8:12 p.m.

Chair S. Smith called the meeting back to order at 8:22 p.m.

The Commission reviewed the document in its entirety. Discussion topics included the following items:

- Current introduction and condensed reflection
- Table of contents and list of appendices
- Gateway Business District presentation and zoning
- Water/Stormwater management and other water supply options
- Diamond Creak Recreation Area plan
- Affordable housing
- Public facilities and services

H. SMITH/SCHNEIDER MOVED TO EXTEND THE MEETING TO 9:45 P.M.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

H. SMITH/BARNWELL MOVED TO CONTINUE THE CONVERSATION ON THE COMPREHENSIVE PLAN TO THE NEXT SCHEDULED MEETING.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

NEW BUSINESS

A. Election of Officers, Memorandum PL 25-040

H. SMITH/SCHNEIDER MOVED TO VOTE BY SHOW OF HANDS.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Chair S. Smith opened the floor for nominations for Vice Chair.

Commissioner Barnwell was nominated for the position of Vice Chair.

With no other nominations called out, Chair S. Smith declared Commissioner Barnwell re-elected as Vice Chair. Mr. Smith then handed the gavel over to Vice Chair Barnwell.

Vice Chair Barnwell opened the floor for nominations of the Chair.

Commissioner S. Smith was nominated for the position of the Chair.

2045 Comp Plan Draft Observations: Scott Smith

General Questions

- P 21 2b. What is form-based codes?
- P23 5. What is place-based planning?
- P 27 City Led Strategies – 1. B. under "Who" should "Planning" be added to this list?

Grammar Items:

- P 2 under the picture there is a double (::) between Agnew Beck
- P 8 4th bullet point – semantics here – "make the code clearer and more easy to use" – add/change to terms "make the code more effective, efficient and user friendly"
- P 25 under Reliable and Affordable Services – the word "planning" is used twice in the sentence.
- P 29 – 3. Maintain and (I)mprove ... small I is used – change to capital I
- P 30 – Potential Partner-Led Strategies 9. Collaborate Borough, (S)tate, and (F)ederal ...

Climate Change Items:

Climate Change has been going on for thousands of years. (Are we still in an Ice Age?) The term Climate Change is extremely divisive and polarizing, and Homer has a chance to take the lead of eliminating the use of these divisive terms and use those that can be agreed upon, without eliminating the actual plan. What most of us do agree upon is that humanity needs to be far more responsible and ethical in regard to environmental impact. We recognize that there are normal and extreme weather situations that impact our community. There are standards of mitigation that should be implemented, as well as standards of development. I am encouraging the use of terms that support these ends without using the terms including and related to Climate Change.

Also, the term Climate Change is quite nebulous. We can clarify many of the Goals and other uses of this term by using more definable terms.

P 12 (The first P 12) Goal C – omit climate change – ~~"from climate change and natural hazards"~~ to **from normal and extreme environmental hazards**
P 11 – 3rd bullet point ~~"Impacts from climate change are a growing concern"~~ to **"Environmental Impacts are a growing concern".**
P 11 – 4th bullet point – "resilience to ~~natural hazards and climate change~~" to **"Resilience to normal and extreme natural hazards"**

P 27 Goal C – change ~~"from climate change and natural hazards"~~ to "from normal and extreme natural hazards"
P 29 3. Maintain and Improve Port and Harbor Infrastructure. A. change ~~"the impacts of climate change, and natural hazards like earthquakes ..."~~ to **"the impacts of normal and extreme natural events of weather, earthquakes ..."**
P 59 – "~~Natural and Climate-Driven Hazards~~ Increase Risk ... to **"Normal and Extreme Environmental Hazards ..."**
P 59 Sustainability and Resilience, Key Themes, Quote 19 is speculation and is part of the language that promotes panic. We can use different language that promotes responsibility and responsiveness without using these loaded terms.
P 60 Goals, Goal A "Protect both existing and new infrastructure from the impacts of climate change, environmental constraints, and hazards" to "Protect both existing and new infrastructure from **normal and extreme environmental impacts, constraints and hazards.**"

Supporting A Truck Route:

There was a fairly significant voice represented in the 2018 Comp Plan which supported finding a way to divert heavy, commercial traffic off of Pioneer and Lake streets. This is not represented in the 2045 plan, and I suggest that this voice not be reduced or eliminated.

P 3 Theme: Walkable downtown – currently a complete experience with dump trucks!
P 14 Economic Development – Goal A – "Enhance Homer's defined downtown to drive commerce, business, and resident and visitor's services.

This goal will be hard to achieve if heavy traffic is allowed to continue. It's less of an enjoyable experience if dodging belly-dumps is part of the experience.

P 23 5. a. Lead area planning efforts for the Spit and downtown core.
P 23 5. b. Walkable downtown
P 23 5. c. ... "Compile developmental standards into a unified design manual that integrates transportation, streetscape, and infrastructure guidance."

I have often heard comments about desires to have the Pioneer St., Main St, Lake St. core area to be a place that is visually attractive, stimulating and enjoyable for residents and tourists alike. Architecture, street, walkway and traffic planning is essential to have this area be what many in Homer hope for. A common observation of annoyance is the amount of heavy traffic in that area. Having multiple dump-trucks and other heavy vehicles regularly roaring down these areas does allow for these desired goals/results. Keeping a truck route on the Comp Plan Radar means that those on the various Councils and Commissions have been attentive to and are working toward the end of these desires (just like with walkability!) Please keep Truck Route as a goal in the 2045 plan.

P 40 Goals – Goal A "Enhance Homer's defined downtown to drive commerce, business and resident and visitors' services." This goal supports getting heavy vehicle traffic out of this area.

Land Use:

Keep Gateway District
P 20 Is Harbor Expansion included in the Future Land Use Map? Should be!

Spit Parking Items

P 12 City-Led Strategies (5.) As public safety is a priority, Spit Parking (and No Parking Zones) should be a high priority. The more Public walk and cross the Spit highway (birding areas, or end of Spit), it increases their danger to accident.

Possible and Much-Needed Action Item: Birder parking limited to West side of Spit Road ONLY between Kachemak Drive and Mariner Park.

Economic Development

P 14 Potential Partner-Led Strategies

6. Support access ... could "to both private and borough services" be added?

8. Promote Food Security – this was brought up at our last meeting and based upon a response to this question, it made me consider that it could be a much larger question. Food security includes a lot of different dynamics including availability. One source of availability is the supply chain from Anchorage, etc. If the roads get knocked out, as they have previously, how do we get basic supplies? Should Food Security be a sub-topic within a larger topic: Services/Resources Security? (This is also on P 42 under Potential Partner-Led Strategies 8. Promote Food Security.)

Transportation:

P 15 - Switch Goal A & B – AND
P 47 – Switch Goal A & B

As I read these, it makes me think that the City has more of a priority for paths and sidewalks, rather than to its transportation infrastructure, without which, there would be no community. With all respect to the significant voice (and having no desire to diminish this voice) to have greater walkability within the Homer area, what is in Goal B should come first.

Add Goal C: Commit to the development of the Core business/tourist area of Homer upholding the values of walkability, safety, Wayfinding and visual characteristics.

HOMER COMP PLAN REVIEW

C.BARNWELL

9/2/25

Review Categories:

SUBSTANTIVE (looking for main topics, or subtopics within a larger category that are missing, incomplete, or perhaps should be omitted

TECHNICAL INFORMATION, including grammar and punctuation, and wordsmithing similar to what Heath brought forth about the Introduction sentence, or questions

MISSING GOALS that should be in the Plan

Executive Summary PHD Review

COMMENT	REVIEW CATEGORY	PAGE #	MOTION?
Top Priorities/projects Suggest addition of "Increase access to recreational opportunities for visitors and residents" topic be included as a priority be included in the list. Suggest addition of "provide for utilities infrastructure that supports development in appropriately zoned areas." (Note: this refers to survey "Increase the diversity of Homer's economy and economic foundations 73%" Suggest: instead of "Preserve open public spaces within the city from development" use " Protect open public spaces within the city."	MISSING GOALS TECHNICAL	4	Y
Land Use Map Areas shown as CommerciaL don't align with open space, green infrastructure, and conservation goals.	SUBSTANTIVE Land Use and Environment	8,9, (also see p.16) see verbiage	Y

Multiple uses" confict with conservation, e.g. commercial. "properties associated with Home Airport" are vague. Manufacturing and "supportive infrastructure" is in conflict with land use conservation and open space.. Environmental constraint overlay as shown on p. 11 in conflict with "commercial " designation as shown on map on p. Key themes as mentioned in sustainability and resilience refer to "open space and natural lands support long-term community well being.		from plan: This is the blueprint that sets intent for how area will accomodae change and meet needs	
Airport category intended uses is contradictory: manufacturing, etc. doesn't mix well with conservation.	TECHNICAL Land Use Categories	9	Y
Conservation: maintained as undisturbed and natural state conflicts with certain areas such as Airport commercial land use.			Y
Area Plans some key areas are missing from the Comp Plan. Key areas that have been discussed in the past 2 years are Diamond Cr. Recreational Area, Gateway District, Woodard Creek Watershed. I move that these areas be added to this item.	SUBTANTIVE Land use map overlays	10	Y
Environmental Constraints: A well written category	SUBSTANTIVE Land Use map overlays	10	
A well presented map and most of it makes sense except for the environmental overlay in the Airport area. This is a critical habitat and peatlands/wetlands/hydric soils area that should be clearly designated conservation.		11	
Public Facilities and Services Generally, strategies are good, but need a line that mentions	SUBSTANTIVE	12	

consideration of future water supply and planning.			
Emphasis here on sustainability and energy efficient housing is fine, but this lacks a strategy for zoning that encourages affordable housing, i.e. housing that is accessible to walkable and transportation close to the CBD.		13	
Missing the harbor impacts on the economy.	SUBSTANTIVE Economic	14	
Transportation No mention of walakability goals (see Core Plan vision and other), although connectivity is emphasized. No mention of need for alternatives for movement of industrial traffic (e.g. trucks) through the CBD. Walkability is part of the Vision as shown on p.7 of the Core Plan. Also note walkability is listed on p.9 of the Core Plan.	SUBSTANTIVE, Transportation	15	
Storm Water and Drainage Management In the Governance section, mention should be made for the need for drainage infrastructure funded by taxation or some means of city revenue. Other city models for taxation supporting storm water and other infrastructure should be considered, e.g. Anchorage AWWU, and other.	SUBSTANTIVE, Governance	16	

Water Supply for COH	Substantive		
Geohazards	Technical		

Substantive

Technical

Core Plan PHD Review

COMMENT	CATEGORY	PAGE #	MOTION?
Add sentence: "The 2018 Plan emphasized the use of Green Infrastructure. This Plan recognizes the importance of green infrastructure (aka nature based solutions), but frames these needs in terms of drainage and stormwater management."	MISSING GOAL TECHNICAL	8	Y
Homer Profile Population numbers for Homer and Soldotna are very similar. I question the Soldotna numbers. And	TECHNICAL	P.5	

Kenai numbers. Are the Solodotna numbers from the COS?			
Homer Workforce As shown, “retail” is the highest percentage of jobs. Given this (I question it), has the Team thoroughly canvassed retail industries in Homer? If so, where is this in the Plan?	SUBSTANTIVE Homer Industry	6	
Land Use and the Environment			
Land Use: Green Infrastructure	SUBSTANTIVE Land Use and Environment		
	SUBSTANTIVE Land Use and Environment		
Land Use and Environment Revise Goal A to read (see italics) “Promote sustainable and moderate growth that preserves Homer’s small-town character; *and protects*	TECHNICAL MISSING GOALS	16	

important habitat and open space."			
Land Use Categories: Revise the following conservation verbiage under category: "Public and private lands that serve key environmental functions, such as critical habitat , *watershed areas, and key hydric soils areas* to be maintained in an undisturbed and natural state."	SUBSTANTIVE TECHNICAL	18	
Land Use Categories: Revise the Area Plan application areas to include: Woodard Creek Watershed, Diamond Creek Recreation Area, and Gateway District.		18	
Future Land Use Map I question the designation "Airport" mainly because the area designated this is large and conflicts with the conservation needs in this area. Suggest a) adding a page of text explaining the land use designations, and b) revising the spatial extent of "Airport" to take into		20	Y

account conservation needs. On this same page is needed a brief description of Homer's environment. This is something most land use plans include.. Suggest the following text: "The ocean-influenced maritime climate lends to a fairly temperate place by Alaska standards. Average daily temperatures range from 45 to 65 degrees Fahrenheit in the summer and 14 to 27 in the winter. Yearly snowfall during the winter averages 55 inches; total annual precipitation is 24 inches. The topography of the region adds to its beauty. The City of Homer is situated in a geographical area referred to as the Homer Bench characterized by high bluffs to the north and gently sloping shorelines in the south. Homer is bounded by Kachemak Bay to the south, and Diamond Ridge to the north, which rises from about 400 to 1,100 feet above sea level. Common rock types include shale, sandstone, coal, and claystone. The steep slopes and the loose			

nature of the soil and bedrock make the area susceptible to landslides when saturated with water. Homer experiences both bluff and shoreline erosion problems. Homer's location makes it vulnerable to natural hazards including earthquakes, tsunamis, landslides, and flooding, as well as the longer term impacts of climate change. There are numerous plans and reports that provide recommendations for improving the resilience of Homer's infrastructure. 16 The Port, Harbor, and the Homer Spit, which are all important components of Homer's economy, are especially vulnerable to severe storms and climate change." Please put the natural hazards verbiage that was in the Spring PRD back into this Plan, as shown above. This is a huge issue for Homer and should not be understated.			
Strategies, Item (h) Please define "emerging industries," Also, add "agricultural and other food production industries, important to food security."		21	21

Protect Green Space , #4 Add Action item as follows: "Protect and conserve areas of hydric soils considered important to water storage, stormwater management, open space, and stormwater management."	MISSING GOALS	22	Y
Public Facitlies: City led Strategies Suggest adding action "Move Public Works Campus to a suitable location safe from natural hazards and accessible to the Public and Staff."		27	Y
Transportation Hub This needs more elaboration on why Homer is a "transportation hub for the region" Residents and walk/bike: a good section, but the COH non motorized transp plan should be mentioned and referenced. The reference on p.46 needs more elaboration. It's a good section, but how it integrates with walkability and Area plans needs to be described.	SUBSTANTIVE, Transportation	44, 45, 47	

Strategies and Actions should mention areas beyond the CBD/downtown area, as good as that is. But as the Plan introduction mentions this Plan is not just about downtown Homer.			
Fiscal uncertainties: The funding of public facities infrastructure is a major issue in Homer e.g. water/sewer, public works campus, other. We need discussion of this here.		49--53	
Storm Water and Drainage Management In the Governance section, mention should be made for the need for drainage infrastructure funded by taxation or some means of city revenue.	SUBSTANTIVE, Governance	16	
Appendix J. Correct sentence "Update and adopt the City's Low-Impact Development Plan (also referred to as the Green Infrastructure – Stormwat er Master Plan to "Update and adopt the City's Low-Impact Development Plan	TECHNICAL MISSIG GOALS	p.16	

(and the Green Infrastructure – Stormwater Master Plan) Suggest revising the following (see italics): "Continue to incorporate green infrastructure approaches (e.g., rain gardens, vegetated buffers, permeable surfaces) into City-led projects, *and new developments*. Suggest adding the following: *Develop technical mapping tools, including stormwater drainage basins and flow analysis, to guide City-led infrastructure decisions and support watershed-based planning*.			
Water Supply for COH	Substantive		
Geohazards	Technical		

Appendix J Suggest including item as follows “Investigate commercial transport altneratives connecting Sterling Highway (Bypass) and East End Rd.”	MISSING GOAL	P.12	

Venuti Comp Plan Comments

TECHNICAL

1. The Table of Contents should be at the very beginning of the document.
2. The comments made by Jan Kaiser in her memorandum of August 15th regarding the PHD make sense, have real value and should be considered.
3. Fewer photos should be within the plan. Many photos are of topics that have nothing to do with the plan. They are distracting from the contents. This is not a travel guide. Photos obviously raise the cost of printing the document. We do not need photos, we need words.

SUBSTANTIVE

1. Two preferences that the people surveyed have which should be driving the development of this plan are:
   a. Preserve small town feeling. & b. A desire for moderate growth.
2. ADA compliance should be required of any existing or newly constructed business or public facility within the City of Homer
3 The issue of storm water and the value of wetlands is not adequately considered in the plan. Some wetland areas should be designated as no-build zones.
4 Eliminating the term Climate Change and replacing it with Weather Related Issues will remove any partisan concerns about the issue.
5 The proposed change from Gateway Business to Commercial Mixed Use does not "preserve scenic views and insure a welcoming entrance to Homer. It should remain as Gateway Business.
6 The importance of providing a safer Truck Route through Homer is not addressed in the plan. Allowing Tandem Belly Dump Trucks and other large commercial/industrial vehicles to drive down Pioneer Avenue does not add to the desire for Homer to be a safe, walkable community.
7 The important issue of annexation is not included in this plan. When one considers the amount of growth seen in this community over the past ten years, it is naïve to discount the importance of physically growing our city in order to keep up with anticipated growth.
8 During the development of this plan there has never been the opportunity for the Planning Commission to review the 2018 Comp Plan and determine what needed to be changed.
9 Should the Community Design Manual be considered in the plan ?

Page 7 Inroduction

The 2045 comprehensive plan serves as an aspirational guide for shaping the long-term vision, growth, and development of our community. It is a blueprint sets forth goals, strategies, and actions to inform policy-making and decision-making across land use, infrastructure, housing, transportation, and environmental stewardship. The plan is a living document—intended to be periodically reviewed and amended in response to changing conditions, emerging needs, and evolving community values. Its implementation must always be grounded in the realities of available public resources and pursued in a fiscally responsible and sustainable manner to ensure its relevance and effectiveness serves the community's best interest over time.

Public Facilities and Services

Page 27, 30, 34 etc Provide a suitable definition of "ensure" in Appendix B so that users of this document understand that outcomes of efforts cannot be guaranteed. Or use another word.

Page 29 e. Develop and maintain a business plan for the Port and Harbor Enterprise that demonstrates well thought out strategies for independent success.

Page 30 6. Be responsive to community driven desires to enhance community services. Improve the synergy between the City and other community partners to maximize resources and investments.

Page 40 Goal B: define "character of Homer" according to who, what time period....

Transportation

Page 47 Clarify the City's roll in Goal B. Explain how the City plays a roll in "maintaining" a network outside of its city limits? Advocacy?

"within" greater homer area.

Governance

Page 53

Reconcile-- page 40 findings in desired growth of government (66% want minimal to no growth) and page 25 where the Community Survey response shows 95% and 96% that the fire, ems, police meet the mark-- with "staff capacity challenges" on page 53. Figure 25 is likely staff, not community driven comment. The City has increased its staff by about 12% in recent years. Labor has the largest single financial impact on the budget. Sustainability has to govern growth.

Dotti Harness notes for Comp Plan Update

SUBSTANTIVE

Future Land Use Map – Gateway Business District

Page 20 Future Land Use Map. Change the Commercial Mixed Use along the Sterling Highway back to the Gateway Business District and insert the current description of the Gateway Business District in the Future Land Use Map Category.

Explore the role of City Water in Regional Growth

Recognize the role that Homer's municipal water supply has in supporting population growth outside the city limits. This includes referencing the existing water and sewer agreements between Homer and Kachemak City. Action items may include:

1. Identify where City water is currently being delivered,
2. Research how other communities use water supply to manage growth.

FORMATTING – TECHNICAL DETAILS

Move page 19 which describes the Future Land Use and insert it before page 17.

Move the Table of Contents to the front of the document and continue the page numbers through the entire document including the Appendices.

P26, Last paragraph, Last sentence under: Rising Service Demands and Infrastructure Costs.
Substitute the word ~~adequate~~ for insufficient so the last sentence reads: "The water and sewer services within the City are insufficient, and ~~but~~ stormwater runoff impacts the capacity of the wastewater treatment plants.

Chair S. Smith asked City Planner Foster if he could respond to Ms. Keiser's concerns regarding the creation of a wider easement. Mr. Foster noted that discussion pertaining to adding fill to the property wouldn't technically be appropriate until the zoning permit process.

Public Works Director Kort stated that he isn't opposed to a wider easement but added that there's an earthen wedge on the parcels that creates the building site. He reasoned that he couldn't foresee anyone adding fill further towards the stream.

There were also conversations regarding the wetlands associated with the plat and whether there should be a drainage easement on the eastern boundary.

H. SMITH/BARNWELL MOVED TO ADOPT STAFF REPORT 25-43 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:

1. GRANT A 15' UTILITY EASEMENT FRONTING EAST END ROAD, ALONG THE ENTIRE BOUNDARY WEST OF THE 25' SEWER MAIN EASEMENT.
2. AMEND THE LEGEND TO CLEARLY DISTINGUISH BETWEEN THE VARIOUS LINE TYPES DEPICTED ON THE PLAT—INCLUDING PROPERTY LINES, SECTION LINES, AND RIGHTS-OF-WAY CENTERLINES.
3. ADJUST THE ARROW IN THE VICINITY MAP TO ACCURATELY LOCATE TRACT-A, RATHER THAN ADJACENT LOTS TO THE EAST.
4. DEDICATE A 20' WIDE DRAINAGE EASEMENT CENTERED ALONG THE LOCATION OF THE EXISTING CREEK, CONSISTENT WITH THE EASEMENT GRANTED UNDER HM 2018-40, TO BE SUBJECT TO HOMER CITY CODE WITH THE APPROXIMATE LOCATION TO BE SHOWN.

Commissioner H. Smith asked for clarification on defining exactly what was meant by "centered along the location of the existing creek." City Planner Foster specified that it would be 10 feet on each side of the centerline of the creek.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Chair S. Smith called for a 10-minute recess at 7:55 p.m.

Chair S. Smith called the meeting back to order at 8:05 p.m.

PENDING BUSINESS

A. AN ORDINANCE OF THE HOMER CITY COUNCIL ADOPTING THE 2025 HOMER COMPREHENSIVE PLAN AND RECOMMENDING ADOPTION BY THE KENAI PENINSULA BOROUGH, Memorandum PL 25-038

Chair S. Smith introduced the item by reading of the title and opened the floor for continued discussion on the Draft Comprehensive Plan. The Commissioners went around the dais, each reading their recommended changes and suggestions into the record.

H. SMITH/BARNWELL MOVED TO EXTEND THE MEETING TO 10:30 P.M.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

H. SMITH/WALKER MOVED TO FORWARD A RECOMMENDATION THAT CITY COUNCIL ADOPT THE 2025 HOMER COMPREHENSIVE PLAN WITH COMMENTS ATTACHED FOR CONSIDERATION OF AMENDMENTS.

There was brief discussion regarding the wording of the motion.

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

VOTE: YES: HARNESS, BARNWELL, WALKER, S. SMITH, VENUTI, H. SMITH, SCHNEIDER.

Motion carried.

NEW BUSINESS

A. Ordinance 25-54, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 8 Permits, Licenses and Regulations by Adding Chapter 8.13 Temporary Retail Services, Memorandum PL 25-44

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of the memorandum included in the packet. Discussion topics included the Farmer's Market, what defines a "structure," parking requirements, and ADA accessibility.

SCHNEIDER/H. SMITH MOVED TO EXTEND THE MEETING TO 10:45 P.M.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

SCHNEIDER/VENUTI MOVED TO FORWARD A RECOMMENDATION THAT CITY COUNCIL ADOPT ORDINANCE 25-54 AS PRESENTED.

There was no discussion.

VOTE: NO: SCHNEIDER, H. SMITH, VENUTI, S. SMITH, WALKER, BARNWELL, HARNESS.

Motion failed.

INFORMATIONAL MATERIALS

A. 2025 Planning Commission Calendar
B. 2025 Planning Commission Meeting Dates & Submittal Deadlines

Chair S. Smith noted the informational materials included in the packet.

Comments on Homer Comprehensive Plan for the Planning Commission 8-20-2025
Michael L. Jones

The plan has made great progress from the original drafts...more readable and actionable...well done.

The following is a list of action items for the Planning Department generated from the following Google Gemini AI query:

> ***For the three attached documents, (The Executive Summary, Core Plan and Appendices) please identify the action items directed to the Planning department.***
>
> The Google Gemini analysis results are as follows:
>
> Based on the three provided documents, the following action items are directed to the City of Homer's Planning Department and/or Planning Commission:
> **Governance**
> - Collaborate with City staff, boards, and commissions to prepare annual work plans based on the comprehensive plan's action plans.
> - Present accomplishments and proposed priorities from the Comprehensive Plan to the City Council each year as part of the annual work planning process.
> - Develop a website with tracking information for annual reporting of implementation progress.
>
> **Housing**
> - Explore new tools and regulations to increase the housing inventory, such as implementing a program to track Accessory Dwelling Unit (ADU) permits and streamlining the permitting process.
> - Review existing zoning codes and modify them to support a greater diversity of housing options, including mixed-use development and infill.
> - Gauge community support for zoning and policy tools that expand housing options.
> - Address the cost and complexity of construction on vacant or underused properties through targeted infrastructure investment and infill-oriented zoning strategies.
>
> **Land Use and Environment**
> - Develop technical mapping tools, including stormwater drainage basins and flow paths, to guide City-led infrastructure decisions and support watershed-based planning.
> - Inventory land with geographic information systems (GIS) to identify priority sites for open space acquisition and hazard mitigation.
> - Develop a wetlands inventory and management plan to guide long-term land use decisions based on the function and value of wetland areas.
> - Consider and potentially adopt an updated, science-based wildlife corridor map that integrates habitat data, climate resilience, and land use patterns to protect critical habitats.

- Explore incentives and voluntary guidelines that encourage sustainable development practices on private land.

Question for the Planning Commission:
Do you feel comfortable with all that is being asked of the Commission and Department?

2045 Plan
Somewhere along the way we transitioned from a 2035 plan to a 2045 plan. That's ok, as it may have cost savings by not having to repeat this process ten years from now.

A 2045 plan, a seemingly simple change, highlights greater uncertainty in those outlying years. Financially speaking, our ability to forecast financial needs in a two-year budget cycle is challenging enough. Trying to understand the financial impact 20 years from now resulting from planning decisions set in motion today, is even more challenging.

RECOMMENDATION:
Make note of that transition somewhere in the beginning of the document. In addition to that note, the document should say that the plan, being a 20-year plan, is designed to be flexible in its implementation. At no time should the City of Homer be held to take a particular action by a particular time, irrespective of cost and benefits received. This plan should be recognized as an **aspirational** guide for the future. As noted on page 14 of the core plan:

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

This is the only location in all the documents where the term "aspirational" is used.

RECOMMENDATION:
At a minimum, each document should reinforce that the actions herein are aspirational in nature and not an obligation. They are descriptive, not prescriptive.

Additionally, on page 14 of the core plan it says the following:

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

RECOMMENDATION:
Given the high hurdle of borough approval for changes and amendments, I encourage the planning commission to look closely at the obligations noted above and consider if it would be wise to "soften" some of those action items to make them more aspirational.

That said, there are still some cleanup items that I recommend you consider as it passes on its final route for approval.

1) The Coast Guard 110 ft small cutter is no longer stationed in Homer. In the future, the Buoy Tender (Aspen) is unlikely to be stationed in Homer as the Coast Guard focuses on its fast response vessel design based in Kodiak. Has the plan sought to understand the impact of the Coast Guard leaving, both financially and housing?

2) The term "climate change" appears four times in the executive summary, six times in the core plan and eight times in the appendices and yet lacks a definition. Failing to define "climate change" in the appendix muddies the waters when it comes to action planning. Some people think that addressing climate change is preparing for weather conditions that could come about from long term trends. Others believe climate change requires taking action to reduce Greenhouse Gases (GHG) associated with energy production (community survey result quote near the bottom of page 60 in the core plan).

   Failing to define the term "climate change" results in a reduced focus on what we are trying to achieve. Throughout much of the plan, there is discussion of protecting infrastructure from, or mitigating risks to infrastructure from the "impacts of climate change". Yet, there is another term, already used many times in the documents, that effectively renders the term, climate change, as unnecessary—and that is resilience. The definition of resilience as stated in the Appendix B Glossary (and hasn't changed from the last draft) is:

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

   If the impacts of climate change exhibit themselves as **weather related threats**, then building resilience into our designs and decision-making processes addresses this threat. I recommend we eliminate the phrase "climate change" or "impacts of climate change" and replace it with "weather related threats".

   As noted in the core plan on page 59, In the 2023 community survey, 74 percent of respondents said it was "very important" to encourage renewable energy projects over the next 20 years.

That's admirable, however, the community was only presented with part of the information when asked about renewable energy. The question failed to ask "at what cost?" and "who pays?". Who wouldn't want renewable energy if it's free?

The current tax levy on each dollar assessed valuation of taxable property within the city is 4.5 mils, and the rate of sales tax is 4.85 percent. What if the question asked was "would you support the city of Homer investing in renewable energy projects that reduce global greenhouse gas emissions by 0.000001% and will result in a property tax increase of $500 per year?" Or "would you support the City of Homer investing in renewable energy projects that reduce global greenhouse gas emissions by 0.000001% and will result in a sales tax increase that translates to $200 per year for each resident of Homer?".

RECOMMENDATION:
Please reconsider Page 8 of Appendix I where it says:

Sustainability and Resilience Potential Partner-led Strategies
4. Leverage Partnerships to Advance Community-Wide Sustainability and Resilience. Advance Renewable Energy and Infrastructure Innovation
a. Support the expansion of electric vehicle charging infrastructure across the community to reduce transportation-related emissions and improve access for residents and visitors.
b. Collaborate with partners to advocate for and invest in renewable energy sources, including hydroelectric, solar, wind, and tidal.
c. Coordinate with utilities to pilot and plan for future microgrid networks that improve local energy resilience and distribution.

The language of these three activities obligates the city to provide funding for resources that doesn't make economic sense. These kinds of activities are not cost effective and are inconsequential regarding green house gas reductions.

I propose the following highlighted modified language to be used:

Sustainability and Resilience Potential Partner-led Strategies
4. Leverage Partnerships to Advance Community-Wide Sustainability and Resilience. Advance Cost-Effective Renewable Energy and Infrastructure Innovation
a. Support the expansion of electric vehicle charging infrastructure across the community to reduce transportation-related emissions and improve access for residents and visitors.
b. Collaborate with partners to advocate for and invest in renewable energy sources, including hydroelectric, solar, wind, and tidal.
c. Coordinate with utilities to pilot and plan for future microgrid networks that improve local energy resilience and distribution.

These three actions are DESCRIPTIVE of the types of actions the city may take. They are not PRESCRIPTIVE. The comprehensive plan does not obligate the city to fund these activities if it becomes clear there is not a cost-effective way to implement them.

Do the math
For reference: On March 5, 2024, I performed a presentation at the Port and Harbor Advisory Commission Work Session that included deploying tidal energy generation as part of the Homer Harbor expansion.

Here is a link to the meeting materials: https://www.cityofhomer-ak.gov/phac/port-harbor-advisory-commission-worksession-18

The GHG reduction calculations in that presentation demonstrate the inconsequential impact these actions would have to reduce global GHG, yet there was/is desire to continue to investigate and perhaps even deploy tidal energy generation as part of the project. The bottom line is, diversifying the energy portfolio (at an enormous cost) should not drive scoping discussions for the Port and Harbor expansion effort and it likewise shouldn't drive activity from city staff (or consultants) as part of this comprehensive plan.

Final word on climate change
If we feel the need to continue to use the phrase "climate change" we should define it.

RECOMMENDATION:
I recommend the following definition provided by Google Gemini AI:
Climate Change: A long-term shift in the average temperature and weather patterns of a region or the Earth as a whole.

How this plan will address climate change
This comprehensive plan seeks to mitigate the effects of these weather patterns through resilience planning. This comprehensive plan does not seek to obligate the City of Homer to deploy greenhouse gas reducing activities that do not result in direct cost reductions in the conduct of city business.

Sustainability
On page 2 of appendix B, the term Growth, Sustainable is defined as:

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

This definition identifies a link to RVKS and Associates which has used the following language in their definition of sustainable growth:

Rather than just focus on quantity of growth, "quality" of growth is also relevant. The need for "sustainable" growth in organizations for instance, is not just about increasing financial metrics; it integrates a broader perspective that encompasses environmental, social, and governance (ESG) factors.

The comprehensive plan should not be attached to philosophies like ESG factors which has been demonstrated to be inferior when managing a business. For several years, financial advisor Ric Edelman cautioned against jumping on the ESG bandwagon as he expected the financial performance of companies that emphasized these factors would fall short of other companies—for a variety of reasons. In his December 21, 2023 podcast, titled "The False Narrative of ESG Investing", he discusses why ESG investing is misleading and demonstrates that ESG funds have underperformed the overall market, as measured by the S&P 500.

Here is a link to the episode on Apple Podcasts: https://podcasts.apple.com/us/podcast/12-21-23-the-false-narrative-of-esg-investing/id1603081576?i=1000639343039

Additionally, on page 3 of Appendix B, Sustainability is defined as:

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

Perhaps it is just an oversight, but using a definition of sustainability that includes social equity is just not proper.

As noted in my comments from March 2025, "the City Government is here to provide core services, not to be a social equity and climate leader. City Government should focus on the blocking and tackling of providing core services in a safe, responsive, excellent, and economic fashion."

Perhaps a simple solution would be to use the definition of sustainability that has already been published in the City of Homer document intitled "Money, Energy and Sustainability A policy guide for City of Homer employees on reducing energy use and waste in local government operations":

What is "sustainability"? One of the simplest and most often cited definitions of sustainability refers to practices that "meet the needs of the present without compromising the ability of future generations to meet their own needs."
Source: World Commission on Environment and Development—Our Common Future (1987)

RECOMMENDATION:
Change the definition of Sustainability to the version that is already used in the City of Homer Policy guide.

Closing:
This comprehensive plan is nicely improved over the previous version. My review and commentary are not exhaustive. However, the few additional improvements I have noted above should substantially improve the document to assist us as we plan for 2045. Thank you for the opportunity to participate.

Kathryn Carssow
PO Box 3518
Homer, Alaska 99603
(907)399-3738, kcarssow@live.com

September 11, 2025

Mayor Rachel Lord
City Council
City of Homer
491 E. Pioneer Avenue
Homer, Alaska 99603

Dear Mayor Lord and Members of the City Council,

As former chair of the Comprehensive Plan Steering Committee, initially responsible for guiding public participation in developing the Homer Comprehensive Plan Update, I believe that the public review of the public hearing draft has been poorly timed and is inadequate. Last fall, I shared my concern with you when the project timeline was substantially extended that the public hearing draft would be released during the summer months when Homer residents would be least available to review and respond to it. Indeed that happened with the release of the public hearing draft on July 23rd and the Planning Commission public hearing held on August 20th.

I'm concerned that the public hearing draft is overwhelming and confusing and too much to expect concerned citizens returning from summer work and play to digest and interpret. Much of it isn't of immediate concern in that it just sets out goals that may or may not be realized. But the Land Use Map is immediately relevant to Title 21 revisions and critical land use issues before our community now.

The Planning Commission Chair's and Vice Chair's memorandums to you advise you that the final plan land use recommendations conflict radically from recorded public input (the Survey and other). Those two reports further make extensive recommendations for plan additions and revisions. Homer citizens deserve the opportunity to be fully informed of and to weigh in on the future land use map and environmental policies set out in the plan and the impact their implementation will have on the quality of life in our community. This is especially important given the 20 year timeframe of this plan. Also, it is important in that the Future Land Use Map will guide the revised Zoning Map (assuming the Zoning Map is revised which is not clear).

I urge you to refer the public hearing draft of the comprehensive plan back to the Planning Commission for further public notice and hearing, giving the public a meaningful opportunity to discuss and debate it. I urge you to request that the Planning Commission direct revisions to the draft plan as it finds necessary in order to forward a document that the Commission endorses for adoption by the City Council.

Sincerely,

Kathryn Carssow

Cc: Planning Commission

MEMORANDUM

TO: **Homer City Council**
FROM: **Janette Keiser, PE**
DATE: **October 2, 2025**
RE: **Comments on 2045 Homer Comprehensive Plan Update – Public Hearing Draft**

At your October 13, 2025, meeting, you will be asked to deliberate on the version of the new Homer Comprehensive Plan known as the "Public Hearing Draft or PHD". This document, dated July 2025, is an updated version of the "Public Review Draft or PRD", dated February 2025. The purpose of my memorandum is to point out areas where language in the PHD is different from the PRD. In some cases, the differences are minor and in some cases they are substantive. You will need to decide whether or not you care about the changes. I have made numerous recommendations, often to reinstate language from the PRD.

I presented this same information to the Planning Commission. They didn't do much with it because they were already overwhelmed by the magnitude of the task before them; that is, (a) to voice their own comments about the PHD and (b) to synthesize their collective comments into recommendations for you. At the end of the day, they could not figure out how to do that and forwarded all their comments for you to sort through on your own.

1. **RE: Formatting issues:**
    a. There needs to be a Cover Page, with the Table of Contents immediately after that, identifying, among other things, the page numbers where the Executive Summary and the body of Plan starts.
2. **RE: Public Outreach Events.** The PRD had a Figure 4, Page 10, which listed all the public outreach events that were held to collect input about the plan. This was important information because it showed the City's efforts to include a broad range of opinions. The PHD does not include this figure. It should be reinstated.

3. **RE: Natural hazards.** The PRD, Page 18, contained a nice paragraph entitled "*Development that fits Natural Conditions*" that reminded people that natural hazards restrict growth and development on much of Homer's lands. The only part of this paragraph that appears in the PHD is the first sentence. The rest of the paragraph should be reinstated as it is important to remind people of this crucial fact.
4. **RE: Gaps.** The PRD, Page 19, contained some nice language about the "*gaps*" in outdoor areas, which is omitted from the PHD. That was good language that should be reinstated.
5. **RE: Future Land Use Map.** I suggest the explanation about what a *Future Land Use Map* is be moved from Page 19 to Page 17, before Figure 7.
6. **RE: Future Land Use Map.** This map in its current form is almost useless because the outlines are not sufficiently clear to ascertain which pieces of property are in a particular land use. The outlines need to follow property boundaries. Without clear boundaries, the Planning Commission is just guessing about which designation applies to specific parcels. This is particularly important when talking about the Environmental Constraints Overlay.

   This is one of the most substantial flaws in the current version. The zones, current or future, need to mapped with particularly so everyone, property owners, developers and the Planning Commission, know which properties lie within which zone.
7. **RE: Land Use.**
   a. The PHD, Page 21, contains Strategy (2), which includes a list of Actions. One of them is *"(g) gauging community and stakeholder support for zoning and policy tools…."* This sounds wishy-washy. Please delete the words about "*gauging…interest*" and substitute the phrase *"research and implement zoning and policy tools…."* Obviously, implementation can't take place without community support, so community support, or lack thereof, for such tools will manifest itself during the implementation process. Thus, it's ok to state this strategy more assertively.

b. The PRD, Page 24, included an additional strategy (g) about "*adopting building codes and incentive programs to increase energy efficiency and promote renewable energy,"* which does not appear in the PHD. The PHD should address these important topics if only to refer to the city's Climate Action Plan.
c. The PHD, Page 21, includes Action (h) which refers to "*locally owned and emerging industries"*. Please define "emerging industries," so we know what we're supposed to support. Also, this would be a good place to add "agricultural and other food production industries."
d. The PHD, Page 22, includes a Strategy (3) to *"strategically align development regulations with natural hazards and land suitability…"* The PRD contained a number of Actions (b) – (f), that are not contained in the PHD. That was good language, which should be reinstated. What's currently in the PHD is good, but it needs to be buttressed with the original language of this section.
e. The PHD, Page 22, includes Strategy (4) regarding "*open, green space"*. The PRD contained a number of Actions (a) – (d) that are not contained in the PHD. This was good language, which should be reinstated. What's currently in the PHD is good, but it needs to be buttressed with the original language from the PRD.
f. The PHD, Page 23, includes Strategy (5) regarding "*place-based planning"*. This Strategy was in the PRD, but the Actions that were in the PRD are totally different from what is shown in the PHD. I can't tell if the PHD's Actions are intended to encompass the PRD's Actions or if the intents are different. Some terms from the PRD, such as "*broader range of housing types and compatible mixed-use developments,"* "*public-private partnerships"* and "*targeted infrastructure upgrades"* do not appear in the PHD. These were good phrases, which should be reinstated..
g. The PHD, Page 24, includes Strategy (6) regarding public-private partnerships. The language about such partnerships in the PRD, page 26, Action (c), was more descriptive and should be reinstated. Also,

please don't refer to Strategy 6 and 7 as *"Partner -led Strategies"*. This looks like the city is taking a back-seat to these strategies. Please use language that puts the city in a more proactive position.

8. **RE: Public Facilities and Services.**
    a. There's a nice quote, in the red box, on Page 25 of the PRD that has been omitted from the PHD. It should be reinstated.
    b. The PRD, Page 27, includes Strategy (7) about developing policies for specific community areas, which is not in the PHD. Please reinstated it. If Strategy (7) in the PHD is supposed to take the place of (7) in the PRD, please add the additional, descriptive language that is in the PRD.
    c. The PRD's chapter on Public Facilities & Services had a paragraph, Page 33, on "*Vulnerability to Natural Hazards"*, which is not in the PHD. Please reinstate it. This is a huge issue for Homer and should not be understated.
    d. There was a nice quote about infrastructure in the PRD, Page 34, in the box, which was omitted in the PHD. Please reinstated it.
    e. The PRD, Page 36, included a Strategy related to roads, which does not appear in the PHD. Please reinstated it.
    f. The PRD, Page 37, has a more expansive list of airport improvements, which does not appear in the PHD. Please reinstated it.
    g. The PRD, Page 37, included a Strategy related to stormwater, which does not appear in the PHD. Please reinstate it.
    h. The PHD, Page 29, includes Strategy (3) related to Port & Harbor Infrastructure. This Strategy lists Action (a) regarding a P/H Management Plan, which I would assume would include a list of important capital projects. This Strategy also lists Action (d) regarding one specific project – the large vessel haul-out area. The P/H needs a lot of projects, so it makes no sense to single out this one particular project in the Comprehensive Plan. It makes more sense to specify, in Action (a), that the Management Plan will include

a Capital Improvement Program. Then, this inappropriate call out of the large-vessel haul-out area can be omitted.

i. The PHD, Page 29, includes Strategy (4) related to new facilities on the Homer Spit. It includes Action (a) regarding the harbor expansion.
    i. This action should be in Strategy (3) related to Port/Harbor Infrastructure.
    ii. I don't like the way the sentence says *"[s]upport a harbor expansion…"* without qualification. This sounds like the outcome is pre-supposed; that is, that the city will move forward with the harbor expansion, no matter what. It is true that the City Council is supporting the project at this time, but this is still qualified support. Feasibility and affordability must be still be demonstrated. I recommend using language like "continue to explore the operational, financial and environmental feasibility of a harbor expansion" because that is what we are doing.

j. The PHD, Page 30, includes three *Potential Partner-led Strategies*. This looks like the city is taking a back-seat to these strategies. Please use language that puts the city in a more proactive position.

9. **RE: Housing.**
    a. The PRD, Page 40, had a nice introductory paragraph about Homer's housing situation, which is somewhat re-stated in the PHD, but not exactly, causing some ideas to be missed. Please reinstated the original paragraph.
    b. The PRD, Page 42, had a paragraph about *"Tourism's Influence on the Rise of Short-term Rentals in Homer"*, which does not appear in the PHD. This was valuable context; please reinstate it.
    c. The PRD, Pages 44-45, had more Strategies and Actions related to housing than what is contained within the PHD. That was some good stuff – please reinstate it.
10. **RE: Economic Development.**

a. The PRD, page 55, has a nice graph showing community preferences for growth, which does not appear in the PHD. Please reinstate it.
b. The strategies in the PHD, Page 41, for Economic Development, are completely different than the economic development strategies listed in the PRD.
    i. Why did this happen?
    ii. Some of the PRD's Actions f should be reinstated, including:
        1. Action (2) about "*vocational training…year-round employment…*"
        2. Action (3) about *"encouraging economic growth…while preserving the natural resources…valued by residents…"*
        3. Action (4) about *"moderate, sustainable growth in tourism"*.
c. The PHD has an Action (1)(a), Page 41, that says we should *"incentivize growth of the marine trades"*. This makes it sound like we're going to do this whether it makes sense economically or environmentally. Please put some limitations around this, such as saying "support sustainable growth of the marine trades…"
d. The PHD, Page 42, includes nine *Potential Partner-led Strategies*. This looks like the city is taking a back-seat to these strategies. Please use language that puts the city in a more proactive position.

11. **RE: Transportation.**
    a. The PRD listed a number of Actions related to transportation that were deleted from the PHD. Please reinstate the original language.
    b. Please identify as an Action, "Implement recommendations from the Homer Transportation Plan"
    c. The PHD, Page 48, includes three *Potential Partner-led Strategies*. This looks like the city is taking a back-seat to these strategies. Please use language that puts the city in a more proactive position.
12. **RE: Governance.**

a. The PHD, Pages 55 and 56, lists Strategy (1) – (4) regarding long-term fiscal planning and related Actions. Some of the Actions from the PRD's Governance chapter are omitted and should be reinsated.

13. **RE: Sustainability and Resilience.**

a. The PRD, page 29, included some nice figures related to slope stability, landslide hazard that were omitted from the PHD. Please reinstate them as they illustrate the point about natural and climate driven hazards.

b. The PHD's Strategies and Actions related to Sustainability and Resilience are worded completely differently from those in the PRD.

   i. Why is this?

   ii. It's hard to tell what exactly has changed. Are the concepts and Actions set forth in the PRD contained in the PHD, but with different wording? Or have some concepts been abandoned?

   iii. The PRD contained some helpful concepts and useful language and to the extent concepts were deleted, they should be reinstated.

CITY OF HOMER
HOMER, ALASKA

City Manager

ORDINANCE 25-64

AN ORDINANCE OF THE HOMER CITY COUNCIL ADOPTING THE 2045 HOMER COMPREHENSIVE PLAN AND RECOMMENDING ADOPTION BY THE KENAI PENINSULA BOROUGH**.**

WHEREAS, The Kenai Peninsula Borough as a Second Class Borough shall provide for planning on an areawide basis in accordance with AS 29.40; and

WHEREAS, As provided in Kenai Peninsula Borough Code 21.01.025, cities in the Borough requesting extensive comprehensive plan amendments may recommend to the Kenai Peninsula Borough Planning Commission a change to the city comprehensive plan; and

WHEREAS, The City of Homer has prepared extensive comprehensive plan amendments in the form of the 2045 Homer Comprehensive Plan; and

WHEREAS, A comprehensive plan is a public declaration of policy statements, goals, standards and maps for guiding the physical, social and economic development, both private and public, of the City; and

WHEREAS, The 2045 Homer Comprehensive Plan will guide the development of the City of Homer; and

WHEREAS, The Homer Planning Commission, in its advisory position to the Kenai Peninsula Borough, and other advisory bodies for the City, have reviewed said plan and or conducted public hearings; and

WHEREAS, The Homer City Council, based upon the recommendation of the Homer Planning Commission, recommends that the Kenai Peninsula Borough Planning Commission and Assembly adopt the 2045 Homer Comprehensive Plan.

NOW THEREFORE, The City of Homer Ordains:

Section 1. The 2045 Homer Comprehensive Plan is hereby adopted as the City of Homer Comprehensive Plan, superseding the 2018 Comprehensive Plan, the 2006 Homer Town Center Development Plan, and 2010 Homer Spit Comprehensive Plan.

Section 2. The previously adopted Homer Master Roads and Streets Plan (1986), Homer Transportation Plan (2024), remain part of the 2045 Homer Comprehensive Plan.

Section 3. Subsection (b) of Homer City Code 21.02.010, Comprehensive Plan-Adoption, is amended to read as follows:

b. The following documents, as initially approved and subsequently amended, are adopted by reference as comprising the Homer Comprehensive Plan.

~~1. Homer Comprehensive Plan (2018)~~
2. Homer Comprehensive Plan (2045)
3. Homer Master Roads and Streets Plan (1986)
4. Homer Transportation Plan (2024)
~~5. Homer Town Center Development Plan (2006)~~
~~6. Homer Spit Plan (2010)~~

Section 4. The City of Homer hereby recommends the Kenai Peninsula Borough Planning Commission and Assembly adopt the 2045 Homer Comprehensive Plan as extensive comprehensive plan amendments under Kenai Peninsula Borough Code 21.01.025, and as an element of the Official Borough Comprehensive Plan within the City of Homer planning area of the Borough.

Section 5. Sections 1 through 3 of this ordinance shall take effect upon the adoption of the 2045 Homer Comprehensive Plan by the Kenai Peninsula Borough Assembly. The remainder of this ordinance shall take effect upon its adoption by the Homer City Council.

Section 6. Section 3 of this ordinance is of a permanent and general character and shall be included in the city code. The remainder of this ordinance is not of a permanent nature and is a non-code ordinance.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 27th day of October, 2025.

CITY OF HOMER

_____
RACHEL LORD, MAYOR

ATTEST:

_____
RENEE KRAUSE, MMC, ADAC, CITY CLERK

Introduction:
Public Hearing:
Second Reading:
Effective Date:

YES:
NO:
ABSTAIN:
ABSENT:

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Memorandum

TO: Mayor Lord and Homer City Council

FROM: Melissa Jacobsen, City Manager

DATE: October 9, 2025

SUBJECT: City Manager's Report for October 13, 2025 Council Meeting

Landslide Hazard Mitigation Presentation

Living with the possibility of landslides is a reality in many Alaskan communities with steep slopes, including Homer. Join Dr. Brentwood "Hig" Higman of Ground Truth Trekking, Dr. Anna Liljedahl of Woodwell Climate Research Center, and other researchers for a presentation on their findings and ideas on how to live more safely in a moving terrain. You are invited to come learn more about

- what do we know about this hazard locally?
- how can we find out more about it?
- what can we do as a community to manage landslide hazards here?

The presentation will be held at the Kachemak Bay Campus on Tuesday, October 21st. Doors open at 5:30 p.m. and the presentation begins at 6:00 p.m. Visit the City's website for more information. https://www.cityofhomer-ak.gov/planning/join-us-presentation-landslide-hazard-mitigation

Karen Hornaday Park Trail

The Landslide Hazard Mitigation presentation team will be in the area for a few days conducting workshops and taking a local field trip. One stop on the team's list is the new City property above the Karen Hornaday Park campground. It will be extremely beneficial to the City to learn from the team about how to approach management and development on this property to help ensure a safe useable trail for our residents and visitors to enjoy. Staff will take the information to aid in development of a Request for Proposals for trail design.

Speed Monitoring Devices

Last year Council appropriated funds to purchase speed monitoring devices. These devices are designed to alert drivers of their speed as they approach the devices and flash the speed to alert them when they are exceeding the posted speed limit as a way to encourage them to slow down. The newer devices have the capability to take photos of vehicles that are exceeding the speed limit and are set up to do so. The request has been made to administration to look into the cost of upgraded cameras that can snap a photo that will capture the license plate numbers of vehicles that are speeding in our neighborhoods. There are a few companies that sell these types of cameras, and they can be purchased by law enforcement. I'm interested in hearing from Council if there is interest in putting City resources into researching and reporting back on the impacts of purchasing and enforcing speeding in this manner.

Homer Spit High Tide Events

Over this past week we've experienced our first round of fall/winter high tide and wind events on the Homer Spit. While the storms weren't as extreme as last year in November where we experienced damage to Homer Spit Road and properties along the west side of the Spit, there was some erosion that resulted from the tides and winds this past Tuesday-Thursday. After last November's storms the City engaged with our State Delegation and Alaska Department of Transportation and Public Facilities (AKDOT&PF) Comm[illegible]er and Deputy Commissioner during our lobbying trip to

Juneau in February and conversations continued in the summer. As a result, the Sterling Highway Mile point 134-138 Erosion Improvements along Homer Spit Road was included in the Alaska State Transportation Improvement Program (STIP). The proposed scope for the project is to construct improvements to protect the Homer Spit Road from coastal erosion. Improvements may include excavation, coastal erosion protection, paving , signing and striping, and utility relocations. The STIP planning estimate provides $1.5 million for design, $100,000 for utility work, and $6 million for construction, to occur over a period of four years. Limited staff capacity with the State and the City have hindered getting this effort underway. We were advised by the Central Region Director this summer that they anticipate having a Project Manager available in October, and the Mayor and city staff will be meeting with the Central Region Director and his team on October 10th to learn more. The next 20'+ tide events will be occurring in the afternoons of November 3rd through 8th.







First Annual Homer PD vs. Homer Fire Softball Game

Last Sunday Homer Police Department and Homer Volunteer Fire Department met at Jack Gist Park for an afternoon of fun and community support for the first annual Guns and Hoses softball game. The weather couldn't have been better, and it was awesome to see everyone out there. Big thanks to the volunteers covering the ambulance during the event, thankfully no one needed help on or off the field. The community donated a ton of food and toiletries, which have all been delivered to their respective organizations and they were very appreciative.

City Manager Meetings and Events:

September 25th and October 9th – Microsoft 365 Pilot Team Meeting
September 28th – Guns and Hoses Softball game between HPD and HVFD
October 2nd – Kenai Peninsula Municipal Managers Meeting
October 8th – Homer Police Department Patrol Meeting
And, ongoing weekly meetings with Departments, Mayor and Councilmembers, and City Attorney

Attachments: Landslide Hazard Mitigation Presentation Flier

COMMUNITY LANDSLIDE HAZARD FORUM

Join us for an important community-focused conversation about landslide hazards in Homer

Understanding the Hazard
Learn about landslide risks in Homer—and what questions remain unanswered.

Lessons from Other Communities
Hear firsthand how communities in California and the Philippines have successfully addressed similar challenges through monitoring, early warning systems, and community response.

Expert Presentations
Noah Finnegan and Roy Kaimo share their real-world experiences managing landslide hazards, drawing direct connections to Homer's unique situation.

Local Perspectives
Hear from our panel on the current state of landslide science in Homer and potential management approaches for our community.

Community Discussion
Ask questions, share concerns, and contribute your ideas during our open panel discussion.

Tuesday October 21, 2025

Kachemak Bay Campus, 533 E Pioneer Ave.

Doors open at 5:30, event begins at 6:00pm

The workshop is organized by the City of Homer, Homer Soil and Water Conservation District, University of Alaska Anchorage via the Kachemak Bay National Estuarine Research Reserve, and local scientists Bretwood Higman (geologist) and Anna Liljedahl (hydrologist).

For more information, contact:
Julie Engebretsen, City of Homer, 907-435-3119

CC-25-243

MEMORANDUM

Ordinance 25-54, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 8 Permits, Licenses and Regulations by Adding Chapter 8.13 Temporary Retail Services. Davis/Aderhold.

Item Type: Backup Memorandum

Prepared For: Mayor Lord and City Council

Date: October 13, 2025

From: Jason Davis Councilmember

Donna Aderhold, Councilmember

cc: Melissa Jacobsen, City Manager

Background:

Following its introduction on August 11, 2025, Ordinance 25-54 was referred to the Planning Commission and Economic Development Advisory Commission (EDC) for input on potential improvements. Both Commissions reviewed it and returned recommendations for denial without offering specific suggestions for refinement.

We believe Ordinance 25-54 still holds strong potential to enhance our downtown by allowing temporary retail structures, modeled after our successful mobile food retail regulations. This approach could transform underutilized spaces—such as the large parking lots and other underutilized lots that dominate our central business district—into more vibrant, economically active areas that benefit local businesses, residents, and visitors.

To move forward productively, we recommend that the Council vote today to refer Ordinance 25-54 back to both Commissions for a second review – this time with a clear request for actionable recommendations on how to improve the ordinance, addressing concerns like noise, restrooms, parking, visual clutter, interface with streets and sidewalks, and other practical issues. Based on comments from the EDC, the Commissions might also consider and propose simultaneous revisions to the existing itinerant merchant code, as these could complement or integrate with the temporary retail provisions for a more cohesive framework.

For your reference, we have attached a proposed memo that could accompany this second referral to the Commissions. It outlines our intent and the specific guidance we seek.

Recommendation:

Refer to Planning Commission and Economic Development Advisory Commission to address points made in memorandum.

Attachment:
Memorandum to Planning and Economic Development Advisory Commissions

MEMORANDUM

Ordinance 25-54, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 8 Permits, Licenses and Regulations by Adding Chapter 8.13 Temporary Retail Services. Davis/Aderhold.

Item Type: Action Memorandum

Prepared For: Economic Development Advisory Commission
Planning Commission

Date: October 13, 2025

From: Mayor Lord and Homer City Council

Commissioners:

Thank you for your time and thoughtful review of Ordinance 25-54 during its initial referral. We appreciate the insights provided by both Commissions and value your expertise in shaping policies that support our community's growth.

As you may recall, Ordinance 25-54 seeks to amend Homer City Code Title 8 by adding provisions for temporary retail structures, modeled after our successful approach to mobile food retail. The City Council believes this ordinance holds significant potential to invigorate our downtown area—currently characterized by extensive non-revenue-generating parking lots and other underutilized lots—by fostering economic activity and aesthetic improvements through small-scale, movable retail operations. By treating mobile retail similarly to mobile food vendors, we aim to create a more vibrant, engaging central business district that benefits local businesses, residents, and visitors alike.

While we respect the Commission’s recommendations to deny the ordinance in its current form, the Council would like to refer Ordinance 25-54 back to you for a second review.

We kindly request that your feedback focus primarily on specific suggestions for improving the ordinance to address potential concerns. Examples might include, but not be limited to the following:

- measures related to noise mitigation
- restroom access
- parking requirements
- visual clutter
- interface with streets and sidewalks, or

- other practical considerations that could make the proposal more viable and balanced.

If your Commission deems it relevant and useful, you could include revisions to the existing itinerant merchant code, as these could align with or enhance the temporary retail framework, for greater consistency and effectiveness. City Council is eager to incorporate your ideas to refine the language and ensure it aligns with Homer's community values and operational realities.

If your Commission desires to include the Commissions' overall perspective on whether the ordinance should move forward, even with any revisions recommended that is welcome too. However, Council's primary goal with this referral is to gather actionable recommendations that could strengthen the proposal.

CC-25-231

MEMORANDUM

Ordinance 25-54, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 8 Permits, Licenses and Regulations by Adding Chapter 8.13 Temporary Retail Services.

Item Type: Backup Memorandum

Prepared For: Mayor Lord and Homer City Council

Date: September 22, 2025

From: Julie Engebretsen, Community Development Director

Through: Melissa Jacobsen, City Manager

Recommendation: Do not introduce Ordinance 25-54.

At the meeting of August 11, 2025, the City Council moved to introduce Ordinance 25-54 but then postponed introduction and referred the ordinance to the Economic Development and Planning Commissions, and the Chamber of Commerce. Packet materials for both Commissions were identical; the EDC packet is attached.

At their September 3rd meeting, the Planning Commission failed a motion to recommend adoption.

On September 9th, the Economic Development Advisory Commission held a work session and invited the Chamber of Commerce Executive Director, the Homer Business Advisor of the Alaska Small Business Development Center, several business owners, and Kyra Wagner (Homer Soil and Water and Homer Farmer's Market advocate). Ultimately Brad Anderson and Kyra were able to attend the work session, but no other public attended. A robust conversation ensued. At the regular meeting the EDC made the following motion:

"EDC feels Ordinance 25-54 does not solve a variety of problems and the EDC supports a review of the itinerant merchant code with consideration of the simplicity of the mobile food regulations."

Question for Council: When the EDC updates their annual work plan in November, should they add a review of the itinerant merchant code for 2026?

Attachments:

1. EDC discussion points
2. Planning Commission memo and minutes
3. Public Comment

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Memorandum

TO: ECONOMIC DEVELOPMENT ADVISORY COMMISSION AND
HOMER ADVISORY PLANNING COMMISSION

FROM: JACKIE MCDONOUGH, COMMUNITY DEVELOPMENT ASSOCIATE

DATE: AUGUST 14, 2025

SUBJECT: ITINERANT MERCHANT CODE REVISIONS

Purpose: The City Council requests guidance on postponed Ordinance 25-54, to determine if/how to accommodate vendors who wish to sell non-food items from temporary structures or vehicles within the Central Business District.

Background

Over the last year, there have been many inquiries from entrepreneurs wanting to conduct business from vehicles or temporary structures in the Central Business District and on the Spit. Those who want to sell food can do so thanks to a 2022 code revision. A City of Homer mobile food permit costs only $50 annually; the number of mobile food services has doubled, and compliance is at 100%.

Vendors who want to sell non-food items or offer services are limited to the Itinerant Merchant License (HCC 8.08), which is expensive, onerous, and geared more toward door-to-door solicitation. While itinerant merchants may operate in the CBD, there is currently no allowance for temporary structures without a zoning permit. Ordinance 25-54 seeks to allow temporary structures, for retail.

Questions to consider

1. How long is temporary? “Temporary business” under Itinerant Merchant code is limited to 60 days, with associated temporary structures requiring removal immediately upon expiration [HCC 8.08.060]. Food trucks do not have limitations beyond having to reapply annually. Should temporary retail sales follow the mobile food unit model?
2. How would this affect traditional business owners in the CBD, who are asked to meet standards for fire safety, plumbing, and parking? Should small temporary structures be required to observe the same rules for road setbacks and attractive storefronts as permanent establishments?

3. Would mobile vendors be welcome to operate everywhere mobile food services and itinerant merchants are allowed, or everywhere retail sales are a permitted use?
4. Are we ready for all the creative ways this might be used? Picture a shack renting scooters, a mobile sauna unit, a Christmas tree stand, a trailer with fishing tackle, a leaning tower of hats, carpet sales. The intent of this ordinance is to allow retail sales only within "structures," so vehicles are not under current consideration. However, staff has seen interest from the public in operating from all kinds of mobile and temporary units. What would make the ordinance fair, clear, and enforceable for these vendors?
5. Should the ordinance follow most of the provisions of the existing mobile food ordinance (8.11) including allowing generators? Should it also require provision e. *Not diminish the ability of others to conduct business, through excessive noise, odor, or other occurrence*?
6. Would temporary retail structure owners be required to have an Itinerant Merchant license (8.08), or should that license be eliminated as unnecessary and burdensome?



Requested Action:

- *Discuss the proposed ordinance 25-54, keeping in mind the balance between supporting entrepreneurship and respecting current business owner investment in the community.*

- *Make recommendations to Council, with any amendments or changes by September 11th.*

Attachments:
HCC Ordinance 25-54
Memorandum CC-25-204 Amend HCC Title 8 Adding Chapter 8.13 Temporary Retail Services
Email from Jenny Stroyeck from Supplemental Packet
Council Minutes
Memorandum from Public Works Director Kort

CITY OF HOMER
HOMER, ALASKA

Davis/Aderhold

ORDINANCE 25-54

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING HOMER CITY CODE TITLE 8 PERMITS, LICENSES AND REGULATIONS BY ADDING CHAPTER 8.13 TEMPORARY RETAIL SERVICES.

WHEREAS, The City of Homer recognizes the growing interest in temporary and movable structures, such as food trucks and small retail shops, to promote economic development and vibrant community spaces; and

WHEREAS, The existing definition of mobile food service in Homer City Code 8.11.020 supports self-contained food service establishments but does not address other temporary retail structures, limiting opportunities for diverse commercial uses; and

WHEREAS, Creating a new category of movable retail structures will provide greater flexibility for entrepreneurs with limited resources to establish small businesses, such as mobile retail shops, without requiring permanent foundations; and

WHEREAS, Allowing movable retail structures will contribute to expanding the City's tax base by enabling new business opportunities and attracting visitors to commercial areas; and

WHEREAS, Movable retail structures enhance the city fabric and promote walkability by creating dynamic, accessible, and pedestrian-friendly commercial spaces in Homer's neighborhoods; and

WHEREAS, The City of Sitka defines movable structures as "structures built on a chassis with wheels, skids, or other mechanisms designed to facilitate mobility, not permanently affixed to a foundation," providing a model for broadening Homer's regulations to support temporary retail uses; and

WHEREAS, This amendment is intended to establish a new category of movable retail structures to include those on a chassis, skids, or wheels, thereby encouraging diverse, temporary commercial land uses that contribute to the economic and cultural vitality of Homer.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code Title 8 is hereby amended by adding Chapter 8.13 Temporary Retail Services as follows:

Chapter 8.13
TEMPORARY COMMERCIAL SERVICES

Sections:

8.13.010 Intent
8.13.020 Definition.
8.13.030 Permit Required
8.13.035 General standards
8.13.040 Permit – Application – Fees.
8.13.050 Permit Terms
8.13.080 Violation – Penalty.
8.13.085 Appeal of Decision

8.13.010 Intent

The intent of this chapter is to allow and regulate temporary retail services which may be beneficial to the City and its residents.

8.13.020 Definition.

For the purpose of this chapter, "temporary retail service" means a self-contained small commercial building, no larger than 150 square feet, that is designed to be readily moveable from location to location, without being permanently affixed to any site or permanently connected to any water or sewer utility service.

8.13.030 Permit – Required.

No person may operate from a temporary retail service as defined in this chapter within the City without first obtaining a temporary retail service permit from the City Manager or designee.

a. Exemptions. The permitting requirements of this chapter do not extend to the following instances:

1. Isolated or casual sales of personal goods, wares, vehicles, animals, etc., or to the sale of similar items at such functions as garage sales, flea markets, and bazaars;

2. Vendors participating in a special events permitted under HCC 5.46 or activities conducted at conferences that cater to a specialized audience;

3. A commercial fisherman who has a valid commercial fishing license issued by the State of Alaska and who has completed and filed with Alaska Department of Fish and Game the forms required to qualify as a "catcher-seller".

8.13.035 General standards

The following general standards shall apply as requirements for the operation of temporary retail service in the City of Homer. The owner/operator of the temporary retail service shall:

1. Be registered to collect sales tax with the Kenai Peninsula Borough and be current on all sales tax remittances;

2. Have obtained permission from the property owner where operating;

3. Be located in a zoning district in which retail sales is a permitted use, or in any specific location authorized as part of an approved special event permitted under HCC 5.46;

4. Not create hazardous traffic patterns for vehicles or pedestrians;

5. Not diminish the ability of others to conduct business, through excessive noise, odor, or other occurrence;

6. Provide for the collection and removal of all waste from the site at the end of each day of operation;

7. Be in accordance with the regulations found in the City's Sign Code, HCC 21.60;

8. Post in a conspicuous place, able to be observed by the general public, their State of Alaska Business License, and the temporary retail service permit issued by the City of Homer (if applicable);

9. Ensure that, with the exception of generators, all operations, merchandise and services provided by and related to the temporary retail service be contained in or attached to the unit;

10. Not be located within a utility easement; within a building setback area, or within a State of Alaska Department of Transportation Right of Way;

11. If authorized to operate in a City right-of-way or on City property, hold a certificate of insurance indicating that the owner/operator's operation of a temporary retail service is covered by liability insurance that meets or exceeds the following:

Personal Injury (each occurrence)	**$100,000**

Aggregate Products (each occurrence)	**$100,000**
Property Damage (each occurrence)	**$50,000**

8.13.040 Permit – Application – Fees.

Unless waived by the City Manager as part of a permitted special event under HCC 5.46, a valid permit is required prior to operating a temporary retail service in the City. An application for a temporary retail service permit shall be submitted to, and approved by, the City of Homer and shall contain the following:

1. Completed application form, as provided by the City of Homer;

2. Permit fee as set out in the City of Homer Fee Schedule;

3. If operating in a City right-of-way or on City property, proof of insurance;

8.13.050 Permit Terms.

The temporary retail service permit shall expire at the end of the calendar year of issuance.

The City Manager, or designee, may revoke a temporary retail service permit if it is determined that the conduct of the operation(s) is not in compliance with either the terms and conditions of the permit, or the provisions of the Municipal Code. The permit may be revoked immediately, including during the operation of the temporary retail service.

8.13.080 Violation – Penalty.

The following actions are unlawful and considered a minor offense as defined in HCC 1.16.040:

1. Operating a temporary retail service without obtaining a valid city temporary retail service permit or special event waiver under HCC 5.46;
2. Operating a temporary retail service in violation of any of the general standards set forth in HCC 8.13.035;

3. Selling or attempting to sell food and/or beverage, merchandise or other services on foot or from a motor vehicle, trailer, tent or other temporary facility that does not qualify as a temporary retail service and is not exempted in HCC 8.13.030.

The owner, agent, or contractor of a temporary commercial service where a violation has been committed or exists, may be fined as provided in HCC 1.16.040. Each and every day that the violation continues shall be deemed a separate and distinct violation. All remedies and penalties provided for in this chapter shall be cumulative and not exclusive.

8.13.085 Appeal of Decision.

Judicial review by the superior court of a final decision on a temporary commercial service permit issued by the City may be had by filing a notice of appeal in accordance with the applicable rules of court governing appeals in civil matters. The notice of appeal shall be filed within 30 days of notice of the final decision on the permit. Appeals of temporary retail service permits are heard solely on the administrative record which shall be prepared by the City. A copy shall be filed in the superior court within 30 days after the appellant pays the estimated cost of preparing the complete or designated record or files a corporate surety bond equal to the estimated cost.

Section 2. This ordinance is of a permanent and general character and shall be codified in Homer City Code.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this this ___ day of August, 2025.

CITY OF HOMER

_____

RACHEL LORD, MAYOR

ATTEST:

_____

RENEE KRAUSE, MMC, CITY CLERK

YES:
NO:
ABSENT:
ABSTAIN:

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

CC-25-204

MEMORANDUM

Ordinance 25-54, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 8 Permits, Licenses and Regulations by Adding Chapter 8.13 Temporary Retail Services. Davis/Aderhold.

Item Type: Backup Memorandum

Prepared For: Mayor Lord and Homer City Council

Date: August 5, 2025

From: Melissa Jacobsen, City Manager

At the July 28, 2025, City Council meeting, Councilmember Davis introduced Resolution 25-070 to direct the Planning Commission to amend city code, likely Title 21, to allow temporary retail structures on vacant lots in the Central Business District.

After discussion and postponement to August 11, 2025, city staff, including Community Development Director Engebretsen and myself, collaborated with Councilmembers Davis and Aderhold to develop a more streamlined solution that aligns temporary retail structures with mobile food service regulations, eliminating the need for the broader zoning code changes proposed in Resolution 25-070.

Currently, Chapter 8.11 regulates mobile food services as self-contained, movable establishments not requiring permanent utility connections. However, no clear framework exists for other temporary retail activities, such as mobile shops selling clothing or crafts. The existing Itinerant Merchant's License (HCC 8.08) is outdated, requiring burdensome processes like criminal background checks and high fees ($1,020 for 180 days), and does not address mobile structures, making it unsuitable for modern entrepreneurs.

Ordinance 25-54 creates Chapter 8.13, Temporary Retail Services, to regulate self-contained small commercial buildings, no larger than 150 square feet that are designed to be readily moveable from location to location, without being permanently affixed to any site or permanently connected to any water or sewer utility service.

RECOMMENDATION:

City Staff have been approached multiple times this year by would-be entrepreneurs wishing to engage in temporary retail services, and Staff agrees with the sponsors that the avenue for temporary vendors of non-food items or services to operate in Homer is a gray area. Ordinance 25-54 gets us moving in the direction of finally saying "yes" to folks eager to open such businesses in our community. However, Staff believes a little extra time should be taken to re-craft this ordinance to also include updates to our outdated Itinerant Merchant code.

From: Rachel Lord
To: Renee Krause
Cc: Melissa Jacobsen
Subject: Fw: Temporary Retail Ordinance
Date: Monday, August 11, 2025 12:09:08 PM

Hi Renee,

Could you please include this in the supplemental or laydown packets tonight?
I checked with Jenny and she gave a thumbs up.

Thanks!

Rachel

Rachel Lord
Mayor
City of Homer
c. 907-435-7209
From the Desk of the Homer Mayor - Newsletter

PUBLIC RECORDS LAW DISCLOSURE: Most e-mails from or to this address will be available for public inspection under Alaska public records law.

From: Jenny Stroyeck <wordfolk@xyz.net>
Sent: Saturday, August 9, 2025 10:26 PM
To: Mayor Email; Jason Davis; Donna Aderhold
Subject: Temporary Retail Ordinance

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

Hello Rachel, Jason, and Donna-

I am curious about this ordinance as a business owner in the CBD. Are these temporary businesses required to have parking and ADA accessibility like those of us with permanent buildings? I can tell you that parking is at a premium on Pioneer Avenue in the summer and if there are going to be a bunch of tiny businesses popping up, where are their patrons going to park? I love the idea of a walking accessible downtown shopping area, but since we have no city or public parking lots for people to park their vehicles while strolling this pedestrian accessible shopping area…… how does this work?

Also, it seems that the city has a spoken commitment to increasing ADA accessibility. (And we have a long way to go!) Many businesses have done their best to provide access when remodeling, at their own cost. Others have not. This is where I see a temporary shop as different from a food truck. In every food truck I have seen, only employees enter and as long as the surface where the truck is parked is smooth and reasonably level, accessibility is generally

not a problem. If customers are entering these shops, then it is my personal opinion that they need to be following the same accessibility standards as a permanent building. Otherwise we are just perpetuating the current double standard of accessibility only for the able.

I'm also concerned about the allowance of generators. Not a fan of adding to the noise pollution already present by the increasing number of floatplanes and growing traffic. I see that the ordinance does say that noise shall not impede the business of others. But who will enforce that? We have a current sandwich board ordinance in place, and it's pretty clear that there is no enforcement of that when the sidewalks and road edges are routinely blocked both in the CBD and on the Spit. (Also creating accessibility problems and unsafe conditions on the Spit where pedestrians walk into the traffic lane to get around the sandwich boards.)

I agree with Melissa that perhaps this needs to go back to planning and be thought through a bit more. I think it's great to offer an avenue to enter retail in a small way, but I would much prefer to see a planned area (maybe adjacent to the new rec center?) where shops could be clustered, and electrical hookups could be offered to minimize noise pollution and parking is available on site.

Our town is growing by leaps and bounds. I think planing and wise growth will keep it a spot tourists love to visit, and where people can live and raise families.

Thanks for your time and all the effort you put in to make our town a safe and livable place!

Jenny Stroyeck
65240 Diamond Ridge Rd.
Homer, AK 99603

Mayor Lord requested a roll call vote.

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

Mayor Lord called a five-minute recess at 8:08 p.m. She called the meeting back to order at 8:13 p.m.

ORDINANCE(S)

a. Ordinance 25-54, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 8 Permits, Licenses and Regulations by Adding Chapter 8.13 Temporary Retail Services. Davis/Aderhold. Introduction August 11, 2025, Public Hearing and Second Reading August 25, 2025.

   Memorandum CC-25-204 from City Manager as backup.

Mayor Lord introduced Ordinance 25-54 by reading of the title and requested a motion.

DAVIS/ADERHOLD MOVED TO INTRODUCE ORDINANCE 25-54 BY READING OF TITLE ONLY.

Discussion ensued on the following:

- Allowing retail sales in movable structures outside of food trucks
  - Not requiring connection to water & sewer as it would not be needed
  - ADA Accessibility
  - Use of generators and more noise pollution
  - Steppingstone to a more structured business
  - Not intended to put undue pressure on existing businesses
- Introduction and postponement to the second meeting in September
  - Staff review and make substantial edits
  - Council review staff edits and refers to the Planning Commission and EDC for recommendations
  - Having public input on this ordinance could provide valuable information before postponing it and giving it to staff rather than leaving it solely to the judgement of the staff
  - Having input from the Chamber of Commerce would be of great value as well, from Robert Green, Small Business Development
  - Postpone to the end of September and refer to the September 9th EDC meeting and Planning Commission September 3rd meeting
- Concern on impacts to "*brick & mortar*" businesses
  - Supporting temporary structures does not support the existing businesses
- Several preferences were recommended:
  - introduce the ordinance and hold a public hearing at the next meeting to hear from the public
  - Implement this ordinance and staff work on city code to address issues and concerns in detail over the next several months addressing itinerant merchant section in city code, etc.
- Implementation would allow business owners opportunities now or in the near future.
- Intent to create a walkable downtown, but there is nowhere to park

Mayor Lord restated for the record the three options presented by Councilmembers for the ordinance as she understood:

- Introduce and hold public hearing as normally done
- Introduce, postpone and refer to staff;
- Postpone and refer to advisory bodies; or

- Council can do nothing at all, as it is their decision.

ADERHOLD/ERICKSON MOVED TO POSTPONE ORDINANCE 25-54 TO THE SEPTEMBER 22, 2025 COUNCIL MEETING AND REFER THE ORDINANCE TO THE ECONOMIC DEVLOPMENT ADVISORY COMMISSION AND HAVE STAFF DO ADDITIONAL REVIEW AND AMENDMENTS AS NEEDED.

Brief discussion on referring the ordinance to the Planning Commission followed.

ERICKSON MOVED TO AMEND THE MOTION TO ADD REFER TO THE CHAMBER OF COMMERCE.

Mayor Lord called for a second. Hearing none the motion failed due to lack of a second.

VENUTI/ADERHOLD MOVED TO AMEND THE AMENDMENT TO ADD REFER TO THE PLANNING COMMISSION AND ADD THE MEETING DATES

There was a brief acknowledgement that the ordinance would still need to be back before the Council at their second meeting in September and it was determined that the Planning Commission had a regular meeting on September 3, 2025 and the EDC had a meeting on September 9, 2025.

VOTE. (Amendment) NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Lord stated the amended motion to postpone for the record as follows and expressed her appreciation for the compromises and collaboration displayed.

ADERHOLD/ERICKSON MOVED TO POSTPONE ORDINANCE 25-54 TO THE SEPTEMBER 22, 2025 COUNCIL MEETING AND REFER TO THE ECONOMIC DEVLOPMENT ADVISORY COMMISSION AND THE PLANNING COMMISSION FOR REVIEW AND RECOMMENDATION AT THEIR SEPTEMBER MEETINGS AND FOR STAFF TO DO ADDITIONAL REVIEW AND AMENDMENTS AS NEEDED.

There was no further discussion.

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

Motion carried.

b. Ordinance 25-55, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating Funds in the Amount of $8,000 from the Community Recreation Center Fund for a Public Information Campaign in Connection with the Ballot Proposition to Approve a City Sales Tax Increase in the Amount of 0.3%, for a Term of Eight Years, for the Purpose of Financing the Acquisition and Construction of a Multi-Purpose Community Recreation Center. Davis/Aderhold. Introduction August 11, 2025, Public Hearing and Second Reading August 25, 2025.

Mayor Lord introduced Ordinance 25-55 by reading of the title and requested a motion.

DAVIS/ADERHOLD MOVED TO INTRODUCE ORDINANCE 25-55 BY READING OF TITLE ONLY.

There was a brief comment on not making a motion or second and letting the motion die at the table.

CC-25-xxx

MEMORANDUM

To: Planning Commission

Through: Ryan Foster, City Planner & Staff Liaison to the Planning Commission

From Daniel Kort, Public Works Director

Date: August 27, 2025

Subject: Supplementary Information related to Ordinance 25-54

Background:

Discussion began relating to temporary businesses and whether they were required to connect to City of Homer (City) water and sewer services. The creation of Ordinance 25-54 came from these discussions.

Discussion:

In July 2025, Resolution 25-070 was introduced to direct the Planning Commission to amend city code to allow temporary retail structures on vacant lots in the Central Business District. After discussion, a new approach was proposed, which led to the introduction of Ordinance 25-54 Amending Homer City Code Title 8 Permits, Licenses and Regulations by Adding Chapter 8.13 Temporary Retail Services.

Some of the interest in this code amendment is to relieve the temporary structure from the requirement of connecting to city water and sewer. Water and wastewater utilities fall under the Public Works Department, and on behalf of the Public Works Department, I'd like to offer the Planning Commission information related to this proposed code change.

Homer City Code HCC 14.04.020(a) states *"Except as otherwise provided in this chapter, no person shall erect or occupy a dwelling or commercial or industrial building directly adjacent to the sanitary system without connecting to the sanitary system."* If a person builds on vacant land that has water and wastewater utility "frontage", they must hook up to the utility. The intent is likely tied to encouraging more water and sewer customers (residential, commercial, and industrial), and also health and safety reasons.

City code currently allows accessory structures to be built on a lot that has a primary structure which is already served by water and sewer. This accessory structure does not need to be served with water and sewer service, provided the primary structure on the lot has water and sewer service. The difference would be that in the proposed Ordinance, there would only be a temporary structure on the property fronting the water and sewer utility, but there is no utility connection made to the property.

Support of the proposed Code change is related to a presentation from "Strong Towns", in which the presenter spoke about his observations of Pioneer Avenue, how he observed a lot of vacant land and parking lots, and how he believed we did not have developed property density to "pay for the miles of pipe in the ground". There were also comments that the "Temporary Retail Services" would fill in the gaps and generate sales tax revenue. While this could provide people the opportunity to initiate a business opportunity to see if it will be successful and create sales tax revenue, it also raises question that Temporary Retail Service is no different than vacant land when it comes to the Strong Towns conversation of paying for the "miles of pipes in the ground", because the "Temporary Retail Services" are bypassing the connection to the City's utilities.

This proposed Code change brings up some questions/comments for consideration, such as:

- There are other existing "brick and mortar" retail facilities that are connected to City utilities. This Code change could cause some inequity where some retail businesses are connected to the City utilities, while other "Temporary Retail" are not connected. How would the City balance these inequities?
- How would the City prevent "quiet quitting" and retail facilities transitioning to temporary facilities to avoid overhead costs related to utilities?
- There are other businesses that don't require water or sewer services to operate. This Code change currently only specifies "retail", but how long before other businesses request coverage under this Code change?
- How long is "temporary"? How will the code prevent these temporary structures from becoming structures that are permanently located on properties?
- A business typically needs to provide employees and customers with restrooms. In this scenario, the temporary business would be shifting this responsibility onto the City owned and operated restrooms. This means that the City bears the cost related to providing restrooms, and all City customers offset the cost.

The concern is the less customers of the water and wastewater utility, the more expensive the rates are for each connected customer.

The Public Works Department understands the reason behind the proposed Code change and supports the general principle, however we are responsible to maintain and operate water and wastewater utilities in the best interest of the City and the customers. Perhaps there are things that can be considered in the formation of this proposed code change. Some examples:

- The presenter for Strong Towns mentioned that some City's have "business incubator districts" where the City or a developer owns a single property and there are multiple temporary structures located upon the single property where people can operate temporary business as a "trial balloon" to determine if the business is successful.
- Perhaps the Code change limits the time period a temporary structure can be used before they have to transition to a "brick and mortar" structure.

- Perhaps the Code change includes stipulations where a property can only host a temporary structure for a set time period, followed by a "cooling off period" where a temporary structure cannot be located on the property to prevent one temporary structure being replaced with a second temporary structure, followed by a third, and so on.

Summary:

The Public Works Department recognizes the value in the proposed Code change, however has reservations on the potential impact. The potential impact being a reduction in users of the water and wastewater utility and shifting of cost burden upon other utility users. We are hopeful that some middle ground can be found where the City is fostering an environment that is conducive to new businesses, while simultaneously is advocating for connection to the City's utilities.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

H. SMITH/WALKER MOVED TO FORWARD A RECOMMENDATION THAT CITY COUNCIL ADOPT THE 2025 HOMER COMPREHENSIVE PLAN WITH COMMENTS ATTACHED FOR CONSIDERATION OF AMENDMENTS.

There was brief discussion regarding the wording of the motion.

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

VOTE: YES: HARNESS, BARNWELL, WALKER, S. SMITH, VENUTI, H. SMITH, SCHNEIDER.

Motion carried.

NEW BUSINESS

A. Ordinance 25-54, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 8 Permits, Licenses and Regulations by Adding Chapter 8.13 Temporary Retail Services, Memorandum PL 25-44

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of the memorandum included in the packet. Discussion topics included the Farmer's Market, what defines a "structure," parking requirements, and ADA accessibility.

SCHNEIDER/H. SMITH MOVED TO EXTEND THE MEETING TO 10:45 P.M.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

SCHNEIDER/VENUTI MOVED TO FORWARD A RECOMMENDATION THAT CITY COUNCIL ADOPT ORDINANCE 25-54 AS PRESENTED.

There was no discussion.

VOTE: NO: SCHNEIDER, H. SMITH, VENUTI, S. SMITH, WALKER, BARNWELL, HARNESS.

Motion failed.

INFORMATIONAL MATERIALS

A. 2025 Planning Commission Calendar
B. 2025 Planning Commission Meeting Dates & Submittal Deadlines

Chair S. Smith noted the informational materials included in the packet.

Summary comments from 9/9/2025 EDC Meeting on Ordinance 25-54

- EDC wants an attractive walkable downtown that is active year-round
- Homer has limited opportunities for new businesses to find a location to open
- Want to support fledgling businesses
- What's temporary? Years…maybe its not 'temporary,' its permanent?
- Concern over opening the door to less attractive buildings or unintended consequences
- Concern over generators and noise during business hours … (this has been a problem for the Farmer's Market market to regulate.) Maybe regulate decibel level limits?
- Why allow only one building? What if someone wants several pop-up retail structures?
- Private property rights are important
- How does the ordinance affect current brick and mortar businesses?
- Offering a path for small businesses that face less regulation and pay fewer taxes may not create the pattern of development desired in Homer. Dense walkable mixed-use spaces will be less likely if people can make lesser investment to be in businesses.
- Ordinance should provide more specificity – address the use of generators, parking, and itinerant merchants in general
- Pioneer/CBD/Ocean Dr/ are all itinerant merchant areas
- Make itinerant merchant rules more like food trucks

Commission agrees with City Manager Jacobsen's comments in memo 25-204: "Currently, Chapter 8.11 regulates mobile food services as self-contained, movable establishments not requiring permanent utility connections. However, no clear framework exists for other temporary retail activities, such as mobile shops selling clothing or crafts. The existing Itinerant Merchant's License (HCC 8.08) is outdated, requiring burdensome processes like criminal background checks and high fees ($1,020 for 180 days), and does not address mobile structures, making it unsuitable for modern entrepreneurs."

Motion: EDC feels Ordinance 25-54 does not solve a variety of problems and the EDC supports a review of the itinerant merchant code with consideration of the simplicity of the mobile food regulations

From: Rachel Lord
To: Renee Krause
Cc: Melissa Jacobsen
Subject: Fw: Temporary Retail Ordinance
Date: Monday, August 11, 2025 12:09:08 PM

Hi Renee,

Could you please include this in the supplemental or laydown packets tonight?
I checked with Jenny and she gave a thumbs up.

Thanks!

Rachel

Rachel Lord
Mayor
City of Homer
c. 907-435-7209
From the Desk of the Homer Mayor - Newsletter

PUBLIC RECORDS LAW DISCLOSURE: Most e-mails from or to this address will be available for public inspection under Alaska public records law.

From: Jenny Stroyeck <wordfolk@xyz.net>
Sent: Saturday, August 9, 2025 10:26 PM
To: Mayor Email; Jason Davis; Donna Aderhold
Subject: Temporary Retail Ordinance

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Hello Rachel, Jason, and Donna-

I am curious about this ordinance as a business owner in the CBD. Are these temporary businesses required to have parking and ADA accessibility like those of us with permanent buildings? I can tell you that parking is at a premium on Pioneer Avenue in the summer and if there are going to be a bunch of tiny businesses popping up, where are their patrons going to park? I love the idea of a walking accessible downtown shopping area, but since we have no city or public parking lots for people to park their vehicles while strolling this pedestrian accessible shopping area…… how does this work?

Also, it seems that the city has a spoken commitment to increasing ADA accessibility. (And we have a long way to go!) Many businesses have done their best to provide access when remodeling, at their own cost. Others have not. This is where I see a temporary shop as different from a food truck. In every food truck I have seen, only employees enter and as long as the surface where the truck is parked is smooth and reasonably level, accessibility is generally

not a problem. If customers are entering these shops, then it is my personal opinion that they need to be following the same accessibility standards as a permanent building. Otherwise we are just perpetuating the current double standard of accessibility only for the able.

I'm also concerned about the allowance of generators. Not a fan of adding to the noise pollution already present by the increasing number of floatplanes and growing traffic. I see that the ordinance does say that noise shall not impede the business of others. But who will enforce that? We have a current sandwich board ordinance in place, and it's pretty clear that there is no enforcement of that when the sidewalks and road edges are routinely blocked both in the CBD and on the Spit. (Also creating accessibility problems and unsafe conditions on the Spit where pedestrians walk into the traffic lane to get around the sandwich boards.)

I agree with Melissa that perhaps this needs to go back to planning and be thought through a bit more. I think it's great to offer an avenue to enter retail in a small way, but I would much prefer to see a planned area (maybe adjacent to the new rec center?) where shops could be clustered, and electrical hookups could be offered to minimize noise pollution and parking is available on site.

Our town is growing by leaps and bounds. I think planing and wise growth will keep it a spot tourists love to visit, and where people can live and raise families.

Thanks for your time and all the effort you put in to make our town a safe and livable place!

Jenny Stroyeck
65240 Diamond Ridge Rd.
Homer, AK 99603

Dear Council Members, Planning Commissioners, and members of the Economic Development Committee,

As owners of The Homer Bookstore on Pioneer Avenue, we have some concerns about the proposed ordinance 25-54 addressing temporary and movable small retail shops in the central business district.
To start, please note that we are not voicing these concerns from a fear of competition. Homer is beloved by many locals and tourists from inside and outside Alaska for its diverse and interesting shops which makes it unlike many towns now populated with big chains and franchises. More small shops are better. Ask any business owner in the CBD, and I believe you will receive the same answer- Amazon has been our biggest competitor for more that 10 years and will continue to be for the foreseeable future. (Requiring them to collect sales tax was a huge step in the right direction to even this imbalance.)

However, we are concerned about the appearance of the CBD, and Pioneer Avenue in particular. In the last 25 years, since we bought our building at the corner of Pioneer and Svedlund, many buildings have been remodeled and improved and the street looks much different than it did in the 1980s and 1990s. Among the improvements just on Pioneer: The Classic Cook, the building housing Hospice and the Independent Living Center, Cyclelogical, and most recently The Porcupine Theater have received major upgrades. Nomar, North Wind, The Twisted Goat, and Zen Den have repainted and spruced up their facades. The murals and Peonies on Pioneer have added local color and flavor. We'd like to see this trend continue!

Our concerns about this proposed ordinance focus on 3 areas:

1) Generators: These would be allowed as a power source. Our town is already getting noisier from increased air and street traffic. Generators seem like a potential source of a LOT of noise and air pollution.
2) Parking: As it stands, there doesn't seem to be a parking requirement for these shops. While nowhere near the chaos on the Spit, parking on Pioneer is also becoming a problem. We understand that the city is interested in promoting walkability and we completely support that. But the large majority of those shopping on Pioneer do not live or stay within walking distance of the CBD. The reality is that they are arriving in the CBD by car. It would be great if a central city parking area was established - perhaps in conjunction with the proposed rec center? If customers ask us at the bookstore if they can leave their car in our lot while they browse up and down Pioneer, the answer is almost always "of course." The exception is large motor homes or trailers that take up a significant part of the lot. But if there are 10 or 20 small shops added to the browsing time, it would be helpful if those shops bore some of the parking burden.
3) Seasonality: Homer has for a very long time had a Spit and town split. Businesses on the Spit open for only the summer season, and are closed and often boarded up the rest of the year. The CBD has been the home for year round business. Galleries and restaurants downtown sometimes close for a month or two in the winter, but generally we are all open year round. We are not in favor of small shops in town that will be only open for the tourist season, and dark, empty, and possibly boarded up for more than half the year. We're also not clear what sort of structure will be required- will it be ok to have a booth that sits on the ground with sides that flip up, like a booth at the State Fair? That doesn't seem like something that will be sustainable in the colder months.

There are two temporary business clusters off the Spit- one at the corner of the bypass and Main Street, and one on the curve on Ocean Drive. One food trucks, one mostly retail. It would be interesting to talk to the owners of those businesses and see if they would consider their business viable for year-round sales or are they only interested in the tourist season. Maybe

having a similar cluster somewhere on Pioneer or Main Street would allow small businesses a place to start while not having temporary businesses scattered throughout the CBD?

In 2014, there was a conflict between Cosmic Kitchen and The Juicy Bus food truck. In the resolution of that Walt Wrede, then City Manager, said “We felt like we had a duty to protect permanent businesses that are here year round and have made a lot of investment in their buildings.” We’re not looking to ban or forbid new businesses but we and many others in the CBD have done exactly that. If we want to continue to have a thriving and viable year-round business district, please consider how temporary and mobile businesses will fit into that.

Lee Post, Sue Post, Jenny Stroyeck
The Homer Bookstore
332 E. Pioneer Ave #1
Homer, AK 99603

September 1, 1025

Dear Council Members,

I am writing in response to proposed Ordinance 25-54 which is addressing moveable business structures. While I support the effort to increase opportunities for diverse commercial uses and increase tax base, I have several concerns about the ordinance as it is written.

My first concern is that I am worried that many of these businesses will be focusing on the summer tourist season and will be boarded up in winter. That takes place all along the spit. I do not think we need boarded up buildings in the city proper and that it is not an image the city wants to project. I would hope the ordinance would require removal of the buildings when they are closed for more than a short period of time.

A second concern is what would the businesses do for power? I hope that generators would not be allowed. I think that the sound of generators is incompatible with the business district of Homer.

Lastly, what will happen with parking? Maybe it would be good idea to figure out a way to consolidate the businesses the way it is happening at the base of the spit and on Main Street.

Thank you for considering my comments.

Janet Fink
907 235-6890
Janetfink17@gmail.com

Dear Council Members, Planning Commissioners, and members of the Economic Development Committee,

As owners of The Homer Bookstore on Pioneer Avenue, we have some concerns about the proposed ordinance 25-54 addressing temporary and movable small retail shops in the central business district.
To start, please note that we are not voicing these concerns from a fear of competition. Homer is beloved by many locals and tourists from inside and outside Alaska for its diverse and interesting shops which makes it unlike many towns now populated with big chains and franchises. More small shops are better. Ask any business owner in the CBD, and I believe you will receive the same answer- Amazon has been our biggest competitor for more that 10 years and will continue to be for the foreseeable future. (Requiring them to collect sales tax was a huge step in the right direction to even this imbalance.)

However, we are concerned about the appearance of the CBD, and Pioneer Avenue in particular. In the last 25 years, since we bought our building at the corner of Pioneer and Svedlund, many buildings have been remodeled and improved and the street looks much different than it did in the 1980s and 1990s. Among the improvements just on Pioneer: The Classic Cook, the building housing Hospice and the Independent Living Center, Cyclelogical, and most recently The Porcupine Theater have received major upgrades. Nomar, North Wind, The Twisted Goat, and Zen Den have repainted and spruced up their facades. The murals and Peonies on Pioneer have added local color and flavor. We'd like to see this trend continue!

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2) Parking: As it stands, there doesn't seem to be a parking requirement for these shops. While nowhere near the chaos on the Spit, parking on Pioneer is also becoming a problem. We understand that the city is interested in promoting walkability and we completely support that. But the large majority of those shopping on Pioneer do not live or stay within walking distance of the CBD. The reality is that they are arriving in the CBD by car. It would be great if a central city parking area was established - perhaps in conjunction with the proposed rec center? If customers ask us at the bookstore if they can leave their car in our lot while they browse up and down Pioneer, the answer is almost always "of course." The exception is large motor homes or trailers that take up a significant part of the lot. But if there are 10 or 20 small shops added to the browsing time, it would be helpful if those shops bore some of the parking burden.
3) Seasonality: Homer has for a very long time had a Spit and town split. Businesses on the Spit open for only the summer season, and are closed and often boarded up the rest of the year. The CBD has been the home for year round business. Galleries and restaurants downtown sometimes close for a month or two in the winter, but generally we are all open year round. We are not in favor of small shops in town that will be only open for the tourist season, and dark, empty, and possibly boarded up for more than half the year. We're also not clear what sort of structure will be required- will it be ok to have a booth that sits on the ground with sides that flip up, like a booth at the State Fair? That doesn't seem like something that will be sustainable in the colder months.

There are two temporary business clusters off the Spit- one at the corner of the bypass and Main Street, and one on the curve on Ocean Drive. One food trucks, one mostly retail. It would be interesting to talk to the owners of those businesses and see if they would consider their business viable for year-round sales or are they only interested in the tourist season. Maybe

having a similar cluster somewhere on Pioneer or Main Street would allow small businesses a place to start while not having temporary businesses scattered throughout the CBD?

In 2014, there was a conflict between Cosmic Kitchen and The Juicy Bus food truck. In the resolution of that Walt Wrede, then City Manager, said “We felt like we had a duty to protect permanent businesses that are here year round and have made a lot of investment in their buildings.” We’re not looking to ban or forbid new businesses but we and many others in the CBD have done exactly that. If we want to continue to have a thriving and viable year-round business district, please consider how temporary and mobile businesses will fit into that.

Lee Post, Sue Post, Jenny Stroyeck
The Homer Bookstore
332 E. Pioneer Ave #1
Homer, AK 99603

CC-25-204

MEMORANDUM

Ordinance 25-54, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 8 Permits, Licenses and Regulations by Adding Chapter 8.13 Temporary Retail Services. Davis/Aderhold.

Item Type: Backup Memorandum

Prepared For: Mayor Lord and Homer City Council

Date: August 5, 2025

From: Melissa Jacobsen, City Manager

At the July 28, 2025, City Council meeting, Councilmember Davis introduced Resolution 25-070 to direct the Planning Commission to amend city code, likely Title 21, to allow temporary retail structures on vacant lots in the Central Business District.

After discussion and postponement to August 11, 2025, city staff, including Community Development Director Engebretsen and myself, collaborated with Councilmembers Davis and Aderhold to develop a more streamlined solution that aligns temporary retail structures with mobile food service regulations, eliminating the need for the broader zoning code changes proposed in Resolution 25-070.

Currently, Chapter 8.11 regulates mobile food services as self-contained, movable establishments not requiring permanent utility connections. However, no clear framework exists for other temporary retail activities, such as mobile shops selling clothing or crafts. The existing Itinerant Merchant's License (HCC 8.08) is outdated, requiring burdensome processes like criminal background checks and high fees ($1,020 for 180 days), and does not address mobile structures, making it unsuitable for modern entrepreneurs.

Ordinance 25-54 creates Chapter 8.13, Temporary Retail Services, to regulate self-contained small commercial buildings, no larger than 150 square feet that are designed to be readily moveable from location to location, without being permanently affixed to any site or permanently connected to any water or sewer utility service.

RECOMMENDATION:

City Staff have been approached multiple times this year by would-be entrepreneurs wishing to engage in temporary retail services, and Staff agrees with the sponsors that the avenue for temporary vendors of non-food items or services to operate in Homer is a gray area. Ordinance 25-54 gets us moving in the direction of finally saying "yes" to folks eager to open such businesses in our community. However, Staff believes a little extra time should be taken to re-craft this ordinance to also include updates to our outdated Itinerant Merchant code.

CITY OF HOMER
HOMER, ALASKA

Davis/Aderhold

ORDINANCE 25-54

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING HOMER CITY CODE TITLE 8 PERMITS, LICENSES AND REGULATIONS BY ADDING CHAPTER 8.13 TEMPORARY RETAIL SERVICES.

WHEREAS, The City of Homer recognizes the growing interest in temporary and movable structures, such as food trucks and small retail shops, to promote economic development and vibrant community spaces; and

WHEREAS, The existing definition of mobile food service in Homer City Code 8.11.020 supports self-contained food service establishments but does not address other temporary retail structures, limiting opportunities for diverse commercial uses; and

WHEREAS, Creating a new category of movable retail structures will provide greater flexibility for entrepreneurs with limited resources to establish small businesses, such as mobile retail shops, without requiring permanent foundations; and

WHEREAS, Allowing movable retail structures will contribute to expanding the City's tax base by enabling new business opportunities and attracting visitors to commercial areas; and

WHEREAS, Movable retail structures enhance the city fabric and promote walkability by creating dynamic, accessible, and pedestrian-friendly commercial spaces in Homer's neighborhoods; and

WHEREAS, The City of Sitka defines movable structures as "structures built on a chassis with wheels, skids, or other mechanisms designed to facilitate mobility, not permanently affixed to a foundation," providing a model for broadening Homer's regulations to support temporary retail uses; and

WHEREAS, This amendment is intended to establish a new category of movable retail structures to include those on a chassis, skids, or wheels, thereby encouraging diverse, temporary commercial land uses that contribute to the economic and cultural vitality of Homer.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code Title 8 is hereby amended by adding Chapter 8.13 Temporary Retail Services as follows:

Chapter 8.13
TEMPORARY COMMERCIAL SERVICES

Sections:

8.13.010 Intent
8.13.020 Definition.
8.13.030 Permit Required
8.13.035 General standards
8.13.040 Permit – Application – Fees.
8.13.050 Permit Terms
8.13.080 Violation – Penalty.
8.13.085 Appeal of Decision

8.13.010 Intent

The intent of this chapter is to allow and regulate temporary retail services which may be beneficial to the City and its residents.

8.13.020 Definition.

For the purpose of this chapter, "temporary retail service" means a self-contained small commercial building, no larger than 150 square feet, that is designed to be readily moveable from location to location, without being permanently affixed to any site or permanently connected to any water or sewer utility service.

8.13.030 Permit – Required.

No person may operate from a temporary retail service as defined in this chapter within the City without first obtaining a temporary retail service permit from the City Manager or designee.

a. Exemptions. The permitting requirements of this chapter do not extend to the following instances:

1. Isolated or casual sales of personal goods, wares, vehicles, animals, etc., or to the sale of similar items at such functions as garage sales, flea markets, and bazaars;

2. Vendors participating in a special events permitted under HCC 5.46 or activities conducted at conferences that cater to a specialized audience;

3. A commercial fisherman who has a valid commercial fishing license issued by the State of Alaska and who has completed and filed with Alaska Department of Fish and Game the forms required to qualify as a "catcher-seller".

8.13.035 General standards

The following general standards shall apply as requirements for the operation of temporary retail service in the City of Homer. The owner/operator of the temporary retail service shall:

1. Be registered to collect sales tax with the Kenai Peninsula Borough and be current on all sales tax remittances;

2. Have obtained permission from the property owner where operating;

3. Be located in a zoning district in which retail sales is a permitted use, or in any specific location authorized as part of an approved special event permitted under HCC 5.46;

4. Not create hazardous traffic patterns for vehicles or pedestrians;

5. Not diminish the ability of others to conduct business, through excessive noise, odor, or other occurrence;

6. Provide for the collection and removal of all waste from the site at the end of each day of operation;

7. Be in accordance with the regulations found in the City's Sign Code, HCC 21.60;

8. Post in a conspicuous place, able to be observed by the general public, their State of Alaska Business License, and the temporary retail service permit issued by the City of Homer (if applicable);

9. Ensure that, with the exception of generators, all operations, merchandise and services provided by and related to the temporary retail service be contained in or attached to the unit;

10. Not be located within a utility easement; within a building setback area, or within a State of Alaska Department of Transportation Right of Way;

11. If authorized to operate in a City right-of-way or on City property, hold a certificate of insurance indicating that the owner/operator's operation of a temporary retail service is covered by liability insurance that meets or exceeds the following:

Personal Injury (each occurrence)	**$100,000**

Aggregate Products (each occurrence)	**$100,000**
Property Damage (each occurrence)	**$50,000**

8.13.040 Permit – Application – Fees.

Unless waived by the City Manager as part of a permitted special event under HCC 5.46, a valid permit is required prior to operating a temporary retail service in the City. An application for a temporary retail service permit shall be submitted to, and approved by, the City of Homer and shall contain the following:

1. Completed application form, as provided by the City of Homer;

2. Permit fee as set out in the City of Homer Fee Schedule;

3. If operating in a City right-of-way or on City property, proof of insurance;

8.13.050 Permit Terms.

The temporary retail service permit shall expire at the end of the calendar year of issuance.

The City Manager, or designee, may revoke a temporary retail service permit if it is determined that the conduct of the operation(s) is not in compliance with either the terms and conditions of the permit, or the provisions of the Municipal Code. The permit may be revoked immediately, including during the operation of the temporary retail service.

8.13.080 Violation – Penalty.

The following actions are unlawful and considered a minor offense as defined in HCC 1.16.040:

1. Operating a temporary retail service without obtaining a valid city temporary retail service permit or special event waiver under HCC 5.46;
2. Operating a temporary retail service in violation of any of the general standards set forth in HCC 8.13.035;

3. Selling or attempting to sell food and/or beverage, merchandise or other services on foot or from a motor vehicle, trailer, tent or other temporary facility that does not qualify as a temporary retail service and is not exempted in HCC 8.13.030.

The owner, agent, or contractor of a temporary commercial service where a violation has been committed or exists, may be fined as provided in HCC 1.16.040. Each and every day that the violation continues shall be deemed a separate and distinct violation. All remedies and penalties provided for in this chapter shall be cumulative and not exclusive.

8.13.085 Appeal of Decision.

Judicial review by the superior court of a final decision on a temporary commercial service permit issued by the City may be had by filing a notice of appeal in accordance with the applicable rules of court governing appeals in civil matters. The notice of appeal shall be filed within 30 days of notice of the final decision on the permit. Appeals of temporary retail service permits are heard solely on the administrative record which shall be prepared by the City. A copy shall be filed in the superior court within 30 days after the appellant pays the estimated cost of preparing the complete or designated record or files a corporate surety bond equal to the estimated cost.

Section 2. This ordinance is of a permanent and general character and shall be codified in Homer City Code.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this this ___ day of August, 2025.

CITY OF HOMER

_____
RACHEL LORD, MAYOR

ATTEST:

_____
RENEE KRAUSE, MMC, CITY CLERK

YES:
NO:
ABSENT:
ABSTAIN:

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

CITY OF HOMER
HOMER, ALASKA

Erickson/Mayor

RESOLUTION 25-088

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA SELECTING TWO CITY OWNED PROPERTIES IN DOWNTOWN HOMER AS THE PREFERRED LOCATION FOR A FUTURE MULTI-USE COMMUNTY RECREATION CENTER.

WHEREAS, Recreation has been a stated and long-time priority of the City of Homer, with over 1000 participants in the City's Community Recreation Program; and

WHEREAS, Indoor recreation space is highly coveted around town with Borough schools often unavailable to community use due to school sports and activities; and

WHEREAS, Other recreation spaces cannot meet all of the indoor recreation needs of the community; and

WHEREAS, A Multi-Use Community Recreation Center, which can meet the needs of the Community Recreation program and other community needs, has been a project in the City's Capital Improvement Plan since 2016 and listed as a top City of Homer priority since 2020; and

WHEREAS, The existing site of the Homer Education and Recreation Center (HERC) has significant challenges with the age and condition of the buildings, and the clearing of that lot has been determined to be on a longer timeline than is desired by the community for pursuing a community recreation center; and

WHEREAS, The City has been looking for another site to put a Recreation Center since fall 2023; and

WHEREAS, The City owns Tract 38A Homer FAA Site Subdivision in the Town Center and in Resolution 14-084, identified this lot as a viable location for a community center; and

WHEREAS, The City owns a second property in the Town Center, Nils O Svedlund Subdivision 2013 Replat Lot 7-A and these two properties are centrally located and would provide an adequate footprint for a Multi-Use Community Recreation Center; and

WHEREAS, The City of Homer and hundreds of community members have spent significant time visioning the vibrant development of Town Center with a civic cornerstone helping to spur mixed-use and community-minded development; and

WHEREAS, The development of the City's Town Center properties would increase resiliency for the water distribution system by allowing more "looped water connections"

creating more balanced pressures and flows, further expanding the customer base for both water and wastewater systems which offsets the cost of owning and operating these utilities for all users; and

WHEREAS, The City Council has begun setting aside funds for this project, and is ready to develop a budget, building plan, and business plan for long-term operations and maintenance; and

WHEREAS, Selecting a location for the project is an important step forward in this process; and

WHEREAS, The Planning, Economic Development Advisory, and Parks, Art, Recreation, and Culture Advisory Commissions each reviewed Town Center as a preferred location for the project in June 2025, along with other possible properties for this project; and

WHEREAS, Commissioners discussed many topics surrounding the development of a Multi-Use Community Recreation Center, providing diverse viewpoints back to the Council on the specific question of the Town Center lots as a preferred location that are salient to the continuing development of this project; and

WHEREAS, The City's Town Center properties have the most potential for growth and expansion, for community involvement, recreation, and catalyzing additional growth and development for the City of Homer and are already in City ownership.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska will hereby pursue continued planning for the Multi-Use Community Recreation Center to be located on the City's two properties in Town Center.

PASSED AND ADOPTED by the Homer City Council this 13th day of October, 2025.

CITY OF HOMER

_____
RACHEL LORD, MAYOR

ATTEST:

_____
RENEE KRAUSE, MMC, ADAC, CITY CLERK

Fiscal Note: N/A

CITY OF HOMER
HOMER, ALASKA

City Clerk/Canvass Board

RESOLUTION 25-089

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, CERTIFYING THE RESULTS OF THE CITY OF HOMER REGULAR ELECTION HELD OCTOBER 7, 2025 TO ELECT ONE CITY COUNCIL MEMBER FOR A ONE YEAR TERM AND TWO CITY COUNCIL MEMBERS FOR THREE YEAR TERMS EACH.

WHEREAS, In compliance with Homer City Code 4.35, the Canvass Board of the City of Homer has opened, counted, and tallied the votes on absentee ballots including special needs ballots, and question ballots found to be valid, that were cast in the City of Homer Regular Election held on October 7, 2025; and

WHEREAS, The total number of voters voting in the City Regular Election was 940 and reflects the number of voters, not the number of votes cast or ballots counted; and

WHEREAS, In accordance with Homer City Code 4.35, the Canvass Board of the City of Homer had inspected the precinct reports, Election Central Logs and entered the results of the absentee, special and questioned ballots on the Certification of Election along with the results of the precinct counts; and

WHEREAS, The results of the City Regular Election held October 7, 2025, attached as Exhibit A, is presented in the Canvass Board's Certificate of Election in accordance with the Homer City Code; and

WHEREAS, Pursuant to Homer City Code 4.35.040 Certification of Election, the Council shall certify the results of the election at the next Regular Council meeting following the completion of the canvass by the Canvass Board.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby certifies the results of the City Regular Election held October 7, 2025, as presented in the Canvass Boards Certificate of Election, attached as Exhibit A, in accordance with the Homer City Code.

BE IT FURTHER RESOLVED that the following candidates are declared elected to the office of City Councilmember, having received at least 20% of the votes cast for a one-year term of office:

COUNCILMEMBER (ONE - ONE YEAR TERM)

Candidate To Be Determined

BE IT FURTHER RESOLVED that the following candidates are declared elected to the office of City Councilmember, having received at least 40% of the votes cast for a three-year term of office:

COUNCILMEMBERS (TWO - THREE YEAR TERMS)

Candidate To Be Determined

Candidate To Be Determined

BE IT FURTHER RESOLVED that the Canvass Board's Certificate of Election (Exhibit A) be attached permanently as part of this Resolution.

PASSED AND ADOPTED by the City Council of Homer, Alaska this 13th day of October, 2025.

CITY OF HOMER

_____
RACHEL LORD, MAYOR

ATTEST:

_____
RENEE KRAUSE, MMC, ADAC, CITY CLERK

Fiscal Note: N/A