



Agenda

Comprehensive Plan Steering Committee

Regular Meeting

Thursday, September 05, 2024 at 8:00 AM

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: 971 1030 8124 Password: 151329

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

CALL TO ORDER, 8:00 A.M.

AGENDA APPROVAL

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

APPROVAL OF MINUTES

- A. Steering Committee Meeting Minutes of August 22, 2024

VISITORS/PRESENTATIONS

REPORTS

- A. Update on Surveys - Business and Visitor
- B. Update on Growth Scenarios Development
- C. Project Team Requests of Steering Committee Members in addition to Regular Committee Meetings:

September - Farmer's Market Booth, Commission and Committee Meetings Attendance, Outreach to Encourage Attendance and Assistance in Preparing for Community Visit #4, Stakeholder Interviews

October - Community Workshop Outreach to Encourage Attendance and Participation in Workshop

PENDING BUSINESS

NEW BUSINESS

- A. Set September/October Steering Committee Meeting Schedule

INFORMATIONAL MATERIALS

A. Invoicing Reports

June 2024 Invoicing Report

July 2024 Invoicing Report

B. Letter from Chair Carsow to Committee Members

C. Comprehensive Safety Action Plan Flyer

COMMENTS OF THE AUDIENCE

COMMENTS OF CITY STAFF

COMMENTS OF MAYOR/COUNCILMEMBER (If Present)

COMMENTS OF THE STEERING COMMITTEE

ADJOURNMENT

Growth Scenarios Overview

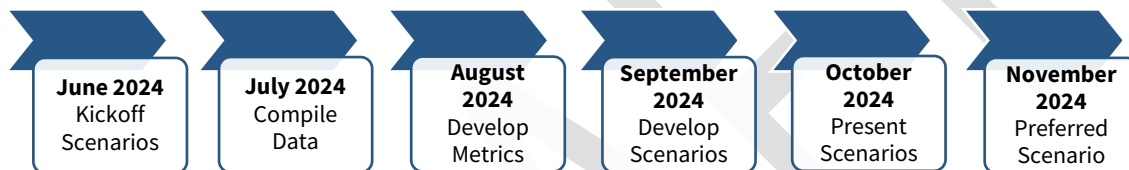
DRAFT, 8-29-24

The Homer Comprehensive Plan (Comp Plan) team is working closely with City of Homer staff, the Steering Committee, and the public to develop growth scenarios as a component of the comprehensive planning process. These exploratory scenarios can help **navigate uncertainty** about the future by using data and community input to show, through data and illustrations, what a desired future Homer could look like.

The scenarios will illustrate how Homer residents' aspirations for their community may influence land use, the built environment, the economy, and quality of life.

The scenarios can also help **build education and awareness** around issues faced by Homer now and in the future and **build consensus** around possible solutions; define a **strategic direction** for the plan by identifying variables and key drivers of change; and help **define plan goals, strategies, and actions** such as future policies and projects to guide Homer toward its desired future.

Process



The Comp Plan team kicked off the growth scenarios process in June 2024 by exploring how other comparable communities have used scenario planning to strengthen their comprehensive planning process. In July, the team began compiling available qualitative and quantitative datasets including public feedback, population and demographic data, and GIS layers related to infrastructure and the built environment. This data has been used to develop metrics that will serve as scenario inputs. In August, the team discussed preliminary metrics and drivers of change with City Staff and the Steering Committee. These metrics and drivers are being used to develop three scenarios that show potential outcomes.

The community will be asked to provide feedback on the three scenarios at a public open house in October 2024, including which elements they like or dislike and any gaps in the futures envisioned by each scenario. The team will then integrate public input into a final 'preferred scenario' to will help guide the direction of the Comp Plan.

Three Scenarios

1. **Status Quo:** Maintain current trends.
 - Keep current zoning and land use, maintain existing City services, and take no new actions to influence housing or economic trends.

Growth Scenario Data Inputs	
Quantitative data	Qualitative data
City revenues and cost of services Population and demographic data Labor, workforce, and economic data Environmental constraints Infrastructure and transportation data School enrollment data Current zoning code and land use map	Public meeting notes Stakeholder Interviews Steering committee input Community input to scenarios Community survey results Online comment map feedback Plan review/existing plans

Homer Comprehensive Plan Revision

2. **Enhance:** Increase density minimally and focus on current economic drivers.
 - Target economic growth of 3-5% with a focus on existing industries.
 - Update zoning to allow for minimal increases in density in key land uses such as residential.
 - Encourage growth in existing industries such as marine trades, education, healthcare, and retail.
 - Decrease percentage of undeveloped land and increase development density minimally.
 - Assume a supporting percentage of population growth to achieve the desired 3-5% economic growth.
 - Enable more development and redevelopment of land with minor code modifications, for example, by updating the conditional use permit (CUP) process.
3. **Amplify:** Increase density moderately and encourage new economic drivers.
 - Target economic growth of 6-8% with a focus on expanding additional economic opportunities.
 - Encourage growth into new industries such as professional services/remote work, agriculture/mariculture and agro-tourism, and university collaborations.
 - Update zoning to allow for a moderate increase in density for land uses such as residential and commercial.
 - Decrease the percentage of undeveloped land, enable the redevelopment of properties, and increase development density moderately.
 - Assume a supporting percentage of population growth to achieve the desired 6-8% economic growth.
 - Overhaul the regulatory framework, including zoning code and planning processes, for a higher chance of development and redevelopment of land.

Scenario Inputs & Metrics

A variety of quantitative and qualitative data sources were used as inputs to develop the metrics that will define the 'Status Quo' scenario and be adjusted for scenarios 2 and 3 ('Enhance' and 'Amplify'). The primary metrics adjustments the team is using to guide scenarios 2 and 3 are included in the table at right. A larger number of secondary metrics will be adjusted based on the primary metrics adjustments indicated by each scenario in the descriptions above. These include metrics related to public services and infrastructure, housing, transportation, health and wellness, financial considerations, and climate change resilience and sustainability.

Primary Metrics Adjustments
Overall economic growth (measured by # jobs, wages, city sales tax revenue)
Population growth (to support economic growth)
Reductions in undeveloped or vacant land
Increase in multi-unit properties (a density metric)
Use change to business or commercial

The scenarios also need to consider the "big feelings" the community has expressed during the outreach process and through previous planning efforts. These feelings include concerns about the age of the population (not enough young families, not enough support for aging in place), tension between industries and opinions on tourism, eagerness for housing solutions like increased density, frustration about the quality and connectivity of non-motorized infrastructure, a strong need for parks, trails, and urban greenspace, and broad concerns about cost of living and the potential for overdevelopment.

Assumptions

The team is assuming that scenarios 2 and 3 should both:

- Support aging in place and the retention of young families within Homer City limits.
- Minimize the need for expansion (or upgrades) of utility and service infrastructure.
- Maximize co-location and density of uses, especially when contributing to other goals (such as increasing residential density or increasing feasibility for public transportation).
- Facilitate the redevelopment of land to support Comp Plan goals.
- The scenario planning process also assumes that the city code will be updated to allow for the kinds of development necessary to achieve the priorities outlined in each scenario.

Comparison Matrix of Metrics by Category - DRAFT, 8-29-24

Category	Metric	0. Current Conditions	1. Status Quo <i>Maintain current trends.</i>	2. Enhance <i>Increase density minimally and focus on current economic drivers. 3-5% economic growth.</i>	3. Amplify <i>Increase density moderately and encourage new economic drivers. 6-8% economic growth.</i>
Population	Total population (people)	5,623		5,341	
Population	Average household size (people per household)	2.33		2.27	
Population	Population density (population per square mile, subtracting water and undevelopable areas within City limits)	401		387	
Land Use	Commercial and industrial density by area (square feet)				
Housing	Residential density by area				
Public Services and Infrastructure	City-maintained road (centerline miles)	46.99		49.34	
Public Services and Infrastructure	Water line miles	61.23		64.55	
Public Services and Infrastructure	Water services	2,689		2,840	
Public Services and Infrastructure	Sewer miles	67.28		67.28	
Public Services and Infrastructure	Wastewater connections	1,889.00		1,889.00	
Public Services and Infrastructure	Excess water treatment capacity (MGD)	0.88		0.8	
Public Services and Infrastructure	Excess wastewater treatment capacity (MGD)	0		0.2	
Public Services and Infrastructure	Cost per foot (construction) for new water line	\$ 300.00	\$ 680.45		
Public Services and Infrastructure	Cost per foot (maintenance) total water line	\$ 1.19	\$ 2.70		
Public Services and Infrastructure	Cost per foot (construction) for new sewer line	\$ 300.00	\$ 680.45		
Public Services and Infrastructure	Cost per foot (maintenance) total sewer line	\$ 1.67	\$ 3.79		
Public Services and Infrastructure	Additional pump stations (wastewater)	0	0		
Public Services and Infrastructure	Additional PRV stations (water)	0	4		
Transportation	Vehicle miles traveled (VMT)	Further analysis needed			
Transportation	Feet of sidewalk per employment	Need employment data	Need employment data		
Transportation	Feet of sidewalk per resident	15.62		17.07	
Transportation	Feet of trail per resident	Need more data	Need more data		
Transportation	Feet of trail per employment	Need more data	Need more data		
Transportation	Feet of bike route per resident	Need more data	Need more data		
Transportation	Feet of bike route per employment	Need more data	Need more data		
Economic Development	Jobs by sector: Agriculture, forestry, fishing and hunting, mining	163		160	
Economic Development	Jobs by sector: Construction	143		140	
Economic Development	Jobs by sector: Manufacturing	114		112.5	
Economic Development	Jobs by sector: Wholesale trade	36		35	
Economic Development	Jobs by sector: Retail trade	353		347.5	
Economic Development	Jobs by sector: Transportation and warehousing, utilities	226		222.5	
Economic Development	Jobs by sector: Information	43		42.5	
Economic Development	Jobs by sector: Finance and insuring, real estate and rental and leasing	83		82.5	
Economic Development	Jobs by sector: Professional, scientific, and management, administrative and waste management services	179		177.5	
Economic Development	Jobs by sector: Educational services, health care and social assistance	644		635	
Economic Development	Jobs by sector: Arts, entertainment, and recreation, accommodation and food services	290		285	
Economic Development	Jobs by sector: Other services, except public administration	105		102.5	
Economic Development	Jobs by sector: Public administration	154		152.5	
Economic Development	Civilian labor force size	2,783		2,643	
Economic Development	Unemployment rate	5.40%		5.40%	
Health and Wellness	Proximity of neighborhood and community parks				
Health and Wellness	Square miles of Open Space - Recreational zone	0.85			
Sustainability Resilience and Climate Change	WWTP I&I during rain events	0.3			
Financial Considerations	City costs per capita	\$ 4,687.53	\$ 4,935.03		
Financial Considerations	City revenue per capita	\$ 5,151.70	\$ 5,423.70		

Data Sources for Proposed Metrics - DRAFT, 8-29-24

Category	Metric	0. Current Conditions	1. Status Quo <i>Maintain current trends.</i>	2. Enhance <i>Increase density minimally and focus on current economic drivers. 3-5% economic growth.</i>	3. Amplify <i>Increase density moderately and encourage new economic drivers. 6-8% economic growth.</i>
Population	Total population (people)	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.	NEI forecasts based on ADOLWD CDP data and forecasts		
Population	Average household size (people per household)	US Census Bureau	Calculated assuming the same total number of households as the current conditions, but using the forecasted population		
Population	Population density (population per square mile)	Calculated based on total ADOLWD population, USCB ("Homer City" square miles) https://www.census.gov/quickfacts/fact/table/homercityalaska,US/POP060220#POP060220	Calculated based on NEI forecasted population for 2065, USCB ("Homer City" square miles) https://www.census.gov/quickfacts/fact/table/homercityalaska,US/POP060220#POP060220		
Land Use	Commercial and industrial density by area (square feet)	Minimize the need for expansion (or upgrades) of utility and service infrastructure Maximize co-location and density of uses, especially when contributing to other goals (such as increasing residential density or increasing feasibility for public transportation) Facilitate redevelopment of land to increase how it supports comp plan goals Formula: Commercial/Industrial Usage aka Building Square Feet = commercial/industrial building square foot	Minimize the need for expansion (or upgrades) of utility and service infrastructure Maximize co-location and density of uses, especially when contributing to other goals (such as increasing residential density or increasing feasibility for public transportation) Facilitate redevelopment of land to increase how it supports comp plan goals Formula: Commercial/Industrial Usage aka Building Square Feet = commercial/industrial building square foot		
Housing	Residential density by area	Formula: Dwelling Units = (# of dwelling units by dwelling type)x(growth rate of dwellings)	Formula: Dwelling Units = (# of dwelling units by dwelling type)x(growth rate of dwellings)		
Public Services and Infrastructure	City-maintained road (centerline miles)	Shapefile length sum of COH maintained roads	5% increase		
Public Services and Infrastructure	Water line miles	Shapefile length sum of COH water	Added stretches of water main to new developments within downtown COH, East Hill		
Public Services and Infrastructure	Water services	Provided by COH	Maintained water service to water mile ratio; ~44 water services/mile		
Public Services and Infrastructure	Sewer miles	Shapefile length sum of COH sewer	No change		
Public Services and Infrastructure	Wastewater connections	Provided by COH	Maintained wastewater connection to sewer mile ratio; no addition sewer miles no additional wastewater connections		
Public Services and Infrastructure	Excess water treatment capacity (MGD)	2 MGD (current capacity) - 1.12 MGD (daily maximum average from 2019-2023)	Assumed 0.08 decrease in excess capacity due to new water mains and 151 services		
Public Services and Infrastructure	Excess wastewater treatment capacity (MGD)	Assumed no excess capacity due to ongoing inflow and infiltration (I&I) issues	0.2-0.3 MGD during rain events; assumed I&I issues resolved		
Public Services and Infrastructure	Cost per foot (construction) for new water line	Assumed \$250-300; used maximum value	3.2% inflation over 26 years		
Public Services and Infrastructure	Cost per foot (maintenance) total water line	Utility budget (\$385,856) divided by total water line feet	3.2% inflation over 26 years		
Public Services and Infrastructure	Cost per foot (construction) for new sewer line	Assumed \$250-300; used maximum value	3.2% inflation over 26 years		
Public Services and Infrastructure	Cost per foot (maintenance) total sewer line	Utility budget (\$592,247) divided by total sewer line feet	3.2% inflation over 26 years		
Public Services and Infrastructure	Additional pump stations (wastewater)	Assumed none needed at this time	No change in sewer miles		
Public Services and Infrastructure	Additional PRV stations (water)	Assumed none needed at this time	Increase of water mains results in increase of pressure reducing stations		
Transportation	Vehicle miles traveled (VMT)	Calculated from AADT multiplied by length of road.	Transportation plan assumes 1% growth per year, alternatively could do a regression of some sort. Uncertain how trips might change from one scenario to another, but changes in land use could contribute to this. Note that growth outside of Homer would impact vehicle trips, not just the change inside Homer.		
Transportation	Feet of sidewalk per employment	Would be calculated per census block if the employment data is updated for each scenario by census block.	Scenarios would assume a method for how additional sidewalk is built, such as serving downtown or a wider area, or areas of new growth only. The point of this measure would be to show how different choices of land use density and different choices for how/where to build infrastructure would affect access to walking; this metric also speaks to transit. Folks need sidewalk to access transit.		

Transportation	Feet of sidewalk per resident	Would be calculated per census block if the resident data is updated for each scenario by census block. Could include info by age of resident.	Scenarios would assume a method for how additional sidewalk is built, such as serving downtown or a wider area, or areas of new growth only. The point of this measure would be to show how different choices of land use density and different choices for how/where to build infrastructure would affect access to walking; this metric also speaks to transit. Folks need sidewalk to access transit.
Transportation	Feet of trail per resident	Would be calculated per census block if the resident data is updated for each scenario by census block. Could include info by age of resident	Scenarios would assume a method for how additional trail is built. The point of this measure would be to show how different choices of land use density and different choices for how/where to build infrastructure would affect access to walking & biking.
Transportation	Feet of trail per employment	Would be calculated per census block if the employment data is updated for each scenario by census block.	Scenarios would assume a method for how additional trail is built. The point of this measure would be to show how different choices of land use density and different choices for how/where to build infrastructure would affect access to walking & biking.
Transportation	Feet of bike route per resident	Would be calculated per census block if the resident data is updated for each scenario by census block. Could include info by age of resident	Scenarios would assume a method for how additional bike routes are built, such as serving downtown or a wider area, or areas of new growth only. The point of this measure would be to show how different choices of land use density and different choices for how/where to build infrastructure would affect access to biking; this metric also speaks to transit. Folks could bike to access transit.
Transportation	Feet of bike route per employment	Would be calculated per census block if the employment data is updated for each scenario by census block.	Scenarios would assume a method for how additional bike routes are built, such as serving downtown or a wider area, or areas of new growth only. The point of this measure would be to show how different choices of land use density and different choices for how/where to build infrastructure would affect access to biking; this metric also speaks to transit. Folks could bike to access transit.
Economic Development	Civilian labor force size	U.S. Census Bureau. "Selected Economic Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03, 2022, https://data.census.gov/table/ACSDP5Y2022.DP03?q=per capita income&g=160XX00US0233140,0238420,0268560.0271640 . Accessed on March 18, 2024.	Calculated based on NEI forecasted population for 2065 and USCB data
Economic Development	Jobs by sector: Agriculture, forestry, fishing and hunting, mining	U.S. Census Bureau. "Selected Economic Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03, 2022, https://data.census.gov/table/ACSDP5Y2022.DP03?q=per capita income&g=160XX00US0233140,0238420,0268560.0271640 . Accessed on March 18, 2024.	Calculated using the calculated civilian workforce and USCB % of jobs by sector
Economic Development	Jobs by sector: Construction	U.S. Census Bureau. "Selected Economic Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03, 2022, https://data.census.gov/table/ACSDP5Y2022.DP03?q=per capita income&g=160XX00US0233140,0238420,0268560.0271640 . Accessed on March 18, 2024.	Calculated using the calculated civilian workforce and USCB % of jobs by sector
Economic Development	Jobs by sector: Manufacturing	U.S. Census Bureau. "Selected Economic Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03, 2022, https://data.census.gov/table/ACSDP5Y2022.DP03?q=per capita income&g=160XX00US0233140,0238420,0268560.0271640 . Accessed on March 18, 2024.	Calculated using the calculated civilian workforce and USCB % of jobs by sector
Economic Development	Jobs by sector: Wholesale trade	U.S. Census Bureau. "Selected Economic Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03, 2022, https://data.census.gov/table/ACSDP5Y2022.DP03?q=per capita income&g=160XX00US0233140,0238420,0268560.0271640 . Accessed on March 18, 2024.	Calculated using the calculated civilian workforce and USCB % of jobs by sector

Economic Development	Jobs by sector: Retail trade	U.S. Census Bureau. "Selected Economic Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03, 2022, https://data.census.gov/table/ACSDPSY2022.DP03?q=per capita income&g=160XX00US0233140,0238420,026856 . Accessed on March 18, 2024.	Calculated using the calculated civilian workforce and USCB % of jobs by sector
Economic Development	Jobs by sector: Transportation and warehousing, utilities	U.S. Census Bureau. "Selected Economic Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03, 2022, https://data.census.gov/table/ACSDPSY2022.DP03?q=per capita income&g=160XX00US0233140,0238420,026856 . Accessed on March 18, 2024.	Calculated using the calculated civilian workforce and USCB % of jobs by sector
Economic Development	Jobs by sector: Information	U.S. Census Bureau. "Selected Economic Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03, 2022, https://data.census.gov/table/ACSDPSY2022.DP03?q=per capita income&g=160XX00US0233140,0238420,026856 . Accessed on March 18, 2024.	Calculated using the calculated civilian workforce and USCB % of jobs by sector
Economic Development	Jobs by sector: Finance and insuring, real estate and rental and leasing	U.S. Census Bureau. "Selected Economic Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03, 2022, https://data.census.gov/table/ACSDPSY2022.DP03?q=per capita income&g=160XX00US0233140,0238420,026856 . Accessed on March 18, 2024.	Calculated using the calculated civilian workforce and USCB % of jobs by sector
Economic Development	Jobs by sector: Professional, scientific, and management, administrative and waste management services	U.S. Census Bureau. "Selected Economic Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03, 2022, https://data.census.gov/table/ACSDPSY2022.DP03?q=per capita income&g=160XX00US0233140,0238420,026856 . Accessed on March 18, 2024.	Calculated using the calculated civilian workforce and USCB % of jobs by sector
Economic Development	Jobs by sector: Educational services, health care and social assistance	U.S. Census Bureau. "Selected Economic Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03, 2022, https://data.census.gov/table/ACSDPSY2022.DP03?q=per capita income&g=160XX00US0233140,0238420,026856 . Accessed on March 18, 2024.	Calculated using the calculated civilian workforce and USCB % of jobs by sector
Economic Development	Jobs by sector: Arts, entertainment, and recreation, accommodation and food services	U.S. Census Bureau. "Selected Economic Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03, 2022, https://data.census.gov/table/ACSDPSY2022.DP03?q=per capita income&g=160XX00US0233140,0238420,026856 . Accessed on March 18, 2024.	Calculated using the calculated civilian workforce and USCB % of jobs by sector
Economic Development	Jobs by sector: Other services, except public administration	U.S. Census Bureau. "Selected Economic Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03, 2022, https://data.census.gov/table/ACSDPSY2022.DP03?q=per capita income&g=160XX00US0233140,0238420,026856 . Accessed on March 18, 2024.	Calculated using the calculated civilian workforce and USCB % of jobs by sector
Economic Development	Jobs by sector: Public administration	U.S. Census Bureau. "Selected Economic Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03, 2022, https://data.census.gov/table/ACSDPSY2022.DP03?q=per capita income&g=160XX00US0233140,0238420,026856 . Accessed on March 18, 2024.	Calculated using the calculated civilian workforce and USCB % of jobs by sector
Economic Development	Unemployment rate	U.S. Census Bureau. "Selected Economic Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03, 2022, https://data.census.gov/table/ACSDPSY2022.DP03?q=per capita income&g=160XX00US0233140,0238420,026856 . Accessed on March 18, 2024.	

Health and Wellness	Proximity of neighborhood and community parks		
Health and Wellness	Square miles of Open Space - Recreational zone		
Sustainability Resilience and Climate Change	Required WWTP capacity during rain events (MGD)		
Financial Considerations	City costs per capita	Calculated using ADOLWD Population, Homer Audits	Calculated Using NEI forecasted population based on ADOLWD and Homer Audits
Financial Considerations	City revenue per capita	Calculated using ADOLWD Population, Homer Audits	Calculated Using NEI forecasted population based on ADOLWD and Homer Audits

Draft

Abbreviations

AADT	average annual daily traffic
ACS	American Community Survey
ADOLWD	Alaska Department of Labor and Workforce Development
CDP	census designated place
COH	City of Homer
I&I	inflow and infiltration
MGD	millions of gallons per day
NEI	Northern Economics, Inc.
PRV	pressure reducing vault
USCB	United States Census Bureau
VMT	vehicle miles traveled
WWTP	waste water treatment plant

Meeting in a Box Materials

DRAFT, Updated August 28, 2024



Purpose

This tool is intended to help city staff, committee members and other residents quickly share information about the comprehensive planning process at existing community meetings, events, and workplace locations around Homer. It includes talking points and a list of recommended materials to bring when presenting information about the plan.

Contents

1. Talking Points & Frequently Asked Questions
2. Guiding Questions For Public Engagement

Attachments

1. Sign-In Sheet to receive project updates
2. General Comment Form

Talking Points & Frequently Asked Questions

Note: The website <https://homercompplanupdate.com/> can be used for a reference and includes many of the same details below.

WHAT is a comprehensive plan?

- A comprehensive plan is a process for communities to plan for their future by creating a long-term vision, community goals, and practical short-term strategies.
- The comprehensive plan is a community-driven tool that will provide direction to community leaders – especially the Planning Commission and City Council - and residents, funders, and other partners.
- While this is a city-led process, the comprehensive plan is a community document meant to be used by residents, current and prospective business owners, local, state, and federal partners, and anyone interested in the future of Homer.
- Homer's Comprehensive Plan was last updated in 2018.
- This is phase one of a two phased project; the updated comprehensive plan will help guide phase 2 which will be a revision process for Title 21 of the Homer City Code, the Zoning and Planning code.

WHO is leading the planning process?

- The City of Homer, led by a Steering Committee, is overseeing this effort with help from consulting team, led by Agnew::Beck Consulting with partners Stantec, Northern Economics, RESPEC, Kinney Engineering, and Corvus Design.
- The Steering Committee is a five-member committee comprised of two city council members, two city commission members, and one city resident nominated by the mayor and approved by the City Council. City planning staff, the Planning Commission, and City Council is also assisting in leading the process.
- Community entities will share the responsibility of plan implementation.

WHEN will plan development happen?

- The timeframe for the comprehensive plan process is through early 2025, to overlap with the start of Phase 2. A detailed timeline is on the project website.

WHY is the comprehensive plan relevant to Homer residents?

- It is an opportunity to preserve and improve Homer quality of life – The updated plan will guide decision-making on land use, housing, economic development, transportation, parks and recreation, health and wellness and other topics that impact quality of life in Homer.
- It starts with and centers on a shared vision and goals for prioritizing and evaluating all future actions – The plan will clearly identify the community’s desired future direction (long-term) and policies and actions (shorter-term) that ensure progress toward that vision.
- It will position the community Homer for funding/partnering opportunities – The plan will send a clear message to regional, state, and federal partners about Homer’s priorities, how the community is taking action and contributing to their own success.
- The process will engage residents in shaping how they want the future of Homer to look, providing many opportunities to share and discuss common ideas and concerns. It broadly answers:
 - **How can we as a community protect the characteristics people value about living here?** *(For examples, the parks, open spaces, and beach access, the quality of the schools, the harbor infrastructure, support for entrepreneurs.)*
 - **How can we address the challenges that make it hard to live here?** *(For example, the high cost of living, limited accessible and affordable housing, increase the walkability of the town center.)*
 - **What are our big priorities? How can we work together to achieve them?**

HOW can you get involved?

- Visit the website: <https://homercompplanupdate.com/>
 - Includes a link to sign up for e-mail updates
 - Meetings and events will be posted
 - Project information and materials available for download
- Attend a community event or public meeting (see the website or email the project team for upcoming events)

Guiding Questions for Public Engagement

The following is a list of potential questions to guide conversations during interviews and small group discussions. The first section of “General” questions can help guide conversations with all Homer residents. The additional categories of questions are focused on specific topics within the comprehensive plan. **Use these questions to guide discussion; they do not need to be asked in any specific order or all together for input to matter; all feedback and conversation is important!**

The goal of these guiding questions is to distill:

- **What residents value about Homer**
- **What residents find challenging about living and working in Homer**
- **What residents identify as opportunities to thrive and grow resiliency**
- **What kind of Homer residents would like to see in 20 years**
- **What strategies and actions may help Homer achieve its goals**

Take notes and capture feedback!

Take notes on conversations as it works best in the circumstances. It is most helpful to list the themes and topics you hear during conversations and details about any specific strategies or actions suggested. You can also record virtual meetings, if possible, and share the recordings with the project team. Please connect with the project team to share your notes after your event (email shelly@agnewbeck.com and rfoster@ci.homer.ak.us.)

Question categories:

- General questions for all residents
- Land Use
- Housing
- Public Services and Infrastructure
- Transportation
- Economic Development
- Health and Wellness
- Sustainability, Resilience, and Climate Change

General questions for all residents:



1. **Values:** What do you like most about living in Homer? What makes it special? Which programs, services, or projects are important for the community? Why do you choose to live here?
2. **Challenges:** What are the biggest issues or challenges facing the community? What can make it challenging to live and work in Homer?
3. **Opportunities:** How could life be improved for Homer residents? For example, what would make it easier to be a business owner or raise a family in Homer?
4. **Future:** 20 years from now, what does your ideal Homer look like? What would you change and what you would keep the same as today?
5. **Priorities:** What should be the highest priorities for Homer, both in the short term and long term? These can be projects, activities, programs, etc. (for suggestions that are emerging as potential priorities, ask for details when possible – what steps and resources are needed to make that happen? Who would lead the project and are partnerships are needed? What is the potential impact?) **Specifically, how can the community help enhance and support the projects you’ve identified?**

Land Use Questions



1. What are your organization/community/agency’s short and long-term land use goals and strategies in the Homer?
2. Which areas in Homer are the best sites for future growth?
3. Which areas do you want to remain undeveloped or for some other specific purpose?
4. How would you characterize growth and development in Homer? What would you say are the highest priority development projects in Homer?
5. Based on the values, opportunities, and priorities mentioned above, how do any or all of those depend on land use policies?
6. How supportive are you of regulatory or zoning land use policies?
7. What is the capacity of staff to implement current and any proposed land use policies or ordinances?
8. How well do you think land use conflicts are currently addressed in Homer? What could help address conflicts or disagreements before they happen?
9. What, if any, changes are needed to current land use policies to help meet goals for quality of life, for economic development, and for environmental protection?

Housing Questions



1. Describe the quality of housing stock in the Homer.
2. Which solutions to address housing issue in Homer have gained traction?
3. If there is a need for new or improved housing:
 - a. Who needs that housing?
 - b. What type of housing is needed?
 - c. Which specific populations and services are needed? For example, does Homer have sufficient senior/elder care housing and services for aging residents who want to stay in Homer?
4. Where should that housing be located (relates to current and desired future land use and zoning policies)?
5. Which building standards and permitting processes are in place for new construction? Do current building standards and permitting process meet community needs?
6. Do you have any ideas or comments about access to services, type of housing, etc.?

Public Services and Infrastructure Questions



1. What are the community's utility challenges, needs, and/or opportunities in the following subcategories:
 - Drinking water
 - Sewer, stormwater, septic systems
 - Solid waste, recycling
 - Communications
 - Power
 - Renewable and alternative energy sources

Transportation Questions



1. How satisfied are you with the quality and maintenance of Homer's roads, sidewalks, harbors, airport, and trails?
2. What are the community's transportation challenges, needs, and/or opportunities? For example:
3. How does transportation affect the quality of life for residents and businesses in Homer?
4. What are the future facility needs for the Homer marine transportation system, including docks and harbors?

Economic Development Questions



1. What are Homer's unique economic features and strengths? Where do you see business, families, and residents thriving?
2. What are the biggest barriers or threats to economic development opportunities?
3. Which projects, strategies and/or business opportunities have the potential to economically benefit (create jobs, retain, or expand businesses, bring in more outside revenue) the entire region and improve quality of life for Homer residents?
4. What actions are needed to strengthen the economy and improve resilience to withstand economic downturns, disruptions, or unforeseen events?

Health and Wellness Questions



1. How healthy do you think the residents of Homer are, overall?
2. What are the biggest barriers or challenges to physical and mental health for residents?
3. Which events, services, and programs in Homer come to mind when thinking about physical and mental health for residents?
4. Which types of services or programs do you think could increase the physical and mental health for residents, including elders, families, and youth?

Sustainability, Resilience, and Climate Change Questions



5. What are some of the greatest effects of climate change Homer faces?
6. What does sustainability and resilience mean to you?
7. What are Homer's unique efforts in addressing sustainability, resilience, and climate change?
8. What more needs to be done to address the current and future effects of climate change in Homer?

Facilitator Notes for Success

Identify key roles before the meeting starts; for example:

- **Lead facilitator:** Ensures the meeting starts and ends on time, guides attendees through the agenda and guiding questions, listens to feedback.
- **Notetaker:** Documents input/comments/discussion, and ensures participants sign the sign in sheet.

Notes for facilitators:

- **The session is to get community input, not rank or make final decisions.** While we are asking participants to think about values, challenges, opportunities, and vision, the group does not have to agree on any answers. If there are opposing points of view, write them down with a note that it did not have consensus.
- **Let participants share freely, as much as possible.** Facilitators should try to be flexible during discussion. When appropriate, redirect the conversation back to the topic at hand.
- **If one person is doing all the talking, the facilitator should gently make space for others at the table.** One tactic: wait for the person to finish speaking, thank them for sharing. Then ask, either a specific person or generally to the table, “We haven’t heard your thoughts yet” or “Is there anyone who hasn’t shared yet that would like to?”

Date and Event:

Email and/or phone to receive project updates

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

[Sign in continue](#)

Name

Email and/or phone to receive project updates

Please include only if you'd like to receive periodic project updates about upcoming events and key project milestones



Comment Form

We want to hear from you! Write your comments below. If you need additional space, write on the back.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Project Website: <https://homercompplanupdate.com/>

[illegible]

Thank you for your input!

Optional Contact Information

Your Name: _____

Your Email: _____

Phone: _____

Organization: _____

[Check here to be added to the project distribution list](#)

Submit your comments via email to shelly@agnewbeck.com or mail/drop off this form to the Homer City Hall, 491 E. Pioneer Avenue Homer, AK 99603

Thank you for your feedback! More comments or questions? Contact us:

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

Project Website: <https://homercompplanupdate.com/>

CITY OF HOMER

Comprehensive Plan Rewrite



What We've Learned and What's Next

SEPTEMBER: Over 550 surveys and more than 200 comments on the interactive comment map! Join us at one or more of the gatherings below to **view and hear the results** and how they are informing Growth Scenarios and Draft Plan Development.

- ⚓ **September 10:** Economic Development Advisory Commission
- ⚓ **September 12:** Americans with Disabilities Act Advisory Board Meeting (*tentative*)
- ⚓ **September 17:** Library Advisory Board (*tentative*)
- ⚓ **September 18:** Planning Commission/Parks, Art, Recreation & Culture (PARC) joint work session
- ⚓ **September 23:** City Council
- ⚓ **September 25:** Port & Harbor Advisory Commission

View meeting times, locations at www.cityofhomer-ak.gov/meetings

OCTOBER sneak peek:

Explore
our
future!



Using a combination of community input and other information, the project team is developing **three potential growth scenarios** to explore how Homer could change over the next ten years.

The **three scenarios will be shared for community feedback the week of October 22**, with both in person and virtual options to share your thoughts.

Contact Information

- **City of Homer Planner:** Ryan Foster, rfoster@ci.homer.ak.us, 907-299-8529
- **Project Consultant:** Shelly Wade, shelly@agnewbeck.com, 907-242-5326

Resources

- **Project website:** www.homercompplanupdate.com
- **City of Homer on Facebook:** <https://www.facebook.com/cityofhomerak>



23





City of Homer
Homer Comprehensive Plan and Code Update

Summary of Activities, June 1-30, 2024
Prepared August 1, 2024

Phase I: Comprehensive Plan

Task	Description of Activities
Task 0. Project Start Up and Ongoing Project Management	<ul style="list-style-type: none"> • Coordinate internal staffing and participate in meetings. • Coordinate with subcontracting teams. • Conduct invoicing tasks and progress reporting.
Task 1: Background Research and Analysis	<ul style="list-style-type: none"> • Complete literature review and share internally with the team. • Update project Monday.com board with task updates, schedule, and progress. • Compile additional data, including City and fiscal data.
Task 2: Public Participation Process	<ul style="list-style-type: none"> • Update survey language, flyer, and Facebook image with extended deadline and resending. • Develop and sending e-blast with survey deadline reminder. • Update the project website. • Review demographic results from final community survey.
Task 3: Site Analysis and Identification of Issues and Concerns	<ul style="list-style-type: none"> • Prepare for and present at Homer Marine Trades Association meeting. • Coordinate with Ports & Harbors staff on outreach; finalize Spit summary. • Conduct outreach to Tribes and Tribal organizations. • Develop and refine business survey; input into Survey Monkey. • Develop and refine visitor survey; input into Survey Monkey.
Task 4: Preparation of Goals, Objectives, and Recommendations	<ul style="list-style-type: none"> • Update contact list; identifying outstanding stakeholders to connect with and share with City. • Prepare for and meet regularly with the City. • Email with Steering Committee members. • Schedule and conduct outstanding interviews with City Council members, Steering Committee members, Planning Commissioners.
Task 5: Development or Re-Development Strategies	<ul style="list-style-type: none"> • Hold preliminary conversations and background activities for development strategies and alignment with growth scenarios planning. • Conduct initial research for growth scenario process development. • Host team meeting to discuss growth scenarios task.

	<ul style="list-style-type: none"> • Prepare growth scenario PowerPoint presentation. • Host a growth scenarios meeting with the City.
Task 6: Preparation of Future Growth and Development Alternatives	<i>No activities during this time period.</i>
Task 7: Recommendations for Implementation	<i>No activities during this time period.</i>
Task 8: Presentations	<i>No activities during this time period.</i>
Task 9: Final Plan	<i>No activities during this time period.</i>
Expenses and Travel <i>(receipts available upon request)</i>	<ul style="list-style-type: none"> • Homer car rental fee from May visit.

Phase II: Title 21 Zoning and Planning Code Update

No activities during this time period.



City of Homer
Homer Comprehensive Plan and Code Update

Summary of Activities, July 1-31, 2024
Prepared August 20, 2024

Phase I: Comprehensive Plan

Task	Description of Activities
Task 0. Project Start Up and Ongoing Project Management	<ul style="list-style-type: none"> • <i>No activities during this time period.</i>
Task 1: Background Research and Analysis	<ul style="list-style-type: none"> • Coordinate internal staffing coordination and participate in meetings. • Coordinate with subcontracting teams. • Conduct invoicing tasks and progress reporting. • Update project Monday.com board with task updates, schedule, and progress. • Share draft literature review with City.
Task 2: Public Participation Process	<ul style="list-style-type: none"> • Update website. • Develop flyer to promote the visitor survey. • Close and export comment map results for analysis. • Input hard copy community survey results into Survey Monkey. • Finalize visitor and business surveys in Survey Monkey.
Task 3: Site Analysis and Identification of Issues and Concerns	<ul style="list-style-type: none"> • <i>No activities during this time period.</i>
Task 4: Preparation of Goals, Objectives, and Recommendations	<ul style="list-style-type: none"> • Participate in MAPP housing group meeting. • Analyze community survey results, including demographic data and comparisons to Census data. • Analyze and categorize comment map results.
Task 5: Development or Re-Development Strategies	<ul style="list-style-type: none"> • <i>No activities during this time period.</i>
Task 6: Preparation of Future Growth and Development Alternatives	<ul style="list-style-type: none"> • Identify neighborhood areas/subareas. • Review and refine the draft Steering Committee agenda. • Prepare for and participate in project team meetings to refine growth scenarios methodology/framework. • Conduct analysis and review of survey themes related to growth and development.

	<ul style="list-style-type: none"> Identify growth themes from qualitative questions and themes.
Task 7: Recommendations for Implementation	<ul style="list-style-type: none"> <i>No activities during this time period.</i>
Task 8: Presentations	<ul style="list-style-type: none"> <i>No activities during this time period.</i>
Task 9: Final Plan	<ul style="list-style-type: none"> <i>No activities during this time period.</i>
Expenses and Travel <i>(receipts available upon request)</i>	<ul style="list-style-type: none"> <i>No activities during this time period.</i>

Phase II: Title 21 Zoning and Planning Code Update

No activities during this time period.

From: [Kathryn Carssow](#)
To: [Zach Pettit](#)
Cc: [Melissa Jacobsen](#); [Shelly Wade](#); [Julie Engebretsen](#); [Ryan Foster](#); [Meg Friedenauer](#)
Subject: Revised email to CPSC
Date: Thursday, August 29, 2024 10:32:03 AM

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

Zach,

Please include this revised email in the Steering Committee packet.

Dear Fellow Steering Committee members,

You'll notice that the agenda for the upcoming Steering Committee meeting is arranged differently. Working with Melissa Jacobsen and Shelly Wade, I'm taking a little different approach that I hope will move our meetings along more smoothly to completion within our 90-minute target timeframe.

You'll see that the consultant's reports to the committee are now under "Reports." These are items that do not require SC action. We will be able to hear from the consultants and discuss these items but not take action. Under "New Business" are items on which we do need to take action.

The consultants have agreed to make every effort to include all information that they will be presenting at our meetings in our packets beforehand, allowing us to review the material in advance. If after reviewing any of this information, you believe the SC should be taking action with regard to a "Reports" item, we can entertain a motion to move that item to "New Business" at the start of the meeting.

You'll also notice that there is no item on the agenda at this time relating to the Comprehensive Plan schedule. Planning staff and the consultant are drafting a contract amendment addressing the project schedule for City Manager Melissa Jacobsen's consideration. I feel that until such time as the Ms. Jacobsen requests the SC's input with regard to a contract amendment or informs us that the contract has been amended with a revised schedule, further discussion of this issue is fruitless. If you disagree with me, again, we have the opportunity to entertain amending the agenda at the start of our meeting.

I'm looking forward to your response to these changes any further suggestions.

Respectfully,
Kathy Carssow

From: Shelly Wade <shelly@agnewbeck.com>

Sent: Thursday, August 29, 2024 10:02 AM

To: Kathryn Carssow <kcarssow@live.com>; Zach Pettit <zpettit@ci.homer.ak.us>

Cc: Melissa Jacobsen <mjacobsen@ci.homer.ak.us>; Julie Engebretsen <JEngebretsen@ci.homer.ak.us>; rfoster@ci.homer.ak.us <rfoster@ci.homer.ak.us>; Meg Friedenauer <Meg@agnewbeck.com>

Subject: RE: Comprehensive Plan Steering Committee Agenda

Good morning, all –

Thank you, Kathy, for the chat yesterday and for the proposed revised agenda. I've attached a "final" version that has two pieces highlighted –

1. I've **changed language re: "the consultant team" to "project team"**. We are really collaborating very closely with city staff – Ryan, Julie, Melissa – on all pieces. When we are presenting/dialoguing with the SC, it is as a project team, not just Agnew::Beck Consulting. I think this is important as we work together moving forward to mitigate a dynamic of us (city/) and them (consultants).
2. Update on Surveys – I've simplified the language there and have moved **the interview piece** down into potential requests of the SC for September activities.

Thank you, too, for your note below – maybe one qualifier/clarification **re: providing "all materials" we will review as part of SC packets** – there may occasionally be items that don't make it into packets (given the week before turnaround), but we will do our best to mitigate that, especially on any items where we're seeking SC feedback. Especially when we have bi-weekly meetings, that does not give the project team a lot of time to develop products in between before packet deadlines. Greatly appreciate your understanding on this!

If you're OK with the attached agenda, our team will work to ensure the related materials are good to go so Zack can publish by the 2PM deadline.

Thanks so much – look forward to working with you all in person next week!

Shelly

Shelly Wade, AICP

907.242.5326 Cell (call or text) | shelly@agnewbeck.com

Dena'inaq e'nen'aq' gheshtnu ch'q'u yeshdu. (Dena'ina) *I live and work on the land of the Dena'ina. (English)*

Translation by J. Isaak and S. Shaginoff-Stuart

From: Kathryn Carssow <kcarssow@live.com>

Sent: Wednesday, August 28, 2024 4:54 PM

To: Zach Pettit <zpettit@ci.homer.ak.us>

Cc: Melissa Jacobsen <mjacobsen@ci.homer.ak.us>; Julie Engebretsen <JEngebretsen@ci.homer.ak.us>; rfoster@ci.homer.ak.us; Shelly Wade <shelly@agnewbeck.com>; Meg Friedenauer <Meg@agnewbeck.com>

Subject: Comprehensive Plan Steering Committee Agenda

Zach,

Please include this email in the Steering Committee packet.

Dear Fellow Steering Committee members,

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I'm looking forward to your response to these changes any further suggestions.

Respectfully,
Kathy Carssow



Public Workshop 2

The Kenai Peninsula Borough, along with the Cities of Homer, Kenai, Seldovia, Seward, and Soldotna, is developing the first ever Safe Streets and Roads for All Comprehensive Action Plan, funded through a grant from the U.S. Department of Transportation. Feedback from all users of our transportation routes is vital - we want to hear from you!

Please join the team at one of the upcoming public workshops, and visit the plan website at <https://kpb.us/safestreets> to learn more.

- **September 10, 2024;** 5-7 PM, Seward Library, 239 6th Ave, Seward - Community Room
- **September 11, 2024;** 5-7 PM, Challenger Center, 9711 Kenai Spur Hwy, Kenai - North Star Classroom
- **September 12, 2024;** 5-7 PM, Kachemak Bay Campus, 533 E Pioneer Ave, Homer - Pioneer Room 201/202
Virtual; TBD



<https://kpb.us/safestreets>