



# Agenda

## Comprehensive Plan Steering Committee Regular Meeting

Wednesday, October 9, 2024 at 8:30-10:30 AM

City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

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### Homer City Hall

491 E. Pioneer Avenue  
Homer, Alaska 99603  
[www.cityofhomer-ak.gov](http://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

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### 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 September 5, 2024

**Page 3**

### VISITORS/PRESENTATIONS

### REPORTS

- A. Overview of September Activities – Farmer’s Market Events, Commission/Committee Presentations/Discussions

### PENDING BUSINESS

### NEW BUSINESS

- A. Business Survey and Cross-Tabulation of Key Survey Results (Linked and Available on [the Project Website](#))
- B. Review of Growth Scenarios (related material in packet) **Page 6**
- C. Outreach for October Events: What is the Ask of Steering Committee Members? – Hang Fliers, Email Networks, Market in Commissions and Social Groups, Other? (Flyer in the Packet and Available on [the Project Website](#)) **Page 9**

- D. Steering Committee Meeting Schedule

### INFORMATIONAL MATERIALS

**COMMENTS OF THE AUDIENCE** (Members of the audience may address the Committee on any subject, 3-minute limit)

**COMMENTS OF CITY STAFF**

**COMMENTS OF MAYOR/COUNCILMEMBER** (If Present)

**COMMENTS OF THE STEERING COMMITTEE**

**ADJOURNMENT**

## **CALL TO ORDER**

Session 24-10 a Regular Meeting of the Comprehensive Plan Steering Committee was called to order by Chair Kathy Carssow at 8:00 a.m. on September 5, 2024 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

PRESENT: COMMITTEE MEMBERS AREVALO, BARNWELL, CARSSOW, DAVIS & ERICKSON

STAFF: CITY MANAGER JACOBSEN, CITY PLANNER FOSTER & DEPUTY CITY CLERK PETTIT

CONSULTANTS: SHELLY WADE, AGNEW::BECK  
MEG FRIEDENAUER, AGNEW::BECK

## **AGENDA APPROVAL**

Chair Carssow read the supplemental items into the record. She then requested a motion and second to approved the agenda as amended.

ERICKSON/AREVALO MOVED TO APPROVE THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

## **PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA**

### **APPROVAL OF MINUTES**

A. Steering Committee Meeting Minutes of August 22, 2024

ERICKSON/DAVIS MOVED THE APPROVE THE AUGUST 22, 2024 MEETING MINUTES.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

## **VISITORS/PRESENTATIONS**

### **REPORTS**

A. Update on Surveys – Business and Visitor

Chair Carssow introduced the item by reading of the title and opened the floor for Shelly Wade of Agnew::Beck. Ms. Wade covered the following:

- Business Survey closed on Sunday, August 25<sup>th</sup>
  - 66 total surveys were received
  - Results will be analyzed with the plan of releasing them on September 13<sup>th</sup>

B. Update on Growth Scenarios Development

Chair Carssow introduced the item by reading of the title and opened the floor for Ms. Wade of Agenw::Beck. Ms. Wade covered the following:

- Project team has fleshed out, in more detail, the following three scenarios:
  - **Status Quo:** continuing on the current trajectory in terms of population growth and economic growth
  - **Enhance:** economic growth of 3-5% with a focus on growing existing industries
  - **Amplify:** uptick in economic growth with a focus on maintaining existing industries, considering potential new industries (e.g. remote worker sector), and moderate population growth with a focus on retaining younger families
- Comparison of metrics – will help guide and quantify by Comprehensive Plan focus area

Commissioners shared their thoughts on the following:

- Comparison between the 2018 Comprehensive Plan and the current plan being developed
- Metrics for acreage of undeveloped land and green spaces
- Hazards and limitations for land development in Homer

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

Chair Carssow introduced the item by reading of title and opened the floor for Ms. Wade and City Planner Foster. They covered the following:

- Meeting-in-a-Box updates
- Farmer’s Market Booth on **Saturday, September 14<sup>th</sup>** and **Saturday, September 21<sup>st</sup>**
- Islands & Oceans Visitor Center Event on **Tuesday, October 22<sup>nd</sup>**
- Title 21 rewrite process

## PENDING BUSINESS

### NEW BUSINESS

A. Set September/October Steering Committee Meeting Schedule

Chair Carssow introduced the item by reading of the title and opened the floor for Ms. Wade. She explained to the Committee that she is planning to have the three growth development scenarios ready to present by October 8<sup>th</sup> or 9<sup>th</sup>.

ERICKSON/DAVIS MOVED TO HOLD THE COMMITTEE’S NEXT MEETING ON OCTOBER 9<sup>TH</sup> AND OCTOBER 23<sup>RD</sup>.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

## INFORMATIONAL MATERIALS

A. Invoicing Reports

June 2024 Invoicing Report

July 2024 Invoicing Report

B. Letter from Chair Carssow to Committee Members

C. Comprehensive Safety Action Plan Flyer

Chair Carssow noted the informational materials. There was no discussion.

**COMMENTS OF THE AUDIENCE**

**COMMENTS OF CITY STAFF**

City Manager Jacobsen commented that it was a good meeting, and stated that she liked the new layout of the agenda.

**COMMENTS OF THE MAYOR**

Mayor Castner thanked the Committee for the work they've accomplished thus far. He spoke to the request that he received to support a moratorium on some elements that exist in the City's code, highlighting a recent CUP seen by the Planning Commission at 955 Sterling Highway. He added that the Borough is a partner with the City in the Comprehensive Plan, and stressed the importance of each entities' Comprehensive Plan having cohesion with one another. He also made some comments regarding the risks of building near the tsunami zone. He spoke to Title 21 and how it pairs up with the Comprehensive Plan before making some final comments about the problems with platting.

**COMMENTS OF THE TASK FORCE**

Committee Member Arevalo stated that she was looking forward to the Farmer's Market events, and spoke to importance of garnering community feedback.

Committee Member Erickson stated that it was a good meeting and that she was happy to facilitate the Meeting-in-a-Box.

Chair Carssow informed everyone that the MAPP Housing Task Force is meeting on October 1<sup>st</sup> and has invited the Community Development Director from Valdez. She also shared her praise for the Strom Water Task Force.

Committee Member Barnwell stated that he agreed with the Mayor's comments regarding the Comprehensive Plan. He suggested focusing some of the meetings for the Meeting-in-a-Box around green infrastructure. He thanked the Committee and Chair Carssow for their work.

**ADJOURN**

There being no further business to come before the Task Force Chair Carssow adjourned the meeting at 9:38 a.m. The next Regular Meeting is scheduled for **Wednesday, October 9, 2024 at 8:30 a.m.** All meetings scheduled to be held via Zoom Webinar and in person in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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Zach Pettit, Deputy City Clerk I

Approved: \_\_\_\_\_



# Growth Scenario: Status Quo

October 3, 2024



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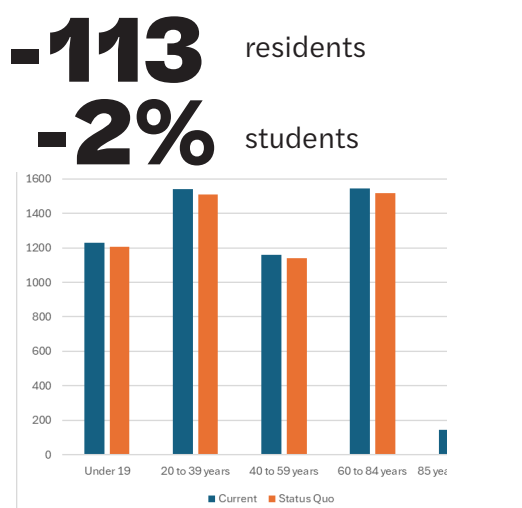
Homer Comprehensive Plan



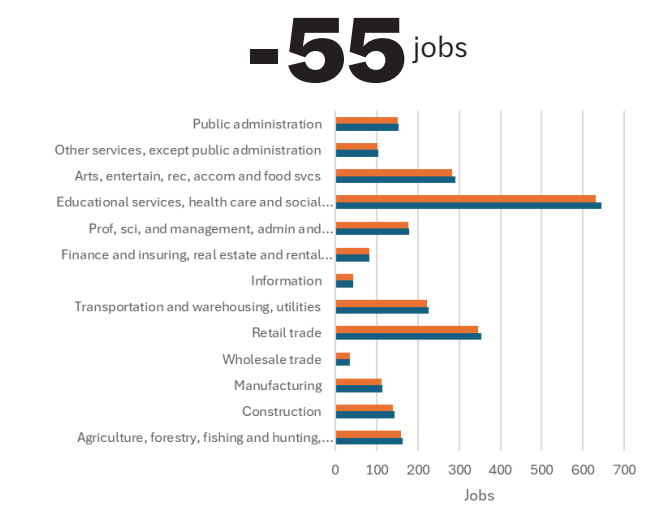
## Primary Drivers



### Population



### Economy



## Current Trends



### Housing Availability & Cost

City code and permitting processes would remain the same. This scenario assumes that no new policies or incentives would be created to lower housing costs or increase housing availability.



### Accessibility & Mobility

The City of Homer would continue to improve accessibility at parks, play areas, campgrounds, and city facilities. Pedestrian pathways would be maintained or improved and currently planned sidewalks would be constructed. This scenario assumes that there would be no significant changes to transportation priorities, nonmotorized infrastructure, or access routes.



### Water Utilities & Infrastructure

The wastewater treatment plant is nearing capacity due to inflow and infiltration (I&I) from storm water runoff. Regardless of changes to population or density, the City of Homer plans to reduce I&I, which comes from residential and commercial structures' sump pumps and drainage systems that connect directly into the sewer. To avoid costly and unnecessary expansions to the wastewater treatment plant, these storm water drainage systems should be disconnected from the sanitary sewer. Excess storm water can instead be managed through other methods such as green infrastructure (e.g., rain gardens or bioswales). The drinking water treatment plant has sufficient capacity for the projected population. The drinking water and wastewater systems should be maintained, and outward expansion should be avoided.



### Parks & Open Space

For communities less than 20,000, a typical parks and recreation agency offers one park for every 1,225 residents, with 13 acres of parkland per 1,000 residents. The City of Homer currently has one park for every 194 residents and manages 28.6 acres of parkland for every 1,000 residents, exceeding the typical provisions in similarly sized communities. Residents should live within a 1/2 mile walk of a park, a goal that will not met be under current trends and policies.

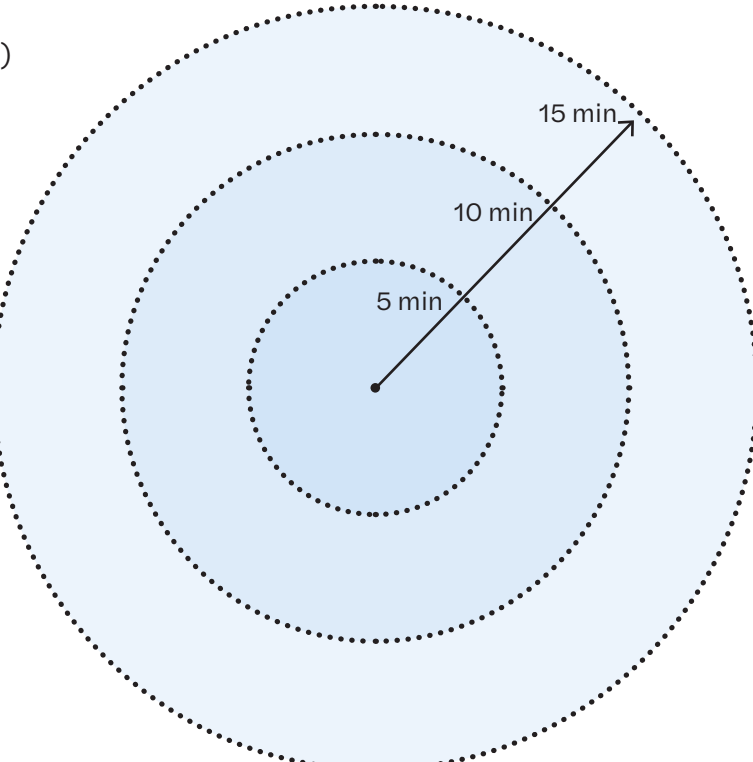
## 2018 Land Use Recommendations

- Gateway Business
- Downtown Mixed Use
- Town Center
- General Commercial 1
- General Commercial 2
- East End Mixed Use
- Medical
- Residential Office
- Residential Transition
- Residential - Urban
- Residential - Rural
- Open Space Recreation
- Conservation
- Bridge Creek Watershed
- Scenic Gateway Corridor Overlay
- Airport Critical Habitat Area

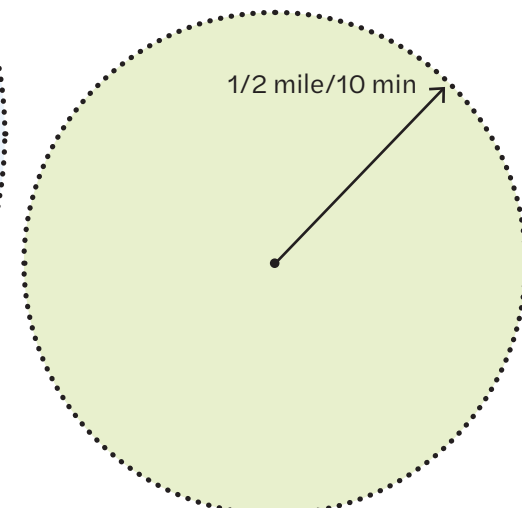
## Additional Exhibit Legend

- Difficult to build (steep slopes)
- Existing Park
- Park Service Areas (1/2 mile)
- Sidewalks/Pathways

## Walkability Overlay



## Park Access Overlay



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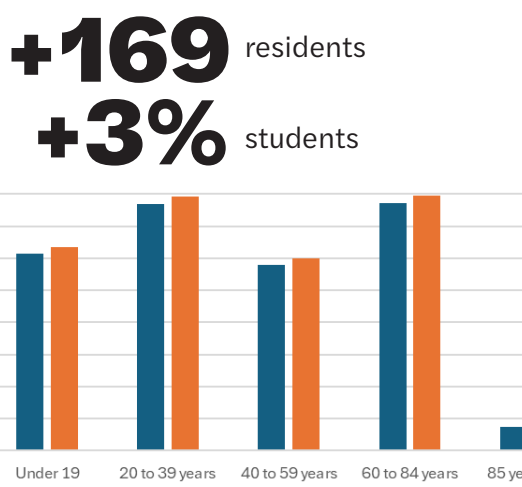
Homer Comprehensive Plan



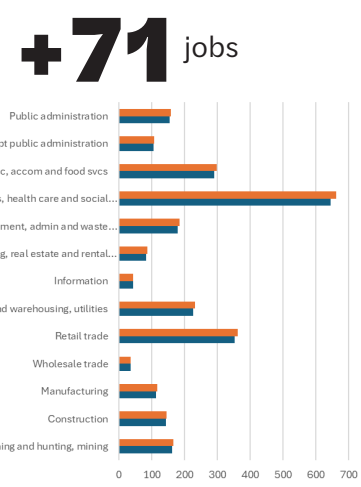
Primary Drivers



Population



Economy



Primary Goals



Housing Availability & Cost

The City of Homer should emphasize development of housing in areas that are already served by access and utilities. This could be accomplished by changing City code and development processes, identifying additional development incentives for urban residential and downtown mixed use area, or allowing more housing types such as manufactured or modular homes. Child care, school quality, and indoor recreation options should be improved to attract a younger population.



Accessibility & Mobility

The City of Homer should encourage new development adjacent and connected to existing or planned non-motorized pathways. The connections between neighborhoods and parks, downtown areas, and the Spit should be improved. Nonmotorized infrastructure should allow visitors and residents from outlying areas to park once and access multiple destinations.



Water Utilities & Infrastructure

The wastewater treatment plant is nearing capacity due to inflow and infiltration (I&I) from storm water runoff. To accommodate the increased population, the City of Homer must reduce I&I, which comes from residential and commercial structures' sump pumps and drainage systems that connect directly into the sewer. To avoid costly and unnecessary expansions to the wastewater treatment plant, these storm water drainage systems should be disconnected from the sanitary sewer. Excess storm water can instead be managed through other methods such as green infrastructure (e.g., rain gardens or bioswales). The drinking water treatment plant has sufficient capacity for the projected population. The drinking water and wastewater systems should be maintained, and outward expansion should be avoided.



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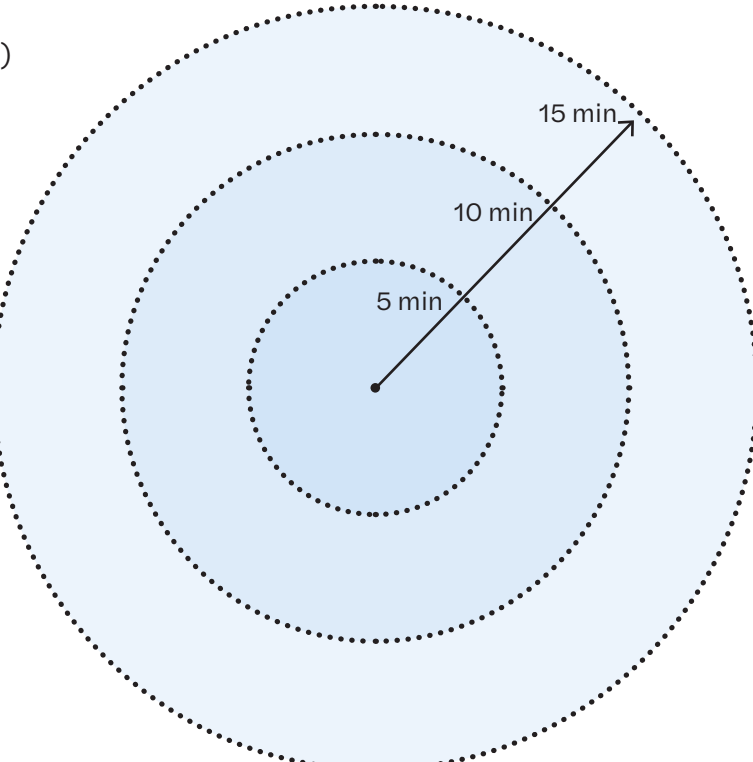
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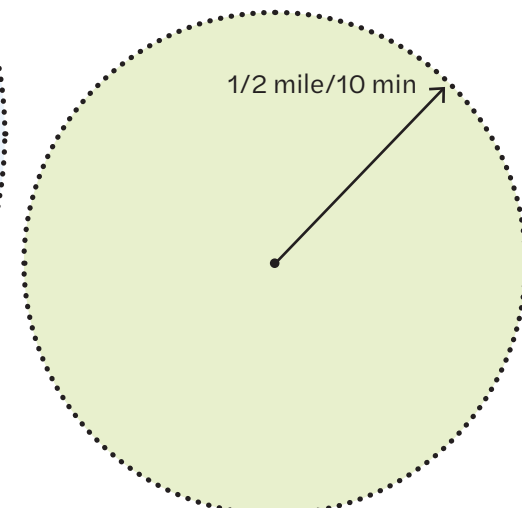
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Walkability Overlay



Park Access Overlay



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**The Spit**

- Track harbor planning
- Enable marine services/industry





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Homer Comprehensive Plan



Primary Drivers



Population

+455 residents  
+13% students



Economy

+166 jobs

Primary Goals



Housing Availability & Cost

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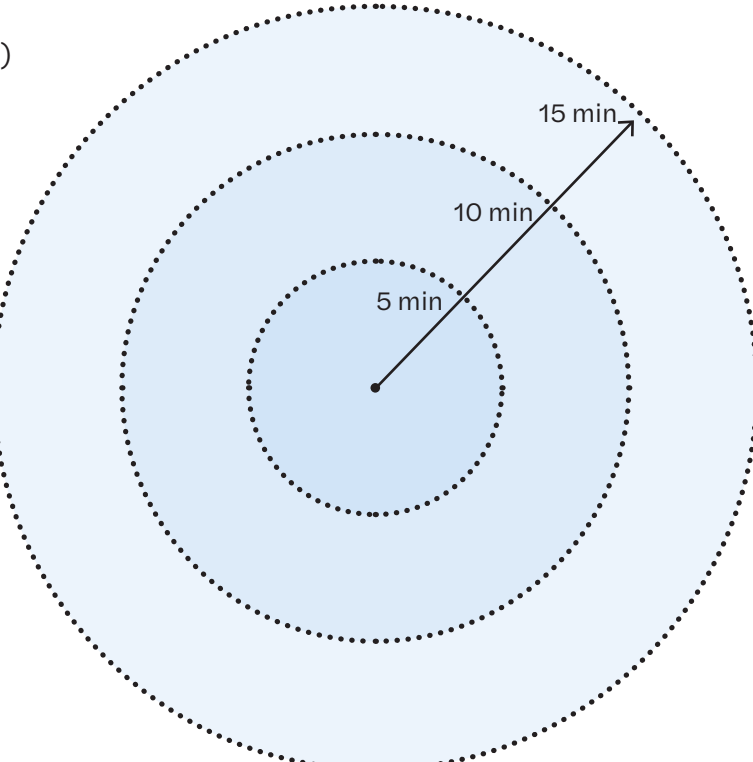
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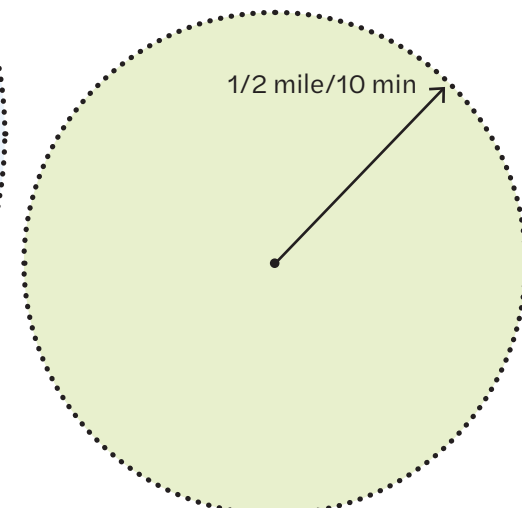
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Park Access Overlay



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# CITY OF HOMER

## Comprehensive Plan Rewrite



## Community Work Session

Tuesday, October 22, 6:00-8:00 PM

Alaska Islands & Ocean Visitor Center

95 Sterling Highway #1, Homer, AK 99603

**Join us as we explore how population and job growth might change land use and development patterns in Homer over time.**

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 at the Community Work Session**, with both in-person and virtual options to share your thoughts.

*This exercise will assist in developing goals, objectives, and recommendations for the Comprehensive Plan Rewrite and Title 21 Revision.*



### Contact Information

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

### Resources

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