



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the City Clerk

491 East Pioneer Avenue  
Homer, Alaska 99603

[clerk@cityofhomer-ak.gov](mailto:clerk@cityofhomer-ak.gov)

(p) 907-235-3130

(f) 907-235-3143

## Memorandum Supplemental Packet

TO: MAYOR CASTNER AND HOMER CITY COUNCIL  
FROM: MELISSA JACOBSEN, MMC, CITY CLERK  
DATE: MAY 9, 2022  
SUBJECT: SUPPLEMENTAL PACKET

---

### **CONSENT AGENDA**

Ordinances 22-25 through 22-28 Appropriating HART Funds for Roads and Trails Projects

- Road Financial Plan 5-Year Outlook graphs and Non-Motorized Transportation & Trails Plan 2022 Supplement as backup Page 2

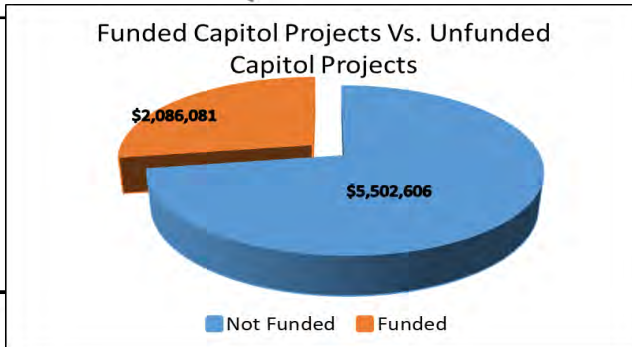
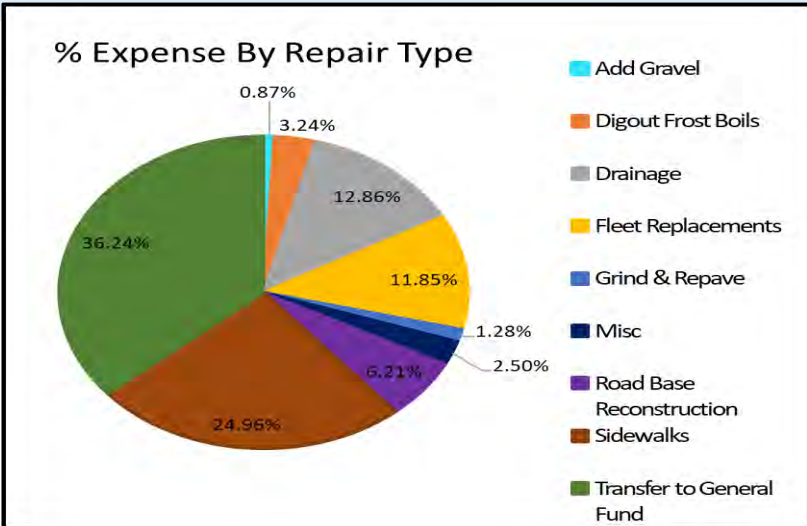
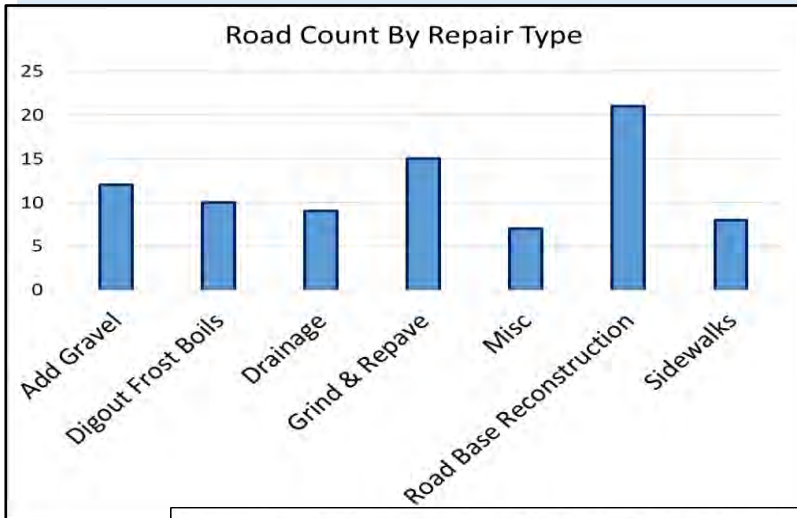
Resolution 22-040 A Resolution of the City Council of Homer, Alaska Supporting Efforts to Increase Voter Awareness of Upcoming Elections. Aderhold.

- Written public comments Page 13

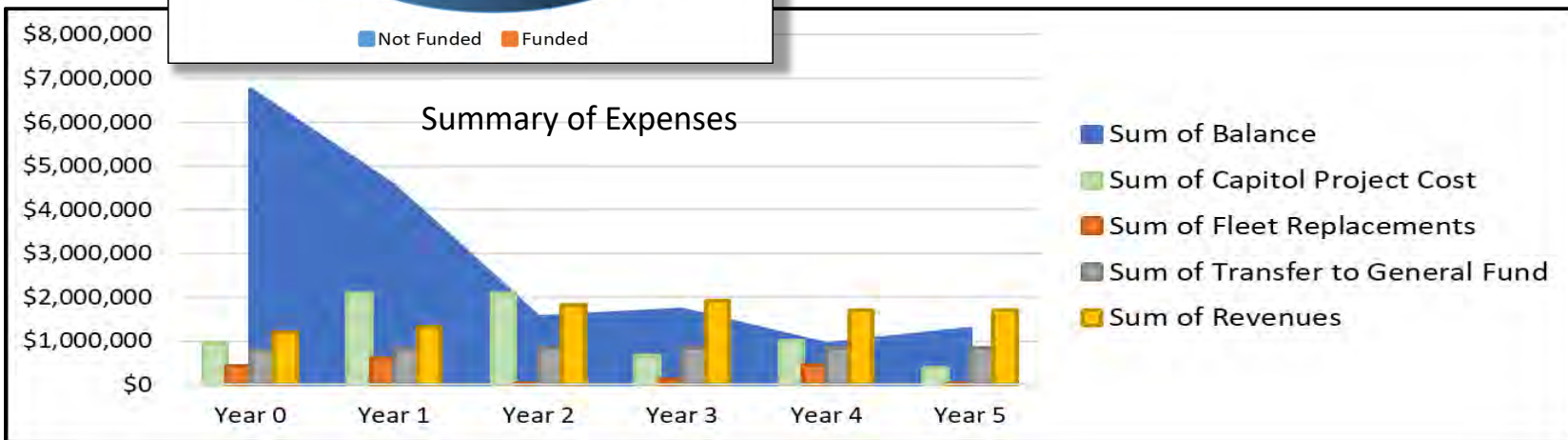
### **ANNOUNCEMENTS / PRESENTATIONS / REPORTS**

Planning Commission Written Report Page 16

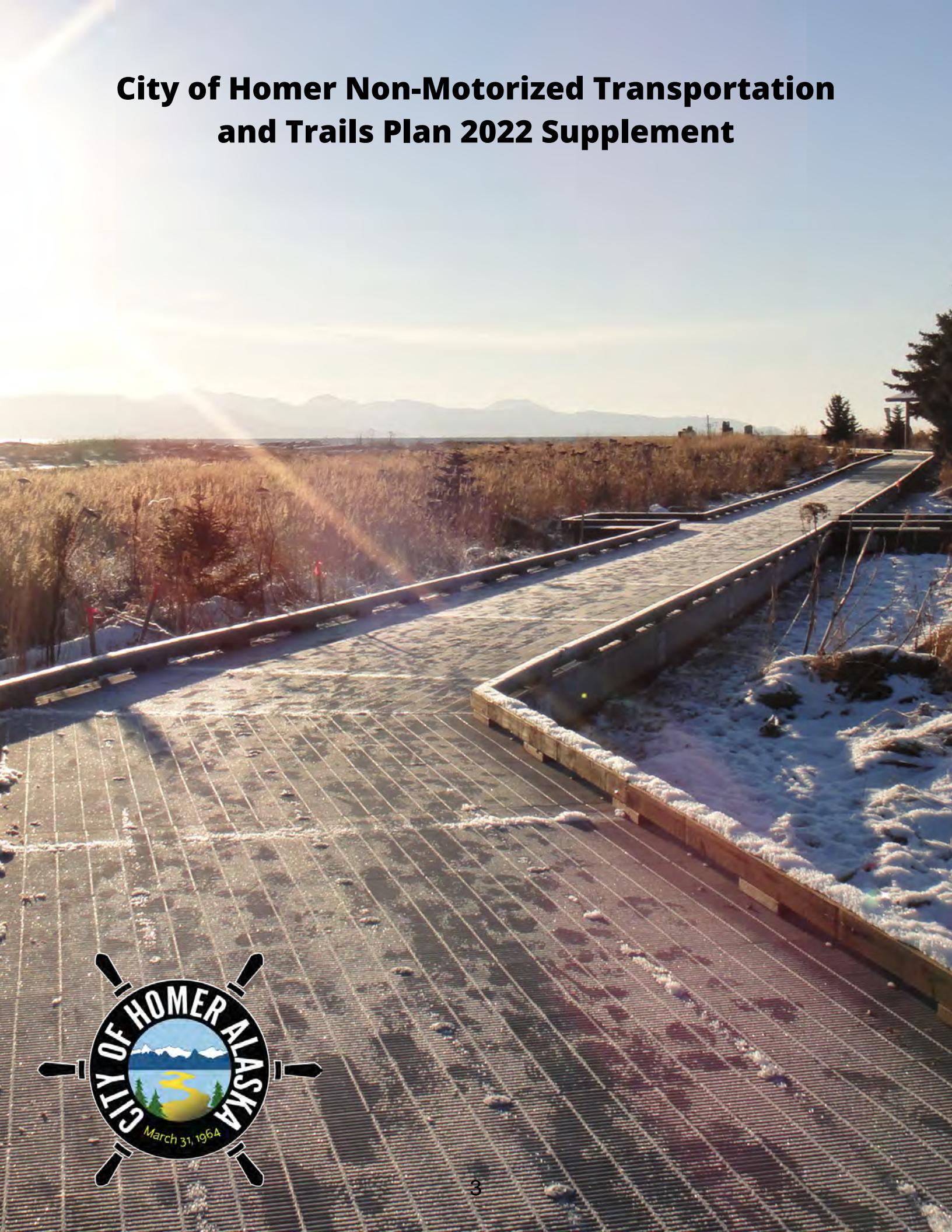
# ROAD FINANCIAL PLAN: 5 YEAR OUTLOOK



Repair Type	Cost
Add Gravel	\$120,000
Digout Frost Boils	\$448,800
Drainage	\$1,780,353
Grind & Repave	\$177,895
Misc	\$345,939
Road Base Reconstruction	\$860,000
Sidewalks	\$3,455,700
Fleet Replacements	\$1,640,164
Transfer to General Fund	\$5,017,441
<b>Total</b>	<b>\$13,846,292</b>



# City of Homer Non-Motorized Transportation and Trails Plan 2022 Supplement



**City of Homer  
Non-Motorized Transportation and Trails Plan  
2022 Supplement**

**I. Overview**

The City of Homer Non-Motorized Transportation and Trails Plan (“NMTTP”) was created by DOWL Engineers in 2004 as a planning document to guide the development of trails, paths, and sidewalks in the City of Homer. This 2022 Supplement does not necessarily replace the 2004 NMTTP. Rather, it addresses some immediate issues related to new/pending development, changing priorities, resources, and standards to facilitate sensible near-term planning and implementation of non-motorized transportation. A more comprehensive replacement NMTTP will be developed later.

This Supplement was developed by a team consisting of:

- Rob Dumouchel, City Manager
- Rick Aboud, Planning Director
- Julie Engebretsen, Deputy City Planner
- Matt Steffy, Parks Superintendent
- Aaron Yeaton, GIS Technician
- Janette Keiser, PE, Public Works Director



**II. Approach**

This Supplement considered possible non-motorized transportation routes from two perspectives:

- Perspective #1 – Which areas of the City, affected by recent or proposed development as well as important destinations, would benefit from new non-motorized transportation routes?
- Perspective #2 – Where were new routes needed to improve the function of existing non-motorized routes by providing connectivity or accessibility?

**Perspective #1 – Which areas of the City, affected by recent or proposed development as well as important destinations, would benefit from non-motorized transportation routes?**

The team identified four primary Areas of Interest, shown in Figure A. These areas were selected because of the extent to which recent development has affected, or the potential for future development could affect, the way people flow from the developments to important destinations. Further the four areas were identified as high priority due to their lack of non-motorized infrastructure as well as their proximity to schools, new residential construction, and recreational opportunities.

**Area of Interest #1 – West Homer (See Figure B)**

This area is currently undergoing rapid development. The City is attempting to address pedestrian access through this area by coordinating with developers involved with on-going design/construction as well as adjacent land owners. For example, West Fairview Avenue will be connected to Eric Lane, as part of a pending development. This connection should have a sidewalk/path at least on one side. Further,

discussions are underway with a landowner at the current terminus of West Fairview to develop trails across their property that would connect Fairview Avenue south to Soundview Avenue by accessing a City culvert easement.



*Fairview Ave looking east*

The Reber Trail currently connects to the terminus of West Fairview Avenue, providing a popular scenic hike and transportation route to Reber Road off of West Hill Road. Trails counters have measured up to 500 people per week using this trail. The northern-most 300 feet is steep, making it very difficult for most users to climb year round, and particularly dangerous in the winter. This section needs an additional switchback to improve the accessibility of this trail.

Fairview Avenue should allow non-motorized use from Bartlett Street to West Hill Road, through a combination of widened shoulders, sidewalks and trails. Connectivity to West Hill could be through Seascape Drive.

A non-motorized route on West Hill Road should be installed to direct pedestrians and bicyclists from the Sterling Highway to the Reber Trail. This would protect non-motorized traffic from the most dangerous switchback on West Hill Road. It would also connect with the City's non-motorized network, at Eric Lane and further north, at the Reber Trail.

The Karen Hornaday Park should be connected with a wilderness trail to a City-owned parcel on the ridge above the Park. This would provide access to, and use of, this parcel.

### **Area of Interest #2 – East Homer (See Figure C)**

There has been, and continues to be, a lot of development in this area, which is home to multiple important destinations including the Quiet Creek residential subdivision, Homer High School and Glacier View Baptist Church. There are dedicated trail easements in the Quiet Creek subdivision that should connect to the existing trail system on the High School property.

There is a small connector that comes down South Slope Drive to (New) Nelson Avenue that should be developed and maintained.

There is also a dedicated easement that connects Old Nelson Avenue to the High School and the Glacier View Baptist Church and ultimately, to the existing sidewalk along East End Road. A path should be developed in this easement.



*South Slope Connector Path*

### **Area of Interest #3 – Town Center** (See Figure D)



*ADA ramp on Poopdeck Extension Trail*

The Town Center consists of a mixture of land ownership, including Cook Inlet Regional Incorporated, Kachemak Heritage Land Trust, City of Homer, and various private parcels. Access is needed from east to west branching off of the existing Poopdeck Trail system. The Poopdeck Trail system is one of Homer’s most popular trails. Trail counters have measured up to 160 users/week.

### **Area of Interest #4 – Beluga Slough** (See Figure E)

The Beluga Slough area, rich natural resources, is owned/maintained by the USFWS and the City of Homer. There is an existing boardwalk and trail that connects the Islands and Oceans Visitor Center with Bishop’s Beach Park. Numerous local natural resource agencies have expressed a high level of interest in extending the boardwalk to prevent pedestrians from straying into the slough, and its surrounding wetlands. This is because this straying adversely impacts the slough’s ecological function as well as breeding migratory birds. Also, the slough is listed as salmon habitat in Alaska’s anadromous inventory.

The goal is to ultimately connect the boardwalk from its existing location to the intersection of Lake Street and the Sterling Highway. There are two possible ways of accomplishing this. The first possible route crosses private land owned by the Aspen Hotel and sticks to the edge of the green, upland-ish areas of the slough.



The second possible route is situated entirely on City property, coming off the end of East Bunnell Avenue. Multiple natural resource agencies would be interested in this route and possibly, willing and able to partner with the City in its development, including: Islands & Oceans, Kachemak Bay National Estuarine Research Reserve, and Center for AK Coastal Studies.

**Perspective #2 – Where were routes needed to improve the function of existing non-motorized routes by providing connectivity or accessibility?** This perspective addressed the function of trails, etc., as elements of transportation infrastructure to get to and from destinations, not just as recreational assets.

From this perspective, the following projects that would improve connectivity and/or accessibility, were identified. These projects are listed in order of priority and are shown on Figure B. Most of these routes fall within the Areas of Interest and are listed in the City of Homer Public Works Department 5-year Capital Improvement Program.

<b>A. Sidewalks</b>	<b>Area of Interest</b>
1. Main Street – North of Pioneer	General
2. West Fairview Avenue	West Homer
3. Ben Walters Way	General
4. Svedlund/Herndon to Senior Center	General
5. Main Street – South of Pioneer to Sterling Highway	Town Center
6. Main Street – Sterling Highway to Bishop’s Beach	General
<b>B. Trails</b>	
1. Karen Hornaday Park – ADA Pedestrian Access Trail	West Homer
2. Upper Reber Trail grade improvements	West Homer
3. Old Nelson Trail	East Homer
4. Bishop Beach Sculpture Trail	Beluga Slough
5. Bishop Beach Wetland Trail	Beluga Slough
6. Beluga Slough Boardwalk Extension	Beluga Slough
<b>C. Paths</b>	
1. East Fairview Avenue	East Homer

# City of Homer: Pedestrian Features and Connectivity Gaps

Figure A



## Legend

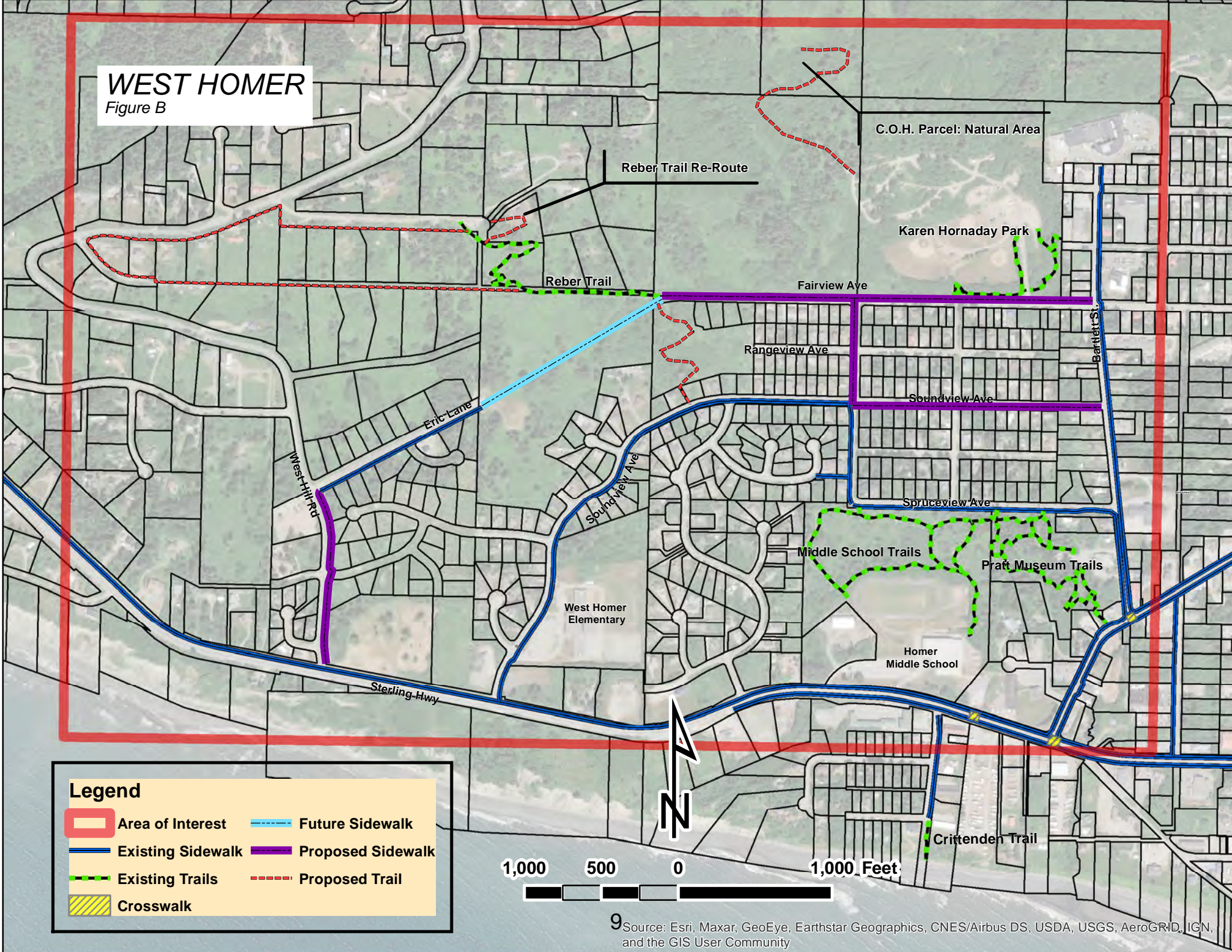
- Connectivity Gaps
- Trails
- Trail Connector
- Sidewalk
- Crosswalk
- Future Sidewalk

0.5      0.25      0      0.5 Miles



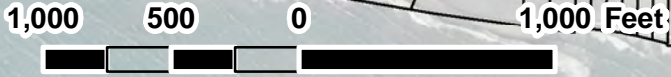
# WEST HOMER

Figure B



## Legend

- Area of Interest
- Existing Sidewalk
- Existing Trails
- Crosswalk
- Future Sidewalk
- Proposed Sidewalk
- Proposed Trail



9 Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# EAST HOMER

Figure C



South Slope Connector

East Hill Rd.

Nelson Ave

Sanjay Court Route





Old Nelson Easement Route

Homer H.S. Complex

East End Rd.

300 150 0 300 Feet

**Legend**

-  Area of Interest
-  Existing Sidewalk
-  Existing Trails
-  Proposed Trail



# TOWN CENTER

Figure D

**Legend**

-  Area of Interest
-  Existing Sidewalk
-  Existing Trails
-  Crosswalk
-  Future Sidewalk
-  Proposed Sidewalk
-  Proposed Trail



Main St

Pioneer Ave

Klondike Ave

Bonanza Ave

Grubstake Ave

Hazel Ave

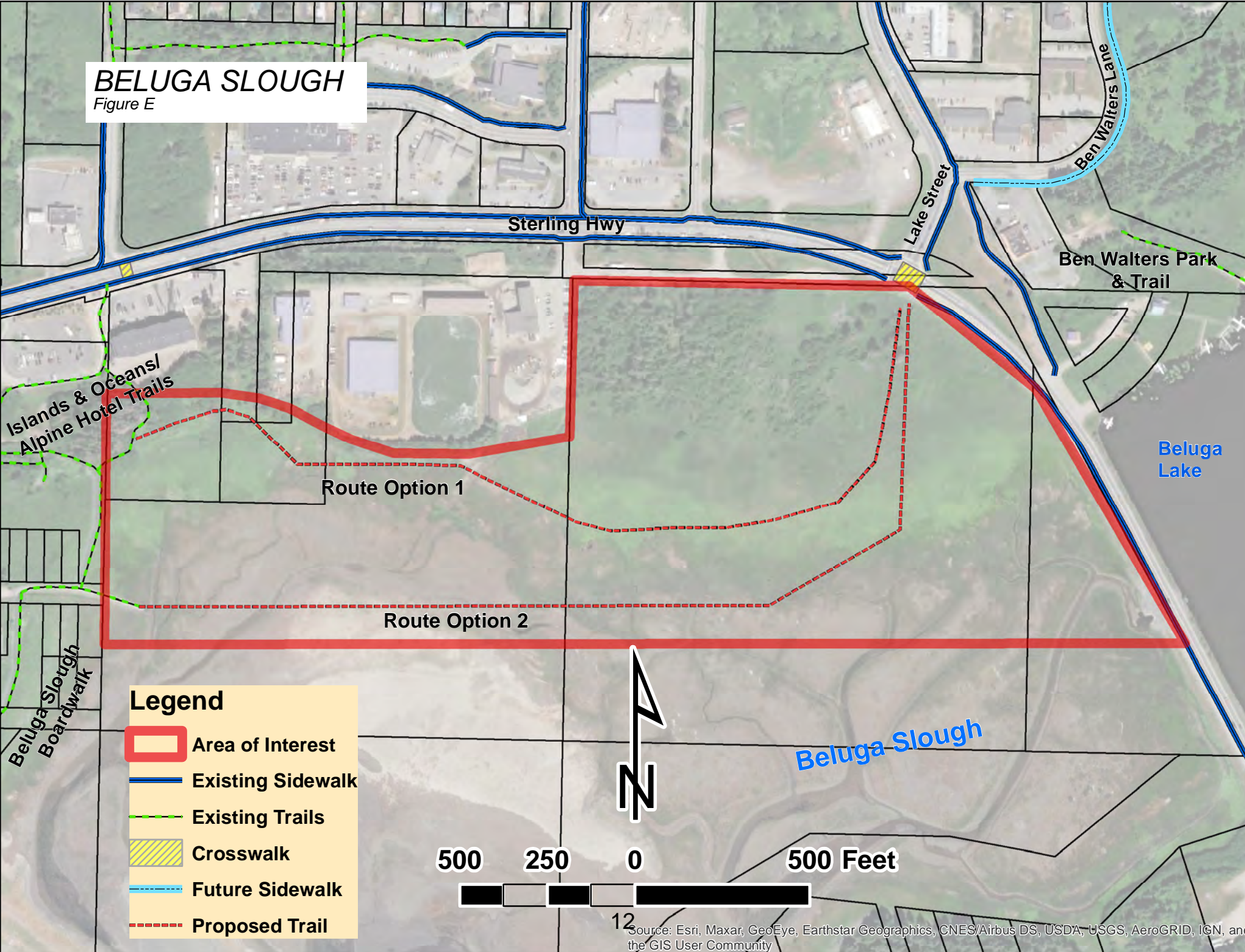
Sterling Hwy

Poopdeck Trails

Islands & Oceans/  
Alpine Hotel Trails

# BELUGA SLOUGH

Figure E



**Legend**

- Area of Interest
- Existing Sidewalk
- Existing Trails
- Crosswalk
- Future Sidewalk
- Proposed Trail

**From:** [Ken Landfield](#)  
**To:** [Department Clerk](#)  
**Subject:** Resolution 22-0xx in support of local elections  
**Date:** Friday, May 6, 2022 8:20:47 PM

---

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

I am in complete support of this resolution. It's going to an interesting and confusing election season, and the electorate can only benefit from all the help we can get!

Sent from my iPad

Support for Resolution 22-040 – Supporting Efforts to Increase Voter Awareness of Upcoming Elections

Mayor Castner and City Council Members,

I am a member of the League of Women Voters of Alaska and Kenai Peninsula, and an active participant in the local group Kenai Peninsula Votes. Both share a mission of educating people on voting rights, elections, and promoting democracy.

Resolution 22-040 will help promote that mission by informing, or reminding, the public of election dates before the actual date to vote. This is especially important for local elections where voter turnout is dismally low yet municipalities are the governing bodies that make the most difference in the public's day to day lives.

I have worked the election polling site for my precinct since 2020 and have witnessed people come in saying they didn't even know this was an election day, or had forgotten, until they saw the clapboard sign saying "Vote Here" on the sidewalk.

Voting at the last minute implies a voter may not be well informed of the issues nor had the time to research candidates. Signage two weeks ahead of the election dates would at least serve to get the voting public thinking about it.

I urge you to approve this Resolution and move it forward for funding. Please further help promote voter education.

Thank you,  
Therese Lewandowski

**From:** [Timothy Whip](#)  
**To:** [Department Clerk](#)  
**Subject:** Resolution 22-0xx  
**Date:** Monday, May 9, 2022 8:16:24 AM

---

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

Dear Melissa,

Please include this message in the Council packet for tonight's meeting.

Thanks,  
Tim Whip

Dear City of Homer Council Members,

I am writing in support of Resolution 22-0xx, A Resolution of the City Council Supporting the Efforts to Increase Voter Awareness of Upcoming Elections. This resolution will give voters a reminder of upcoming elections in new formats. Thanks for considering this important election service.

Sincerely,

Tim Whip

Homer, AK

**Homer Planning Commission Report  
Wednesday, May 4, 2022**

Attending: City Planner Abboud, Deputy City Clerk Tussey, Commissioners Barnwell, Mayor Castner, Public Works Director Keiser attended in Chambers with Commissioners Venuti, Chiappone, Highland, Bentz and Smith via Zoom. Commissioner Conley was excused.

**Work Session**

Topic: Planning Commissioner Training

City Attorneys Gatti and Holmquist attended via Zoom and facilitated a presentation and discussion on quasi-judicial activities thoroughly covering the role and need for Findings, Maintaining Judicial Demeanor, Ex-Parte Contacts, the need to uphold Due Process, Conflicts of Interest, Partiality, and Spot Zoning.

**Regular Session**

**AGENDA:** Approved without objection

**PUBLIC COMMENTS:** Mark Sass encouraged the PC to address the need of access and public walkways in areas that are being developed. As the city grows and traffic density increases, there is both a greater need for sidewalks for pedestrian safety and also an increase of traffic noise.

**RECONSIDERATIONS:** None.

**CONSENT AGENDA:** Approved without objection.

**PRESENTATIONS:** None.

**STAFF & COUNCIL REPORTS:** Staff Report 22-32, City Planner's Report - CP Rick Abboud noted the Groundwater Research project, developments in the Non-motorized Transportation efforts, Permitting Software, Hazard Mitigation Plan Updates (currently being reviewed by FEMA), and an update on the Rural Residential Rezoning effort.

**PUBLIC HEARING:** Staff Report 22-33 Conditional Use Permit 22-03, A Request to Allow Additional Dwellings at 1678 Sterling Highway. CP Abboud presented the report and recommended adoption. Applicant Tony Romeril attended and introduced himself, but did not front any questions. Motion was presented and passed without objection.

**PLAT CONSIDERATIONS:** None.

**PENDING BUSINESS:** None.

**NEW BUSINESS:**

A. Memo from Public Works Director Jan Keiser, Re: Strategies for Deploying HART Road/Trails Funds to Accelerate Non-motorized Transportation and Road Repair. PWD Keiser reviewed the history and reality that HART Funds were not adequately being used and proposed strategic use to improve Homer's roads, trails and sidewalks. Her presentation included a thorough budget analysis and cost projections. Ms Keiser fronted a few clarifying questions from Commissioners. Motion to support these proposals and to recommend City Council approval was presented and passed without objection.



**B.** Staff Report 22-34, Comprehensive Plan, i. Supplement Memo to Staff Report 22-34: Trails & Sidewalks in Code. CP Abboud introduced that it was time to review the Community Design Manual, which is the master plan for Homer's Planning and Zoning. It may be time to amend this document, which must include significant public engagement. CP Abboud reminded Commissioners that their highest order of concern is Land Use. He stated four goals of the CDM and reflected on the broad strategies of growth in housing and business within the community. Mayor Castner shared that as he continued discussion with other commissions such as the Spit Development Commission, that conflicts of between their desires for development and the CDM were preventing development. He offered to convene the Chairpersons of the various Commissions and facilitate discussion which may lead to healthy amendments to the CDM. Commissioner Smith offered to be a part of these meetings. Mayor Castner also informed HPC of the efforts by City Council to facilitate the need for more public walkways with concern for public safety.

Commissioner Bentz presented the need to process the CDM as a holistic document rather than in piecemeal form. She also reflected on the need to include additional evaluation of Open Space Planning and Green Infrastructure.

**COMMENTS OF THE AUDIENCE:**

Helen Armstrong of Homer Trail Alliance addressed the PC and supported PWD Keiser's efforts to improve Homer's trails and sidewalks.

**COMMENTS OF THE STAFF:**

Mayor Castner informed the Commission of an opening on the Borough Planning Commission and the application process for that position. He also shared about the new Borough Planning Director, that he is a very engaged individual and is looking forward to working with him. He thanked the Commissioners for their time and service to the Homer community.

PWD Keiser announced that Bids were open for the Main Street Sidewalk project and that East Road Services has been granted the project. She also shared the Tasmania Ct sewer project should be completed next week.