



# City of Homer

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

Office of the City Clerk

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## Memorandum Supplemental Packet

TO: MAYOR CASTNER AND HOMER CITY COUNCIL  
FROM: MELISSA JACOBSEN, MMC, CITY CLERK  
DATE: OCTOBER 10, 2022  
SUBJECT: SUPPLEMENTAL PACKET

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### **WORKSESSION**

Short Term Rentals - Written Public Comment

Page 2

### **REGULAR MEETING**

#### **Consent Agenda**

Resolution 22-074, A Resolution of the City Council of Homer, Alaska Adopting the City of Homer 2022 Non-Motorized Transportation and Trails Implementation Plan. City Manager/Public Works Director.

Copy of the Non-Motorized Transportation and Trail Implementation Plan

Page 3

#### **Ordinances**

Ordinance 22-69, An Emergency Ordinance of the City Council of Homer, Alaska Appropriating \$40,000 from the Homer Accelerated Roads and Trails Road Fund to Repair Alder Lane and Authorize an Increase in the East Road Services Indefinite Delivery Indefinite Quantity (IDIQ) Contract for this Work. City Manager/Public Works Director.

Financial Supplement Form

Page 13

#### **Resolutions**

Resolution 22-079(S), A Resolution of the City Council of Homer, Alaska Certifying the Results of the City of Homer Regular Election held October 4, 2022 to Elect a Mayor for a Two Year Term and Two City Council Members for Three Year Terms each. City Clerk/Canvass Board., and Certificate of Election.

Memorandum 22-177 from City Clerk as backup.

Page 14

**From:** [Dorothy Duncan](#)  
**To:** [Mayor Email](#); [Donna Aderhold](#); [Caroline Venuti](#); [Jason Davis](#); [Rachel Lord](#); [Storm Hansen-Cavasos](#); [Shelly Erickson](#)  
**Cc:** [Department Clerk](#)  
**Subject:** Comments regarding STR regulation for October 10 meeting  
**Date:** Sunday, October 9, 2022 8:27:12 PM

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

Dear Mayor and City Council Members,

These comments are in regards to the recent efforts of the City of Homer to evaluate Short Term Rentals (STRs). This is a topic of interest to me since my husband and I own several rentals in the City and the Borough, and have managed properties as both long-term and short-term rentals.

My understanding is that the City Council has made housing availability a priority, based on the tight rental market in Homer and the difficulty of some people to find suitable housing for either summer-only use (seasonal workers) or long-term use (year-round residents).

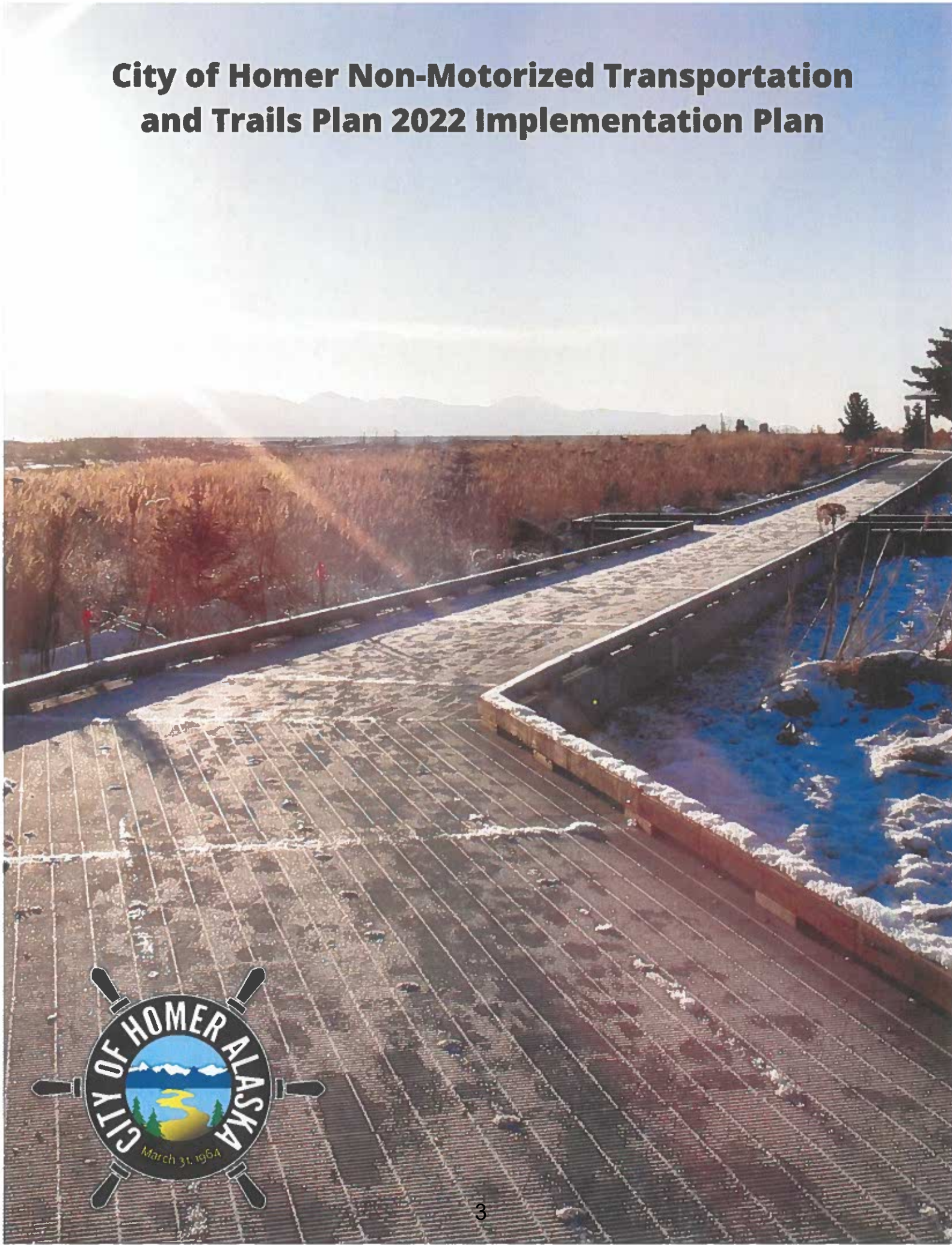
I am not sure that the current look at STRs is aligned with this directive. There seems to be missing a clear link between STR regulation and increasing housing availability. In fact, based on the City's presentation, it seems that the current conversation is mostly about ensuring compliance with existing sales tax laws and increasing revenues for the City. When listing the benefits of a STR regulatory program, staff did not identify anything related to increasing worker or long-term housing (other, non-housing related benefits are listed in the October 10 work session packet, pages 6-7). If the City planned to pursue the lost revenue from tax scofflaws and used those funds to purchase and manage seasonal worker housing, or used it for compensating STR owners who convert their properties to long-term rentals, that would make more sense. But there hasn't been any sort of connection like that made publicly yet.

As someone who keeps tabs on the Homer rental market and the issues and complaints that swirl about on social media, I am dismayed that the brainstorming and idea generation steps about housings issues in Homer were either skipped entirely or done internally, with the end result being STR regulation as the first order of business. What about open houses, facilitated brainstorming sessions, or hearings with both those affected by lack of housing and those involved in property investment and rental management? What other ideas are out there that could more effectively work towards solutions to Homer's housing issues? I'm kind of surprised that with the addition of multiple new project coordinator positions, STR regulation is where those valuable resources are being committed instead of other community engagement that could more directly address the housing issue.

Borrowing a Steven Covey quote, "begin with the end in mind", what is the "end in mind" that the Council wanted to have staff work towards and how does additional STR regulation lead to any of these "ends"? Also worth considering is the opportunity cost of focusing on something that does not clearly address the problem – by pursuing STR regulation, other housing related projects are *not* being worked on since resources are already committed. "Housing" is obviously a multi-faceted issue, and there may be other plans in the works unknown to me. I just think that there are a lot of ideas and knowledge that should be drawn out through community participation before additional ordinances, permits, fees, taxes, and restrictions are placed on a single sector.

Thanks for your consideration. I know it's easy to sit on this side of things and poke holes in someone else's work, and these comments aren't meant to disparage staff and their efforts in any way. On its own, it's totally valid for the City to address lost tax revenue that all rental owners should be remitting, and to address other quality of life issues in Homer by basically enforcing existing laws. However, I think it's misplaced to consider STR regulation as part of the solution to the housing issues the community faces.

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



**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)**



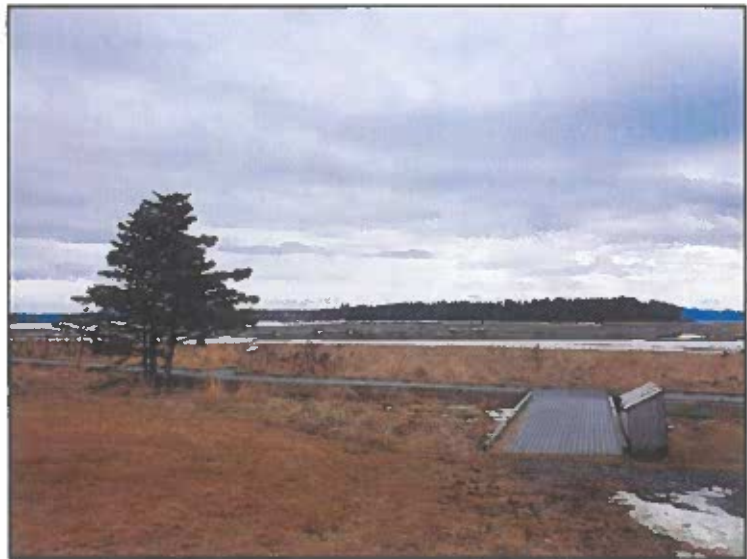
*ADA ramp on Poopdeck Extension Trail*

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

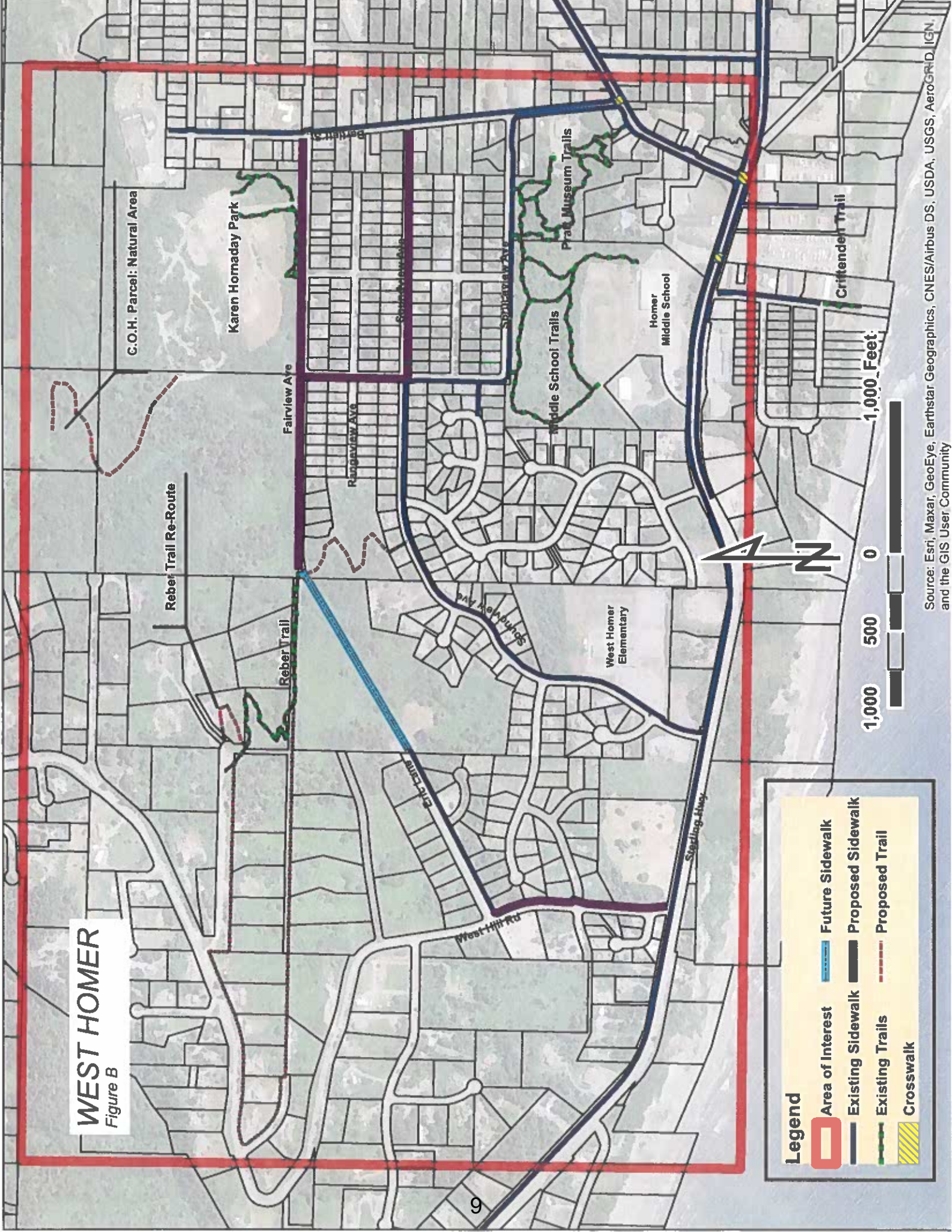


National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.



# WEST HOMER

Figure B



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

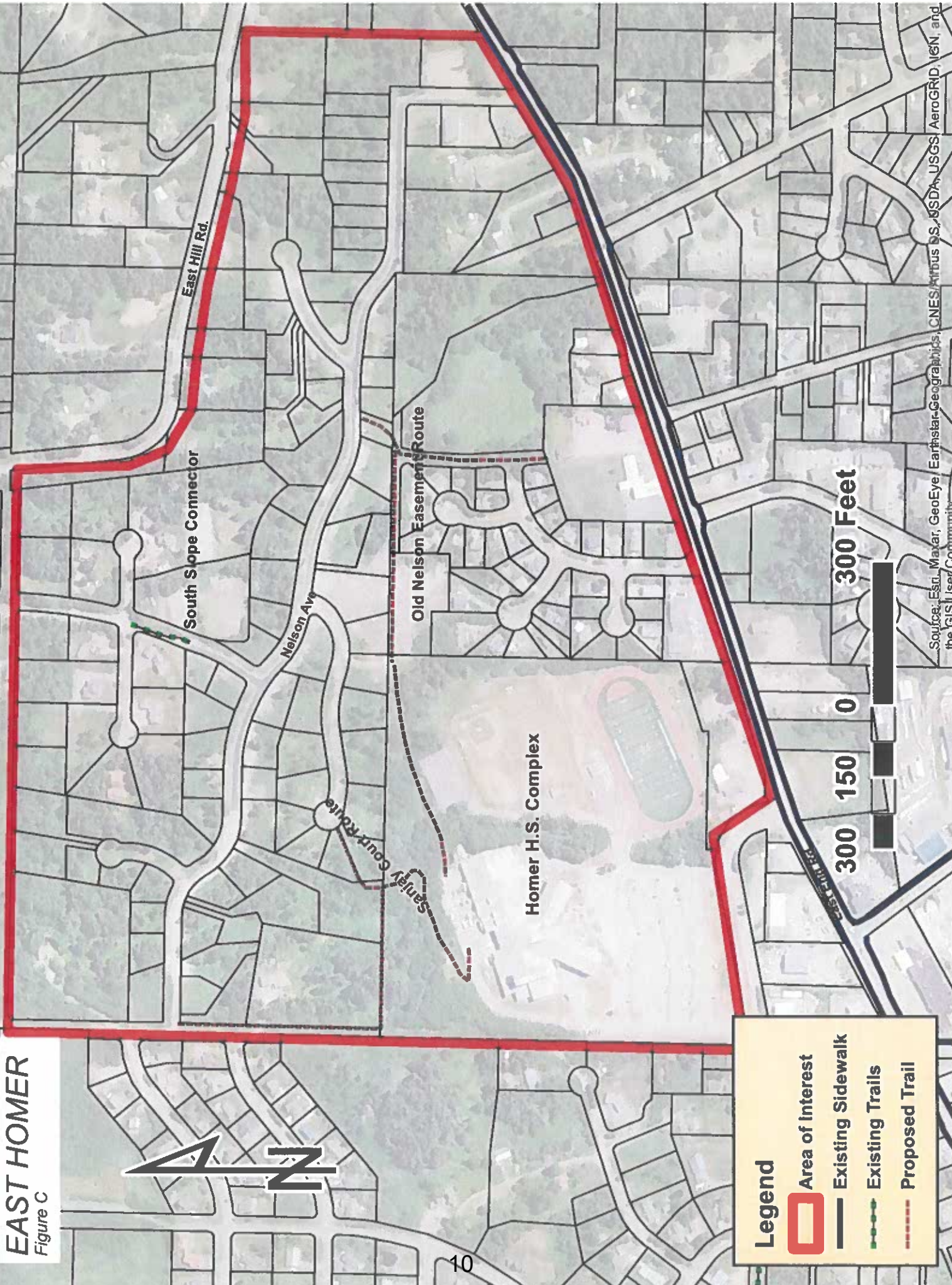
# EAST HOMER

Figure C

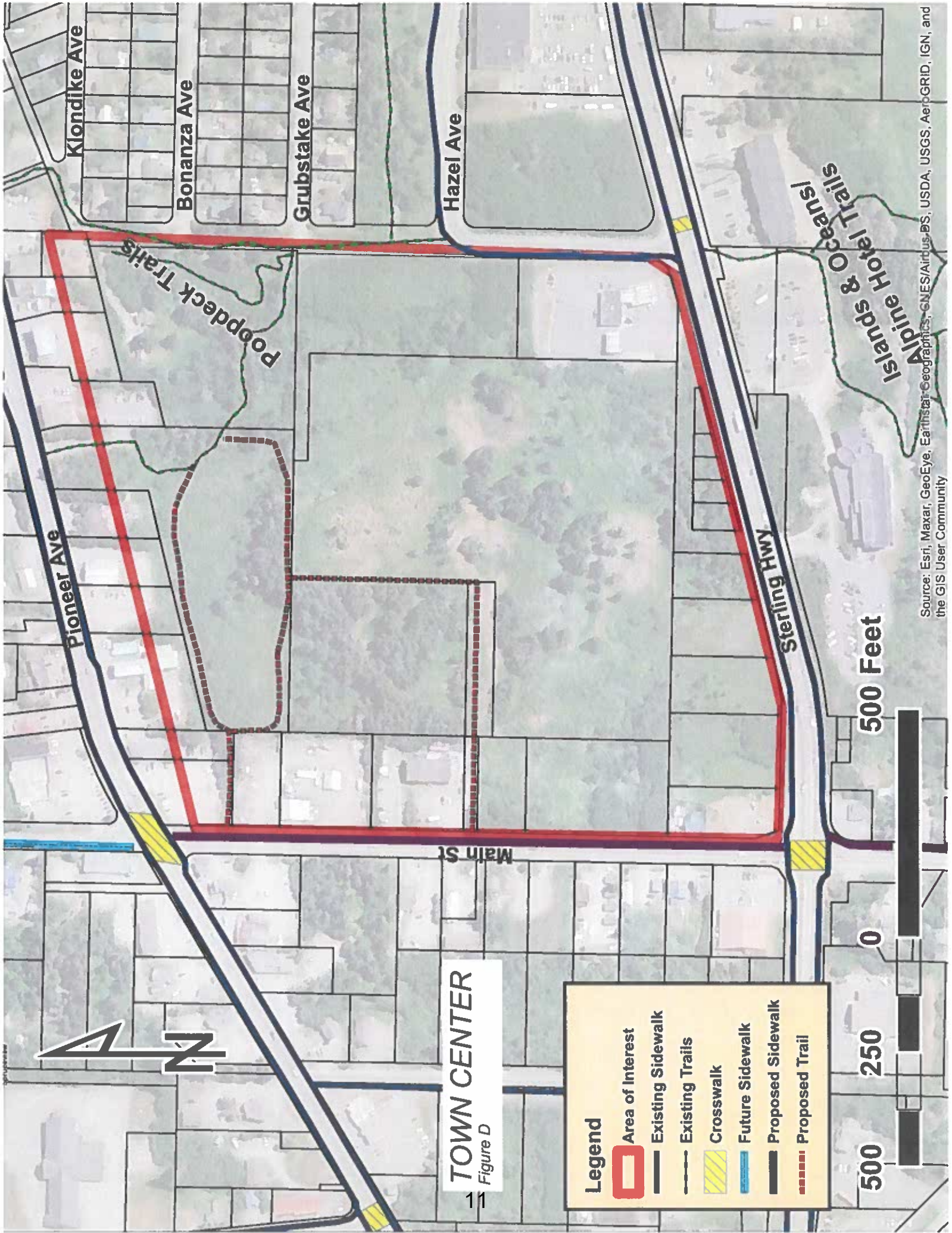


**Legend**

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



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



**TOWN CENTER**  
 Figure D

**Legend**

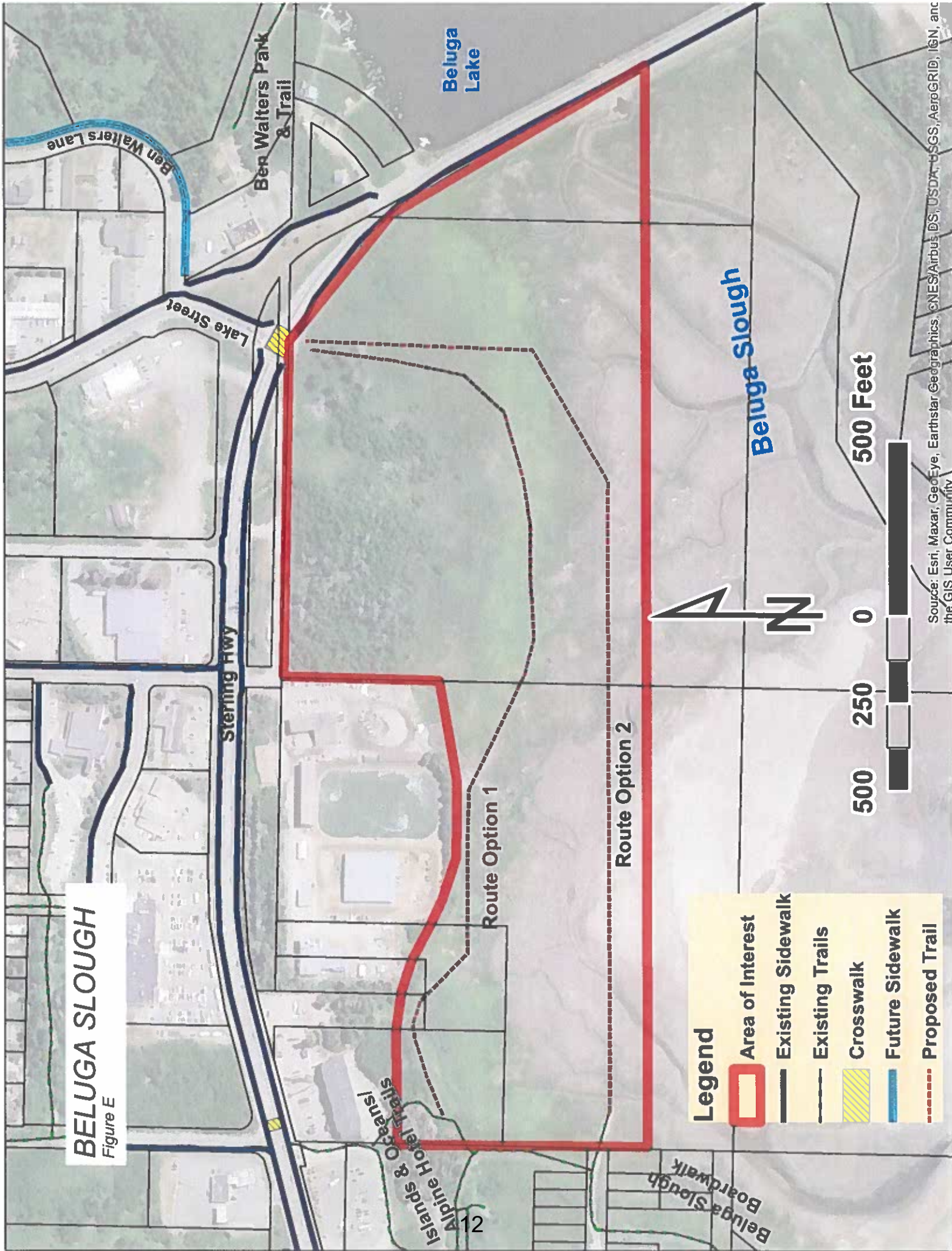
- Area of Interest
- Existing Sidewalk
- Existing Trails
- Crosswalk
- Future Sidewalk
- Proposed Sidewalk
- Proposed Trail



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

# BELUGA SLOUGH

Figure E



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

CITY OF HOMER  
FINANCIAL SUPPLEMENT

PROJECT NAME	<u>IDIQ Contract - Alder Lane Emergency Road Repair</u>	DATE	<u>10/10/2022</u>
DEPARTMENT	<u>Public Works</u>	SPONSOR	<u>City Manager/PW Director</u>
REQUESTED AMOUNT	<u>\$ 40,000</u>		

DESCRIPTION	<p>The City only maintains the first 400 feet of Alder Lane, with the rest of the almost 1000 feet of road being the responsibility of the property owners. The Alder Lane Water Main Extension Project adversely impacted Alder Lane, making parts of it almost impassable when wet. Public Works proposes to remedy the situation by digging out an additional 250 feet of road, beyond what the City already maintains, in much the same way we have been digging out frost boils on other substandard roads, thereby returning all of the traveled way to driving condition and enabling the City to extend its road maintenance. This work needs to be done before it snows, making it imperative to do it as soon as possible because last year it snowed in late October. Public Works proposes to do this work using East Road Services' IDIQ contract at an estimated cost of \$40,000.</p> <p>Per HCC 1.08.040(c), emergency ordinances are effective for 60 days.</p>
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FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	0%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	100%	0%	0%	0%

FUNDING SOURCE 1: HART-ROADS	FUNDING SOURCE 2:	FUNDING SOURCE 3:
Current Balance <u>\$ 6,652,857</u>	Current Balance _____	Current Balance _____
Encumbered <u>\$ 4,446,629</u>	Encumbered _____	Encumbered _____
Requested Amount <u>\$ 40,000</u>	Requested Amount _____	Requested Amount _____
Other Items on Current Agenda <u>\$ 0</u>	Other Items on Current Agenda _____	Other Items on Current Agenda _____
Remaining Balance <u>\$ 2,166,228</u>	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 Clerk/Canvass Board

**RESOLUTION 22-079(S)**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
CERTIFYING THE RESULTS OF THE CITY OF HOMER REGULAR  
ELECTION HELD OCTOBER 4, 2022 TO ELECT MAYOR FOR A TWO  
YEAR TERM AND TWO CITY COUNCILMEMBERS 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 4, 2022; and

WHEREAS, The total number of voters voting in the City Regular Election was 1358 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 the results of the absent 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 4, 2022, attached as Exhibit A, is presented in the Canvass Board's Certificate of Election in accordance with the Homer City Code.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby certifies the results of the City Regular Election held October 4, 2022, 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 office of City Councilmember, having received at least 17.5% of the votes cast for a three-year term of office:

**COUNCILMEMBERS (TWO THREE YEAR TERMS)**

Jason Davis 35%  
Storm Cavasos 34%

42 BE IT FURTHER RESOLVED that the following candidate is declared elected to office of  
43 Mayor, having received at least 40% of the votes cast for a one-year term of office:

44  
45 MAYOR (TWO YEAR TERM)

46  
47 Ken Castner 95%

48  
49 BE IT FURTHER RESOLVED that the Canvass Board's Certificate of Election (Exhibit A)  
50 be attached permanently as part of this Resolution.

51  
52 PASSED AND ADOPTED by the City Council of Homer, Alaska, this 10<sup>th</sup> day of October,  
53 2022.

54  
55 CITY OF HOMER

56  
57 \_\_\_\_\_  
58 KEN CASTNER, MAYOR

59  
60 ATTEST:  
61  
62 \_\_\_\_\_  
63 MELISSA JACOBSEN, MMC, CITY CLERK

64  
65 Fiscal Note: N/A

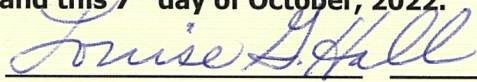
We, the Election Canvass Board, duly appointed, of the City of Homer, Alaska hereby certify that the validated absentee and validated questioned ballots were opened, counted, and recorded at a legally authorized and convened meeting of the City of Homer Canvass Board, held October 7, 2022 and that the results of that count are hereon entered with the certified results of the votes counted for the precinct polling places via Accu-Vote Ballot Tabulation System and that the total results are recorded hereon.

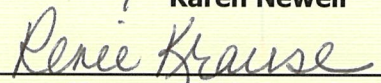
	06-230 Homer #1	06-240 Homer #2	Absentee/ Questioned/ Special Needs	Total Regular Votes	% of Votes
<b>MAYOR</b> <b>2 Year Term</b>					<b>Total Votes Cast</b> <b>1186</b>
Ken Castner	402	318	412	1132	95%
Write-in	21	18	15	54	5%
<b>CITY COUNCIL</b> <b>3 Year Term</b>					<b>Total Votes Cast</b> <b>2394</b>
Jason Davis	294	204	344	842	35%
Kenny Bryant	111	99	82	292	12%
Mark Gordon	109	103	65	277	12%
Storm Hansen	273	200	342	815	34%
Jay Baker	53	50	39	142	5%
Write-in	8	11	7	26	1%
<b>Registered Voters</b>	<b>2,892</b>	<b>2,449</b>			

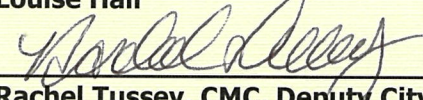
We further certify that there were 865 Regular voters and 481 Absentee voters, 7 Special Needs Voters, and 5 Questioned voters for a total of 1358 voters that voted in this election. Percentage of voter turnout is 25 %. Total registered voters for the City of Homer are 5,341 as of September 4, 2022.

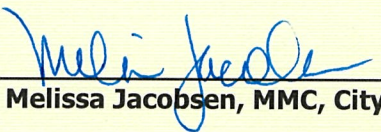
IN WITNESS WHEREOF, I have hereunto set my hand this 7<sup>th</sup> day of October, 2022.

Canvass Board:   
Karen Newell

  
Louise Hall

Staff:   
Renee Krause, MMC, Deputy City Clerk

  
Rachel Tussey, CMC, Deputy City Clerk

Attest:   
Melissa Jacobsen, MMC, City Clerk





# City of Homer

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Office of the City Clerk

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## Memorandum 22-177

TO: MAYOR CASTNER AND HOMER CITY COUNCIL  
FROM: MELISSA JACOBSEN, MMC, CITY CLERK  
DATE: OCTOBER 10, 2022  
SUBJECT: ELECTION CERTIFICATION

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In accordance with Homer City Code 4.35, the Election Canvass Board met on Friday, October 7, 2022 to review absentee and election day materials and count ballots of qualified voters who voted absentee, questioned, and special needs ballots.

HCC 4.35.040 directs that the City Council shall certify the results of the election at the next regular Council meeting following completion of the Canvass Board.