



# City of Homer

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## 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

## Agenda Changes/Supplemental Packet

TO: MAYOR LORD AND CITY COUNCIL  
FROM: RENEE KRAUSE, MMC, CITY CLERK  
DATE: AUGUST 11, 2025  
SUBJECT: SUPPLEMENTAL

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### REGULAR MEETING AGENDA

#### CONSENT AGENDA

b. Memorandum CC-25-197 from City Clerk re: Liquor License Renewal for Fat Olives.

Memorandum from Kenai Peninsula Borough re: Non-objection

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#### PUBLIC HEARINGS

a. Ordinance 25-44(A)(S), An Ordinance of the City Council of Homer, Alaska, Appropriating up to \$250,000 from the Homer Accelerated Roads and Trails (HART) Trails Fund for the Development of a Trailhead and Trail Segment on the East Side of the Sterling Highway at Green Timbers in Accordance with the Diamond Creek Recreation Area Trails Plan. Aderhold.

Memorandum CC-25-207 from Councilmember Aderhold.

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g. Ordinance 25-52, An Ordinance of the City Council of Homer, Alaska, Amending HCC 9.16.010 to Provide for an Increase of 0.3% Sales Tax, for a Term of Eight Years, for the Purpose of Financing the Acquisition and Construction of a Multi-Purpose Community Recreation Facility, and Submitting the Question of such Sales Tax Increase to the Qualified Voters of the City at the Regular Election to be held in the City on October 7, 2025. Aderhold/Davis.

Public comment received.

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#### ORDINANCES

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

Public comment received.

**page 9**



Friday, August 8, 2025

**Sent via email:** [clerk@ci.homer.ak.us](mailto:clerk@ci.homer.ak.us)

Renee Krause, City Clerk  
City of Homer

RE: Non-Objection of Application

Licensee/Applicant	:	Kelt, LLC
Business Name	:	Fat Olives
License Type	:	Restaurant/Eating Places - Public Convenience
License Location	:	276 Ohlson Lane, Homer, AK 99603, City of Homer
License No.	:	4315
Application Type	:	License Renewal

Dear Ms. Krause,

This serves to advise that the Kenai Peninsula Borough has reviewed the above referenced application and has no objection.

Should you have any questions, or need additional information, please do not hesitate to let us know.

Sincerely,

Michele Turner, CMC  
Borough Clerk

cc: [fatoliveshomer@gmail.com](mailto:fatoliveshomer@gmail.com);



# MEMORANDUM

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**Ordinance 25-44(A)(S), An Ordinance of the City Council of Homer, Alaska, Appropriating up to \$250,000 from the Homer Accelerated Roads and Trails (HART) Trails Fund for the Development of a Trailhead and Trail Segment on the East Side of the Sterling Highway at Green Timbers in Accordance with the Diamond Creek Recreation Area Trails Plan. Aderhold.**

**Item Type:** Backup Memorandum  
**Prepared For:** Mayor Lord and City Council  
**Date:** August 11, 2025  
**From:** Donna Aderhold, Councilmember  
**Through:** Melissa Jacobsen, City Manager

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These proposed amendments are intended to clarify the intent of the ordinance.

1. Line 14, add the bold underlined phrase to the whereas clause:

WHEREAS, The City of Homer adopted the Diamond Creek Recreation Area (DCRA) Plan **as a management and development plan for the 273 acres** through Resolution 13-055; and

2. Line 13, add a new whereas clause:

**WHEREAS, The City of Homer adopted Ordinance 07-03 and accepted ownership of two parcels totaling 273 acres outside the Homer City Limits and in the Diamond Creek area as part of the Forest Legacy Program to keep public park land in perpetuity; and**

3. Line 48, add a new whereas clause:

**WHEREAS, Using HART Trails funds to purchase a parcel for use as a trailhead for trails in the DCRA Plan is an appropriate use of the funds.**

4. Line 70, add the following parenthetical statement after the word "parcel":

**(41810 Sterling Hwy, Kenai Peninsula Borough Parcel ID 17302202)**

**Attachment:**

Draft Ordinance 25-44(A)(S)(A) showing proposed amendments.

CITY OF HOMER  
HOMER, ALASKA

Aderhold

ORDINANCE 25-44(A)(S)(A)

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA  
APPROPRIATING UP TO \$250,000 FROM THE HOMER  
ACCELERATED ROADS AND TRAILS (HART) TRAILS FUND FOR THE  
DEVELOPMENT OF A TRAILHEAD AND TRAIL SEGMENT ON THE  
EAST SIDE OF THE STERLING HIGHWAY AT GREEN TIMBERS IN  
ACCORDANCE WITH THE DIAMOND CREEK RECREATION AREA  
TRAILS PLAN.

**WHEREAS, The City of Homer adopted Ordinance 07-03 and accepted ownership of two parcels totaling 273 acres outside the Homer City limits and in the Diamond Creek area as part of the Forest Legacy Program to ;keep public park land in perpetuity; and**

WHEREAS, The City of Homer adopted the Diamond Creek Recreation Area (DCRA) Plan **as a management and development plan for the 273 acres** through Resolution 13-055; and

WHEREAS, The DCRA Plan envisioned a “parking area and trailhead facilities at the western border of the DCRA” (east side of the Sterling Highway near Green Timbers) and a “non-motorized route across the Sterling Highway near Mile Post 168, in order to extend the recreational corridor to the Diamond Creek State Recreation Site (DCSRS) on the west side of the Sterling Highway”; and

WHEREAS, The Homer Trails Alliance (HTA), a nonprofit organization with a mission to improve access to trails on the north side of Kachemak Bay, is interested in developing the trail connection between DCRA and DCSRS, including fundraising for the purpose; and

WHEREAS, The Alaska Department of Transportation and Public Facilities (ADOT&PF) is in the final stages of designing the Sterling Highway Milepost 157-169 Reconstruction Project and is considering including a pedestrian underpass at Diamond Creek; and

WHEREAS, The City of Homer has worked with ADOT&PF on methods to accomplish the trail connection and underpass; and

WHEREAS, ADOT&PF requires a firm commitment from the City of Homer that if they incorporate the underpass into the final highway project design that the trail connection would be constructed, including a financial commitment, a maintenance agreement for the portion of the trail in the right-of-way, as well as the establishment of any required private property easements to facilitate the trail in advance of the underpass being added to the design; and

WHEREAS, The Homer City Council has expressed interest in pursuing this trail project through the unanimous passage of numerous resolutions, and recognizes the highway reconstruction project as a once in a generation opportunity to develop an underpass to connect the two recreation areas; and

**WHEREAS, Using HART Trails funds to purchase a parcel for use as a trailhead for trails in the DCRA Plan is an appropriate use of the funds; and**

WHEREAS, The routing of the trail from a trailhead at Green Timbers to the underpass at Diamond Creek is uncertain, based on the need for the development of easements across private property or the approval to use ADOT&PF right of way.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council appropriates up to \$250,000 from the Homer Accelerated Roads and Trails (HART) Trails fund for the development of a trailhead and trail segment on the east side of the Sterling Highway from Green Timbers to a pedestrian underpass at Diamond Creek in accordance with the DCRA Trails Plan:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
165-xxx	HART Trails	\$250,000

Section 2. Use of the funds is based on the following criteria:

- ADOT&PF ~~constructs~~ **approves** a pedestrian underpass at Diamond Creek as part of their current highway reconstruction project.
- The City of Homer can come to agreement with property owners to create trail easements across their properties and/or with ADOT&PF for the use of the right of way on the east side of the highway.
- The use of the funds must comply with the most current version of the HART Policy Manual approved by the Homer City Council.
- The funds must be used for work on the east side of the Sterling Highway.
- **If the above criteria are met, a portion of the allocated funds may be used to purchase a parcel near Green Timbers that is more amenable to construction of a trailhead than the adjacent city-owned parcel (41810 Sterling Highway, Kenai Peninsula Borough Parcel ID 17302202.**
- ~~If the first two criteria are met, HTA may include the City Council's appropriation of these funds as a match when applying for grants to complete the full trail connecting DCRA and DCSRS.~~

- **If the first two criteria are met, these funds are available to HTA to use as a match when applying for grants to complete the full trail connecting DCRA to DCSRS.**
- If the criteria are not met, if the trailhead and trail are not constructed, or if there are HART funds left over, all remaining funds will be returned to the HART fund.
- **If ADOT&PF postpones the project indefinitely the funding will be returned to the HART Trails fund.**

Section 3. This is a budget amendment ordinance and shall not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA THIS 23rd day of June, 2025.

CITY OF HOMER

\_\_\_\_\_  
RACHEL LORD, MAYOR

ATTEST:

\_\_\_\_\_  
RENEE KRAUSE, MMC, CITY CLERK

YES:

NO:

ABSENT:

ABSTAIN:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

**From:** [janie leask](#)  
**To:** [Department Clerk](#); [Mayor Email](#); [Jason Davis](#); [Donna Aderhold](#); [Shelly Erickson](#); [Caroline Venuti](#); [Storm Hansen](#); [Bradley Parsons](#)  
**Subject:** Ordinance 25-52  
**Date:** Saturday, August 9, 2025 12:42:09 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.

Mayor Lord and Members of the Council,

I am writing to personally voice my opposition to Ordinance 25-52, which would place before voters on October 7, 2025 a proposition to provide for an increase of 0.3% sales tax for a term of eight years for the purpose of financing the acquisition and construction of a multi-purpose community recreation facility in Homer.

As you know I have gone on record numerous times supporting this project. I believe we need this facility. However, I cannot support a proposition that asks voters to approve it without the basics in place: a confirmed site, a defined plan, and a clear financial strategy. Without those elements you are asking us to vote on blind faith.

This project is too important to rush. Advancing it without those details almost guarantees failure, regardless of the proposed \$8,000 public information campaign. If this measure goes to the voters and fails, we will lose more than a vote: we will lose time, credibility, and momentum.

I urge you not to set this project up for defeat. Pause, complete the necessary due diligence, and present voters with a proposal that is complete, transparent, and ready to succeed. When that occurs, I stand by ready to help.

Respectfully submitted,

Janie Leask  
Homer Resident



**From:** [Rachel Lord](#)  
**To:** [Renee Krause](#)  
**Cc:** [Melissa Jacobsen](#)  
**Subject:** Fw: Temporary Retail Ordinance  
**Date:** Monday, August 11, 2025 12:09:08 PM

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Hi Renee,

Could you please include this in the supplemental or laydown packets tonight?  
I checked with Jenny and she gave a thumbs up.

Thanks!

Rachel

Rachel Lord  
Mayor  
City of Homer  
c. 907-435-7209  
[From the Desk of the Homer Mayor](#) - Newsletter

*PUBLIC RECORDS LAW DISCLOSURE: Most e-mails from or to this address will be available for public inspection under Alaska public records law.*

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**From:** Jenny Stroyeck <wordfolk@xyz.net>  
**Sent:** Saturday, August 9, 2025 10:26 PM  
**To:** Mayor Email; Jason Davis; Donna Aderhold  
**Subject:** Temporary Retail Ordinance

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

Hello Rachel, Jason, and Donna-

I am curious about this ordinance as a business owner in the CBD. Are these temporary businesses required to have parking and ADA accessibility like those of us with permanent buildings? I can tell you that parking is at a premium on Pioneer Avenue in the summer and if there are going to be a bunch of tiny businesses popping up, where are their patrons going to park? I love the idea of a walking accessible downtown shopping area, but since we have no city or public parking lots for people to park their vehicles while strolling this pedestrian accessible shopping area..... how does this work?

Also, it seems that the city has a spoken commitment to increasing ADA accessibility. (And we have a long way to go!) Many businesses have done their best to provide access when remodeling, at their own cost. Others have not. This is where I see a temporary shop as different from a food truck. In every food truck I have seen, only employees enter and as long as the surface where the truck is parked is smooth and reasonably level, accessibility is generally

not a problem. If customers are entering these shops, then it is my personal opinion that they need to be following the same accessibility standards as a permanent building. Otherwise we are just perpetuating the current double standard of accessibility only for the able.

I'm also concerned about the allowance of generators. Not a fan of adding to the noise pollution already present by the increasing number of floatplanes and growing traffic. I see that the ordinance does say that noise shall not impede the business of others. But who will enforce that? We have a current sandwich board ordinance in place, and it's pretty clear that there is no enforcement of that when the sidewalks and road edges are routinely blocked both in the CBD and on the Spit. (Also creating accessibility problems and unsafe conditions on the Spit where pedestrians walk into the traffic lane to get around the sandwich boards.)

I agree with Melissa that perhaps this needs to go back to planning and be thought through a bit more. I think it's great to offer an avenue to enter retail in a small way, but I would much prefer to see a planned area (maybe adjacent to the new rec center?) where shops could be clustered, and electrical hookups could be offered to minimize noise pollution and parking is available on site.

Our town is growing by leaps and bounds. I think planing and wise growth will keep it a spot tourists love to visit, and where people can live and raise families.

Thanks for your time and all the effort you put in to make our town a safe and livable place!

Jenny Stroyeck  
65240 Diamond Ridge Rd.  
Homer, AK 99603