



City of Homer

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Supplemental Packet

TO: MAYOR LORD AND CITY COUNCIL
FROM: AMY WOODRUFF, CITY CLERK
DATE: NOVEMBER 10, 2025
SUBJECT: SUPPLEMENTAL PACKET ITEMS

REGULAR MEETING AGENDA

PUBLIC HEARING(S)

- b. Ordinance 25-64, An Ordinance of the City Council of Homer, Alaska, Adopting the City of Homer 2045 Comprehensive Plan and Recommending Adoption by the Kenai Peninsula Borough. City Manager. Introduction October 13, 2025, Public Hearing October 27, 2025, Public Hearing and Second Reading November 10, 2025.

1. Memo from Community Development Director Julie Engebretsen re: Comprehensive Plan Amendments
2. Public Comments Received

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Community Development

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TO: Mayor Lord and Homer City Council
FROM: Julie Engebretsen, Community Development Director
DATE: November 7, 2025
SUBJECT: Comprehensive Plan Work Session

Thank you, Council, for all your amendments. Agnew::Beck has compiled a table overview of the comments from Council, as well as a table, attached.

Chapter	Content Substantive	- Content Minor	- Technical	Total Chapter Amendments
Land Use & Environment	9	6	0	15
Public Facilities & Services	0	2	0	2
Housing	1	1	0	2
Economic Development	0	1	0	1
Transportation	2	8	2	12
Governance	1	5	2	8
Sustainability & Resilience	0	3	0	3
All-Plan	1	2	0	3
Introduction	1	0	0	1
Executive Summary	0	3	2	5
Appendices	0	1	0	1
Total Types of Amendments	15	32	6	53

Attachment:

List of Proposed Amendments Submitted by Council Members, November 7, 2025

#	Submission Details			Plan Location		Amendment			
ID	Reference # (as numbered by CC member)	CC Member(s)	Date	Chapter	Page #	Existing Text (if provided)	Proposed Text	Rationale (if provided)	Revision Type
1	Davis-Erickson_1	Davis, Erickson	29-Oct	Land Use	20	Future Land Use Map: West Hill Road to Town reclassifications	Remove the pink commercial mixed use on both sides of the road from West Hill Road to Downtown Core Planning Area. Reclassify on the bay side of the Sterling Hwy back to Gateway, as it is now. On the West Hill side of the Sterling Highway, reclassify the current (Gateway)Commercial mixed use (pink) to be consistent with the Urban Residential, which it is physically connected to, as Urban Residential (Orange).	The bluff side of the road is already in a restricted area called the Gateway. Leave it as is. This was decided years ago, with much deliberation and intent to preserve the beauty coming into town, vs an uncontrolled business district. Along with the very active bluff and erosion that has been happening, it would be better to keep it as is, and let the owners continue under the current rules and the bluff instability and road issues play out. The issues with the main road coming into Homer, turning lanes, school etc., makes for undesired and costly consequences for a business district at any level. There is no other place for that road to be moved to in the near future. As to the Upper hillside side of the Sterling Hwy, it would be best to be consistent with what is already in place and been happening over the last few years. To allow for businesses in such a small area, it would distract from the houses behind them, would devalue the land/houses, and remove the intended benefits from the Gateway Corridor.	Content - Substantive
2	Davis-Erickson_2	Davis, Erickson	28-Oct	Land Use	20	Future Land Use Map	Remove the “Pink” Commercial Mixed use and replace it to “Red” Downtown Mixed Use.	Rationale for the Amendment: This is an area for growth and HEA lots would be grandfathered in if they are not quite within the guidelines. It will also keep consistency throughout the Downtown Core Planning Area.	Content - Substantive
3	Davis_5b	Davis	5-Nov	Land Use	20	Future Land Use Map	I would like all government-owned (state, borough and city) on the wetlands/peatland around the airport and north of Kachemak Drive to show up as “conservation” on the FLUM. May need to expand the current definition of “conservation” to make clear that this is our hope/aspiration as a city (vs. only lands already deed-restricted, though those should be included too).	Greater clarity on city aspirations for these areas over next 20 years, including for future buyers of parcels that include areas that can’t be built on due to steepness or proximity to bluffs.	Content - Substantive
4	Davis_5c	Davis	5-Nov	Land Use	20	Future Land Use Map	Any areas on the map that are too steep, or too close to a bluff edge, to be built on should also be shown as “conservation.” Some of these will include portions of private owned property.	Greater clarity on city aspirations for these areas over next 20 years, including for future buyers of parcels that include areas that can’t be built on due to steepness or proximity to bluffs.	Content - Substantive

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5	Davis_5a	Davis	5-Nov	Land Use	17	Future Land Use Map	I would like the Comp Plan's Future Land Use Map to be based on, and linked to, a detailed GIS map that would allow users to zoom in on particular areas or parcels. Please make sure the city's GIS expert is present on Friday so we can talk through the feasibility of this.	Greater clarity on city aspirations for these areas over next 20 years, including for future buyers of parcels that include areas that can't be built on due to steepness or proximity to bluffs.	Content - Substantive
6	Davis_X	Davis	4-Nov	Land Use	20	Future Land Use Map	Mark Airport CHA on the FLUM		Content - Minor
7	Lord_X	Lord		Land Use	20	Future Land Use Map	FLUM: Include airport CHA on the map.		Content - Minor
8	Lord_X	Lord		Land Use	20	Future Land Use Map	FLUM: Change map from LIMU to RR RR – for easternmost two lots that are currently LIMU.		Content - Minor
9	Erickson_6	Erickson	29-Oct	Land Use	17	Future Land Use Map	Insert the following paragraph: “The Future Land Use Map is intended to be tied to the City’s existing GIS mapping system, making it a more useful tool for city staff, property owners, potential developers and realtors; that is, anyone who is interested in researching the characteristics, existing and future, of a piece of property.” The GIS mapping system needs to include available features of streams, catchment areas, steep slopes etc., and make it available on the city web site. (Homer Soil and other agencies that have appropriate maps, should be included in the overlays). Replace map that accurately depicts the following: Existing land use designations, all private publicly owned open space, including the Diamond Creek Recreation area, property boundaries and distinct recommended land boundaries. These should show up in overlays.	(no rationale provided)	Content - Substantive

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10	Lord_X	Lord		Land Use	20		Insert language: Continue to develop a city strategy for targeted open space acquisition		Content - Substantive
11	Ventuti_6	Venuti	4-Nov	Land Use	21	Strategy 2	Add the following action, which was in the Feb. 2025 draft: Adopt building codes and incentive programs to increase energy efficiency and promote renewable energy in existing and new residential and commercial developments.	There are grants available for energy efficiency and the City does need to promote renewable energy in new residential and commercial developments. Builders have stated incentives could work to improve new housing available. There is also an action (p. 61) to transition city facilities and assets to lower-emission energy sources and conduct energy audits of city facilities.	Content - Substantive
12	Davis_X	Davis	4-Nov	Land Use	22	Strategy 4	#4 reword to “ support critical habitat conservation...” , instead of “Support habitat connectivity.” ie keep what conservation we have on public/private deed restricted lands. Don’t plan downtown around moose habitat conservation."		Content - Substantive
13	Davis_X	Davis	4-Nov	Land Use	23		include “reduce minimum lot size"		Content - Minor
14	Davis_X	Davis	4-Nov	Land Use	24		eliminate comment about moose travel to beach		Content - Minor
15	Lord_X	Lord		Land Use		Strategy/action section	Request some help here, but in the Land Use chapter, have a stated action of supporting code enforcement for land use and rights of way. IE, trying to better support that the City supports code enforcement and this includes title 21 as well as rights of way. (we get a fair amount of signage, cars, boats and general storage in rights of way		Content - Minor

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16	Lord_X	Lord		Public Facilities and Services	29		Change to clarify what is meant by parking at the base of the spit, and delete the word free. Suggested language: “Further Develop parking at the base of the spit such as on existing underutilized airport parking areas on Kachemak Drive, designate formal parking areas to minimize parking in unsuitable areas, and consider seasonal shuttles and pay-to-park options in congested areas to reduce traffic.		Content - Minor
17	Venuti_1	Venuti	4-Nov	Public Facilities and Services	28	Strategy 2: Continue to provide high-quality water and sewer services within the City to meet current and anticipated demands. Action e. Continue to limit and manage development in the Bridge Creek Watershed Protection District to maintain its suitability as a drinking water source.	Add Planning Commission and City Council under the WHO column.	The City Planning Commission should be involved in the development of the Bridge Creek Watershed Protection District, so they understand the need for careful planning. The City Council has the purse strings to funds that can be used for the protection of this area.	Content - Minor

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18	Davis_4	Davis	5-Nov	Housing	34	2 (a) Conduct a Housing Needs Assessment	Consider deleting this section.	Not sure our priority here should be hiring consultants for an expensive-sounding effort to predict housing needs based on “projected population growth.” We can see by looking at our demographics and our neighbors that there does not appear to be a shortage of housing for well-off retirees, or for “global nomads” who telecommute to well paid jobs elsewhere. And we already know that there is a lack of attainable year-round housing for our \$18/hour workforce, especially singles and young couples who grew up here and would return if they could. If we can make progress in that sector, our current population projections will probably be inaccurate anyway, because more young people will be able to return & staff, or start their own, small businesses.	Content - Substantive
19	Lord_X	Lord		Housing	33		TR: mention STR’s somewhere in the narrative. It came up a lot. Not suggesting an action, but acknowledging the public comment		Content - Minor
20	Davis_X	Davis	4-Nov	Economic Development	40		Goal C: Use the word “Support” rather than “Expand” since the city does not directly provide workforce development.		Content - Minor

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21	Parsons_X	Parsons	4-Nov	Transportation			Add "Homer has expressed a consistent opinion as to how the city should grow and the “look and feel” that residents want for the community. Key desires include a more focused and walkable downtown a more walkable and bikeable community and the development of an attractive community that mirrors the natural beauty of Homer’s setting. The community roadway system is an important component of Homer’s development and plays an important role in whether the community's goals will be realized. Street design should follow elements of complete streets, enable safe access for all users including pedestrians bicyclists and motorists of all ages and abilities. The development of a comprehensive sidewalk and trail system will require the appropriate facilities be included with the construction of each new street. Important elements include standard designs for sidewalks, trails, streetside plantings, paving requirements and inclusion of traffic calming elements in residential streets."		Content - Substantive
22	Parsons_X	Parsons	4-Nov	Transportation	48		Potential Partner Led Strategies: add #6 Explore public parking in downtown.		Content - Substantive
23	Davis_X	Davis	4-Nov	Transportation	44		cut last sentence about trucking snow from new sidewalks		Content - Minor
24	Davis_X	Davis	4-Nov	Transportation	45		45 update map to show Fairview/eric is built and also old town Ohlson lane.		Content - Minor
25	Davis_X	Davis	4-Nov	Transportation	46		Cut reference to collectors	not a lot more new residential areas are going to be built. Can simplify here.	Content - Minor
26	Parsons_X	Parsons	4-Nov	Transportation	46		under the traffic flow and safety concerns header, specifically mention Pioneer Ave.	It was such a major part of the transportation plan and truck route conversation	Content - Minor

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27	Parsons_X	Parsons	4-Nov	Transportation	45		toward the end of the paragraph add Ocean Drive and Pioneer Ave. “... bicycles could be accommodated by...such as along the Sterling Highway, on East and West Hill Roads, (insert) Ocean Drive and Pioneer Ave.”		Content - Minor
28	Parsons_X	Parsons	4-Nov	Transportation	46		Cut the second paragraph starting with ‘the natural environment.’	This seems like really detailed discussion and the space could be better used.	Content - Minor
29	Parsons_X	Parsons	4-Nov	Transportation	46		Traffic flow and safety concerns?): Include new language to encourage the implementation of concepts such as complete streets, Safe Systems, Vision Zero and the Kenai Peninsula Borough’s Safe Streets for All Plan.	These are all strategies to increase safety and its helpful to name them all as they change over time and mean different things. We want to be comprehensive here.	Content - Minor
30	Parsons_X	Parsons	4-Nov	Transportation	45		Cut footnote 13 and 15 about the Happ loop on pages 44 and 45. Instead, insert as a sentence. After the sentence that starts with ‘However, many connections...’ Insert a new sentence: “Examples of solutions include the HaPP Loop, that will connect the Senior Center, main medical district, library, post office and other community destinations.” IE use the cut foot note language or slightly revise for length if needed.		Content - Minor
31	Davis_X	Davis	4-Nov	Transportation	48		p. 48 #3– too many uses of the word operation. Cut one! Cut “operation of.” New language: “Maintain continued safe airport and ferry operations to		Technical

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32	Parsons_X	Parsons	4-Nov	Transportation	46		Move the 2024 Transportation plan goals from page 46 to page 44; it needs to be more apparent earlier in the chapter that this chapter is a synopsis and we have a whole other document specific to transportation. Could use language from the 2018 plan that has the same separate transportation plan. "This chapter is supplemented (by or to) the 2024 Homer Transportation Plan."		Technical
33	Davis_3	Davis	5-Nov	Governance	56	3f. Expand fees for City services, such as permitting and recreational activities, to align costs with service use.	Delete reference to recreational activities, replace with "monthly minimums for water and sewer"	A city that can afford to spend over a million dollars a year to provide every resident with no-cost access to books and DVDs can also afford to subsidize recreational activities. A better target for increased fee collection is the high number of property owners who do not pay their share of upkeep on water and sewer systems during the months/years that their properties stand vacant.	Content - Substantive
34	Lord_X	Lord		Governance	51		Delete Expenses and cost of services snapshot, lower half of page 51		Content - Minor
35	Davis_7	Davis	5-Nov	Governance	53	Sales tax remains the most significant revenue source for Homer, contributing 43 percent of total revenues in 2022. Sales tax revenue has grown at an average annual rate of 3.32 percent.	Replace with "Sales tax remains the most significant revenue source for Homer, contributing 75 percent of tax revenues in FY2022. In recent years, sales tax revenue has fallen both in nominal and inflation-adjusted terms, and also as a percentage of tax revenues, down to 61 percent in FY2025. "	Using 2022 numbers paints a false picture of rising sales tax numbers when in reality they have been stagnant or falling (especially in real, inflation-adjusted terms) post-pandemic. Citing their percentage of total revenue (vs. percentage of tax revenue) for FY2022 is particularly misleading, because there was a large (around 10 million) influx of presumably covid-related grant funding that year that makes it hard to see how much sales tax has been falling as a percentage of tax revenue.	Content - Minor
36	Davis_8	Davis	5-Nov	Governance	53	"Property tax revenue has remained stable but faces future risks due to [senior exemptions]..."	Delete "Property tax revenue has remained stable..." and replace with "Property tax revenue has risen steadily in recent years with higher assessments and completion of new construction projects..." but faces future risks due to....	Presenting numbers only through 2022 does not convey current reality. I would like to see new graphs based on current data but even if this is not technically feasible, the text should be updated to reflect the reality of the post-covid years, which is that year over year increases in property tax revenues have offset lagging sales tax revenues.	Content - Minor

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37	Davis_X	Davis	4-Nov	Governance	53		edit paragraph three, first sentence, eliminate the word has. "Property tax remained stable through 2022, but faces..." The original statement was true through 2022 but is not true now.		Content - Minor
38	Davis_X	Davis	4-Nov	Governance	53		cut figure 25 box about fire services.	Supported by Councilwoman Erickson as well. City has had staff changes and has an active, funded project to address concerns. Don't need to memorialize this moment in time in our plan.	Content - Minor
39	Davis_6	Davis	5-Nov	Governance	50	The city owns expensive [water and sewer] infrastructure with few customers paying for maintenance and operations...	"...infrastructure, with only year-round residents required to pay a full share of the cost..." maintenance and operations...	Existing language implies that many customers are deadbeats; new language clarifies that it's the policy that's the problem, not the customers.	Technical
40	Lord_X	Lord		Governance	58		Table: Move to narrative p. 54		Technical
41	Erickson_5a	Erickson	28-Oct	Sustainability and Resilience	59	Page: 59. Existing Content: Topic is not mentioned	After the first paragraph on page 59, insert the following language: "The City adopted a land local hazard mitigation plan in 2022, which identifies the multiple hazards from a variety of sources, including wildfires, tsunamis, volcano, earthquakes, landslides and more. It also identifies multiple recommendations, for actions that would mitigate harmful effects from these hazards. This local Hazard Mitigation Plan is part of the Homer Comprehensive Plan suite of documents. The recommendations contained there in should be considered as the actions starting on page 61, are addressed."	This Local Hazard Mitigation Plan was adopted by the City Council on July 13, 2022, as a tool for the city to identify local hazards. It constitutes a source document for the City's recommended policy and actions in a similar manner as the Homer Transportation plan. There are actions that are proactive for health/safety and practical preparedness practices. It needs to carry the same weight as other plans. This chapter is the appropriate place to put it.	Content - Minor
42	Erickson_5b	Erickson	28-Oct	Sustainability and Resilience	59	Climate Action Plan cover photo	Substitute the Picture of the Climate Action Plan to the "Hazard Mitigation Plan"	See 5a (no additional rationale provided for this specific change)	Content - Minor

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43	Venuti_4	Venuti	4-Nov	Sustainability and Resilience	62	[2E] the Public Works Department is listed as the only Who that evaluates bluff stability best practices in City infrastructure	Add the Planning Commission under the Public Works Department	the Planning Commission can hold hearings to involve the pubic in the decisions	Content - Minor
44	Venuti_7	Venuti, Erickson	4-Nov	All Plan			There is no mention of expanding the city via annexation in this plan.	It is na'ive to think that we can continue to grow our City at its current rate of growth over the next 20 years without increasing the size of its boundaries. This would not only provide room for growth but also increase the City's tax revenues.	Content - Substantive
45	Venuti_Ericks on_8	Erikson, Venuti	4-Nov	All Plan			Acknowledge faith-based organizations in the plan	Food bank, some addition treatment, etc are important things the faith based community provides, and they are a big part of the volunteer core in Homer	Content - Minor
46	Parsons_X	Parsons	4-Nov	All Plan			Number the chapters	It's hard to use the chapter strategy tables and then find the corresponding action in another chapter.	Content - Minor

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47	Erickson-Venuti_4	Erickson, Venuti	29-Oct	Introduction	2	Large picture. Existing acknowledgement language: "We respectfully acknowledge that Homer's lands and waters have been stewarded for thousands of years, since time immemorial, by the Indigenous people of this region – Dena'ina, Sugpiaq, Yup'ik and Kachemak peoples before	Replace the Picture to show the Land prior in the early 1900's with a comparable picture of a current view. Proposed acknowledgement language: "We respectfully acknowledge that Homer's lands and waters have been stewarded for thousands of years by indigenous people of this region, explorers, homesteaders and current residents. The City recognizes this enduring connection as part of Homer's heritage and its future."		Content - Substantive
48	Aderhold_1a	Aderhold	3-Nov	Executive Summary	4, 5, 6		Pages 4, 5, and 6 of the executive summary should be moved or copied to the introduction. This information can then be expanded on with explanatory text to provide additional context in the introduction. If moved, a summary of these pages should be included in the executive summary.	Logical organization of the document. An executive summary is a consolidation (highlight reel, if you will) of what is included in a full document. If it doesn't appear in the full document, it should not appear in the executive summary. There are important graphics and text that appear in the executive summary that do not appear in the introduction of the core plan. This information needs to be added to the introduction where logical. The executive summary can then be revised to be a subset of the introduction, or the executive summary can remain the same if the information is valuable enough.	Content - Minor

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49	Aderhold_1c	Aderhold	3-Nov	Executive Summary	4	[Broad comment]	Any content in executive summary should be duplicated in the core plan.	Logical organization of the document. An executive summary is a consolidation (highlight reel, if you will) of what is included in a full document. If it doesn't appear in the full document, it should not appear in the executive summary. There are important graphics and text that appear in the executive summary that do not appear in the introduction of the core plan. This information needs to be added to the introduction where logical. The executive summary can then be revised to be a subset of the introduction, or the executive summary can remain the same if the information is valuable enough.	Content - Minor
50	Aderhold_1c	Aderhold	3-Nov	Executive Summary	6	At the top of page 6 of the executive summary, three boxes state growth percentages,	there is no context for the date range for these numbers. In the boxes or in text, the date ranges need to be provided.	Logical organization of the document. An executive summary is a consolidation (highlight reel, if you will) of what is included in a full document. If it doesn't appear in the full document, it should not appear in the executive summary. There are important graphics and text that appear in the executive summary that do not appear in the introduction of the core plan. This information needs to be added to the introduction where logical. The executive summary can then be revised to be a subset of the introduction, or the executive summary can remain the same if the information is valuable enough.	Technical
51	Aderhold_1b	Aderhold	3-Nov	Executive Summary	4	In the rightmost box (pink) on page 4, the word "excellent" breaks across lines	Adjust the boxes or text to keep this from happening.		Technical
52	Davis_X	Davis	4-Nov	Executive Summary			Top Priorities box, 3rd bullet point, insert the word "key." "Preserve key open public spaces within the city from development.		Content - Minor

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53	Erickson_3	Erickson	28-Oct	Appendix	2	Appendix B: Glossary	Add the the word and definition - Geological Hazards: Earthquake, extreme wind, rain, tide, wildfire, tsunamis, volcanic eruption. (Floods and landslides are a results of the above, but could be in the list).	We live on a very active geological land movement situation. We need to have these all addressed throughout the plan under one definition as any of them could be a major issue. As the events keep ramping up it seems, we need to make sure that our evacuation route on the spit isn't just about a tsunami, but also what happens with a large earthquake or the extreme high tides with powerful storms for example. Making this safety issue more broad to include everything we know of at this point is helpful, and especially where we know there are weakness in the zoning and code, that have not been addressed adequately, but having it in the plan would give weight to dealing with the subjects. This also falls into the area of steep slope/landslides/storm water etc.	Content - Minor

Amy Woodruff

From: Nina Faust <aknina51@gmail.com>
Sent: Thursday, October 30, 2025 9:45 PM
To: Department Clerks
Subject: Letter to City Council Comprehensive Plan

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

Please send this letter to all City Council members and send a copy to all planning commission members. Thank you.

Nina Faust 907-235-6262

P.O. Box 2994
Homer, AK 99603

October 30, 2025

Homer City Council
Homer AK 99603

Dear Council Members:

From resident surveys it is clear people in Homer highly value open space within the community, and they want that open space protected from development. They also value connectivity and would like to see more pedestrian corridors to make it easier to get around town on foot, bike, or even by wheelchair and walkers. I would like to see more emphasis on open space and connectivity in the Comprehensive Plan.

I was trying to understand the zoning maps and some of the recommendations for changes. I think we are missing a basic link in this process for folks to truly understand what should be done within the Comprehensive Plan. That missing link is having public access to a GIS map with layers that would allow us to look at the zoning map of current zoning and protected areas and add in one with all the existing properties lines and additionally overlays for wetlands, vegetation cover, contours showing slopes, watersheds, and known special habitats for animals. This should be made available before more progress on the plan moves forward. This is an essential planning tool for the public.

Then gather information from the public on the type of zoning designations that should be applied near protected areas. Adjacent areas should be zoned to buffer protected properties from development that would degrade their environmental values. I believe we should designate zones around highly valued protected areas like setbacks from creeks, fragile wetlands, and unstable slopes. The City should consider a "Low Impact Development" Zone as suggested by the Kachemak Bay Conservation Society. Vegetation protections such as no cut zones and wetland protections like no fill zones can help preserve drainage and other services that these natural areas provide.

The public may also have suggestions for other areas that should be protected. Maybe a nomination process could be devised so overlooked areas can be submitted for evaluation of whether they could be purchased and rezoned. I can think of several private properties along the Beluga Slough Boardwalk that are inundated at extreme high tides or storm surges. These parcels are south of the gravel trail leading out to the picnic table

and east of the boardwalk going to Bishops Beach. This area is important Sandhill Crane habitat and shorebird resting areas. Birding is a huge draw to Homer so a loss of these parcels to development in this highly visited boardwalk area would be a travesty. The City should find a way to secure these lands for public use.

Substantial information is available within the Borough and other agencies that should inform our planning decisions so known hazards, sensitive wetlands and streams, fragile slopes, flood zones, and tsunami hazard areas are planned for in the best way to prevent degradation of natural environmental infrastructure that mitigates flooding and pollution into waterways.

We need to develop a plan for these important ecological areas before we set the plan in stone. Without buffers and special zones to protect these areas it becomes business as usual with few restrictions on development. This can lead to incompatible developments next to unstable slopes or sensitive wetlands, for example. If we know about and understand needed limitations of sites regarding safe development, we will save money in the long run. Planning can make a community safer, more walkable, and aesthetically pleasing. Planning is preferable to unfettered development.

Affordable housing is a huge need as well. Allowing tiny homes on larger lots within the city can be a part of the solution for more housing. Perhaps businesses could also be allowed to build rental residences within the business structure. Add-on studios apartments perhaps?

I would like to see an emphasis on saving important habitat while we can still do this, before we push for huge questionable development projects. I do not support the huge harbor expansion plan. I think it is a financial dark hole. Too many cities neglect open space conservation usually to their regret. Once it is developed it is too late to protect these lands. We should do this now, while they are still valuable open space. Shifting priorities enough to take care of these open spaces now will pay huge dividends to our community in the future through avoiding landslides, having enough natural wetlands to mitigate flooding in big rain events, and providing open space for a healthy community. Make this a priority!

Sincerely,

Nina Faust

Amy Woodruff

From: Carol G. Harding <carolgharding1@gmail.com>
Sent: Tuesday, November 4, 2025 9:48 AM
To: Department Clerks
Subject: Comments on Management Plan
Attachments: C harding Memo to City Nov 2, 2025.docx

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

I sent this document a few days ago, but wasn't sure if you received it, as I used a different email address.

Please distribute the document below to City Council members, Mayor, Planners, and Development Director.

Thank you

Carol Harding
PO Box 2154
Homer, Alaska 99603
907-252-6008

FROM: Carol Harding, Concerned Homer Resident

TO: City Council Members, City Planner, City Mayor, Community Development Director

RE: Request for Amendment to the Comprehensive Plan

DATE: Nov 3, 2025

This letter is a follow-up to my memo dated Oct 27, in which I stressed the importance of preserving critical bird habitat and urged the Council to take immediate action. Since then, I have spoken to many engaged community members who have identified additional omissions in the City's Comprehensive Plan 2024. These omissions include the importance of conserving open spaces, not only for public recreation, but also for preservation of our drinking water, important drainage areas, and wildlife habitat, including birding areas and wildlife corridors. According to a 2024 survey, 74% of Homer citizens (ranked #3 out of 10 priorities) said they wanted *"to protect open spaces within the city from development."* To quote KBNERRS *"Kachemak Bay is a special place with beautiful scenery, abundant wildlife, and vibrant local communities who foster close connection to the lands and waters."* Let's work together to keep it that way!

As a member of Kachemak Bay National Estuarine Preserve's (KBNERRS) Community Council, I have spent the past four years engaged in seeking public input, including partners such as the Heritage Land Trust, Moose Inc, Seldovia Native Association, Conservation Society and others, to identify potential lands for conservation that were vulnerable for development. This effort was fueled by a large grant opportunity from Biden's 5-year infrastructure Program. During that process, I was stunned to discover that sensitive areas such as prime bird, fish and wildlife habitat, headwaters for our drinking water, and even areas around our city's water source were not protected, but rather zoned for commercial development!

As a result, crazy proposals have surfaced over the 30+ years I've lived here, such as paving over Mud Bay to make a parking lot, then most recently filling a parcel in the middle of Mud Bay with gravel to build a smaller parking lot, building a fish processing plant in our wetlands, development in our valuable peatlands and headwaters, expanding parking lots on the spit into what little we have left of open space, etc. We now know that development on these parcels would have serious negative environmental and ecological impacts. It is time for the City of Homer to identify these sensitive public lands that are critical to the maintenance of fish and wildlife resources and to protect important watershed areas. The Comprehensive Plan 2025 needs to state clearly where these sensitive areas are located via text and mapping in The Comprehensive Plan, including the Future Land Use Map.

In order for the Council and City planners to have the tools they need to make informed decisions to protect these open spaces, I urge the Council to propose an amendment to the Comprehensive Plan that would acknowledge and identify through text narrative and GIS map layering, three different but highly sensitive areas that once developed could have serious negative consequences for Homer citizens as well as local wildlife populations.

- 1) Wetlands (including important drainage areas, headwaters, and areas surrounding Bridge Creek Watershed, the city's water source)
- 2) Peatlands (that absorb carbon dioxide but once disturbed, degraded, burned or drained release large amounts of greenhouse gases)
- 3) Critical Habitat (established in 1974 by the State of Alaska *"to protect and preserve habitat areas especially crucial to perpetuation of fish and wildlife, and restrict all other uses not compatible with that primary purpose"* (including bird habitat such as Beluga Lake, Beluga Slough, Louie's Lagoon, Green Timbers, Mariner Park, Beluga Lake, and also important wildlife corridors and fish habitat)

*Please note that there are various Homer area databases available that identify these habitat areas as well as the species that can be seen there. One example is "eBird hotspots" in which descriptive areas are identified (i.e. Mud Bay) as well as species that utilize these habitats. There are many local specialists in ecology, geology, wildlife, biology who would be happy to assist.

Respectfully submitted,

Carol Harding

907-252-6008

Amy Woodruff

From: Megan O'Neill <moneill5450@gmail.com>
Sent: Wednesday, November 5, 2025 12:55 PM
To: Department Clerks
Subject: Amendment 2045 Comprehensive Plan

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To: City Mayor and City Council
From: Megan O'Neill, Homer Resident
Re: Amendment to the 2045 Comprehensive Plan

77% of Homer residents surveyed for the Comprehensive Plan responded they wanted to protect open spaces in Homer. Open spaces provide recreational areas, protect bird and wildlife habitats, and help ensure safe drinking water by preserving our headwaters.

The Future Land Use Map in the Comprehensive Plan does not do this. For example, looking at the map the Upper Spit and Mud Bay are still designated as "Marine Industrial" and not as a critical bird and wildlife habitat area.

Now is the time for the City Council to address this issue before it is too late.

I urge the council to propose an amendment to the 2045 Comprehensive Plan to address these issues. This amendment should include specific wording and a GIS layered map identifying three highly sensitive areas:

1. Wetlands (including headwaters and drainage areas)
2. Peatlands (Peatland filter our water and absorbs carbon dioxide.)
3. Critical Habitat (Including these critical birding areas: Beluga Slough, Beluga Lake, Mud Bay, Green Timbers, Louie's Lagoon, and Mariner Park. Also critical moose habitat areas along Beluga Slough and adjacent to the airport

I urge you to preserve Homer's quality of life for future generations.

Thank you for your time and consideration.

Megan O'Neill
Homer Resident

Sent from my iPad

Amy Woodruff

From: George Matz <geomatz41@gmail.com>
Sent: Thursday, November 6, 2025 11:55 AM
To: Department Clerks
Subject: Comments on Compressive Plan
Attachments: City Council Presentation.pptx

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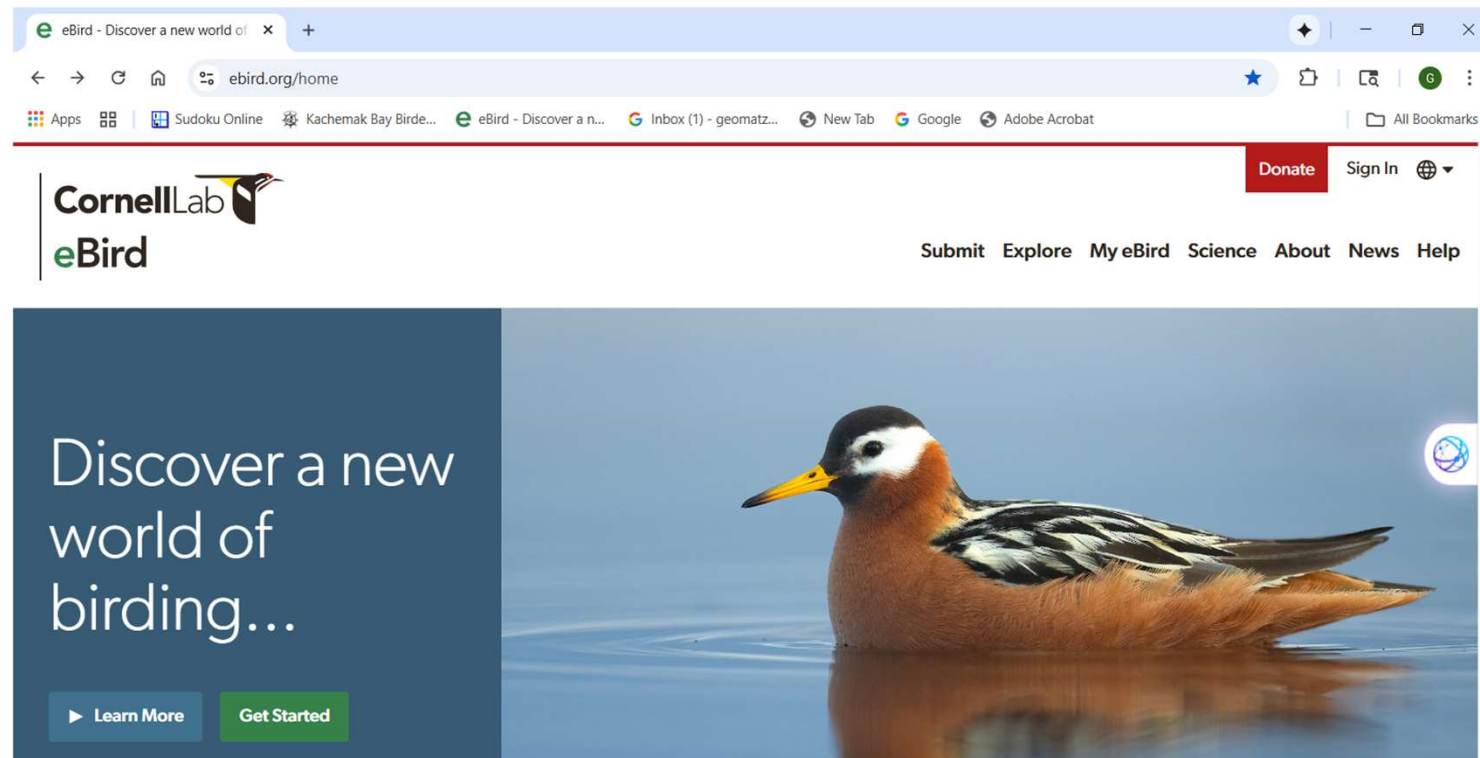
From: George Matz, Homer area resident.
To: Homer City Council, Mayor, Planning Director, and Community Development Director
Re: Amendment to Comprehensive Plan
Date: November 6, 2025

As you know, there has been discussion lately about linking habitat and outdoor recreation areas in Homer to wildlife. To my knowledge, there hasn't been much discussion as to how this can be achieved. I would like to suggest how that can be done with birds using eBird and the extensive database this program has with avian life in the Kenai Peninsula area. The Kenai Peninsula has a wide variety of habitat types as well as birds. Many of the species of birds typically seen in this area are considered indicator species, thus enabling some linkage to local habitat biotic and abiotic characteristics.

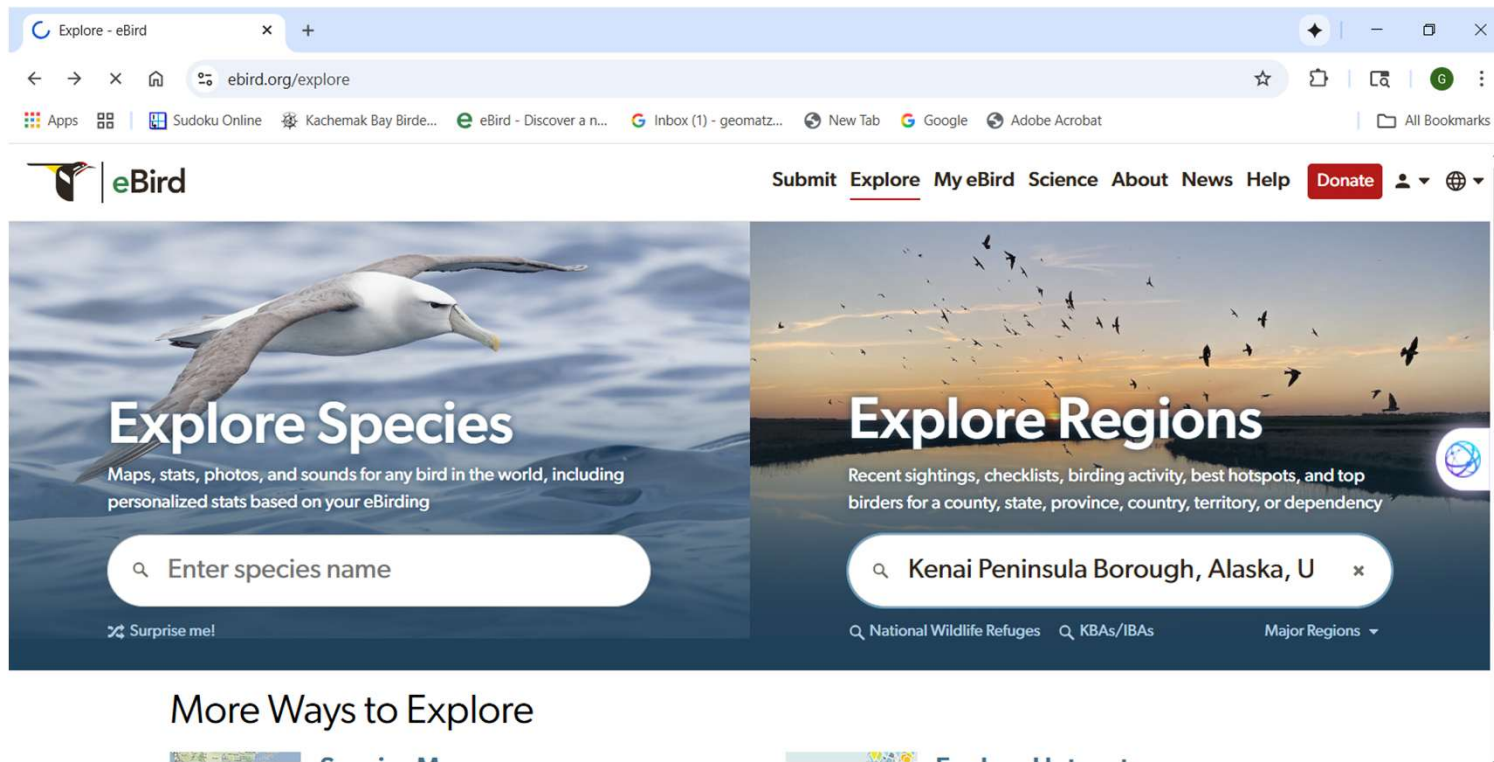
What I want to present is a series of screenshots from the eBird website that illustrate the point. The screenshots are in the attached PowerPoint file. What I present is essentially the basics of eBird. This is a powerful, widely used program that can be used for other more detailed analysis. While I think the screenshots are somewhat self-explanatory, I plan to attend next Monday's City Council meeting to walk through the data. Would to be possible to have these illustrations viewed on Zoom?

Thank you for your consideration. I think the new Homer Comprehensive Plan is well prepared and it should be a valuable tool for future decisions.

Linking Homer Comp Plan Habitat Data to eBird



eBird data for Kenai Peninsula Borough



Go To Hotspot Map (See legend on left)

The screenshot shows the eBird website interface for the Kenai Peninsula Borough, Alaska region. The browser address bar shows the URL `ebird.org/region/US-AK-122`. The page features a sidebar on the left with navigation links: Life List, Target Species, Needs Alerts, Checklists, EXPLORE..., Hotspot Map, Bar Charts, Media, Top 100, Rare Bird Alerts, and Printable Checklist. The main content area is titled "eBirding This Month Nov 2025" and includes statistics: 88 Species, 45 Checklists, and 17 eBirders. The "Community Targets" section lists four species with their sighting timelines for the month: Barrow's Goldeneye (*Bucephala islandica*), American Dipper (*Cinclus mexicanus*), Northern Shoveler (*Spatula clypeata*), and Lesser Scaup (*Aythya affinis*). The "New Species" section lists four species with their sighting details: Northern Saw-whet Owl (*Aegolius acadicus*), Snow Goose (*Anser caerulescens*), Bohemian Waxwing (*Bombycilla garrulus*), and Marbled Murrelet (*Brachyramphus marmoratus*). A Red-throated Loon (*Gavia stellata*) is also listed. A purple circular icon with a globe is visible on the right side of the page.

Kenai Peninsula Borough, Alaska

ebird.org/region/US-AK-122

Life List
Target Species
Needs Alerts
Checklists

EXPLORE...
Hotspot Map
Bar Charts
Media
Top 100
Rare Bird Alerts
Printable Checklist

eBirding This Month Nov 2025
Updated ~4 hours ago

88 Species
45 Checklists
17 eBirders

Community Targets

Barrow's Goldeneye *Bucephala islandica*
Last observed by Tasha Dimarzio on 31 Oct 2025

American Dipper *Cinclus mexicanus*
Last observed by Tasha Dimarzio on 27 Oct 2025

Northern Shoveler *Spatula clypeata*
Last observed by Laura Burke on 27 Oct 2025

Lesser Scaup *Aythya affinis*
Last observed by Aaron Lagg on 21 Oct 2025

New Species

Northern Saw-whet Owl *Aegolius acadicus*
1 4 Nov 2025 Laura Burke
Kalifornsky - Yard-Buoy Avenue

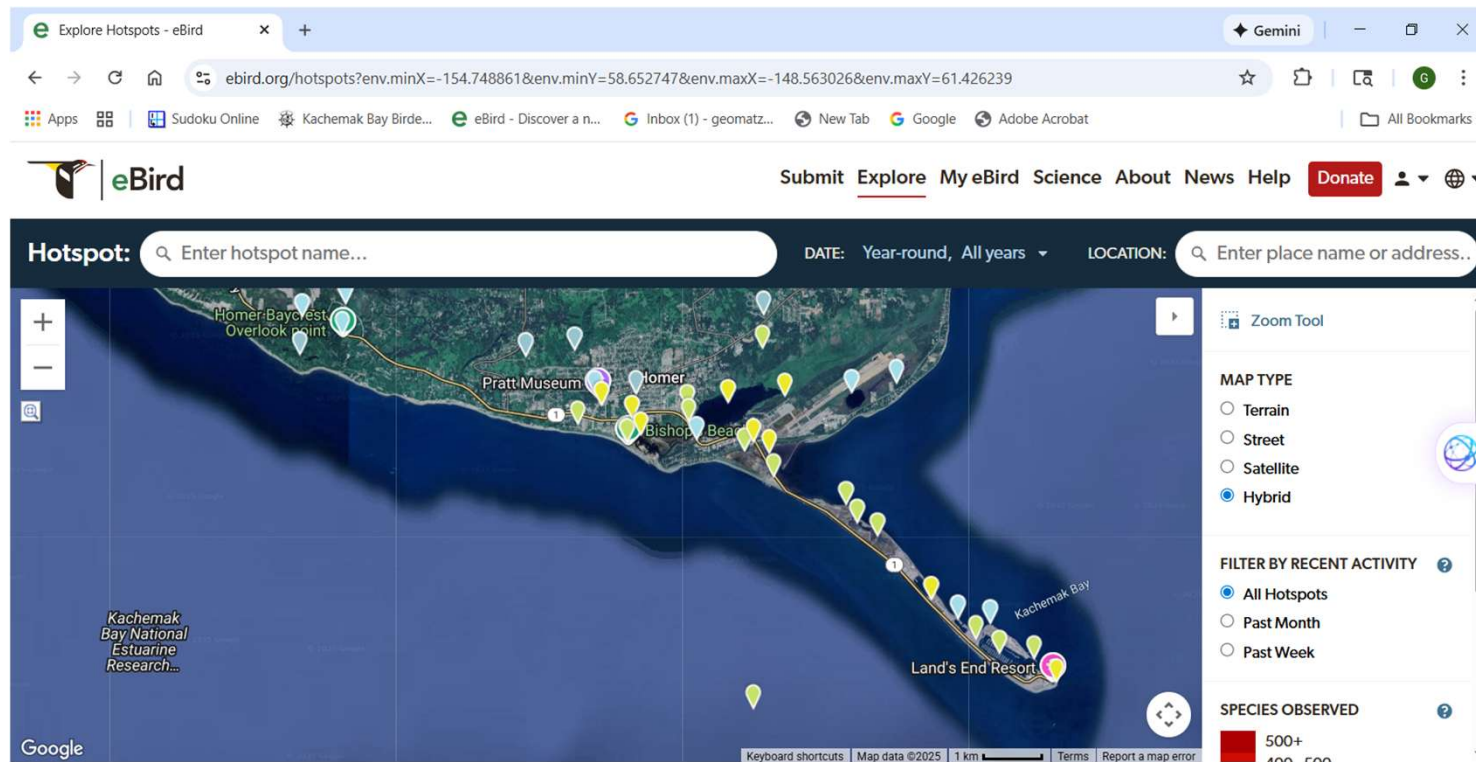
Snow Goose *Anser caerulescens*
1 4 Nov 2025 Randy Weisser
Homer Spit

Bohemian Waxwing *Bombycilla garrulus*
18 4 Nov 2025 Michelle Michaud
Moonbeam Lane (2)

Marbled Murrelet *Brachyramphus marmoratus*
6 3 Nov 2025 Tasha Dimarzio
Seward--Airport Mudflats

Red-throated Loon *Gavia stellata*
1 3 Nov 2025 Tasha Dimarzio

Homer Area Hotspots



Picking an Individual Hotspot

The screenshot shows the eBird website interface. At the top, there's a navigation bar with the eBird logo and links for Submit, Explore, My eBird, Science, About, News, Help, Donate, and Sign In. Below this is a search bar for Hotspots with a placeholder "Enter hotspot name...". To the right of the search bar are filters for DATE (Year-round, All years) and LOCATION (Enter place name or address...). The main area is a map of the Homer Spit--Mud Bay area. A pop-up box is displayed over the map, providing details for the selected hotspot: "Homer Spit--Mud Bay", "Kenai Peninsula Borough, US-AK", "Year-round, All years", "169 Species", and "1494 Checklists". On the right side of the map, there are additional controls: a Zoom Tool, a MAP TYPE selector (Terrain, Street, Satellite, Hybrid), a FILTER BY RECENT ACTIVITY section (All Hotspots, Past Month, Past Week), and a SPECIES OBSERVED legend (500+).

Explore Hotspots - eBird

ebird.org/hotspots?env.minX=-154.748861&env.minY=58.652747&env.maxX=-148.563026&env.maxY=61.426239

Submit Explore My eBird Science About News Help Donate Sign In

Hotspot: Enter hotspot name...

DATE: Year-round, All years LOCATION: Enter place name or address...

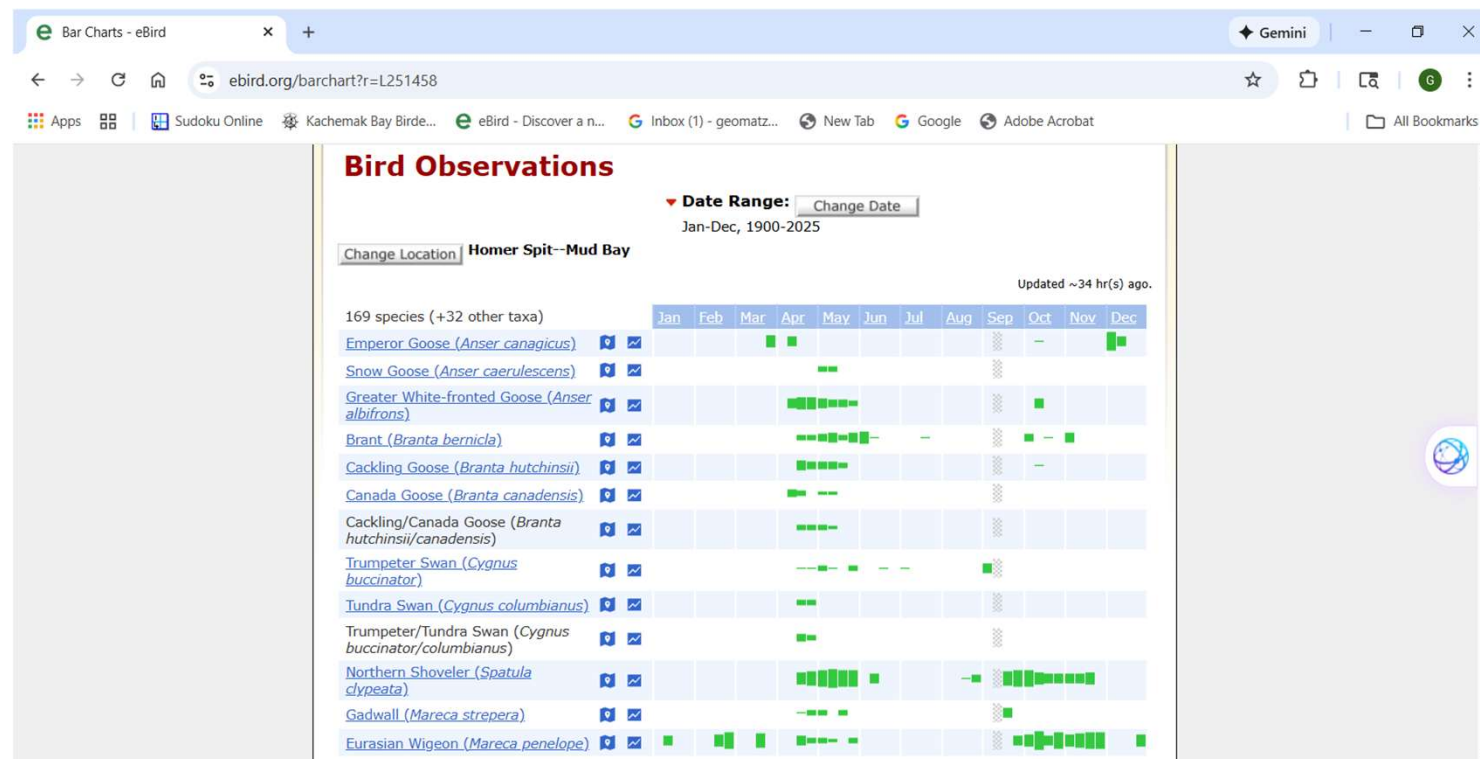
Homer Spit--Mud Bay
Kenai Peninsula Borough, US-AK
Year-round, All years
169 Species 1494 Checklists

MAP TYPE
☒ Terrain
☐ Street
☐ Satellite
☐ Hybrid

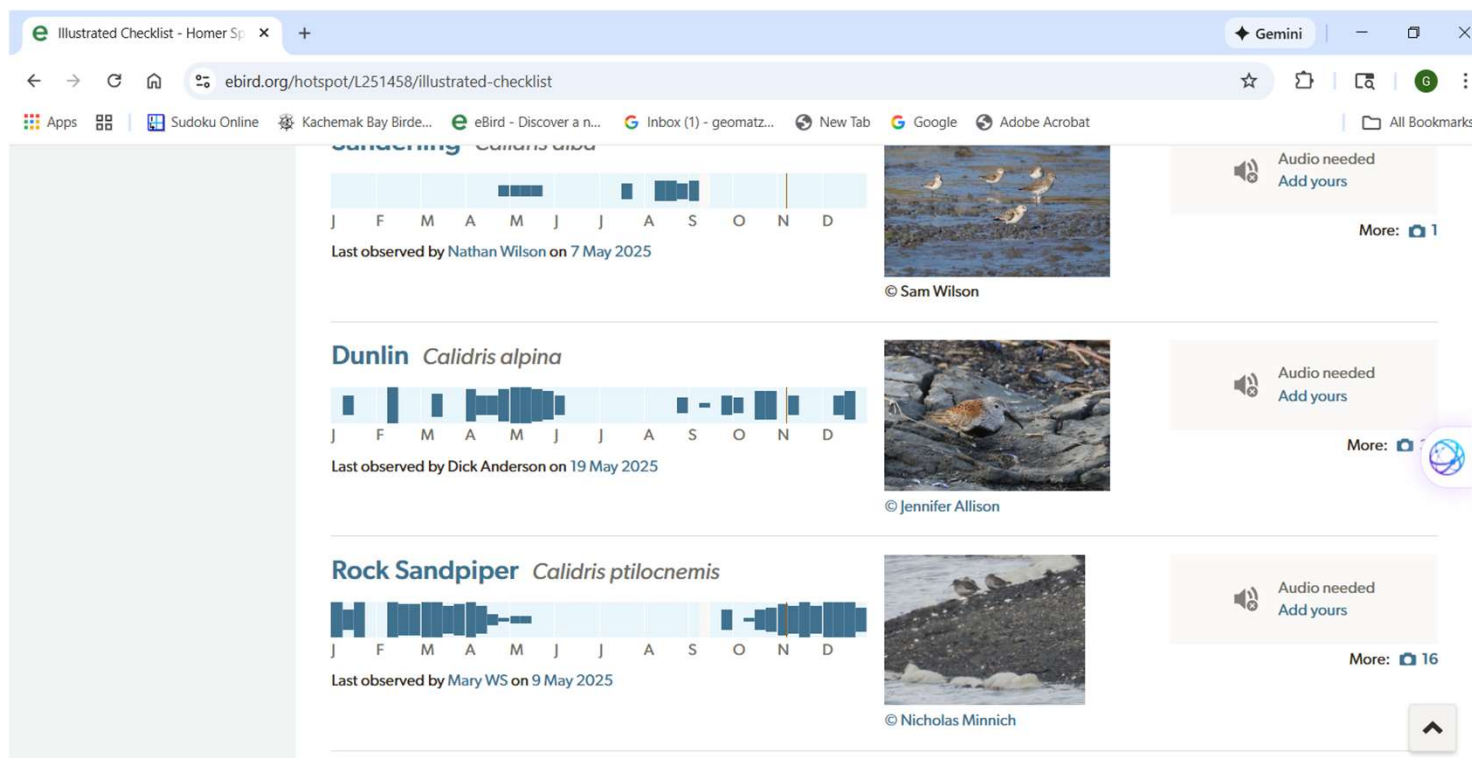
FILTER BY RECENT ACTIVITY
☒ All Hotspots
☐ Past Month
☐ Past Week

SPECIES OBSERVED
500+

Checklist for Mud Bay



Illustrated Checklist for Mud Bay



Abundance of Western Sandpipers by Week

