



# City of Homer

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

Office of the City Clerk

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## Memorandum Agenda Changes/Supplemental Packet

TO: MAYOR ZAK AND HOMER CITY COUNCIL

FROM: JO JOHNSON, MMC, CITY CLERK

DATE: APRIL 24, 2017

SUBJECT: AGENDA CHANGES AND SUPPLEMENTAL PACKET

### **ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS**

Thank You from Bunnell Street Arts Center

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### **CONSENT AGENDA**

**Resolution 17-040**, A Resolution of the City Council of Homer, Alaska, Declaring the 2017 Property Tax Assessments to be Unfair in Relationship to Other Borough Communities and Request Said Assessments be Invalidated Until the New Tax Model is Fairly Implemented Borough Wide. Stroozas/Erickson/Smith.

Written public comments

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### **PUBLIC HEARING(S)**

**Ordinance 17-07(S-2)**, An Ordinance of the City Council Of Homer, Alaska, Amending Homer City Code 21.93.060, 21.93.070, 21.93.080, 21.93.100, 21.93.110, 21.93.500, 21.93.540, 21.93.550, 21.93.560, 21.93.570, 21.93.700, 21.93.710 to Offer Appellants the Choice Between an Appeal Before the Board of Adjustment or a Hearing Officer in Appeals of Planning Commission Decisions. Erickson.

Written public comments

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### **PENDING BUSINESS**

**Ordinance 17-04**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.30.020 to Add "Auto Equipment Sales, Rentals, Service, Repair and Storage" to the List of Permitted Uses in the Marine Industrial District. Lewis.

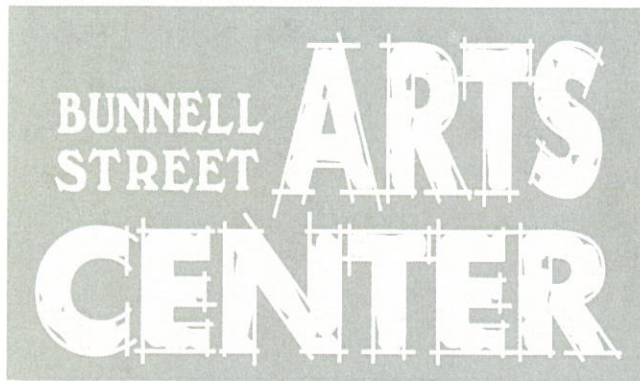
Written public comments

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RECOMMENDATION:

Voice consensus to changes under Agenda Approval.

Fiscal Note: N/A



106 west Bunnell, Suite A  
Homer, AK 99603

[www.bunnellarts.org](http://www.bunnellarts.org)

Asia Freeman, Artistic Director

[asia@bunnellarts.org](mailto:asia@bunnellarts.org)

"nurturing and presenting innovative art of exceptional quality in all media for diverse audiences since 1994"

APR 20 2017

April 19, 2017

Dear City Councilmembers and Mayor Zak,

As the planet becomes both smaller and more complex, we need a vibrant cultural scene, one that will inspire us to understand who we are and how we got here — and one that will help us connect our community members, our youth, our teachers, our artists, our visitors, our businesses, our government and our non-profits as partners in a complicated world.

Funding is helping us to build and connect communities through culture in Homer. It is helping to build networks, sharpen vision, inform planning and inspire design. It's important work. We are grateful to our City staff, our community's volunteers on the City Council, at the Homer Foundation and in each of our local arts, education, recreation and culture organizations that support this work. The City of Homer Grants Program through the Homer Foundation is a model for other communities across Alaska.

There has never been a more important time to invest in culture. Concerns about the climate change and cultural survival have shifted Alaska's place from the fringe to the center of global conversations. At the same time, we face tremendous budgetary challenges. Consider Iceland an example of how an arctic nation recently emerged from fiscal crisis to solvency with culture at the center of its strategy. Over the financial crisis in 2008 that hit Iceland severely the government continued to boost contributions to independent cultural projects. It was a highly adept and flexible blend of public-private involvement, but without the state ever stepping back from its managing role in culture and education. Iceland spent 3.8% of its GDP on culture and education, more than twice the other leading European nations, and it has emerged stronger for it. Alaska should follow this example.

We can do a lot with a little. The budget for the National Endowment for the Arts represents 0.004 percent of the overall federal budget, or only 46 cents per American per year. Yet, like City support, non-profits leverage this government support ten times over in private grants and contributions. Cutting out these grants would be virtually ineffectual to government. Meanwhile, these grant programs empower non-profits to do important work, essential to our missions. Think of it as baking soda, a small but absolutely critical catalyst in our recipe for leavening core programs and community vibrancy.

We are working together to make Homer a strong, healthy community and a great place to live. Let's continue this partnership to the best of our ability.



Asia Freeman  
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## Jo Johnson

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**From:** Sailor Jer <roxlaw@hotmail.com>  
**Sent:** Sunday, April 23, 2017 7:50 PM  
**To:** Mayor Email  
**Subject:** Resolution 17-040

Dear Mr. Mayor:

I am writing in support of the above referenced resolution. Our residence was raised \$50000! We are on a fixed income and can't afford that much more of a increase to hit our budget. In addition, to the City of Homer residents, this will certainly cause a market bubble, which Homer certainly can't afford. People will have to move because they can't afford to live here. Not very good for our city, its economy, businesses and employment. It's time for the city and borough (and state) to live within a budget instead of taxing the citizens to death. And the time to start that is now.

Roxanne Lawver  
City Resident for 28 years

Sent from my iPad



## Jo Johnson

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**From:** Michael Nelson <nelfam@gmail.com>  
**Sent:** Sunday, April 23, 2017 9:08 PM  
**To:** bryanzak@aol.com; Mayor Email  
**Subject:** ordinance 17-07(S2)

Dear Mayor Zak

Please take a moment to review my concern with ordinance 17-07. As a local residential construction contractor with an interest in the outcome of ordinance proposition 17-07, I would argue that a "hearing officer" is an unnecessary addition to the process. However, as a compromise between the two opposing sides, I would urge a vote in favor of Shelly Erickson's compromise ordinance 17-07(S2). Giving us (any one appealing a decision by the Planning Commission) the option of choosing between a hearing officer or the Board of Adjustment, makes the process much more fair and transparent. Everyday I work with people involved in the construction industry around Homer, and know that many feel the same way I do.

Thank you  
Michael Nelson  
Teamworks LLC





Homer City Council

APR 21 2017



Regarding amending Homer City Code to allow auto sales in the Marine Industrial Zone on the Home Spit as a permitted use.

The only reason for the Council to introduce this topic is for the benefit of the Homer Hockey Association. This is an attempt to change zoning for all residents of the City of Homer to foster the individual needs of one group. Zoning is an area wide issue and not designed to serve the needs of one user.

Homer is not suffering due to a lack of appropriate areas to sell autos. Homer has areas appropriately zoned where auto sales can occur. That is not on the Homer Spit.

Once again the Homer City Council is trying to revise and amend the Homer City Zoning for the benefit of a single user. Many people support the Hockey Association and understand their need to make money.

Changing the zoning code for the Hockey Associations needs is not appropriate, is poor public policy and is not something needed by the City of Homer. The locations for auto sales decision was made in a long public process where everyone came together and determined what are the highest and best uses of each zoning district.

Auto sales is not an appropriate use of our limited Marine Industrial Zone. This proposal is merely a misguided and poorly disguised attempt to help the Hockey Association.

Zoning is an area wide issue done on a district by district basis with a lot of Planning and professional input.

We have a Planning Commission that has advised the Council that this is not appropriate. The purpose of following our zoning code is in part, to keep the City from being sued. Homer residents have the right to expect zoning codes to be enforced fairly for all.

The answer to a zoning question should be the same no matter who is asking- follow the code. It should not be changed based on the needs of a single user

Kudo's to the Planning Commission and the City Planner for supporting the code and following the rules of zoning. If you approve this how you could possibly deny other non-profits or for profit groups the same right to have auto sales in their parking lots or their zoning district?

The point of a code amendment is to fix something that is broken or no longer works for the community. This is not the case for auto sales on the Homer Spit.

Sharon Minsch