



## 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: PARKS, ART, RECREATION & CULTURE ADVISORY COMMISSION  
FROM: RENEE KRAUSE, DEPUTY CITY CLERK II  
DATE: FEBRUARY 15, 2024  
SUBJECT: SUPPLEMENTAL

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### **PENDING BUSINESS**

- A. Karen Hornaday Park Master Plan Update  
  
Revised Master Plan 1-3 years, 5-10 years, Proposed Trails Plan  
  
Comments and Discussion points from Commissioner Keiser
- B. Bayview Park Plan – Additional Commission Review and Recommendation  
  
Revised Bayview Park Plan Site Plan
- C. Proposed Community Recreation Center: Location Selection Recommendation  
  
Blank Matrix Form with Rating Criteria  
  
Supplemental Matrix Information Submitted with the January packet

### **NEW BUSINESS**

- A. User Fees for Community Recreation Programs  
  
Resolution 23-079, A Resolution of the City Council of Homer, Alaska, Amending the City fee Schedule by Adding Community Recreation Participation Fees to the City Fee Schedule.
- D. Developing & Updating the Commission Strategic Plan  
  
Resolution 24-019, A Resolution of the Homer City Council Summarizing the Joint Worksession with the Parks, Art, Recreation and Culture Advisory Commission and Stating Action Items for the Council and Commission.

# Karen Hornaday Park



### Drawing Notes:

- 1 » Tiered earthen stadium seating
- 2 » Event space
- 3 » Licensed sales
- 4 » Vendor space during events
- 5 » Clear brush to 8' beyond fenceline
- 6 » Improve existing access
- 7 » Additional parking (15 vehicles)
- 8 » Maintain current parking area
- 9 » Additional bluff parking
- 10 » Pedestrian safety measures (barriers to delineate traffic, crosswalk, speedbumps)
- 11 » Existing accessible digger added to sandbox w/ new accessible pathway
- 12 » Thin brush for nature play opportunities
- 13 » Reprogrammed park space
- 14 » Campsite area - thin vegetation, level sites, improve access
- 15 » Maintain water access to mobile restroom
- 16 » Inspect drainage to confirm improvement measures needed
- 17 » Maintain disc golf
- 18 » Install utility pole with flood light

### Legend:

- One-Way Vehicular Access
- Two-Way Vehicular Access
- Trail
- Campground Host Site
- Port-a-Potty
- Mobile Restroom
- Electrical to be installed
- Relocate water access hatch
- Parks building (maintenance, utilities, etc.)

Note: Aerial photo, property lines, and contours are aligned approximately and shown for conceptual planning purposes only.

# Karen Hornaday Park



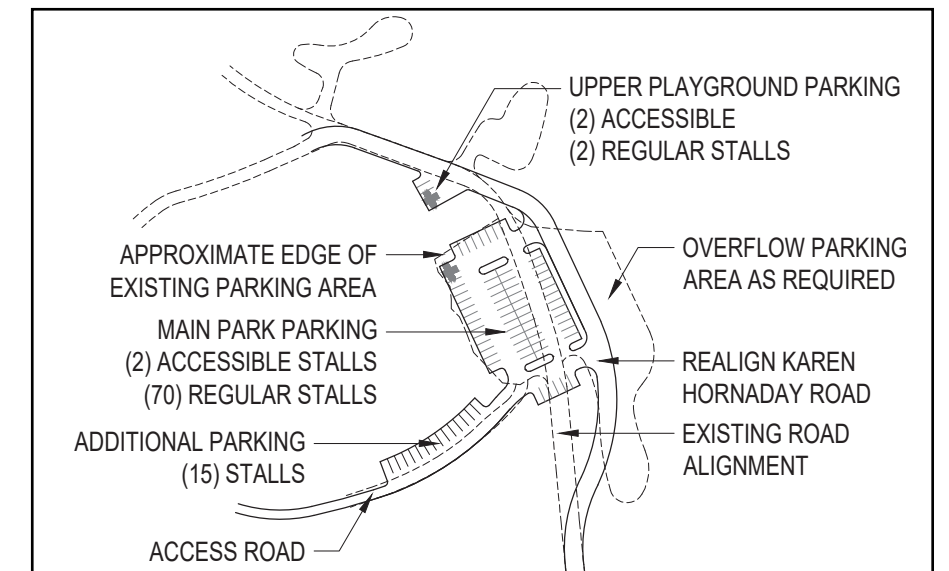
### Drawing Notes:

- ① » Tiered earthen stadium seating
- ② » Event space
- ③ » Licensed sales
- ④ » Vendor space during events
- ⑤ » Clear brush to 8' beyond fenceline
- ⑥ » Improve existing access
- ⑦ » Additional parking (15 spaces)
- ⑧ » Revise upper and lower parking area (72 spaces)
- ⑨ » Relocate entry road separate from parking
- ⑩ » Additional bluff parking
- ⑪ » Existing accessible digger added to sandbox w/ new accessible pathway
- ⑫ » Thin brush for nature play opportunities
- ⑬ » Reprogrammed park space
- ⑭ » Park events pavilion
- ⑮ » Campsite area - thin vegetation, level sites, improve access
- ⑯ » Update waterline
- ⑰ » Extend waterline to brick and mortar restroom and playground
- ⑱ » Rehabilitate existing water feature

### Legend:

- One-Way Vehicular Access
- Two-Way Vehicular Access
- Trail
- Campground Host Site
- Port-a-Potty
- Brick & Mortar Restroom
- Parks building (maintenance, utilities, etc.)

### Parking Plan – Lower Park



Note: Aerial photo, property lines, and contours are aligned approximately and shown for conceptual planning purposes only.

# Karen Hornaday Park



**Legend:**

- Existing trails
- Proposed trails
- Proposed ADA compliant trails
- Adjacent future infrastructure

Note: Aerial photo, property lines, and contours are aligned approximately and shown for conceptual planning purposes only.

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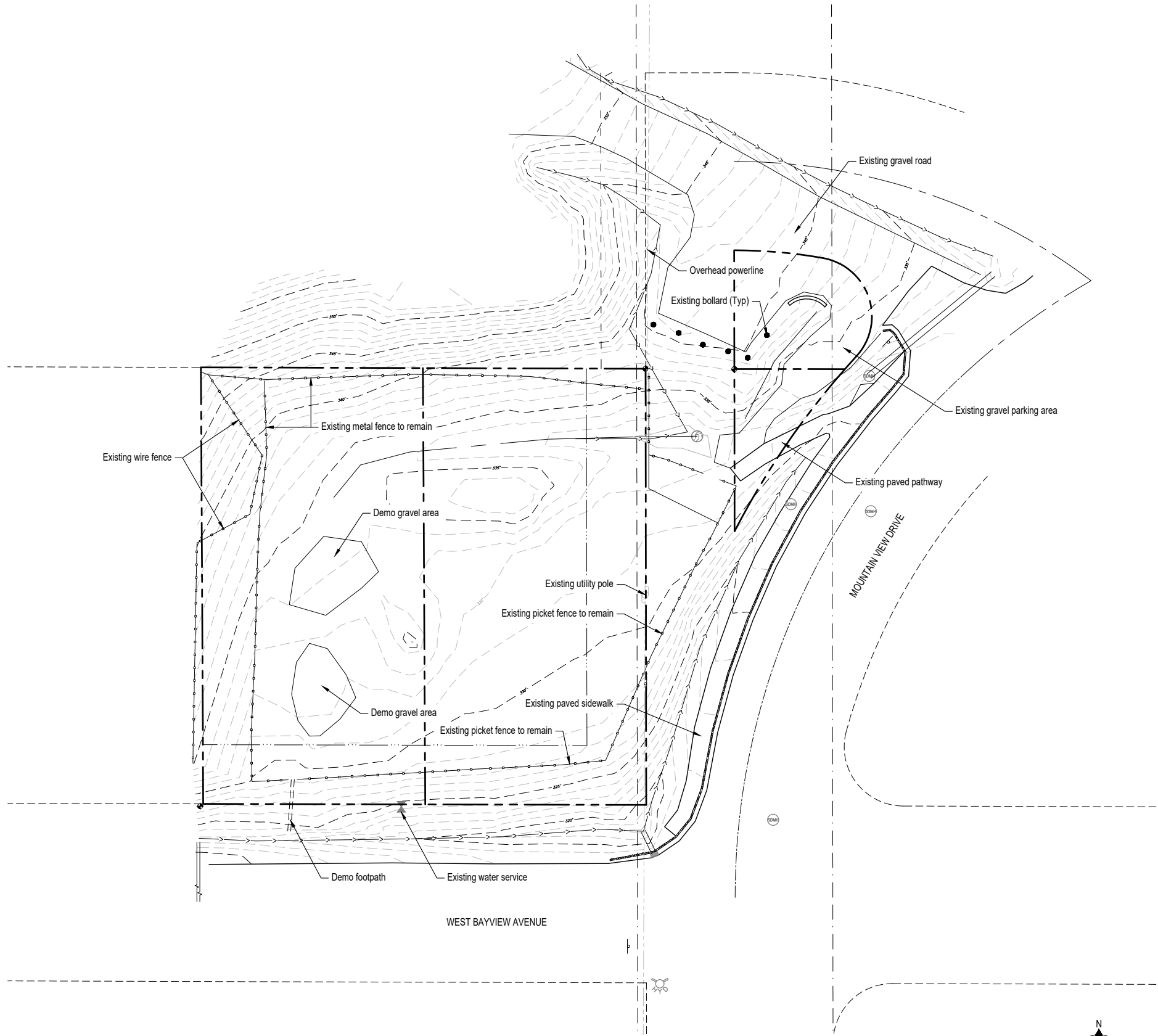
CITY OF HOMER  
**BAYVIEW PARK IMPROVEMENTS**  
 DESIGN DEVELOPMENT  
 HOMER, AK

If the above dimension does not measure exactly 1", this drawing has been enlarged or reduced, affecting all scales.

DATE: 2024/02/15  
 JOB NUMBER: HOM-23-02  
 DRAWN BY: BL  
 CHECKED BY: PB

EXISTING CONDITIONS  
 AND DEMO PLAN

SHEET #:  
**L101**



**1**  
**L101 Existing Conditions and Demo Plan**  
 SCALE: 1" = 20'-0" @22x34



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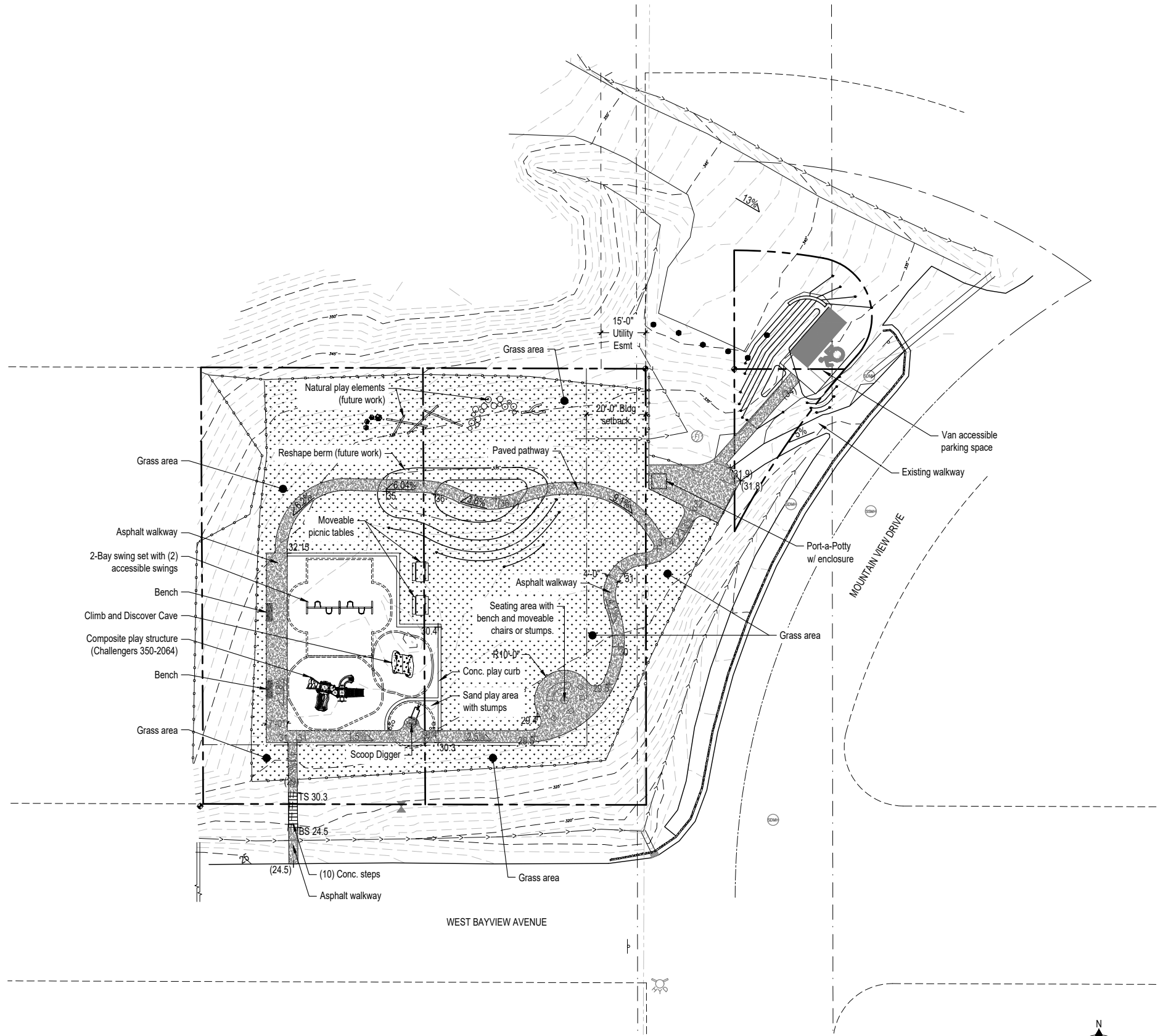
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CITY OF HOMER  
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 DESIGN DEVELOPMENT  
 HOMER, AK

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DATE: 2024/02/15  
 JOB NUMBER: HOM-23-02  
 DRAWN BY: BL  
 CHECKED BY: PB

SITE PLAN  
 SHEET #:  
**L102**



**1 Site Plan**  
 L102 SCALE: 1" = 20'-0" @22x34



**From:** [Janette Keiser](#)  
**To:** [Matt Steffy](#); [Mike Illg](#); [Chad Felice](#)  
**Cc:** [Renee Krause](#)  
**Subject:** Karen Hornaday Master Plan discussion for Feb 15 PARCAC  
**Date:** Sunday, February 11, 2024 3:33:36 PM

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Hello Gentlemen,

I have some additional comments/questions about the materials in the packets for the February 15 PARCAC work session and regular meeting.

1. One of the items for discussion relates to the Karen Hornaday Park Master Plan and in particular, the future of the campground. You are asking the Commission to discuss these matters and make recommendations to the City Council. We cannot do this important work without more information. For example, while the Master Plan talks about the various options for the campground, it fails to address pros and cons of each option. It also fails to address potential capital, operational and maintenance costs of the options. Without this information, the Commission cannot mindfully weigh the strengths and weaknesses of the options or make informed decisions. Please provide this information, regarding the campground options, in a supplemental memorandum.
2. Generally, the Master Plan is devoid of cost information. This is a huge weakness, which need to be remedied if we have any hope of turning wishes and dreams into reality. Please provide order of magnitude cost information for the various features of the plans. This should also address operational/maintenance costs.
3. One of the issues raised in the KHP Master Plan relates to drainage on the north side of the ballfields/playground area. Brody Jones, Public Works, did some work back there in 2022 or 23. It would be helpful if Chad spoke with Brody before the PARCAC meeting to apprise us of whether that work was successful. Also, a note about this should be added to the Master Plan.

Regards,

Jan

**Janette (“Jan”) Keiser, PE**  
**206-714-8955**  
**759 Soundview Avenue**  
**Homer, Alaska 99603**

[Jan@keisergroup.com](mailto:Jan@keisergroup.com)

1 **CITY OF HOMER**  
2 **HOMER, ALASKA**

3 Erickson/Aderhold

4 **RESOLUTION 24-019**

5  
6 A RESOLUTION OF THE HOMER CITY COUNCIL SUMMARIZING THE  
7 JOINT WORKSESSION WITH THE PARKS, ART, RECREATION, AND  
8 CULTURE ADVISORY COMMISSION AND STATING ACTION ITEMS  
9 FOR THE COUNCIL AND COMMISSION

10  
11 WHEREAS, The Homer City Council and Parks, Art, Recreation, and Culture Advisory  
12 Commission (PARCAC) held a joint worksession on January 17, 2023; and

13  
14 WHEREAS, Agenda items for the worksession included joint training, discussion topics  
15 outlined in a memorandum and email from Councilmember Erickson, and discussion on  
16 PARCAC appointments; and

17  
18 WHEREAS, Discussion during the worksession included PARCAC developing a strategic  
19 plan, the proposed new multiuse community recreation center, long-term planning and needs  
20 assessment for Homer’s parks, promoting arts in the community and the configuration of the  
21 commission relative to an arts focus, review of city code related to PARCAC responsibility and  
22 review, and park and community recreation policies; and

23  
24 WHEREAS, Councilmembers Erickson and Davis provided Memorandum CC-24-027 to  
25 city council at its January 22, 2024 regular meeting summarizing the worksession; and

26  
27 WHEREAS, Current city council process is to follow-up joint worksessions and special  
28 topic discussions (council “champion” work) with informational memoranda followed by  
29 resolutions for action.

30  
31 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council requests PARCAC  
32 complete the following tasks during the 2024 calendar year, with support from staff and city  
33 council as appropriate:

- 34
- 35 • Develop a strategic plan to guide commission work through 2024 and beyond that  
36 includes indoor recreation and outdoor parks, trails, and sidewalks.
  - 37 • Develop and review policies related to community recreation and parks.
  - 38 • Develop a prioritized list of parks and recreation needs and associated costs that the  
39 city council the city manager can use when evaluating the Capital Improvement Plan  
40 and preparing annual budgets.
  - 41 • Evaluate the role that PARCAC should play in promoting the arts in Homer.
  - 42 • Review the recreation fee schedule and evaluate opportunities for a scholarship fund.



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BE IT FURTHER RESOLVED that city council, led by parks and recreation champions, and aided by city staff, will complete the following tasks during the 2024 calendar year:

- Continue evaluation of a new multi-use community recreation center, requesting input from PARCAC as appropriate.
- Review city code and prepare ordinance(s) that clarify PARCAC’s review role related to proposed new subdivisions, sidewalks, parks, and trails. Send introduced ordinances to PARCAC, and other commissions as appropriate, for review before final reading.

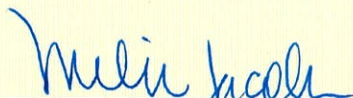
PASSED AND ADOPTED BY THE CITY COUNCIL OF HOMER, ALASKA, THIS 12<sup>th</sup> day of February 2024.

CITY OF HOMER



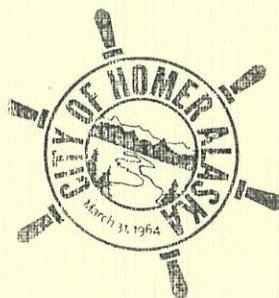
KEN CASTNER, MAYOR

ATTEST:



MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: N/A



**CITY OF HOMER  
HOMER, ALASKA**

City Manager

**RESOLUTION 23-079**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
AMENDING THE CITY FEE SCHEDULE BY ADDING COMMUNITY  
RECREATION PARTICIPATION FEES TO THE CITY FEE SCHEDULE.

WHEREAS, Community Recreation offers year round, affordable indoor and outdoor programs and special events at Homer High School, Homer Middle School; West Homer Elementary School and the Homer Education and Recreation Complex (HERC); and

WHEREAS, Community Recreation is primarily funded through General Fund; and

WHEREAS, Community Recreation charges and collects participation fees to assist with operational costs; and

WHEREAS, Staff recommends increasing Community Recreation participation fees due to increasing expenses; and

WHEREAS, Parks, Art, Recreation and Culture Advisory Commission has formally recommended increasing Community Recreation participation fees; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby amends the City Fee Schedule as follows:

Community Recreation Fees

Drop In Activities Only	Single	10 Visits	3-Month Pass
On-going programs. ex. Pickleball, Basketball Volleyball, etc.			
Youth (3-17 years) City Locations Only	\$3.00	\$27.00	\$66.00
Youth (3-17 years) Drop In Activities at KPBSD locations Only	Free	Free	Free
Adult (18 & Up) All Locations	\$5.00	\$45.00	\$110.00
Active Military All Locations	Free	Free	Free

Contracted Instructor Classes

Series of Classes/Programs with specific start and end date

CR fees only. Contracted instructor fees additional and separate.

	Per Class
Youth (3-17 years)	\$3.00
Adult (18 & Up)	\$5.00

Special Events

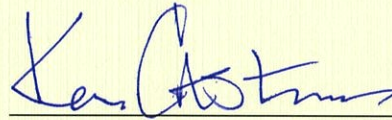
Ticket fees: Contingent upon the cost of production (ex. film fest, clinics, league play)

All ages	\$10-\$75
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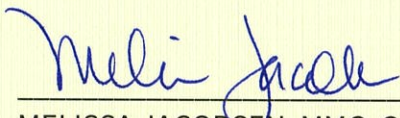
PASSED AND ADOPTED by the Homer City Council this 14<sup>th</sup> day of August, 2023.

CITY OF HOMER



KEN CASTNER, MAYOR

ATTEST:



MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal note: Revenue amounts not defined in the FY24/25 budget.



**Recreation Center Land Matrix**

**SCORING KEY:** 1=Meets General Criteria  
0= Does Not Meet general Criteria

**Factors**

**West Homer #1**

**Marely Prop. #2**

**Main St. #3**

**Main/Sterling #4**

**Poopdeck/Hazel # 5**

**HEA Site #6**

**New P**

**1. Location & Traffic**

Central Location (2 mile radius from Main St.)

No negative traffic impacts

Located near schools

**Location & Traffic Totals**

**2. Site Characteristics**

Existing road access

Shape of site adequate

Soil suitable for building

Adequate Parking space easy to accommodate

Allows for future expansion

Meets minimum of 1.5 acres

**Site Characteristics Totals**

**3. Community Sentiment/Considerations**

Meets the needs for recreation uses/activities

Fits well with existing neighborhood/area

Location walkable/bikable

**Community Sentiment Totals**

**4. Existing Utilities/Infrastructure**

Existing city water and sewer main

Electric Service

Access to natural gas service line

Existing Sidewalks

**Existing Utilities/Infrastructure Totals**

**5. Environmental Impacts**

No substantial wetland concerns

No known risk of flooding

	West Homer #1	Marely Prop. #2	Main St. #3	Main/Sterling #4	Poopdeck/Hazel # 5	HEA Site #6	New P
<b>1. Location &amp; Traffic</b>							
Central Location (2 mile radius from Main St.)							
No negative traffic impacts							
Located near schools							
<b>Location &amp; Traffic Totals</b>	0	0	0	0	0	0	0
<b>2. Site Characteristics</b>							
Existing road access							
Shape of site adequate							
Soil suitable for building							
Adequate Parking space easy to accommodate							
Allows for future expansion							
Meets minimum of 1.5 acres							
<b>Site Characteristics Totals</b>	0	0	0	0	0	0	0
<b>3. Community Sentiment/Considerations</b>							
Meets the needs for recreation uses/activities							
Fits well with existing neighborhood/area							
Location walkable/bikable							
<b>Community Sentiment Totals</b>	0	0	0	0	0	0	0
<b>4. Existing Utilities/Infrastructure</b>							
Existing city water and sewer main							
Electric Service							
Access to natural gas service line							
Existing Sidewalks							
<b>Existing Utilities/Infrastructure Totals</b>	0	0	0	0	0	0	0
<b>5. Environmental Impacts</b>							
No substantial wetland concerns							
No known risk of flooding							

Not in tsumani zone							
<b>Environmental Impact Totals</b>	0	0	0	0	0	0	0
<b>6. Permitting/ Other Regulatory</b>							
Not a Brownfield property							
<b>Permitting/Other Regulatory Totals</b>	0	0	0	0	0	0	0
<b>7. Land/Facility Ownership</b>							
Owned by City of Homer							
Owned by other municipal entitiy or non-profit							
Must be purchased							
<b>Land/Facility Ownership Totals</b>	0	0	0	0	0	0	0
<b>8. Cost of Site Development &amp; Construction</b>							
Building Cost are likely lower (ex. flat vs. slope)							
Site Cost are likely lower (ex. drainage)							
<b>Cost of Development Totals</b>	0	0	0	0	0	0	0

	West Homer	Marley	Main	Main/Sterling	Poopdeck/Hazel	HEA	PW
TOTALS	0	0	0	0	0	0	0



	<b>Lots</b>	<b>Location</b>	<b>Lot Size</b>	<b>Close to Downtown?</b>	<b>Notes</b>	<b>Parcel ID</b>
1	West Homer Lot	1011 Soundview Ave	2.28	Moderate	Adjacent to W Homer El.	17510251
2	Marely Lots	955 Sterling Highway #1	17.8	Moderate	Bluff side of Sterling HWY	17508233
		955 Sterling Highway #2	13.5	Moderate	Bluff side of Sterling HWY	17510023
3	Main St. Lot	3713 Main Street	1.3	Yes	City owned	17514416
4	Main/Sterling Lots	3680 Main Street	12+ (replat)	Yes	Combined City & private lots, needs infrastructure, needs replatting adjacent lots to consider	17708014 17708015 17719234
5	Poopdeck/Hazel Lot	3681 Poopdeck Street	2.6	Yes	corner of Poopdeck & Hazel	17708019
6	HEA Lot	3977 Lake Street	3.7	Yes	corner of Grubstake & Lake	17712033
7	New Public Works Lot	Ternview Place	8.63	No	City owned for future PW site	17928006