



Kachemak Bay Conservation Society
3734 Ben Walkers Ln, Homer, AK 99603
907 235.8214
kbayconservation@gmail.com

Tuesday, September 1, 2026

Dear members of the Planning Commission,

Please find attached both digital and physical signatures supporting a petition that promotes environmentally-responsible zoning and rejects the large-scale development that is currently indicated by Light Industrial Mixed Use and Downtown Mixed Use zones. The folks signing the petition are clear:

- (a) They want to see more, not less, protections for the peatlands along Kachemak Drive.
- (b) They adamantly do not like or want the allowance for buildings over 75,000 sf (box store-scale developments) that are provided by the new Light Industrial Mixed Use Zoning.
- (c) They do not like or want the new provisions in for buildings over 30,000 sf in the Downtown Mixed Use zone or buildings over 8,000 sf without going through a permitting process.

The [online petition](#) reads as follows:

“City Code Should Support: Density & Walkability, Use of Environmental Information to Guide Growth, Creek and Wetland Protections, and Huge Developments Meet Community Needs.

Density & Walkability not Massive Buildings

The City is proposing to change code to allow 30,000 SF buildings without any kind of permit or public comment. Anywhere in town. For reference, this is about the size of

Safeway. The city's proposal would redefine "large format developments" as buildings over 30,000 square feet, rather than the current limit of 15,000+ square feet (about the size of the Aspen Suites Hotel). We oppose this. Permits should be required for buildings over 15,000 square feet. In the





Kachemak Bay Conservation Society
3734 Ben Walkers Ln, Homer, AK 99603
907 235.8214
kbayconservation@gmail.com

comprehensive plan process, 2/3 of folks said wanted moderate development, density and walkability. Huge buildings with huge parking lots are the opposite of that. We also oppose decreasing the number of public meetings for "large format developments" from two meetings (current code) to only one meeting (proposed code).

On top of that, the City is proposing to allow 75,000+ square-foot buildings in the Light Industrial Mixed Use Zone and in the Gateway Business District. This would mean, eg., that you could have a Walmart along Kachemak Drive, or at the top of Baycrest and/or where Pioneer meets the highway. Retail and Wholesale buildings of this scale are currently prohibited throughout Homer, based on a rule designed to keep box stores out of Homer and keep small and mid-size businesses thriving. We should keep a hard prohibition on box stores everywhere in town, and we should extend the limitation it to include hospitality.

It is important for the Planning Commission to review large buildings to ensure site-suitability, parking, lighting, connectivity, etc. Yet the City is proposing to get rid of this requirement and to replace it with percentage-of-lot standard, which could make for some huge buildings in inappropriate places (see sketch above). This proposed change is against the recommendations of the public and the Planning Commission. The City should continue to require a Conditional Use Permit for buildings over 8,000 square ft. in the Downtown Mixed Use Zone and Gateway Business Zone.

Larger developments should be required to create park space and connectivity/walkability with other parts of the city. The public appreciates places where they can walk and see wildlife: parks raise property values, mitigate flooding, and improve quality of life. If developments go in adjacent to trails or bike paths, they should ensure connectivity.

Use Information about our Environment to Guide Development.

Existing GIS mapping that shows low-, medium- and high-value wetlands, water flow, slope instability, and critical habitats should be used to guide what kinds of developments go where. This data is on-hand, easy to use, and will improve safety, property values, and quality of life. It will protect folks from the hazards of flooding, septic failure, etc. and it will also ensure that some of our highest-value wetlands (think deep peat) and habitats (think shorebird habitat in Mud Bay) only have low-impact development on them. This doesn't have to be too complicated or expensive. Models for using this type of data to guide development exist in many towns across the USA, including some good examples in Anchorage and across King County, Washington.
Focus on Creeks and Wetlands.



Kachemak Bay Conservation Society

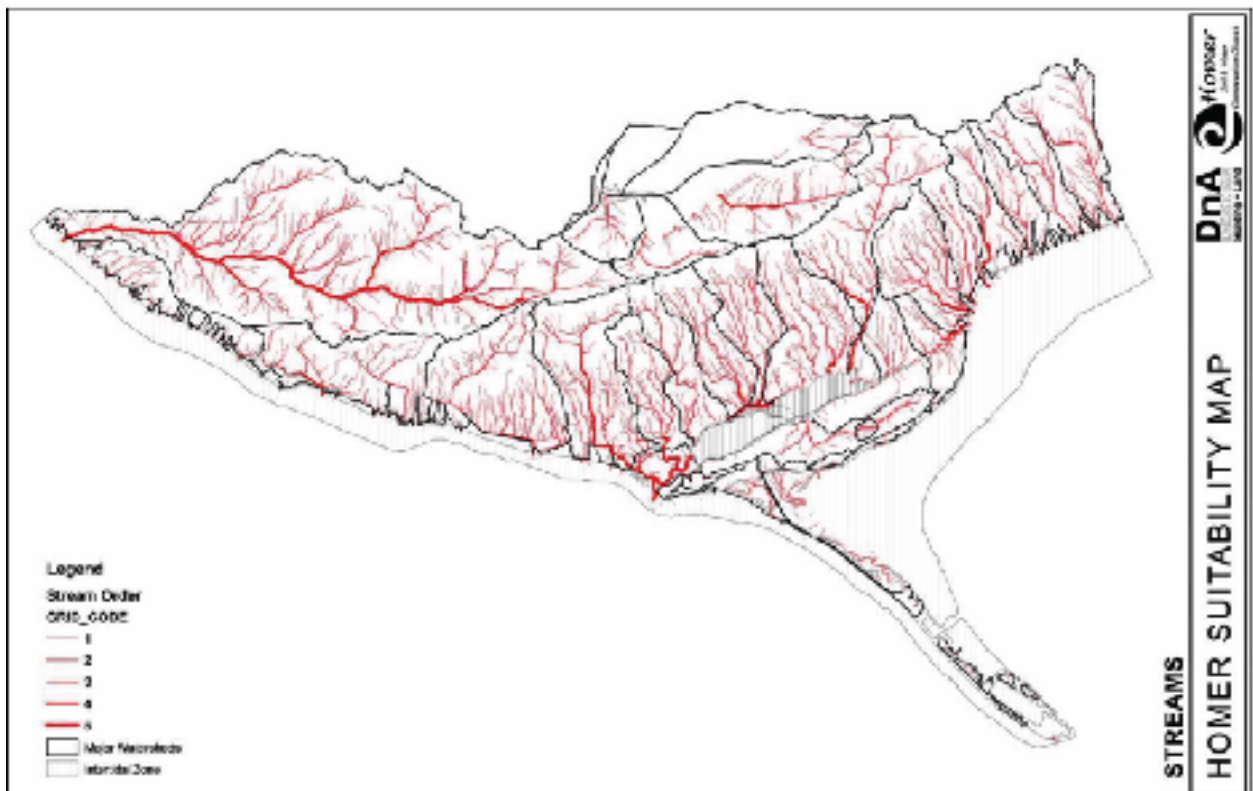
3734 Ben Walkers Ln, Homer, AK 99603

907 235.8214

kbayconservation@gmail.com

Require Clear, Fill and Grade Permits for development in sensitive sites like steeper slopes, high-value wetlands, or areas with large amounts of water moving through them. Mismanaged stormwater is a problem all over Homer and can lead to flooding, ice, clogged drainages, septic system failures, and more. We have to be careful with cutting and rerouting water in these areas to protect folks downstream. For a good model, take a look at King County, Washington.

Establish vegetated buffers around creeks and wetlands designated as “medium-” and “high-priority” by the Kenai Peninsula Borough. Mismanaged stormwater is a problem all over Homer that leads to flooding, dangerous roadway icing, clogged drainages, septic system failures, increasing costs and hazards for the city and the public. The EPA has a model ordinance for instituting local buffers. The Kenai Peninsula Borough already has buffers around all anadromous salmon waters; the Bridge Creek Watershed already has buffers around creeks - all of which could be used as models to establish relevant code. Expand the language describing the kinds of conditions that can be placed on Conditional Use Permits (Homer City Code, 21.71.040) to include measures maintaining riparian waterways, soil stability, woodlands, vegetation, wetland protection, and water quality. These considerations are supported by language throughout the Comprehensive Plan indicating the need to manage hazards





Kachemak Bay Conservation Society
3734 Ben Walkers Ln, Homer, AK 99603
907 235.8214
kbayconservation@gmail.com

associated with stormwater, such as flooding and erosion, and it aligns with the basic legal principle that governments have the power to protect people from harm caused by other people.

Ensure Large Developments Fit Community Needs

Sometimes we need larger buildings, like the high school or hospital. But the permit that allows for these larger buildings -a "Planned Unit Development" permit or PUD - is also loophole that lifts the lid on development guidelines, like height and footprint, anywhere. It opens the door for unequal application of the law, is vague and confusing. Code should specify that PUDs are only for projects that will benefit the community, like schools, rec. centers, hospitals and essential infrastructure. Structures such as a large hotel, box store, data center, prison, or cruise ship facility should not be considered for a PUD."

While we have not counted up all the signatures precisely, **we approximate 680 signatures**, which were collected over a short period of time this past spring. These are complex issues, that generate support for a wide range of reason, from protecting local businesses, to ensuring that growth is balanced habitat protection and outdoor recreation, to common-sense storm-water management, to a general desire for moderate growth, density or walkability; we hope you will read and consider all the individual comments that folks have included with their signatures. Here are a few examples:

"Homer is special with many different types of wildlife that depend on open spaces and undeveloped land. ...We don't want to live in Soldotna, Anchorage, or any other generic looking city. Keep Homer special and don't allow for over development. Thank you."
-Krystine Howell, Homer Resident

"Common sense people - protect our wetlands and open space. Growth and commerce through sensible zoning. Let's not forget why we chose to live here."
-Fred Pfeil , 53 -year resident

"We are among the community members who want you to protect open spaces from development, moderate growth, walkability, recreational access, protection from hazards like flooding and landslides, and affordable housing! Are you listening?! This is also from my husband, Don McNamara. We hope you are listening!! Thank you!"
-Donna Rae Faulkner, Local Business-Owner

"Please don't destroy the very things people come to Homer for."
- Elizabeth Stark, Homer Resident



Kachemak Bay Conservation Society
3734 Ben Walkers Ln, Homer, AK 99603
907 235.8214
kbayconservation@gmail.com

"As a 40 year resident of Homer, I adamantly opposed to allowing box stores to exist in our community. The impact to small businesses is potentially profound, the cultural shift that occurs would be detrimental to the community in the long run. I didn't move to Homer for the convenience, please do not allow these change."

-Douglas Westphal, Homer Resident

"Why in the peatland? Get smart about where you place property"

-Maria Cardoza Homer-Area Resident

"Please support the community members who own businesses and shop in local businesses in Homer, and please help keep the spirit of this town alive. I was in high school when this was first debated and I am sure that the town would feel very different now if a big box store had gone in then."

- Kristen E Tonga, Homer Resident

"These are wetlands. Critical habitat and flood prevention and also bluff erosion"

-Mike Yourkowski, Homer Resident

"We should be conserving these lands as moose habitat. Homer has a unique landscape in Alaska in comparison to other communities in Alaska and any future developments of land should be ecologically minded. I am disappointed in how Homer has been clear cutting trees and building houses in riparian zones and valuable animal habitat. There should be protections in place for conservation of waterways, springs, brooks, creeks, wetlands, and forests for moose especially. If we don't responsibly protect these lands where moose can survive harsh winters and where they have their calves in the spring, there won't be a sustainable moose harvest here anymore.. These are special valuable rare ecosystems that don't exist anywhere else on earth. These lands should be protected from development in perpetuity. ...There needs to be rules, environmental impact studies done by actual scientists and oversight as into future residential and commercial neighborhoods are developed. We should be learning from these mistakes. Not repeating them."

- Anna Kilcher, Homer-area Resident

"... You don't know what you've got till it's gone, take Paradise and put up a parking lot..."

-Taz Tally, Homer Resident

We want to underline that, while there is not a consensus in Homer on this or any other topic, this petition supports the significant *majority* of public comment that was given through the Comprehensive Plan process, in April 2024, [a community-wide survey](#) conducted as part of the Comprehensive Plan process found that 77 percent of respondents want to "preserve open public spaces within the city from development"



Kachemak Bay Conservation Society
3734 Ben Walkers Ln, Homer, AK 99603
907 235.8214
kbayconservation@gmail.com

and 77 percent want to “create a livable, walkable, vibrant downtown.” Notably, 72 percent of respondents want moderate/minimal or no growth, while only 7 percent of respondents want “significant growth” (p 3). These are metrics to which the Commission must be responsive. In light of these results, you cannot not advance zoning that promotes significant growth, as you would be doing under the parameters of proposed Downtown Mixed Use and Light Industrial Zoning, with allow buildings the size of Safeway anywhere, with little to no process and would allow box stores along Kachemak Drive.

In the context of the larger process, the attached petition is a metric to which you should be responsive. Almost 700 people are telling you to be careful with environment and local businesses. Again, folks signing the petition:

- (a) Want to see more, not less, protections for the peatlands along Kachemak Drive and throughout Homer.
- (b) They do not like or want the allowance for buildings over 75,000 sf (box store-scale developments) that are provided by the new Light Industrial Mixed Use Zoning.
- (c) They do not like or want the new provisions in for buildings over 30,000 sf in the Downtown Mixed Use zone or buildings over 8,000 sf without going through a permitting process.

This body should advance zoning recommendations that moderate development in the peatlands along Kachemak Drive and other sensitive environments (with eg. “Low Impact Development zoning” in that and/or a robust digital environmental overlay) and that specifically and carefully pursues density, walkability, green space, and good public process instead of an unmitigated green light for huge footprints in the Downtown Mixed Use Area.

Lastly, on 11/24/25, this commission should be responsive to directions given by Council. When the City Council adopted the Comprehensive Plan in 2025, they voted to amend language of that Plan as follows:

“THIS PLAN TAKES TWO GENERAL APPROACHES TO GUIDE DEVELOPMENT IN RELATION TO ENVIRONMENTAL CONDITIONS. ONE IS TO “OVERLAY” INFORMATION REGARDING ENVIRONMENTAL CONSTRAINTS AND OPPORTUNITIES ONTO THE FUTURE LAND USE MAP. THIS MEANS, FOR EXAMPLE, THAT SOME PORTIONS OF AN AREA IDENTIFIED FOR DEVELOPMENT WOULD BE LIMITED BY THE SITE SPECIFIC PRESENCE OF STEEP SLOPES, WETLAND AREAS, DRAINAGE CHANNELS, ETC. THE SECOND BROAD STRATEGY IS TO RECOMMEND THAT APPROPRIATE STANDARDS BE ADOPTED SO THAT WHERE DEVELOPMENT DOES OCCUR IT IS DESIGNED TO RESPECT ENVIRONMENTAL FUNCTIONS AND CHARACTERISTICS. EXAMPLES IN THIS CATEGORY INCLUDE SITE DEVELOPMENT POLICES FOR DRAINAGE, VEGETATION, AND GRADING.”



Kachemak Bay Conservation Society
3734 Ben Walhers Ln, Homer, AK 99603
907 235.8214
kbayconservation@gmail.com

Additionally, at their preceding meeting on 11/10/25, the Council voted to add the following language to the Comprehensive Plan:

DEVELOP FILL REQUIREMENTS FOR PARCELS LOCATED IN TARGETED AREAS DOCUMENTED TO CONTAIN 66% OR GREATER HYDRIC SOILS.

UPDATE DEVELOPMENT STANDARDS FOR STEEP SLOPES, DRAINAGE WAVES, AND EROSION PRONE AREAS SUCH AS SHOWN ON THE ENVIRONMENTAL CONSTRAINTS OVERLAY INCLUDED IN THIS PLAN, TO MANAGE GRADING, EROSION, RUNOFF, AND VEGETATION CLEARING. ENCOURAGE THE USE OF GREEN INFRASTRUCTURE AND SITE-RESPONSIVE DESIGN SOLUTIONS TO IMPROVE DRAINAGE AND REDUCE HAZARD EXPOSURE.

The Council has created this window of opportunity for you to advance the interests of Homer residents, supported and justified by the public input conducted through the Comprehensive Plan and Title 21 processes to date. This opportunity has been created through significant financial investment and extensive multi-year public outreach. The public wants you to protect valuable open spaces like the peatlands on Kachemak Drive and to ensure moderate and environmentally responsible growth across all zones. Both the Contractors and Staff have suggested that you should override the public in pursuit of what they call “efficient” code and zoning. Efficient to what end we have to ask? This is not the Homer residents want. The “savings” of a come-what-may blanket green-light for very large developments all over town are nothing set against what we stand to lose. Further, ignoring the public input and Council direction is improper and irresponsible, not to mention, a huge waste of money and opportunity. There will not likely be another moment in the next ten years where we have as much information, outreach, and public engagement as we do right now. We should not waste it. Building larger buildings across Homer without any regard for environmental or social impact will result in irreversible harm to both local businesses, residents, and the very qualities that make people want to be here.

Lastly, a technical issue needs to be resolved before zoning discussions occur: it is incorrect and out of the City’s purview to show the Homer Airport Critical Habitat Area as “Light Industrial Mixed Use”. This is an ADF&G-designated protected area that is open to the public and is there to protect moose habitat. Similarly, it is incorrect to show all the parcels dedicated to conservation by title, owned by both the Kachemak Heritage Land Trust and Moose Habitat Inc. as anything other than Conservation Lands. Lastly, it is incorrect to show the parcels that the City has just worked so hard to acquire for Green Infrastructure purposes and that are entered into conservation status, by deed, as anything other than Conservation Lands.



Kachemak Bay Conservation Society

3734 Ben Walers Ln, Homer, AK 99603

907 235.8214

kbcscnservation@gmail.com

The public has spoken, and the ball is in your court. Please give the City Council something worthwhile to consider for zoning around Kachemak Drive and in the Downtown Mixed Use Area. We strongly urge you to pursue a path that would limit development in the peatlands along Kachemak Drive and that tie zoning regulation to digital maps that show existing data stormwater, wetlands, steep slopes etc. Staff in the Public Works Department have the technical know-how to make this a reality.

Sincerely,
Penelope Haas
President, Kachemak Bay Conservation Society

**PLEASE SIGN TO SUPPORT CITY OF HOMER
PROTECTIONS FOR OUR ENVIRONMENT AND
QUALITY OF LIFE!**

OPEN SPACE



HOMER

WE WANT -

Density & Walkability.

**Environmental Information
Guiding Growth.**

**Creek and Wetland
Protections.**

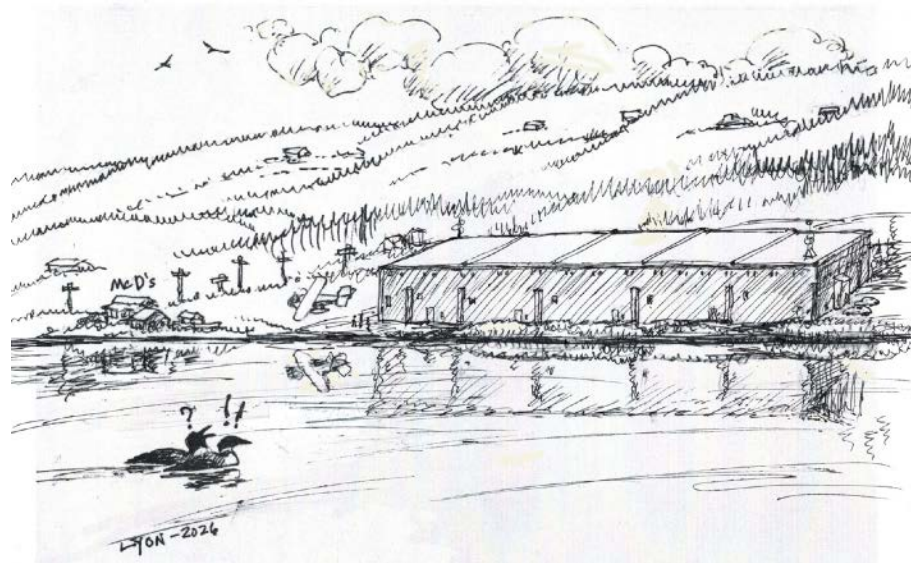
**Ensure Huge
Developments Meet
Community Needs.**

Recent polling by the City of Homer shows that the overwhelming majority of us want to protect open spaces from development, moderate growth, walkability, recreational access, protection from hazards like flooding and landslides, and affordable housing. These values are essential to a thriving community at the end of the road.



Density & Walkability not Massive Buildings

[The City is proposing to change code to allow 30,000 SF buildings](#) without any kind of permit or public comment. Anywhere in town. For reference, this is about the size of Safeway. The city's proposal would redefine "large format developments" as buildings over 30,000 square feet, rather than the current limit of 15,000+ square feet (about the size of the Aspen Suites Hotel). We oppose this. Permits should be required for buildings over 15,000 square feet. In the comprehensive plan process, 2/3 of folks said



wanted moderate development, density and walkability. Huge buildings with huge parking lots are the opposite of that. We also oppose decreasing the number of public meetings for "large format developments" from two meetings (current code) to only one meeting (proposed code).

On top of that, the City is proposing to allow 75,000+ square-foot buildings in the Light Industrial Mixed Use Zone and in the Gateway Business District. This would mean, eg., that you could have a Walmart along Kachemak Drive, or at the top of Baycrest and/or where Pioneer meets the highway. Retail and Wholesale buildings of this scale are currently prohibited throughout Homer, based on a rule designed to keep box stores out of Homer and keep small and mid-size businesses thriving. We should keep a hard prohibition on box stores everywhere in town, and we should extend the limitation it to include hospitality.

It is important for the Planning Commission to review large buildings to ensure site-suitability, parking, lighting, connectivity, etc. Yet the City is proposing to get rid of this requirement and to replace it with percentage-of-lot standard, which could make for some huge buildings in inappropriate places (see sketch above). This proposed change is against the recommendations of the public and the Planning Commission. The City should continue to require a Conditional Use Permit for buildings over 8,000 square ft. in the Downtown Mixed Use Zone and Gateway Business Zone.

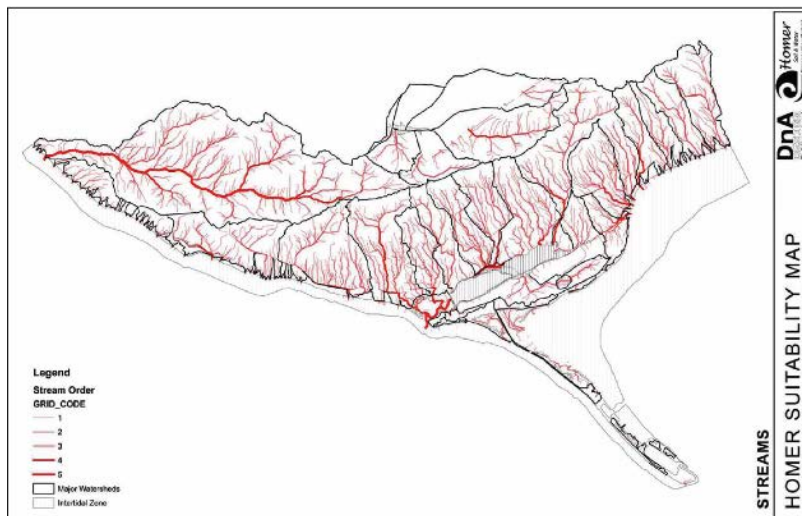
Larger developments should be required to create park space and connectivity/walkability with other parts of the city. The public appreciates places where they can

walk and see wildlife: parks raise property values, mitigate flooding, and improve quality of life. If developments go in adjacent to trails or bike paths, they should ensure connectivity.

Use Information about our Environment to Guide Development.

Existing GIS mapping that shows low-, medium- and high-value wetlands, water flow, slope instability, and critical

habitats should be used to guide what kinds of developments go where. This data is on-hand, easy to use, and will improve safety, property values, and quality of life. It will protect folks from the hazards of flooding, septic failure, etc. and it will also ensure that some of our highest-value wetlands (think deep peat) and habitats (think shorebird habitat in Mud Bay) only have low-impact development on them. This doesn't have to be too complicated or expensive. Models for using this type of data to guide development exist in many towns across the USA, including some good examples in [Anchorage](#) and across [King County, Washington](#).



Focus on Creeks and Wetlands.

Require Clear, Fill and Grade Permits for development in sensitive sites like steeper slopes, high-value wetlands, or areas with large amounts of water moving through them. Mismanaged stormwater is a problem all over Homer and can lead to flooding,

ice, clogged drainages, septic system failures, and more. We have to be careful with cutting and rerouting water in these areas to protect folks downstream. For a good model, take a look at [King County, Washington](#).

Establish vegetated buffers around creeks and wetlands designated as “medium-” and “high-priority” by the Kenai Peninsula Borough. Mismanaged stormwater is a problem all over Homer that leads to flooding, dangerous roadway icing, clogged drainages, septic system failures, increasing costs and hazards for the city and the public. [The EPA has a model ordinance](#) for instituting local buffers.

The [Kenai Peninsula Borough](#) already has buffers around all anadromous salmon waters; the [Bridge Creek Watershed](#) already has buffers around creeks - all of which could be used as models to establish relevant code.



Expand the language describing the kinds of conditions that can be placed on Conditional Use Permits (Homer City Code, 21.71.040) to include measures maintaining riparian waterways, soil stability, woodlands, vegetation, wetland protection, and water quality. These considerations are supported by language throughout the Comprehensive Plan indicating the need to manage hazards associated with stormwater, such as flooding and erosion, and it aligns with the basic legal principle that governments have the power to protect people from harm caused by other people.

Ensure Large Developments Meet Community Needs

Sometimes we need larger buildings, like the high school or hospital. But the permit that allows for these larger buildings - a "Planned Unit Development" permit or PUD - is also loophole that lifts the lid on development guidelines, like height and footprint, anywhere. It opens the door for unequal application of the law, is vague and confusing. Code should specify that PUDs are only for projects that will benefit the community, like schools, rec. centers, hospitals and essential infrastructure. Structures such as a large hotel, box store, data center, prison, or cruise ship facility should not be considered for a PUD.



We the undersigned support changes to City of Homer Code that promote density & walkability, use of environmental information to guide growth, creek and wetland protections, ensure that huge developments meet community needs, as detailed in this petition.

Name:

Address:

Email:

1. BRADLEY LARSEN 115 TULIN BLUFF E. CT
2. Patricia Doore 1680 Lincoln Dr pboonedog@gmail.com
3. Margaret Mohr 680 Nelson Ave Homer peg.mohr1964@gmail.com
4. Sue Gordon 937 Ben Waller Ct. Homer suegordons55@gmail.com
5. PATRICIA A. KENNEDY 135 W. DANVIEW AVE HOMER gfgfgfg 2003@yahoo.com
6. Leslie Lene Copping 2041 Shumpon Ln Homer lkc6055@gmail.com
7. AK Mulvey 369 Klondike Ave Homer AK rawnmulvey@gmail.com
8. Paula Joeller 3430 Main #4, Homer AK pamjanev@gmail.com
9. Judith Miller P.O. Box 3574 Homer 99603 judymiller@yahoo.com
10. Ken Andrews 2298 Mt Augustine kreiff@yahoo.com
11. KEN LANDFIELD P.O. Box 2013 Homer Ken@ak.net
12. Kyllie Steck 35560 Mossberg Dr Homer AK ksteckrn@gmail.com
13. Liliane Sotomayor 215 Fireweed Homer lilcowvet@gmail.com
14. Maria Santa Lucia Box 3486 Homer, AK 99603 Sweet Maria's@hotmail.com
15. Victoria Monserat-O'Leary 4481 Whill Rd Homer AK 99603 tg7726@gmail.com
16. Michael Malcolm 4481 Whill Rd Homer AK 99603 MMLCLM1@gmail.com
17. Ragnel Marrs P.O. Box 1386 Girdwood AK 99587 Ragnelpaige@yahoo.com



We the undersigned support changes to City of Homer Code that promote density & walkability, use of environmental information to guide growth, creek and wetland protections, ensure that huge developments meet community needs, as detailed in this petition.

Name:

Address:

Email:

1. ANTHONY DAVIS PO Box 3335 Homer AK
2. KELSEY BRUNN 55220 BENJAMIN HOMER AK
3. Megan Schmunk 55220 BENJAMIN AVE HOMER AK
4. Sadiq Sam PO 761 Homer Sadiqsam@gmail.com
5. Jane Eller 4225 Sandoz St Homer janita.eller@gmail.com
6. Helen Hernandez HOMER helen.hernandez@gmail.com
7. Reba Dacy Homer rebaseriff@gmail.com
8. Moy Dee HOMER eedmngem@gmail.com
9. Ames Winckler 40670 Hancock Dr ameswinckler@gmail.com
10. Larin Turley 1525 Lincoln LarinTurley@gmail.com
11. Ryker Smith drci Ryker Smith 201@gmail.com
12. Juliette Stock Box 1041 stockjuliette@gmail.com
13. Luke Harrah Box 2568 hot3harrah@gmail.com
14. Carly Garay 57078 Zulu cart carlygaray@hotmail.com
15. CRAIG PHILLIPS 40200 BAKER ST 99603 wren2000@gmail.com
16. DRUE SMITH PO 2957 HOMER druesmith9@yahoo.com
17. Savanna Paladino PO Box 3557 Homer savanna9@gmail.com



We the undersigned support changes to City of Homer Code that promote density & walkability, use of environmental information to guide growth, creek and wetland protections, ensure that huge developments meet community needs, as detailed in this petition.

Name:

Address:

Email:

1. Katie Dawson 1155 Aurora Court Homer AK 99603 rag1smith@gmail.com
2. Marcia Koszmaul P.O. Box 1697 Homer, AK mkoszmaul@hotmail.com
3. HAL Neace P.O. Box 2801 Homer, AK canbay1@gmail.com
4. Alison Perea 37845 GREER RD 99603 arcticdragonbear@gmail.com
5. William Wuestenfeld P.O. Box 2150 Homer AK 99603 billwuestenfeld@gmail.com
6. TOM IRONS P.O. Box 3613 Homer, AK 99603 TOM@seanaspow.com
7. Cindy Bolognani P.O. Box 1067 Homer, AK mckenna@acsalaska.net
8. Kyle Schneider P.O. Box 2995 Homer, AK kyleschneider@gmail.com
9. Peter Crimp 4950 Craftsman, Homer petercrimp@gmail.com
10. Linda Franklin 52315 Hematite Ave Homer, AK lindafranklin@gmail.com
11. Kathryn Carssow P.O. Box 3518 Homer kcarssow@LIVE.com
12. James Lunny 326 Ocean Dr. Loop Homer JLUNNY@LIVE.com
13. Jennifer Edwards 66740 Elliott Ave jedwards1at59@gmail.com
14. DAVID STUTZER 66740 ELLIOTT AVE. dstutze@pobox.xyz.net
15. Jackie Forster 9163 Cape Douglas Way missingjake@yahoo.co
16. CHARLES TROWBRIDGE 40710 CHINA FOOT ST. aktetrowbridge@gmail.com
17. JUDITH HUGHES 3219 VICTORIA PL. HOMER jsummerhughes@gmail.com



We the undersigned support changes to City of Homer Code that promote density & walkability, use of environmental information to guide growth, creek and wetland protections, ensure that huge developments meet community needs, as detailed in this petition.

- | Name: | Address: | Email: |
|------------------------------|---|---------------------------------|
| 1. <u>Lynda Reed</u> | <u>PO Box 1969</u> | <u>tolinda.reed@yahoo.com</u> |
| 2. <u>Tina Seaton</u> | <u>5839 S Bruce Ave. Homer</u> | <u>tinaseaton@gmail.com</u> |
| 3. <u>Ruby Nottiger</u> | <u>Box 2223, Homer</u> | <u>rknottiger@gmail.com</u> |
| 4. <u>Kristine Sowl</u> | <u>Box 3665, Homer</u> | <u>ksowl2000@outlook.ca</u> |
| 5. <u>Paul A Mederney Jr</u> | <u>Homer AK</u> | <u>joe_joe_mf17@gmail.com</u> |
| 6. <u>Joseph Tallast</u> | <u>3119 Lake Street Homer AK</u> | <u>jsaltor@anotherreed.org</u> |
| 7. <u>GARY LYON</u> | <u>61770 SKYLINE DR. HOMER AK</u> | <u>sealion@xyz.net</u> |
| 8. <u>Andrew Lorentz</u> | <u>PO Box 113 Seldovia AK 99663</u> | <u>alorentz907@gmail.com</u> |
| 9. <u>Shelbi Bishop</u> | <u>P.O. Box 1047 Homer, AK</u> | <u>shelbibishop@hotmail.com</u> |
| 10. <u>Megan O'Neill</u> | <u>818 Smoky Bay Way #272 Homer, AK</u> | <u>moneill5450@gmail.com</u> |
| 11. <u>Josephine Ryan</u> | <u>P.O. Box 1210 Homer, AK 99603</u> | <u>jaryan49pc@gmail.com</u> |
| 12. <u>Kim Bureaus</u> | <u>873 Lindale #3 Homer</u> | <u>kimmerkigh@hotmail.com</u> |
| 13. <u>Jean Lenoir</u> | <u>67780 Endless View Loop, Homer, AK 99603</u> | <u>bonniemom4@gmail.com</u> |
| 14. <u>Judith Mullikin</u> | <u>381 E. Bonanza Ave, Homer</u> | <u>jvmullikin@gmail.com</u> |
| 15. _____ | _____ | _____ |
| 16. _____ | _____ | _____ |
| 17. _____ | _____ | _____ |



We the undersigned support changes to City of Homer Code that promote density & walkability, use of environmental information to guide growth, creek and wetland protections, ensure that huge developments meet community needs, as detailed in this petition.

Name:

Address:

Email:

1. Maureen Daher 210 Ohlson Ln maureen.2021@gmail.com
2. Karen Murdock Box 1622, Homer marshall@xyz.net
3. Aaron Ford P.O. Box 1742 Homer Fordaaron@gmail.com
4. Debra B. Schmidt P.O. Box 4074, Homer niodelhomero@gmail.com
5. Karen Noyte 4574 Early Spring ST Karenenoyte@gmail.com
6. Luanna Webber 3662 Forest Glen luannwebber.w@gmail.com
7. Sarah Bolton 4155 Kachumak Way 99603 sibolton@yahoo.com
8. Gloria Wahl 2617 Sterling Hwy 99603 gee99603@gmail.com
9. Jack Leander 64207 Leander Rd jawenshivake@yahoo.com
10. Bill Vee PO 2553 Homer, AK leannveest@gmail.com
11. Bill Marshall Box 1622 Homer, AK marshall@xyz.net
12. Dianna Spence 39960 Highview Ct. Homer diannespence@gmail.com
13. John Munns 167 W. Bayview johnmunns@gmail.com
14. Carolyn Maslow 4037 Beluga Cir cvelyn@gsi.net
15. Kathy Robinson 56250 Glenn Rd KbayKathy2017@gmail.com
16. Bruce Robinson 56250 Glenn Rd inhomer2011@hotmail.com
17. Annie Williams 39341 Benchmark Homer AK ppod51@hotmail.com



We the undersigned support changes to City of Homer Code that promote density & walkability, use of environmental information to guide growth, creek and wetland protections, ensure that huge developments meet community needs, as detailed in this petition.

Name:

Address:

Email:

1. Cindy Nelson 1281 Beluga Ct Homer cnelsonalaska@gmail.com
2. Molly V Brann PO Box 1901 Homer homerbrann@gmail.com
3. Annie Cooper P.O. Box 126 Homer AK 99603
4. STAGORX FILES POB 2229 HOMER
5. James Dolma 4276 Shirley Ct Homer jamesdolma.ak@gmail.com
6. Brenda Dolma 4276 Shirley Ct Homer, AK twodolmas@gmail.com
7. Kim McNett 4854 Kadumak Dr kumcnett@gmail.com
8. Olga von Ziegesar 53254 Marimac Ave
olgavonziegesar@hotmail.com
9. Ole Andersson 4400 Tundra Rose Rd dogpero@hotmail.com
10. Jane Handy 4500 Tundra Rose Rd jhandy.ak@gmail.com
11. Laurie Daniel PO Box 3713 Homer AK 99603 lauriedaniel@home.com
12. Donna Rae Faulkner 58508 East End Rd. Homer oceansidefarmsalaska@gmail.com
13. Libby Rodenahr 5316 E Yisr Ave Anch AK 99508 libbyrodenahr@gmail.com
14. Ben Greene 8901 Sultan a Dr Anch 99516
15. Val Shopper 4691 Rachelle Rd Homer qtfamily12@gmail.com
16. Gus Schultz 3857 Main Street, Homer
Schultzgus17@outlook.com



We the undersigned support changes to City of Homer Code that promote density & walkability, use of environmental information to guide growth, creek and wetland protections, ensure that huge developments meet community needs, as detailed in this petition.

- | Name: | Address: | Email: |
|---------------------------|----------------------------------|------------------------------------|
| 1. KRISTANOVICH FELIX | 60871 BEAR CREEK
HOMER | FELIX2WATER@COMCAST.NET |
| 2. Carla Stanley | 40891 Morning Star R. | K-City 4rdag@comcast.net |
| 3. Wayne Stanley | | |
| 4. George Harbison | | |
| 5. TOMMY STELBY | Box 845 Homer | |
| 6. MAURIS KUTER | PO BOX 1547 HOMER, AK | |
| 7. DARLENE HILDERBRAND | 43110 QLAN | |
| 8. Michael A Lemay | 57480 TAKU AVE | allgoodkama@comcast.net |
| 9. Peggy Ellen Kleinbader | 42033 Ness Circle
Homer 99603 | peggy.ellen.k@comcast.net |
| 10. Stacy Mack | 4720 Craftsmen Rd Homer | thinkofhiking@gmail.com, gmail.com |
| 11. Art Koeniger | 488 Spruceview Ave | artinhomer@gmail.com |
| 12. Lehaia Weber | 488 SPRUCEVIEW AVE | ROCKHOLDINGTREE@gmail.com |
| 13. Sue Post | 65234 Diamond Ridge | Alaskasuefb@gmail.com |
| 14. Tim Levine | | |
| 15. John O. Lancaster | 2151 Finsbee | |
| 16. Evelyn Wattenbaugh | | ejw.homer@gmail.com |
| 17. Shellie Worsfold | 39053 N. Woodman Ln. Homer | shelliew@gci.net |
| Gina Barbara | 41201 Kasumalak Way | gina.barbara@comcast.net |
| Sophia Nilsen | 55220 Benjamin | nielsen.soph@gmail.com |

Return To Cook Inletkeeper office
by May 15



We the undersigned support changes to City of Homer Code that promote density & walkability, use of environmental information to guide growth, creek and wetland protections, ensure that huge developments meet community needs, as detailed in this petition.

- | Name: | Address: | Email: |
|--------------------------|--------------------------|---------------------------|
| 1. Alex Clark | 1468 Bay Ave | koalexandra.clark@gmail |
| 2. Elizabeth Kondor | 4007 Brenmark Rd | liska.alaska@gmail.com |
| 3. Debora Kerns | 1189 Cook Way Homer | tdkerns@fundratech.net |
| 4. Madeline Dillon | 491 westward ave | madeline.739@gmail.com |
| 5. Justine Smy | 1125 Fudge View Dr Homer | ihaveabus@gmail.com |
| 6. Condisaie | 3130 Kenwood Cir | mitugootc@gmail.com |
| 7. Ann Munoz | 3684 Main St Homer | AMunoz705@yahoo.com |
| 8. Anna Rodriguez Sanson | 1632 Paradise Pl #1440 | 24ParadisePlace@gmail.com |
| 9. Joanne Lofgren | 3971 Main St Homer | |
| 10. Shanna McBride-Marin | P.O. Box 653 Homer, AK | |
| 11. Bonni Lee | 4064 Calhoun St Homer | glad@at.net |
| 12. Pat Brennan | 840 Glacierview Ct Homer | patbrenn77@gmail.com |
| 13. Barb McBride | 1949 Kelley Ct. Homer | barbiemcbride11@gmail |
| 14. Megan Banz | 20 P.O. Box 2338 Homer | |
| 15. | | |
| 16. | | |
| 17. | | |

OPEN SPACE, HOMER

1) Lisa Christopher (Lisa Christopher) footballerlisa@gmail.com
38895 Tancy St. A.P. 99556

2) Linda Schauer Rourke (lrounke@xyz.net
1691 Hillside Place Homer 99603

3) ANNIE GARAY annie garay@gmail.com
~~54708~~ 54708 ZULU COURT HOMER AK
99603

4) Liz Niznik 57060 Mesa Ave. Homer AK 99603
lizeniznik@gmail.com

5) SARAH HINDLE 349 ELDERBERRY CT
HOMER, AK 99603 sarahskib3@gmail.com.

6) Francie Roberts 495 Mountain View Dr
Homer, AK 99603 francie.roberts@gmail.com

7) Kathy Smith 4139 Kachemak Way
Homer, AK 99603 kathyosmith@gmail.com

8) Sara Feinert PO Box 1668
Sara L Feinert@gmail.com

9) Colleen Carroll 55090 Benjamin Ave E
Homer amecarrolle@hotmail.com

10) Geoff Coble PO Box 1657
Homer, AK 99603 coble.geophysics@gmail.com



We the undersigned support changes to City of Homer Code that promote density & walkability, use of environmental information to guide growth, creek and wetland protections, ensure that huge developments meet community needs, as detailed in this petition.

- | Name: | Address: | Email: |
|--------------------------|---------------------------------------|---|
| 1. Alessandro SANI | PO 1108 | hiddenhillsAK@gmail |
| 2. RYAN BLACK | PO Box 3335 HOMER | RBLACK94@ROCKETMAIL.COM |
| 3. Molly Mitchell | PO Box 2620 Homer | Swampmoll@gmail.com |
| 4. Robert Johnson | 57171 Eaglecreek Ave. Homer | robertjohnson@tr |
| 5. Mary Samuel | P.O. Box 1108
Homer, AK 99603 | Mary.
samuel@live.com 72@gmail.com |
| 6. Dallas Ballard | PO Box | ldl00boyle@gmail.com |
| 7. TERT COFE | P.O. Box 2568 | STERTAIL@gmail.com |
| 8. SUSAN MARCHAND | 667 W. Fairview Ave., Unit E
HOMER | susan.darksford@gmail.com |
| 9. Jack Money | PO 3214 Homer | zjackm22@gmail.com |
| 10. | | |
| 11. | | |
| 12. | | |
| 13. | | |
| 14. | | |
| 15. | | |
| 16. | | |
| 17. | | |



We the undersigned support changes to City of Homer Code that promote density & walkability, use of environmental information to guide growth, creek and wetland protections, ensure that huge developments meet community needs, as detailed in this petition.

Name:	Address:	Email:
1. Jodee Boldt	PO Box 1045 Homer AK	jodee.boldt@yahoo.com
2. Gab Marbin	PO Box 1292 Homer AK	gabriellem@gmail.com
3. Christine Zobel	PO Box 742 Homer AK	czobel@gmail.com
4. Nate Wednesday	PO BOX 2885 Homer AK	
5. Arabella Lewhsey	PO Box 1285 Homer AK	
6. Theodore Cocos	PO Box 354 Homer AK	ttcocos@gmail.com
7. Madison Thibeault	PO Box 1285 Homer AK	
8. Jose Vera	PO Box 225 Homer AK	
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		



We the undersigned support changes to City of Homer Code that promote density & walkability, use of environmental information to guide growth, creek and wetland protections, ensure that huge developments meet community needs, as detailed in this petition.

- | Name: | Address: | HOMER | Email: |
|---------------------|--------------------|-----------|-----------------------------|
| 1. LAURIE BENSON | 157 ISLAND VIEW CT | | POPPYB.2K@gmail.com |
| 2. Jean Gamache | PO Box 3314 | Homer AK | jpgamache@outlook.com |
| 3. Karin Holser | PO Box 2715 | Homer AK | kholsar1@yahoo.com |
| 4. MARK MASSION | 328 LEE DR | HOMER, AK | M.ELLIOTMASSION@yahoo.com |
| 5. Michelle Massion | 328 LEE DR | HOMER, AK | Shelby 90 D! 48! @Yahoo.com |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| 15. | | | |
| 16. | | | |
| 17. | | | |



We the undersigned support changes to City of Homer Code that promote density & walkability, use of environmental information to guide growth, creek and wetland protections, ensure that huge developments meet community needs, as detailed in this petition.

Name:

Address:

Email:

1. Tania Spurland 4393 Teddy Lee Place tmspurland@gmail.com
2. Jordan Jackinsky P.O. Box 2332 Homer, AK notenapollution@gmail.com
3. Spencer Johnson 60460 Skyline Dr. spencerjohnson@gmail.com
4. MICHAEL HAINES PO Box 1063 HOMER mjhaines44@yahoo.com
5. Madra Chommanaska 80 Box 471 Homer AK madra.chommanaska@gmail.com
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____



We the undersigned support changes to City of Homer Code that promote density & walkability, use of environmental information to guide growth, creek and wetland protections, ensure that huge developments meet community needs, as detailed in this petition.

Name:

Address:

Email:

1. Sharon Bauer P.O. Box 2841, Homer AK smckenie@gmail.com
2. Molly Montgomery P.O. Box 1001, Homer, AK malkball599603@yahoo.com
3. Josh Krohn 72380 Norwegran Woods Rd. Anchor Point, AK 99556 ckfiddler@gmail.com
4. Krystal Evensen 308 Ocean Drive Homer krystal29@gmail.com
5. Judy Rozzell Flora 34710 Moonrise St Homer rozzellflora@yahoo.com
6. Jean Hatfield 344 Ocean Dr. Loop, Homer jeaninhomer@gmail.com
7. Jessica Golden 3936 Svedlund St #1 Homer jromseygolden@gmail.com
8. Faith Shilha 359 W Fairview Ave FaithShilha@gmail.com
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____

Need by 13th May



We the undersigned support changes to City of Homer Code that promote density & walkability, use of environmental information to guide growth, creek and wetland protections, ensure that huge developments meet community needs, as detailed in this petition.

Name:

Address:

Email:

1. Satchel Pondolfo

53254 Marimac Ave Homer

satchelpondolfo@gmail.com

2. SCOTT Waterman Box 31 Homer AK 99603

AKBLUESH20@gmail.com

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

12. _____

13. _____

14. _____

15. _____

16. _____

17. _____

environmental-code-petition-form-2026-09-01

Date	Name	Comments
07/27/2026 9:06:26 pm	Noah Serbonich	"Visiting Alaska left me struck with awe at the natural beauty and wide open spaces. As a tourist and visitor, seeing large big box developments changes my view of towns and cities for the worse. I think that the charm of a place like homer lies within its connection to nature and the environment."
06/29/2026 7:27:44 pm	Koby Etzwiler	The only people who would approve of such an expansion are disgusting money grubbing freaks. We don't need that in our town.
06/23/2026 11:05:44 pm	Shawn Grimes	
06/17/2026 12:38:59 am	LOGAN MICHELLE CATES	
06/14/2026 11:38:43 pm	William Dean Baker	Big Box stores destroy your local businesses especially Walmarts.
05/31/2026 7:15:00 pm	Sally. Keene	
05/28/2026 9:13:20 am	Elann Moren	Don't pave paradise & put up a parking lot & Mall.
05/26/2026 5:27:41 pm	Katherine Peck	
05/26/2026 3:32:08 pm	Terry Anderson	
05/25/2026 4:18:30 am	Laura Norton	
05/25/2026 1:44:11 am	Riley Hodes	
05/25/2026 1:38:15 am	Josh Hodes	
05/24/2026 11:20:41 pm	Claudia Ehli	
05/24/2026 5:27:16 pm	Heather Kallevig	"We want Homer to stay unique and beautiful. We settle here for small community and connections, not box store convenience. Protect our way of life."
05/20/2026 7:47:21 pm	Sherry Robinson	
05/19/2026 11:25:57 am	David Eckwert	No box stores. Move to Soldotna. We don't need them in Homer.
05/19/2026 8:15:55 am	Claudia Pearson	Keep Homer Safe and Regal! Kachemak Bay Drive is a treacherous road and building large commercial properties will significantly impact the ability to use that roadway safely as well as devalue the residential properties along that roadway. No thank you!
05/19/2026 5:25:15 am	Alison Williams	Some growth is necessary but with thought to the beauty of the city.
05/19/2026 2:28:34 am	Mariah Mcguire	Please keep Homer as an escape from the corporation empire. We have what we need here. And we make do and it makes life engaging.
05/18/2026 8:08:33 pm	Mrs Chrimat	Homer is an attraction now. Please don't ruin its small town feeling!
05/18/2026 6:22:35 pm	Diane McBride	No building on peatlands.
05/18/2026 2:27:47 pm	Aleda Yourdon	I feel very strong about having our beautiful city just at it is !
05/17/2026 12:44:59 pm	Melisse Reichman	
05/16/2026 8:32:25 pm	Ella Davis	
05/16/2026 4:42:37 pm	Erin Pollock	"Please do not allow box stores in our town. Small businesses will be hurt, and it will change the feel of homer for locals and tourists alike."
05/16/2026 2:26:12 am	Teresa Carlson	"Hi, personally I don't want to see big box stores come here, most of the people I've talked to don't want it either. Box stores absolutely destroy small business. I've seen it happen back home, I didn't move here to live in urban sprawl with endless options to buy useless plastic things. This place is special and once you start selling out to big corporations you can't go back. Data centers are another one we DON'T NEED. They destroy water tables our electric bills are already unreal. Please re think what it means to live in a small community. If we want to see ugly urban sprawl we can drive to soldotna or kenai."
05/15/2026 9:35:11 pm	John W Whittier	
05/15/2026 6:09:37 pm	DAVID BRUCE LYON	
05/15/2026 5:15:15 pm	Krystine Howell	"Homer is special with many different types of wildlife that depend on open spaces and undeveloped land. We're already seeing more bears in town since lower West Hill has been developed. We don't want to live in Soldotna, Anchorage, or any other generic looking city. Keep Homer special and don't allow for over development. Thank you."
05/15/2026 6:19:38 am	Alder Kaitlin Snow	
05/15/2026 6:15:46 am	Cynthia Earnshaw	
05/15/2026 5:16:41 am	Mary Parker	
05/15/2026 4:30:34 am	Antonio Ricciardi	"Preserve green areas, wetlands and we need bike trails and hiking trails."
05/15/2026 3:11:01 am	Marie Herdeggen	"Absolutely not! I am in favor of wetland protections, walk ability and permits required for buildings over 15,000 sq ft. Do not limit public meetings on these issues to just one. We deserve to discuss these proposals more than once. Big box stores hurt our small businesses."
05/15/2026 2:42:17 am	Rita Wettach	"Protect our Wetlands, no Box Stores"
05/15/2026 2:36:48 am	Rachael Brennan	I am very concerned about the way the existing protections for our wetlands and watersheds and old growth trees and wildlife habitat is constantly under threat. I believe we have an incredible community and I believe we need to protect it from over development. Please use your powers for good and create and preserve our charm and uniqueness. I believe we need more walkability and I was very concerned to hear that Kachemak Drive is not going to have a bike path. I feel that all users of Kachemak Drive would be safer and that a bike path would have been a great choice adding more safety to our roads.
05/15/2026 2:24:14 am	Gregor Welpton	
05/15/2026 2:22:09 am	Ken Landfield	How many times do we have to say NO to boxstores??
05/15/2026 2:20:42 am	Clay Vernon	"Focus on open space, public access, local and small businesses."

05/15/2026 2:10:31 am	Ellen Evans	Homer is so special with its right-sized stores. Why would anyone want to wreck that by introducing the big-box merchants?
05/14/2026 10:25:36 pm	Kathy Sarns Irwin	
05/14/2026 10:20:17 pm	John W Bushell	I strongly oppose big box stores and 'typical' eatery chains that you see driving into most every lower 48 town. Homer is different. Homer is unique. Homer is a stepping stone away from some of the country's most beautiful lands and marine life. We can survive and grow strong working with what we have.
05/14/2026 9:58:09 pm	Paula Kulhanek	Homer is awesome. Keeping small businesses keeps us vibrant
05/14/2026 9:08:19 pm	William Bell	Small and local is beautiful.
05/14/2026 8:25:01 pm	Shannyn Moore	
05/14/2026 8:02:51 pm	Carol Kerkvliet	"The growth in our community is staggering. Homer's development practices are becoming more and more like practices in the ""Wild West"". I fear that soon our community will resemble Wassilla (that is not a compliment). Please, please remember that our community includes a variety of habitats that are so very important to the local wildlife and to our mental health. Be respectful of these irreplaceable resources."
05/14/2026 7:45:21 pm	Claudia Ehli	Please keep Homer unique!
05/14/2026 7:09:06 pm	Tom Zitzmann	
05/14/2026 7:04:52 pm	Shari Daugherty	Box stores will be bad for the smaller businesses in our area.
05/14/2026 6:44:57 pm	Janet Bowen	
05/14/2026 6:09:49 pm	claire waxman	
05/14/2026 6:05:20 pm	Fred Pfeil	"Common sense people - protect our wetlands and open space. Growth and commerce through sensible zoning. Let's not forget why we chose to live here. Sincerely, Fred Pfeil - 53 year resident"
05/14/2026 6:03:14 pm	Jenny Stroyeck	I don't believe that unrestrained growth is beneficial for either the environment or quality of life of residents. I don't understand why this consulting firm is trying to push development on the council that is counter to preserving these joys of life in Homer.
05/14/2026 5:56:40 pm	Lynne Burt	"Homer. I want to support our environment and quality of life we have here in Homer now, no overly large developments, more walkable areas for all to enjoy"
05/14/2026 5:31:22 pm	Pamela Baltzer	"Please keep Homer, Homer! Support Art and local small businesses"
05/14/2026 5:30:35 pm	Jenny Rasche	The peatlands are fragile and critical ecosystems in this area. Building on them is a stupid idea. It will have drastic effects on the entire bay.
05/14/2026 5:27:42 pm	Judith Moss	
05/14/2026 5:18:02 pm	Deborah Retherford	
05/14/2026 5:13:34 pm	Wendy DeGraffenried	
05/14/2026 5:10:19 pm	Becky Breeding	Data centers are a disaster and Homer is perfect the way it is. Keep big box stores out of Homer please.
05/14/2026 5:08:59 pm	Lori Zitzmann	
05/14/2026 4:47:16 pm	Dana Pruner	
05/14/2026 4:45:56 pm	Adam DePesa	
05/14/2026 4:41:23 pm	Megan Corazza	
05/14/2026 4:40:03 pm	Jen DePesa	
05/14/2026 4:38:30 pm	Lani Raymond	"I am in favor of the changes to the code that support our environment and quality of life. That means: protection of wetlands, moderate growth, green spaces, public input for projects, and being cognizant of the effects that climate change are likely to bring. My biggest concern has to do with whether the public will be shut out of the permitting process. Now we have the Conditional Use Permit process where the public gets to give input. But the new system, PUD, would allow an administrative decision—a decision WITHOUT ANY PUBLIC INPUT for large hotels, data centers, prisons, or cruise ship facilities...all without any public input. At the very minimum, City Code should state clearly that PUDs can only be used for projects that clearly benefit the community: schools, hospitals, rec centers, necessary infrastructure. All other development projects should include having public input. One reason we live in Homer is because it is such a beautiful place. We enjoy it, visitors and tourists are drawn to this beauty and come to Homer and enjoy it. If it is developed without restraint or careful planning and without public input, it's likely that this beauty will be drastically diminished. Such as out on the spit where more parking lots may be developed: Do people really want to travel so far up here to see...parking lots? Or large box stores or data centers? There also seems to be a disregard for engineering/scientific recommendations for wetland areas and for steep slope issues and potential disasters. Both of those will be exacerbated by worse storms and unpredictable and unusual weather patterns resulting from climate change, as we are already seeing. My biggest question is why anyone would think it was a good idea to stop the community from being able to weigh in on what is going to be changed in their city? Why is this even being considered? It is our City and we have a good system in place for public input. When you do ask (like for the very expensive Comp Plan), people have ideas about what they want/don't want to see happen here in Homer. We citizens should have a say in this process for planned, moderate development. But somehow, this process has turned almost 180 degrees against the will of the people. We need to be sure that interests other than Homer's do not prevail. Rampant development, unchecked with public input and without adequate engineering/scientific input, will doom our city as a tourist attraction and as the excellent place to live that it now is. Thank you. Lani Raymond"
05/14/2026 12:07:33 pm	Douglas Westphal	"As a 40 year resident of Homer, I adamantly opposed to allowing box stores to exist in our community. The impact to small businesses is potentially profound, the cultural shift that occurs would be detrimental to the community in the long run. I didn't move to Homer for the convenience, please do not allow these change."

05/14/2026 6:08:00 am	Shelley Gill	"You want to destroy what makes Homer unique and sustainable. I remember in the 80s when those beautiful well designed cities like Wasilla and Soldotna (yuck) were filled with foreclosed homes and bankrupt businesses including the banks. And Homer with its small but diversified economy did just fine, thanks. Ugly is as ugly does. Keep Homer wild and beautiful... care about the right things. Box stores will bankrupt every small business in this town in addition to moving the money spent out of circulation here.The stupidest thing in the city ever did was let John Faulkner completely destroy the end of the Spit with condos and now you wanna double down on it. Forget about it."
05/14/2026 5:23:36 am	Janie Leask	Keep big box stores out!
05/14/2026 5:13:32 am	Katherine George	
05/14/2026 5:08:39 am	Dusty Lombardo	
05/14/2026 5:02:04 am	Carol Swartz	
05/14/2026 3:16:52 am	Carol Standaert	Please reconsider the building of big box stores in out community. Support local business!
05/14/2026 2:39:01 am	Lani Raymond	Comments sent in.
05/14/2026 1:56:54 am	MaryHuff	
05/14/2026 1:50:25 am	Emily Munns	
05/13/2026 3:18:52 pm	Rachelle leib	
05/13/2026 1:51:58 am	Darren Fitzpatrick	
05/13/2026 1:49:24 am	Erica Fitzpatrick	
05/12/2026 6:17:42 am	Sydney Paulino	
05/12/2026 6:05:14 am	Michelle Smith	
05/12/2026 4:44:33 am	Charles Wood	
05/12/2026 2:24:03 am	Stuart Schmutzler	Please respect and honor to opinions offered by we the people!
05/12/2026 12:09:33 am	Lindsay Martin	"I do not support the addition of large buildings of retailers and wholesalers in town. I would like to see a more thoughtful approach. Corporations like Costco and Walmart are not invested in our town, and they do not care about our local peatlands, ecosystems, or the impact of their businesses on wildlife. Many of us, myself included, make income from tourists who come to visit our beautiful town and surrounding areas. I do not want big box corporations to receive a higher priority than current business or residents. If we gravel, pave, drain, and dry every piece of land in Homer/Kachemak City/surrounding areas, that will hurt us in the long run. The impacts on wildlife are not always reversible, and corporations rarely make things right. Please protect our livelihoods wildlife by prioritizing restrictions."
05/11/2026 11:42:22 pm	Frederick A Foster	"Let the small lots, minimum lot lines, and affordable housing occur outside city limits by virtue of restricting exported potable water outside city limits to lots and housing offering affordable housing. Keep the current open spaces as parks and corridors for wildlife and non-motorized trails."
05/11/2026 10:43:26 pm	Marilyn Sigman	
05/11/2026 9:38:19 pm	Kirsten Marie Dixon	Every developing residential lot that mows down trees and crams in houses changes all of our lives forever.
05/10/2026 8:58:54 pm	Sage Wright	Protect our local ecology from the over development of open spaces!
05/09/2026 11:00:31 pm	Marni Levanger	
05/09/2026 7:25:08 pm	Indigo Sonneborn	"The wetlands and green space around homer is vital for the health and stability of our local ecosystems. Do not let corporations demolish the beauty of our town and turn it into a strip mall. If you want to live in a concrete drive-thru shithole, move to wasilla."
05/09/2026 5:29:24 pm	patrick Speranza	"Feedback from longtime visitors to Homer from Anchorage and outside - ""Homer has grown too fast, losing its charm"""
05/09/2026 4:51:36 pm	Leah evans	Keep our cosmic hamlet unique. Our resources will be abused if the council allows uncontrolled and unpermitted growth of commercial scale operations. Protect our future from industrialization. Grow with a conscience and care for environmental health.
05/09/2026 5:12:59 am	Joan Hoeler	No big box stores!! The whole town will change.
05/08/2026 9:33:05 pm	Darlene Wisecup	
05/08/2026 4:11:11 pm	Nancy Jane York	We don't want a large town here that would take away so much if you start filling in all the open spaces.
05/08/2026 8:29:01 am	Cheryl Campbell	Please leave Kachemak Bay pure and natural. Everyone wins when we preserve our Natural Beauty!
05/08/2026 5:48:42 am	Emma Bowman	"Homer is not Anchorage. We do not want big box stores and massive buildings. We want our cosmic hamlet by the sea to remain just that for the people, the animals and the birds. If it is going to take away habitat and leave a big footprint, each and every one of these ideas/proposals should be weighed and discussed against how they will effect the whole of our community. Please protect open spaces from development, moderate growth, increase walkability, recreational access, and affordable housing. Thank you for your time."
05/08/2026 2:20:37 am	John O Lancaster	
05/07/2026 9:20:21 pm	Charlene JUMP	No box stores.
05/07/2026 4:47:00 pm	Ramona Pearce	The stores and markets in town now can't find workers to hire. How are these new jobs going to be filled?
05/07/2026 2:00:47 pm	Melanie Lee	
05/07/2026 2:53:05 am	Brandi Scott	Please protect our town and pick nature over money.
05/07/2026 2:32:01 am	Valerie McBride	"Keeping our town small, quaint, and quirky is what makes this place special. It stands out from other places because it is made up of local shops and businesses. Tourists are drawn here for this reason. We don't need everywhere to be the same so let's keep Homer small, quaint, attractive, unique and walkable."
05/06/2026 10:55:42 pm	Jesse MacLelland	The beauty and small town feel of Homer should always be a part of the Alaskan adventure.
05/06/2026 8:35:05 pm	Elizabeth Kanter	
05/06/2026 7:43:24 pm	Keon Mostofi	
05/06/2026 5:26:01 pm	Joan Splinter	

05/06/2026 2:25:27 pm	Zoe Story	
05/06/2026 1:45:00 pm	Sean Campbell	
05/06/2026 1:37:42 pm	Kimberly Schuster	"Peatlands are very important ecosystems that act at the world's LARGEST carbon store. They also act to slow water runoff and reduce the risk of flooding and droughts. We only have 3% of our planet covered by peatlands, don't destroy one for something as common as a store."
05/06/2026 12:23:00 pm	Lori Engler	
05/06/2026 9:30:40 am	Susan Pacillo	We do not need any monster stores or developments in Homer. Stop destroying what makes Homer livable.
05/06/2026 6:04:53 am	Carmen Ricciardi	"Don't open homer to be exploited by large business that doesn't care about community or it's people. If you open the doors to this, we will be Wasilla with a view."
05/06/2026 5:34:10 am	Amy Gilson	
05/06/2026 4:59:32 am	Katharine Bynagle	Don't turn Homer into Soldotna or Kenai!
05/06/2026 4:47:18 am	Amanda Campbell	"Please preserve our wild spaces! No box Stores!"
05/06/2026 2:37:36 am	Oanh Pham	
05/06/2026 1:14:07 am	Paula Gallagher	
05/06/2026 12:49:22 am	Stephanie Rodriguez	
05/06/2026 12:02:52 am	Ashe Dias	Our nature is more precious than any amount of money. There's no fully going back from developing our remaining land.
05/05/2026 10:46:47 pm	Lindsey Wood	
05/05/2026 8:51:51 pm	kelly jackman	"i've always said, if they want to make Homer look like Soldotna, they should just move there."
05/05/2026 7:15:30 pm	Sophie Morin	
05/05/2026 7:14:54 pm	Sophie Morin	
05/05/2026 6:46:46 pm	Gary Lyon	
05/05/2026 4:51:20 pm	Alice Wagner	Do not destroy our wetlands for\$\$\$\$. We don't need big stores here. Leave the few wetlands we have as they are.
05/05/2026 3:48:17 pm	Ezra Gutschow	"The proposed changes will ruin Homer, and provide no added benefit. Growth at all costs is not the way our town should be moving."
05/05/2026 7:48:42 am	Elise Schinsky	Please don't allow this! This will be detrimental and devastating to local & small businesses that are here to support the community.
05/05/2026 7:47:57 am	J S S	"It is absolutely insane that anyone would think our critical habitats should be further disturbed. We have minimal space in Homer that is left as the environment it should be to support the wildlife we all come to Homer to love and enjoy. Not to mention, change of rules to allow DATA CENTERS?! Are you kidding?! Our infrastructure and electrical systems are already wildly unaffordable and limping by to function without interruption. Data centers destroy the planet and require far more resources than we could ever support. DO NOT CHANGE THE RULES!!!"
05/05/2026 5:49:52 am	Thatcher Lowney	We don't need a Freddie's safe way is already more then enough
05/05/2026 5:41:54 am	Dale Banks	
05/05/2026 5:29:15 am	Chelsa Johnson	"I live in Homer, and I strongly oppose changes that would make it easier for large box stores or oversized commercial developments to come into town. Please keep Homer's current small-town character in mind when updating Title 21. My concerns are: * Homer does not need large box stores. We already have a unique local economy, and large chain stores would not improve the character of our town. * Large-format stores do not fit Homer. Big commercial buildings, large parking lots, heavy traffic, and increased lighting would change the feel of the community in a negative way. * Local businesses should be protected. Homer's small businesses are part of what makes this town special. Large chain stores can undercut local businesses and send money out of the community. * The revenue benefit is not worth the long-term impact. Even if large stores bring in some sales tax, that does not outweigh the loss of local character, increased traffic, environmental impacts, and pressure on existing businesses. * Development should match the scale of the town. Homer should grow carefully and thoughtfully, not by opening the door to oversized buildings that belong somewhere else. * Environmental protections should be strengthened, not weakened. Wetlands, creeks, slopes, drainage areas, and sensitive habitat should be considered before development is approved. * Large developments should require strong public review. The city should not raise thresholds or create loopholes that allow big projects to move forward with less oversight. * Planned Unit Developments should not be used as a loophole for box stores. They should be limited to projects that provide real community benefit, not large chain retail or other oversized commercial uses. I like Homer the way it is. I support thoughtful, local-scale development, but I do not support changes that would make it easier for box stores or oversized commercial projects to come into town."
05/05/2026 5:28:43 am	Donna Rae Faulkner	"We are among the community members who want you to protect open spaces from development, moderate growth, walkability, recreational access, protection from hazards like flooding and landslides, and affordable housing! Are you listening?! This is also from my husband, Don McNamara (907)299-7873 We hope you are listening!! Thank you!"
05/05/2026 5:24:18 am	Katie Miller	
05/05/2026 4:11:57 am	Carol Standaert	
05/05/2026 4:09:34 am	Heather Kallevig	
05/05/2026 2:10:24 am	Steven Kincheloe	
05/05/2026 2:08:13 am	Dawni Taylor	
05/05/2026 1:23:38 am	Lilly Ryterski	Homer is unique. Let's keep it that way.

05/05/2026 12:59:42 am	Ashlyn Daugherty	
05/05/2026 12:36:53 am	Carla Baird	
05/05/2026 12:25:48 am	Rita Wettach	"Do not touch the wed lands, presevation important for homer. Also more over site who can build and buy in Homer. To many trees are cut down and ugly buildings for profit are built."
05/05/2026 12:17:03 am	Elizabeth Stark	Please do t destroy the very things people come to Homer for.
05/04/2026 11:21:28 pm	Henry Freund	
05/04/2026 11:21:17 pm	Mary K Blackburn	"This is not appreciated. Data Centers should be on a boat, in the middle of the ocean! The current business sizes have been on the books for 20 years or more - why are you planning to change them without the city being able to vote on them first?"
05/04/2026 10:34:40 pm	Libby Bushell	
05/04/2026 10:24:08 pm	Katie J Gamble	
05/04/2026 10:16:15 pm	Melinda Byrd	
05/04/2026 10:09:38 pm	Brandon Cross	
05/04/2026 8:41:35 pm	Lisa wood beck	Wetlands are protected for a reason.
05/04/2026 8:14:44 pm	David Lewis	Roads are crowded now we don't need more traffic. If you want box stores what do you say to the small businesses that close.
05/04/2026 6:36:39 pm	Reba Day	Keep Homer green!
05/04/2026 4:55:38 pm	Bette Seaman	"Tourism is an important industry here. Tourists do not come here for our restaurants and b8g stores. They come for the natural beauty and wildlife, not available in other places. Once here, they do eat in our restaurants, etc."
05/04/2026 4:20:49 pm	Maria Cardoza	Why in the peatland ? Get smart about where you place property
05/04/2026 2:36:45 pm	Sam Gonzalez	
05/04/2026 5:24:19 am	Jennifer Chamberlain	No big box stores!
05/04/2026 2:49:19 am	Elizabeth Ervice	
05/04/2026 1:24:25 am	Lynne McBride	
05/04/2026 12:28:11 am	Carrie Parvin	I just moved to this beautiful small town and want it to stay small!
05/04/2026 12:21:07 am	Donna Beran	"This is not a new fight. We fought this way back when Fred Meyer's tried to come to the CIRI property in the 9's. The same holds true now, small businesses in our town will be impacted. Big box stores have ruined communities all across this country. Do not allow that kind of expansion in Homer. Thank you, Donna Beran 41 year resident"
05/03/2026 10:18:35 pm	Rebecca Pottebaum	Small businesses are better for Homer!
05/03/2026 8:34:19 pm	Annie Ellis La Rue	"It would be a real shame to turn Homer in to just another town destroyed by poor planning. You don't want your town to look like or be like every other city. Preserve the natural areas and don't allow box stores to go just anywhere, or data centers. I don't live in Homer, but I grew up on the Kenai, and I hope it stays as charming as it's always been. I won't be spending my money to come visit data centers."
05/03/2026 6:53:02 pm	Pat Irwin	
05/03/2026 6:29:37 pm	Kathleen Emerick	
05/03/2026 5:59:08 pm	Sunrose Winslow	"We need to be stewards of our sensitive environments. Without protection, the things that make our town beautiful and a draw for tourism will disappear. We need to encourage people who live here, or plan on living here, to be mindful of this, and while our city grows it is the most important time to put those protections in place."
05/03/2026 5:03:19 pm	Jordan Dyer	
05/03/2026 4:47:46 pm	Susan Arseneau	
05/03/2026 4:46:37 pm	Susan Arseneau	
05/03/2026 3:09:29 pm	David Schlenner	
05/03/2026 2:51:46 pm	Ginger Drais	"Conserve, preserve while we still have a planet!!!"
05/03/2026 2:20:07 pm	Joyce Bullock	
05/03/2026 10:21:40 am	Ruth Sensenig	
05/03/2026 8:09:19 am	Amanda Smith	"Keeping small local businesses alive in Homer is a must, big box stores and/or data centers will be harmful to our small community. Please look at the well being of our community and the people in it before a dollar sign. Homer will no longer be Homer with an open invite to big box stores and data centers."
05/03/2026 7:56:44 am	Heather Mann	
05/03/2026 5:30:55 am	Olivia Vincent	"Really important petition to sign. ""Part of what makes this place so special is that it doesn't feel like everywhere else. Over the years, both the city and the people who live here have put real care into preserving that character. Bringing in more big chains risks chipping away at the uniqueness that draws people here in the first place and supports our small, local businesses. I think it's important we protect what makes Homer, Homer."
05/03/2026 4:41:59 am	Carli Rico	Keep it local. We struggle as is!!
05/03/2026 4:34:44 am	Jordan Jackinsky	
05/03/2026 2:51:36 am	Laurie Gentle	
05/03/2026 2:49:45 am	KathrynElizabeth Nilsson	
05/03/2026 2:46:15 am	Ross Robertson	

05/03/2026 12:52:27 am	Cheryl Reynolds	"Even one box store will kill the economy of almost all small business owners in Homer. Box stores import everything. Homer artists and entrepreneurs cannot financially compete, they will fold under the cheap imports. . Consider that when Homer has a need for donations, how many small businesses donate, Wipe out small business and the town will be limited by a donation cap on the big store budgets. Small funds. Our culture of original artists, which is what Homer is known for, will disappear."
05/02/2026 11:52:03 pm	Kyra	
05/02/2026 11:27:53 pm	Daphne Koropp	
05/02/2026 11:20:27 pm	jeanne anderson	
05/02/2026 11:06:22 pm	Susan Butler	"I am in full support of keeping box stores and other large scale businesses out of our area. I understand that we may be an area experiencing growth. But we must avoid allowing box stores take over Homer. Open spaces, bike trails and areas promoting walking and biking etc. Not just closing a section of road for "Dinner in the street". Maybe blocking a stretch of road to keep vehicle traffic out of the picture for the tourist season. Thank you"
05/02/2026 10:56:19 pm	Jacob Chrisman	Stop being fake and greedy and pretending youre doing this for the good of the community.
05/02/2026 10:36:51 pm	Margaret Shalit	You'll ruin us.
05/02/2026 10:10:20 pm	Beau Berryman	
05/02/2026 10:07:20 pm	Carrie Oats	
05/02/2026 9:52:39 pm	Kristen E Tonga	"Please support the community members who own businesses and shop in local businesses in Homer, and please help keep the spirit of this town alive. I was in high school when this was first debated and I am sure that the town would feel very different now if a big box store had gone in then."
05/02/2026 9:47:56 pm	Patricia Heglund	I would greatly prefer to keep that area as peat lands and concentrate development along The first few miles of East End Rd. Development is already there (and ugly).
05/02/2026 9:13:02 pm	Lisa Krebs	"I support the following guidelines proposed by conservation..org for the revised city code and Comprehensive Plan. City Code Should Support: Density & Walkability, Use of Environmental Information to Guide Growth, Creek and Wetland Protections, and Huge Developments Meet Community Needs."
05/02/2026 7:51:25 pm	Cody Stadler	
05/02/2026 7:34:25 pm	Elise Schinsky	
05/02/2026 7:16:08 pm	Kaitlin Hughes	
05/02/2026 7:15:30 pm	Nathan Main	
05/02/2026 7:04:58 pm	Ross Fonkert	
05/02/2026 6:56:36 pm	Aaron	"One only needs to look at other Alaskan towns to observe the disastrous effects of unleashing a box store plague. Should our Pioneer Ave be bled dry like the old downtown of Fairbanks? Or would we have Homer be reduced to a cultural wasteland dotted with stripmalls and corporate sigils like Wasilla? Have we forgotten what makes Homer exceptional, or have our eyes simply been glazed by our own greed and laziness? Does the city council actually see more value in an indistinguishable "Anywhere, USA" than a town with its own special character? Before any decision is made, ask what we're willing to be placed on the altar of convenience."
05/02/2026 6:45:14 pm	Shlomo Gherman	What makes Homer special is that there is no ugly box stores riddling our land! Kenai and soldotna is close enough. Let's not sell out to corporations who have repeatedly and have been documented to be terrible stewards of the land.
05/02/2026 6:27:44 pm	Matea Smith	"Homer is my heart home. As someone who's spent their whole life finding peace and comfort within the town it's self, this entire idea would destroy what makes Homer, Homer. When I go down there, I'm going Home-r."
05/02/2026 6:26:13 pm	Tara Chism	"As a local, I don't support the idea of allowing more box stores in Homer. Part of what makes this place so special is that it doesn't feel like everywhere else. Over the years, both the city and the people who live here have put real care into preserving that character. Bringing in more big chains risks chipping away at the uniqueness that draws people here in the first place and supports our small, local businesses. I think it's important we protect what makes Homer, Homer."
05/02/2026 6:25:24 pm	Chelsea Vukovich	
05/02/2026 6:04:23 pm	Justice Sky	
05/02/2026 5:52:44 pm	Clueber Clueber	"Having big box stores in Homer would destroy what we travel there to experience, the Splendid views unobstructed by rampant, uncaring commercialism!"
05/02/2026 5:52:38 pm	Jeremiah Emmerson	"We have box stores in Soldotna, Kenai, and Anchorage. We do not need or want them in Homer as we have healthy small businesses that are thriving without them. If they enter Homer, just one even, it's over for the micro economy."
05/02/2026 5:29:32 pm	Piama Svoboda	Please don't make Homer a gross overbuilt town. Everyone moved here to enjoy its charm and we can deal with the 90 minute drive up north to larger stores. Give local a chance!
05/02/2026 5:25:29 pm	Matthieu Baudoin	Keep large corporations out of homer. Ther a blight on small local businesses
05/02/2026 5:18:00 pm	Claire Benton	"As a Homer resident and a professional soil scientist, I am against the code changing that could allow development in our peatlands without permit or public comment."
05/02/2026 5:17:40 pm	Marjorie Ringer	Homer
05/02/2026 5:11:04 pm	Christine Funatake	
05/02/2026 5:09:23 pm	Dana Gray	
05/02/2026 5:08:58 pm	Robin McAllistar	Box stores will kill our small local stores we are not Soldotna
05/02/2026 5:02:40 pm	Mike Yourkowski	These are wetlands. Critical habitat and flood prevention and also bluff erosion
05/02/2026 4:56:59 pm	Patricia wilson	No way!!!!

05/02/2026 4:47:56 pm	Rudy Multz	"I don't live here for the convenience. I live here for the natural beauty. I would like to see a community center built that is walkable and that is multi-use. Let's focus on what makes Homer great: It's arts, its beauty and the people who contribute to the sense of community here. If we do that it will continue to attract the right kind of people. People who care about making/keeping Homer an awesome place to live."
05/02/2026 4:47:20 pm	Ken Goldman	The proposal allowing this to be done with no permits and anywhere in town is ridiculous at best. They had come up with a plan that may allow for some building but protects the environment. Any other way forward is unacceptable.
05/02/2026 4:46:47 pm	Erik Schreier	"Please keep large box stores out of Homer. The infrastructure can't handle it, the people don't want it and it would forever ruin the personality that makes Homer."
05/02/2026 4:40:14 pm	saskia Esslinger	Box stores would kill the spirit and gut the economy of this town. Please let's keep development small and local.
05/02/2026 4:35:14 pm	Shelley Gill	"Please don't turn Homer into Wasilla. Don't destroy our diversified economy, our art scene, birding and beauty. Don't have a Kmart mentality."
05/02/2026 4:31:58 pm	Dagny Anderson	"I feel like it would change the face of Homer to allow box stores to come in. And things would not be cheaper considering the gas needed to bring things all the way to Homer. We could use some sort of a centralized spot for parking... So that people could park and walk around town, there's a lot of weird little parking places at businesses and it would be great to encourage people to walk more. We are in drastic need of a Community Center about the size of the Sparc center that we could hold community events at. That can easily get a special permit for happening. Let's keep Homer special."
05/02/2026 4:30:24 pm	Deborah Vandruff	I am also a land owner in Homer and home to live in a sustainable community.
05/02/2026 4:19:25 pm	Rebecca Lambourn	"No box stores , protect small businesses"
05/02/2026 4:18:10 pm	Wayne Jenkins	"Homer is drifting toward becoming like every other small town driven by a growth model most of us do not even question. Will you and your family benefit from large scale development? Large box store's profits leave town, while requiring local resource use. AI data-centers have huge environmental impacts and resource use while enriching the same billionaires that are moving us towards a global climate crisis. What kind of future do we want here?"
05/02/2026 4:06:55 pm	Lisl Coady	
05/02/2026 4:04:07 pm	Mckenzie	This is dumb. Don't do it. Stand up for Homer!!
05/02/2026 4:02:05 pm	Karen Wessel	No box stores! Totally support the thoughtful and conscious visions of Kachemak Bay Conservation !
05/02/2026 3:56:19 pm	Erica Chenoweth	Listen to the people of Homer. Honor the land and small businesses.
05/02/2026 3:46:05 pm	Judy M Price	"Who profits by allowing these large corporate-owned stores into the community? Certainly not the businesses that have served the people of Homer for years. Not the residents who live in Homer because it is not just another faceless clone of every other town in the country that has lost its character to the corporate world. Not the residents who live here because Homer is what it has been, a town that maintains the small town character. Certainly not those of us who value the natural world that sustains us. And certainly not the visitors who come to Homer because it is NOT what they traveled away from in order to see something more natural and less industrial., which is what Homer remains today. No one here wants more noise, more pollution, more disruption and destruction of our natural world except those who expect to make money off of it. Please tell us who profits and why Homer should be changed to benefit them. Thank you for your response."
05/02/2026 3:44:46 pm	Angela McDermott	
05/02/2026 3:23:00 pm	Katlyn vogl	
05/02/2026 3:12:52 pm	Samantha F	Please don't ruin Homer!
05/02/2026 2:07:22 pm	Melisa Miller	
05/02/2026 1:52:45 pm	Melisa Miller	
05/02/2026 1:51:18 pm	Fran Durnee	
05/02/2026 12:12:19 pm	Melisse Reichman	"No to big box stores in Homer anywhere, but especially on the ecologically valuable wetlands."
05/02/2026 10:27:28 am	Kathleen Eagle	"I am especially opposed to box stores, larger units and data centers. Anything larger should require meetings and permits. Retain our peatlands as they are a valuable asset to our watershed operation. The Kachemak Drive area is an essential part of our watershed functioning. Without peat and wetlands expensive drainage systems are needed. While we need affordable housing, we should not allow homes being bought up for bnbs that owners do not live in. I've seen this happen in other communities like Girdwood and neighborhoods are robbed of community. Homer has a great character now and without retaining protections and plan for future retention of open space and limited development, it will not retain this character. Sincerely, Kathleen Eagle"
05/02/2026 8:58:50 am	Annie	
05/02/2026 7:49:54 am	Margie Schwartz	"Homer will lose its uniqueness and identity to the box store and data center mentality. It's a special place, especially since I'm willing to drive 520 miles one way because I live it down there. Keep Homer as Homer."
05/02/2026 7:44:02 am	Helen (Nell) Gustafson	
05/02/2026 7:37:26 am	Shirley Svoboda	Please! No more building!
05/02/2026 6:52:16 am	Tom Peel	
05/02/2026 6:32:04 am	Karen Schlenner	
05/02/2026 6:15:41 am	Mindy Hunter	
05/02/2026 5:36:34 am	Anna Passaniti	
05/02/2026 5:23:19 am	Kyla Dammann	
05/02/2026 4:52:08 am	Julia Bevins	"Building zoning has restricted building height and size in my Mother's home town with great results. That's Byron Bay, Australia. It is now considered one of the most desirable and beautiful places in all of Australia. Keeping our businesses small will ultimately deliver all the things that already make our town loved and sought after, an Alaskan idyll."

05/02/2026 4:40:37 am	Debora Kerns	
05/02/2026 4:30:05 am	Tammy hopkins	Habitat is disappearing at an alarming rate on the bench land. Gravel filling in petelands. Please go slow and intensional.
05/02/2026 4:15:52 am	Tom beck	
05/02/2026 3:51:09 am	Amelia Robertson	
05/02/2026 3:34:58 am	Logan hahn	
05/02/2026 3:06:10 am	Mariah Maloney	Save nature.
05/02/2026 2:59:00 am	Frederick Dickerson	Tired of seeing new subdivisions that could have easily included at least a trail Easement have nothing. Even small sections of trail add route options.
05/02/2026 2:47:13 am	Michael Arthur LeMay	
05/02/2026 2:23:19 am	Kathy Howse	I do not think these proposals are in the best interest of our community.
05/02/2026 2:09:45 am	Haley McCaig	"Please reconsider not requiring permits and public hearings. People within any community should have a voice and opportunity provided by due process to express their thoughts/opinions and needs! I know I don't live in Homer, but as an Alaskan who has connections all over the state, I maintain that local communities should have the right to comment."
05/02/2026 2:03:16 am	Emma Smith	
05/02/2026 1:50:38 am	Cameron Redford	There is space to build without damaging vital carbon storing wetlands
05/02/2026 1:37:37 am	Christine Pendergast	Please don't allow the big or tall company buildings in the Homer city area. Every time we visit Homer that big hotel on the spit is an eyesore. Homer doesn't have to stay tiny but we can keep it looking like beautiful Alaska.
05/02/2026 1:32:31 am	Ellen Evans	
05/02/2026 1:09:42 am	Dolly Peach	"Although I do not live in Homer, I have property across the bay, and the character of Homer is very important to me. Data centers are evil! (And don't tell me the economy needs them, the stock market is doing just fine.)"
05/02/2026 1:09:31 am	Carole Hamik	No box stores anywhere in Homer
05/02/2026 12:50:55 am	Anna Kilcher	"We should be conserving these lands as moose habitat. Homer has a unique landscape in Alaska in comparison to other communities in Alaska and any future developments of land should be ecologically minded. I am disappointed in how Homer has been clear cutting trees and building houses in raparian zones and valuable animal habitat. There should be protections in place for conservation of waterways, springs, brooks, creeks, wetlands, and forests for moose especially. If we don't responsibly protect these lands where moose can survive harsh winters and where they have their calves in the spring, there won't be a sustainable moose harvest here anymore.. These are special valuable rare eco systems that don't exist anywhere else on earth. These lands should be protected from development in perpetuity. The development of the lands above the kachemack gear shed has been ecologically devastating and ruined the balance of the lands. It's been causing flooding and because of no over site in the land use or management as it was developed. They should have never been allowed to cut down all the trees and there should have been more research before the roads were built. There needs to be rules, environmental impact studies done by actual scientists and oversight as into future residential and commercial neighborhoods are developed. We should be learning from these mistakes. Not repeating them."
05/02/2026 12:23:02 am	Diana Sedor	Many of us moved here for a lifestyle that is getting harder and harder to find on the road system of AK. Please do your best to balance those priorities with the challenges of Homer's growth.
05/02/2026 12:07:27 am	Yngvil Vatn Guttu	"It is understandable that Homer will need more infrastructure, and I am cognizant of my own inbuilt resistance to change. Something might have to give. But Box stores? Is THIS really the solution? First and foremost, decisionmakers: ask yourselves - can we do better than opening up for large, ugly, chain store money making in spaces previously filled with fresh air and enjoyed by humans, animals and plants - Lets not be so unimaginative. Let's not become Soldotna - By- Sea ! Yngvil Vatn Guttu"
05/02/2026 12:01:48 am	Diane Patch	"No large box stores please! Strict rules for sizes/ heights of buildings ."
05/01/2026 11:59:06 pm	Kat Kennedy	
05/01/2026 11:26:11 pm	Noel Bland	"Being a transplant to Homer myself, I cherish the natural spaces we have in this lovely city. If I wanted to live somewhere with big box stores, for example, a Walmart, I would. The charm of this town at the end of the road is that it is small. We don't need another Safeway. A place as unique as this would not be bettered by the addition of such stores. People don't come to Alaska for Fred Meyer and Albertsons; they come for the wildlife and natural beauty. To take that away would not be in Homer's best interests. I want my children and grandchildren to grow up in a place I didn't get the chance to. Somewhere with wildlife, untouched forests, and wetlands. Please don't make the mistake of turning homer into just another place named on a map. Keep it unique and beautiful for further generations."
05/01/2026 11:24:13 pm	Jeff Wilson	No box stored ever! Please!! I've seen it destroy other places.. don't do it here.
05/01/2026 11:23:59 pm	Maygen Lotscher	"Keep Homer small!!!! Develop sustainably and with public opinion at the forefront. Large buildings that are 75,000 sf will completely change Homer for the worse. Priorities should be evaluated through public surveys."
05/01/2026 11:22:39 pm	Patricia Delate	"People come to Homer for its beauty and natural surroundings. Box stores are unnecessary. They just fill the community with material goods that aren't really needed. We can travel to Kenai and Soldotna. We also have Ulmers. Nature and beauty have more value than any box store ever could"
05/01/2026 11:18:08 pm	Lisa Steward	
05/01/2026 10:57:04 pm	Addoris Davis	
05/01/2026 10:51:01 pm	Thorey Munro	
05/01/2026 10:43:22 pm	Brennan Leslie	
05/01/2026 10:33:55 pm	Heather Forbes	"Box stores, Homer and wet lands don't mix."
05/01/2026 10:33:11 pm	Chloe Utley	"Natural open spaces and local business are what makes Homer a gem. NO data centers or box stores, we do not need to become a homogenized copy of corporate America."

05/01/2026 10:23:39 pm	Frederick A Foster	"As a former long-term HAPC and KPBPC Member, it is clear this administration's planing department and its consultants are taking this community in a frightening directions. The large box store and potential data center options need to be addressed--View-sheds need to be protected--the Bourough incorporates Views into our taxes--it needs to be addressed in our Title 21! Our community has virtually no enforcement of its planning and zoning regulations--Protect the Gateway District and all wet and peatlnads."
05/01/2026 10:18:38 pm	Ineke Buchman	"I think we would be moving in a very destructive direction if we even considered data centers of any sort. There should be absolutely no type of industry of these sorts here. I think it would be horrifically short sighted to allow what Homer has tried to embody for decades. We have a special niche and are in difficult times but if we completely become what we have tried so hard too not allow we cannot go back and I want there to be a few special places like us and Kachemak Bay. Please think of the kids and generations ahead. It's hard now yes but times are not permanent but these changes are. I accept where I live. I am thankful. Driving up the road or mail order for items I can't get here is fine. I would say those who move here with hopes of changing Homer need to reaccess where they have chosen to come and move to the valley or Soldotna and so on. Let alone data center? Where is the water coming from?"
05/01/2026 10:16:01 pm	Carrie Lynn	No box stores or data centers
05/01/2026 10:02:21 pm	Audrey J Morris	Protect our wetlands!
05/01/2026 10:00:34 pm	Diana Ruby Venable	
05/01/2026 9:59:17 pm	Mikel Benseid	"As a former 20 resident of Homer, big box, large developments and data centers have no place there. A balanced economy would benefit the town much more."
05/01/2026 9:58:26 pm	Elaine Burgess	Peatlands and wetlands are too valuable a resource to desecrate with an impermeable surface. This is not the appropriate location for a commercial enterprise.
05/01/2026 9:56:06 pm	Renee and Sam Patten	
05/01/2026 9:52:00 pm	Rita Pfenninger	Maintaining beautiful land is important for tourists and wildlife!
05/01/2026 9:37:53 pm	Audrey Cucullu	
05/01/2026 9:26:50 pm	Tori Hansen	
05/01/2026 9:19:11 pm	Kathryn Klann	This would be devastating for our community.
05/01/2026 9:13:49 pm	Samuel Buenting	
05/01/2026 9:12:10 pm	Brittany Briley	Definitely do not want big box stores and places taking up the wetlands! Protect our land and vibrance of our city
05/01/2026 8:55:17 pm	Connie Knutsen	I think the wetlands and any sensitive area should be protected!!!!thanks
05/01/2026 8:43:27 pm	Faith Schade	Please protect our green spaces. No to data centers.
05/01/2026 8:38:46 pm	M'fanwy Dean	
05/01/2026 8:38:21 pm	Walter bovich	
05/01/2026 8:38:15 pm	Mallory	
05/01/2026 8:36:54 pm	Steve Snyder	
05/01/2026 8:34:04 pm	Lisa Magnuson	"Part of homers appeal has always been the low profile small business no big stores. The wetlands along kachemak drive border moose habitats all the way along as well as valuable and irreplaceable boggy marsh. This habitat is truly irreplaceable and extremely extremely important. I live in Noview next to the museum parks. I really value the habitats and green spaces. One moose mama made her nest outside for almost a decade until the houses came, but I still see her taking advantage of our little forested blocks. All this is part of the magic of homer."
05/01/2026 8:33:34 pm	Winter Marshall-Allen	"Protect our wetlands, protect our environment. There are plenty of other places for a box store."
05/01/2026 8:27:59 pm	Mary Fries	Besides the obvious environmental damage it would change the character of our community. Ugly box stores are not compatible with our fishing/tourist economy.
05/01/2026 8:26:00 pm	Iris Fletcher	"I've lived in Homer my ENTIRE life and never have I ever wanted a big box store. We have so many smaller businesses that provide everything we need, and Soldotna isn't that far away should someone desire to visit a box store or three. What makes Homer amazing is the small businesses, the community, and being integrated with the surrounding environment. PLEASE DON'T TURN US INTO A CITYSCAPE."
05/01/2026 8:10:30 pm	michael bavarsky	We don't need more development!
05/01/2026 8:09:08 pm	Rhiannon Elliott	
05/01/2026 8:05:55 pm	amy rattenbury	I support keeping local businesses and the artisan economy strong in Homer! No box stores in Homer please! (If truly needed maybe locate box stores in Anchor Point or Ninilchik which could give those communities an economic boost?)
05/01/2026 8:03:51 pm	Michele Peel	"I believe in selective growth, but these changes to codes will quickly get out of hand. Step back and reconsider."
05/01/2026 8:01:18 pm	Shannon McBride-Morin	
05/01/2026 7:50:24 pm	Leanna Stern	
05/01/2026 7:48:47 pm	Ed Berg	The pearlands should be permanently set aside as a conservation area with no comercial development whatsoever.
05/01/2026 7:46:41 pm	Amy Backas	Homer
05/01/2026 7:45:50 pm	claire waxman	please don't allow building on the peat lands1
05/01/2026 7:40:02 pm	Faye Comingore	"Although it's sometimes inconvenient to travel to Kenai for the big box stores, I'll gladly do it over congesting our quaint little town."
05/01/2026 7:37:25 pm	Katie Bynagle	
05/01/2026 7:30:54 pm	Matt Ellis	
05/01/2026 7:28:38 pm	Shannon Ellis	We do not want or need big box stores in Homer!! Keep Homer eccletic.
05/01/2026 7:20:20 pm	Nancy Hillstrand	

05/01/2026 7:18:01 pm	Rayna and Scott Havelock	Open space is critically important to humans and animals that live in and outside of Homer. Lets keep Homer as special as it is. That is why we all fell in love with it.
05/01/2026 7:10:49 pm	Meghan R Gervais	
05/01/2026 7:10:47 pm	Beth R Davidow	"Alaska was my home for a long time and remains the dearest place in my heart. I spent a lot of time in Homer; it's a special place with special people who love the very unique qualities of Homer. Putting in huge stores would completely change so much of what makes Homer special and be a real eyesore to the community. Big box stores should be prohibited not just because they are eyesores that make every single place in the country look identical, but also to allow local businesses to thrive. Box stores kill what makes communities special and hurt the people in those communities on so many levels. City Code really must support the following: Density & Walkability; Use of Environmental Information to Guide Growth; Creek and Wetland Protections; and Huge Developments must Meet Community Needs. Also, decreasing the number of public meetings for ""large format developments"" is unconscionable!! Code should also specify that PUDs are ONLY for projects that will benefit the community, like schools, rec. centers, hospitals and essential infrastructure. While larger developments are not appreciated in this unique place in Alaska, IF they happen (which would be a real shame) these larger developments MUST be required to create park space and connectivity/walkability with other parts of the city. I strongly support the measures outlined by the Kachemak Bay Conservation Society and Alaskans Know Climate Change to protect Homer from unregulated, unhinged, unrestricted, and large format developments that will severely impact so much - environment, quality of life, etc - in my favorite town at the end of the road."
05/01/2026 7:08:26 pm	Jeremiah Lancaster	"If people want big stores and more services they can live in kenai or Soldatna. Development of that kind is not what Homer needs. We need more affordable housing for seasonal workers, more services on the spit for the tourists, and improvements to our roads for those of us that live here year round. Thanks We also need to do something about the kachemak landing Airpark being developed on diamond ridge. The damage this is going to cause to our community has not been assessed or considered enough."
05/01/2026 7:08:20 pm	Louise Ashmun	"I believe that Homer, particularly within the city limits, needs to protect our open spaces and specific habitats that allow for wildlife migration and habitat, recreation, and walkability. We should be looking for ways to connect these green spaces for the wildlife and people of Homer."
05/01/2026 6:59:42 pm	Laurinda Pepi	
05/01/2026 6:50:34 pm	Axel Gillam	"Raised in Homer and hope to start my own family here. One of my favorite things about home are all the small local businesses that focus on serving the community. Changing this zoning to encourage large corporate conglomerations to build here could ruin the community. The interest of these companies is solely extracting capital from our residents and selling whatever slop or services their shareholders desire. Please keep what makes homer special with sustainable, deliberate, community-informed growth."
05/01/2026 6:50:21 pm	Crystal Morawitz	"There are many folks who live in the mixed used area along Kachemak Drive and surrounding areas. 8000 square foot buildings and larger have no place in Homer nor near our homes. The substrate of that area is far from ideal for building on let alone larger square foot buildings. Who stands to gain from this? Certainly not the folks who have made a life for 70 years in the area. Can we please stop trying to be like everywhere else and remain the funky, outdoorsy place that has drawn folks to it for decades?!?!?"
05/01/2026 6:49:47 pm	Sarah Julig	i work in homer and i love it because it is a small business friendly town. no large corps!
05/01/2026 6:45:59 pm	Monica Kopp	"Open space is so important to preserve the charm of our city. We need more opportunities to recreate and enjoy nature, not exploitation of it. Our peatlands and vegetated space are so important for controlling erosion and landslide potential and for preserving salmon habitat. These things are much more important than making it easier for large corporations to come in and exploit what so many generations of Alaskans have cared for for so long. We can assess individual cases one at a time and allow our residents to determine whether we want to sacrifice our sacred lands for a given purpose."
05/01/2026 6:44:48 pm	Georganna Baker	Homer
05/01/2026 6:42:37 pm	Sarah Hindle	
05/01/2026 6:42:14 pm	Chloe Pleznac	
05/01/2026 6:38:55 pm	Parker Sorensen	"I support keeping large outside corporations out of homer. I think this will promote local business grown and keep our money circulating in our community. I also think the aesthetics of homer city will be better off if large building projects require permitting, and public review."
05/01/2026 6:33:36 pm	Randy Keller	
05/01/2026 6:30:49 pm	Carol G Harding	
05/01/2026 6:29:43 pm	Richard L Gustafson	
04/30/2026 7:12:26 pm	Hal Shepherd	"Homer residents have repeatedly voiced strong support for better protections for wetlands and waters within the limits of the City. Now those areas are threatened by the Trump administration's efforts to gut the ability of the Army Corp of Engineers which typically implements federal Clean Water Act protections over wetlands, rivers and marine waters. The Homer City Council now as a chance to step in to fill in the gaps left by federal regulatory roll-backs by updating the City's Planning Code. Don't let our wetlands and watersheds fall through the cracks."
04/29/2026 7:04:26 pm	Ursula Reed	

04/29/2026 5:02:03 pm	Bridget Maryott	"Thank you for reading. Homer is a wonderful place to live, but costs are rising every year. Our tourism industry is strong, but we lack the infrastructure to support it. Many essential workers, including those in tourism, education, healthcare, and emergency services, can no longer afford to live here, let alone own a car or pay for transportation. We need to plan better zoning for the future. We pay high prices like a resort town, but don't have the charm to match. Pioneer Ave should be a lively, accessible, and walkable district with local shops, art, dining, and open spaces for community gathering. However, anyone who's tried to get around in a wheelchair knows it's not yet truly accessible. Imagine a Saturday spent easily walking to coffee shops, bookstores, the farmers' market, and parks with your family, without heavy traffic or noise. We also need to be close to nature. Being near green spaces, trails, and the beach makes it easier for everyone to enjoy activities like fishing and hiking. Alaska's housing challenges are severe. High material and labor costs, aging homes, and a lack of new construction have made housing unaffordable and scarce. This shortage makes it harder to hire and retain workers, slowing building construction and repairs. We need updated zoning to allow diverse housing, partnerships between the city and employers, creative funding, such as a modest bed tax, and incentives to develop affordable homes. The City should consider offering unused public land to developers for affordable housing, supporting housing trusts, and enabling employers to invest in or share the cost of staff housing. Grants or loans can help homeowners fix up old homes, especially for affordable rentals. We need a regulatory framework for short-term rentals. We also need to lean on our existing GIS mapping to guide where developments go, avoid building in wetlands, and address water flow, slope instability, and critical habitats. Expand the language describing the kinds of conditions that can be placed on Conditional Use Permits to include measures maintaining riparian waterways, soil stability, woodlands, vegetation, wetland protection, and water quality. These considerations are supported by language throughout the Comprehensive Plan, indicating the need to manage stormwater-related hazards, such as flooding and erosion, and align with the basic legal principle that governments have the power to protect people from harm caused by others. Across America, national chain stores and large road projects have hurt small towns, making downtowns less lively and damaging local businesses. To preserve Homer's unique character and local economy, we should require permits for any building over 15,000 square feet. Most residents want moderate growth, more density, and walkable neighborhoods, not huge buildings with big parking lots. Homer's current restrictions on large retail buildings help support small and mid-size businesses. Permitting large chain stores would undermine local businesses, send profits out of the community, and erode Homer's unique character. Local businesses reinvest far more into our economy and community than national chains. We want density and walkability, not massive buildings."
04/25/2026 11:59:29 pm	Dots Sherwood	
04/25/2026 4:37:38 pm	Jane Miles	We do not want any large box store buildings in Homer. 70% of lot size leaves too big a loop hole. We do want the planning commission to review big projects. They were oppose to this and yet you went ahead.
04/25/2026 5:14:47 am	Kim Smith	"These need to be our priorities. This is your opportunity to ensure you support the majority opinions of our community. I have loved this town for almost 50 years. We came here for reason, had a small business and raised our family here. Keep Homer special. Start from this basis as you make these most important decisions."
04/23/2026 11:52:04 pm	Anna Torzillo	
04/23/2026 10:19:41 pm	Elizabeth Kandror	Homer
04/23/2026 6:04:04 am	Heather Bell	
04/23/2026 3:59:36 am	Shelley gilll	
04/22/2026 10:12:44 pm	Nannette Pierson	
04/22/2026 7:45:50 pm	Adele Person	
04/22/2026 6:10:20 pm	Therese Lewandowski	
04/22/2026 5:55:46 pm	Kathy Smith	
04/22/2026 9:35:43 am	Deborah Tobin	
04/22/2026 8:06:40 am	Kristen Tonga	
04/22/2026 3:39:35 am	Annie Garay	
04/22/2026 12:49:40 am	Taz Tally	"" ... You don't know what you've got till it's gone, take Paradise and put up a parking lot...""
04/21/2026 11:10:14 pm	Irene Pellegrini	
04/21/2026 7:05:57 pm	Syd Rosslyn	
04/21/2026 6:13:53 pm	Lolita Brache	"I am distressed to read that the city council is willing to allow large buildings without review or restrictions. I am against having big box stores in town, or in the gateway corridor. I believe we must continue to support our smaller businesses and encourage more, not less diversity of businesses. This would include more affordable housing and childcare for young families! I'd rather see dense housing options than huge stores or hotels. I also agree with the importance of protecting our waterways, the open spaces, wildlife habitat. Not only does it protect the beautiful and unique environment that we all love, it is essential to our ""trademark"" as a tourist destination. Allowing something like Fred Meyers to suck up land and view-scape in town is a slippery slope to looking like anytown usa: Not a destination vacation. Lolita Brache"
04/21/2026 6:01:08 pm	Marvin Bellamy	
04/21/2026 5:58:57 pm	Annette Bellamy	
04/21/2026 3:11:01 pm	Meghan R Gervais	We need traffic calming measures on Fairview.
04/21/2026 3:03:44 pm	Rosemary Fitzpatrick	
04/21/2026 3:02:30 pm	Patrick Irwin	
04/21/2026 2:35:23 pm	Kirsten Dixon	
04/21/2026 12:55:13 pm	Michael P Walsh	
04/21/2026 3:29:12 am	Sandra Garity	
04/21/2026 2:35:50 am	Kathy Sarns Irwin	

04/20/2026 11:48:55 pm	Katie Dawson	"Please make sure that more attention and planning for Title 21 includes more empty spaces for environmental concerns, trails, recreational and wildlife viewing opportunities, and avoiding the fracturing or destruction of feeding and sheltering areas for wildlife. A good example where this objective has failed is the Beluga Lake Wetlands at the end of Mattox street. Several feet from a sign that de-marks a critical Wildlife area, roads and ditches have been constructed, with new houses. This has torn up what was a whole ecosystem, fragmenting it. I would like to see these kinds of areas better protected. Land is a finite resource, and the supply will run out regardless, so I would like more planning to keep our environment as protected as possible. Please, please diminish the square footage allowed for a building, and do not allow buildings to b above 30 feet without having a CUP. Homer is not big enough to have a Fred Meyers or other box store, and these would destroy Homer's small businesses. And we absolutely need to discourage data centers, which are huge and gobble water and electricity. And we do not want a human warehouse/concentration camp in Homer either. These buildings and businesses do not mesh with Homer's culture. Limiting square footage and height will discourage these three destructive sites. Thank-you."
04/20/2026 11:31:06 pm	Sue Christiansen	
04/20/2026 8:39:34 pm	George Matz	The best economic growth strategy is a community that has a quality living environment. .
04/20/2026 8:24:08 pm	INGRID HARRALD	
04/20/2026 8:23:27 pm	Ed Berg	The COH should buy all available prooperty in the Bridge Creek watershed above the reservoir to protect the safety of our drinking water from septic and pharmaceutical contamination.
04/20/2026 7:17:09 pm	Benson Welles	
04/20/2026 7:13:41 pm	Cynthia sisson	"I support open spaces in Homer. More undeveloped areas, NO big stores, more parks."
04/20/2026 5:32:21 pm	Brian Harrison	
04/20/2026 3:30:31 pm	Caitlin Winters	Please stop closing/developing on our city trails.
04/20/2026 1:46:10 pm	James Lavrakas	"I think Homer needs another grocery store option, but I believe any building more than 30k sf needs a full permitting process with community input."
04/20/2026 11:59:26 am	Toby Wheeler	Homer
04/20/2026 7:17:32 am	Julia Bevins	"Cities where buildings are restricted to three stories or less and who prohibit large box stores are much more appealing, livable and desirable. Do we want to keep locally-owned small businesses or sell out to national chains that can afford big stores and hotels, thus draining the money out of our community?"
04/20/2026 6:53:45 am	ROBERT E ARCHIBALD	I agree with the issues brought forward in this very well thought out document.
04/20/2026 5:24:17 am	Carol Swartz	
04/20/2026 4:54:28 am	Kali Serendipity Glosser	
04/20/2026 1:01:22 am	Kristi	
04/19/2026 11:23:00 pm	Mavis Muller	
04/19/2026 10:49:15 pm	Sharon Nelson	"I'm a new homeowner in the community and move to your specifically for these elements that simply don't exist in many places in the lower 48. it's a tricky balance to maintain, but once these green spaces and open spaces are gone you can never get them back. I'm watching municipalities all across North Carolina try to repair everything from air quality to heat indexes due to loss of green spaces within their immediate town centers... It can't be done. having walkable, bikable, accessible streets roads trails for people of all abilities to use is another critical element that simply doesn't exist in many other places. You can't re-widen a street once it's there. You can't infill sidewalks and walking paths. I'm watching communities around me in North Carolina get grants for \$500,000 and up from NCDOT to add sidewalks and they still can't complete the projects because of the required match... That's how expensive it is to go back and undo or add elements once they're lost. same for trees, habitat, butterflies and birds whose wing beats help cool the earth through their migration pathways... All of these things impact us eventually."
04/19/2026 10:47:13 pm	Lisa Natanson	
04/19/2026 9:30:47 pm	Rachael Schmoker	
04/19/2026 7:49:13 pm	Margaret Kao	
04/19/2026 5:52:18 pm	Eston Youngblood	The town will burnout at the rate we are going. The economic imbalance and lack of strategic development planning will leave Homer baron of workforce and services. \$25/hour is poverty in Homer. You can't purchase a home or survive here on that limited budget.
04/19/2026 4:55:01 pm	Jinky Handy	Homer
04/19/2026 7:40:22 am	Susan Pacillo	"Large developments add nothing positive to Homer. Once all the fish and wildlife are gone, which isn't too far off the way things are going, no one will want to come here. I don't want my neighborhood to be all air bnb's. I used to know all my neighbors. Now I only 1/4 of them. And they don't know what they've got till it's gone"
04/19/2026 7:19:53 am	Tammy hopkins	"homer, would like to see plans for protecting what makes homer, homer."
04/19/2026 6:47:52 am	Dyllan Day	dont turn homer into a ghost town
04/19/2026 1:08:29 am	Susie Amundson	"Please prioritize protecting open spaces from development, walkability, and affordable housing. Apply code to NO on box stores anywhere to keep our small business sector growing and thriving. I'd prefer minimal growth that is thoughtful for future generations."
04/18/2026 9:44:40 pm	Parker	"Since I moved to homer when I was 9, I have seen Homer change drastically. When I was a child I remember walking through trails all over Homer and creating plenty of new ones. There were woods everywhere and a sense of adventure as I would wander through them. However, in recent years several new developments have reduced that abundance of woods and that sense of wild, that you could easily find within the city limits of Homer. I see many of these new subdivisions going up and clearing the forests. Replacing them with vacation houses that I, and many other homer residents, will never be able to afford. It makes me wonder whether my mom would have been able to move us to Homer if things had been like this back then. I doubt she could have. I know that growing up in Homer had such a positive impact on my life and I absolutely would not be the individual I am today without it. When I think about what makes Homer so great I think of two things: environment and community. However if Homer keeps heading towards an urbanized path, we could loose both. Then Homer could become the Maui of Alaska"

04/18/2026 6:18:15 pm	Joe Ravin	"Please stop paving paradise! The plentiful green spaces around town are what makes Homer so special and gives it charm. We have been cutting down so many wooded areas in town and it now feels much less special than the town I grew up in. We need to stop things from getting worse, and keep these wonderful green spaces for the animals that inhabit them (including us!)"
04/18/2026 3:40:17 pm	Asia Freeman	
04/18/2026 3:30:08 pm	Loretta Claus	"I think it's fair to say most of us chose to live here to get away from city environments, and would like to keep it that way!"
04/18/2026 3:47:23 am	Steve Kahn	
04/17/2026 10:46:02 pm	Tracy Hensel	
04/17/2026 10:03:05 pm	Ralph Broshes	
04/17/2026 9:58:12 pm	Tracy Hensel	
04/17/2026 9:47:59 pm	Flo Larson	"Teaching mathematics at HHS when oil from the Teaching mathematics at HHS when the Exxon Valdez oil spill hit Homer beaches, I've watched Homer change dramatically over the years. After teaching in South East Asia for six years ('92-'98), changes to Homer expansion were graphic, and presently ongoing. Teaching at KPC for a number of years, after returning from SE Asia, exposed me to citizens from Anchor Point to the head of the bay, and informed me the importance of the surrounding geology to Homer. This geography needs our sincere stewardship and detailed attention to serve this growing community. Please give serious attention to this matter for all of our future and love for this community."
04/17/2026 9:34:47 pm	Mike O'Meara	"I am concerned that, as written, the proposed Homer City Code will sanction and encourage large scale, intrusive and environmentally harmful development. The concerns and suggestions expressed in this petition reflect my own feeling about the proposed code. Please make changes that will prevent the many problems envisioned by the Kachemak Bay Conservation Society and other Homer area residents and better reflect the nature of our unique community."
04/17/2026 9:19:13 pm	Debra Lowney	"Please protect our Homer values for green space, walk ability, bike ability, affordability, open space!"
04/17/2026 5:38:19 pm	Ginger Drais	Save this environment from the developers greed
04/17/2026 5:31:27 pm	David Stearns	Redevelop existing buildings along major corridors instead of sprawling. Go up not out.
04/17/2026 5:27:55 pm	Jim Stearns	"As much as we might resist the overreach of government in Alaska, the growth of Homer and the infusion of those building second homes absolutely screams out for a reasonable effort for zoning and implementing some policy that protects our land and our beloved fauna and flora . After all that is the reason that most of us came to this stunning little corner of the planet."
04/17/2026 10:41:07 am	Travis Loza	
04/17/2026 10:37:17 am	Riley Cardwell	
04/17/2026 8:33:05 am	Susan Ruddy	
04/17/2026 6:21:06 am	Tina Seaton	I am especially concerned about the peatlands. Our watershed should be protected!
04/17/2026 5:05:44 am	Therese Lewandowski	One of the beauties of Homer is the small commercial building restrictions. Keep them. Light pollution is just one concern.
04/17/2026 4:23:51 am	Darlene Wisecup	
04/17/2026 3:41:12 am	Rebecca Pottebaum	Responsible growth with support of locals please!
04/17/2026 3:29:12 am	Andrew Pollak	
04/17/2026 2:27:59 am	Emily OConnor	Let's be safe rather than sorry when it comes to development of Homer. It is a rare and special place and we should treat it as such. Rapid development and lack of proper safeguards won't benefit the town in the long term. Less is more and environmental conservation is needed more than ever.
04/17/2026 1:39:04 am	Shay Hoffman	
04/17/2026 1:21:49 am	Carly Ott	"Please do no allow Homer to succumb to the development and environmental disregard of a typical American town. This place is a haven for more than just human thriving, there is a valuable and important non human population and delicate ecosystems that make this place special and deserve our respect and protection. Life is about more than wealth and convenience; if we don't value and protect intricate ecosystems and share space with all forms of life we head down a dangerous path."
04/17/2026 1:12:15 am	Shannon McBride-Morin	"Protect open space, manage growth, trails and bike paths, affordable housing- we need affordable livable community"
04/17/2026 12:02:07 am	Sadie Sam	
04/16/2026 11:46:00 pm	Laurie Wallace	I agree with you! As a person who lives and works here it's horrible to worry about where you will live 6 months out of the year
04/16/2026 11:07:51 pm	Lauren Corcoran	
04/16/2026 11:01:06 pm	Halen Hernandez	
04/16/2026 10:45:26 pm	Phil Barber	
04/16/2026 10:22:48 pm	Christina Whiting	
04/16/2026 10:19:10 pm	Mila Stickrod	
04/16/2026 9:53:42 pm	Jenny Fonkert	"Protect our beautiful Homer environment by having strict standards! We, the public have spoken, and we want protection for our open space(s) from development, walk ability, recreational access and affordable housing! Keep Homers natural beauty and wildlife in mind and let's protect our small town and it's vegetation and wildlife!"

04/16/2026 8:57:53 pm	Nina Faust	"I support open space in Homer. Homer continues to be a favorite destination for Alaskans because it is a “place of quiet beauty” with plentiful natural resources, stunning mountain and glacier views, city parks, a growing number of recreational attractions like hiking, biking, and skiing trails, and numerous state and borough lands set aside for multi-use recreation. Open space is key to sustaining this reputation and to enhancing quality of life. Protecting Homer’s open space is good for property values and protects natural systems of flood control, storm water sequestration, and filtration. Over the years, I have commented on many projects before the City Council that would have filled wetlands, violated City codes, or approved projects that were not a good fit for Homer. Many of these projects affect not just the adjacent property owners but could affect property owners downslope or downstream. Water quality is important in Homer due to limited good water sources so preventing erosion, run-off, and unnecessary denuding of land can help maintain water quality. Some projects could even affect the whole community such as a big box store. I wholeheartedly support efforts to keep our open space protected."
04/16/2026 8:16:53 pm	Cheryl Cherney	"Please protect the beautiful natural world of Homer, and reject rampant development."
04/16/2026 7:14:25 pm	Penelope Haas	This will raise property values overall.
04/16/2026 7:02:04 pm	Prairie Sievers	"We are at a point of the human timeline that craves connection, authenticity, character, and art. Maintaining these qualities is imperative for the continuation of a community that draws people yearning for these experiences. If we allow our community to be bought up and paved over everyone loses that which we need the most in our lives. Homer has the opportunity to be a bastion of hope in the resistance against commodification and corporate takeover of small towns and livelihoods. By supporting what makes rural towns special and unique Homer can be an example of success and charm rather than another victim of regressive policies and corporate greed. Everyone loves a town full of dynamic characters, diverse businesses, art, and opportunity. Homer already has the foundation, the vision, and the energy to create the future we want. Listening to input from community members and supporting the needs of residents will position us on a path to a thriving community that supports young people, families, retirees, and visitors alike."
04/16/2026 6:00:31 pm	Chelsea Irvin	
04/16/2026 4:42:58 pm	Ray Krakowski	
04/16/2026 4:32:16 pm	Sara Clarridge	"I moved here from what was once called “ the dirtiest city in America”, but has now been on the cover of Outdoor magazine a few times. The time it takes to go from one side of the spectrum to the other costs in more than just years. Protecting our wetlands, protecting our wildlife, making sure that we can live where we work and still love living here is not just a moral imperative. It's good city management. But if all of that isn't enough to make you consider doing the right thing, just remember the economic benefits."
04/16/2026 3:52:05 pm	Alexander Fearn	"I support wild, natural, intact ecosystems that play an important role for wildlife, water drainage, and human spiritual connection. Please consider our wetlands."
04/16/2026 3:20:17 pm	Cooper Freeman	
04/16/2026 2:55:54 pm	Michael OLaire	
04/16/2026 2:52:55 pm	Jessi Dullinger	Listen to the people of Homer. We need affordable housing. We need restrictions on short term rentalsz we need restrictions on buildings to keep this charming community that tourists want to visit.
04/16/2026 2:45:52 pm	Tory Rockefeller	"I support sustainable and environmentally conscious community development. Big box stores and warehouses are ugly, please keep Homer beautiful!"
04/16/2026 2:35:54 pm	Sherry Stead	We need responsible growth that protects our environment and quality of life.
04/16/2026 1:19:36 pm	Anna Wolfson	
04/16/2026 12:56:23 pm	Brad Needham	
04/16/2026 12:17:05 pm	Alida Dunning	We didn't move here for convenience. Please protect our small business economy and priceless quality of life
04/16/2026 6:49:33 am	Chris Mitchell	
04/16/2026 6:46:21 am	Renee Alward	
04/16/2026 6:31:32 am	Sierra Moskios	"Protect Homer, young folks, youth, wetlands and small business at ALL COSTS"
04/16/2026 5:55:07 am	Irene Pellegrini	"Our town is our community, it should be built around the voices, needs and input of the people who live and grow here!"
04/16/2026 5:31:49 am	Janel Harris	"I believe in community and quality of life. We live in this community because of what it is AND what it is not. Unchecked growth can be like a swirling wind driven wildfire on a community and then the community is gone. If you want an Anchorage lifestyle, live in Anchorage. We need to make plans to make Homer a human friendly home. Clean water, clean air, bike trails, walking trails, sustainable growth, safety focused growth with a focus on long term sustainable planning for business development and jobs that can improve the lives of our community members."
04/16/2026 5:19:21 am	Cody Stadler	
04/16/2026 5:07:29 am	Cynthia Morelli	
04/16/2026 4:51:22 am	Meghan Pollak	"I’ve seen many changes to Homer in the last 13 years and what scares me the most is the effects of climate change. We are already seeing the flooding effects of this winters deep freeze, colder winters, fires in our dry summers, and severe winds. This is only going to get worse. We need to take action now to prepare for potential big natural disasters."
04/16/2026 4:27:08 am	Carol Swartz	
04/16/2026 4:23:24 am	Julie McCarron	
04/16/2026 4:23:01 am	Kathryn Hartill	"No box stores! Stop paving Homer for parking lots, care for everything we love about this place before it's gone."
04/16/2026 4:15:28 am	Carmen Ricciardi	"Keep homer a town of small businesses, we don’t need to be Wasilla with a view."
04/16/2026 4:03:20 am	Dan Avendano	
04/16/2026 3:59:57 am	Tod Tenhoff	
04/16/2026 3:54:54 am	Metis Riley	"Please keep Homer small support locally owned businesses., not box stores."
04/16/2026 3:39:04 am	Hillary Arwen	

04/16/2026 3:34:30 am	Margaret Shalit	"I sign this as someone who works and lives in this town because of how it is, not because I want to live in a big city. I'd move to one of those."
04/16/2026 3:33:25 am	Nathanael Wednesday	Thank you!
04/16/2026 3:30:10 am	Emily Sloth	
04/16/2026 3:22:23 am	De Patch	
04/16/2026 3:11:35 am	Max Doyle	
04/16/2026 3:09:56 am	Melisse Reichman	
04/16/2026 2:42:15 am	Alexander Eller	
04/16/2026 1:46:35 am	Dave Brann	I am A full supporter of open space connected by trails.
04/16/2026 1:11:06 am	Jean Lenoir	
04/16/2026 12:15:07 am	Yizhar Hazi	
04/15/2026 11:15:30 pm	Gregory Eller	
04/15/2026 10:37:26 pm	Carol G Harding	
04/15/2026 10:24:24 pm	Lynne McBride	
04/15/2026 10:20:31 pm	Tom Young	
04/15/2026 10:12:57 pm	Laura Mobraten	
04/15/2026 9:42:02 pm	Megan Blakely	
04/15/2026 9:28:21 pm	Gerald j Shay	I've only been here 10 years and the amount of the nature that's been destroyed to make way for cheap buildings that create revenue for out of state owners for example the aspen hotel disgusts me. All these homes that get put up for people that are only here for half the year or only winter leases. It seems like this town prioritizes the tourists and wealthy while the folks that live here full time working to make the community get put on the back burner and our nature gets destroyed it's unfair.
04/15/2026 9:11:13 pm	Mariah Maloney	
04/15/2026 9:01:38 pm	Jaime A Hernandez	
04/15/2026 8:08:27 pm	Robin Waldvogel	
04/15/2026 7:53:57 pm	sharon whytal	Thank you for all your hard work on the Comp Plan. Please ensure that the update includes specific protections to support quality of life that surveys and MAPP assessments consistently show Homer residents want. It's worth the wait to know that our plan will direct the Planning Commission and City staff specifically around this issue.
04/15/2026 7:34:29 pm	Charles Rohr	
04/15/2026 7:11:41 pm	Kevin Iahaie	
04/15/2026 7:05:36 pm	Fred Pfeil	Please save our open space while we still can! ❤️
04/15/2026 6:14:47 pm	Marilyn Sigman	"Open space, trails, and views of Homer's jaw-dropping scenery are crucial to my physical and mental health. Please don't ""sell out"" these public amenities that benefit us all."
04/15/2026 5:24:16 pm	Kim Smith	We have participated and spoken loudly about how we want Homer to grow. Listen to your constituents and those of us who have here 50 years. We want the changes to reflect the beautiful environment we love.
04/15/2026 4:51:18 pm	Connor M Eller	
04/15/2026 4:37:31 pm	Anne Kahn	City code should reflect the wishes of citizens of a community. The kind of unchecked growth that was allowed in Wasilla is an example of what NOT to do in Homer. The small-town atmosphere of Homer is what attracts tourism.
04/15/2026 4:04:41 pm	Michael Salzmman	
04/15/2026 12:58:16 pm	Avram Salzmman	
04/15/2026 5:45:13 am	Jenny Baker	"Living in a neighborhood that has seen significant developments over the last five years, I can attest to the soil interruptions downslope from where new homes are being built. When a house goes in, the soil land gets raised, leveled and sloped, but with out anchoring by old growth trees, shrubs, or rocks. Eliminations of trees and shrubs that are essential for land stability and drainage moves fluidity and turbidity down hill. Many of our trails are being erroded, culverts are being washed away and the hillside is full of liquid. This is a dangerous combination. Similar erosions are happening around stream hill park. Please consider saving the remaining free and green spaces for our animal friends who rely on green spaces for survival, rooting, breeding, shelter, and proliferation. Let new comers by the homes that are already here, let them pay top dollar for homes, or fix up homes and multiuse dwellings and live in them instead of new builds or renting them out for short term."
04/15/2026 5:32:57 am	Steve Hughes	
04/15/2026 5:25:14 am	Carly Garay	
04/15/2026 4:53:12 am	Jason Sodergren	"I support protection of open spaces from development. I oppose changes to the code and regulations that could allow larger buildings without public input, and strongly oppose any effort to allow buildings the size of box stores in this community."
04/15/2026 4:47:54 am	Laurie Daniel	
04/14/2026 9:47:59 pm	Heike Merkel	"I oppose all the proposed code changes. I do not want to see large retail and wholesale buildings/companies in Homer. I would like for the planning commission to support wetland and wildlife protection, walkability, and strict requirements and public comment periods for developments. I do not support the destruction of this town so somebody can make a profit."
04/11/2026 4:22:26 pm	Anna Meredith	
04/11/2026 5:03:17 am	Rika Mouw	