



City of Homer

www.cityofhomer-ak.gov

Planning
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Homer, Alaska 99603

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Memorandum

Agenda Changes/Supplemental Packet

TO: PLANNING COMMISSION
FROM: ZACH PETTIT, DEPUTY CITY CLERK I
DATE: JANUARY 2, 2025
SUBJECT: SUPPLEMENTAL

9. PLAT CONSIDERATION

9. A. Staff Report PL 25-003, Paradise South Subdivision Belieu Fabian 2025 Replat Preliminary Plat

1. Public Comment Received

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12. INFORMATIONAL MATERIALS

12. A. Landslide Hazard Susceptibility Mapping

1. Shoreline Change Map

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2. Coastal Bluff Stability Map

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From: [Renee Krause](#)
To: [Zach Pettit](#); [Ryan Foster](#)
Subject: FW: Paradise South Subdivision Belieu Fabian 2025 Replat
Date: Thursday, January 2, 2025 9:32:44 AM

Public comment for tonight's meeting

Renee Krause, MMC
City Clerk/ADA Coordinator
City of Homer
491 E Pioneer Avenue
Homer, AK 99603
907-235-3130
907-235-3143 Fax
Rkrause@ci.homer.ak.us

"Listen to the wind, it talks. Listen to the silence, it speaks. Listen to your heart, it knows."
– *Ojibwe Prayer*

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

From: Jackie Morrison <sanjuancovealaska@gmail.com>
Sent: Thursday, January 2, 2025 8:32 AM
To: Department Clerk <clerk@ci.homer.ak.us>
Subject: Paradise South Subdivision Belieu Fabian 2025 Replat

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I would like to be sure that the Conservation easement and associated stipulations that do not allow development of/with this property, be included as designated and be recorded in the records for this replat, in perpetuity.

Thank you,
Jackie Morrison

Shoreline Change (1951 to 2019)

Homer, Alaska



Shoreline Change Rate

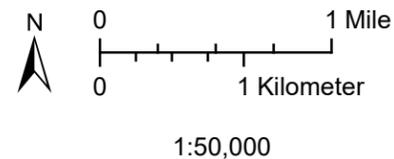
	meters/year	(feet/year)
Erosion	-1.2 to -1.0	(-3.9 to -3.3)
Stable	-1.0 to -0.3	(-3.3 to -1.0)
Accretion	-0.3 to 0.3	(-1.0 to 1.0)

Transect length is the shoreline change envelope, which is the distance between the two farthest-apart shorelines at that location.



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website: dgg.s.alaska.gov



Projection: NAD83 (2011) UTM Zone 5N. Orthoimagery from the Alaska High Resolution Imagery available from agc.dnr.alaska.gov/imagery_services.html. The bluff top and toe are delineated from historical photographs collected between 1951 and 2019. Using the Digital Shoreline Analysis System developed by the U.S. Geological Survey, the measured distance between shorelines through time determines the linear rate of shoreline change at shore-perpendicular transects. The transect length indicates the distance between the nearest and farthest bluff toe between 1951 and 2019. The shoreline change envelope is colored by the shoreline change rate (meters/year and feet/year), with hot colors representing erosion and cool colors representing accretion. The average linear rate of the bluff top and toe is used for the visualized change rate. Linear rates of shoreline change are simplified and do not accurately reflect shoreline erosion and accretion at all locations.

This work is funded by the Federal Emergency Management Agency. The Alaska Division of Geological & Geophysical Surveys is a FEMA Cooperating Technical Partner.

Coastal Bluff Stability

Homer, Alaska



Vulnerability

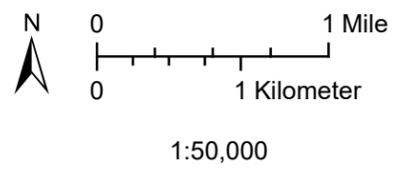
- 3 - High
- 2 - Medium
- 1 - Low
- 0 - Very Low
- No Coastal Bluff



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website: dgggs.alaska.gov



Projection: NAD83 (2011) UTM Zone 5N. Orthoimagery from the Alaska High Resolution Imagery available from agc.dnr.alaska.gov/imagery_services.html

Coastal bluff vulnerability represents the potential for and impacts of slope failure. Vulnerability is estimated using slope angle, height, historical erosion, existing shoreline protection, vegetation, and drainage patterns. Red and orange areas tend to have faster erosion rates, less vegetation and protection, and taller and/or steeper bluffs. Green and blue areas generally have shorter and less steep slopes and more vegetation and/or protection. Some green and blue areas may not technically be coastal bluffs. Light blue areas are generally creekbeds or flanks.

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