

# 2035 Homer Comprehensive Plan Update

An aerial photograph of a large marina filled with numerous fishing boats and sailboats. The boats are docked at wooden piers, and their masts create a dense forest of vertical lines against the sky. In the background, a town is visible along the waterfront, and snow-capped mountains rise under a clear blue sky. The water is calm, reflecting the boats and the sky.

**What We've Heard and Next Steps:  
Presentation to Homer Planning Commission**

*April 29, 2025*

# Welcome and Objectives

# Objectives for Today

- Set stage with reminder of Comp Plan **Vision**.
- Confirm **timeline** to finalize and adopt the plan.
- Share **summary of public comments**.
- Share **overview of proposed revisions, and discuss outstanding questions/ changes**:
  - **Technical improvements and corrections**: examples of improvements we will make to improve readability, clarity, and accuracy
  - **Structural revisions**: major changes to overall plan structure and layout
  - **Substantive chapter revisions**: substantive changes proposed to individual chapters



# Our Vision



# Working Schedule to Finalize and Adopt the Plan

**April 29<sup>th</sup>,  
2025**

Conduct Planning Commission Work Session to share summary of public comments, proposed revisions, and discuss changes.

Today

**Week of June  
9<sup>th</sup>, 2025**

*exact date TBD*

Conduct Joint Work Session with Planning Commission and City Council to share and discuss Public Hearing Draft and confirm process for public release.

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Post Public Hearing Draft to project website.  
Related outreach on availability of plan and adoption process.

**August 20<sup>th</sup>  
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Initiate adoption process with public hearing at Planning Commission regular meeting.

**September  
8<sup>th</sup> & 22<sup>nd</sup>  
2025**

Aim to complete City Council adoption. Includes introduction and public hearing.

**October 2025**

*exact date TBD*

Plan goes to Borough Assembly for review and adoption.

# Summary of Comments

# How are comments organized?

March 1, 2025

Dear planning team,  
Here are my edits.

1. Add this photo to the introduction.
2. Change airport designation in Appendix.
3. I really like the mixed use housing strategies!

-Jane Doe

One set of comments

Contains **three individual** comments that are logged separately:

Chapter	Date	Comment	Name
Introduction	3/1/25	Add this photo to the introduction.	Jane Doe
Appendix	3/1/25	Change airport designation in Appendix.	Jane Doe
Housing	3/1/25	I really like the mixed use housing strategies!	Jane Doe

# Who Responded?

## 66 Sets of Comments

### 56 sets from individuals

- **43** residents
- **11** individuals affiliated with the City
- **2** city departments (Public Works and Planning Department)

### 6 sets from public meetings

- February 11 Open House
- Economic Development Commission Meeting
- Library Advisory Board Meeting
- Parks, Art, Recreation and Culture Advisory Commission Meeting
- Planning Commission Meeting
- Port & Harbor Advisory Commission Meeting

### 4 sets from non-city organizations

- Homer Soil and Water Conservation District
- Housing Working Group
- Kachemak Bay Watershed Council
- Stormwater Working Group

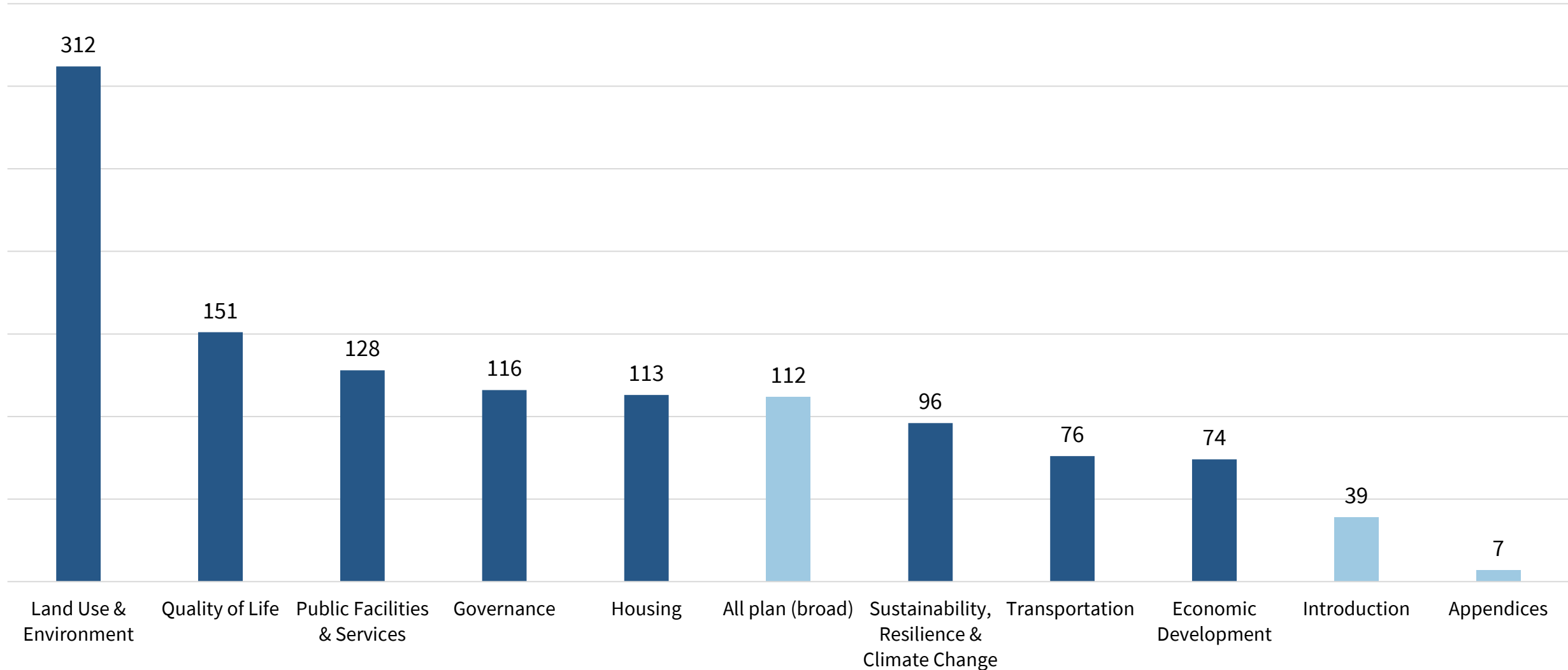
For a total of

**1,226  
individual  
comments**

(i.e., 1, 226 rows in the comment tracker)



# Comments per Chapter *(navy = focus area chapters)*



# Positive Feedback on the Plan

I think this comprehensive plan is a great start to the conversations we need to have in our community and will help guide and keep us focused as Homer grows and changes over the next decades.

Thank you, Homer, for the Comp Plan 2025 Draft - Overall it looks GREAT! All will make Homer more fun, more walkable, healthier, more connected, and thriving.

Thank you to the consultant team, city staff, and steering committee who all worked diligently on the draft comprehensive plan. In large part, I feel that the plan reflects community input and interests.

Just wanted to thank you for all the work on the Comprehensive Pan Update... I look forward to the plan being put into action and seeing the work that unfolds.  
Thanks!

The comprehensive planning process has attempted to reach out to the community, to seek input on how to shape the future of the City of Homer. An enormous amount of work has been put into the development of the plan. Thank you for taking on this challenge.

# Technical Improvements & Corrections

# Examples of Technical Improvements & Corrections

## Consistency

Make level of detail in actions more consistent

Consistency of acronyms, capitalization, citing sources

Improve clarity and flow; “one voice”

## Corrections

Check population growth data

Address typos, update to reflect out-of-date references (e.g., the status of the HERC facility)

## Usability

Add **glossary** with definitions (like definitions at the front of the sustainability chapter) – e.g., walkability, social equity, ecosystems, minimal/moderate growth, etc.

# Proposed Structural Revisions (4)

# Elevating City Led Strategies

- The current plan is ambitious and there are core services and capacity limitations for what the City can achieve.
- There is a need to more clearly differentiate which policies should be City-led.
- Solution: Propose rearranging strategies and actions within each chapter:

City-Led Strategies (with priorities at the top)



Partner-Led Strategies

Other Ideas --> move to appendix

# Implementation Planning

- Will be developed for City-led strategies that have been identified as priorities.
- Will likely be located at the end of each chapter and duplicated as a standalone chapter/appendix.
- Details will be developed in collaboration with City staff.

*Screenshot from Introduction*

Figure 5. Sample Action Plan Featuring Land Use Actions

<b>Strategy:</b> Priority strategy; these are found in all chapters.	<b>Actions:</b> Near-term steps that the City and partners can take to move a strategy forward.	<b>Lead:</b> The lead staff and/or committee responsible for the action.	<b>Support:</b> Partners, allies, and other entities that can support implementation.	<b>Target Completion:</b> Estimated year when the action will be complete.
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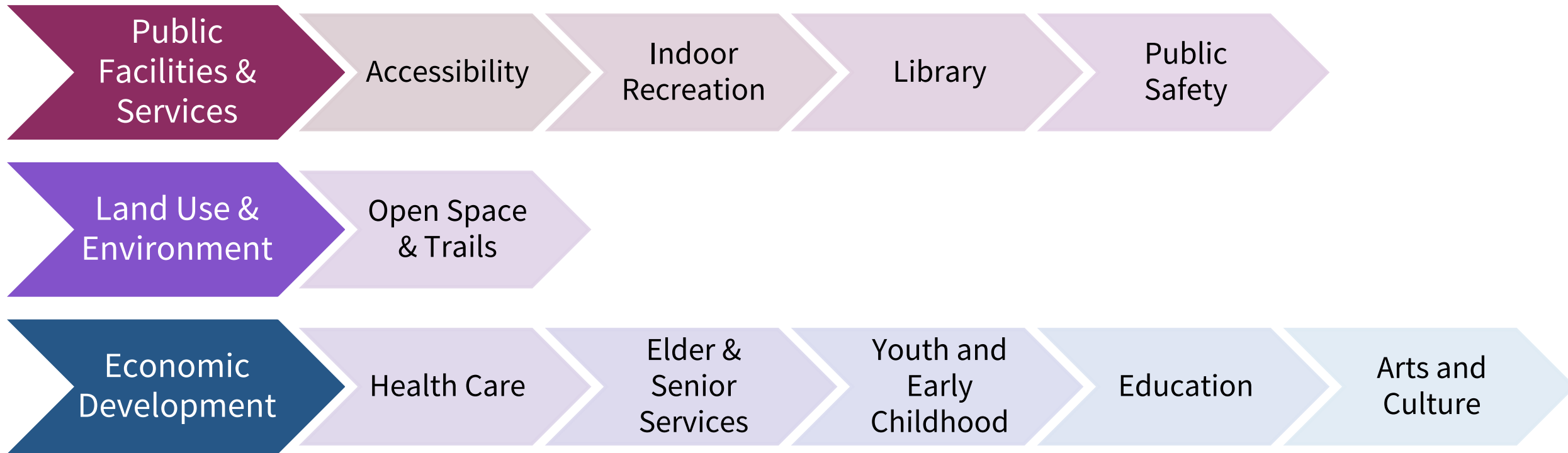
**Strategy #6:** Create a downtown area that supports walkable connections, infill development, increased density, and community activities compatible with new and existing businesses (from Land Use & Environment chapter).

Capital Project?	Action	Lead	Support	Estimated Costs	Potential Resources	Target Completion
	<b>a. Adjust zoning in central areas</b> to allow a broader range of housing types and compatible mixed-use development.	City Planning	Manager and Planning Commission	Varies	TBD	2026 <i>In Progress</i>
	<b>b. Refine development regulations</b> to ensure building height, parking standards, setbacks, landscaping, and façade design contribute to a cohesive and pedestrian-friendly streetscape.	City Planning	Manager	Varies	TBD	2026 <i>In Progress</i>
	<b>c. Build public-private partnerships</b> to support commercial corridor improvements.	City Manager	KPEDD	Varies	TBD	<i>Ongoing</i>
✓	<b>d. Modernize water and sewer systems and upgrade streets</b> for multimodal access to support higher density.	City Public Works	Kenai Peninsula Borough, State of Alaska	TBD	Safe Streets and Roads for All; U.S. Department of Transportation BUILD grants, State of Alaska	2030

<b>Capital Project:</b> Whether the action includes an infrastructure component. This is especially relevant considering federal funding available that could support implementation of capital projects. For the final plan, these actions will be referenced against the CIP list.	<b>Estimated Costs:</b> Projected costs to implement the action steps over the next five years, when identified.	<b>Estimated Resources:</b> Potential non-city funding sources.
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# Remove Quality of Life Chapter

Eliminate the Quality of Life chapter and re-distribute themes and strategies into other existing chapters:





# Eliminate Redundancies

Topic	Where this topic is now – <b>Proposed primary location*</b>
<b>Public Safety</b>	Quality of Life – <b>Public Facilities &amp; Services</b>
<b>Library</b>	Quality of Life – <b>Public Facilities &amp; Services</b>
<b>Housing</b>	Land Use & Environment – <b>Housing</b> (except for proposed code changes which should remain in Land Use & Environment)
<b>Open Space &amp; Trails Indoor Recreation Paved Trails/Connectors</b>	Quality of Life, Sustainability  <b>Land Use &amp; Environment</b> ( <i>for open space and trails</i> ) <b>Public Facilities &amp; Services</b> ( <i>for indoor recreation</i> ) <b>Transportation</b> (for paved trails/connectors)
<b>Airport, Harbor</b>	Transportation – <b>Public Facilities &amp; Services</b>
<b>Accessibility</b>	Quality of Life, Land Use & Environment, Sustainability, Transportation – <b>Public Facilities &amp; Services</b>

\*Redundant/overlapping strategies and actions will be removed and replaced with cross-references to the primary location.

# **Proposed Substantive Revisions: Chapter Specific**

# Count by Chapter- Proposed Revisions for Discussion Today

<b>Chapter</b>	<b># of Topics</b>
Revisions that Apply to Multiple Chapters	3
Introduction	2
Transportation	0
Economic Development	1
Governance	1
Housing	1
Sustainability, Resilience & Climate Change	2
Public Facilities & Services	2
Land Use & Environment	6

# Revisions that Apply to Multiple Chapters

- Better **acknowledge existing operations and maintenance needs** (e.g., maintenance of existing bathrooms, parks before building new).
- Better highlight what the **City is already doing**.
- Remove some of the **specificity in actions**, especially potential partner-led actions.



# Introduction: Core Functions

Add summary of core functions of the City, Borough, State:

<b>Fairbanks North Star Borough Responsibilities</b>	<b>City of Fairbanks Responsibilities</b>
Air Quality	Building Inspections
Borough Code Enforcement	City Code Enforcement
Economic Development (shared with City)	Economic Development (shared with Borough)
Library	Emergency Response
Parks and Recreation	Fire
Plan Implementation	Garbage Collection
Planning	Parking Enforcement
Platting and Subdivisions	Plan Implementation
Transit	Police
Zoning	Public Works
	Right of Way Management & Permitting
	Snow Removal
	Street Maintenance
	Street Markings, Signage, Signals, Street Lighting, Drainage, and Sidewalk ADA Compliance

example from  
[FNSB's Fairbanks  
Downtown Plan](#)

# Introduction: Add List of Accomplishments

From “Why Now”  
document:

## 2. What have we accomplished since 2008?

The community has made progress since the full comprehensive plan update in 2008, including:

✓ Built a new police station and completed repairs to fire department	✓ Completed an ADA transition plan for city facilities	✓ Revised the Community Design Manual
✓ Added public restrooms in downtown Homer and Homer Spit	✓ Completed the Climate Action Plan Progress Report	✓ Reduced parking requirements for homes and businesses
✓ Renovated and expanded City Hall	✓ Constructed port and harbor office	✓ Updated the Homer Transportation Plan
✓ Improved trail systems and built new sidewalks; completed trail between harbor and Seafarers Memorial	✓ Developed updated beach policy and revised Coastal Bluff construction setback regulations	✓ Rezoned areas according to the Future Land Use Map such as creating the Town Center, East End Mixed Use and Medical Zoning Districts
✓ Completed upgrades to End of the Road, Bishop’s Beach, Jack Gist and Karen Hornaday Parks	✓ Increased police and emergency response coverage	✓ Expanded Community Recreation Services and public/private partnerships
✓ Modified City budget and taxation based on major reductions of state funding to municipalities	✓ Completed long range planning for future facilities such as public works and indoor recreation	✓ Continued purchasing lands in the Bridge Creek Watershed Protection District to protect public drinking water
✓ Completed cruise ship disembarkment improvements and harbor overlook at Deep Water Dock	✓ Completed a Wayfinding and Streetscape Plan and began making improvements	✓ Updated the Homer Spit Plan and followed up with zoning revisions and parking management

# Economic Development Chapter: Agriculture

*Proposed  
Revision 1 of 1  
PRD Page 56*

- The current plan does not prominently feature farming or food security.
- Recommendation: add agriculture and food security strategy.  
*(with cross reference to land use)*

From 2018 plan, Economic Vitality chapter: Review and make zoning recommendations that promote local agriculture and other locally sourced products.



# Governance Chapter: Taxation

- We received many public comments about **taxation**, both for and against additional taxes.
- The plan should **better address the limitations of tax options** based on the City powers (e.g., bed tax).
- Potential rewording: Explore feasibility of different revenue generating options (that could include tax-related ideas).





# Housing Chapter: Short Term Rentals

- We received many comments expressing **concerns about lack of policies addressing short term rentals and second homes.**
- The project team is **not proposing additional policies** to address these concerns because the City recently considered and ultimately did not pass a related ordinance. This history should be mentioned in the themes section.
- The policies in the housing chapter generally encourage **more new housing, not regulating existing housing.** They also focus on **increasing housing and housing types** (including through updates to Title 21).



# Sustainability, Resilience, and Climate Change Chapter: Terminology

- Consider broadening chapter title to “Sustainability and Resilience” which includes climate adaptation-related actions (City of Homer has a Climate Action Plan).
- Expand and better define terms and focus of what is in City purview and partner opportunities to achieve goals.



## ***Example :***

***Extreme Weather***

***Environmental Conditions***

***Risk Reduction***

***Disaster Resilience***

***Energy Efficiency***

***Energy Independence***

***Stewardship***

# Sustainability, Resilience, and Climate Change Chapter: Hazard Mitigation

- More clearly describe the **socioeconomic benefits of hazard mitigation**, including public health, economy, and environmental outcomes.

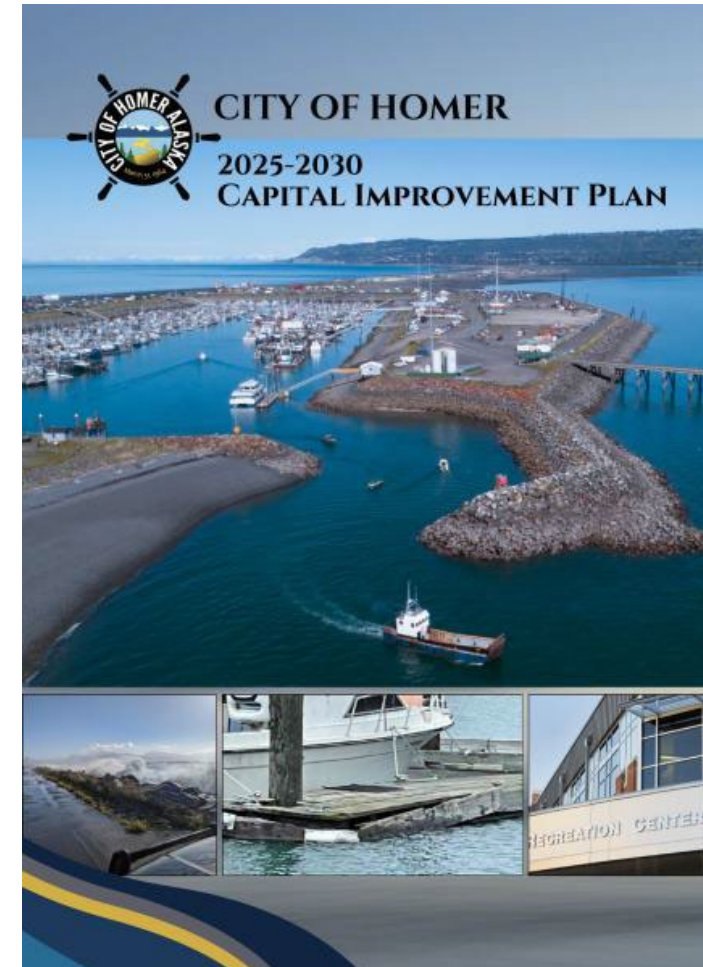
*Example Policy: “Limit development in erosion-prone areas to protect infrastructure investment.”*



# Public Facilities & Services Chapter: Refresh as Needed

*Proposed  
Revision 1 of 2  
PRD Pages 33-39*

- Update chapter to better align with current activities. For example:
  - Remove language around HERC redevelopment
  - Update port and harbor recommendations to reflect most current activities



# Public Facilities & Services Chapter: Port & Harbor Infrastructure

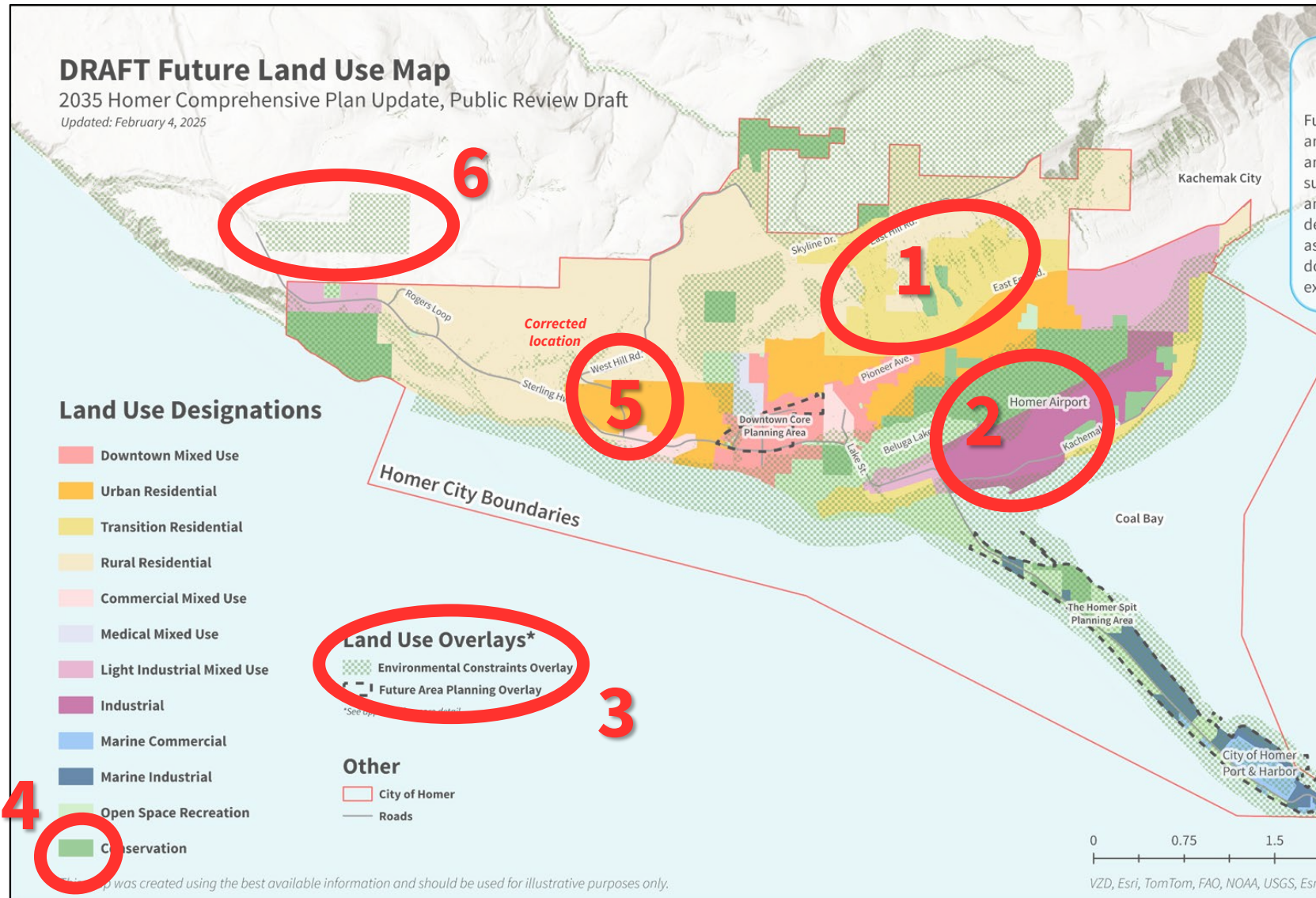
*Proposed  
Revision 2 of 2*  
PRD Page 38

- Add large vessel haul out facility.



# Land Use & Environment Chapter: Future Land Use Map

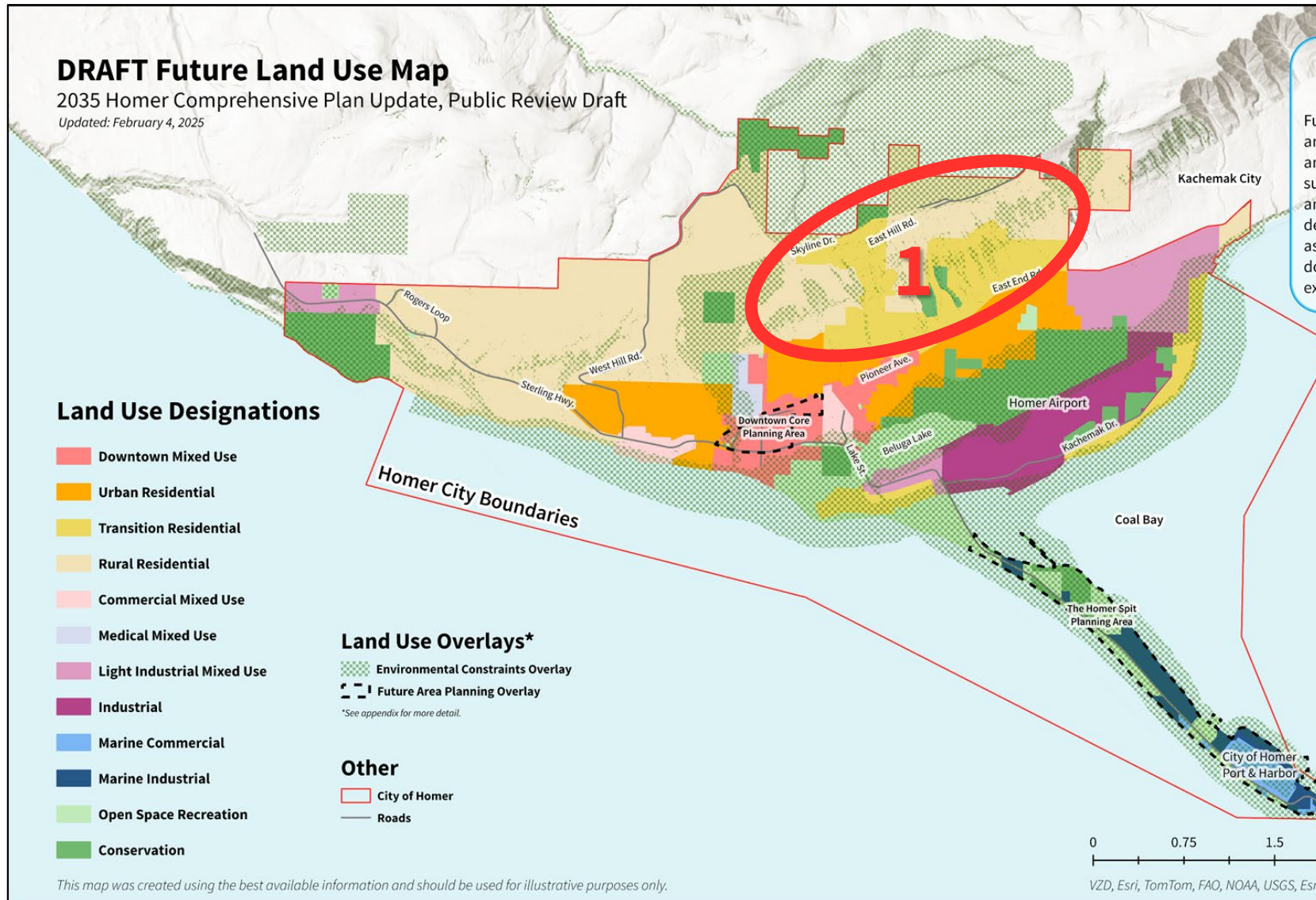
Proposed  
Revisions 6 of 6  
PRD Pages 17-27



1. Propose renaming **Transition Residential** to **Neighborhood Flex**.
2. Propose creating **Airport** as its own designation.
3. Add clarity and further define **Environmental Constraints Overlay**.
4. Redesignate **Conservation lands** for any areas that aren't already designated or restricted by deed.
5. Propose recategorization of West Hill subdivision from **Urban Residential** to **Rural Residential**.

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# Future Land Use Descriptions

Category	Intended Land Uses	Application Areas	Use Examples	2018 Designation
<b>Downtown Mixed Use</b>	The urban core of Homer, allowing for a <b>mix of commercial, community, and high to medium density residential uses</b> (low lot size minimums, high lot coverage, reduced setback limitations and parking maximums) with adaptability to changing market needs. A focus on close proximities and a walkable, human-scale environment, enabling all-day and all-season use by all.	Combination of the 2018 Future Land Use Designations for Downtown Mixed Use, Medical District, Office Residential and Town Center.	Hospitals, live-work spaces, mixed use buildings, retail, eateries, community facilities, multi-unit housing, apartment buildings, parks	Downtown Mixed Use, Medical District, Residential Office and Town Center
<b>Urban Residential</b>	<b>Medium density</b> residential uses with compatible public and light commercial uses that generate low traffic volumes; areas for infill and densification.	Combination of the 2018 Future Land Use Designations for Urban Residential.	Emphasis on varied housing (single unit, accessory dwellings, cottage clusters)	Urban Residential
<b>Transition Residential</b>	<b>Medium to low density</b> residential uses with compatible public and commercial uses with flexible lot sizes designed to respect topography and environmental constraints. An area transitioning from low to higher densities, and infrastructure supporting a walkable environment.	Same as 2018 Future Land Use Designation for Residential Transition.	Varied housing types, community garden, neighborhood café, schools, churches	Residential Transition
<b>Rural Residential</b>	<b>Low density</b> residential uses and limited agricultural pursuits that may not have access to public utilities.	Same as 2018 Future Land Use Designation for Rural Residential.	Single family units with accessory dwellings, lodges, farms, conservation areas	Rural Residential

## Change “Transitional Residential” to “Neighborhood Flex”.

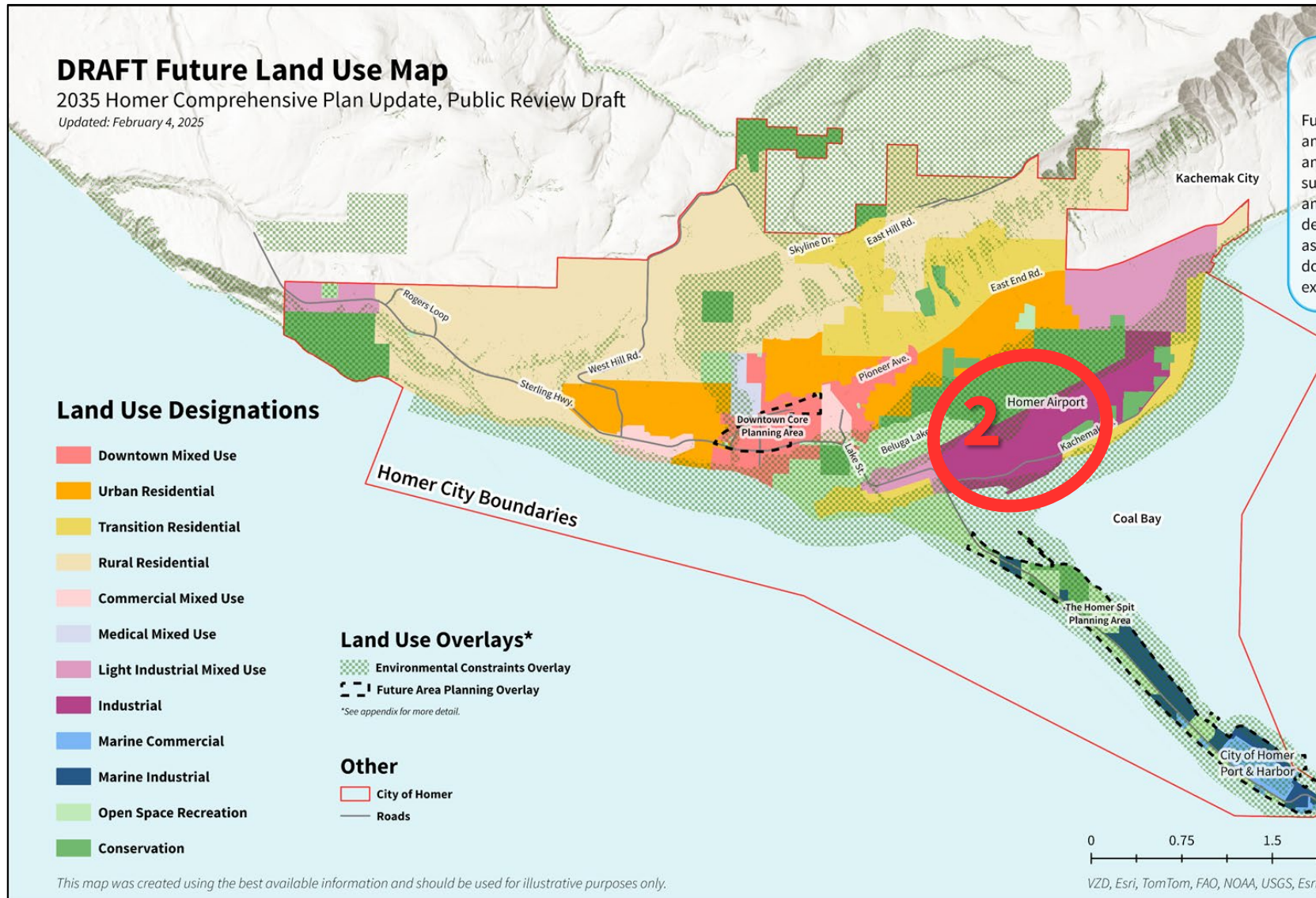
Emphasizes adaptability — to topography, mix of housing types, and variety of community uses.

Supports a mix of housing types and small-scale community uses within walkable areas that respond to environmental constraints. Designed to balance access to services with preservation of landscape character.



# Land Use & Environment Chapter: Future Land Use Map

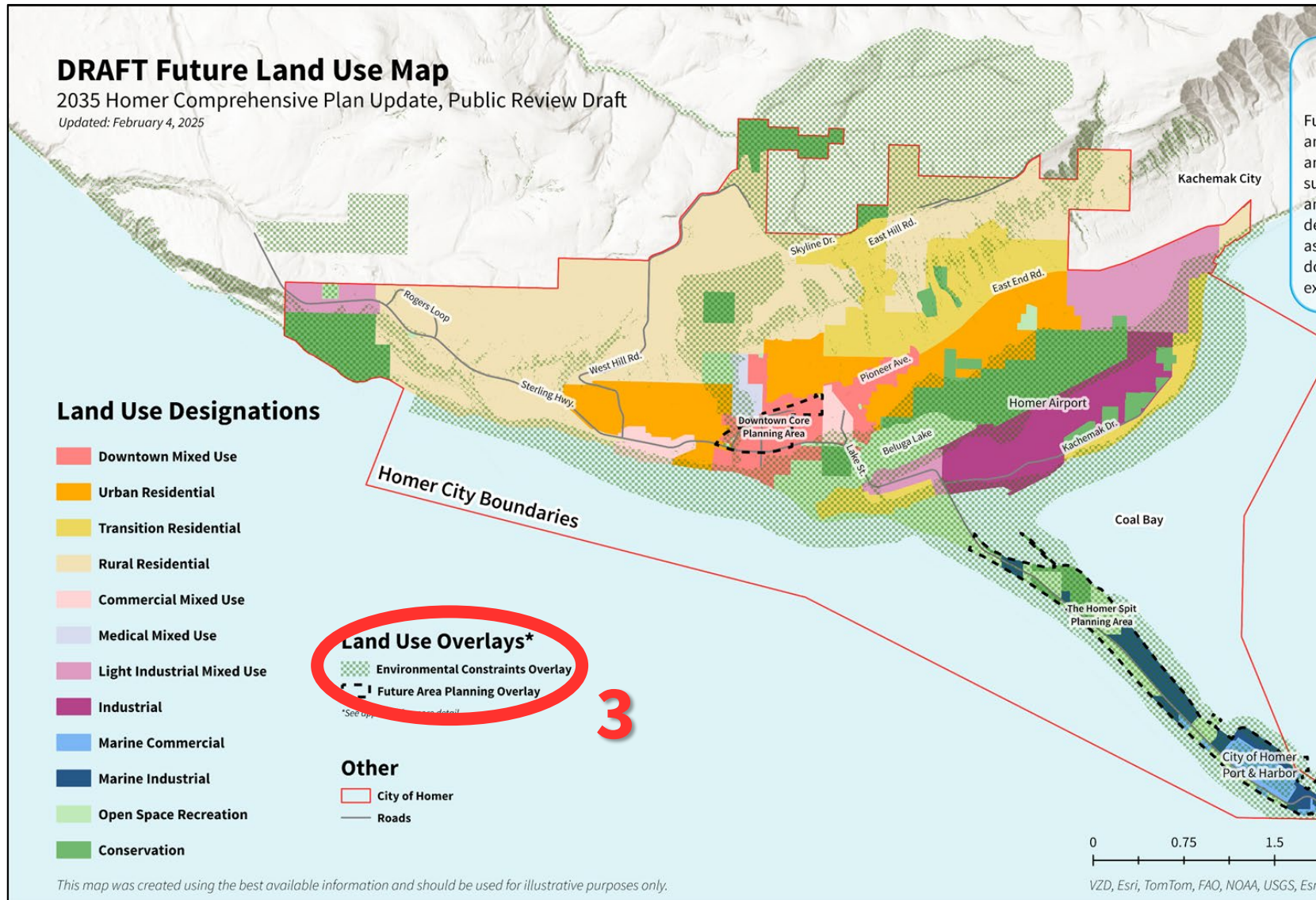
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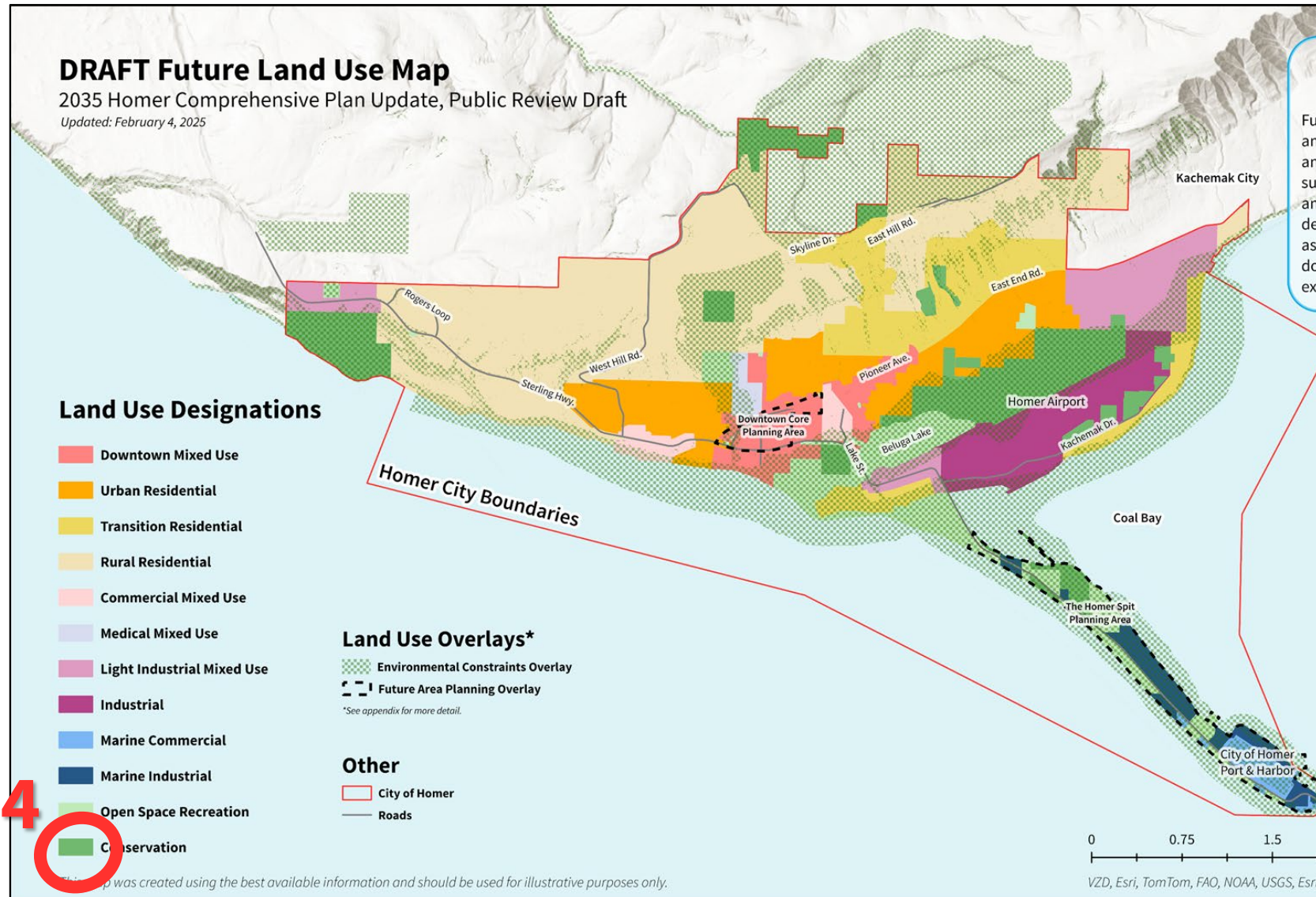
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3. Add clarity and further define **Environmental Constraints Overlay**. For example:
  - Add soils.
  - Remove Diamond Creek Recreation Area constraints overlay from Future Land Use Map.
  - Break environmental constraints map into two separate maps: conditions and designations.
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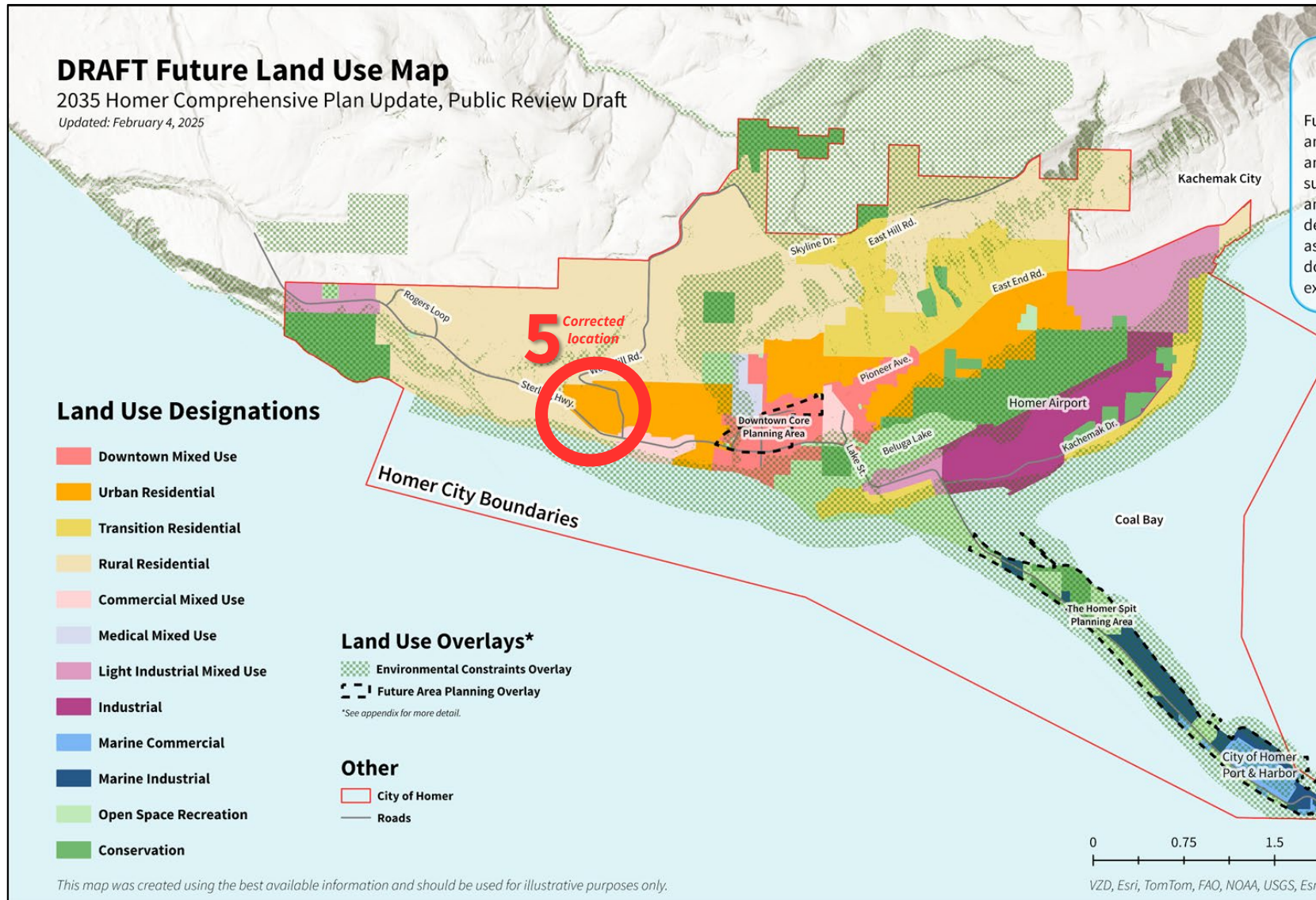
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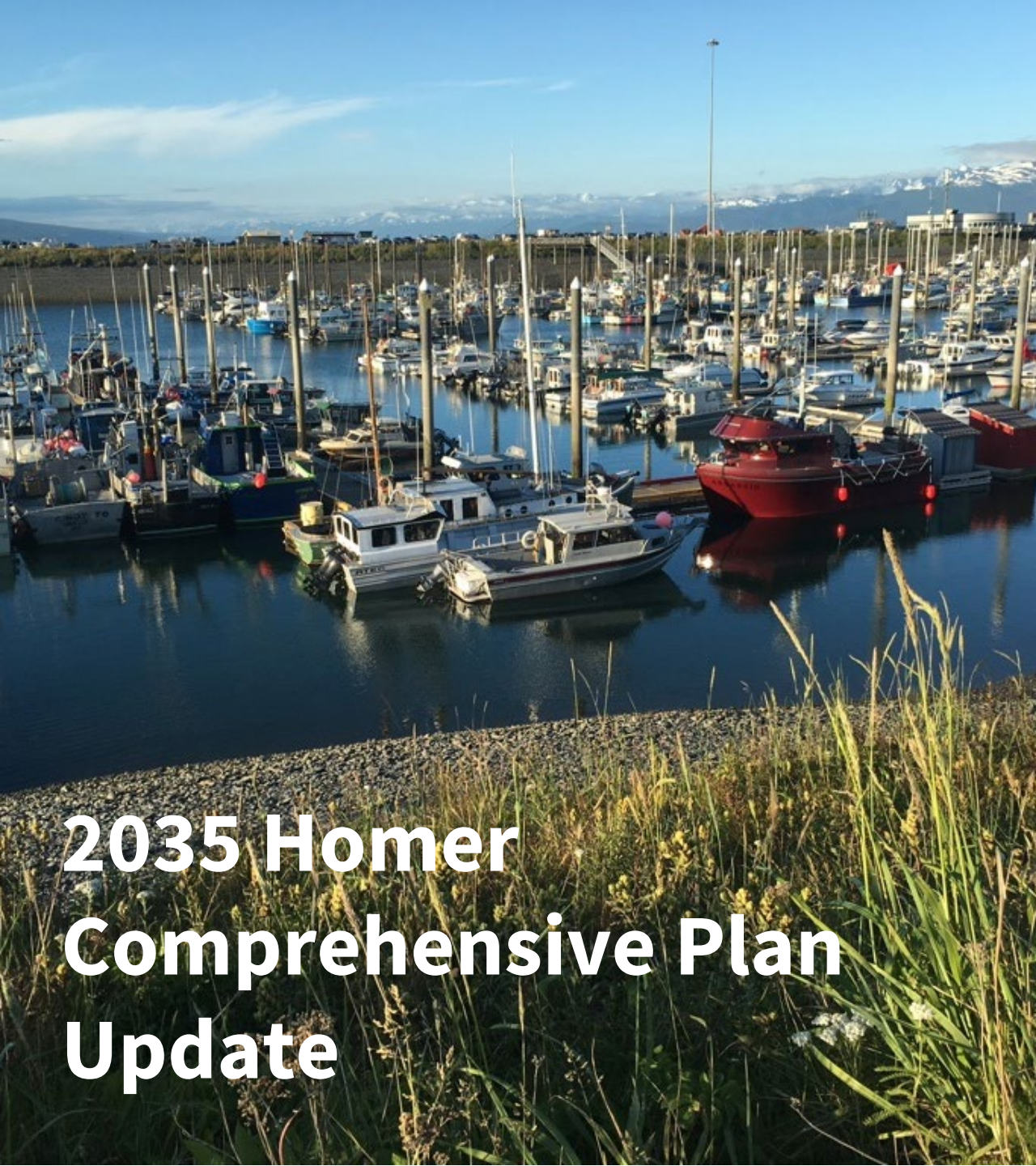
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# 2035 Homer Comprehensive Plan Update

# Thank You!

## Project website

[homercompplanupdate.com](http://homercompplanupdate.com)

## Contact the project team:

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*City of Homer City Planner*  
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**Cell:** (907) 242-5326 (call or text)  
**Email:** [shelly@agnewbeck.com](mailto:shelly@agnewbeck.com)