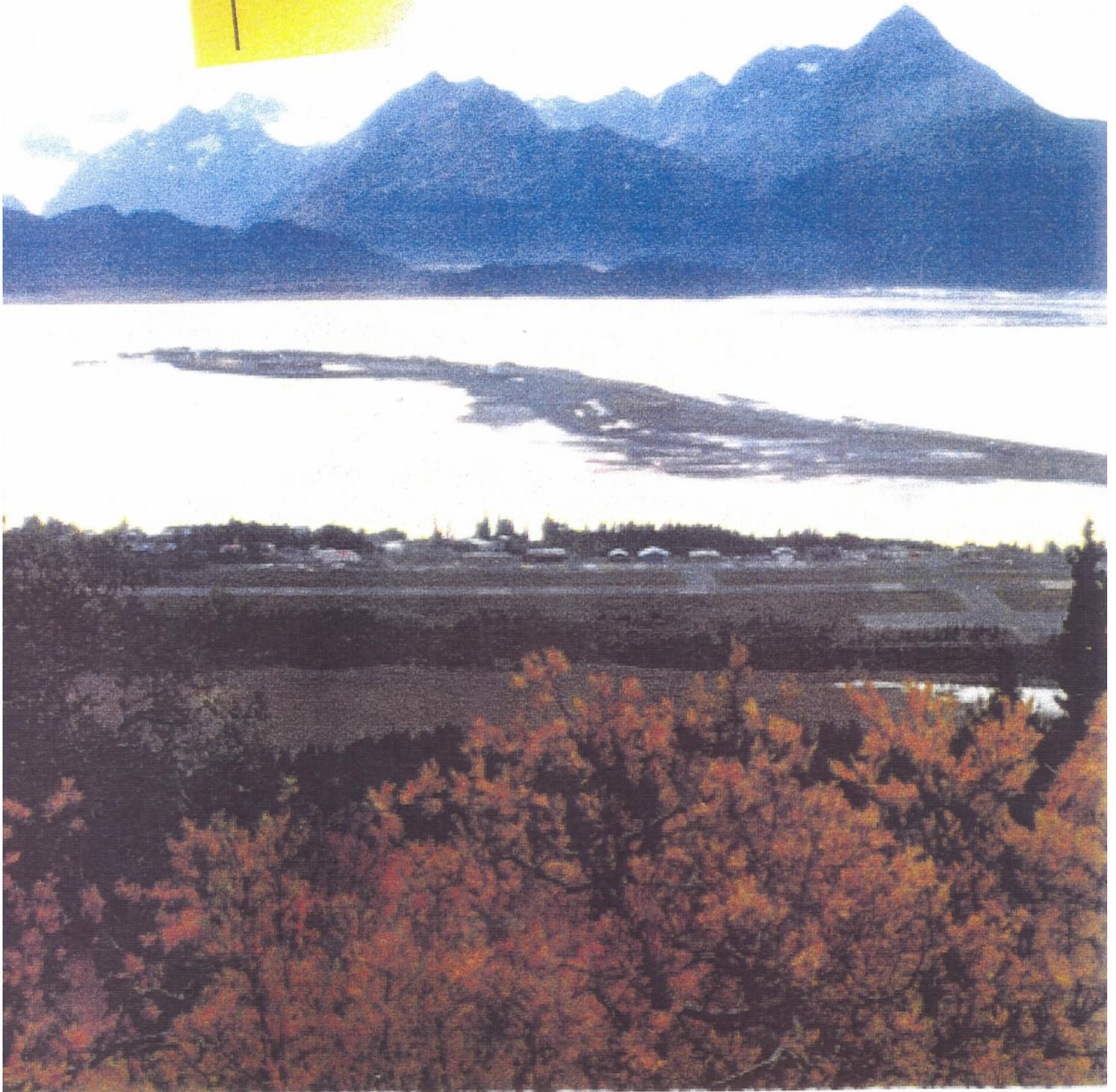
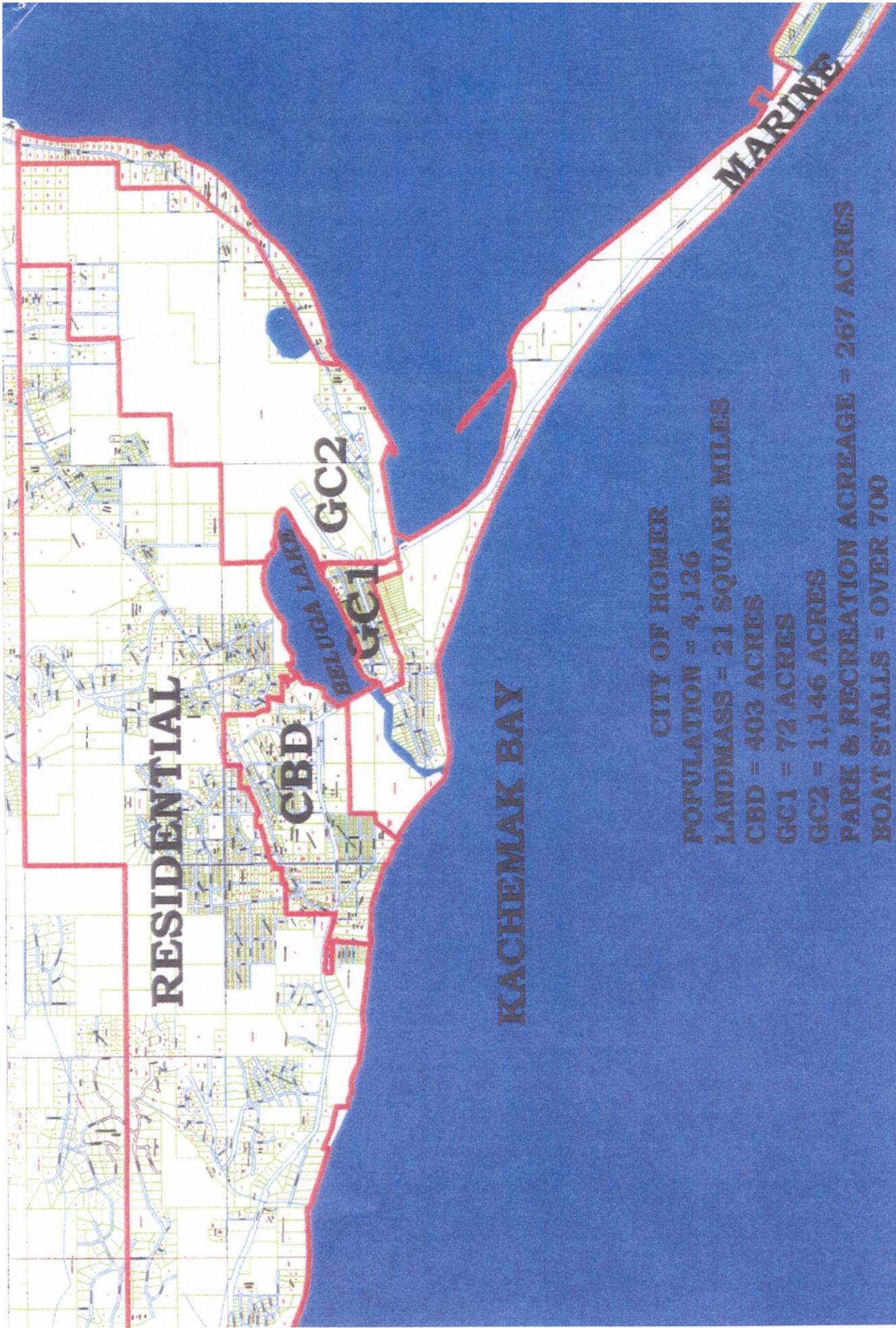


Homer Comprehensive Plan Update





RESIDENTIAL

CBD

GC2

GC1

BELUGA LAKE

MARINE

KACHEMAK BAY

CITY OF HOMER

POPULATION = 4,126

LANDMASS = 21 SQUARE MILES

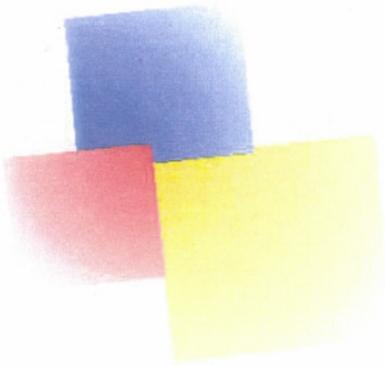
CBD = 403 ACRES

GC1 = 72 ACRES

GC2 = 1,146 ACRES

PARK & RECREATION ACREAGE = 267 ACRES

BOAT STALLS = OVER 700



A Guide to Homer's Future



The intent of this document is to update Chapters 1 and 2 of the 1990 Homer Comprehensive Plan. These chapters are the Land Use Chapter and the Homer Spit Plan. The Planning Commission with assistance from the Port and Harbor Commission have prepared new Goals, Objectives and Action Items for these two chapters.

During this review process, several other commissions and boards updated their sections of the 1990 Plan.

The Parks and Recreation Commission revised Chapter 6, Parks and Recreation;

The Economic Development Commission revised Chapter 7, Economy; and,

The Library Advisory Board updated the Library's section of Chapter 8.

Action Groups were invited to participate and two groups were formed. Their goals, objectives and action items are listed on Pages 11 and 12 of this document.

The Homer City Council adopted Resolution 99-70(A) on September 13, 1999, which updates Chapters 1,2, 6, 7, and the Library portion of the 1990 Homer Comprehensive Plan and adds the Action group sections to the plan.

The Kenai Peninsula Borough Assembly adopted Ordinance 99-64 on December 14, 1999.

Goals & Objectives.

These are statements identifying a future vision for Homer.

Action Items.

These are concise steps that can be taken to move toward the future vision. These action items are intended to be priorities for the City to focus on for the next three to five years, regarding land use.

Planning Elements

Land Use	Page	2
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Library	Page	6
Parks and Recreation	Page	7
Economy	Page	9
Action Groups	Page	11

LAND USE

COMMERCIAL/BUSINESS

IMPROVE THE ATTRACTIVENESS AND USABILITY OF THE BUSINESS CORE TO ENCOURAGE USE OF THE AREA

⇒ Guide growth and development in areas planned or zoned Central Business District (CBD) to provide a centrally located business/commercial area and focal point for the community.

Action Items:

1. *Assess the efforts that could be undertaken by the City to keep major business activities in the CBD.*
2. *Pursue the development of a Farmer's Market.*
3. *Pursue hiring a City zoning code enforcement officer and building inspector, developing architectural standards, and implementing a plan review process to ensure compliance with codes and initial plans Evaluate the need for subzones to accommodate a variety of uses.*
4. *Through the zoning, platting and construction processes, ensure that sidewalks and streetlights are constructed and pedestrian corridors are planned during the subdivision process, including eliminating aerial utilities.*
5. *Develop and pave parking areas within the Central Business District Research the feasibility to implement service districts to provide for paving and other enhancements.*
6. *The City shall encourage the beautification and retention of natural vegetation throughout the commercial business core and institute a landscape ordinance, in recognition of climate moderation, noise diffusion, and habitat and aesthetic benefits of natural vegetation.*
7. *The City shall work with private business and property owners to insure that the unique cultural identity of locally owned and developed small business is not lost to national marketing and branding identities.*
8. *The City shall work through the zoning and building process to limit the display of national brand signage and architecture, placing emphasis on local business identity.*

ENCOURAGE A BALANCE OF OPEN SPACE AND ATTRACTIVE, RETAIL-ORIENTATED DEVELOPMENT OF VACANT LAND IN THE BUSINESS/COMMERCIAL AREA.

⇒ The City shall encourage infilling of the area planned and zoned as CBD prior to contemplating enlarging the zoning district.

Action Item:

Develop streets, utilities, bicycle paths and greenbelts within the CBD

ACTIVELY PURSUE A THEME FOR PIONEER AVENUE. SUPPORT THE ESTABLISHMENT OF A TOWN SQUARE AND CONNECTING GREEN SPACES THROUGH TOWN.

a. The City in cooperation with private business owners shall research and evaluate steps involved in creating and enabling a Pioneer Avenue theme and town square to become a reality.

Action Items

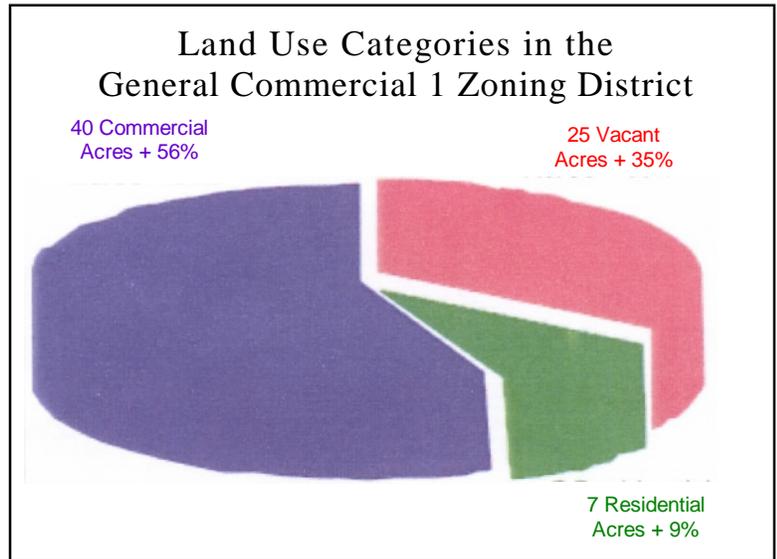
1. *The City shall work with private property owners and other interested parties to facilitate consensus on a theme for Pioneer Avenue.*
2. *The City shall work with the Town Square Committee to establish a Town Square and connecting green spaces through the Central Business District.*
3. *The City shall promote zoning, landscaping and architectural design models standards agreed upon through a joint cooperative effort.*
4. *The City shall participate with the business community on beautification efforts in the business/commercial core, such as holiday decorations and summertime banners on Pioneer A venue and regular changing of public murals.*
5. *The City shall assist private property owners in obtaining grants to defray costs associated with improvements that meet the standards that portray the Pioneer A venue theme.*
6. *The City shall pursue construction of restrooms, drinking fountains and recycling bins*

INDUSTRIAL LAND USE

PROVIDE FOR AREAS WITHIN
THE HOMER CITY LIMITS
THAT ENCOURAGE AND PROMOTE BUSINESSES
WITH INDUSTRIAL USES.

- A. Continue to support industrial land use needs while maintaining public safety, and increase performance standards in areas currently designated as light industrial land uses.
- B. Pursue annexation of land suitable for commercial/industrial uses, especially those presently served by city water and/or sewer.
- C. Minimize land use conflicts, to the extent possible, between industrial and other land uses.
- D. Support the Homer Airport as an important element of Homer's industrial land area.
- E. Establish incentives to encourage infilling of industrial land use areas.

7. *Revise the zoning code to allow for residential and other land uses, with the stipulation that industrial uses are given priority in land use conflicts*
8. *Research site for new animal shelter that has City water and sewer facilities.*



Action Items:

1. *Determine the feasibility and desirability of expanding a mixture of uses out East Road or on the Sterling Highway north of the Homer Middle School*
2. *Determine if the performance standards are adequate in the industrial land use area, and if not, revise the standards and provide for a mechanism of enforcement. Implement and enforce the performance standards of the zoning code.*
3. *Support the safety aspect of the State Airport Master Plan by prohibiting land uses that concentrate people and/or obstructions near and/or under the airport approach paths*
4. *The City shall, to the extent possible, maintain a buffer area between airport and residential land uses.*
5. *Coordinate with ADO TPF, Division of Aviation (DOA) to work towards a complete vegetation buffer around the airport and Beluga Lake.*
6. *Establish a buffer zone around Beluga Lake of at least 50 feet to reduce the impact of nonpoint source runoff from developed areas such as parking lots and fuel storage tanks.*

RESIDENTIAL LAND USE

PROVIDE AREAS FOR RESIDENTIAL LAND USES
WHICH CLUSTER COMPATIBLE USE TYPES
AND DENSITIES.

Protect the integrity and attractiveness of the residential neighborhood.
Continue to encourage infilling of residential areas. The City shall maintain community integrity by providing safe neighborhoods.

Action Items:

1. *Evaluate the neighborhood behind Lakeside Mall for similarities to Residential Office zoning.*
2. *The City shall examine the aspects of annexation and intergovernmental agreements for areas where non-City residents use City utility services*
3. *The City shall make every effort to install utilities prior to reconstructing roads.*
4. *Examine the need for a low density RI" type zone, to allow only single family residences*

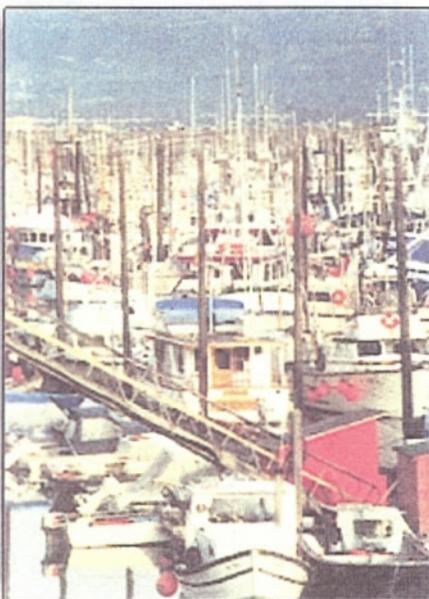
HOMER SPIT PLAN

MANAGE THE LAND AND OTHER RESOURCES OF THE SPIT TO ACCOMMODATE ITS NATURAL PROCESSES, WHILE ALLOWING FISHING, TOURISM, OTHER MARINE RELATED DEVELOPMENT, AND OPEN SPACE/RECREATIONAL USES.

- A. Provide for public safety while achieving a balanced mix of water-dependent and marine-related activities on the Homer Spit.
- B. Recognize and accommodate natural features and processes while providing adequate space for marine commercial and industrial, tourist commercial, transportation, recreation, open space, and traditional uses.
- C. Priority for use of the Small Boat Harbor and distal end of the Homer Spit shall be given to marine commercial, marine industrial (fishing), industrial transportation, tourism, and day use recreation.
- D. Transportation (including U.S. Coast Guard) and shipping and cargo handling activities are a high priority use of the Deep Water Cargo area and the Main Dock areas of the Spit.
- E. Priority use of the west side of the Homer Spit shall be for open space/recreation.
- F. Priority for the Mud Bay area of the Homer Spit shall be for conservation.

Action Items:

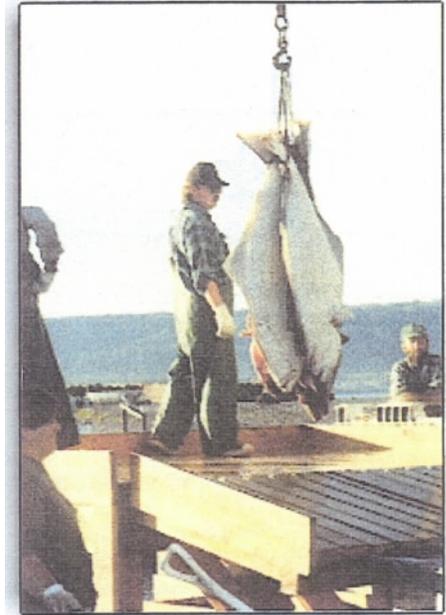
1. Obtain public ownership of land on the Spit.
2. Similar land uses /such as charter offices, boat and gear sales, tourist activities) shall be encouraged to cluster to achieve a mix of related activities and minimize adverse impacts on other activities.
3. Evaluate and develop a plan for non-boating access to fishing opportunities, such as the Lagoon 'Fishing Hole':
4. Maintain and protect traditional uses of the beaches along the Spit such as gathering coal, shellfish, and others.
5. Construct an observation deck near the Fishdock.
6. Develop sidewalks and walkways around the harbor and roads.
7. Construct weather protected picnic and outdoor meeting facilities Construct a new wood grid with improved access.
8. Develop a program that advocates that one percent (1%) of new construction costs be spent on landscaping.



HOMER SPIT PLAN

Action Items:

1. *Encourage continuation of the Spit shuttle to transport day users to various locations on the Spit.*
2. *Commercial fishing storage shall occur on the Spit only when there is no higher priority use for this area.*
3. *Allow the natural transport of sediments along the west side of the Spit to continue uninterrupted. Proponents of bulkheads, groins, breakwaters or other devices shall demonstrate that their project will not adversely disrupt this sediment transport.*
4. *Commercial extraction of sand and gravel from the Spit shall not be allowed.*
5. *Commercial camping shall be encouraged to locate away from commercial and industrial activities at each end of the Spit, recognizing increased non-resident demands for camping, tent, and recreational vehicle usage. Open space camping shall be encouraged to locate in the middle area of the Spit.*
6. *Continue discouraging motorized vehicle traffic in the critical habitat areas on the Homer Spit beaches. Encourage the build up of driftwood on Spit beaches.*
7. *Open space recreation uses shall be encouraged on the east and west sides of the Spit, on public land, from the north end of the existing development to the uplands.*
8. *Require appropriate engineer's approval for structural integrity for any large additions to existing structures.*
9. *Promote a low impact use concept for the west side of the Spit in the update of the zoning code.*
10. *Traffic congestion shall be alleviated by improving the organization of existing parking area, and encouraging of privately provided transportation services /for example, shuttle buses/ that will shift parking off the Spit.*
11. *City leases shall include land sufficient for businesses and minimal employee parking.*
12. *The City shall reserve right-of-way for access to the east side of the harbor The City shall reserve 15' pedestrian/safety rights-of-way around the periphery of the small boat harbor.*
13. *Maintain and increase public access to the harbor and beaches on the Spit to improve opportunities for fishing and other recreational activities.*



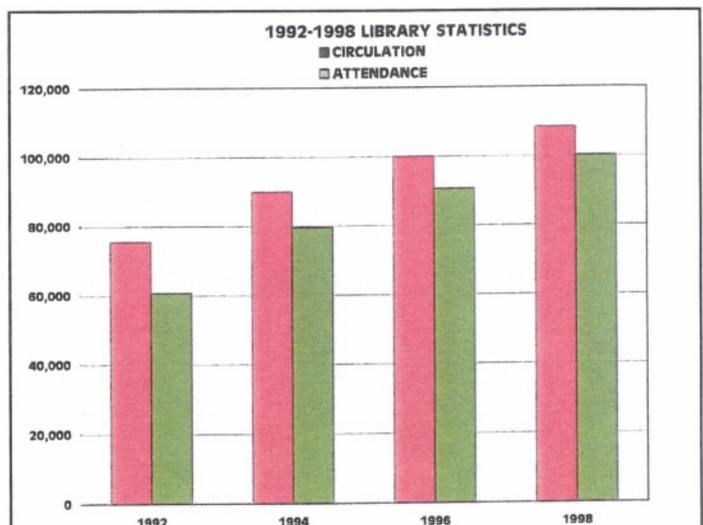
LIBRARY

TO PROMOTE LIFELONG LEARNING AND LOVE OF READING AND TO FULFILL THE INFORMATION AND RESEARCH NEEDS OF THE COMMUNITY.

- A. Maintain collection size commensurate with the statewide per capita average and update materials annually to provide a current collection.
- B. Plan and secure funding for library services based upon usage and type of resident. Plan and secure funding for a larger library.
- C. Provide access for citizens to electronic data, the Internet, and other emerging formats to allow them to participate equally in the Information Age.
- D. Encourage reading and literacy through enhanced existing and new programs. Provide excellent service by trained, professional staff.
- E. Promote awareness of the library's services and programs through a public relations program. Coordinate library and information services with other information providers and agencies in the community.

Action Items:

1. Maintain the collection size at 3.3 volumes per capita consistent with the FY97 Alaska statewide average.
2. Update the collection annually in order to provide current information to the public. Revise collection development policy and procedure manual as needed.
3. Maintain free access to In-house library services for everyone.
4. Maintain fee charges for library services where appropriate.
5. Secure additional funding for library services provided to non-city residents.
6. Plan for a larger library by determining space needs per services and collection size. Coordinate Building Committee activities to build a facility.
7. Investigate viable funding options for a larger library, including local state, federal and grant services.
8. Coordinate University of Alaska Participation in a consortium library, if the University and City proceeds with a consortium arrangement.
9. Support funding efforts by the Friends of the Homer Public Library, Inc.
10. Provide connections for citizens to access global information.
11. Continue and enhance the library's reading programs' pre-school story hour, school visits, teen volunteers, and literacy advocacy. Investigate and implement new outreach programs
12. Budget for staff training in technology, customer service and library science.
13. Develop a public relations program that highlights the library's contributions to the community.
14. Develop a consortium agreement with the University of Alaska, Kenai Peninsula College, Kachemak Bay Branch to share resources.
15. Develop cooperative working relationships with other libraries in the community.



PARKS AND RECREATION

RECOGNIZE, IMPROVE, EXPAND, AND DIVERSIFY
PARKS AND RECREATIONAL
OPPORTUNITIES FOR RESIDENTS AND
VISITORS.



- A. Improve, expand, and diversify existing parks and recreation facilities in the City to meet the needs of residents and visitors.
- B. Identify and plan for future parks and recreational needs in the City for both residents and visitors.
- C. Identify and support area wide parks, trails, and recreation activities, projects and development that would be beneficial to City residents and commerce.
- D. Update plans to include year-round recreational opportunities for residents and visitors.
- E. Strive to identify, acquire, dispose of, or exchange lands to satisfy public recreation needs.
- F. Protect and preserve unique scenic and natural areas, such as greenbelts, for the present and future enjoyment of Homer residents and visitors.
- G. Develop an integrated system of trails, sidewalks, and walkways to connect City parks, schools, recreational areas, and the downtown core.

Action Items

1. *Evaluate future parks and recreation needs to complement existing facilities.*
2. *Survey year-round use of existing city parks to determine the need and priority of parks to be maintained and upgraded.*
3. *Coordinate parks and recreation projects with the Parks/Recreation Advisory Commission for inclusion into the City's annual Capital Improvement Program.*
4. *Construct restrooms and drinking water facilities in and near the Central Business District for visitors and pedestrians.*
5. *Locate a short term parking area for large travel vehicles and cars with boat trailers within walking distance of the CBD.*
6. *Identify potential large vehicle and recreational vehicle camping areas within walking distance of the Central Business District*
7. *Identify and support the development of year-round recreational activities that would benefit both the economy and quality of life for the Homer community based on a demonstrated need.*
8. *Support development of recreational facilities to meet the needs of senior citizens and the disabled.*
9. *Continue City support of a Parks and Recreation Department and the Community Schools program.*
10. *Actively pursue funding from Federal State, and Borough agencies for development and maintenance of recreation facilities which will benefit residents, visitors and tourists.*
11. *Consider a recreational service area, sales tax, or property tax for use as a permanent source of revenue to be used for a parks, trails and recreation Program.*



PARKS AND RECREATION

Action Items

12. *Research funding for parks and recreation land acquisition, development and maintenance.*
13. *Acquire parks and recreation land in advance of need.*
14. *Coordinate with the Borough to implement reclassification and acquisition of Borough lands for future public use.*
15. *Acquire land, plan and construct facilities.*
16. *Acquire key upland access points for additional public access.*
17. *Identify legal locations and implement signage to designate public parking and access to beach areas.*
18. *Identify and preserve critical habitats such as that of the Aleutian Tern, eagle nesting and roosting areas, wetlands and other wildlife habitat areas.*
19. *Identify, protect and preserve scenic and natural areas, such as greenbelts, for recreation enjoyment.*
20. *When possible, construct parking facilities for recreational viewing of unique scenic and natural areas.*
21. *Acquire property, easements, and dedications along the Sterling Highway, wetlands, waterfronts and, other scenic areas in advance of need..*
22. *Identify and acquire key upland access points for additional public access.*
23. *Maintain public access to beaches by continuing City ownership of tidelands and upland access points.*
24. *Coordinate with the Kenai Peninsula Borough to provide dumpsters for each public access to waterfronts and other public areas.*
25. *Construct continuation of floating boardwalk for Beluga Slough.*
26. *Construct an interconnecting system of bikeways, sidewalks and trails.*
27. *Acquire an interconnecting system of pedestrian easements for the purpose of public sidewalks, pathways and trails.*
28. *Improve maintenance of beaches and parks (i.e. trash collection, patrolling and provision of trash receptacles and scheduled trash collection.)*



ECONOMY

INCREASE YEAR ROUND EMPLOYMENT.

YEAR ROUND COMMERCIAL FISHING ACTIVITIES WILL BE EMPHASIZED.

IMPROVE AND PROVIDE FOR INCREASED PUBLIC UTILITIES FACILITIES AND INSTITUTIONS.

ENCOURAGE AND ENHANCE THE CULTURAL AND EDUCATIONAL AMENITIES OF HOMER.

- A. Year round employment opportunities for area residents will be enhanced.
- B. The timber industry will be encouraged.
- C. Institutes of higher education will be encouraged to locate in the City of Homer.
- D. Environmentally compatible commercial uses of Kachemak Bay will be encouraged.
- E. Year round tourism will be emphasized.
- F. The City shall research and develop a cost benefit analysis to determine options for providing more public services and facilities; these options may include, but are not limited to, annexation, and service districts or the following policies and actions.

Action Items:

1. *The City shall pursue value added timber product manufacturing companies.*
2. *The City shall encourage the continued expansion of UAA/KPC campus.*
3. *The City shall pursue expansion of local accredited undergraduate, graduate and postgraduate facilities and services.*
4. *The City shall encourage and facilitate the marine mariculture industry.*
5. *The City shall pursue advanced industries in biotechnology for development of commercially viable products from Kachemak Bay.*
6. *Commercial fishing and sport fishing industries will be supported.*
7. *The City shall encourage the private and public development of the Lower Kenai Peninsula for the purpose of increasing tourist revenues.*
8. *The City shall increase the number of public access trails and sidewalks without increasing City debt.*
9. *The City shall fully utilize the harbor and repair the floats as necessary.*
10. *The City will facilitate development of online tourism services.*
11. *The City will aggressively market Homer as a tourist destination.*
12. *The City shall encourage value added seafood processing in Homer.*
13. *The City shall fully utilize the Fish Dock and Ice House.*
14. *The City shall aggressively market Homer as a commercial fishing port.*
15. *Encourage year round employment in the marine services industry.*

ECONOMY

16. *The City shall study and implement a plan for a zoned marine industrial area capable of supporting year round service facilities.*
17. *Improve the environmental quality of the area.*
18. *Decrease the cost of safe drinking water.*
19. *Develop a water/sewer master plan for all the city, including new water sources.*
20. *Improve the sewage treatment for all residents in the City of Homer and surrounding areas.*
21. *The City shall pursue the formation of a Water and Sewer Service District for both City residents and nonresidents.*
22. *Increase the number of service districts to improve the service of public institutions.*
23. *The City shall facilitate the formation of a library service district.*
24. *The City shall facilitate the formation of a fire district.*
25. *The City shall encourage the continued presence of the Coast Guard in the City.*
26. *The City shall pursue reconstruction of the Main Dock and make the harbor improvements necessary to continue the Coast Guard presence in the City.*
27. *Support and facilitate the development of natural gas to the Lower Kenai Peninsula.*
28. *Facilitate the implementation of an economic growth plan.*
29. *The City shall give high visibility to the arts and sciences institutions and programs of the City and its metropolitan region as a means of (a) promoting Homer as a tourist destination, (b) providing employment for Homer residents and (c) ensuring a high quality of life for Homer residents.*
30. *The City shall seek ways to form or encourage alliances with other tourism centers on the Kenai Peninsula, especially cultural and science institutions in order to expand the*
31. *marketing strengths of the City in the tourism segment.*
32. *The City shall work with interested parties to develop an information source and a support system for area citizens involved in small business enterprises.*
33. *Develop a solid waste management plan which emphasizes waste reduction, recycling, and reuse of durable goods.*



ACTION GROUPS

COMMUNITY CULTURAL COALITION

TO INSURE THAT THE AESTHETIC QUALITIES FOUND IN THE NATURAL BEAUTY AND HABITAT, AND WHICH ARE AN ESSENTIAL PART OF HOMER'S APPEAL TO AREA RESIDENTS AND VISITORS ALIKE, ARE IDENTIFIED AND RETAINED.

TO INSURE THAT HOMER'S DEVELOPMENT FOLLOWS A WELL THOUGHT OUT, COORDINATED PLAN, THAT SPEAKS TO THE AESTHETIC QUALITIES OF HOMER'S PROFILE AS AN ARTS DESTINATION.

SUPPORT CULTURAL DEVELOPMENT.

TO ENSURE THAT ARTS AND CULTURAL AMENITIES, WHICH ARE VALUED BY THE COMMUNITY, CONTINUE TO HAVE A VIABLE IMPACT ON THE ECONOMIC DEVELOPMENT OF THE HOMER AREA.

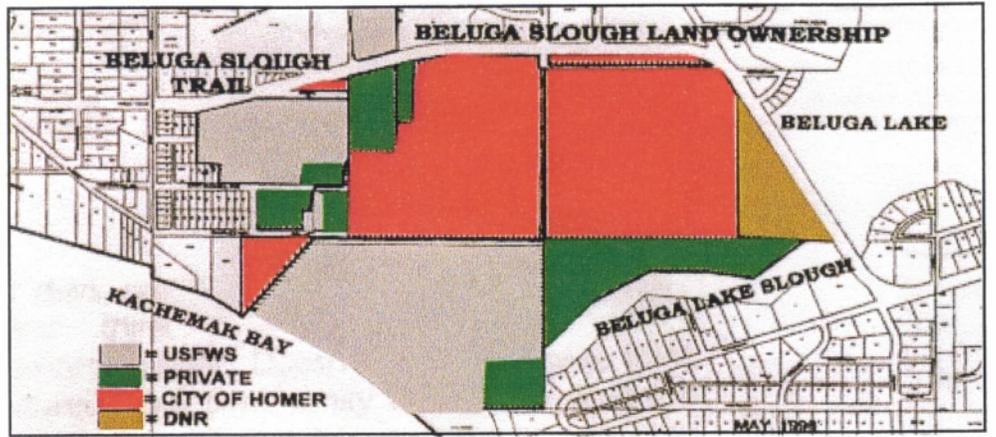
- A. Support retention/restoration of natural vegetation and habitat in the Homer area.
- B. Support a coordinated cultural development plan.

Action Items:

1. *Develop tax incentives for individuals and developers that would encourage retention/replanting of natural vegetation when developing land.*
2. *Establish a site and design advisory process to provide assistance in building and landscape design.*
3. *Encourage development of the Town Square Project.*
4. *Work with community to identify desirable open space and natural green belt areas and establish mechanisms to accomplish this action, such as a 1 % real estate transfer tax to generate revenue for the purchase of these open space areas.*
5. *Support the community Cultural Coalition's effort to conduct a cultural needs assessment*
6. *Encourage development of landscape and design elements that would unify downtown Homer's aesthetic profile.*
7. *Initiate a community-wide, long term, year round beautification effort.*
8. *Develop a "1% for Art" public art program.*
9. *Promote historic buildings and/or site preservation.*
10. *Develop an overall public transportation plan that also addresses parking, sidewalks, trails, bike paths and pedestrian streets (a) Encourage pedestrian/bike traffic through development of sidewalks, trails and pedestrian avenues. (b.) Develop overall parking plan for City identifying potential partners such as the Museum College Chamber and Library, which develops and encourages shared parking areas, (c.) Encourage development of public transportation that connects centralized parking, downtown, the spit, and areas in between.*
11. *Provide assistance and financial support to arts and cultural institutions and organizations that provide opportunities for residents and visitors alike.*
12. *Work with community to develop a centralized Town Square that includes a cultural center, interfacing with existing organizations and institutions to explore partnerships and shared parking.*
13. *Investigate innovative funding mechanisms to provide funding for development of the Town Square with cultural and other facilities and public art programs*

BELUGA SLOUGH/HOMER SPIT CONSERVATION LANDS

An action group was formed of public property representatives from the City of Homer, United States Fish & Wildlife Service, Alaska Dept. of Fish and Game, Alaska Dept. of Transportation and private property owners in the Beluga Slough area. The group recommends that the primarily public lands in the Beluga Slough, and the Homer Spit mud bay area, be put into a conservation zoning district



The 1999 Comprehensive Plan Update replaces Chapters 1 and 2 of 1990 Comprehensive Plan. These chapters are the Land Use Chapter and the Homer Spit Plan. This update also revises Chapter 6, Parks and Recreation, Chapter 7, Economy Chapter and updates the Library's section of Chapter 8.

On an annual basis the Planning Commission, Port and Harbor Commission, Economic Development Commission and the Library Board will review and assess their sections in order to produce a prioritized action plan for Council approval and fiscal support.

Acknowledgements

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