

City of Homer
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October 31, 2007

Mr. Max Best
 Planning Director
 Kenai Peninsula Borough
 144 N. Binkley St.
 Soldotna, AK. 99669

SUBJECT: Request for Borough Matching Grant / Homer Comprehensive Plan

Dear Mr. Best:

As you know, the City of Homer is growing and changing at a rapid rate. The need for comprehensive community planning has never been greater. The City and its residents have accepted the challenge and allocated a very significant amount of resources toward planning for the community's future. For example, within the past three years, the City has approved:

- A Water and Sewer Master Plan
- A Transportation Plan
- A Non-Motorized Transportation Plan
- A Community Design Manual
- A Town Center Plan
- A Flood Hazard Ordinance
- New Storm Water and Drainage Requirements
- Wetlands Mapping.

Planning efforts in progress include:

- A rewrite of Title 21
- Implementation of the Town Center Plan including design of the new City Hall and Town Square
- A Steep Slope Ordinance
- A Gateway Overlay Ordinance
- A Harbor Overslope Zoning Ordinance
- A Climate Action Plan.
- New Road Design Criteria
- Major capital projects including expansion of the Deep Water Dock, expansion of the boat harbor, construction of a new water treatment plant, and construction of a new City Hall and Town Square.

The most important planning effort of all is the update of the Homer Comprehensive Plan which is currently underway. It is the City's intent that some of the planning documents mentioned above, such as the Water and Sewer Master Plan, the Transportation Plan, and the Town Center Plan, will ultimately be incorporated into the new Comprehensive Plan.

The City hired the consulting firm Agnew::Beck at the beginning of this year to assist it in updating and revising the Comprehensive Plan. The Scope of Work includes a complete update and revision of the plan and work has been going on for most of the year. The consultant has emphasized public participation and has been working closely with the Homer Comprehensive Plan Citizen Advisory Committee; a committee appointed by the Mayor and confirmed by the City Council. There is currently a public review draft out for comment. After the comment period closes, the draft will be revised and forwarded to the Homer Advisory Planning Commission for review. Additional public hearings are likely during the Planning Commission and City Council review periods.

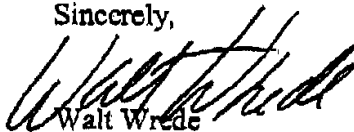
The Homer Planning Division staff will send you a link to the Comprehensive Plan website and will also forward a hard copy of the Public Review Draft. Please share this information with the Borough Planning Commission. We would welcome any comments the Borough might have about the draft. There is plenty of time for the City to consider and incorporate Borough comments before the document is submitted to the Homer City Council for review and ultimately, the Borough Assembly for approval.

As you know, area-wide planning power rests with the Kenai Peninsula Borough. The Borough has historically encouraged cities to take responsibility for their own Comprehensive Plans. The Borough has also provided matching grants to assist cities with this work. According to our records, the Borough provided a matching grant to the City in 1997 for the partial plan update that was approved by the Borough Assembly in 1999. At this time, the City would like to request assistance from the Borough for its current work on the Homer Comprehensive Plan.

Please consider this letter to be a formal request for a matching grant from the Borough for the City's Comprehensive Plan Project. The City's Contract with Agnew::Beck is for \$100,000. The City requests that the Borough consider splitting the cost on a 50/50 basis. Therefore, this is a request for a matching grant in the amount of \$50,000. We would be more than happy to provide any back-up material or documentation that might be required to support this request. Please forward this request to the Mayor and the Borough Assembly.

Thanks for your time and consideration. Please do not hesitate to contact us if you have any questions or need additional information. We look forward to your response.

Sincerely,



Walt Wrede

c.

Homer City Council