Memorandum 12-033 Amend Zoning Map to Rezone Portions of the Rural Residential (RR) and General Commercial Two (GC2) Zoning Districts to Conservation (CONS).

Memorandum ID: 12-033
Memorandum Status: Backup

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MEMORANDUM 12-033

TO: Mayor Hornaday and Homer City Council
THRU: Walt Wrede, City Manager
FROM: Rick Abboud, City Planner
DATE: March 6, 2012
SUBJ: Ordinance 12-11, An Ordinance of the City Council of the City of Homer, Alaska, Amending the Homer City Zoning Map to Rezone Portions of the Rural Residential (RR) and General Commercial Two (GC2) Zoning Districts to Conservation (CONS). Planning. Recommended dates: Introduction March 12, 2012, Public Hearing and Second Reading March 27, 2012.

Introduction
The Planning Commission is forwarding the Draft Ordinances for review. The HAPC has had work session and a public hearing regarding this issue.

Why
Amending the map by adding these lands to the Conservation District (EEMU) directly fulfills objectives of the Homer Comprehensive Plan. The Land Use Recommendation Map indicates the proposed land desirable to be declared a Conservation District. The parcels currently function as conservation, and having them in the Conservation District only reflects the current reality of their functions. Further explanation about the current disposition of the lands can be found in the staff reports.

In Staff Report 12-05 you will find that originally I proposed that the entire area surrounding the airport, including the land designated as critical habitat, be included in the Conservation District. After hearing from nearby land owners and State of Alaska DOT, I withdrew state lands surrounding the airport from the proposed district because of a conflict with the airport. A letter from AKDOT is included in the backup material. This item was originally scheduled for public hearing February 1st and the meeting was canceled. Notices to neighboring property owners were sent out again and the hearing was held February 15th.

Staff and Planning Commission recommendation:

Adopt Ordinance 12-11

Attachments
1. Draft Ordinance 12-XX
2. Staff Report PL 12-08 and minutes
3. Staff Report PL 12-05 (canceled, no minutes)
4. Email from Kachemak Heritage Land Trust to Julie Engebretsen

Related Ordinances**Memorandum - Related Ordinances:** Ordinance 12-11(A) Amending Zoning Map to Zone Portions of Rural Residential and General Commercial Two to Conservation

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