



City of Homer Planning & Zoning

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MEMORANDUM 08- 38

TO: MAYOR HORNADAY AND HOMER CITY COUNCIL
WALT WREDE, CITY MANAGER

FROM: BETH MCKIBBEN, CITY PLANNER *BME*

DATE: March 3, 2008

SUBJECT: An Ordinance of the City Council of the City of Homer, Alaska,
Amending the Homer Zoning Code by adopting a new chapter 21.XX to
create the Scenic Gateway Corridor Overlay District.

At the regular meetings of January 16, 2008 and February 6, 2008 the Homer Advisory Planning Commission (HAPC) held public hearings on the above referenced ordinance. The Commission has been working on this ordinance for some time beginning with a joint meeting of the Homer City Council and the Homer Planning Commission on February 6, 2006 where they identified the creation of a Gateway Zoning District as an action item to be listed on their immediate priority list. With resolution 06-19 the Homer City Council directed the planning staff to write an ordinance creating a new zoning district defining commercial and residential use along the Sterling highway from the Baycrest Hill city limits to the Bidarka Inn.

Planning staff held two public meetings with area property owners on March 21, 2006 and April 14, 2006. A first draft ordinance was presented to the Homer Advisory Planning Commission on May 3, 2006. The Homer Advisory Planning Commission considered this draft ordinance at numerous work sessions and meetings and held a public hearing on the ordinance on July 19, 2006.

The Homer Advisory Planning Commission and the City Council held another joint work session and considered the proposed ordinance on September 24, 2007. The HAPC continued working on the draft ordinance and eventually put it out for public review in advance of the hearings held at the beginning of 2008. Notices were sent to property owners in the affected area.

Recommendation:

The Homer Advisory Planning Commission recommends the Homer City Council adopt the ordinance and amend the Zoning Map.

Attachments:

1. Ordinance 08-XX
2. Attachment A –map of district boundaries