



AGENDA

City Council Committee of the Whole

Monday, February 13, 2023 at 5:00 PM

City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

Homer City Hall

491 E. Pioneer Avenue
Homer, Alaska 99603
www.cityofhomer-ak.gov

Zoom Webinar ID: 953 097 829 Password: 234969

<https://cityofhomer.zoom.us>
Dial: 346-248-7799 or 669-900-6833;
(Toll Free) 888-788-0099 or 877-853-5247

1. CALL TO ORDER, 5:00 P.M.

2. AGENDA APPROVAL (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual)

3. CONSENT AGENDA

4. REGULAR AGENDA ITEMS

5. DISCUSSION TOPIC(S)

5.A. Ordinance 23-11, An Ordinance of the City Council of Homer, Alaska amending the FY23 Capital Budget by Appropriating an Amount not to Exceed \$650,000 from the General Fund Capital Asset Repair and Maintenance (CARMA) Fund for the purpose of Developing a new Comprehensive Plan and a Complete Update of the Title 21 Zoning and Planning Code for the City of Homer. City Manager.

Page 2 - 7

Presentation from Ryan Foster, Special Projects Coordinator
[Agenda Item Report CC-23-032](#)

6. COMMENTS OF THE AUDIENCE (Any topic 3 minute time limit)

7. ADJOURNMENT NO LATER THAN 5:50 Next Regular Meeting is Monday, February 27, 2023 at 6:00 p.m., Committee of the Whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.



AGENDA ITEM REPORT

**Ordinance 23-11, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Appropriating an Amount not to Exceed \$650,00 from the General Fund Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Purpose of Developing a New Comprehensive Plan and a Complete Title 21 Zoning and Planning Code for the City of Homer.
City Manager.**

Item Type: Ordinance
Prepared For: City Council
Meeting Date: 13 Feb 2023
Staff Contact: Ryan Foster, Special Projects Coordinator
Through: Rob Dumouchel, City Manager

Summary Statement:

An update of the Comprehensive Plan and modernization of the Zoning Code was identified as a Council priority during the 2022 Visioning work session held in March at the Pratt Museum. The Title 21 Zoning and Planning Code has been continuously updated over the years with a significant update in 2008, but it is generally viewed as difficult to work with by the public and City staff and unable to achieve the vision and goals currently set out in the Comprehensive Plan. The Comprehensive Plan underwent a technical update in 2018, but since the Zoning and Planning Code implements the vision of the Comprehensive Plan, it is proposed to undergo a full update of the Comprehensive Plan in advance of a Code rewrite.

Approval of Ordinance 23-11 would amend the FY22/23 Operating Budget to appropriate an amount not to exceed \$650,000 from the General Fund CARMA (Capital Asset Repair & Maintenance Allowance) to secure the services of a professional consultant to facilitate the development of a new Comprehensive Plan and a complete update of the Title 21 Zoning and Planning Code.

A resolution providing a recommendation on selecting a consultant firm and awarding a contract will be provided at the February 27, 2023 Regular Council Meeting. Hiring a consultant firm to fully update the two most important regulatory documents for planning and development in the City of Homer results in a Comprehensive Plan that guides the future development of the City over the next 20 years and addresses the unique planning challenges of the community and an updated Title 21 Zoning and Planning Code that will allow the City to realize the vision and goals defined in the Comprehensive Plan with updated processes and development standards. In addition, greater efficiency, clarity, and user friendliness will be built into the zoning code.

Staff Recommendation:

Introduce Ordinance 23-11 schedule public hearing and second reading February 27, 2023.

Attachments:

[Ordinance 23-11](#)

[Financial Supplement](#)

**CITY OF HOMER
HOMER, ALASKA**

City Manager

ORDINANCE 23-11

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING THE FY23 CAPITAL BUDGET BY APPROPRIATING AN AMOUNT NOT TO EXCEED \$650,000 FROM THE GENERAL FUND CAPITAL ASSET REPAIR AND MAINTENANCE ALLOWANCE (CARMA) FUND FOR THE PURPOSE OF DEVELOPING A NEW COMPREHENSIVE PLAN AND A COMPLETE UPDATE OF THE TITLE 21 ZONING AND PLANNING CODE FOR THE CITY OF HOMER.

WHEREAS, An update of the Comprehensive Plan and modernization of the Zoning Code was identified as a Council priority during the 2022 Visioning work session held in March 2022 at the Pratt Museum; and

WHEREAS, The Comprehensive Plan establishes, at a high level, a vision, goals, and objectives for the future development of the City and underwent a technical update in 2018; and

WHEREAS, The City's Title 21 Zoning and Planning Code defines the processes, establishes zoning districts, and associated development standards for land use development in the City and is the regulatory framework that implements the vision, goals, and objectives established in the Comprehensive Plan; and

WHEREAS, The City's Title 21 Zoning and Planning Code was established in the 1980's; and

WHEREAS, In 2008 the Planning Commission drafted a substantial re-write of Title 21 that was adopted by Council in Ordinance 08-29; and

WHEREAS, A comprehensive update to Title 21 Zoning and Planning Code is necessary to modernize the code, improve efficiency and user friendliness, and align with and implement the vision of the Comprehensive Plan; and

WHEREAS, On September 27, 2022 a Memorandum was provided to the City Council where City staff proposed a two-phase project, starting with a new Comprehensive Plan and ending with a complete update of the Title 21 Zoning and Planning Code; and

41 WHEREAS, The Request for Qualifications developing a new Comprehensive Plan and a
42 complete update of the Title 21 Zoning and Planning Code closed on December 9, 2022; and

43

44 WHEREAS, The Request for Proposals developing a new Comprehensive Plan and a
45 complete update of the Title 21 Zoning and Planning Code closed on January 20, 2023; and

46

47 WHEREAS, A resolution providing a recommendation on selecting a consultant firm and
48 awarding a contract will be provided at the February 27, 2023 Council Meeting; and

49

50 WHEREAS, A new Comprehensive Plan will guide the future development of the City
51 over the next 20 years and address the unique planning challenges of the community, such as
52 limited developable land, a strong demand for housing, and consideration of our unique
53 geographical and topographical conditions; and

54

55 WHEREAS, An updated Title 21 Zoning and Planning Code will allow the City to realize
56 the vision and goals defined in the Comprehensive Plan with updated processes and
57 development standards, with greater efficiency, clarity, and user friendliness built into the
58 code; and

59

60 WHEREAS, Upon project completion, the City of Homer Planning Commission will
61 consider a resolution providing their recommendation for adoption of a new Comprehensive
62 Plan and a complete update of the Title 21 Zoning and Planning Code; and

63

64 WHEREAS, Upon project completion, the City Council will consider an ordinance for
65 adoption of a new Comprehensive Plan and a complete update of the Title 21 Zoning and
66 Planning Code; and

67

68 WHEREAS, The City of Homer supports developing a new Comprehensive Plan and a
69 complete update of the Title 21 Zoning and Planning Code proposal.

70

71 NOW THEREFORE, THE CITY OF HOMER ORDAINS:

72

73 Section 1. The Homer City Council hereby amends the FY23 Capital Budget by
74 appropriating no more than \$650,000 to secure the services of a professional consultant to
75 facilitate the development of a new Comprehensive Plan and a complete update of the Title 21
76 Zoning and Planning Code through a competitive bidding process as follows:

77

| <u>Fund</u> | <u>Description</u> | <u>Amount</u> |
|-------------|--|---------------|
| 78 156 | 79 Comprehensive Plan & 80 Title 21 Updates | 81 \$650,000 |

81

CITY OF HOMER
FINANCIAL SUPPLEMENT

| | | | |
|------------------|---|---------|---------------------|
| PROJECT NAME | <u>Developing Comprehensive Plan and Title 21 Code Update</u> | DATE | <u>02/07/2023</u> |
| DEPARTMENT | <u>Administration</u> | SPONSOR | <u>City Manager</u> |
| REQUESTED AMOUNT | <u>\$ 650,000</u> | | |

| | |
|-------------|--|
| DESCRIPTION | <p>A new Comprehensive Plan will guide the future development of the City over the next 20 years and address the unique planning challenges of the community, such as limited developable land, a strong demand for housing, and consideration of our unique geographical and topographical conditions.</p> <p>An updated Title 21 Zoning and Planning Code will allow the City to realize the vision and goals defined in the Comprehensive Plan with updated processes and development standards, with greater efficiency, clarity, and user friendliness built into the code.</p> |
|-------------|--|

| FUNDING SOURCE(S) | OPERATING | GF CARMA | GF FLEET CARMA | PORT RESERVES | WATER CARMA |
|-------------------|-----------|------------|----------------|---------------------|-------------|
| | 0% | 100% | 0% | 0% | 0% |
| | HAWSP | HART-ROADS | HART-TRAILS | PORT FLEET RESERVES | SEWER CARMA |
| | 0% | 0% | 0% | 0% | 0% |

| FUNDING SOURCE 1: GF CARMA | FUNDING SOURCE 2: | FUNDING SOURCE 3: |
|--|-------------------------------------|-------------------------------------|
| Current Balance <u>\$ 2,163,791</u> | Current Balance _____ | Current Balance _____ |
| Encumbered <u>\$ 478,644</u> | Encumbered _____ | Encumbered _____ |
| Requested Amount <u>\$ 650,000</u> | Requested Amount _____ | Requested Amount _____ |
| Other Items on Current Agenda <u>\$ 20,239</u> | Other Items on Current Agenda _____ | Other Items on Current Agenda _____ |
| Remaining Balance <u>\$ 1,014,908</u> | Remaining Balance _____ | Remaining Balance _____ |
| FUNDING SOURCE 4: | FUNDING SOURCE 5: | FUNDING SOURCE 6: |
| Current Balance _____ | Current Balance _____ | Current Balance _____ |
| Encumbered _____ | Encumbered _____ | Encumbered _____ |
| Requested Amount _____ | Requested Amount _____ | Requested Amount _____ |
| Remaining Balance _____ | Remaining Balance _____ | Remaining Balance _____ |