



# MEMORANDUM

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**Ordinance 23-40, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Sections 21.12, Rural Residential District; 21.14 Urban Residential District; 21.18 Central Business District; 21.24 General Commercial 1 District; 21.26 General Commercial 2 District Regarding Conditional Uses in each District. Lord/Mayor.**

**Item Type:** Action Memorandum  
**Prepared For:** Mayor Castner and Homer City Council  
**Date:** August 22, 2023  
**From:** Ryan Foster, AICP, City Planner  
**Through:** Rob Dumouchel, City Manager

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At the July 19, 2023 Joint Planning Commission and Economic Development Work Session City Planner Foster and Economic Development Manager Engebretsen facilitated discussion and answered questions regarding the following topics:

- The proposed changes represented in Ordinance 23-40
- The changes adopted by Ordinance 22-68(A)
- Density, zoning districts, infrastructure, and what that means for how the City is planned
- Some of the proposed changes are reversing the number of units back to one in addition to the principal allowed without a CUP
- Administrative burden of processing CUP applications within each zoning district

City Planner Foster reviewed the materials provided in the packet for each district and then addressed four questions for each district: What is the impact of the proposed text amendments, does it fit well with the district, any additional goals to consider, and comments or edits?

At the August 2, 2023 Planning Commission Work Session, the notes from the July 19, 2023 meeting were provided along with a draft recommendation based on the Joint Work Session discussion. The Planning Commission discussed further and drafted recommendations for consideration and voting at the August 16, 2023 regular meeting public hearing. Below are the recommended comments to the City Council for all seven of the zoning districts addressed in Ordinance 23-40.

***The Planning Commission supports the new language in the proposed zoning text amendment.***

In addition, a typographical error was found.

***A typographical error in City Code for General Commercial 1, pp not on website, oo is correct.***

**RECOMMENDATION:**

Staff recommends City Council review and consider the recommended comments of the Planning Commission in support of the Ordinance 23-40 zoning text amendment.

**ATTACHMENTS:**

SR 23-48 CUP Zoning Text Amendment Recommendations

SR 23-46 CUP Zoning Text Amendment Work Session Notes