1 CITY OF HOMER 2 **HOMER, ALASKA** 3 Planning 4 **ORDINANCE 12-11(A)** 5 6 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF 7 HOMER, ALASKA, AMENDING THE HOMER CITY ZONING 8 MAP TO **REZONE PORTIONS** OF THE **RURAL** 9 RESIDENTIAL (RR) AND GENERAL COMMERCIAL TWO 10 (GC2) ZONING DISTRICTS TO CONSERVATION (CONS). 11 12 WHEREAS, Chapter 4 Goal 1 Objective C of the Homer Comprehensive Plan states, 13 "Develop clear and well-defined land use regulations and update the zoning map in support of 14 the desired pattern of growth"; and 15 16 WHEREAS, The Homer Comprehensive Plan classifies an 80-acre parcel northwest of 17 the Homer Airport owned by the Kenai Peninsula Borough and described as Kenai Peninsula 18 Borough Parcel No. 179-010-26 for conservation use, and the Kenai Peninsula Borough 19 Assembly adopted Resolution 2011-97 classifying this parcel for Preservation; and 20 21 WHEREAS, The Homer Comprehensive Plan classifies the Bluff Point 22 Conservation Area described as Kenai Peninsula Borough Parcel No. 173-160-06 for 23 conservation use, and the State of Alaska has acquired this parcel for conservation or 24 inclusion in Kachemak Bay State Park; and 25 26 WHEREAS, The Homer Advisory Planning Commission held a public hearing on the rezonings described herein on February 15, 2012 as required by Homer City Code 21.95.040, 27 28 29 30 WHEREAS, The Homer Advisory Planning Commission found that (i) the proposed rezonings are consistent with the Homer Comprehensive Plan and will further specific goals and 31 32 objectives of the Plan; (ii) the proposed rezonings apply zoning districts that are better suited to 33 the areas that are the subject of the rezonings than the districts that the rezonings would replace; 34 and (iii) there is a public need and justification for the rezonings, the rezonings are in the best 35 interest of the public, and the rezonings will not have a negative effect on the public health, 36 safety or welfare. 37 38 NOW, THEREFORE, THE CITY OF HOMER ORDAINS: 39 40 Section 1. The Homer Zoning Map is amended to transfer the parcels listed on the attached 41 Exhibit A from the Rural Residential (RR) zoning district to the Conservation (CONS) zoning district as shown on the attached Exhibit B. 42 43 44 Section 2. The Homer Zoning Map is amended to transfer the parcels listed on the attached 45 Exhibit A from the General Commercial 2 (GC2) zoning district to the Conservation (CONS)

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zoning district as shown on the attached Exhibit C.

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47 48	Section 3. The City Planner is authoriz amendments enacted by this ordinance as required	ed to note on the Homer Zoning Map the by Homer City Code 21.10.030(b).
49 50 51	Section 4. This is a non-Code ordinance or ordinance history of Homer City Code 21.10.030.	f a permanent nature and shall be noted in the
52 53 54	ENACTED BY THE CITY COUNCIL2012.	OF HOMER, ALASKA, this day of
55 56 57		CITY OF HOMER
58 59		
60		JAMES C. HORNADAY, MAYOR
61 62 63 64	ATTEST:	
65 66 67	JO JOHNSON, CMC, CITY CLERK	
68 69	YES: NO:	
70 71 72	ABSTAIN: ABSENT:	
72 73 74	First Reading: Public Hearing:	
75 76 77	Second Reading: Effective Date:	
78 79 80 81	Reviewed and approved as to form:	
82 83	Walt E. Wrede, City Manager	Thomas F. Klinkner, City Attorney
84	Date:	Date: