

**CITY OF HOMER
HOMER, ALASKA**

Planning Commission

ORDINANCE 22-35

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING THE HOMER CITY ZONING MAP TO REZONE A
PORTION OF THE RURAL RESIDENTIAL (RR) ZONING DISTRICT TO
URBAN RESIDENTIAL (UR) ZONING DISTRICT IN THE LOWER WEST
HILL ROAD AREA.

WHEREAS, The 2018 Homer Comprehensive Plan Goal 1, Objective B states that the zoning map be updated to support the desired pattern of growth; and

WHEREAS, The 2018 Homer Comprehensive Plan Land Use Recommendations Map designates the proposed area for consideration of Urban Residential zoning; and

WHEREAS, The Homer Planning Commission noticed residents in and near the proposed action to provide an opportunity to comment at the Commission's Work Session and Regular Meeting on April 6, 2022 and subsequently held a public hearing on April 20, 2022 as required by HCC 21.95.060(C); and

WHEREAS, The Homer Planning Commission determined there is a public need and justification for the rezone; and

WHEREAS, The Homer Planning Commission considered the effect of the change on the district and surrounding properties; and

WHEREAS, The Homer Planning Commission determined the rezone would not have a negative effect on the public health safety and welfare; and

WHEREAS, The Homer Planning Commission determined that the rezone was in compliance with the Homer Comprehensive Plan; and

WHEREAS, The zoning district boundaries shall be as shown on the official Homer zoning map per HCC 21.10.020(c).

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:


Section 1. The Homer Zoning Map is amended to transfer the parcels listed on the attached Exhibit A from RR zoning district to the UR zoning district as depicted on Exhibit B.

43 Section 2. The City Planner is authorized to note on the Homer Zoning Map the
44 amendments enacted by this ordinance as required by Homer City Code 21.10.030(b).

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46 Section 3. This Ordinance is of a non-Code ordinance of a permanent nature and shall
47 be noted in the ordinance history of Homer City Code 21.10.030.

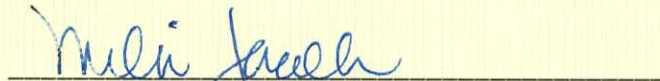
48
49 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this 25 day of July,
50 2022.

51
52 CITY OF HOMER

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56 KEN CASTNER, MAYOR

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58
59 ATTEST:

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61 _____
62 MELISSA JACOBSEN, MMC, CITY CLERK



63
64 YES: 6
65 NO: 0
66 ABSTAIN: 0
67 ABSENT: 0

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69 First Reading: 06.27.22
70 Public Hearing: 7.25.22
71 Second Reading: 7.25.22
72 Effective Date: 7.28.22

Exhibit A

KPB PARCEL ID	ACREAGE	LEGAL DESCRIPTION
17510205	0.380	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0980031 FOOTHILLS SUB UNIT 3 LOT 7
17510206	0.470	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0980031 FOOTHILLS SUB UNIT 3 LOT 8
17510210	0.370	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0870068 FOOTHILLS SUB UNIT 2 LOT 12
17510203	0.380	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0980031 FOOTHILLS SUB UNIT 3 LOT 5
17510208	0.310	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0980031 FOOTHILLS SUB UNIT 3 LOT 10
17510214	0.340	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0870068 FOOTHILLS SUB UNIT 2 LOT 15
17510204	0.310	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0980031 FOOTHILLS SUB UNIT 3 LOT 6
17510207	0.430	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0980031 FOOTHILLS SUB UNIT 3 LOT 9
17510219	0.320	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 1 BLOCK 1
17510221	0.320	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 3 BLOCK 1
17510222	0.310	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 4 BLOCK 1
17510224	0.350	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 2 BLOCK 4
17510227	0.330	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 5 BLOCK 4
17510235	0.380	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 7 BLOCK 2
17510237	0.330	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 9 BLOCK 2
17510240	0.320	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 2 BLOCK 3
17510246	0.320	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 8 BLOCK 3
17510249	0.350	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 11 BLOCK 3
17510209	0.430	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0870068 FOOTHILLS SUB UNIT 2 LOT 11
17510223	0.370	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 1 BLOCK 4
17510228	0.310	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 6 BLOCK 4

Exhibit A

KPB PARCEL ID	ACREAGE	LEGAL DESCRIPTION
17510231	0.350	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 3 BLOCK 2
17510232	0.360	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 4 BLOCK 2
17510233	0.400	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 5 BLOCK 2
17510234	0.320	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 6 BLOCK 2
17510238	0.340	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 10 BLOCK 2
17510245	0.340	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 7 BLOCK 3
17510215	0.310	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0870068 FOOTHILLS SUB UNIT 2 LOT 16
17510220	0.320	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 2 BLOCK 1
17510229	0.320	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 1 BLOCK 2
17510241	0.490	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 3 BLOCK 3
17510242	0.400	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 4 BLOCK 3
17510244	0.450	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 6 BLOCK 3
17510247	0.330	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 9 BLOCK 3
17510248	0.330	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 10 BLOCK 3
17510211	14.330	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860101 FOOTHILLS SUB UNIT 1 LOT 1
17510212	0.420	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0870068 FOOTHILLS SUB UNIT 2 LOT 13
17510213	0.300	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0870068 FOOTHILLS SUB UNIT 2 LOT 14
17510225	0.330	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 3 BLOCK 4

Exhibit A

KPB PARCEL ID	ACREAGE	LEGAL DESCRIPTION
17510226	0.330	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 4 BLOCK 4
17510230	0.320	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 2 BLOCK 2
17510236	0.330	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 8 BLOCK 2
17510239	0.370	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 1 BLOCK 3
17510243	0.390	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 5 BLOCK 3
17510252	2.430	T 06S R 13W SEC 19 SEWARD MERIDIAN HM 2019010 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 3 TRACT A1
17510253	25.560	T 06S R 13W SEC 19 SEWARD MERIDIAN HM 2019010 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 3 TRACT B
17524026	1.110	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 2021047 LILLIAN WALLI ESTATE 2020 REPLAT LOT 26-A
17524031	0.430	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 2021047 LILLIAN WALLI ESTATE 2020 REPLAT LOT 31-A
17524034	0.600	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 2021047 LILLIAN WALLI ESTATE 2020 REPLAT LOT 35-A
17524103	0.740	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 77
17524107	0.360	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 73
17524109	0.460	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 71
17524110	0.490	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 70
17524112	0.340	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 67
17524024	4.380	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 2021047 LILLIAN WALLI ESTATE 2020 REPLAT LOT 7-A
17524025	3.560	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 2021047 LILLIAN WALLI ESTATE 2020 REPLAT LOT 13-A
17524028	0.460	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 2021047 LILLIAN WALLI ESTATE 2020 REPLAT LOT 29-A
17524032	0.430	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 2021047 LILLIAN WALLI ESTATE 2020 REPLAT LOT 33-A
17524033	0.460	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 2021047 LILLIAN WALLI ESTATE 2020 REPLAT LOT 34-A
17524105	0.540	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 75
17524114	0.430	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 69
17524115	0.690	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 51
17524116	0.640	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 52
17524128	0.380	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 58
17524027	0.920	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 2021047 LILLIAN WALLI ESTATE 2020 REPLAT LOT 28-A

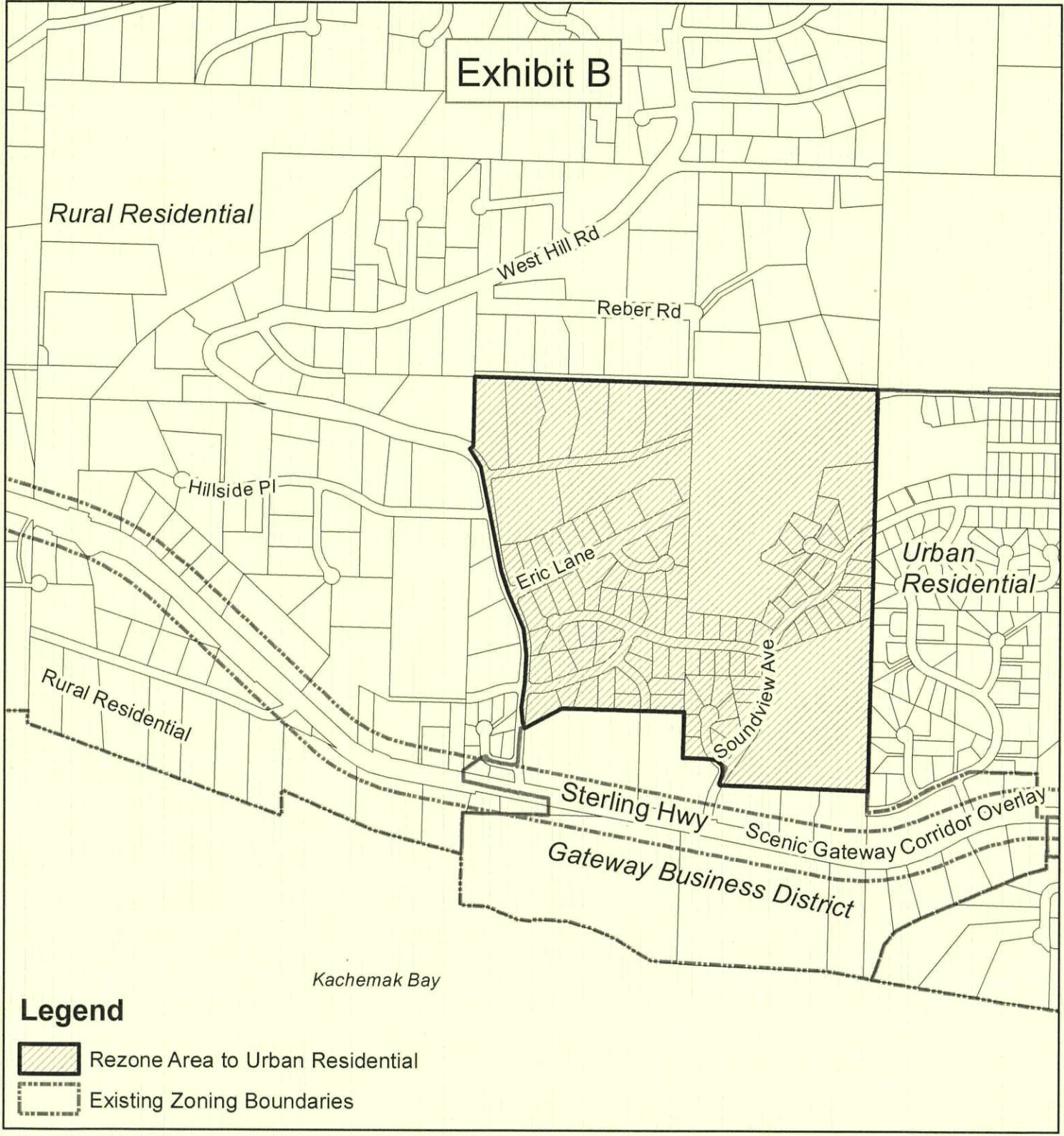
Exhibit A

KPB PARCEL ID	ACREAGE	LEGAL DESCRIPTION
17524029	0.460	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 2021047 LILLIAN WALLI ESTATE 2020 REPLAT LOT 30-A
17524030	0.460	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 2021047 LILLIAN WALLI ESTATE 2020 REPLAT LOT 31-A
17524104	0.360	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 76
17524106	0.540	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 74
17524118	0.390	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 54
17524121	0.470	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 42
17524129	0.390	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 57
17524134	0.640	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 43
17524174	2.430	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 2
17524175	2.390	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 1
17524113	0.470	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 68
17524117	0.390	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATES LOT 53
17524124	0.520	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 39
17524126	0.350	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 60
17524131	0.410	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 64
17524133	0.510	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 62
17524137	0.440	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 46
17524141	0.530	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 47
17524108	0.370	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 72
17524111	0.360	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 66
17524119	0.350	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 55
17524120	0.350	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 56
17524122	0.490	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 41
17524123	0.420	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 40
17524125	0.350	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 61
17524127	0.360	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 59
17524138	0.560	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 50
17524139	0.740	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 49
17524130	0.350	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 65
17524132	0.490	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 63
17524135	0.360	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 44
17524136	0.370	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 45
17524140	0.460	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 48



Exhibit A

KPB PARCEL ID	ACREAGE	LEGAL DESCRIPTION
17524170	2.240	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 6
17524171	2.240	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 5
17524172	2.090	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 4
17524173	2.410	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 3

Exhibit B



Legend

-  Rezone Area to Urban Residential
-  Existing Zoning Boundaries



City of Homer
Planning and Zoning Department

April 27, 2022

Exhibit B Rural Residential to Urban Residential Rezoning

0 500 1,000 2,000
Feet



Disclaimer:
It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.