



# AGENDA ITEM REPORT

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**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

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## **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 had a significant update in 2008 and has been continuously updated over the years. 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

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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

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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

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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

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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

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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

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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

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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.

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71 NOW THEREFORE, THE CITY OF HOMER ORDAINS:

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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:

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

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82 Section 2. This budget amendment ordinance is temporary in nature and shall not be  
83 codified.

84 CITY OF HOMER

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KEN CASTNER, MAYOR

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92 ATTEST:

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MELISSA JACOBSEN, MMC, CITY CLERK

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98 YES:

99 NO:

100 ABSTAIN:

101 ABSENT:

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103 First Reading:

104 Public Hearing:

105 Second Reading:

106 Effective Date:

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>
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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 _____