

**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.

REDUCED TO  
\$250,000  
K. CASTON

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  
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>
156	Comprehensive Plan & Title 21 Updates	<del>\$650,000</del>

REDUCED to  
\$ 250,000  
KCR

81

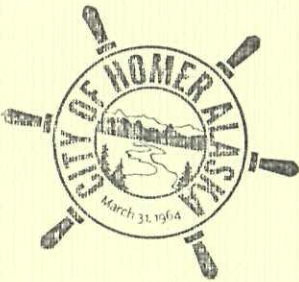
82                Section 2. This budget amendment ordinance is temporary in nature and shall not be  
83 codified.

84  
85                ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 27<sup>th</sup> day of February, 2023.

CITY OF HOMER  
*Ken Castner*  
\_\_\_\_\_   
KEN CASTNER, MAYOR

93 ATTEST:

94  
95                *Rachel Tussey*  
96                \_\_\_\_\_   
97 RACHEL TUSSEY, CMC, ACTING CITY CLERK



98  
99 YES: 6  
100 NO: 6  
101 ABSTAIN: 0  
102 ABSENT: 0

103  
104 First Reading: ~~2-13-23~~  
105 Public Hearing: ~~2-28-23~~  
106 Second Reading: ~~2-28-23~~  
107 Effective Date: ~~2-28-23~~ 2-28-23  
                      vs

Vetoed  
motion to override failed 3-28-23