

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager

4 **ORDINANCE 23-11**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
7 AMENDING THE FY23 CAPITAL BUDGET BY APPROPRIATING AN
8 AMOUNT NOT TO EXCEED \$650,000 FROM THE GENERAL FUND
9 CAPITAL ASSET REPAIR AND MAINTENANCE ALLOWANCE (CARMA)
10 FUND FOR THE PURPOSE OF DEVELOPING A NEW
11 COMPREHENSIVE PLAN AND A COMPLETE UPDATE OF THE TITLE
12 21 ZONING AND PLANNING CODE FOR THE CITY OF HOMER.

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14 WHEREAS, An update of the Comprehensive Plan and modernization of the Zoning
15 Code was identified as a Council priority during the 2022 Visioning work session held in March
16 2022 at the Pratt Museum; and

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18 WHEREAS, The Comprehensive Plan establishes, at a high level, a vision, goals, and
19 objectives for the future development of the City and underwent a technical update in 2018;
20 and

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22 WHEREAS, The City's Title 21 Zoning and Planning Code defines the processes,
23 establishes zoning districts, and associated development standards for land use development
24 in the City and is the regulatory framework that implements the vision, goals, and objectives
25 established in the Comprehensive Plan; and

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27 WHEREAS, The City's Title 21 Zoning and Planning Code was established in the 1980's;
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30 WHEREAS, In 2008 the Planning Commission drafted a substantial re-write of Title 21
31 that was adopted by Council in Ordinance 08-29; and

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33 WHEREAS, A comprehensive update to Title 21 Zoning and Planning Code is necessary
34 to modernize the code, improve efficiency and user friendliness, and align with and implement
35 the vision of the Comprehensive Plan; and

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37 WHEREAS, On September 27, 2022 a Memorandum was provided to the City Council
38 where City staff proposed a two-phase project, starting with a new Comprehensive Plan and
39 ending with a complete update of the Title 21 Zoning and Planning Code; and

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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

