

**CITY OF HOMER
HOMER, ALASKA**

City Manager

ORDINANCE 25-64(A)

AN ORDINANCE OF THE HOMER CITY COUNCIL ADOPTING THE
2045 HOMER COMPREHENSIVE PLAN AND RECOMMENDING
ADOPTION BY THE KENAI PENINSULA BOROUGH.

WHEREAS, The Kenai Peninsula Borough as a Second Class Borough shall provide for planning on an areawide basis in accordance with AS 29.40; and

WHEREAS, As provided in Kenai Peninsula Borough Code 21.01.025, cities in the Borough requesting extensive comprehensive plan amendments may recommend to the Kenai Peninsula Borough Planning Commission a change to the city comprehensive plan; and

WHEREAS, The City of Homer has prepared extensive comprehensive plan amendments in the form of the 2045 Homer Comprehensive Plan; and

WHEREAS, A comprehensive plan is a public declaration of policy statements, goals, standards and maps for guiding the physical, social and economic development, both private and public, of the City; and

WHEREAS, The 2045 Homer Comprehensive Plan will guide the development of the City of Homer; and

WHEREAS, The Homer Planning Commission, in its advisory position to the Kenai Peninsula Borough, and other advisory bodies for the City, have reviewed said plan and or conducted public hearings; and

WHEREAS, The Homer City Council, based upon the recommendation of the Homer Planning Commission, recommends that the Kenai Peninsula Borough Planning Commission and Assembly adopt the 2045 Homer Comprehensive Plan.

NOW THEREFORE The City of Homer Ordains:

Section 1. The 2045 Homer Comprehensive Plan is hereby adopted as the City of Homer Comprehensive Plan, superseding the 2018 Comprehensive Plan, the 2006 Homer Town Center Development Plan, and 2010 Homer Spit Comprehensive Plan.

Section 2. The previously adopted Homer Master Roads and Streets Plan (1986), Homer Transportation Plan (2024), remain part of the 2045 Homer Comprehensive Plan.

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45 Section 3. Subsection (b) of Homer City Code 21.02.010, Comprehensive Plan-Adoption,
46 is amended to read as follows:

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48 b. The following documents, as initially approved and subsequently amended, are
49 adopted by reference as comprising the Homer Comprehensive Plan.

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- 51 1. ~~Homer Comprehensive Plan (2018)~~
- 52 2. **Homer Comprehensive Plan (2045)**
- 53 3. Homer Master Roads and Streets Plan (1986)
- 54 4. Homer Transportation Plan (2024)
- 55 5. ~~Homer Town Center Development Plan (2006)~~
- 56 6. ~~Homer Spit Plan (2010)~~

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58 Section 4. The City of Homer hereby recommends the Kenai Peninsula Borough
59 Planning Commission and Assembly adopt the 2045 Homer Comprehensive Plan as extensive
60 comprehensive plan amendments under Kenai Peninsula Borough Code 21.01.025, and as an
61 element of the Official Borough Comprehensive Plan within the City of Homer planning area of
62 the Borough.

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64 Section 5. Sections 1 through 3 of this ordinance shall take effect upon the adoption of
65 the 2045 Homer Comprehensive Plan by the Kenai Peninsula Borough Assembly. The
66 remainder of this ordinance shall take effect upon its adoption by the Homer City Council.

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68 Section 6. Section 3 of this ordinance is of a permanent and general character and shall
69 be included in the city code. The remainder of this ordinance is not of a permanent nature and
70 is a non-code ordinance.

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72 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 24th day of November, 2025.

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CITY OF HOMER



RACHEL LORD, MAYOR

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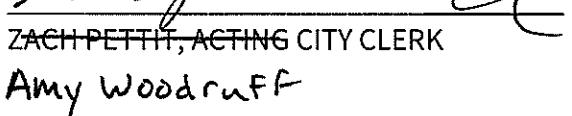
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ATTEST:

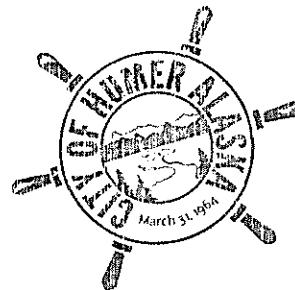


ZACH PETTIT, ACTING CITY CLERK

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Amy Woodruff



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87 Introduction: 10/13/25
88 Public Hearing: 10/27/25, 11/10/25, 11/24/25
89 Second Reading: 10/27/25
90 Effective Date: 11/25/25
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92 YES: 6
93 NO: 0
94 ABSTAIN: 0
95 ABSENT: 0
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CC-25-242

MEMORANDUM

Ordinance 25-64, An Ordinance of the City Council of Homer, Alaska Adopting the City of Homer 2045 Comprehensive Plan and Recommending Adoption by the Kenai Peninsula Borough. City Manager.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: October 13, 2025
From: Ryan Foster, City Planner
Through: Melissa Jacobsen, City Manager

The attached ordinance will adopt the 2045 Homer Comprehensive Plan. Staff recommends the Council introduce Ordinance 25-64, set a public hearing at a subsequent regular meeting, and adopt the 2045 Homer Comprehensive Plan with staff-recommended amendments. Staff also recommends that the Council request adoption of the plan by the Kenai Peninsula Borough.

Background

The 2045 Homer Comprehensive Plan reflects a multi-year process of research, outreach, and collaboration. Between 2023 and 2025, the project team engaged hundreds of residents, businesses, and organizations through surveys, open houses, interviews, community events, and meetings with the City Council, Planning Commission, boards, commissions, committees, staff, and community entities. This extensive effort, summarized in Appendix C: Methodology, confirms that the plan is grounded in broad community input and reflects the shared values and priorities of Homer residents. The Planning Commission held a public hearing on the Public Hearing Draft of the 2045 Homer Comprehensive Plan on August 20, 2025, then closed the hearing to public testimony and postponed to the following meeting date. On September 3, 2025, the Commission voted to forward the plan to the City Council along with five individual sets (from five Planning Commissioners) of recommended potential amendments. When combined and analyzed, these submittals resulted in a total of 107 potential amendments to the plan. The Commission voted to forward individual Commissioner comments in their entirety, without distinguishing which amendments carried majority support from the Commission. To aid the City Council in their decision-making, the project team has reviewed Planning Commissioner comments and staff have prepared a list of proposed amendments, summarized below, and identified in more detail in Attachment 1.