

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

3 Planning

4 **ORDINANCE 20-02**

5  
6 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOMER, ALASKA  
7 AMENDING THE HOMER CITY ZONING MAP TO REZONE A PORTION OF  
8 THE RESIDENTIAL OFFICE (RO) ZONING DISTRICT, LOT 9 TRACT A, NILS O  
9 SVEDLUND SUBDIVISION AMENDED EXCLUDING ANY PORTION WITHIN  
10 LOT 9A THOMAS SHELFORD SUBDIVISION '68 ADDITION, TO CENTRAL  
11 BUSINESS (CBD) ZONING DISTRICT.  
12

13 WHEREAS, Katherine Mitchell, land owner, filed a petition application seeking to amend  
14 the zoning map to rezone 3916 Main Street in Homer, Alaska, T 6S R 13W SEC 20 Seward  
15 Meridian HM 0540251A Nils O Svedlund Sub Amended Lot 9 Tract A Excluding any Portion  
16 within Lot 9A Thomas Shelford Subdivision '68 Addition 69-741 from partially RO to CBD; and  
17

18 WHEREAS, The Homer Planning Department reviewed the petition, found that the  
19 petition application was complete and the criteria for amending the zoning map had been met;  
20 and  
21

22 WHEREAS, The Homer Planning Commission held a public hearing on the amendment  
23 to the zoning map described herein on December 4, 2019 as required by Homer City Code  
24 21.95.060(c); and  
25

26 WHEREAS, The Homer Planning Commission found that (i) the proposed amendment  
27 to the zoning map is consistent with the Homer Comprehensive Plan and will further specific  
28 goals and objectives of the Plan; (ii) the proposed amendment to the zoning map applies a  
29 zoning district that is better suited to the property that is the subject of the amendment than  
30 the districts that the amendment will replace; and (iii) the amendment to the zoning map is in  
31 the best interest of the public, considering the effect of development resulting from the  
32 amendment, and the cumulative effect of similar development, on property within and in the  
33 vicinity of the area subject to the amendment and on the community, including without  
34 limitation effects on the environment, transportation, public services and facilities, and land  
35 use patterns; and  
36

37 WHEREAS, the City Council adopts the findings by the Homer Planning Commission and  
38 has determined that these findings are sound.  
39

40 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

41  
42 Section 1. The Homer Zoning Map is amended to transfer the parcel listed on the  
43 attached Exhibit A from RO zoning district to the CBD zoning district as shown on the attached  
44 Exhibit B.

45  
46 Section 2. The City Planner is authorized to note on the Homer Zoning Map the  
47 amendments enacted by this ordinance as required by Homer City Code 21.10.030(b).

48  
49 Section 3. This is a non-Code ordinance of a permanent nature and shall be noted in the  
50 ordinance history of Homer City Code 21.10.030.

51  
52 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this \_\_\_\_ day of \_\_\_\_\_, 2019.

53  
54 CITY OF HOMER

55  
56 \_\_\_\_\_  
57 KEN CASTNER, MAYOR

58  
59  
60 ATTEST:

61  
62 \_\_\_\_\_  
63 MELISSA JACOBSEN, MMC, CITY CLERK

64  
65 YES:

66 NO:

67 ABSTAIN:

68 ABSENT:

69  
70 First Reading:

71 Public Hearing:

72 Second Reading:

73 Effective Date:

74  
75 Reviewed and Approved as to form and content:

76  
77 \_\_\_\_\_  
78 Katie Koester, City Manager

77 \_\_\_\_\_  
78 Michael Gatti, City Attorney

79  
80 Date: \_\_\_\_\_

79  
80 Date: \_\_\_\_\_