



## Kenai Peninsula Borough

### Planning Department

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### MEMORANDUM

To: Pete Sprague, Assembly President  
KPB Assembly Members

Thru: David Carey, Borough Mayor *DC*

Thru: Max Best, Planning Director *MB*

From: Crista Cady, Planner *CC for CE*

Date: May 6, 2010

RE: Ordinance 2010-24, adopting the City of Homer Comprehensive Plan as the official comprehensive plan for that portion of the borough within the boundaries of the City of Homer

Through Ordinance 2007-19-30 enacted January 8, 2008, the borough provided \$50,000 to aid in the preparation of an update to the Homer comprehensive plan. The Homer comprehensive plan update process began in 2007 with the assistance of Agnew::Beck Consulting. Over the last 9 months, borough planning staff attended 8 city council meetings and/or work sessions as the City of Homer continued its work on an updated comprehensive plan. In addition to these meetings, the Homer Advisory Planning Commission held 23 public meetings and work sessions, there were 2 public workshops on the plan, and the Comprehensive Plan Citizen's Advisory Council held a total of 10 meetings. A public participation appendix with more details about these meetings is on file with the borough clerk.

Borough planning staff has offered comments and suggestions at several of the city council meetings, and has maintained regular telephone and email contact with Homer City Planner Rick Abboud and Homer planning staff. As the plan moved closer to adoption by the City Council, a number of residents expressed concerns about the land use map and such new proposed zones as "Neighborhood Commercial" and "Residential Transitional." Action on the plan's adopting ordinance was postponed by the council at least twice, as amendments were offered by council members to address strong public concerns.

AS 29.40.030 requires the planning commission to make recommendations to the assembly regarding the comprehensive plan. The borough planning commission will consider the Homer comprehensive plan at its May 24 and June 14, 2010, meetings. A CD of the comprehensive plan and the public comments will be provided to assembly members and a hard copy of the public comments will be available in the clerk's office for review. Your consideration is appreciated.

Attached to this memo are:

- 5/3/10 Memo from Rick Abboud, Homer City Planner, to KPB Planning Commission
- City of Homer Ordinance 09-40(S)
- 4/26/10 Homer City Council meeting minutes
- Reference Sheet for Ordinance 09-40
- Homer City Planner Rick Abboud's 1/20/10 Homer Tribune Article
- The 2008 City of Homer Comprehensive Plan