



City of Homer

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Homer City Council

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Memorandum

TO: Mayor Pierce and Kenai Peninsula Borough Assembly Members

THROUGH: Homer Planning Commission

FROM: Mayor Castner and Homer City Council

DATE: October 28, 2019

SUBJECT: Kenai Peninsula Borough Ordinance 2019-24 to Amend KPB Code 20.80, Subdivision Private Streets and Gated Subdivisions

After a presentation from the borough Planning Director and Platting Manager, the Homer Planning Commission forwarded the attached memo to the borough and made a list of concerns they had about the subject. The City Planner along the Commission concluded that if the borough were to adopt a policy regarding gated subdivision, the City of Homer, regardless of support or opposition, will have to respond to local concerns with an ordinance.

Since this concept was never envisioned in any city policy or document, it will take a robust process to give proper attention to the subject. Any process to formulate a regulatory response to the proposal will have to begin after the ordinance is in final draft and adopted. Due to schedule and process restraints, it would be best to extend the effective date of the ordinance to allow the formulation and adoption of Homer's response.

In order to have time to create a well-reasoned policy regarding the possible provision or prohibition of the policy, the effective date for the City of Homer should be delayed for a 120 days from adoption. The delay in the effective date will allow time for the city to address concerns with concept. Without a delay of the effective date, a proposal could be submitted and the city may not have enough time to respond to the application in the statutory timeframe of 49 days.

The Homer City Council respectfully requests a delay in the effective date applicable to the City of Homer for 120 days after adoption and encourages the Kenai Peninsula Borough Assembly to review the materials attached to this memo for additional information.

Attachments

1. Homer PC memo to KPB
2. Staff report PL19-81
3. PC minutes 10.2.19
4. Kenai Peninsula Borough Planning Commission Desk Packet Excerpt 9/23/2019
5. KPB PC Regular meeting packet excerpt 9/23/2019
6. KPB PC Memorandum from 8/26/19 meeting