

ORDINANCE 96 - 02(S)

AN ORDINANCE OF THE HOMER CITY COUNCIL AMENDING THE DESIGN CRITERIA MANUAL TO NOT REQUIRE PAVING AND CHANGING THE REQUIREMENT OF STREET LIGHTS TO STREET LIGHT CONDUITS IN NEW SUBDIVISIONS, AND AMENDING CITY CODE 11.04.030(f), 11.04.050, AND 11.20.030(f) REFERRING TO THE DESIGN CRITERIA MANUAL

WHEREAS, the City of Homer Design Criteria Manual Article 5.8 Paving Requirements states: "The Developer shall be required to pave all streets constructed and or reconstructed as part of the subdivision development . . ."; and,

WHEREAS, the Homer City Council by this ordinance deletes this requirement because it has been found to be cost prohibitive, thereby stifling new subdivision development; and,

WHEREAS, all streets in new subdivisions will still be required to build gravel roads to City specification; and,

WHEREAS, the City of Homer Design Criteria Manual, Article 5.9, Paragraph C1, states (in part): "In residential areas, the developer may, at his opinion, elect to construct street lights in accordance with standards, provided that street lights shall be provided at all intersections connecting with arterial or collector streets in accordance with section 3 below"; and,

WHEREAS, the Council has found that this requirement would be practical if changed to require only that the conduit for the street lights be installed by the developer.

WHEREAS, the ordinance also changes the definition of the Design Criteria Manual.

NOW THEREFORE THE CITY OF HOMER ORDAINS:

Section 1. The City of Homer Design Criteria Manual be revised as follows:

1. Article 5.8 Paving Requirements is repealed in its entirety and reenacted to read as follows:

All subdivision streets shall be constructed to meet minimum City standards for gravel streets. Developer is not required to pave streets as a part of subdivision development, but if the developer elects to pave streets, they shall conform to the following:

The Developer shall pave all street constructed to meet minimum City standards for gravel street. Developer is not required to pave streets , they shall conform to the following:

*Failed
1st Reading*

- a. The Developer shall pave all street constructed and or reconstructed with a minimum depth of two inches of design approved asphalt concrete (AC), in accordance with the typical section in Section 1.08, Details, Tables and Nomographs.
- b. Paving shall not be done until the street has completed two (2) complete freeze-thaw cycles and the Developer has sold fifty (50) percent of the available lots.

2. Article 5.9, Paragraph C1, Street Lighting is amended to read as follows:

C. Levels of Illumination

1. Generally recommended values for average maintained horizontal footcandles (HFC) of roadway (and abutting sidewalk or bikeway) illumination are as follows:

Roadway and Walkway Classification	Zoning District	
	Commercial or Industrial	Residential
Average Maintained HFC		
Vehicular Roadways:		
Arterials	2.0	1.0
Collectors	1.2	0.6
Local	0.9	0.4
Sidewalks	1.0	0.4
Bikeways	2.0	0.5

All streets to be constructed within commercial or industrial areas shall be required to meet these standards. In residential area, the Developer may, at his option, elect to construct street lights, which shall be constructed in accordance with these standards.

In any event, the Developer in residential areas shall at a minimum install street light conduits.

Section 2. The Homer City Code, Section 11.04.058, be revised as follows:

11.04.058 Design Criteria Manual--Adopted. The City of Homer adopts by reference the "Design Criteria Manual for Streets and Storm Drainage," dated April, 1985, ~~and revised February, 1987, as subsequently revised.~~ The "Design Criteria Manual" shall augment the standards of this chapter and shall govern site reconnaissance, survey and soils and design for streets and storm drains. The "Design Criteria Manual may be revised by resolution of the Homer City Council.

Section 3. The Homer City Code, Section 11.04.030(h), be revised as follows:

h. "Design Criteria Manual" means ~~a publication issued by the City of Homer entitled "Design Criteria Manual for Streets and Storm Drainage," dated April, 1985~~ the Design Criteria Manual for Streets and Storm Drainage as defined in 11.04.058 of this Code.

Section 4. The Homer City Code, Section 11.20.030(f), be revised as follows:

f. "Design Criteria Manual" means ~~a publication issued by the City of Homer entitled "Design Criteria Manual for Streets and Storm Drainage," dated April, 1985~~ the Design Criteria Manual for Streets and Storm Drainage as defined in 11.04.058 of this Code.

Section 5. This ordinance is a permanent and general character and shall be included in the City Code.

ENACTED BY THE CITY COUNCIL OF THE CITY OF HOMER, ALASKA, this
_____ day of _____, 1996.

CITY OF HOMER

Harry E. Gregoire, Mayor

ATTEST:

Mary L. Calhoun, City Clerk

AYES:
NOES:
ABSENT:
ABSTAIN:

First Reading:
Public Hearing:
Second Reading:
Effective Date:

Reviewed and approved as to form and content:

Patti J. Whalin, City Manager

Date: _____

Gordon J. Tans, City Attorney

Date: _____

Fiscal Note not required.

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