

CITY OF HOMER
HOMER, ALASKA

ORDINANCE 91-18A

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOMER, ALASKA, AMENDING HOMER CITY CODE, TITLE 21, ZONING AND PLANNING, SECTION 21.61.090, STANDARDS FOR RECREATIONAL VEHICLES PARKS AND SECTION 21.48.020(bb), AND ADDING SECTIONS 21.49.020(38), 21.50.020(z), 21.52.020(j), 21.53.020(o), AND 21.54.020(g), AND DELETING SECTIONS 21.48.030(k), 21.49.030(g), 21.50.030(j), AND 21.54.030(h)

WHEREAS, the Homer City Council approved the 1990 Homer Spit Campground Plan December 17, 1990; and,

WHEREAS, a recommendation of the 1990 Homer Spit Plan was that the Homer City Council direct the Homer Advisory Planning Commission to review the Recreational Vehicle Park Standards as proposed in the plan; and,

WHEREAS, the Homer Advisory Planning Commission held worksessions and regular meetings on the Recreational Vehicle Park Standards and determined a need to revise the standards; and,

WHEREAS, the Port and Harbor Commission reviewed the proposed changes to the Recreational Vehicle Park Standards; and,

WHEREAS, the Homer Advisory Planning Commission held a public hearing on the matter on May 8, 1991, as required by Homer City Code, Section 21.070.020.

NOW THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. Section 21.61.090(b) be deleted in its entirety:

~~[b--District--Allowed:---Recreational--vehicle--parks--are conditionally-permitted-in-the-open-space--recreational,-general commercial--1--and--general--commercial--2--zoning--districts--and central-business-districts-from-Heath-Street-to-the-west-side-of Lakeside--Village--Subdivision,-and-permitted-outright--in--the Central-Business-District-south-of-the-Sterling-Highway-(Homer ByPass)-from-Lake-Street-west-to-the-boundary-of-the-CBD-abutting Webber-Subdivision.]~~

Section 2. Section 21.61.090(f) be amended to read as follows:

f. Occupancy. Only one recreational vehicle shall occupy a space. Recreational vehicle parks may be open on a year round basis. ~~[No-recreational-vehicle-shall-remain-in-the-park-for~~

~~more than thirty days continuous for a maximum of a one hundred and twenty day period in any one year period.]~~ No recreational vehicle shall be parked for occupancy in a recreational vehicle park for more than 30 continuous days, nor shall a recreational vehicle be parked for occupancy in a recreational vehicle park for more than 120 days in any 12 month period.

Section 3. Section 21.61.090(g) be amended to read as follows:

g. Surfaces. ~~[Each recreational vehicle space shall be covered with crushed gravel or paved with asphalt, concrete or similar materials, and]~~ Surfaces shall be designed to provide for runoff of surface water, and be approved by the Public Works Department. ~~[The part of the space which is not occupied by the recreational vehicle, not intended as an access way to the recreational vehicle, or part of an outdoor patio, need not be paved or covered with gravel.]~~

Section 4. Section 21.090(h)(1) be deleted in its entirety:

~~[h.1.-----Seventy-five percent of the recreational vehicle spaces shall be provided with electrical service.]~~

Section 5. Section 21.61.090(h)(2) be amended to read as follows:

h.2. ~~[The park shall provide wastewater holding tank disposal facilities and a source of potable water for filling water tanks.]~~ Sources of potable water and wastewater disposable facilities shall be in accordance with applicable Alaska Department of Environmental Conservation regulations.

Section 6. Section 21.61.090(h)(3) be amended to read as follows:

h.3. ~~[The park shall provide for every fifteen recreational vehicle spaces, one toilet and lavatory for each sex.]~~ The park shall provide toilets and lavatories in accordance with applicable Alaska Department of Environmental Conservation regulations.

Section 7. Section 21.61.090(h)(4) be amended to read as follows:

h.4. ~~[The operator shall prohibit use of portable generators between the hours of nine p.m. and nine a.m. in the recreational vehicle park.]~~ Noise levels shall not exceed levels that unreasonably disturb or interfere with the peace, comfort and repose of persons with ordinary sensibilities.

Section 8. Section 21.61.090(i) be amended to read as follows:

i. Solid Waste Disposal. ~~[Dumpsters or trash receptacles for the disposal of solid waste materials shall be provided in convenient locations for every fifteen recreational vehicle spaces.]~~ The recreational park must provide for adequate trash removal.

Section 9. Section 21.61.090(j)(3) be amended to read as follows:

j.3. Guest parking shall be provided at a rate of one parking space per ~~[ten]~~ twenty-five (25) recreational vehicle spaces.

Section 10. Section 21.61.090(j)(4) be added to read as follows:

j.4. Handicapped recreational vehicle spaces shall comply with federal regulations.

Section 11. Section 21.61.090(k)(1) be amended to read as follows:

k.1. ~~[All designated driving lanes shall be not less than fifteen feet in width and shall provide for a twenty five foot corner radius for turning or an alternate design to be approved by Planning.]~~ All designated driving lanes shall be not less than 15 feet in width for one-lane traffic or 30 feet in width for two lane traffic and shall adhere to AASHTO Design Criteria.

Section 12. Section 21.61.090(k)(3) be deleted in its entirety:

~~[k.3.-----No parking shall be permitted on the edge of the driving lane.]~~

Section 13. Section 21.61.090(l) be deleted in its entirety:

~~[l. Storage.---Except for vehicles,--there shall be no outside storage of materials or equipment belonging to the park or any guest of the park.]~~

Section 14. Section 21.61.090(o) be added to read as follows:

o. All recreational vehicle parks must comply with local, state and federal requirements, prior to receiving a City building permit.

Section 15. Section 21.48.020(bb) be amended to read as follows:

bb. Recreational vehicle parks may be located south of the Sterling Highway (Homer Bypass) from Lake Street west to the boundary of the central business district abutting Webber Subdivision, and from Heath Street to the west side of Lakeside Village Subdivision, provided they shall conform to the standards in 21.61.090.

Section 16. Section 21.49.020(38) be added to read as follows:

38. Recreational vehicle parks, provided they shall conform to the standards in 21.61.090.

Section 17. Section 21.50.020(z) be added to read as follows:

z. Recreational vehicle parks, provided they shall conform to the standards in 21.61.090.

Section 18. Section 21.52.020(j) be added to read as follows:

j. Recreational vehicle parks, provided they shall conform to the standards in 21.61.090.

Section 19. Section 21.53.020(o) be added to read as follows:

o. Recreational vehicle parks, provided they shall conform to the standards in 21.61.090.

Section 20. Section 21.54.020(g) be added to read as follows:

g. Recreational vehicle parks, provided they shall conform to the standards in 21.61.090.

Section 21. Section 21.48.030(k) be deleted in it's entirety:

~~[Recreational-vehicle-parks-from-Heath-Street-to-the-west-side-of-Lakeside-Village-Subdivision.]~~

Section 22. Section 21.49.030(g) be deleted in it's entirety:

~~[g.--Recreational-vehicle-parks.]~~

Section 23. Section 21.50.030(j) be deleted in it's entirety:

~~[j---Recreational-vehicle-parks-]~~

Section 24. Section 21.54.030(h) be deleted in it's entirety:

~~[h---Recreational-vehicle-parks-]~~

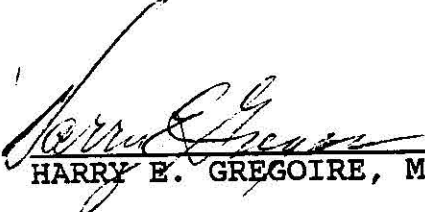
Section 25. Section 21.61.090(c) be amended to read as follows:

c. Space Size. The space provided for each recreational vehicle shall be a minimum of ~~[eight]~~ six hundred square feet, exclusive of any space used for common areas, driving lanes, walkways, general use structures, and landscaped areas.

Section 26. This is a general ordinance of a permanent nature and provisions of Section 1 through Section 25 as contained herein shall be codified and resequenced for inclusion in the Homer City Code.

ENACTED BY THE CITY COUNCIL OF THE CITY OF HOMER, ALASKA,
this 8th day of July 1991.

CITY OF HOMER


HARRY E. GREGOIRE, MAYOR

ATTEST:

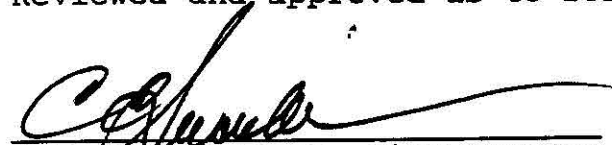

MARY L. SHANNON, CITY CLERK

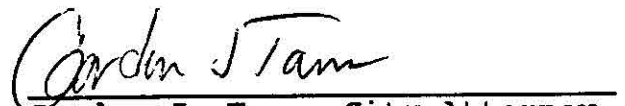
AYES: 4
NOES: 2
ABSTAIN: 0-
ABSENT: 0-

CITY SEAL

First Reading: 06/10/91
Public Hearing: 06/24/91
Second Reading: 07/08/91
Effective Date: 07/09/91

Reviewed and approved as to form and content:


C.E. Swackhammer, City Manager
Date: 7/24/91


Gordon J. Tans, City Attorney
Date: 8/12/91