

CITY OF HOMER  
HOMER, ALASKA

Council Directed

ORDINANCE 94-17(A)

AN ORDINANCE OF THE CITY COUNCIL OF HOMER,  
ALASKA AMENDING §14.04.020, CONNECTION--  
REQUIRED, OF THE HOMER CITY CODE BY ADDING  
PROVISION FOR WATER TIGHT VAULTS.

WHEREAS, water tight vaults are allowed by ADEC regulations 18 AAC 72.020.a under certain conditions wherein soil conditions prohibit the installation of an on-site drainfield, vault holds minimum design quantities required by DEC, at-least-1,000-gallons plus-250-gallons-per-bedroom-over-three-served-by-the-tank, tank is regularly pumped to prevent overflow; and

WHEREAS, other Alaskan communities allow vaults or holding tanks; and

WHEREAS, it is common practice to require all buildings that have plumbing fixtures to connect to public sewer when it becomes available; and

WHEREAS, the definition of available is within 150 to 200 feet and that property owners are given 60 to 90 days to connect after public sewer is available.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. Section 14.04.020, Connection--Required, of the Homer City Code is hereby amended to read as follows:

a. No person shall erect any dwelling or commercial or industrial building, except as such may be specifically exempted under the City Code, without providing sewage facilities and connection to the City sewer system; provided, that such connection need not be made if the proposed alternative sanitary facility shall have been approved by the Alaska Department of Environmental Conservation as providing adequate disposal of wastes and continues to function as approved.

b. After October 1, 1973, no person shall occupy and no person shall own, maintain or control any structure or premises used as a home, apartment, or other living quarters unless the structure is connected to the City sewer; nor, after October 1, 1973, shall any person occupy, maintain or control any structure or premises used for any commercial, industrial or business use unless the structure is connected to sewer; provided, however, that the provision of this subsection shall not apply if the existing sanitary facilities shall have been approved by the Alaska Department of Environmental Conservation as providing adequate disposal of wastes and continues to function as approved.

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c. All septic tanks systems now in use or hereafter constructed within the City shall meet the specifications of the Alaska Department of Environmental Conservation. ~~Vaults, privies and Cesspools shall not be considered adequate sanitary facilities.~~ (Ord. 90-24(A), 1990).

d. Notwithstanding subparagraphs (a) and (b), water tight vaults are allowed if City Sewer is not available, under the following conditions: 1. Soil conditions prohibit the installation of an on-site drainfield. 2. The vault holds minimum design quantities required by DEC. ~~holds at least 1,000 gallons, plus 250 gallons per bedroom served by the tank.~~ 3. The tank is regularly pumped to prevent overflow.

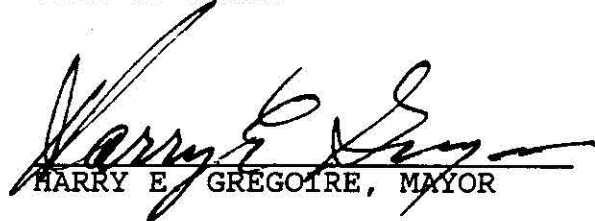
e. The City sewer is considered as not available to a structure when the nearest City sewer is located more than 200 feet from any point on the boundary of the lot or parcel of land on which the structure is located. Sewer connection will be required within one year of sewer becoming available. when sewer becomes available-adjacent-to-the-property.

f. Cesspools and privies shall not be considered adequate sanitary facilities.

Section 2 This Ordinance is of a general and permanent character and shall be included in the City Code.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA THIS 24<sup>th</sup> DAY OF October, 1994.

CITY OF HOMER

  
HARRY E. GRÉGOIRE, MAYOR

ATTEST:

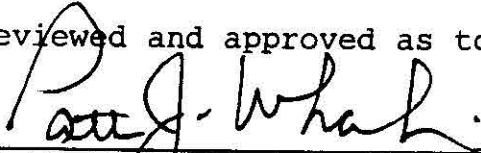
  
MARY L. CALHOUN, CITY CLERK

Ayes: 6  
Noes: 0  
Abstain: 0  
Absent: 0

First Reading: 9-26-94  
Public Hearing: 10-10-94  
Second Reading: 10-24-94  
Effective: 10-25-94


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Reviewed and approved as to form and content:

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PATTI J. WEALIN, CITY MANAGER  
DATE: 10-25-94

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GORDON J. TANS, CITY ATTORNEY  
DATE: 31 Oct 94