

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 Planning
4 Commission

5 **ORDINANCE 20-03**

6
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AMENDING HOMER CITY CODE 21.70.040, PERMIT TERMS; TO
9 REQUIRE AN AS-BUILT SURVEY BE SUBMITTED TO THE CITY
10 PLANNER AFTER COMPLETION OF ANY BUILDING OR
11 STRUCTURE.
12

13 WHEREAS, The 2018 Homer Comprehensive Plan Chapter 4, Goal 3, Objective A,
14 Encourages establishment of a clear, coordinated regulatory framework that guides
15 development, includes implementation strategies to review rules and regulation options with
16 consideration of operational constraints and community acceptance; and
17

18 WHEREAS, The 2018 Homer Comprehensive Plan Chapter 4, Goal 3, Objective B includes
19 encouraging high quality buildings and site design; and
20

21 WHEREAS, Creating a requirement for the submission of an as-built survey encourages
22 diligence and adherence to site plans; and
23

24 WHEREAS, It is in the interests of the Planning Commission and Homer citizens to
25 ensure that improvements are built as approved by the Planning Department; and
26

27 WHEREAS, An as-built survey provides a useful documentation of improvements and
28 compliance with city code.
29

30 NOW THEREFORE, THE CITY OF HOMER ORDAINS:

31
32 Section 1. Homer City Code 21.70.040 is hereby adopted to read as follows:
33

34 21.70.040 Permit terms.

35 a. A zoning permit shall include a deadline that allows the applicant a reasonable
36 amount of time in which to complete the work authorized by the permit. If the work is
37 not completed within the time allowed, the City Planner may grant one reasonable
38 extension for good cause shown. No additional extension will be granted, except upon
39 the approval of the Commission for good cause shown.
40

41 b. A zoning permit ~~for a multiple family dwelling or~~ for a building or structure ~~for~~
42 ~~commercial or industrial use~~ shall require the applicant to submit to the City Planner

43 **an as-built survey, completed by a licensed surveyor, of the location, foundation,**
44 **dimensions, and proximity to all lot lines of all buildings and structures covered**
45 **by the permit,** promptly after completion of the work:

46
47 1. An as-built survey, completed by a licensed surveyor, of the location, foundation,
48 dimensions, and proximity to all lot lines of all buildings and structures covered by the
49 permit;


50
51 2. An as-built schematic of the completed building(s) and structure(s) showing at least
52 the perimeter, dimensions, entrances, driveways, parking areas, and loading areas; and
53

54 3. Proof of compliance with applicable building, plumbing, electrical, mechanical and
55 other such codes adopted by the State of Alaska.
56

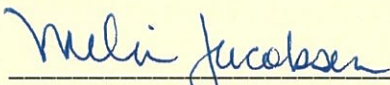
57 Section 2: This ordinance is of a permanent and general character and shall be included
58 in the City Code.

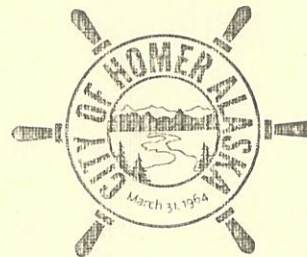
59
60 ENACTED BY THE CITY COUNCIL OF THE CITY OF HOMER THIS 27 DAY OF January,
61 2019.

62
63 CITY OF HOMER

64
65 
66 _____
67 KEN CASTNER, MAYOR

68
69 ATTEST:

70 
71 _____
72 MELISSA JACOBSEN, MMC, CITY CLERK

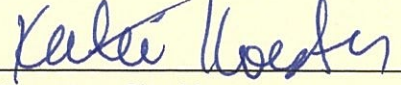


73
74
75 YES: 6
76 NO: 0
77 ABSTAIN: 0
78 ABSENT: 0

79
80 First Reading: 1.13.2020
81 Public Hearing: 1.27.2020
82 Second Reading: 1.27.2020
83 Effective Date: 1.28.2020
84

85 Reviewed and approved as to form:

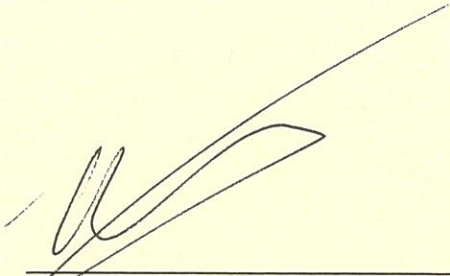
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87 
88 _____

89 Katie Koester, City Manager

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91 Date: 1-30-20



Michael Gatti, City Attorney

Date: 2/4/2020