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**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

ORDINANCE 23-15

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING HOMER CITY CODE SECTIONS 11.20.070 TO SPECIFY
THAT A PERFORMANCE GUARANTY IS REQUIRED FOR NEW
SUBDIVISIONS.

WHEREAS, Current Homer City Code does not require a performance guaranty to ensure
the completion of proposed infrastructure improvement in a new subdivision; and

WHEREAS, This omission allows potential developers to initiate the process of real
estate development and then, abandon it, leaving the City to manage the consequences, which
could include increased costs and risks to the Homer public; and

WHEREAS, The City Council desires to ensure that subdivision developments become
more than “paper plats” and are progressed to completion.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code Chapter 11.20.070 entitled “Preconstruction
Requirements” is hereby amended as follows:

f. A performance bond or other acceptable ~~guarantee~~ **guaranty** in the amount of ~~100~~ **150**
percent of the ~~project cost, which bond shall be waived in the case of new subdivisions, in~~
~~which right-of-way dedication, via plat filing or recordation, cannot occur until improvements~~
~~are installed and accepted~~ **Design Engineer’s Construction Cost Estimate is required;**

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

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 10th day of April, 2023.

CITY OF HOMER



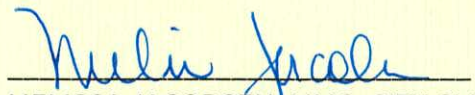
KEN CASTNER, MAYOR

43 ATTEST:

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MELISSA JACOBSEN, MMC, CITY CLERK

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YES: 6

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NO: 0

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ABSTAIN: 0

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ABSENT: 0

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First Reading: 3.28.23

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Public Hearing: 4.10.23

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Second Reading: 4.10.23

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Effective Date: 4.11.23

