



City of Homer

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Planning

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Memorandum 20-007 (Pl 20-02)

TO: MAYOR CASTNER AND HOMER CITY COUNCIL
THROUGH: KATIE KOESTER, CITY MANAGER
FROM: RICK ABOUD AICP, CITY PLANNER
DATE: JANUARY 6, 2020
SUBJECT: REQUIRING AN AS-BUILT SURVEY TO BE SUBMITTED TO THE CITY PLANNER AFTER THE COMPLETION OF ANY BUILDING OR STRUCTURE.

The Planning Commission requested information regarding permitting processes that the Planning Office administers with a mind to see if there might be better ways to ensure that structures are built to permit specifications.

Permitting requirements were the subject of 10 meetings and 3 worksessions of the Commission. A public hearing was held at the Commission's meeting of December 4, 2019. No public comment was received at the hearing. After a significant amount of investigation and research that included an internal review, reviews of other similar communities, and testimony from construction professionals at worksessions, the Commission wishes to forward a recommendation to the Council.

In consideration of the City of Homer's current zoning regulations, which do not include building inspection or a building department, the Commission supports a requirement to provide an as-built survey after completion of a structure. This is intended to warrant more accountability that a finished structure will not deviate from approved plans. The Commission also removed redundancies found in code, including permitting requirements that are the responsibility of other agencies, which the Planning Office has no capability to enforce.

The Commission moved with the unanimous consent of the six commissioners present at the public hearing to recommend that the City Council adopt the requirement of submitting an as-built survey upon completion of any structure.

Attachments:

Ordinance

Staff reports and corresponding meeting minutes