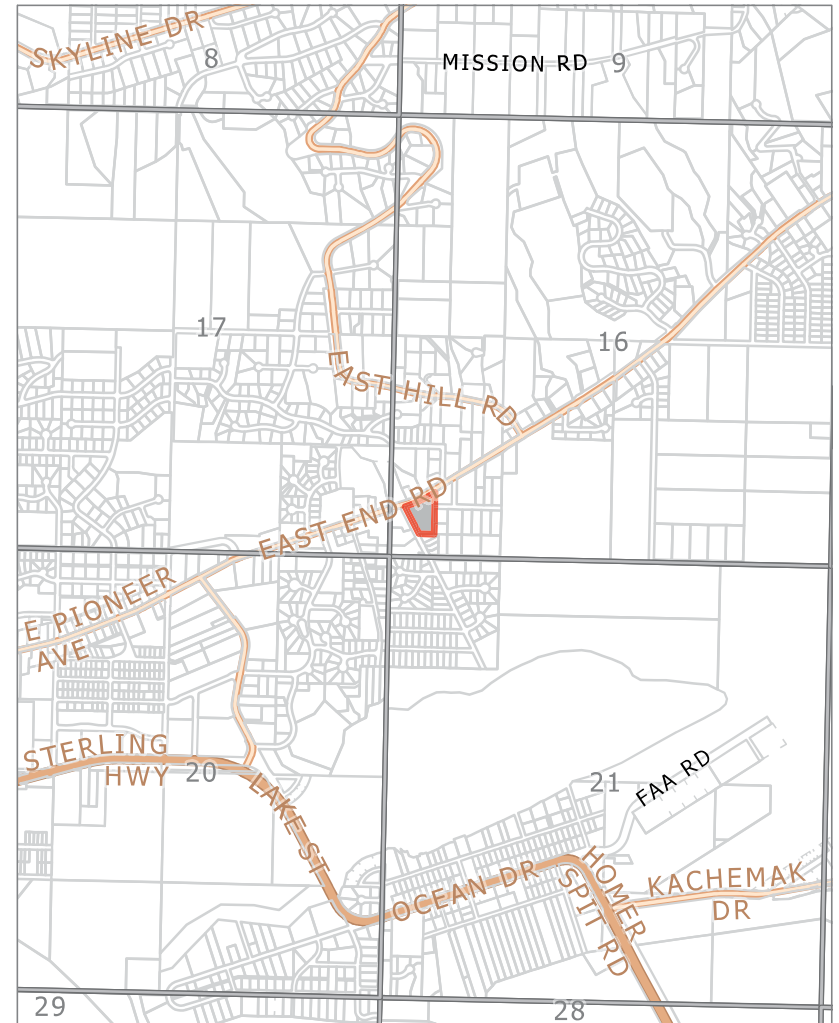


# **E. NEW BUSINESS**

- 4. Mattox Subdivision Corbin 2024 Replat; KPB File 2024-106  
Seabright Surveying / 4178 Mattox LLC  
Location: East End Road, Mattox Road & Mallard Way  
City of Homer**



KPB File 2024-106  
T 06S R 13W SEC 16  
Homer

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Aerial Map



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

**NOTES**

1. THE FRONT 15' ALONG THE RIGHT-OF-WAY AND THE 5' ADJACENT TO SIDE LOT LINES IS A UTILITY EASEMENT, NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
2. DEVELOPMENT OF THESE LOTS IS SUBJECT TO THE CITY OF HOMER ZONING REGULATIONS. REFER TO HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PRIOR TO DEVELOPMENT ACTIVITIES.
3. LOTS ARE SERVED BY CITY OF HOMER WATER AND SEWER.
4. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
5. STATE RIGHT-OF-WAY IS FROM STATE OF ALASKA DOT&P RIGHT-OF-WAY MAP PROJECT NO. STP-0414(9) SHEET B.
6. THIS PLAT WAS PREPARED FOR THE LOCATION OF A LOT LINE ONLY. NO SURVEY WAS PERFORMED FOR THE PREPARATION OF THIS PLAT. ALL LOT DIMENSIONS SHOWN ON THIS PLAT ARE FROM RECORD DATA AS SHOWN ON RECORD OF SURVEY HM 2023-26.
7. THERE IS AN EASEMENT OF NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION THAT AFFECTS THIS SUBDIVISION RECORDED BK 29 PAGE 199 HRD.
8. THERE IS AN EASEMENT OF NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED BK 19 PAGE 104 HRG.

**LEGEND**

- 2<sup>nd</sup> AC 7968-S 2023
- 2<sup>nd</sup> AC 3686-S 1986
- APPROX. AREAS OF 20% SLOPE OR GREATER (2024 TOPOGRAPHY SURVEY)

**PLAT APPROVAL**

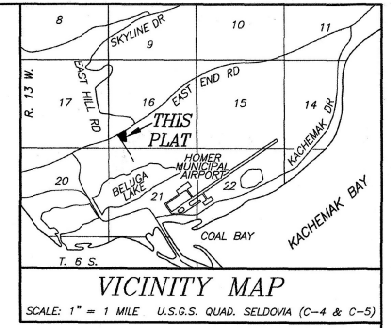
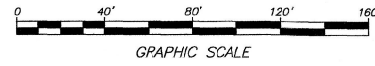
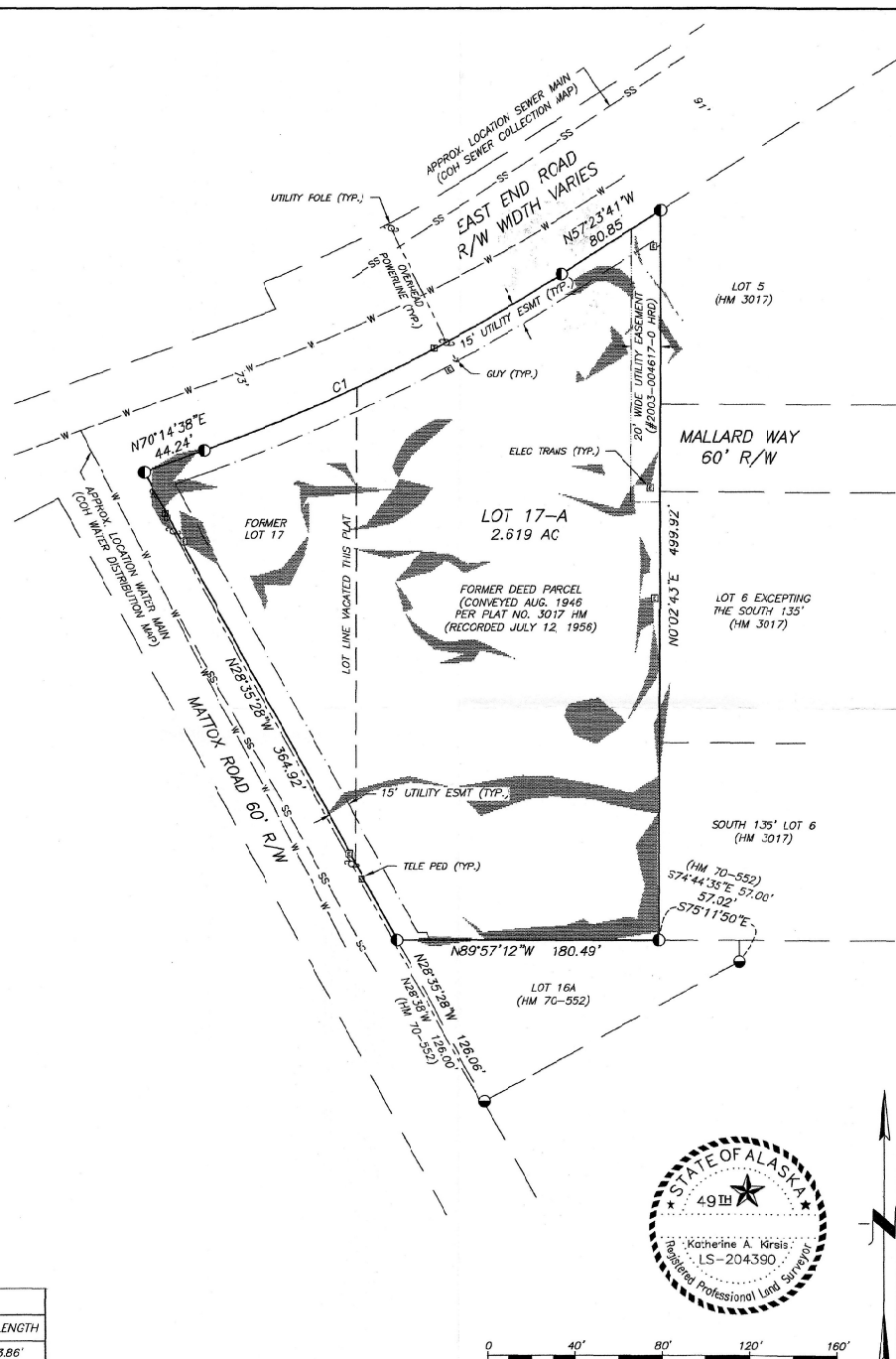
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

BY: \_\_\_\_\_ AUTHORIZED OFFICIAL DATE  
KENAI PENINSULA BOROUGH

**WASTEWATER DISPOSAL**

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	274.44'	1223.75'	12°50'57"	N63°49'45"E	273.86'



**CERTIFICATE OF OWNERSHIP**

I HEREBY CERTIFY THAT 4178 MATTOX, LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF 4178 MATTOX, LLC I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

T.J. CORBIN  
MEMBER, 4178 MATTOX, LLC  
238 NE 1ST AVE,  
DELRAY BEACH, FL 33444

**NOTARY'S ACKNOWLEDGMENT**

FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2024.  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

HOMER RECORDING DISTRICT KPB FILE NO. 2024-XXXX

**MATTOX SUBDIVISION  
CORBIN 2024 REPLAT**

A VACATION OF THE COMMON LINE BETWEEN MATTOX SUBDIVISION LOT 17 (HM 3017) & DEED PARCEL CONVEYED AUGUST 1946 & DEPICTED HM 3017, LOCATED IN THE SW1/4 SW1/4 SEC. 16, T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER HOMER RECORDING DISTRICT

CONTAINING 2.619 ACRES

**SEABRIGHT SURVEY + DESIGN  
KATHERINE A. KIRSIS, P.L.S.**  
1044 EAST END ROAD, SUITE A  
HOMER, ALASKA 99603  
(907) 299-1580

CLIENTS: 4178 MATTOX, LLC  
238 NE 1ST AVE., DELRAY BEACH, FL 33444

DRAWN BY: KK	CHKD BY: KK	JOB #2023-10
DATE: 10/2024	SCALE: 1"=40'	SHEET #1 CF 1

**KPB 2024-106**

**ITEM #4 - PRELIMINARY PLAT  
MATTOX SUBDIVISION CORBIN 2024 REPLAT**

<b>KPB File No.</b>	2024-106
<b>Plat Committee Meeting:</b>	October 28, 2024
<b>Applicant / Owner:</b>	4178 Mattox LLC
<b>Surveyor:</b>	Katherine Kirsis / Seabright Survey & Design
<b>General Location:</b>	East End Rd. & Mattox Rd., City of Homer

<b>Parent Parcel No.:</b>	179-064-99
<b>Legal Description:</b>	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0003017 - RS MATTOX SUB LOT 17 & PTN OF SW1/4 SW1/4 DESCRIBED AS: BEGIN @SEC CORNER COMMON TO SECS 16,17,20&21; TH N89 DEG 55'30"E 499.32 FT; TH N28 DEG 38'10"W 316.53 FT ALONG E BOUNDARY OF MATTOX RD TO SW CORNER OF PARCEL & POB; TH N28 DEG 38'10"W 59.58 FT ALONG MATTOX RD; TH N 337.53 FT ALONG E BOUNDARY OF LT 17 MATTOX SUB TO POINT ON SLY ROW OF HOMER EAST RD & NW CORNER OF PARCEL; TH FROM TANGENT BEARING N45 DEG 31'30"E ALONG CURVE TO LEFT WITH RADIUS OF 985.2' THRU ANGLE OF 8DEG 17' FOR 142.43 FT ALONG S ROW OF HOMER EAST RD; TH N57 DEG 14'30"E 99.95 FT ALONG S ROW LINE OF HOMER EAST RD TO NE CORNER OF PARCEL; TH SOUTH 512.03 FT ALONG W BOUNDARY OF LTS 5&6 MATTOX SUB TO SE CORNER OF PARCEL; TH W 180.45 FT ALONG N BOUNDARY OF LT 16 MATTOX SUB TO POB EXCL DOT ROW
<b>Assessing Use:</b>	Commercial
<b>Zoning:</b>	Residential Office District
<b>Water / Wastewater</b>	City / City
<b>Exception Request</b>	None

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat is vacating a lot line between a portion of Lot 17 Mattox Subdivision and a deeded parcel conveyed in 1946 to create one lot of size 2.619 acres.

**Location and Legal Access (existing and proposed):**  
The plat is located along East End Road at the corner of Mattox Road. East End Road is a state maintained dedication of varied width and Mattox Road is a 60' dedication maintained by the City of Homer.

The plat is not completing a vacation nor a dedication with this action.

There is no section line easement affection the plat either.

Block length is not compliant, but a dedication from this property/ plat is not possible to gain compliance. Any dedication from this plat would be too close to the intersection of East End Rd and Mattox Rd being of no use and irregular configuration. **Staff recommends** the Plat Committee concur an exception is not needed.

PER DOT: The platting action voids any previous issued permits. Land owners will need to reapply for driveway access permits to state road and right-of-way access.

KPB Roads Dept. Comments	Out of Jurisdiction: Yes Roads Director: Griebel, Scott Comments: Within the City of Homer. No RSA comments or objections.
SOA DOT Comments	No comment

**Site Investigation:**

There are improvements located on the plat and all will be within the final Lot 17-A when complete. There appears to be eleven living units located on the property.

Improvements of the utilities are shown on the drawing, each identified by line types and flagged in with a label. These improvements can be removed from the final submittal.

Steep areas are located on the plat, throughout the property. The steep areas are shown on the drawing as the shaded portions. **Staff recommends** the surveyor confirm all the steep areas as staff was not able to see all the areas given.

There are no wetlands located on the plat. The City of Homer did not identify the plat to be located with the Bridge Creek Watershed Protection District.

The River Center review did not identify the plat to be in a habitat protection district either.

KPB River Center Review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Within City of Homer Comments: No comments  B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish & Game	

**Staff Analysis**

This plat was original in the aliquot part of the SW1/4 Sw1/4 Section 16, Township 6 South, Range 13 West SM, Homer, Alaska. Mattox Subdivision MH 3017 in June of 1956 was the first division of this property. The deeded portion of this plat, was originally conveyed in 1946 according to a note on HM 3017.

A soils report will not be required as the plat is located inside the City of Homer and city water and sanitary sewer are available to the site. The proper wastewater disposal note is on the drawing and should remain on the final submittal.

Notice of the proposed plat was mailed to the beneficial interest holder on October 7, 2024. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

The property is located inside the City of Homer. The City of Homer Planning Commission reviewed the plat at its regular meeting on Wednesday, September 18, 2024. The plat was recommended for approval and a vote of non-objection of unanimous consent was given to approve. One condition of approval was for the applicant to with the City of Homer Public Works Department on an installation agreement and plan to abandon additional sets of water and sewer services. **Staff recommends** the applicant supply the installation agreement to staff either directly or through the surveyor prior to final approval and filing of this plat.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

There appears to be a driveway crossing the northeast corner of the plat going to the property on the east side of the plat and a driveway crossing the south line coming to the structure just north of the south line on the plat. Staff recommends the surveyor locate the encroachments and any other found when doing the field work and show them on the final submittal along with presenting solutions to address the issues.

**Utility Easements**

There are two utility easements noted in the plat notes at #7 & #8. Staff reviewed them within the certificate to plat and they appear to be located not on this property. Upon review both appear to have legal descriptions giving sections that differ from the section of this plat. **Staff recommends** the surveyor review the documents to verify the accuracy and adjust the notes accordingly.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

**Utility provider review:**

HEA	No comment
ENSTAR	No comment
ACS	
GCI	Approved as shown
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

**KPB department / agency review:**

Addressing	<p>Reviewer: Leavitt, Rhealyn          Affected Addresses: 4178 MATTOX RD          Existing Street Names are Correct: Yes          List of Correct Street Names: MATTOX RD, EAST END RD, MALLARD WAY          Existing Street Name Corrections Needed:          All New Street Names are Approved: No          List of Approved Street Names:          List of Street Names Denied:          Comments: CITY OF HOMER WILL ADVISE ON ADDRESSING</p>
Code Compliance	<p>Reviewer: Ogren, Eric          Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan          There are not any Local Option Zoning District issues with this proposed plat.          Material Site Comments: There are not any material site issues with this proposed plat. Review not required</p>
Assessing	<p>Reviewer: Windsor, Heather          Comments: No comment</p>

**STAFF RECOMMENDATIONS**  
**CORRECTIONS / EDITS**

Add the date of October 28, 2024 to the Plat Approval

PLAT NOTES TO ADD

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

---

**KPB 20.25.070 – Form and contents required**

**Staff recommendation:** final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

- A. Within the Title Block
1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
  2. Legal description, location, date, and total area in acres of the proposed subdivision;
  3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

**Staff recommendation:**

Modify the KPB File NO to 2024-106

Add to the legal description at the end, 'Kenai Peninsula Borough, Alaska'

- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

**Staff recommendation:**

Label the two parcels to the west across Mattox Road

- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;

**Staff recommendation:**

In the northeast corner is a driveway crossing for the property to the east.

On the south, the drive crosses the south line for the house just inside the plat line

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**KPB 20.30 – Subdivision Design Requirements**

**Staff recommendation:** final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

20.30.060. Easements-Requirements.

D. Unless a utility company requests additional easements, the front ten feet adjoining rights-of-way shall be designated as a utility easement, graphically or by note. Within the boundaries of an incorporated city, the width and location of utility easements will be determined by the city and affected utility providers.

**Staff recommendation:** The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Grant utility easements requested by the utility providers.**

Review easement listed in plat notes, documents identify different sections for locations. please verify. Certificate to plat needs updated as several easements listed do not affect these properties.

---

**KPB 20.40 – Wastewater Disposal**

**Staff recommendation:** final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.



20.40.010 Wastewater disposal.

*Platting Staff Comments:*

**Staff recommendation:** *comply with 20.40.*

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**KPB 20.60 – Final Plat**

**Staff recommendation:** *final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.*

---

**RECOMMENDATION:**

**STAFF RECOMMENDS:**

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

**NOTE:** 20.25.120. - REVIEW AND APPEAL.

**A DECISION OF THE PLAT COMMITTEE MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.**

**END OF STAFF REPORT**

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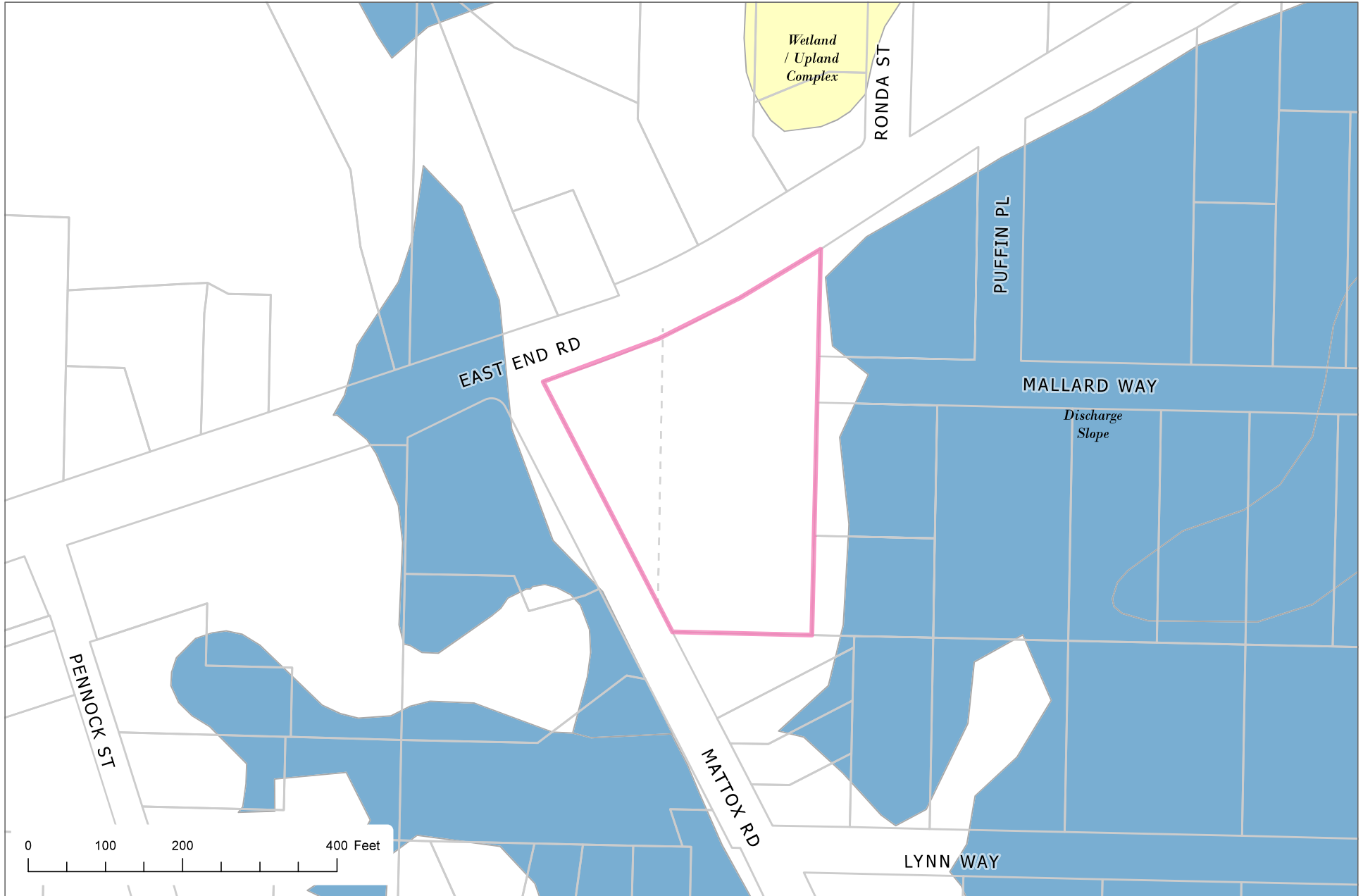
Aerial Map



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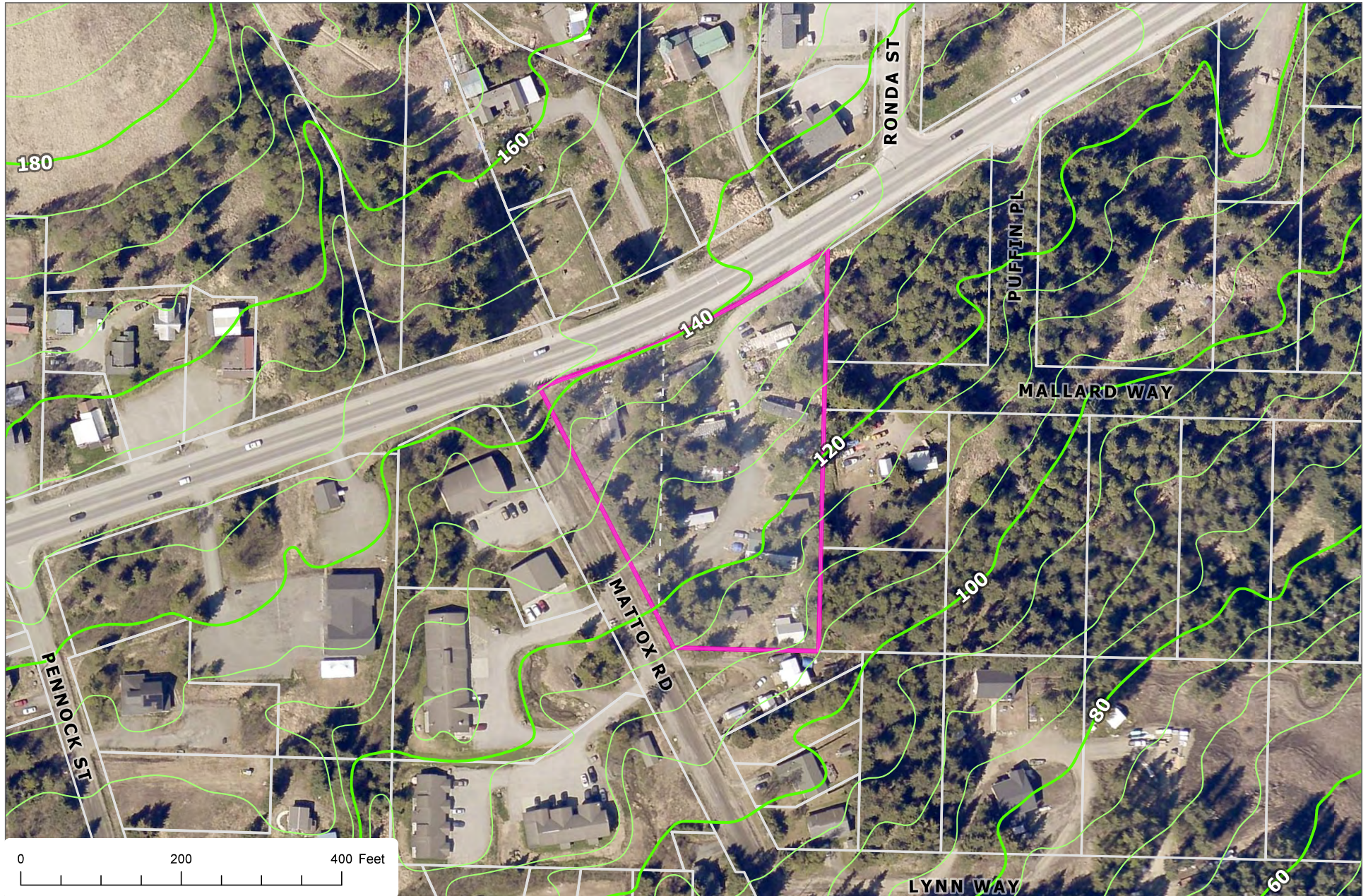
Wetlands



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



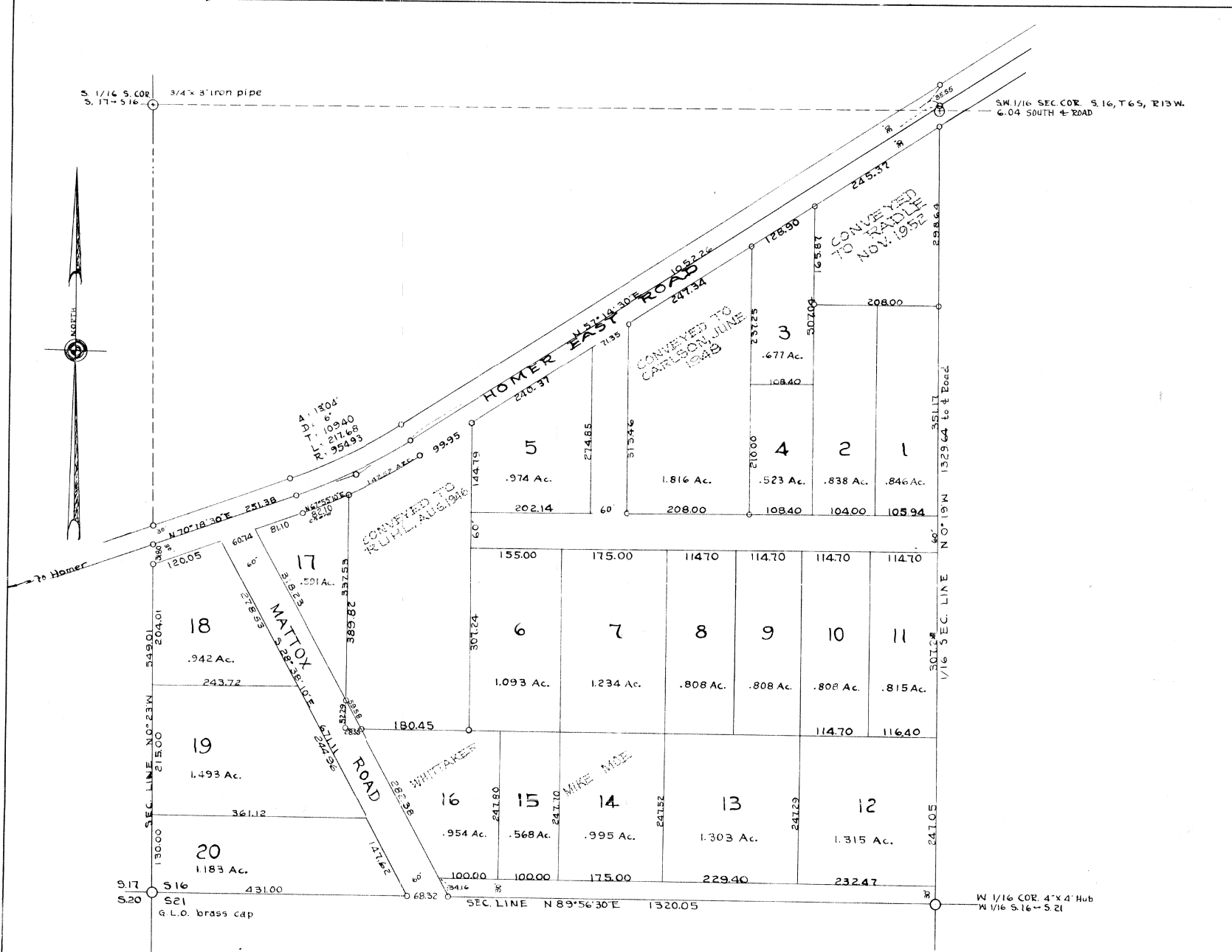
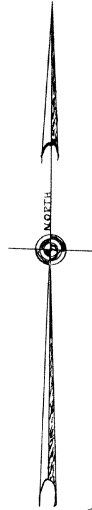
Aerial with 5-foot Contours



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S 1/16 S. COR. S. 17-516 3/4" x 3' iron pipe

S.W. 1/16 SEC. COR. S. 16, T. 6 S., R. 13 W. 6.04 SOUTH + ROAD



SEC. LINE NO. 23 W 549.01 204.01 120.05 130.00 130.00 130.00  
S. 17 S. 20  
S. 21  
G. L. O. brass cap

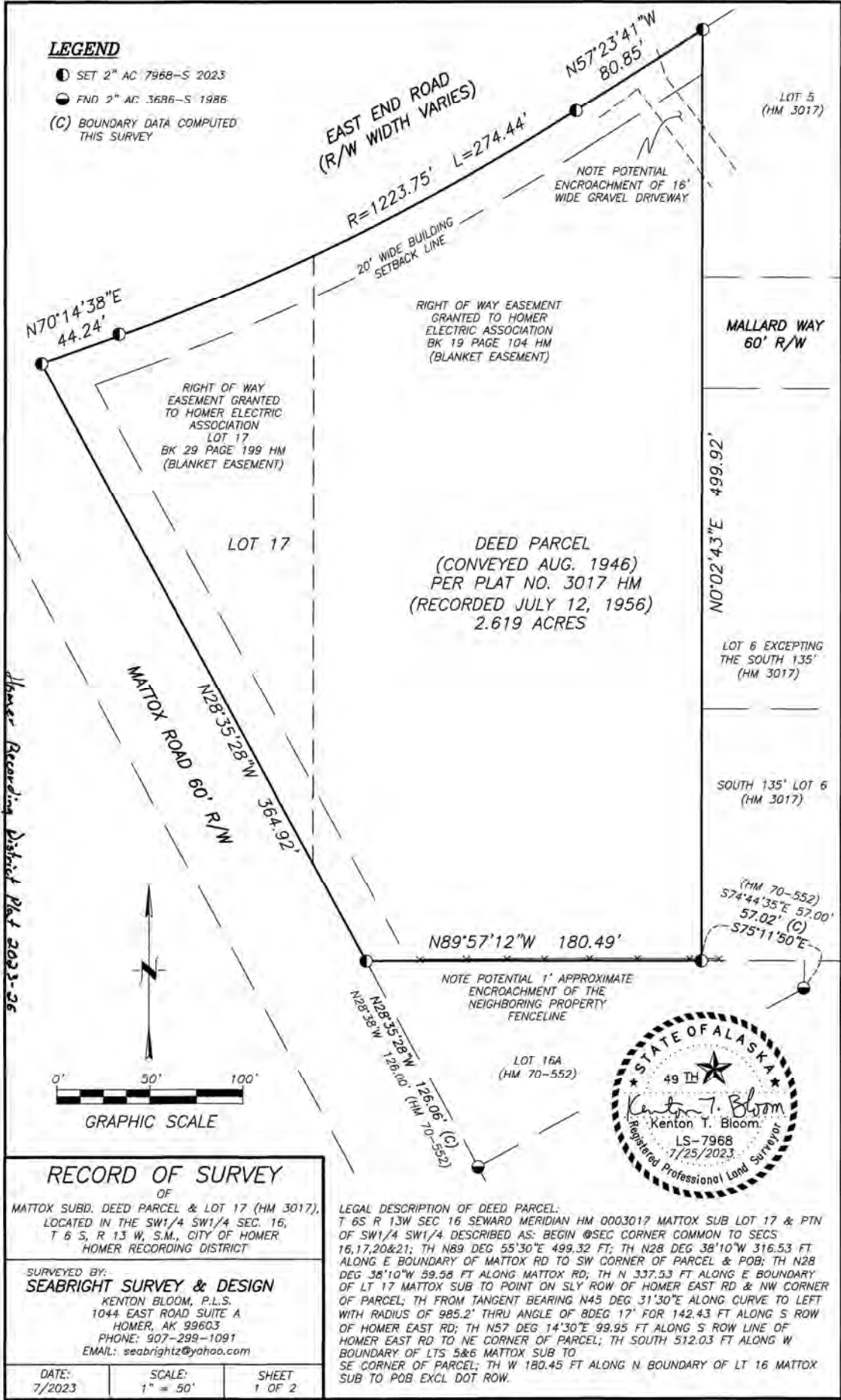
No. 3017  
FILED FOR RECORDING  
July 12, 1956 at 3:41 P.M.  
Vol. 8 Page 283  
Homer Recording Precinct  
Terr. of Alaska  
At the Request of J. C. Reynolds

**MATTOX - SUBD.**  
ALL OF THE S.W. 1/4 OF THE S.W. 1/4, Section 16 T. 6 S., R. 13 W. LAYING SOUTH OF THE ROAD

SURVEYED BY: DAVID L. BEAR, REGISTERED TERR. LAND SURVEYOR  
DATE: JUNE, 1956  
SCALE: 1" = 100'

**LEGEND**

- SET 2" AC. 7968-S 2023
- FND 2" AC. 3686-S 1986
- (C) BOUNDARY DATA COMPUTED THIS SURVEY



<b>RECORD OF SURVEY</b>		
OF		
MATTOX SUBD. DEED PARCEL & LOT 17 (HM 3017),		
LOCATED IN THE SW1/4 SW1/4 SEC. 16,		
T 6 S, R 13 W, S.M., CITY OF HOMER		
HOMER RECORDING DISTRICT		
SURVEYED BY:		
<b>SEABRIGHT SURVEY &amp; DESIGN</b>		
KENTON BLOOM, P.L.S.		
1044 EAST ROAD SUITE A		
HOMER, AK 99603		
PHONE: 907-299-1091		
EMAIL: seabright@yahoo.com		
DATE:	SCALE:	SHEET
7/2023	1" = 50'	1 OF 2

LEGAL DESCRIPTION OF DEED PARCEL:  
 T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0003017 MATTOX SUB LOT 17 & PTN OF SW1/4 SW1/4 DESCRIBED AS: BEGIN @SEC CORNER COMMON TO SECS 16,17,20&21; TH N89 DEG 55'30"E 499.32 FT; TH N28 DEG 38'10"W 316.53 FT ALONG E BOUNDARY OF MATTOX RD TO SW CORNER OF PARCEL & POB; TH N28 DEG 38'10"W 59.58 FT ALONG MATTOX RD; TH N 337.53 FT ALONG E BOUNDARY OF LT 17 MATTOX SUB TO POINT ON SLY ROW OF HOMER EAST RD & NW CORNER OF PARCEL; TH FROM TANGENT BEARING N45 DEG 31'30"E ALONG CURVE TO LEFT WITH RADIUS OF 985.2' THRU ANGLE OF 80EG 17' FOR 142.43 FT ALONG S ROW OF HOMER EAST RD; TH N57 DEG 14'30"E 99.95 FT ALONG S ROW LINE OF HOMER EAST RD TO NE CORNER OF PARCEL; TH SOUTH 512.03 FT ALONG W BOUNDARY OF LTS 5&6 MATTOX SUB TO SE CORNER OF PARCEL; TH W 180.45 FT ALONG N BOUNDARY OF LT 16 MATTOX SUB TO POB EXCL DOT ROW.

**GPS CONTROL DATA**

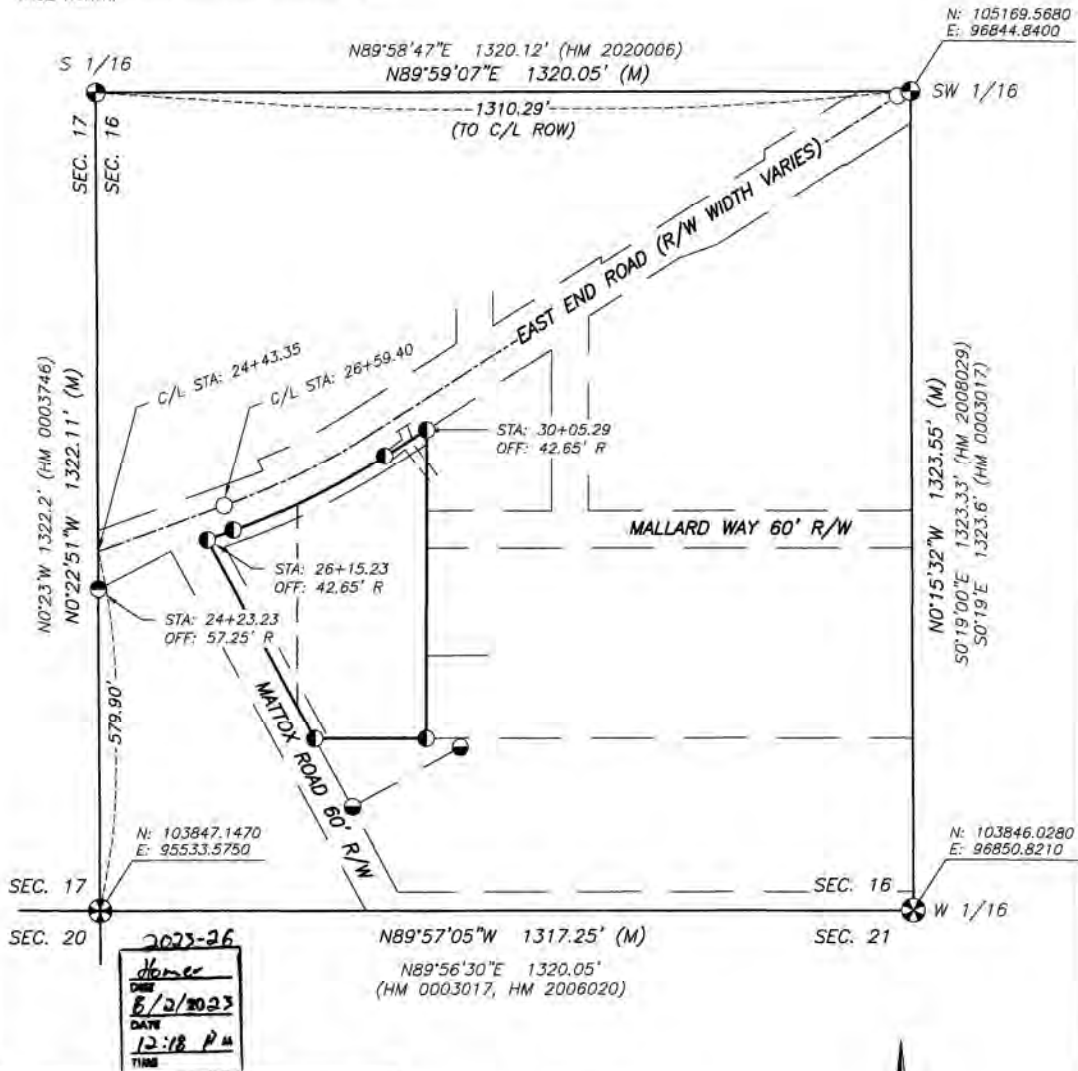
1. BASIS OF COORDINATES FOR THIS SURVEY IS FROM GPS STATIC OBSERVATIONS TAKEN ON THE MONUMENT POSITIONS AS SHOWN ON THIS PLAT. NAD83 ALASKA STATE PLANE GRID COORDINATES OBTAINED FROM THE GPS OBSERVATIONS WERE BASED ON THE NGS PUBLISHED VALUES FOR USC&GS TRISTATION "HOMAIR".

2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING USC&GS TRISTATION "HOMAIR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS  $-1^{\circ}17'13.4''$ . TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986696.

3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON USC&GS TRISTATION "HOMAIR"  $N=100,000$   $E=100,000$ . ALL COORDINATE VALUES REPRESENT GROUND DISTANCES ORIENTED TO TRUE NORTH.

**LEGEND**

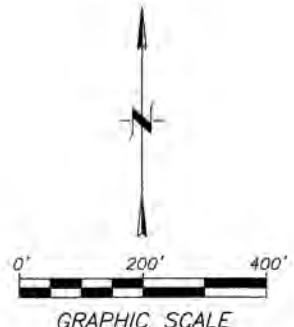
- SET 2" AC 7968-S 2023
- FND 2" AC 3686-S 1986
- FND 2" AC 7610-S 2014
- ⊕ FND 3.25" BC 1917/1988
- ⊗ FND BENT 1" I.P.
- ⊕ FND 3.25" AC 2087-S 1978
- ⊕ FND 2.5" AC DOT
- FND C/L DOT MON CASING
- (M) BOUNDARY DATA MEASURED THIS SURVEY



**RECORD OF SURVEY**  
 OF  
 MATTOX SUBD: DEED PARCEL & LOT 17 (HM 3017),  
 LOCATED IN THE SW1/4 SW1/4 SEC. 16,  
 T 6 S, R 13 W, S.M., CITY OF HOMER  
 HOMER RECORDING DISTRICT

SURVEYED BY:  
**SEABRIGHT SURVEY & DESIGN**  
 KENTON BLOOM, P.L.S.  
 1044 EAST ROAD SUITE A  
 HOMER, AK 99603  
 PHONE: 907-299-1091  
 EMAIL: seabright@yahoo.com

DATE: 7/2023	SCALE: 1" = 200'	SHEET 2 OF 2
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# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

**Planning**  
491 East Pioneer Avenue  
Homer, Alaska 99603

Planning@ci.homer.ak.us  
(p) 907-235-3106  
(f) 907-235-3118

## Staff Report 24-047

TO: Homer Planning Commission **24-047**  
FROM: Ryan Foster, AICP, City Planner  
DATE: September 18, 2024  
SUBJECT: Mattox Subdivision Corbin 2024 Replat

**Requested Action:** Approval of a preliminary plat to vacate a lot line between Lot 17 and Deed Parcel (Conveyed August 1946 per Plat No. 3017 HM).

### General Information:

Applicants:	4178 Mattox, LLC 238 NE 1 <sup>st</sup> Avenue Delray Beach, FL 33444	Seabright Survey & Design 1044 East End Rd, Suite A Homer, AK 99603
Location:	Corner of East End Road and Mattox Road	
Parcel ID:	17906499	
Size of Existing Lot(s):	0.591 acres and 2.028 acres	
Size of Proposed Lots(s):	2.619 acres	
Zoning Designation:	Residential Office District	
Existing Land Use:	Vacant	
Surrounding Land Use:	North: Residential & Municipal South: Residential East: Residential & Vacant West: Commercial	
Comprehensive Plan:	1-C-1 Promote infill development in all housing districts.	
Wetland Status:	No wetlands present.	
Flood Plain Status:	Not in a floodplain.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are present on Mattox Road.	
Public Notice:	Notice was sent to 49 property owners of 50 parcels as shown on the KPB tax assessor rolls.	



**Analysis:** This subdivision is within the Residential Office District. This plat vacates the lot line between Lot 17 and Deed Parcel (Conveyed August 1946 per Plat No. 3017 HM) resulting in Lot 17-A of 2.619 acres.

**Homer City Code 22.10.051 Easements and rights-of-way**

- A. The subdivider shall dedicate in each lot of a new subdivision a 15-foot-wide utility easement immediately adjacent to the entire length of the boundary between the lot and each existing or proposed street right-of-way.

**Staff Response:** The plat meets these requirements.

- B. The subdivider shall dedicate in each lot of a new subdivision any water and/or sewer easements that are needed for future water and sewer mains shown on the official Water/Sewer Master Plan approved by the Council.

**Staff Response:** City sewer and water mains are located on Mattox Road. The property owner will need to work with the Public Works Department on an installation agreement and plan to abandon additional sets of W&S services.

- C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities required by HCC 11.04.120.

**Staff Response:** The plat meets these requirements.

**Preliminary Approval, per KPB code 20.25.070 Form and contents required.** The commission will consider a plat for preliminary approval if it contains the following information at the time it is presented and is drawn to a scale of sufficient size to be clearly legible.

- A. Within the Title Block:
  - 1. Names of the subdivision which shall not be the same as an existing city, town, tract or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion;
  - 2. Legal description, location, date, and total area in acres of the proposed subdivision; and
  - 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;

**Staff Response:** The plat meets these requirements.

- B. North point;

**Staff Response:** The plat meets these requirements.

- C. The location, width and name of existing or platted streets and public ways, railroad rights-of-way and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

**Staff Response:** The plat meets these requirements.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries and prominent natural and manmade features, such as shorelines or streams;

**Staff Response:** The plat meets these requirements.

- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions or limitation of reservations that could affect the subdivision;

**Staff Response:** The plat meets these requirements. *No such areas are proposed.*

- F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision; [Additional City of Homer HAPC policy: Drainage easements are normally thirty feet in width centered on the drainage. Final width of the easement will depend on the ability to access the drainage with heavy equipment. An alphabetical list of street names is available from City Hall.]

**Staff Response:** The plat meets these requirements.

- G. Status of adjacent lands, including names of subdivisions, lot lines, lock numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

**Staff Response:** The plat meets these requirements.

- H. Approximate location of areas subject to inundation, flooding or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;

**Staff Response:** The plat meets these requirements.

- I. Approximate locations of areas subject to tidal inundation and the mean high water line;

**Staff Response:** The plat meets these requirements.

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

**Staff Response:** The plat meets these requirements.

- K. Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;

**Staff Response:** The plat meets these requirements.

- L. Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 10 percent on other streets;

**Staff Response:** The plat meets these requirements. No new roads are dedicated.

- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;

**Staff Response:** The plat meets these requirements. Areas over 20 percent grade are indicated on the plat.

- N. Apparent encroachments, with statement indicating how the encroachments will be resolved prior to final plat approval; and

**Staff Response:** The plat meets these requirements.

- O. If the subdivision will be finalized in phases, all dedications for through streets as required by KPB 20.30.030 must be included in the first phase.

**Staff Response:** The plat meets these requirements.

**Public Works Comments:** The property owner will need to work with the Public Works Department on an installation agreement and plan to abandon additional sets of W&S services.

**Staff Recommendation:**

Planning Commission recommends approval of the preliminary plat with the following additional comments.

1. The property owner will need to work with the Public Works Department on an installation agreement and plan to abandon additional sets of W&S services.

**Attachments:**

1. Preliminary Plat
2. Surveyor's Letter
3. Public Notice
4. Aerial Map

**NOTES**

1. THE FRONT 15' ALONG THE RIGHT-OF-WAY AND THE 5' ADJACENT TO SIDE LOT LINES IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
2. DEVELOPMENT OF THESE LOTS IS SUBJECT TO THE CITY OF HOMER ZONING REGULATIONS. REFER TO HOMER CITY CODE FOR ALL CURRENT ZONING AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PRIOR TO DEVELOPMENT ACTIVITIES.
3. LOTS ARE SERVED BY CITY OF HOMER WATER AND SEWER.
4. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
5. STATE RIGHT-OF-WAY IS FROM STATE OF ALASKA DOT/APP RIGHT-OF-WAY MAP PROJECT NO. STP-0414(6) SHEET 8.
6. THIS PLAT WAS PREPARED FOR THE INDICATION OF A LOT LINE ONLY. NO SURVEY WAS PERFORMED FOR THE PREPARATION OF THIS PLAT. ALL LOT DIMENSIONS SHOWN ON THIS PLAT ARE FROM RECORD DATA AS SHOWN ON RECORD OF SURVEY HM 2023-26.
7. THERE IS AN EASEMENT OF NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION THAT AFFECTS THIS SUBDIVISION RECORDED BK 29 PAGE 199 HRD.
8. THERE IS AN EASEMENT OF NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED BK 19 PAGE 104 HRD.

**LEGEND**

- 1" AC 7988-S 2023
- 2" AC 3886-S 1986
- APPROX. AREAS OF 20% SLOPE OR GREATER (2024 TOPOGRAPHY SURVEY)

**PLAT APPROVAL**

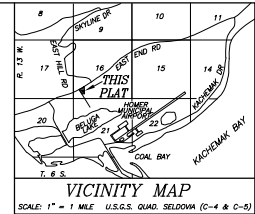
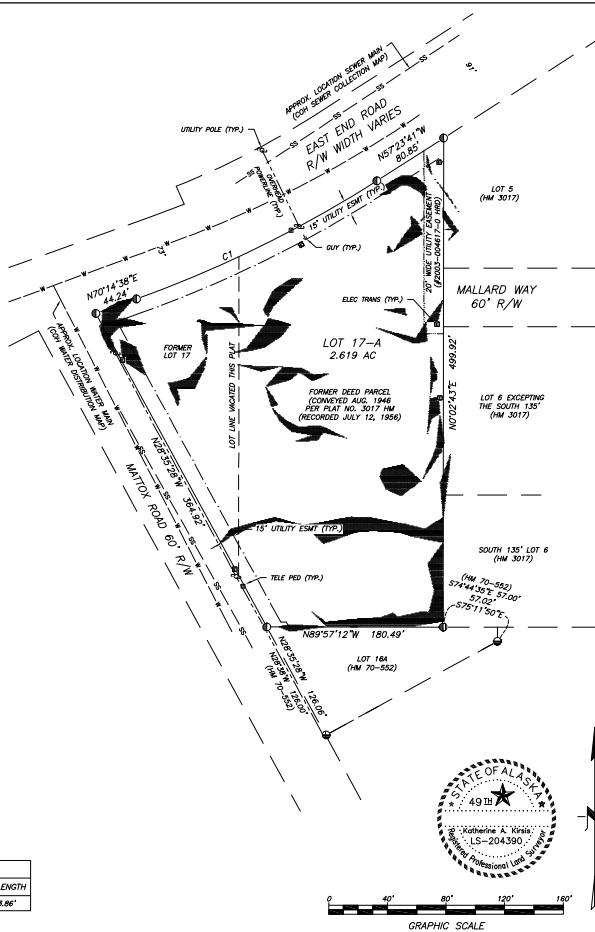
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 AUTHORIZED OFFICIAL  
 KENAI PENINSULA BOROUGH

**WASTEWATER DISPOSAL**

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	274.44'	1223.76'	12°50'57"	N63°49'45"E	273.86'



**CERTIFICATE OF OWNERSHIP**

I HEREBY CERTIFY THAT 4178 MATTOX, LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF 4178 MATTOX, LLC I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

T.A. CORBIN  
 PRESIDENT 4178 MATTOX, LLC  
 238 NE 1st AVE.  
 DELRAY BEACH, FL 33444

**NOTARY'S ACKNOWLEDGMENT**

FOR: \_\_\_\_\_  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
 DAY OF \_\_\_\_\_, 2024.  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

HOMER RECORDING DISTRICT KPB FILE NO. 2024-XXX

**MATTOX SUBDIVISION  
 CORBIN 2024 REPLAT**

A VACATION OF THE COMMON LINE BETWEEN MATTOX SUBDIVISION LOT 17 (HM 3017) & DEED PARCEL CONVEYED AUGUST 1946 & DEPICTED HM 3017, LOCATED IN THE SW1/4 SW1/4 SEC. 16, T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, HOMER RECORDING DISTRICT CONTAINING 2.619 ACRES

**SEABRIGHT SURVEY + DESIGN**  
 KATHERINE A. KIRSIS, P.L.S.  
 1044 EAST END ROAD, SUITE A  
 HOMER, ALASKA 99603  
 (907) 299-1580

CLIENTS: 4178 MATTOX, LLC  
 238 NE 1ST AVE., DELRAY BEACH, FL 33444

DRAWN BY: KK	CHKD BY: KK	JOB #2023-10
DATE: 08/20/2024	SCALE: 1"=40'	SHEET #1 OF 1



**SEABRIGHT SURVEY + DESIGN**

**Katherine A. Kirsis, P.L.S.**

1044 East End Road Suite A

Homer, Alaska 99603

(907) 299-1580

[seabrightz@yahoo.com](mailto:seabrightz@yahoo.com)

**RECEIVED**

**AUG 30 2024**

**CITY OF HOMER  
PLANNING/ZONING**

August 30, 2024

City of Homer  
491 East Pioneer Ave  
Homer, AK 99603

RE: Preliminary Submittal for "Mattox Subdivision Corbin 2024 Replat"

Dear Planning Department,

We are pleased to submit the above referenced preliminary plat for your review.

Included in this submittal packet you will find:

- 1 full size plat copy
- 1 11x17 plat copy
- Supplemental Topography & Site Survey (Completed May-June 2024)
- Check for \$300 plat review fee

In addition, we are emailing you a digital copy of the 11x17 plat.

Please let us know if there are any concerns or clarifications we can address.

Cordially,

*Katherine A. Kirsis*

Katherine A. Kirsis, PLS  
Seabright Survey + Design

## NOTICE OF SUBDIVISION

Public notice is hereby given that a preliminary plat has been received proposing to subdivide or replat property. You are being sent this notice because you are an affected property owner within 500 feet of a proposed subdivision and are invited to comment.

Proposed subdivision under consideration is described as follows:

### **Mattox Subdivision Corbin 2024 Replat Preliminary Plat**

The location of the proposed subdivision affecting you is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the City of Homer Planning and Zoning Office. Subdivision reviews are conducted in accordance with the City of Homer Subdivision Ordinance and the Kenai Peninsula Borough Subdivision Ordinance. A copy of the Ordinance is available from the Planning and Zoning Office. **Comments should be guided by the requirements of those Ordinances.**

A public meeting will be held by the Homer Planning Commission on Wednesday, September 18, 2024 at 6:30 p.m. In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603. To attend the meeting virtually, visit [zoom.us](https://zoom.us) and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

Meeting ID: 979 8816 0903

Passcode: 976062

Additional information regarding this matter will be available by 5 p.m. on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for September 13, 2024 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written comments must be received by 4 p.m. on the day of the meeting.

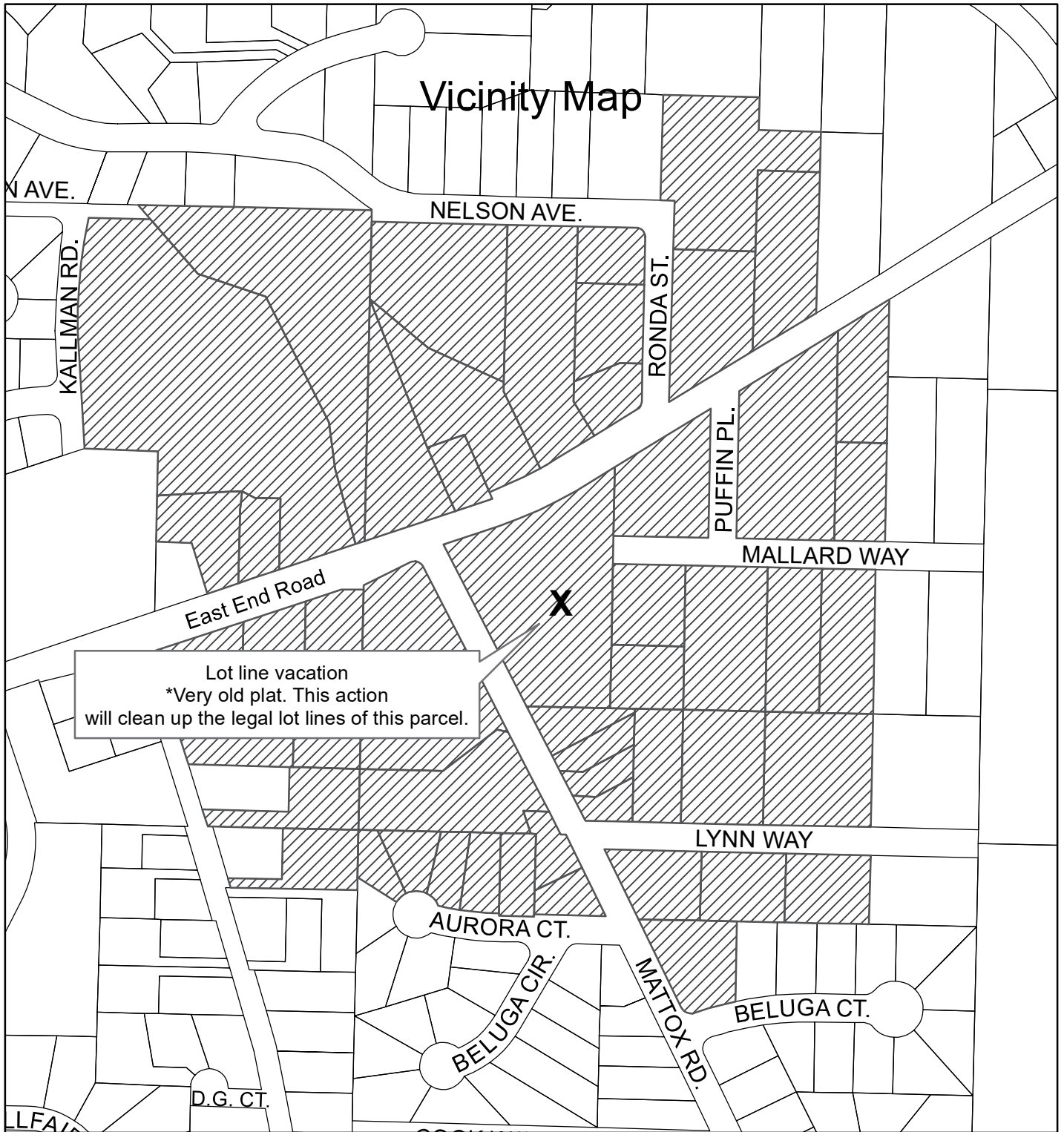
If you have questions or would like additional information, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 235-3106, email: [clerk@cityofhomer-ak.gov](mailto:clerk@cityofhomer-ak.gov), or in-person at Homer City Hall.

**NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 500 FEET OF PROPERTY.**

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## VICINITY MAP ON REVERSE

# Vicinity Map



Lot line vacation  
 \*Very old plat. This action  
 will clean up the legal lot lines of this parcel.

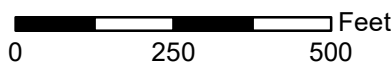


City of Homer  
 Planning and Zoning Department

September 4, 2024

## Request for Mattox Subdivision Corbin 2024 Replat Preliminary Plat

Marked lots are within 500 feet  
 and property owners notified.

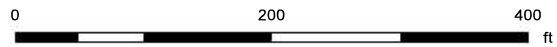


*Disclaimer:  
 It is expressly understood the City of  
 Homer, its council, board,  
 departments, employees and agents are  
 not responsible for any errors or omissions  
 contained herein, or deductions, interpretations  
 or conclusions drawn therefrom.*



Legend

- Transportation
- Mileposts
  -
- Roads
  - Medium Collector
  - Medium Volume - Unmaintained
  - Medium Volume - Maintained
  - Low / Seasonal
  - Legal Trail
  - Private
  - State Hwy
  - Platted / Proposed
- Parcels and PLSS
- Tax Parcels
  - ▭



NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correctness of the data, or use of the data.

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another alternative for the Commission, stating that they could recommend extending Spruce Lane along the property line.

When questioned by Commissioner H. Smith about whether this plat consideration would land-lock parcel owners in the area, Ms. Engebretsen stated that the surveyor is working with the owner of the two parcels to the north, adding that their proposal was to build a cul-de-sac through the center of these two lots for the purpose of bringing water and sewer in. She added that part of that decision was that they recognized from their subdivision activity further north that they needed some smaller lots.

Chair S. Smith asked if there was any developable property or property slated for future development that Ternview could access in the future. Ms. Engebretsen stated that it would be very unlikely to have future development in this area given that it's mostly airport and airport critical habitat property, adding that this would require a change in the State legislature.

Chair S. Smith asked for confirmation from Ms. Engebretsen that the easement is not being vacated, and therefore that means there is still a potential for a road in the future. Ms. Engebretsen stated that there's a half right-of-way dedication that exists now, and that will remain in place. She added that the north-south along Ternview is where there is a section-line easement, and that too will stay.

With no further questions from the Commission, Chair S. Smith restated that there was a motion on the floor, and asked for any Commissioners with objections to come forth.

SCHNEIDER/BARNWELL MOVED TO ADOPT STAFF REPORT 24-036 AND RECOMMEND APPROVAL OF THE STORM WATER WORKS TRACTS ONE PRELIMINARY PLAT.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

2. Staff Report 24-047, Mattox Subdivision Corbin 2024 Replat, Preliminary Plat

Chair S. Smith introduced the item by reading of the title, and deferred to City Planner Foster. Mr. Foster provided a summary review of his report in the packet.

Chair S. Smith invited the applicant to speak to the application. Katie Kirsis stated that she was there to answer any technical questions regarding the plat.

Chair S. Smith opened the public comment period of the plat consideration. With no one wishing to comment, he closed the public comment period.

Chair S. Smith then opened the floor for comments and questions from the Commission. With no comments made, Chair S. Smith requested a motion and second.

SCHNEIDER/VENUTI MOVED TO ADOPT STAFF REPORT 24-047 AND RECOMMEND APPROVAL OF THE MATTOX SUBDIVISION CORBIN 2024 REPLAT PRELIMINARY PLAT WITH THE FOLLOWING ADDITIONAL COMMENTS:

1. THE PROPERTY OWNER WILL NEED TO WORK WITH THE PUBLIC WORKS DEPARTMENT ON AN INSTALLATION AGREEMENT AND PLAN TO ABANDON ADDITIONAL SETS OF WATER AND SEWER SERVICES.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

**PENDING BUSINESS**

**NEW BUSINESS**

**INFORMATIONAL MATERIALS**

- A. PC Annual Calendar 2024
- B. 2024 Meeting Dates & Submittal Deadlines

Chair Smith noted the informational materials included in the packet.

**COMMENTS OF THE AUDIENCE**

**COMMENTS OF THE STAFF**

City Planner Foster thanked the Commission, Chair S. Smith and Chair David Lewis of PARCAC for the idea of holding a Joint Worksession between the two Commissions.

Deputy City Clerk Pettit stated that he looked into the idea of a disclaimer for the Zoom recordings, and added that it was a good meeting.

**COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)**

Mayor Castner expressed his appreciation for the Commission’s work, while acknowledging the challenges that lay ahead in terms of the Comprehensive Plan and the Title 21 rewrite. He emphasized the importance of addressing current business needs in development of the Comprehensive Plan. He warned the Commission that the City Council’s desire to focus on planning and zoning could lead to reactive resolutions, which he stated is not proper public process. He advised the Commission that now would be a good time to start making a list of items that need to be corrected with the Title 21 rewrite, and lastly shared that he’s enjoyed being the Mayor of Homer during his tenure.

**COMMENTS OF THE COMMISSION**

Commissioner H. Smith thanked Mayor Castner for his service as Mayor. He also spoke to the Comprehensive Plan and the results of the survey. He spoke to the idea that sometimes the City can lose site of the associated costs in the act of balancing the budget. He thanked his fellow Commissioners for serving, as well as a thanks to City Staff and Mayor Castner.