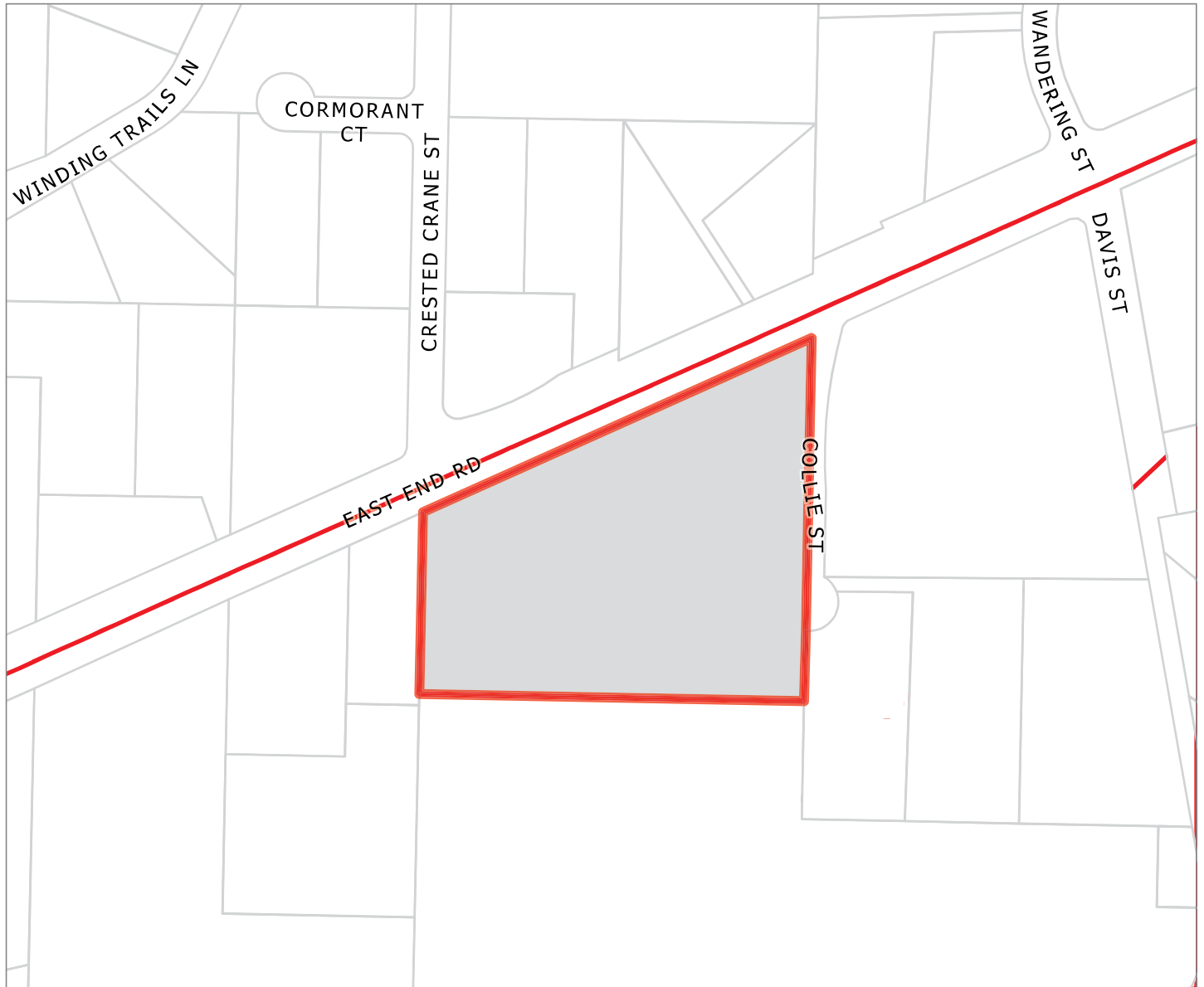


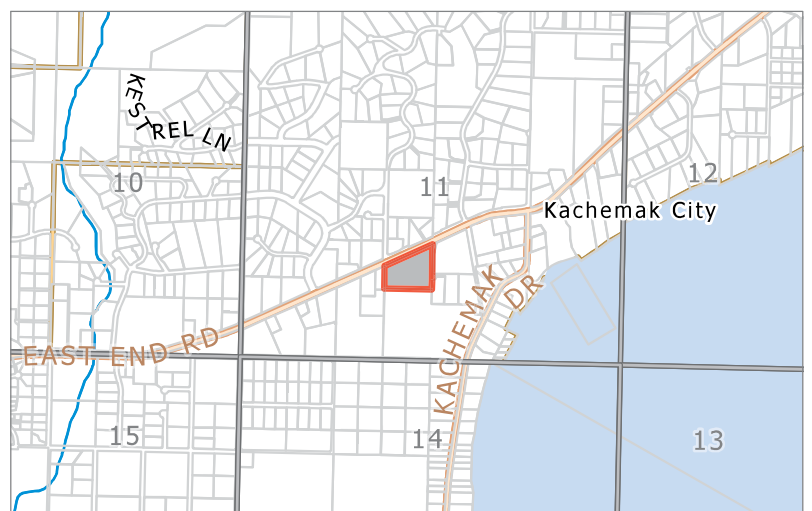
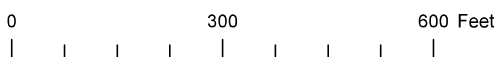
E. NEW BUSINESS

- 1. Hamm Subdivision; KPB File 2022-120
Geovera, LLC / Hamm
Location: Collie Street & East End Road
City of Homer**



KPB File 2022-120
T 06S R 13W SEC 11
Homer

8/15/2022





Aerial View



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. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON DUAL-FREQUENCY HI-PRECISION RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED WITH MAGNET OFFICE VERSION 3.1 SOFTWARE. NAD83 ALASKA STATE PLANE GRID COORDINATES (U.S. SURVEY FEET) OBTAINED FROM THE GPS OBSERVATIONS WERE BASED ON THE NGS PUBLISHED VALUES FOR FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" (PID T70155).
2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -111713.4° . TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986666 .
3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" $N=100,000$ $E=100,000$. ALL COORDINATE VALUES REPRESENT GROUND DISTANCES IN U.S. SURVEY FEET ORIENTED TO TRUE NORTH.
4. THE 15 FEET FRONTING THE RIGHT-OF-WAYS AND THE FRONT 20 FEET WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
6. THESE LOTS ARE SERVED BY CITY OF HOMER SEWER AND WATER.
7. ACCESS TO STATE MAINTAINED EAST END ROAD IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ALASKA STATE DOT.
8. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.
9. THE SUBDIVISION IS AFFECTED BY EASEMENTS OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK 30, PG 32 HRD).
10. AN EXCEPTION TO KPB 20.30.100 (CUL-DE-SACS) WAS APPROVED AT THE MEETING OF ???.

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF HOMER FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

THE COLLIE STREET MATCHING 30 FOOT RIGHT-OF-WAY.
 THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: ROB DUMOUCHEL, CITY MANAGER DATE: _____
 CITY OF HOMER, ALASKA

PLAT APPROVAL

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

BY: AUTHORIZED OFFICIAL DATE: _____
 KENAI PENINSULA BOROUGH

LEGEND

- INDICATES PRIMARY MONUMENT RECOVERED THIS SURVEY AS SHOWN
- INDICATES PROPERTY CORNER RECOVERED THIS SURVEY AS SHOWN
- INDICATES 2" ALCAP ON 5/8" X 30" REBAR (7538-S 2022) SET THIS SURVEY
- INDICATES POTENTIAL LOW WET AREAS PER KPW WETLANDS ASSESSMENT
- ▨ INDICATES AREAS WITH SLOPES GREATER THAN 20%

LINE TABLE

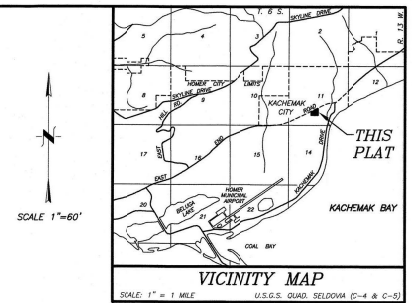
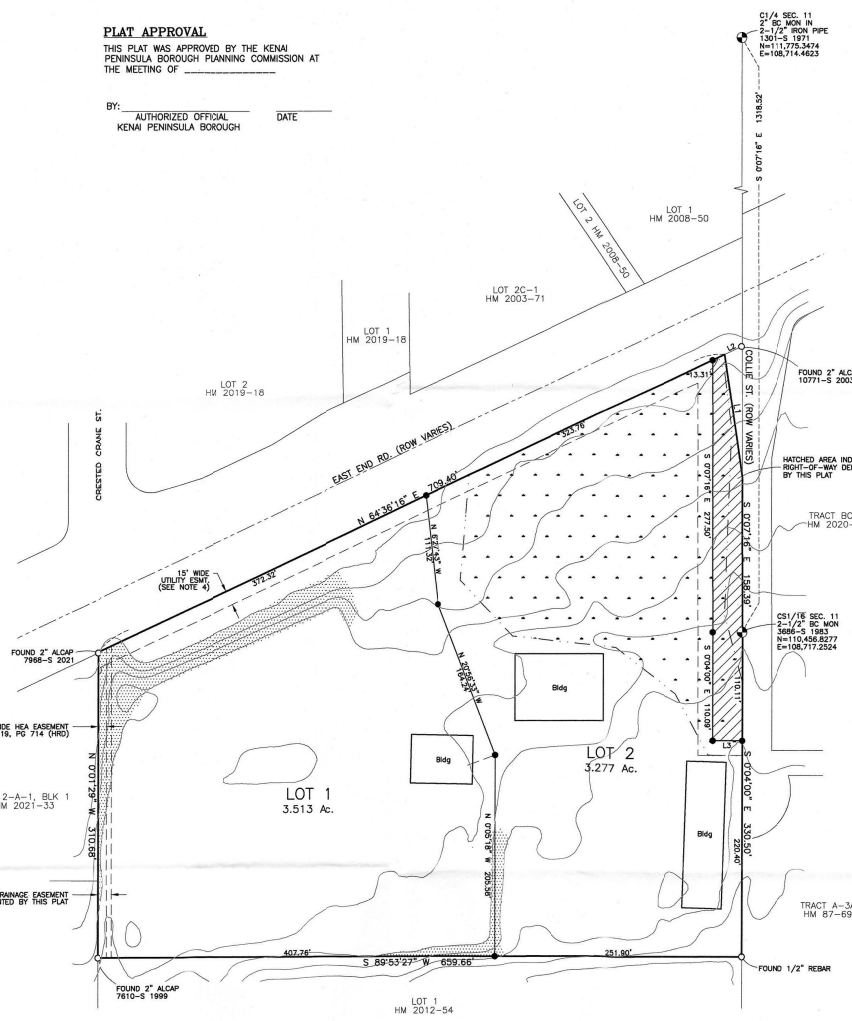
LINE	BEARING	DISTANCE
L1	S 8°18'40" E	126.10'
L2	N 64°36'16" E	19.21'
L3	N 89°56'00" E	30.00'

WASTEWATER DISPOSAL

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

SURVEYOR _____ LICENSE # _____ DATE _____

KPB 2022-120



CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

GEORGE HAMM
 3505 EAST END RD
 HOMER, ALASKA 99603

KAREN HAMM
 3505 EAST END RD
 HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGMENT

FOR GEORGE AND KAREN HAMM
 ACKNOWLEDGED BEFORE ME THIS _____
 DAY OF _____, 2022.

NOTARY PUBLIC FOR ALASKA _____
 MY COMMISSION EXPIRES: _____



HOMER RECORDING DISTRICT KPB FILE NO. 2022-???

HAMM SUBDIVISION
 THE SUBDIVISION OF THAT PORTION OF THE
 E1/2 SW1/4 SECTION 11
 LYING SOUTH OF THE EAST END ROAD RIGHT-OF-WAY
 EXCLUDING PUFFIN ACRES SUBDIVISION (HM 85-122),
 PUFFIN ACRES NO. 1 (HM 2012-54)
 AND LANDS DEEDED TO SOA DCT IN BK 316, PG 19 (HRD)
 T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI
 PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA
 CONTAINING 7.334 ACRES
 OWNERS:
 GEORGE AND KAREN HAMM
 3505 EAST END RD HOMER, ALASKA 99603

GEOVERA, LLC
 PO BOX 3235
 HOMER ALASKA 99603
 (907) 398-4345
 EMAIL: scsmith@gci.net

DRAWN BY: SCJ DATE: AUGUST 2022 SCALE: 1" = 60'
 CHK BY: SCJ JOB #2022-31 SHEET 1 OF 1

AGENDA ITEM E. NEW BUSINESS

ITEM 1 - HAMM SUBDIVISION

KPB File No.	2022-120
Plat Committee Meeting:	September 12, 2022
Applicant / Owner:	George and Karen Hamm
Surveyor:	Stephen Smith, Geovera, LLC
General Location:	East End Road, Homer

Parent Parcel No.:	174-192-05
Legal Description:	Prt of E1/2 SW1/4 Sec 11-T6S-R13W SM, South of East End Rd, Exc Puffin Acres Subd, Puffin Acres No 2 and Northern Enterprises No 2 and Exc portion conveyed to SOA DOT in Bk 316 Pg 19
Assessing Use:	Residential / Commercial
Zoning:	East End Mixed Use District
Water / Wastewater	City Water and Sewer

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 7.03 acre parcel into 2 lots that will be 3.277 and 3.513 acres.

Location and Legal Access (existing and proposed): The proposed plat is between miles 3 and 4 of East End Road in Homer City limits. East End Road is a state maintained right-of-way with varying widths. **Staff recommends provide a plat note or label for East End Road record information, per DOT it is shown on MAP STP-0414(9) 51609 and is recorded as HM 2010-32.**

There is an existing drive between the lots that accesses East End Road. **Staff recommends if access is to remain shared and the ownership changes, a driveway easement or private access easement should be granted to secure access rights for both lots.**

A dedication for the western half of Collie Street is being proposed to bring the width into compliance. An exception to KPB Code 20.30.100, Cul-de-sacs, is being requested. A structure is located at the end of the proposed dedication. This structure limits the ability to receive a dedication to complete the cul-de-sac. Collie Street is maintained by the City of Homer. Per the City of Homer staff report, the public works did note that the design did not meet their design criteria as the cul-de-sac was not complete. Due to the structures, the planning department recommended to not require any additional dedication other than what was proposed on the preliminary design. The Planning and Zoning Commission agreed. The staff report did state there was no comment from their Fire Department. **Staff recommends the surveyor/owners work with the City of Homer to verify that the proposed design will meet their needs for a proper turnaround area and if needed dedicate additional right-of-way north of the structure to provide a modified t-type or hammerhead turnaround.**

Collie Street, as a half dedication, use to continue through but was vacated by Rumley-Collie/Moore-Holt Subdivision, Plat HM 83-38. That plat vacated the southern portion of Collie Street along with an east-west right-of-way and then dedicated the half cul-de-sac bulb currently in place. Due to the placement of the structure, it is not possible to dedicate additional right-of-way for the southern portion of Collie Street or to provide the remaining portion of the cul-de-sac. Due to the inability to dedicate right-of-way **staff recommends the exception not be required and that the plat committee concur that the plat is providing the dedications that it can to improve Collie Street.**

The block currently exceeds allowable limits. There were some rights-of-way that helped the block that have been vacated in the past. The change of Collie Street from a through dedication to a cul-de-sac made the block lengths

worse. This is a heavily developed area and the ability to get through dedications to improve the block is near impossible at this time. **Staff recommends the plat committee concur that an exception is not required as this subdivision cannot provide practical dedications that would improve the block.**

KPB Roads Dept. comments	
SOA DOT comments	The ROW for East End Road is as shown on Homer East Road MP 0-3.75 Lake Street to Kachemak Bay Drive Right of Way Map STP-0414(9) 51609 recorded as Plat 2010.32 Homer Recording District and appears to be shown correctly.

Site Investigation: According to KPB data, there appears to be wetlands in the northeast corner of the proposed plat. The remainder of the site is relatively flat with limited steep areas shown on the plat in the west and northwest corner. **Staff recommends the low wet areas and steep slopes remain on the final plat.**

There are several buildings onsite. The division into two lots will put the residence and two buildings onto Lot 2. Lot 1 will have 5 larger storage units and two smaller storage buildings

KPB River Center review	<p>A. Floodplain Reviewer: Carver, Nancy Floodplain Status: Within City of Homer Comments: No comments</p> <p>B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p> <p>C. State Parks Reviewer: Russell, Pam Comments: No Comments</p>
State of Alaska Fish and Game	No objections

Staff Analysis The proposed plat will be creating two lots located along East End Road in the E1/2 SW1/4 of Section 11, Township 6 South, Range 13 West of the Seward Meridian in the City of Homer. The subject property has not been platted but is an unsubdivided remainder from several plats that have occurred from the property.

A soils report will not be required. City sewer and water are available. An installation agreement will be required or documentation that one is not needed.

Notice of the proposed plat was mailed to the beneficial interest holder on August 16, 2022. 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 City of Homer Planning and Zoning Commission heard the subject preliminary plat at their August 3, 2022 meeting. The Commission recommended approval with three comments. They requested that a plat note be added that is now plat note 5. They also recommended no dedication of Collie Street other than what was depicted on the preliminary. Staff is supporting this request as long as emergency services and public works do not need any additional dedications. The last request was for the drainage and utility easement along the western lot line that is depicted and being granted.

Utility Easements The City of Homer has requested a 15 foot drainage and utility easement along the western boundary that is depicted and being granted by this plat. 15 foot utility easements are being granted along all

dedicated rights-of-way. **Staff recommends** the easement be extended south along the east line to the end of the Collie Street dedication and update the drainage easement label to include “and utility”.

Two easements have been granted by recorded document. The easement with no defined location is noted within a plat note. The other had a location defined and is depicted along the western boundary of the subdivision plat.

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	Provide 40’ wide electric easement centered on overhead primary electric line as follows: On west side: including guys and anchors from pole S3-11-3062 to pole S3-11-065 Up the middle on Lot 1: including guys and anchors from pole S3-11-3657 to pole S3-11-3660 Up the middle on Lot 1: including guys and anchors from pole S3-11-3660 to pole S3-11-3565 Off Main line on Lot 1 over to North building on Lot 2, provide a 15’ wide electric easement centered on the overhead secondary electric line including guys and anchors within Lot 1 that is providing electric service to Lot 2 In Northeast corner of Lot 2: provide a 30’ wide electric easement centered on the overhead secondary electric line including guys and anchors from pole S3-11-4154 to pole S3-11-4257
ENSTAR	No comment
ACS	No objection
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Haws, Derek Affected Addresses: 3505 EAST END RD Existing Street Names are Correct: Yes List of Correct Street Names: COLLIE ST CRESTED CRANE ST EAST END RD Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: The city of Homer will advise on affected addresses.
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
Planner	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

Assessing	Reviewer: Windsor, Heather Comments: No comment
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The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

*On the graphic scale, the last number 480 is incorrect.
Check distances along east line for totals accumulated.
If the plat committee concurs that no exception is required, remove plat note 10.*

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: *In the legal description, check the reference plats and filings, there appears to be combinations of two different plats names and filing pages as well as some information missing. Refer to the Certificate to Plat for correct legal.
Add KPB number 2022-120.*

- 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 recommendation: *The city limit boundary between Homer and Kachemak City is within the East End Road dedication. Provide a city limit boundary and label each side accordingly.*

- 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: *Need to label Tract A-3B HM 87-69, east of the property and Lot 2-B-1 Block 1 of HM 2021-33 located to the southwest. The depiction of the Collie Street cul-de-sac should be updated as the area to the east is the flag for Tract A-3B and not a right-of-way.*

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.*

20.30.100. Cul-de-sacs.

- A. Streets designed to have one end permanently closed shall be no more than 1000 feet long. The closed end of the cul-de-sac shall have a suitable turnaround with a minimum radius of 50 feet to the property line. The turnaround shall be constructible to a 4 percent grade or less.

B. Hammerhead or T -type turnarounds may be allowed on a case-by-case basis. Adequate turning radii, width and depth must be provided for road maintenance and emergency vehicle access. Plans must be reviewed with a recommendation by emergency service providers and the KPB Road Service Area Board prior to submittal for planning commission review.

C. Temporary turnarounds and self-vacating turnarounds shall not be granted or reserved on plats.
Staff recommendation: *Rather than an exception, possibly contact with emergency services to do a modified half of hammerhead on the proposed dedication to blend into the existing dedication.*

20.30.150. Streets-Intersection requirements.

A. Street intersections shall be as nearly at right angles as possible, and no intersection shall be at an angle of less than 60 degrees. Where acute street intersections are designed, a minimum 50-foot radius corner at the right-of-way line of the acute angle shall be provided.

B. Offset intersections are not allowed. The distance between intersection centerline shall be no less than 150 feet.

C. Intersections of access streets with arterial streets or state maintained roads shall be limited to those intersections required for safe access consistent with KPB Title 14.

D. Intersections of access streets with arterial streets or state maintained roads must be designed to the American Association of State Highway and Transportation Officials (AASHTO) standards.
Staff recommendation: *Appears to be 65 degrees. Verify and adjust as required.*

20.30.270. Different standards in cities. Where cities have enacted by ordinance different subdivision design standards than those set forth in this chapter, the planning commission shall apply the city standards in lieu of those set forth in this chapter. Any appeal of a city design standard is subject to KPB 21.01.020(E).

Staff recommendation: *The City of Homer does not meet the specified requirements for the application and consideration of different standards.*

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: If the lots will be connecting to city services a soils report will not be required.

Staff recommendation: *comply with 20.40.*

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.*

20.60.040. Dedication of public use lands. Any land shown on a plat as a street, public park or other public area must be dedicated on the final plat to a tax exempt governmental entity. If the governmental entity is not the Kenai Peninsula Borough, the governmental entity shall be required to execute an acceptance of the dedication on the plat.

Staff recommendation: *Add to the acceptance the drainage easement requested by the City of Homer.*

20.60.080. Improvements-Installation agreement required. A final plat of a subdivision located within city limits shall not be recorded with the district recorder prior to compliance with any city ordinances concerning the installation of improvements. Evidence of compliance shall be provided by the subdivider in the form of a written statement from the appropriate city official that improvements required by city ordinance are or will be installed. Evidence of compliance shall be a part of the final plat submission and the time for action required by KPB 20.60.210 shall not commence until evidence of compliance is submitted.

Staff recommendation: Lot 1 will need water service and Lot 2 will need sewer service. Provide an installation agreement or documentation that one is not required.

20.60.110. Dimensional data required.

C. Any discrepancy between the survey and the record description, and the source of all information used in making the survey shall be indicated. When an inconsistency is found including a gap or overlap, excess or deficiency, erroneously located boundary lines or monuments, or when any doubt as to the location on the ground of the true boundary or property rights exists, the nature of the inconsistency shall be clearly shown on the drawing.

Staff recommendation: Reference distances to recorded distances of adjacent plats and comply with 20.60.110.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: Update the certificate of ownership from "I" to "We". Comply with 20.60.190.

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 PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION 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



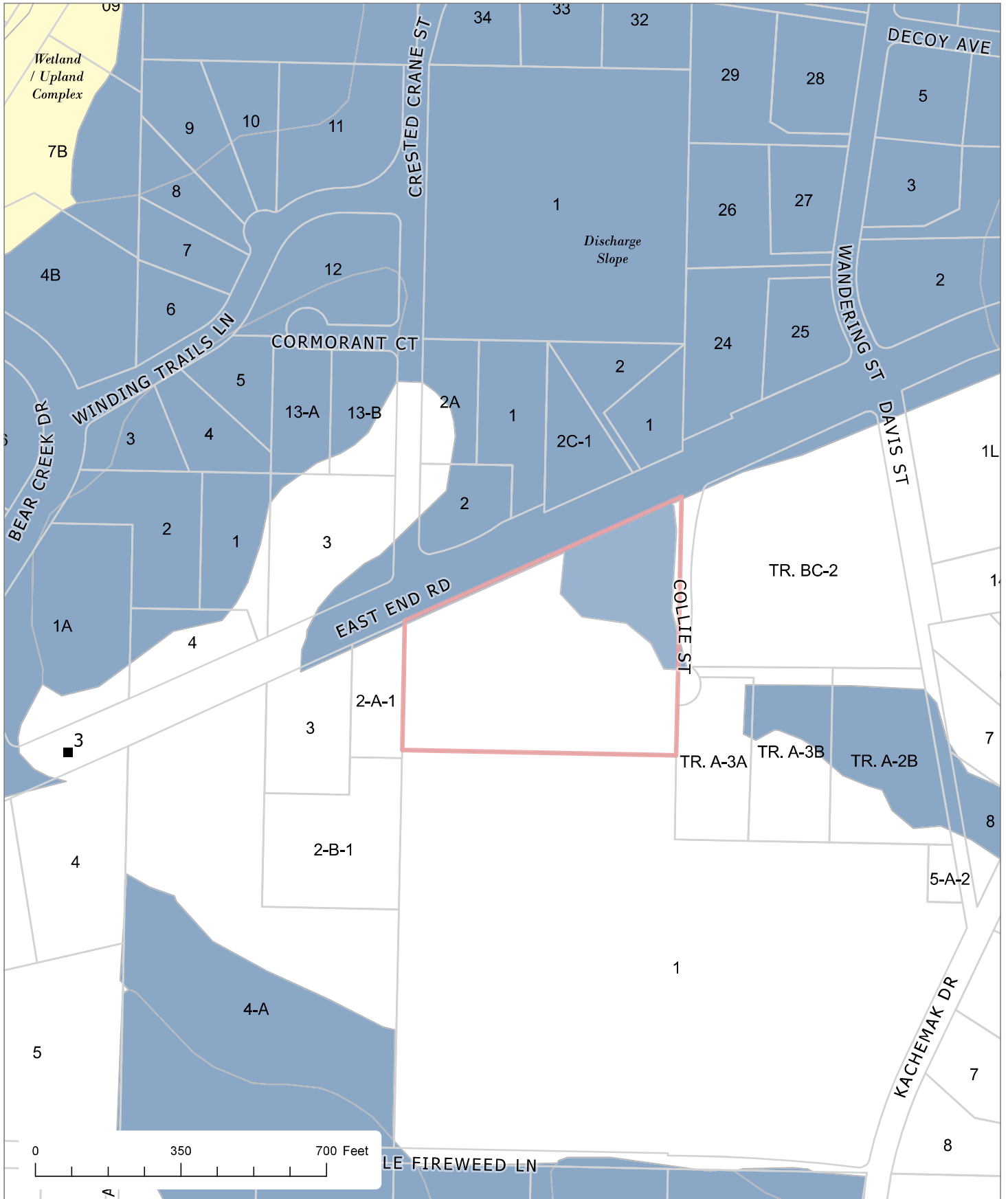
Aerial View



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.



Wetlands



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



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

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 14 March 1995
KENAI PENINSULA BOROUGH

BY: *[Signature]*
AUTHORIZED OFFICIAL

LINE TABLE

LINE NO.	BEARING	DISTANCE	REMARKS
1	N 11° 16' 00" E	110.00	1/2 SECTION 14
2	S 88° 44' 00" W	110.00	1/2 SECTION 14
3	N 88° 44' 00" E	110.00	1/2 SECTION 14
4	S 11° 16' 00" W	110.00	1/2 SECTION 14

LEGEND

- + INDICATES BRASS CAP MONUMENT (11/16 1817) RECOVERED THIS SURVEY
- o INDICATES BRASS CAP MONUMENT (11/16 1817) RECOVERED THIS SURVEY
- ⊕ INDICATES ALUMINUM CAP MONUMENT (4489-S, 1985) RECOVERED THIS SURVEY
- INDICATES 5/8" X 30" REBAR WITH 2" ALUMINUM CAP SET THIS SURVEY
- (REC) RECORD
- (MEAS) MEASURED

NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS WITHIN A BRASS CAP MONUMENT AT THE W1/16 SECS. 11, 12 (1817, A, 1971) AND AN ALUMINUM CAP MONUMENT AT THE SW1/16 SEC. 11 (4489-S, 1985). A THOROUGH RETRACEMENT OF BEARING LINE WAS CONDUCTED AND IT WAS DETERMINED THAT ALL OF THE ORIGINAL 1/2" REBARS SET AT THE CORNERS OF LOTS 1, 2 WERE IDENTIFIED BY DIGGING AND DRIVERS CONSTRUCTION. THE CORNERS OF LOTS 2-A AND 2-B WERE SET AT THE RECORD POSITION(S) SHOWN ON THE PLAT OF PUFFIN ACRES (800 85-122) BASED ON THE SETBACK RECOVERED POSITION OF THE W1/16 SEC. 11, 12.
2. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS OF WAY UNLESS A LESSER STANDARD IS APPROVED BY A RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
4. NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS OF WAY IS PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.

CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

- 1) THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION HAS REVIEWED PLANS FOR THIS SUBDIVISION'S BEARING (BOUNDARY) AND APPROVES THIS SUBDIVISION FOR PLATTING.
- 2) THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE ONSITE WASTEWATER DISPOSAL SYSTEM WITHIN THE LOTS IN THIS SUBDIVISION HAS BEEN ESTABLISHED IN A SEPTIC SYSTEM USE AND MAINTENANCE AGREEMENT WHICH IS RECORDED IN BOOK 248, PAGE 576, HOMER RECORDING DISTRICT.

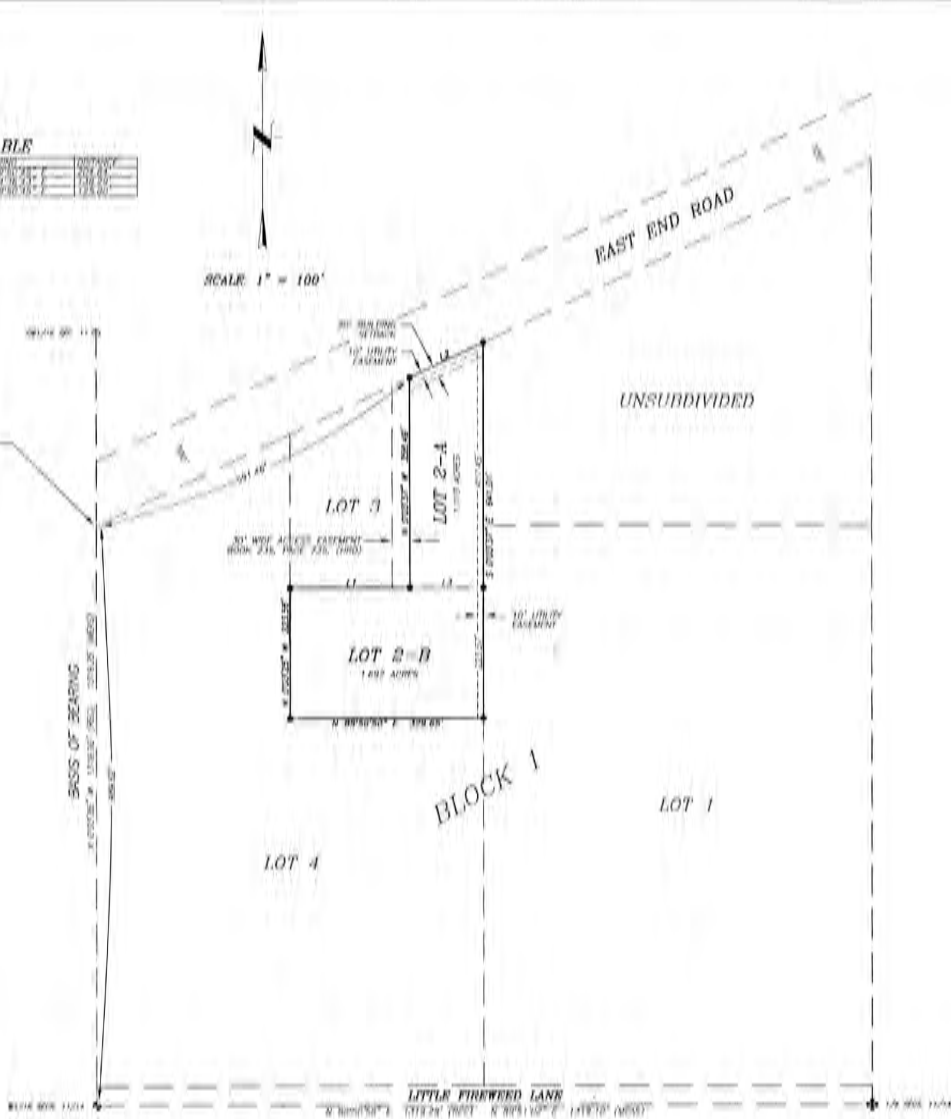
[Signature] EEA 12/21/95
SIGNATURE TITLE DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE 12/21/95 REGISTRATION NO. 7818 X

[Signature]
REGISTERED LAND SURVEYOR



95-52
FILED 12/21/95
HOMER RECORDING DISTRICT
DATE 12/21/95
TIME 12:37 P.M.
REGISTERED TO PUBLIC & RECORDED TO
HOMER 1148 BAY TIDE TRAIL
CLERK: MARY BECK



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT I HEREBY APPROVE THIS PLAT OF SUBDIVISION, AND BY MY FAITH CONSENT HERETO ALL RIGHTS OF WAY AND PUBLIC RIGHTS OF PUBLIC USE, AND GRANT ALL EASEMENTS TO THE ONE WHOM HEREON.

[Signature]
RICHARD L. THOMPSON
6000 BEAR CREEK DRIVE
HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF December, 1995.

FOR *[Signature]*
RICHARD L. THOMPSON
WITNESS ME TO THE ABOVE
MY COMMISSION EXPIRES 02/21/98

LEASE HOLD INTEREST SIGNATURE

I HEREBY CERTIFY THAT I AM THE LESSEE OF LOT 2-A AS SHOWN HEREON, AND THAT I HEREBY APPROVE THIS PLAN OF SUBDIVISION.

[Signature]
WILLIAM E. THOMPSON
54103 EAST END ROAD
HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF December, 1995.

FOR *[Signature]*
WILLIAM E. THOMPSON
WITNESS ME TO THE ABOVE
MY COMMISSION EXPIRES 02/21/98

HOMER RECORDING DISTRICT

PUFFIN ACRES No. 2

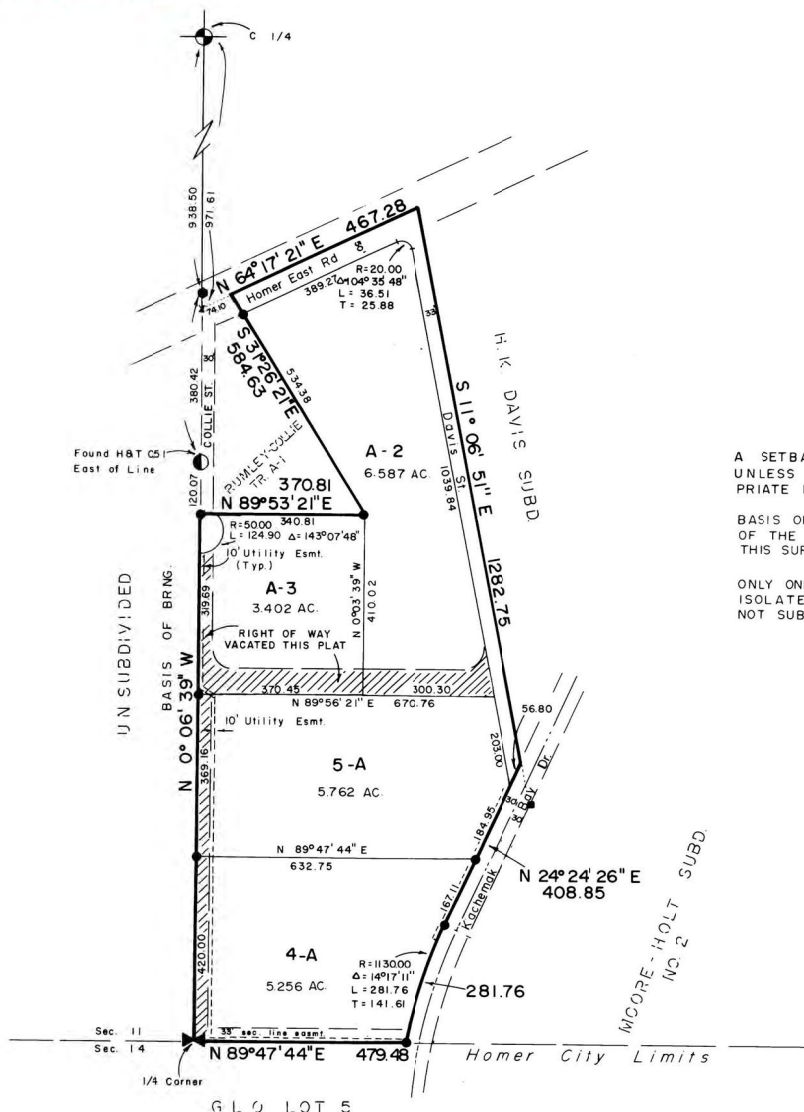
A REPLAT OF LOT 2, BLOCK 1, PUFFIN ACRES ACCORDING TO PLAT #85-122 (HMD) LOCATED WITHIN THE SE1/4 SW1/4 SEC. 11, T. 6 S., R. 13 W., S.M., AK. CONTAINING 7.805 ACRES

HERNDON & THOMPSON, INC.
STEPHEN C. SMITH, P.L.S.
41244 BEAR CREEK DRIVE
HOMER, ALASKA 99603
(907) 235-8741 FAX 235-8945

DRAWN BY: RCS COMP BY: RCS JOB #03-10
DATE: 3/25/94 SCALE: 1"=100' SHEET #1 OF 1

KPB FILE 94-029

KPB NOTE: See PC Resolution 85-7



A SETBACK OF 20' EXISTS ALONG ALL RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY THE APPROPRIATE PLANNING COMMISSION.

BASIS OF BRNG IS N 0°07'35" W ALONG THE EAST BOUNDARY OF THE SE 1/4, SEC 18, T-6 S, R13 W, S.M. AND WAS CARRIED TO THIS SURVEY BY PREVIOUS SURVEYS IN THE AREA.

ONLY ONE NEW LOT IS BEING CREATED BY THIS SUBD., IT IS AN ISOLATED SUBD. AS DEFINED IN 18 AAC 72.990 (27) AND IS NOT SUBJECT TO REVIEW UNDER 18 AAC 72.065.

- LEGEND**
- FOUND H & T
 - FOUND B.C. MON., 1301-S, 1971
 - FOUND 1/2" REBAR
 - SET B.C. MON.
 - x FOUND PK NAIL
 - FOUND AXEL
 - ⊥ SET 1/2" x 24" REBAR
 - ⊗ FOUND GLO B.C. MON.

83-38
 RECORDED - FILED 10.9
 Homer DIST.
 DATE: 4-19-83
 TIME: 1:21 P
 J.P. Borroughs
 Adm.

CERTIFICATE OF OWNERSHIP
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON. I HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS, PUBLIC UTILITIES AND ROADWAYS DEDICATED BY ME.

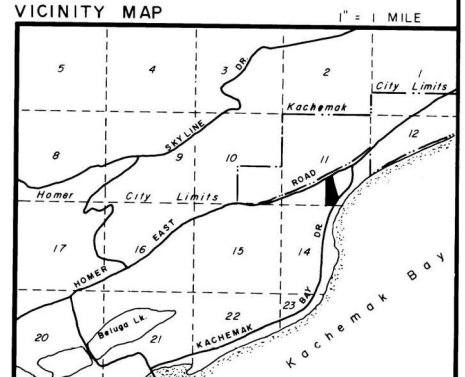
KENNETH D. MOORE SRA BOX 90-B HOMER, AK. 99603
 ROSELEEN L. MOORE
 NOTARY'S ACKNOWLEDGEMENT (for K & R Moore)
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF Feb 1983
 NOTARY PUBLIC FOR AK SHIPLEY
 JOHN D. KOSCH
 TONY NEAL
 NOTARY'S ACKNOWLEDGEMENT (for J. Kosch & T. Neal)
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF April 1983
 NOTARY PUBLIC FOR AK M. Matthews MY COMMISSION EXPIRES: 4-13-83

SURVEYOR'S CERTIFICATE
 I, THE UNDERSIGNED REGISTERED SURVEYOR HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN MADE UNDER MY DIRECT SUPERVISION OR BY MYSELF AND THAT CORNERS AND MONUMENTS HAVE BEEN LOCATED AND THAT DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.

JERRY ANDERSON, 3686-S DATE
 AUTHORIZED OFFICIAL

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION MEETING OF FEBRUARY 14, 1983

BY: [Signature] AUTHORIZED OFFICIAL



DATE: JANUARY, 1983
 SCALE: 1" = 200'
 DRAWN BY: S.A.S.
 FLD. BK. NO.: 123 & 126
 JOB NO.: 1451

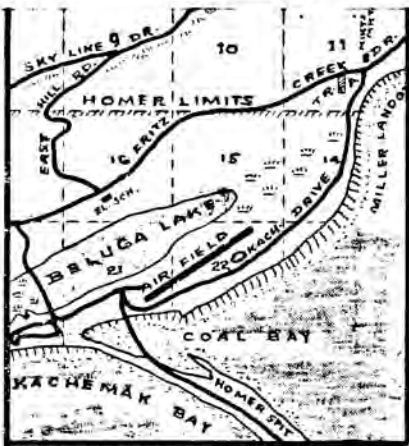


RUMLEY-COLLIE/MOORE-HOLT SUBD.
 Showing the vacation of RUMLEY AVE. & COLLIE ST.

Being a replat of Lot 485, MOORE-HOLT SUBD. 2, plat no. 81-75, H.R.D., and the remainder of Tr. A as originally shown on RUMLEY-COLLIE TR. A, plat no. 72-676, H.R.D. Situated in the SE 1/4, Sec. 11, T.6 S., R.13 W., S.M.

CONTAINING 22.570 ACRES

ABILITY SURVEYS
 JERRY ANDERSON, R.L.S. BOX 378 HOMER, ALASKA



VICINITY MAP 1" = 1.25 M.

RUMLEY-COLLIE TRACT-A

LOCATED IN NW 1/4 SE 1/4 & SEC. LOT 2, SEC. 11, T6S. R13W. S.M. ALASKA.

SCALE: 1" = 100'

APRIL 21, 1972

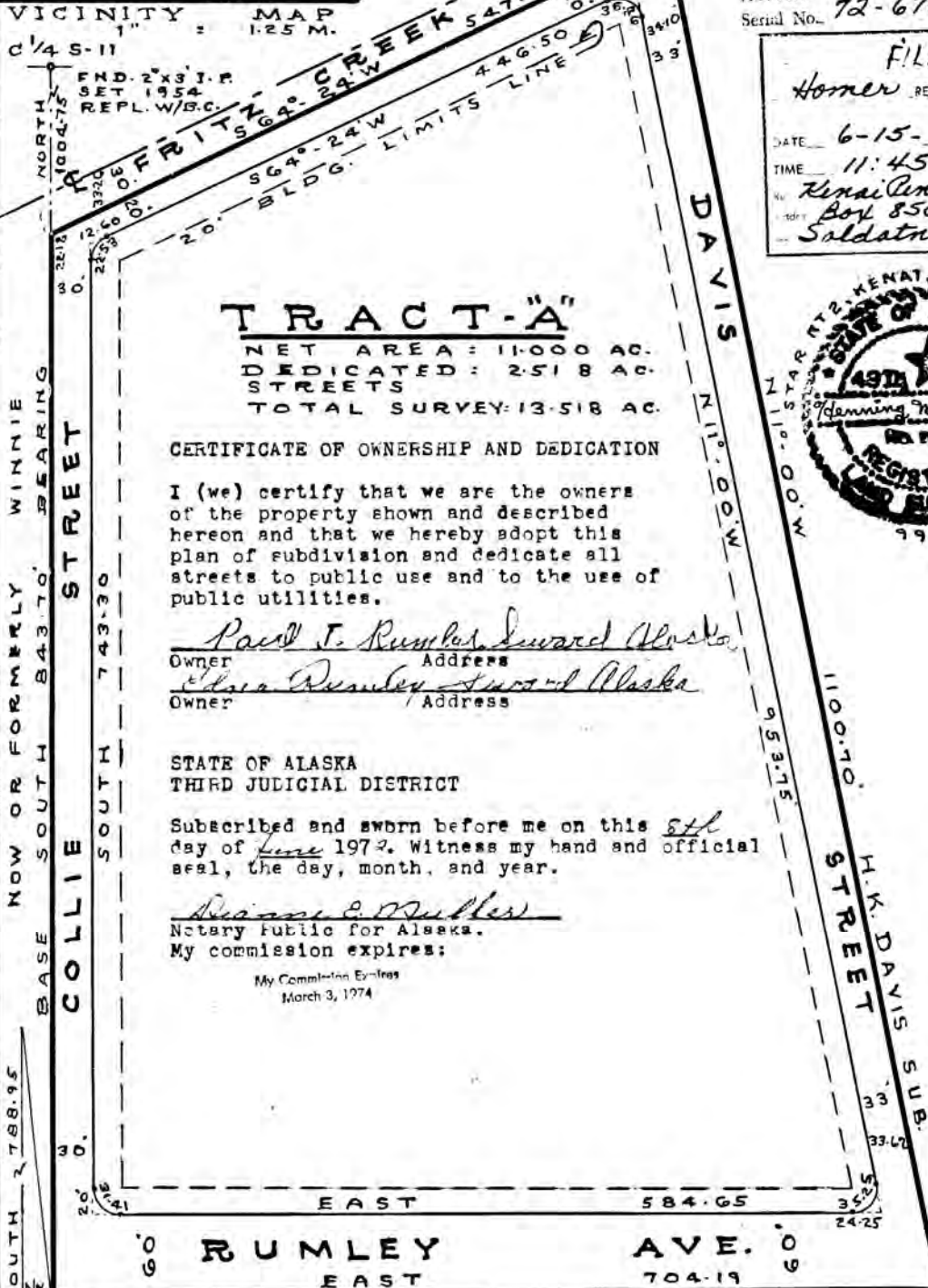
CORRS. EXCEPT AS SHOWN ARE 1/2" X 24" REBARS.



KENAI PENINSULA BOROUGH
Planning Commission
Approved 11/14/8, 1972
By [Signature]

OWNER
Serial No. 72-676

FILED 2-4
Homer REG. DIST.
DATE 6-15- 1972
TIME 11:45 A.M.
By Kenai Pen. Baro
Box 850
Seldatna, Ak



TRACT-A

NET AREA: 11,000 AC.
DEDICATED: 2,518 AC.
STREETS
TOTAL SURVEY: 13,518 AC.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision and dedicate all streets to public use and to the use of public utilities.

Paul J. Rumley, Seward Alaska
Owner Address
Edna Rumley, Seward Alaska
Owner Address

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

Subscribed and sworn before me on this 5th day of June 1972. Witness my hand and official seal, the day, month, and year.

Deanne C. Miller
Notary Public for Alaska.
My commission expires:

My Commission Expires
March 3, 1974

Rumley-Collie Tract "A"
Sec 11, T6S, R13W, S.M.

NOTES

1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON DUAL-FREQUENCY HIPR V RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED WITH MAGNET OFFICE VERSION 3.1 SOFTWARE. HAD83 ALASKA STATE PLANNING GRID COORDINATES (U.S. SURVEY FEET) OBTAINED FROM THE GPS OBSERVATIONS WERE BASED ON THE NGS PUBLISHED VALUES FOR FEDERAL BASE NETWORK CONTROL STATION "HOMAR" (PID T10155).
2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BASE NETWORK CONTROL STATION "HOMAR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -1°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 FEDERAL BASE NETWORK CONTROL STATION "HOMAR" N=100,000 E=100,000. ALL COORDINATE VALUES REPRESENT GROUND DISTANCES IN U.S. SURVEY FEET ORIENTED TO TRUE NORTH.
4. THE 15 FEET FRONTING THE RIGHT-OF-WAYS AND THE FRONT 20 FEET WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
6. THESE LOTS ARE SERVED BY CITY OF HOMER SEWER AND WATER.
7. ACCESS TO STATE MAINTAINED EAST END ROAD IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ALASKA STATE DOT.
8. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.
9. THE SUBDIVISION IS AFFECTED BY EASEMENTS OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK 30, PG 32 HRD).
10. AN EXCEPTION TO KPB 20.30.100 (CUL-DE-SACS) WAS APPROVED AT THE MEETING OF ???.

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF HOMER FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

THE COLLIE STREET MATCHING 30 FOOT RIGHT-OF-WAY.

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: ROB DUMOUCHEL, CITY MANAGER DATE: _____
CITY OF HOMER, ALASKA

LEGEND

- ⊕ INDICATES PRIMARY MONUMENT RECOVERED THIS SURVEY AS SHOWN
- INDICATES PROPERTY CORNER RECOVERED THIS SURVEY AS SHOWN
- INDICATES 2" ALCAP ON 5/8" X 30" REBAR (7538-S 2022) SET THIS SURVEY
- ▭ INDICATES POTENTIAL LOW WET AREAS PER KPW WETLANDS ASSESSMENT
- ▨ INDICATES AREAS WITH SLOPES GREATER THAN 20%

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 81°18'40" E	126.10'
L2	N 84°36'14" E	18.21'
L3	N 89°28'00" E	30.00'

WASTEWATER DISPOSAL

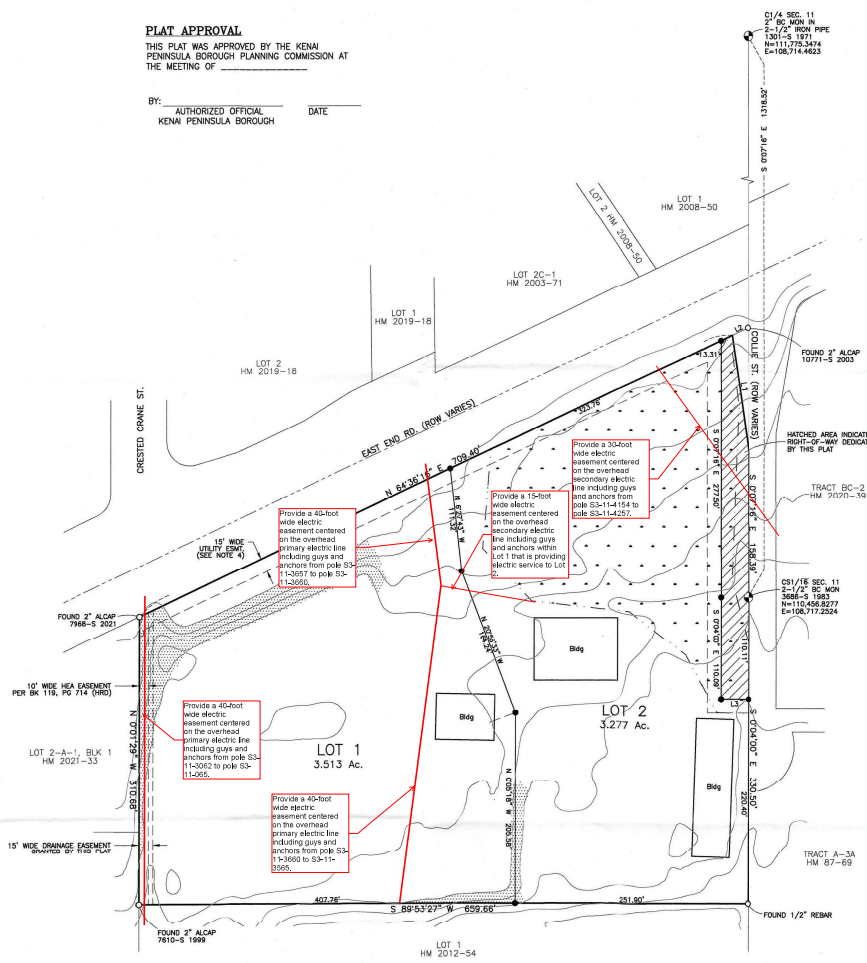
PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

SURVEYOR LICENSE # DATE

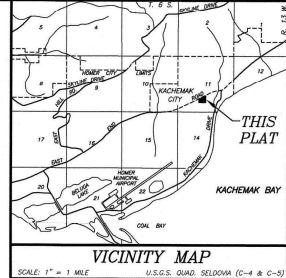
PLAT APPROVAL

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

BY: AUTHORIZED OFFICIAL DATE _____
KENAI PENINSULA BOROUGH



KPB 2022-120



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADAPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

GEORGE HAMM
3505 EAST END RD
HOMER, ALASKA 99603

KAREN HAMM
3505 EAST END RD
HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGMENT

FOR GEORGE AND KAREN HAMM
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2022.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: _____

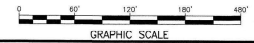
HOMER RECORDING DISTRICT KPB FILE NO. 2022-???

HAMM SUBDIVISION
THE SUBDIVISION OF THAT PORTION OF THE E 1/2 SW 1/4 SECTION 11 LYING SOUTH OF THE EAST END ROAD RIGHT-OF-WAY EXCLUDING PUFFIN ACRES SUBDIVISION (HM 85-122), PUFFIN ACRES NO. 2 (HM 2012-54) AND LANDS DEEDED TO SOA DOT IN BK 316, PG 19 (HRD) T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA CONTAINING 7.034 ACRES

OWNERS:
GEORGE AND KAREN HAMM
3505 EAST END RD HOMER, ALASKA 99603

GEOVERA, LLC
PO BOX 3235
HOMER ALASKA 99603
(907) 399-4345
EMAIL: scsmith@gci.net

DRAWN BY: SCS DATE: AUGUST 2022 SCALE: 1" = 60'
CHK BY: SCS JOB #2022-31 SHEET 1 OF 1



Session 22-11, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:30 p.m. on August 3, 2022 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONERS VENUTI, SMITH, CHIAPPONE, HIGHLAND AND STARK

ABSENT: COMMISSIONERS CONLEY AND BARNWELL (EXCUSED)

STAFF: CITY PLANNER ABBOUD
DEPUTY CITY CLERK KRAUSE
SPECIAL PROJECTS & COMMUNICATIONS CORRINATOR CARROLL

The Planning Commission met at 5:30 p.m. for a presentation and worksession on the Draft 2023 – 2028 Capital Improvement Plan and 2024 Legislative Requests prior to the regular meeting with Special Projects & Communications Coordinator Carroll who facilitated the discussion and responded to questions by the Commission on the process of selection and recommendation of projects to City Council to be included in the revised document.

AGENDA APPROVAL

HIGHLAND/VENUTI MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS ON ITEMS ALREADY ON THE AGENDA

Jason Davis, city resident and Council member, commented on the introduction of Ordinance 22-42 regarding revisions to Homer City Code to require sidewalks be constructed in new subdivisions and roads. He noted that this ordinance was referred to the Planning Commission and the Parks, Art Recreation & Culture Advisory Commission for their input and they should be seeing it at their next meeting before coming back to the City Council for their September 26, 2022 Public Hearing and Second Reading.

RECONSIDERATION

CONSENT AGENDA

A. Decisions and Findings for Conditional Use Permit 22-04 at 843 Fish Dock Road

Chair Smith introduced the item and requested a motion.

HIGHLAND/VENUTI MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS.

2. DEDICATE A 15 FOOT UTILITY EASEMENT ADJACENT TO MISSION ROAD
3. DEDICATE A 30 FOOT DRAINAGE EASEMENT CENTERED ON THE DRAINAGE.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

B. Staff report 22-47, Hamm Subdivision Preliminary Plat

Chair Smith introduced the item by reading the title and deferred to City Planner Abboud.

City Planner Abboud provided a summary of Staff Report 22-47. He noted the items that were included in the laydown materials and stated that a motion should contain a third condition regarding adding a 15 foot drainage and utility easement on the western lot line.

The Clerk confirmed for the Chair that there was no applicant present.

Chair Smith opened the floor to the Commission for questions.

City Planner Abboud provided clarification on the Borough requirement for cul-de-sacs and explained the reasoning behind the exception to KPB 20.30.100

Chair Smith hearing no further questions from the Commission requested a motion.

HIGHLAND/VENUTI MOVED TO ADOPT STAFF REPORT 22-47 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT WITH THE FOLLOWING COMMENTS:

1. INCLUDE A PLAT NOTE STATING PROPERTY OWNER SHOULD CONTACT THE ARMY CORP OF ENGINEERS PRIOR TO ANY ONSITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS.
2. THE CITY OF HOMER DOES NOT REQUEST THE DEDICATION OF COLLIE STREET OTHER THAN WHAT IS DEPICTED ON THE PLAT AND RECOMMENDS AN EXCEPTION TO KPB 20.30.100, CUL DE SACS.
3. ADD A 15 FOOT DRAINAGE AND UTILITY EASEMENT ON THE WESTERN LOT LINE.

There was no discussion

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

A. Staff Report 22-48, Review of Conditional Uses and Structures

Chair Smith introduced the item by reading of the title.

City Planner Abboud reviewed Staff Report 22-48 for the Commission. He noted the status of the discussion from the previous meeting and facilitated discussion on the following points:



City of Homer

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 22-47

TO: Homer Planning Commission **22-47**
FROM: Rick Abboud, AICP, City Planner
DATE: 8/3/2022
SUBJECT: Hamm Subdivision

Requested Action: Add lot line to create two lots from one existing lot.

General Information:

Applicants:	George Hamm 3905 East End Road Homer, AK 99603	Steve Smith Geovera, LLC PO Box 3235 Homer, AK 99603
Location:	East End Road and Collie Street	
Parcel ID:	17419205	
Legal:	T 6S R 13W SEC 11 SEWARD MERIDIAN HM PTN E1/2 SW1/4 LYING N OF LT 1 BLK 1 & E OF LT 2 BLK 1 PUFFIN ACRES & S OF EAST ROAD EXCLUDING DOT ROW	
Size of Existing Lot(s):	7.03 Acres	
Size of Proposed Lots(s):	3.513 & 3.277 Acres	
Zoning Designation:	East End Mixed Use District	
Existing Land Use:	Storage, shop, residence	
Surrounding Land Use:	North: welding shop, multi-family, residential (Kachemak City) South: Boatyard East: Shop, storage, residential West: Storage	
Comprehensive Plan:	Chapter 4, Goal 4, Support development of a variety of well-defined commercial/business districts for a range of commercial purposes.	
Wetland Status:	There may be a discharge slope in the northeast corner of the lot.	
Flood Plain Status:	Zone D, flood hazards undetermined.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are available	
Public Notice:	Notice was sent to 25 property owners of 26 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is within the East End Mixed Use District. This plat creates two lot from one existing lot.

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: The plat meets these requirements.

- C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities in areas identified as public access corridors in the Homer Non-Motorized Transportation and Trail Plan, other plans adopted by the City Council, or as required by the Kenai Peninsula Borough Code.

Staff Response: The plat meets these requirements. The dedication of a half of the cul-de-sac would create an encroachment. The City of Homer does not request the dedication of Collie Street other than what is depicted on the plat and recommends an exception to KPB 20.30.100, Cul-de-sacs.

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.

- 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.

- 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.

- 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:

Lot 1 will need to be provided with a water service and lot 2 will need to be provided with a sewer service. We do not need any drainage easements on property. It appears any significant drainage would fall into the dedicated ROW this plat. The proposed road doesn't meet the City's Design Criteria as set forth in the Homer City Code, which states "...cul-de-sacs must have a turnaround" HCC .04.058(e). City Code defines a cul-de-sac as a "street that is closed at one end and which is therefore required to provide a circular turnaround." HCC 11.04.030(f)

A development agreement is not required

Fire Department Comments:

Staff Recommendation:

Planning Commission recommend approval of the preliminary plat with the following comments:

1. Include a plat note stating "Property owner should contact the Army Corps of Engineers prior to any on-site development or construction activity to obtain the most current wetland designation (if any). Property owners are responsible for obtaining all required local, state and federal permits."

2. The City of Homer does not request the dedication of Collie Street other than what is depicted on the plat and recommends an exception to KPB 20.30.100, Cul-de-sacs.

Attachments:

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