

PLAT CONSIDERATION

A. Staff Report 21-32 Skyline Drive Subdivision No. 7A Preliminary Plat

Chair Smith introduced the item by reading of the title and yielded the floor to City Planner Abboud.

City Planner Abboud provided a summary of Staff Report 21-32.

Mr. Gary Nelson, Surveyor and representing the applicant was available for questions.

Chair Smith opened the public comment period and seeing there were no members of the public present he opened the floor to questions from the Commission.

Chair Smith requested a motion having no questions from the Commission for the Applicant or City Planner.

VENUTI/BENTZ MOVED TO ADOPT STAFF REPORT 21-32 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT WITH THE FOLLOWING COMMENT:

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.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

NEW BUSINESS

A. Staff report 21-33 Planning Commission Election of Vice Chair

Chair Smith introduced the item and opened the floor to nominations from the Commission.

Commissioner Bentz nominated Commissioner Barnwell.

Commissioner Barnwell declined the nomination stating that he did not have enough experience and nominated Commissioner Bentz as Vice Chair.

Commissioner Bentz declined noting the difficulty in conducting a meeting a responding to the content and she is has served as Vice Chair before.



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 21-32

TO: Homer Planning Commission **21-32**
FROM: Julie Engebretsen, Deputy City Planner
THROUGH: Rick Abboud, City Planner
DATE: 5/19/2021
SUBJECT: Skyline Drive Subdivision No. 7A

Requested Action: Approval of a preliminary plat to subdivide on larger lot into two smaller lots.

General Information:

Applicants:	Theresa L Dubber PO Box 352 Homer, AK 99603	Ability Surveys 152 Dehel Ave Homer, AK 99603
Location:	West Hill Road, at the hairpin curve	
Parcel ID:	17503048	
Size of Existing Lot(s):	3.54 acres	
Size of Proposed Lots(s):	1.5 and 2.035 acres	
Zoning Designation:	Rural Residential District	
Existing Land Use:	Residential	
Surrounding Land Use:	North: Bidarki Creek and ravine South: Residential/vacant East: Residential West: Bidarki Creek and ravine	
Comprehensive Plan:	2018 Comprehensive Plan Implementation Item 1-C-1: Promote infill development in all housing districts. <i>Staff comment:</i> Lots are larger than the minimum lot size requirement of 40,000 square feet when served by onsite water and sewer systems.	
Wetland Status:	The 2005 wetland mapping shows no wetland areas.	
Flood Plain Status:	Zone D, flood hazards undetermined.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are not available at this time.	
Public Notice:	Notice was sent to 27 property owners of 19 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is within the Rural Residential District. This plat divides one 3.54 acre lot into two smaller lots.

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.

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. No city water or sewer is available.

- 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 roads are proposed for dedication.

- 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. Steep area is shown.

- 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: No 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."

Attachments:

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

CERTIFICATE OF OWNERSHIP

I hereby certify that I am the owner of the real property shown and described herein, and that I hereby adopt this plan of subdivision, and by my free consent dedicate all public rights-of-way and grant all easements to the use shown.

TERESA LOUISE DUBBER
PO BOX 352
Homer, AK 99603

NOTARY'S ACKNOWLEDGEMENT

For TERESA LOUISE DUBBER

Notary public for Alaska

Notary public for Alaska



NOTES

1. THIS SUBDIVISION IS SUBJECT TO HOMER CITY CODE.
2. 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.
3. NO DIRECT ACCESS TO STATE MAINTAINED R.O.W. PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
4. PER BOOK 19, PAGE 83 AND BOOK 27, PAGE 17, HOMER RECORDING DISTRICT, A RIGHT-OF-WAY EASEMENT TO HOMER ELECTRIC ASSOCIATION CLAIMS FOR AREA WITHIN 100 FEET OF 1/4 SECTION LINE (SHOWN HEREOF).
5. THE DEPARTMENT OF TRANSPORTATION FILED A RIGHT-OF-WAY MAP FOR WEST HILL ROAD (HM84-48) THAT DOES NOT HARMONIZE RIGHT-OF-WAY WITH THIS OR FORMER PLATS OF THESE LANDS, OR RECORDED DEEDS. SEE PLAT NUMBERS 84-2019, 74-2008, 82-40, 87-2 & 78-85.
6. THE BASIS OF BEARINGS IS HM87-2 AND IS S80°57'58"E, 1319.65 RECORD FROM THE WEST 1/16 CORNER OF SECTIONS 13 & 24 TO THE 1/4 CORNER COMMON TO SECTIONS 13 AND 24, AND MEASURED AS S80°57'58"E 1319.75 THIS SURVEY (AS SHOWN).
7. NO WETLANDS ARE SHOWN AS AFFECTING THIS LAND ON THE KPB GIS.

CURVE ARC LENGTH RADIUS DELTA ANGLE CHORD BEARING CHORD LENGTH
C1 208.50' 146.40' 113.51' 46° 11' 18" 250.40'
C2 50.45' 146.40' 27.72' 55° 55' 17" 50.45'
C3 50.45' 146.40' 27.72' 55° 55' 17" 50.45'

PLAT #
Date: 20
Site: 20
Time: 20

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of _____

Kenai Peninsula Borough

Authorized Official

KPB FILE No. 2022-

vicinity map showing 1/4 mile scale

DATE: 4/21/2021

SCALE: 1" = 100'

PROD. No. AP-23

JOB No. 5254

DRAWING: 3084_GPT2

SKYLINE DRIVE SUBDIVISION No. 74

THIS SUBDIVISION IS THE SAME AS THE SUBDIVISION No. 7 (HM2019-13) WITHIN THE S1/4 SEC. 13, T6S. 14N. S.M. CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD AERIAL DISTRICT, HOMER RECORDING DISTRICT, STATE OF ALASKA, CONTAINING 3.05 ACRES.

OWNER: TERESA LOUISE DUBBER
PO BOX 352
Homer, AK 99603

ABILITY SURVEYS

GARY NELSON, PLS
(907) 234-4444
150 DOND AVE. HOMER ALASKA 99603

ABILITY SURVEYS

SURVEYING HOMER SINCE 1975

LAND SURVEYING - CONSTRUCTION SURVEYING - DESIGN SURVEYING

152 DEHEL AVE. , HOMER, AK. 99603 PH. 907-235-8440 FAX. 235-8440

4/21/2021

City of Homer Planning Dept.
491 E. Pioneer Ave.
Homer, AK 99603

Re: Preliminary Plat submittal of **SKYLINE DRIVE SUBDIVISION NO. 7A.**

Enclosed herewith are 1 reduced to 11 X 17 copy of the preliminary plat and 1 full sized 24"X 36" copy, and a check #4183 in the amount of \$300 for the City of Homer filing fee.

The proposed subdivision is located on the large hairpin turn of West Hill Road.

The existing Parcel is not serviced by city water and sewer.

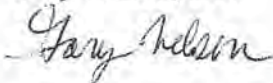
I believe the area is zoned as "Rural Residential".

An engineer has conducted soils testing and is working on the reports.

I am not aware of any necessary code exemptions at this time but reserve a right to ask for it if one is found to be necessary.

Thank you for your assistance and consideration in this endeavor. Please don't hesitate to call for any reason.

Gary Nelson, PLS



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:

Skyline Drive Subdivision No. 7A 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, May 19, 2021 at 6:30 p.m. The meeting will be held virtually.

Anyone wishing to view the complete proposal, attend or participate in the virtual meeting may do so by visiting the Planning Commission Regular Meeting page on the City's online calendar at <https://www.cityofhomer-ak.gov/calendar>. The proposal and meeting information will be posted by 5pm on the Friday before the meeting.

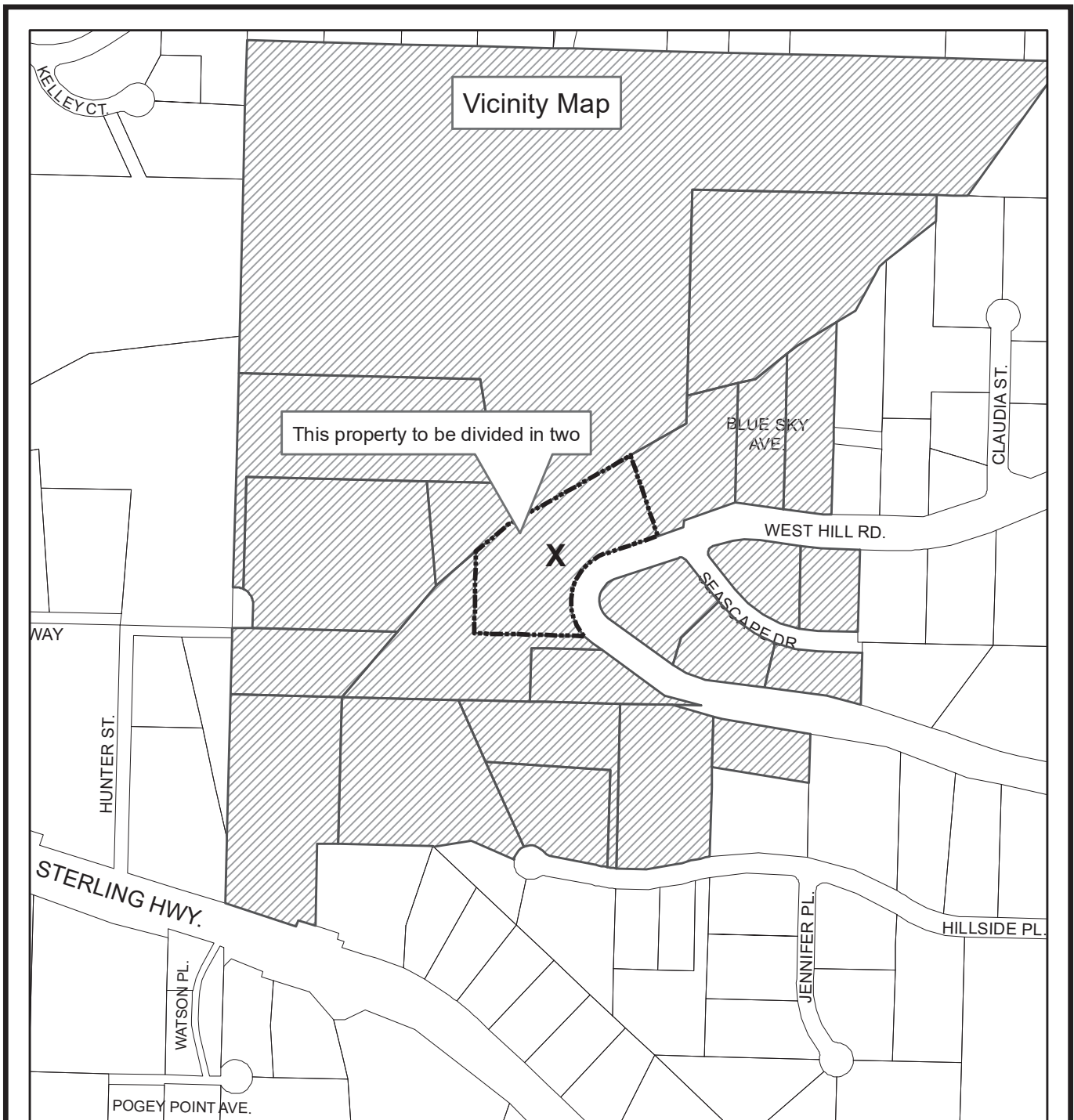
Visit the link above or call the City Clerk's Office to learn how to provide verbal testimony during the meeting via telephone or the Zoom online platform. Written comments can be emailed to planning@ci.homer.ak.us or mailed to Homer City Hall, 491 E. Pioneer Ave., Homer, AK, 99603. They may also be placed in the Homer City Hall drop box at any time. Comments must be received by 4pm on the day of the meeting.

If you have questions or would like additional information about the proposal, please contact Rick Abboud at the Planning and Zoning Office at 235-3106. If you have questions about how to participate in the virtual meeting, please contact the City Clerk's Office at 235-3130.

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

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VICINITY MAP ON REVERSE



City of Homer
Planning and Zoning Department

April 26, 2021

Skyline Drive Sub No. 7A Preliminary Plat

Marked lots are within 500 feet and
property owners notified.

0 150 300 600 Feet



*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.*

CERTIFICATE OF OWNERSHIP

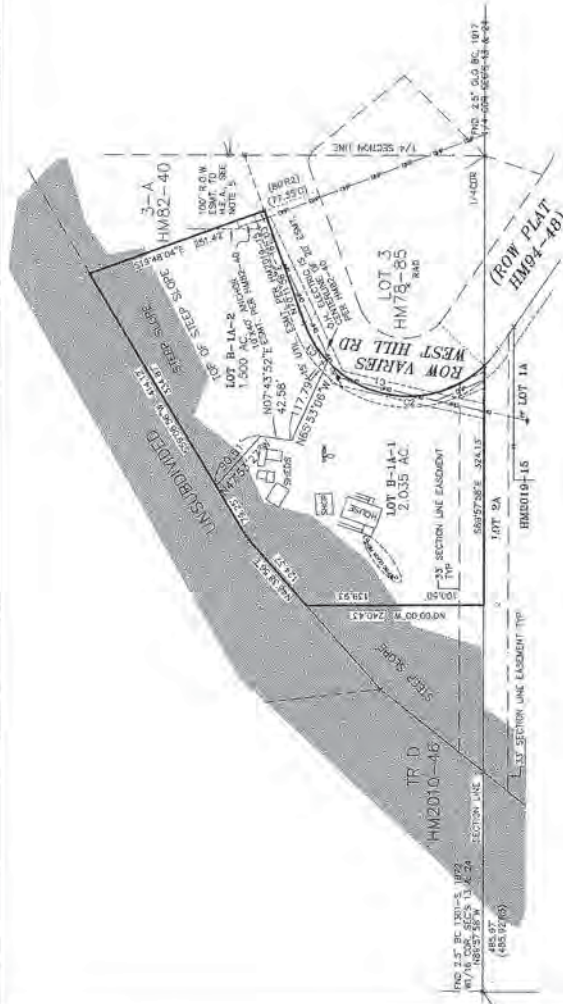
I hereby certify that I am the owner of the real property shown and described herein, and that I hereby adopt this plan of subdivision, and by my free consent dedicate all public rights-of-way and grant all easements to the use shown.

TERESA LOUISE DUBBER
PO BOX 352
Homer, AK 99603

NOTARY'S ACKNOWLEDGEMENT

For TERESA LOUISE DUBBER

Acknowledged before me this _____ day of _____, 2021.
Notary public for Alaska My Commission Expires _____



DATE	4/21/2021
SCALE	1" = 100'
GRID No.	AP-23
JOE No.	5254
DRAWING	5254_0172

SKYLINE DRIVE SUBDIVISION No. 74
SUBDIVISION OF THE REALM OF PENINSULA BOROUGH
SUBDIVISION NO. 7 (HM2010-15) WITHIN THE
SMA 14 SEC 13 T6S. 64N. 51W. CITY OF HOMER,
REALM OF PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT,
HOMER RECORDING DISTRICT, STATE OF ALASKA
CONTAINING 3.55 ACRES

OWNER:
TERESA LOUISE DUBBER
PO BOX 352
Homer, AK 99603

ABILITY SURVEYS
GARY NELSON, PLS
180 BOND AVE., ANCHORAGE, ALASKA 99501

PLAT #

File Date: _____
Date: 20 _____
Time: _____

AKSB FILE No. 2021-

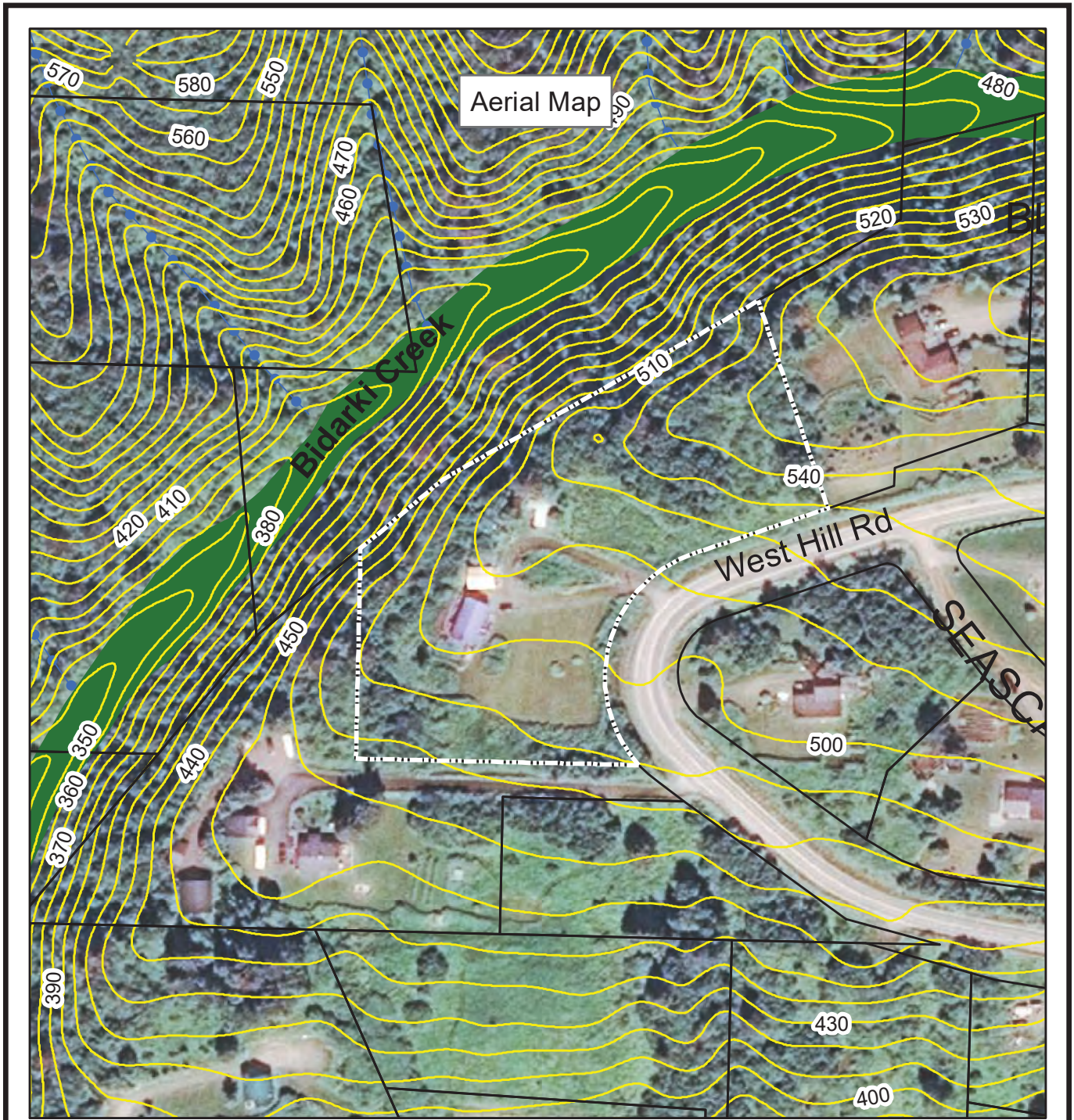
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7. NO WETLANDS ARE SHOWN AS AFFECTING THIS LAND ON THE KPB GIS.

PLAT APPROVAL

This plat was approved by the Mayor, Peninsula Borough Planning Commission at the meeting of _____

BY _____
Authorized Official



City of Homer
Planning and Zoning Department

April 26, 2021

Skyline Drive Sub No. 7A Preliminary Plat

Photo 2018
Property lines not exact; use with care.
10 ft topo.

0 150 300 Feet



*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.*