



Agenda

Planning Commission Regular Meeting

Wednesday, September 18, 2024 at 6:30 PM

City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

Homer City Hall

491 E. Pioneer Avenue
Homer, Alaska 99603
www.cityofhomer-ak.gov

Zoom Webinar ID: 979 8816 0903 Password: 976062

<https://cityofhomer.zoom.us>
Dial: 346-248-7799 or 669-900-6833;
(Toll Free) 888-788-0099 or 877-853-5247

CALL TO ORDER, 6:30 P.M.

AGENDA APPROVAL

PUBLIC COMMENTS The public may speak to the Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

RECONSIDERATION

CONSENT AGENDA All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner or someone from the public, in which case the item will be moved to the regular agenda.

- [A.](#) Unapproved Regular Meeting Minutes of September 4, 2024

PRESENTATIONS / VISITORS

REPORTS

- [A.](#) City Planner's Report, Staff Report 24-046
- B. Comprehensive Plan Steering Committee Report

PUBLIC HEARINGS

PLAT CONSIDERATION

- [A.](#) Staff Report 24-036, Storm Water Works Tracts One, Preliminary Plat
- [B.](#) Staff Report 24-047, Mattox Subdivision Corbin 2024 Replat, Preliminary Plat

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

[A.](#) PC Annual Calendar 2024

[B.](#) 2024 Meeting Dates & Submittal Deadlines

COMMENTS OF THE AUDIENCE Members of the audience may address the Commission on any subject. (3 min limit)

COMMENTS OF THE STAFF

COMMENTS OF THE MAYOR/COUNCIL

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **Wednesday, October 2, 2024 at 6:30 p.m.** A Worksession is scheduled for 5:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission

CALL TO ORDER

Session 24-14, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:35 p.m. on September 4th, 2024 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONER CONLEY, VENUTI, S. SMITH, SCHNEIDER, STARK & H. SMITH

ABSENT: COMMISSIONER BARNWELL (EXCUSED)

STAFF: CITY PLANNER FOSTER, DEPUTY CITY CLERK PETTIT

AGENDA APPROVAL

Chair S. Smith read the supplemental items into the record, and requested a motion and second to approve the agenda as amended.

SCHNEIDER/H. SMITH MOVED TO APPROVE THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERAS AREADY ON THE AGENDA

RECONSIDERATION

A. Staff Report 24-045, Storm Water Works Tracts One, Preliminary Plat Consideration

Chair S. Smith introduced the item by reading of the title, and deferred to City Planner Foster for a brief explanation. Mr. Foster explained that the Commission originally approved the preliminary plat consideration at its August 7th, 2024 Regular Meeting. He continued, providing that Commissioner H. Smith issued a timely notice for reconsideration regarding this plat on August 9th, 2024.

VENUTI/H. SMITH MOVED TO RECONSIDER THE STORM WATER WORKS TRACTS ONE, PRELIMINARY PLAT CONSIDERATION.

Commissioner H. Smith stated that in reviewing the previous discussion and thinking about some of the public testimony from the previous meeting, it had occurred to him that the redrawing of these boundaries on the plat would effectively eliminate the road easements, preventing certain properties in the area from having access. He said that he wanted to be able to have a fuller conversation about the effect of that on the adjacent properties, and what that would mean for their ability to develop and to be usable.

Chair S. Smith shared his opinion that he feels the decision on a project like this should be reserved for after the Comprehensive Plan is adopted.

Commissioner Stark commented that he feels the Commission's original decision on the matter complies with due process.

Commissioner Conley said that it's good to get the full value of agenda items when the Commission meets and discusses them, but warned the Commission of the precedent they might set for themselves if they continue to reconsider items frequently.

With no further discussion, Chair S. Smith requested the Clerk to perform a roll-call vote.

VOTE: YES: VENUTI, S. SMITH, SCHNEIDER, H. SMITH, CONLEY, STARK.

Motion carried.

CONSENT AGENDA

- A. Unapproved Regular Meeting Minutes of August 7, 2024
- B. Decisions and Findings CUP 24-11, 3869 Jennifer Place

Chair S. Smith noted for the record that all items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. If a separate discussion is desired on an item, a Commissioner may request that item be removed from the Consent Agenda and placed on the Regular Agenda under New Business. He then requested a motion and second to adopt the consent agenda.

H. SMITH/SCHNEIDER MOVED TO ADOPT THE CONSENT AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

PRESENTATIONS / VISITORS

REPORTS

- A. City Planner's Report, Staff Report 24-041

City Planner Foster reviewed his staff report included in the packet, noting the following:

- Comprehensive Plan Survey results and Interactive Map results are being compiled, and will start to be released into the community next week
- Joint Worksession between the Planning Commission and PARCAC targeted for September 18th at 5:00 p.m.
- Planning Commissioner Training – two-part virtual Planning Commissioner Training hosted by the Alaska Chapter of the American Planning Association on Sunday, October 27th
- Next Regular Meeting is on Wednesday, September 18th
- Appeal has been submitted for CUP 24-09, 955 Sterling Highway

B. Comprehensive Plan Steering Committee Report

City Planner Foster encouraged the Commission to review the unapproved minutes from the last meeting, in addition to Commissioner Barnwell's report.

PUBLIC HEARINGS

- A. AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING HOMER CITY CODE 21.10.030 AMENDING THE HOMER CITY ZONING MAP TO REZONE A PORTION OF THE RURAL RESIDENTIAL (RR) ZONING DISTRICT TO MEDICAL (M) ZONING DISTRICT, Staff Report 24-042

Chair S. Smith introduced the item by reading of the title before deferring to City Planner Foster for an explanation.

Mr. Foster provided a summary overview of his staff report included in the packet. He noted that a new address will be assigned to this property in the future, but that for now the address is 4323 Main Street.

Chair S. Smith opened the floor for the Applicant.

Jeffery Murphy addressed the Commission, stating that the medical district was completed to acknowledge that the demand for medical services will increase with an aging population. He added that the property he owns couldn't be any closer to the hospital, as it abuts the hospital. He acknowledged that the property is certainly steep slope, but stated that doesn't mean that he can't do anything with it. Mr. Murphy also pointed out that most of the uses permitted in the rural residential zoning district are identical to those that are permitted in the medical zoning district, noting that the major difference is that medical offices and medical support buildings are not permitted in the rural residential zoning district. He stressed to the Commission that the best use for this piece of property was for it to be included in the medical district rather than rural residential.

Chair S. Smith opened the public hearing period. There were no comments.

Chair S. Smith opened the floor to questions and comments from the Commission.

Commissioner H. Smith questioned Mr. Murphy if he took part in any of the discussions when the medical district was formed, or if there was any consideration for that piece of property to be included in the medical district. Mr. Murphy stated that he talked with one member of the Planning Department at that time, who informed him that the property was undevelopable, and further that he never followed through on it.

Commissioner H. Smith then asked the members that were on the Commission at that time if this property was something that was considered to be included in the medical district, or had there been anything provided as a pro or con, or why it wasn't included.

Chair S. Smith noted that he and Commissioner Venuti were the only members from that time period that remain active on the Commission, and that he doesn't recall this lot ever being considered as part of the medical district. He went as far as saying that everything that the Commission previously debated was further south. Commissioner Venuti stated that he recalled everything exactly as Mr. Smith laid it out.

Commissioner H. Smith asked if this land was appropriate for any kind of zoning designation if it isn't even appropriate for the medical district. He added that there is a land problem in Homer, and that at some point the realization needs to occur that there is a level of risk that will be incorporated into a lot of things that the Commission deals with.

Chair S. Smith stated that in evaluating the legitimacy of the concerns of steep slope building he isn't certain that he views them as logical.

Commissioner Stark added that the Commission shouldn't be in fear of developing areas with steep slopes, highlighting the development that is taking place on both West Hill Road and East Hill Road.

Commissioner Schneider stated that this is an item that should be considered by the Comprehensive Plan that's being developed, as well as the forthcoming rezoning process.

Commissioner Venuti said that as an experienced inspector he couldn't imagine anything being built on that slope, whether it be residential or medical. He provided the reasoning for his statement, claiming that any negative effect of something being built up there would have a dramatic effect on the hospital.

Commissioner Conley pointed out that by rezoning this property, the Commission would likely be accelerating the timeline of the property getting developed, and questioned if that is what they want to see happen there.

STARK/H. SMITH MOVED TO RECOMMEND APPROVAL OF APPLICATION 24-042 TO CHANGE RURAL RESIDENTIAL ZONE TO MEDICAL DISTRICT ZONE.

There was no further discussion. Chair S. Smith requested the Clerk to perform a roll-call vote.

VOTE: YES: STARK, H. SMITH, S. SMITH

VOTE: NO: VENUTI, CONLEY, SCHNEIDER

Motion failed.

PLAT CONSIDERATION

1. Staff Report 24-043, Thomas Court Subdivision, Preliminary Plat

Chair S. Smith introduced the item by reading of the title, and deferred to City Planner Foster who provided a summary of his report included in the packet. Mr. Foster noted that this is the third time that this plat is being seen by the Commission.

Chair S. Smith opened the floor for the Applicant.

Karen Christopher explained that her property contains two homes, and Thomas Court runs through both of them. She mentioned that there are four families who live with her on Thomas Court, and that they drive right through her property to get to East Hill Road, stating that's the way it's always been. Ms. Christopher stated that she and her husband are wishing to subdivide a large log home on the property given the costly payments. The subdivision would allow them to sell the log home while retaining their current residency here in Homer.

Chair S. Smith opened the floor for public comments, but there were none.

Chair S. Smith then opened the floor to questions and comments from the Commission.

Commissioner H. Smith asked Ms. Christopher if that was a private road easement or a city road that cuts through her property. Ms. Christopher answered that it's a private road. Mr. Smith then questioned if she has a road easement agreement with the people on the north side on Thomas Court that provides those people with access from East Hill Road, to which Ms. Christopher affirmed this was correct.

Commissioner Schneider inserted that he needed to declare a potential conflict of interest, claiming that the Applicant is a current client of his as they are currently in a business relationship.

VENUTI/H. SMITH MOVED THAT COMMISSIONER SCHNEIDER HAS A CONFLICT OF INTEREST.

Commissioner Conley asked if the relationship between Mr. Schneider and the Applicant would affect the way that he perceives this application, to which Mr. Schneider asserted that it would not.

Commissioner Venuti questioned Mr. Schneider on whether he had any financial interest in this project that he would gain. Mr. Schneider jokingly answered, "only that she can afford to pay me."

Commissioner H. Smith asked Mr. Schneider if any of his income would be affected if he were to vote in the negative. Mr. Schneider stated that there is no direct connection between this vote and any funds involved.

When asked if he would benefit financially as a result of the Commission potentially approving the plat, Mr. Schneider stated that he would not benefit in any way.

Chair S. Smith requested the Clerk to perform a roll-call vote.

VOTE: NO: H. SMITH, CONLEY, STARK, VENUTI, S. SMITH

Motion failed.

VENUTI/CONLEY MOVED TO ADOPT STAFF REPORT 24-043 AND RECOMMEND APPROVAL OF THE THOMAS COURT SUBDIVISION PRELIMINARY PLAT WITH THE FOLLOWING ADDITIONAL COMMENTS:

1. RECOMMEND THE SURVEYOR PROVIDES APPROXIMATE LOCATIONS OF SLOPES OVER 20 PERCENT IN GRADE OR DEMONSTRATES THAT THERE ARE NO SLOPES OVER 20 PERCENT.
2. THE OWNER WILL NEED TO ENTER INTO AN INSTALLATION AGREEMENT WITH THE CITY. A NEW WATER AND SEWER SERVICE WILL NEED TO BE PROVIDED TO LOT 1-E-1. BOTH EXISTING HOUSES WILL NEED TO BE SERVED BY THEIR OWN WATER AND SEWER SERVICES WITH NO LINES CROSSING PROPERTY LINES, EXCEPT WHERE THE LINE COMES FROM THE MAIN LINE IN THE PUBLIC RIGHT-OF-WAY TO THE PROPERTY BEING SERVED.

Chair S. Smith commented that the first time the Commission saw this application, the tenant in Lot 1-E-1 was saying that the particular lot line adjustment caused her cabin to be in violation of some sort. He questioned City Planner Foster if that issue had been resolved. Mr. Foster answered that these are two very different applications, with the prior application having a dedicated right-of-way.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

2. Staff Report 24-044, Bayview Gardens Subdivision Addn. 1 Jennings 2024 Replat, Preliminary Plat

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

Chair S. Smith opened the floor for the Applicant.

Katie Kirsis stated that she is the surveyor who prepared the plats for this project. She added that it's a simple plat, claiming that they're just moving a lot line. She made herself available for questions.

Chair S. Smith opened the public comment period, but none were offered.

Chair S. Smith then opened the floor to questions and comments from the Commission, but there were none.

Chair S. Smith then requested a motion and second.

SCHNEIDER/H. SMITH MOVED TO ADOPT STAFF REPORT 24-044 AND RECOMMEND APPROVAL OF THE BAYVIEW GARDENS SUBDIVISION ADDITION 1 JENNINGS 2024 REPLAT, PRELIMINARY PLAT WITH THE FOLLOWING ADDITIONAL COMMENTS:

1. THE UTILITY EASEMENT IS DEPICTED AS A 10' UTILITY EASEMENT PER (HM 76-104), HOWEVER IT SPELLS IT OUT AS A 15' UTILITY EASEMENT IN NOTE #1. A 15' UTILITY EASEMENT SHOULD BE DEPICTED ON THE PLAT TOO.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

NEW BUSINESS

- A. Staff Report 24-045, Storm Water Works Tracts One, Preliminary Plat Reconsideration
Memorandum from Deputy City Clerk as backup

Chair S. Smith introduced the item by reading of the title, and noted the motion that was on the table as a result of the reconsideration:

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

Commissioner H. Smith questioned what determinations had been made that would eliminate access to some of these properties. City Planner Foster stated that if the Commission is looking to obtain more information regarding this plat that the best practice would be to postpone the item to the next meeting in order for the item to be re-noticed. This would provide a way for City Staff to provide a notification to the appropriate parties that can answer the questions that are being asked. Mr. Smith added that part of his concern is that the Commission is allowing a replat of one property that could affect several properties.

Chair S. Smith stated that he tends to agree with Commissioner H. Smith that the letter from the surveyor in the initial application gave indication that there were some things being requested with this application that jeopardized access to other lots, adding that further clarification would be helpful.

After lengthy discussion among the Commission about the cleanest way to move forward with the motion on the floor, Deputy City Clerk Pettit requested the Chair call a recess so he could determine the best way to move forward with the motion on the floor.

Chair S. Smith declared a 10-minute recess at 8:36 p.m.

Chair S. Smith called the meeting back to order at 8:46 p.m.

SCHNEIDER/VENUTI MOVED TO POSTPONE STAFF REPORT 24-045 STORM WATER WORKS TRACTS ONE, PRELIMINARY PLAT RECONSIDERATION UNTIL THE NEXT REGULARLY SCHEDULED MEETING, ALLOWING CITY STAFF TO PURSUE RE-NOTIFICATION AND GATHER ANY INFORMATION NECESSARY CONCERNING THE REPLAT.

Chair S. Smith offered an amendment to the motion before being informed by Deputy City Clerk Pettit that an amendment is out of order at this time given the higher ranking motion to Postpone to a Certain Time.

There was no further discussion.

Chair S. Smith requested the Clerk to perform a roll-call vote for the postponement.

VOTE: NO: H. SMITH, CONLEY, STARK, VENUTI, S. SMITH, SCHNEIDER.

Motion failed.

Commissioner Conley asked a clarifying question regarding the different numbers between the two staff reports that pertain to the Storm Water Works Tracts One Preliminary Plat. City Planner Foster noted that Staff Report 24-045 was associated with the reconsideration, and that the original staff report was Staff Report 24-036.

SCHNEIDER/CONLEY MOVED TO POSTPONE STAFF REPORT 24-036 UNTIL THE NEXT REGULARLY SCHEDULED MEETING SO THAT STAFF CAN RE-NOTICE AND PROVIDE THE PLANNING COMMISSION WITH ADDITIONAL INFORMATION, INCLUDING THE IMPACT THAT THE REPLAT WILL HAVE ON THE NEIGHBORING PROPERTY OWNERS IN REGARDS TO ACCESS.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL MATERIALS

- A. PC Annual Calendar 2024
- B. 2024 Meeting Dates & Submittal Deadlines
- C. Comprehensive Safety Action Plan – Safe Streets and Roads Flyer

Chair Smith noted the informational materials included in the packet.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

City Planner Foster thanked everyone for their hard work tonight.

Deputy City Clerk Pettit thanked the Commission for always teaching him new things and testing his knowledge.

COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)

COMMENTS OF THE COMMISSION

Commissioner Venuti thanked everyone for serving tonight, and noted that the training session with City Clerk Krause was interesting.

Commissioner H. Smith thanked everyone for their time this evening, and thanked Deputy City Clerk Pettit for including the larger plats as part of the packet.

Commissioner Stark thanked City Planner Foster for his analysis and guidance, and thanked Deputy City Clerk Pettit for his work tonight. He also thanked the Commissioners for their hard work tonight.

Commissioner Conley thanked the Commission and City Staff.

Commissioner Schneider echoed all of the previous comments, and noted that he always learns so much at these meetings.

Chair S. Smith thanked the City Staff, and noted that he will likely be out for the October 16th meeting.

ADJOURN

There being no further business to come before the Commission Chair S. Smith adjourned the meeting at 9:00 p.m. The next Regular Meeting is **Wednesday**, September 18, 2024 at 6:30 p.m. A worksession is scheduled for 5:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.

Zach Pettit, Deputy City Clerk I

Approved: _____



City of Homer

www.cityofhomer-ak.gov

Planning

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(f) 907-235-3118

Staff Report PI 24-046

TO: Homer Planning Commission
FROM: Ryan Foster, AICP, City Planner
DATE: September 18, 2024
SUBJECT: City Planner's Report

Comprehensive Plan Update

The presentation and review of Homer Comprehensive Plan Scenarios will take place at the Alaska Maritime National Wildlife Refuge Visitor Center (Islands & Ocean) on October 22, 2024 from 6-8pm.

Planning Commissioner Training

The Alaska Chapter of the American Planning Association will be hosting a two-part virtual Planning Commissioner Training for Sunday, October 27, 2024. Part 1 will be from 9am-12pm and Part 2 will be from 1pm-4pm. I'll let the Planning Commission know once registration is open.

Meeting Schedule

The next regular meeting date is Wednesday, October 2, 2024.

Commissioner Report to Council

9/23/24 _____



City of Homer

www.cityofhomer-ak.gov

Planning

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Staff Report 24-036

TO: Homer Planning Commission **24-036**
FROM: Julie Engebretsen, Community Development Director
DATE: August 7, 2024
SUBJECT: Storm Water Works Tracts One Preliminary Plat

Requested Action: Approval of a preliminary plat to divide one large lot into two smaller lots. The larger tract is proposed for a conservation storm water project.

General Information:

Applicants:	George M. Kennedy 844 Ocean Drive Loop Homer, AK 99603	Geovera LLC PO Box 3235 Homer, Alaska 99603
Location:	East End Mixed area, south of East End Road and north of the Airport.	
Parcel ID:	17908030	
Size of Existing Lot(s):	39 acres	
Size of Proposed Lots(s):	11.902 and 26.5 acres	
Zoning Designation:	East End Mixed Use District	
Existing Land Use:	Vacant	
Surrounding Land Use:	North: Vacant, commercial South: Airport lands East: Vacant West: Conservation, vacant commercial	
Comprehensive Plan:	Chapter 4 Goal 2 Objective C: Provide extra protection for areas with highest environmental value or development constraints.	
Wetland Status:	Property contains discharge slope and drainage way wetlands.	
Flood Plain Status:	Flood Hazard Area Zone X, outside the 0.2% annual flood chance	
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 31 property owners of 29 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is within the East End Mixed Use Zoning District. The purpose of this plat is to divide a large lot into two tracts. The larger tract, Tract B, is proposed to be purchased for a green infrastructure storm water project. The City is working with the Kachemak Bay National Estuarine Research Reserve, part of the University of Alaska Anchorage, to use NOAA grant funds to acquire this property for conservation status. The City will be the end owner and allow for a green infrastructure storm water outfall swale. This project will provide storm water treatment for a portion of the industrial areas in the zoning district. Tract A would remain in private ownership.

Rights of way: Please see the surveyors letter regarding right of way dedications. Staff, and the surveyor met with KPB platting staff to discuss dedications and arrived at the dedications presented on the preliminary plat.

- On the north lot line, Spruce Lane slopes downhill on the eastern end, and the surveyor reports shin deep water. This area is not suitable for road construction, so a cul de sac has been dedicated. Tracts A-2 and Tract A-1A have a preliminary plat which would create alternate access; they do not rely on the extension of Spruce Lane for further development or subdivision.
- On the western boundary of this plat, Ternview Place dedicates a cul de sac at the terminus of developable land. Tract P and the lower western lot adjacent to the ROW are held in conservation by Moose Habitat Inc., and carry deed restrictions. Tract A within this plat would have a full dedication along the length of the lot, down to Tract B.

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. See plat note 4.

- 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. No additional easements are required.

- 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. No streets are proposed for acceptance by the City for maintenance therefore HCC 11.04.120 does not apply.

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. Wetlands are shown and noted in plat note 6.

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

Staff Response: The plat meets these requirements. Not within a tidal area.

- 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. City water and waste water are not 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. The land slopes gently; see attachments.

- 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. No areas over 20 percent grade. The land slopes gently to the southeast.

- 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. No known encroachments.

- 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: Public Works reviewed the plats and responded that they did not have any comments.

Staff Recommendation: Planning Commission recommend approval of the preliminary plat.

Attachments:

1. Preliminary Plat
2. Surveyor's Letter to City of Homer
3. Plat w topo shown
4. Public Notice
5. Aerial Map

NOTES

1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON DUAL-FREQUENCY HiPer V 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 TT0155).

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 -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 "HOMAIR" N=100,000 E=100,000. ALL COORDINATE VALUES REPRESENT GROUND DISTANCES IN U.S. SURVEY FEET ORIENTED TO TRUE NORTH.

4. THE FRONT 15 FEET ADJOINING THE TERNVIEW PLACE AND SPRUCE LANE RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED BY THIS PLAT. 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. PROPERTY IS SUBJECT TO CITY OF HOMER REGULATIONS. CHECK WITH HOMER PLANNING PRIOR TO ANY DEVELOPMENT ACTIVITIES.

6. 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.

WASTEWATER DISPOSAL

TRACTS A AND B

THESE LOTS ARE AT LEAST 200,000 SQUARE FEET IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

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 TERNVIEW PL. RIGHT-OF-WAY

THE SPRUCE LN. RIGHT-OF-WAY

THE 15 FOOT UTILITY EASEMENTS ADJOINING THE RIGHT-OF-WAY DEDICATIONS

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: _____ DATE: _____
MELISSA JACOBSEN, CITY MANAGER
CITY OF HOMER, ALASKA

LEGEND

- INDICATES 3-1/4" ALUM. CAP MONUMENT (7538-S 2017) RECOVERED THIS SURVEY
- INDICATES 3" ALUM. CAP MONUMENT (3686-S 1996) RECOVERED THIS SURVEY
- INDICATES 1/2" GIP WITH TACK IN WOOD PLUG RECOVERED THIS SURVEY
- INDICATES X IN GRANITE BOULDER (RECORD HM 2004-8) RECOVERED THIS SURVEY
- INDICATES 2" ALCAP ON 5/8"x30" REBAR (7538-S 2024) SET THIS SURVEY

INDICATES POTENTIAL WETLAND/UPLAND COMPLEX AND/OR DRAINAGEWAY PER KENAI WATERSHED FORUM WETLANDS MAPPING

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°54'30" E	208.71'
L2	N 0°04'36" W	208.71'
L3	N 0°04'36" W	208.71'
L4	N 89°54'30" E	208.71'

CURVE TABLE

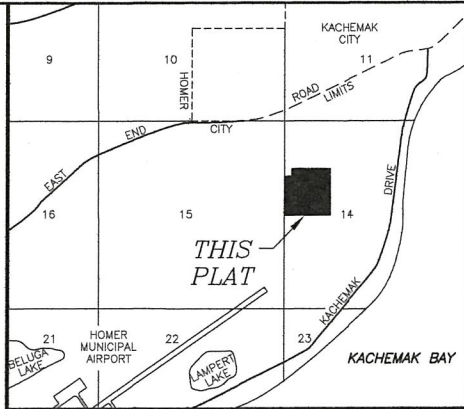
CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	138°42'00"	50.00'	121.04'	N 20°34'24" E	93.58'
C2	123°00'40"	50.00'	107.35'	N 28°25'04" E	87.89'
C3	15°41'20"	50.00'	13.69'	N 40°55'56" W	13.65'
C4	143°07'48"	50.00'	124.90'	N 71°28'24" E	94.87'

PLAT APPROVAL

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

BY: _____ DATE: _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

SCALE 1"=100'



VICINITY MAP

SCALE: 1" = 1/2 MILE U.S.G.S. QUAD. SELDOVIA (C-4)

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT 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.

GEORGE M. KENNEDY
844 OCEAN DRIVE LOOP
HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGMENT

FOR GEORGE M. KENNEDY
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2024.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

HOMER RECORDING DISTRICT KP FILE No. 2024-???

STORMWATER WORKS TRACTS ONE

CREATING TRACTS A AND B
LOCATED WITHIN THE SW 1/4 NW1/4 SECTION 14,
EXCLUDING THE NORTH 208.71' OF THE WEST 208.71'
T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA
BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 38.973 ACRES
OWNER:
GEORGE M. KENNEDY 844 OCEAN DRIVE LOOP HOMER, AK 99603

GEOVERA, LLC

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

DRAWN BY: SCS DATE: JULY 2024 SCALE: 1" = 100'

CHK BY: SCS JOB #2023-12 SHEET 1 OF 1



Geovera, LLC

PO Box 3235 • Homer, Alaska 99603 • (907) 399-4345 • scsmith@gci.net

July 18, 2024

City of Homer
Planning Department
Ryan Foster, City Planner
491 E. Pioneer Ave.
Homer, Alaska 99603

RE: Stormwater Works Tracts One Preliminary Submittal

Ryan,


Please find enclosed 1 full size and 2 half size copies of the preliminary plat of Stormwater Works Tracts One and the signed plat submittal form.

This plat subdivides the SW1/4 NW1/4, Section 14, T. 6 S., R. 13, W S.M., Alaska into two lots. Both lots will have legal access by way of the Ternview Place and Spruce Lane rights-of-way. The subdivision is part of a wetland preservation project being undertaken by the City of Homer funded in part through a NOAA grant. The project requires acquiring various properties to be put off limits to future development, one in the SW1/4 NW1/4 Section 14 (Tract B this plat), and several in the NE1/4 NW1/4 Section 14 (future plat).

The city is asking for an exception to KPB 20.30.30 Proposed Street Layout Requirements (justification letter attached). Since the project is for the purpose of protecting wetlands, the city is asking that right-of-way along the east and south boundaries, and the portion of matching Spruce Lane right-of-way within wetlands not be dedicated. The city is also asking that the matching Ternview Place right-of-way south of adjoining tracts L-2 and L-3 HM 76-103 not be dedicated. There is an existing 33 foot section line easement along the west boundary of this subdivision. The properties to the south of Tracts L-2 and L-3 HM 76-103 are reserved as moose habitat. The property to the south of this subdivision is state DNR land. The property to the southwest of this subdivision is state DNR land and is part of the Homer Airport Critical Habitat Area. The 40 acres east of this subdivision has legal access by way of Kachemak Drive through city owned property.

Please let me know if you have any questions. You can reach me at any time at (907) 399-4345.

Sincerely,

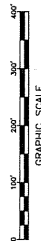

Stephen C. Smith P.L.S.

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
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C2	123.00°40'	50.00'	107.35'	N 28°23.0' E	87.89'
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C4	143.07°48'	50.00'	124.90'	N 71°28.2' E	94.87'



MY COMMISSION EXPIRES: _____

DRAWN BY: SCS	DATE: JULY 2024	SCALE: 1" = 100'
CHK BY: SCS	JOB #2023-12	SHEET 1 OF 1



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:

Stormwater Works Tracts One 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 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.

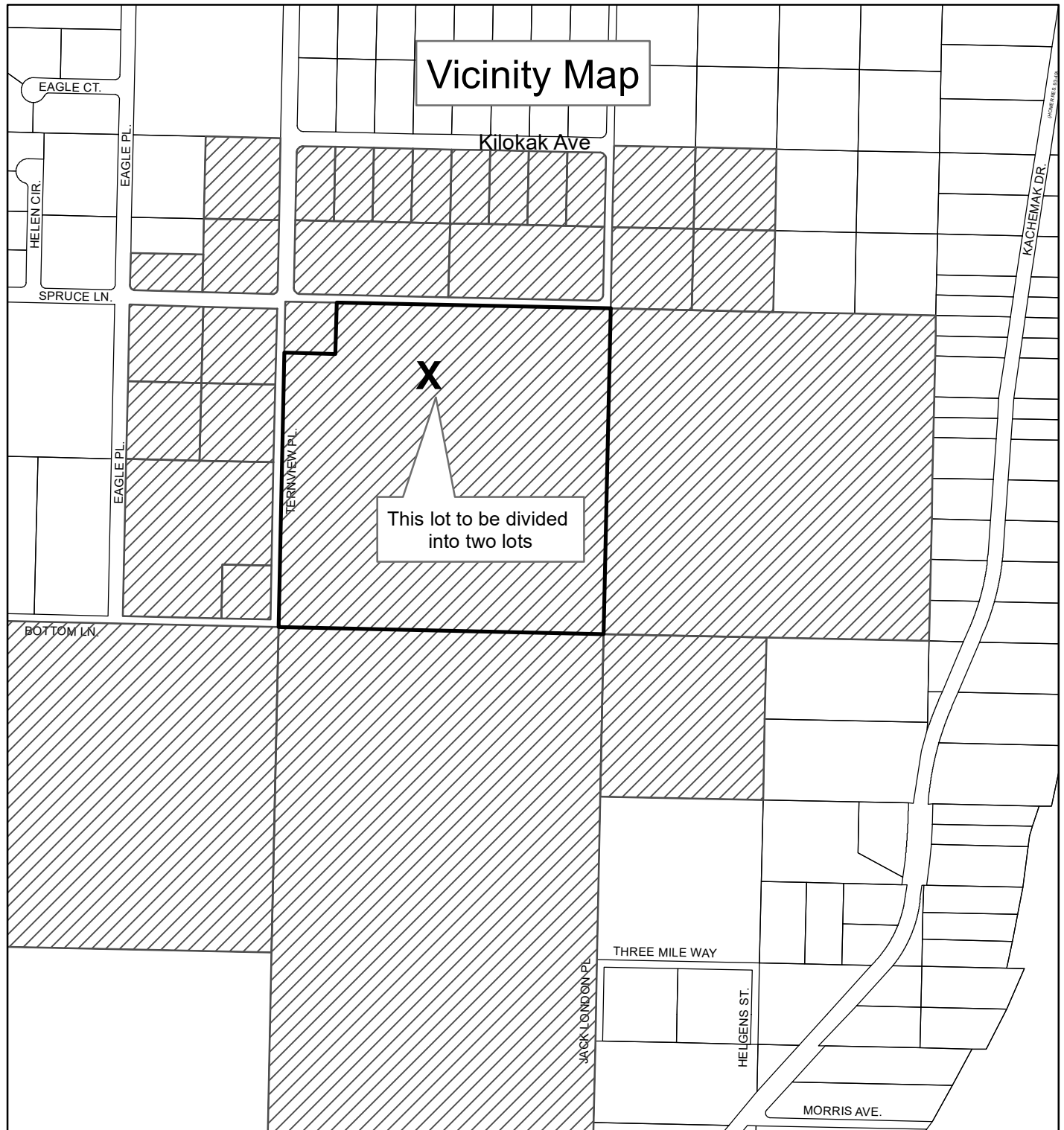
Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written comments must be received by 4 p.m. on the day of the meeting.

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, or in-person at Homer City Hall.

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

.....

VICINITY MAP ON REVERSE



City of Homer
Planning and Zoning Department
 July 22, 2024

Storm Water Tracts One Preliminary Plat

Marked lots are w/in 500 feet
 and property owners notified.

0 250 500 1,000 1,500
 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.



Legend

Physical Addresses

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



9" Imagery

- Red: Red
- Green: Green
- Blue: Blue

0 1000 2000
ft

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 the operation or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correction of the data, or use of the data.



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 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 st 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 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&PF RIGHT-OF-WAY MAP PROJECT NO. STP-0414(9) SHEET 8.
6. THIS PLAT WAS PREPARED FOR THE VACATION 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

- 2" AC 7968-S 2023
- 2" AC 3686-S 1986
- APPROX. AREAS OF 20% SLOPE OR GREATER (2024 TOPOGRAPHY SURVEY)

PLAT APPROVAL

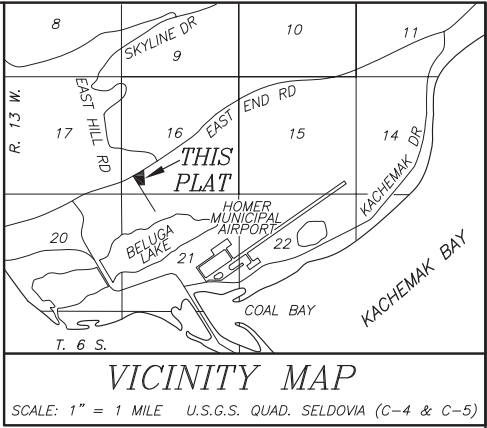
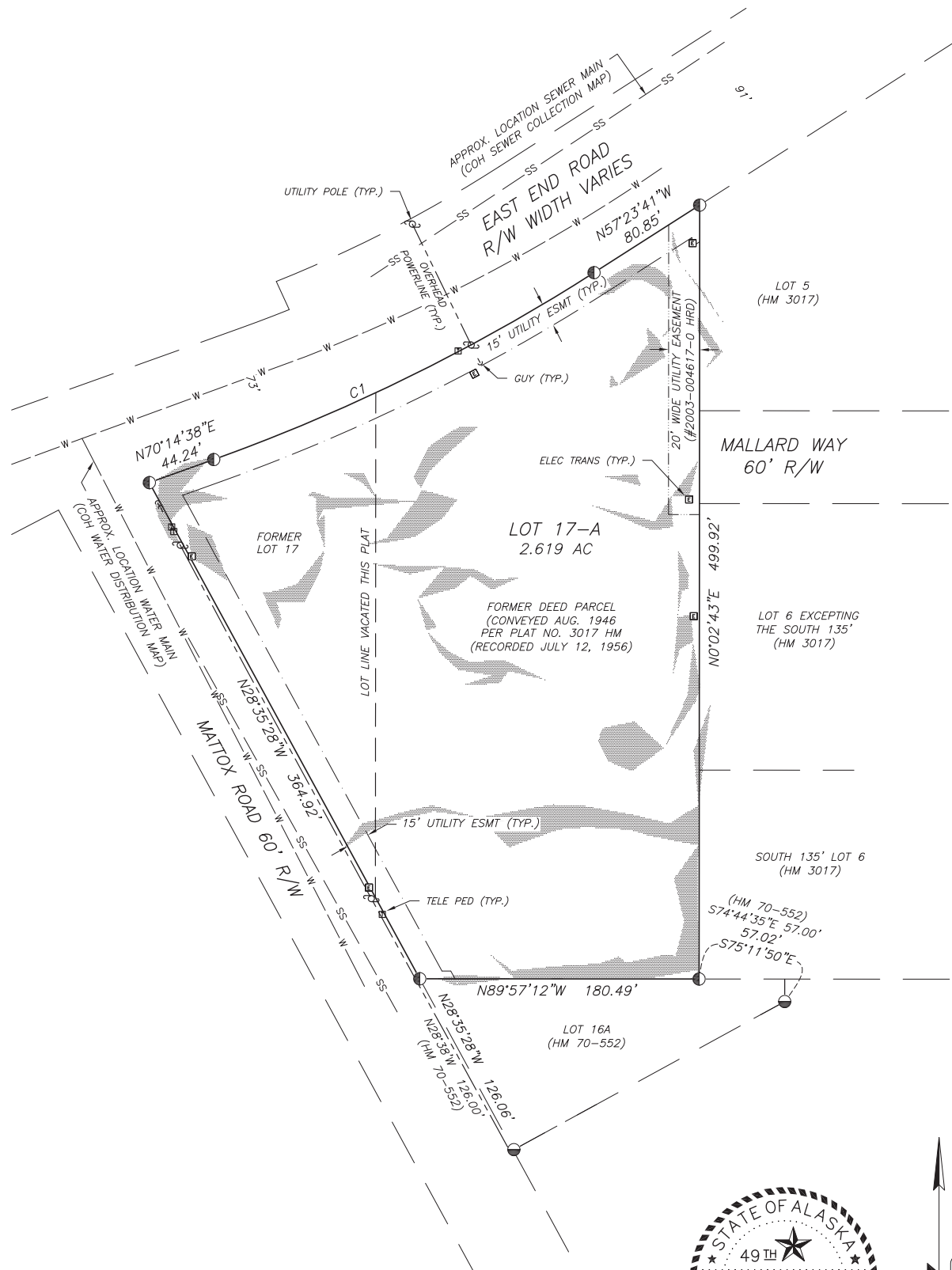
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

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
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: 08/2024 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

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.**

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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.

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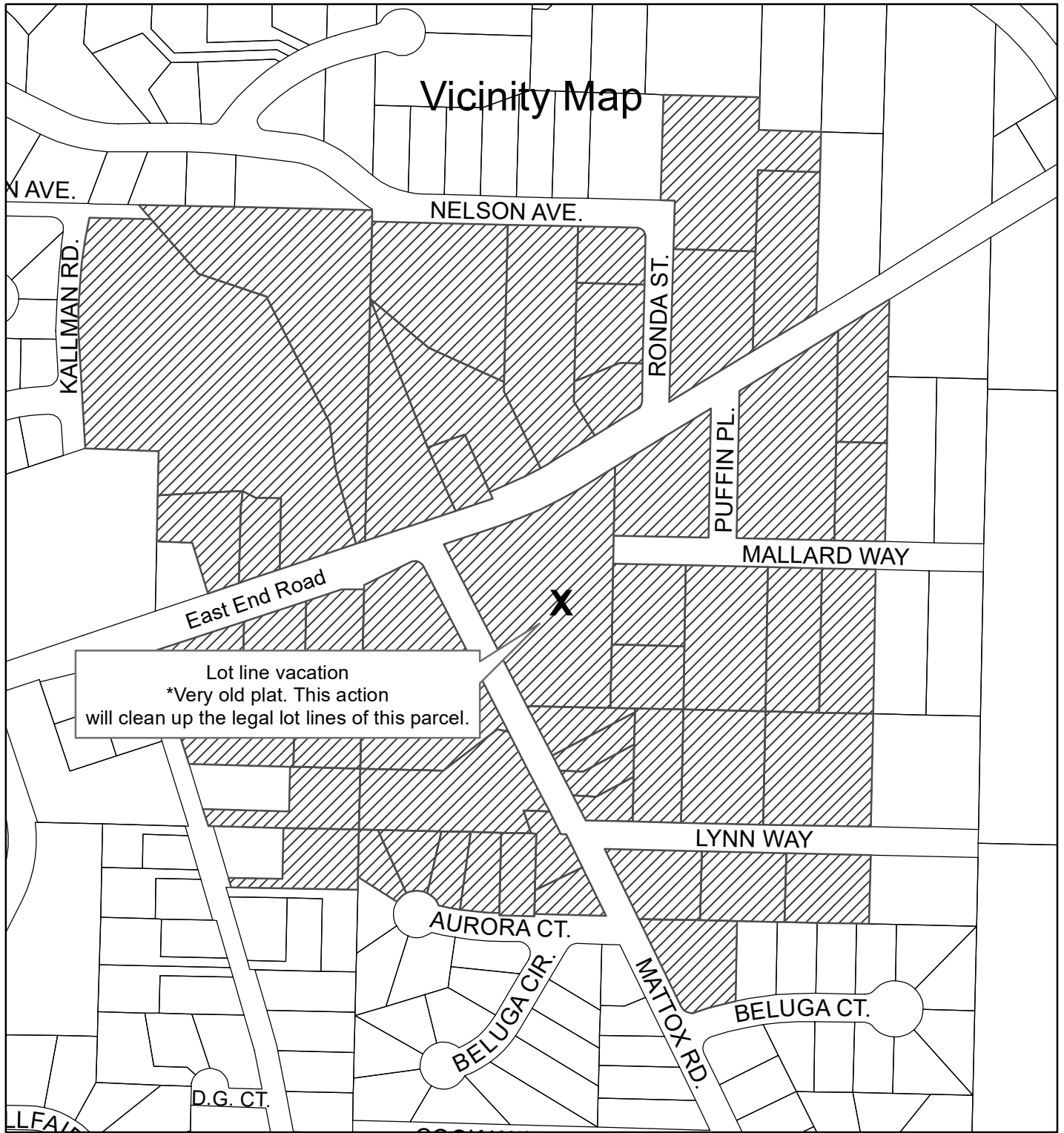
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NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 500 FEET OF PROPERTY.

.....

VICINITY MAP ON REVERSE

Vicinity Map



City of Homer
Planning and Zoning Department

September 4, 2024

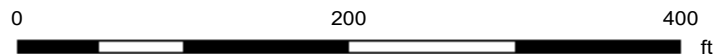
Request for Mattox Subdivision Corbin 2024 Replat Preliminary Plat

Marked lots are within 500 feet
and property owners notified.

0 250 500 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.



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 the operation or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correction of the data, or use of the data.



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



**PLANNING COMMISSION
2024 Calendar**

	AGENDA ITEM DEADLINES	MEETING DATE	COMMISSIONER SCHEDULED TO REPORT	CITY COUNCIL MEETING FOR REPORT*	ANNUAL TOPICS FOR AGENDA AND EVENTS PLANNED
JANUARY	12/13/23 Public Hearing Items 12/15/23 Preliminary Plat Submittals 12/22/23 Regular Agenda Items	01/03/24		Monday, 01/08/24 6:00 p.m.	•
	12/27/23 Public Hearing Items 12/29/23 Prelim Plat Items 01/05/24 Regular Agenda Items	01/17/24		Monday 01/22/24 6:00 p.m.	•
FEBRUARY	01/17/24 Public Hearing Items 01/19/24 Prelim Plat Items 01/26/24 Regular Agenda Items	02/07/24		Monday 02/12/24 6:00 p.m.	• NFIP Staff Training • This meeting was canceled.
	01/31/24 Public Hearing Items 02/02/24 Prelim Plat items 02/09/24 Regular Agenda Items	02/21/24		Monday 02/26/24 6:00 p.m.	• Short Term Rental Ordinance
MARCH	02/14/24 Public Hearing Items 02/16/24 Prelim Plat Items 02/23/24 Regular Agenda Items	03/06/24		Monday 03/11/24 6:00 p.m.	• Transportation Plan
	02/28/24 Public Hearing Items 03/01/24 Prelim Plat Items 03/08/24 Regular Agenda Items	03/20/24		Tuesday 03/26/24 6:00 p.m.	
APRIL	03/13/24 Public Hearing Items 03/15/24 Prelim Plat Items 03/22/24 Regular Agenda Items	04/03/24		Monday 04/08/24 6:00 p.m.	Draft Transportation Plan Review
	03/27/24 Public Hearing Items 03/29/24 Prelim Plat Items 04/05/24 Regular Agenda Items	04/17/24		Monday 04/22/24 6:00 p.m.	• APA National Planning Conference
MAY	04/10/24 Public Hearing Items 04/12/24 Prelim Plat Items 04/19/24 Regular Agenda Items	05/01/24		Monday 05/13/24 6:00 p.m.	• Public Hearing on Draft Transportation Plan
	04/24/24 Public Hearing Items 04/26/24 Prelim Plat Items 05/03/24 Regular Agenda Items	05/15/24		Tuesday 05/28/24 6:00 p.m.	•
JUNE	05/15/24 Public Hearing Items 05/17/24 Prelim Plat Items 05/24/24 Regular Agenda Items	06/05/24		Monday 06/10/24 6:00 p.m.	• Reappointment Applications will be sent out by the Clerk
	05/29/24 Public Hearing Items 05/31/24 Prelim Plat Items 06/07/24 Regular Agenda Items	06/19/24		Monday 06/24/24 6:00 p.m.	

JULY	06/26/24 Public Hearing Items 06/28/24 Prelim Plat Items 07/05/24 Regular Agenda Items	07/17/24		Monday 07/22/24 6:00 p.m.	
AUGUST	07/17/24 Public Hearing Items 07/19/24 Prelim Plat Items 07/26/24 Regular Agenda Items	08/07/24		Monday 08/12/24 6:00 p.m.	<ul style="list-style-type: none"> • Election of Officers • Worksession: Training with City Clerk • Capital Improvement Plan Presentation by Jenny Carroll
	07/31/24 Public Hearing Items 08/02/24 Prelim Plat Items 08/09/24 Regular Agenda Items	08/21/24		Monday 08/26/24 6:00 p.m.	
SEPTEMBER	08/14/24 Public Hearing Items 08/16/24 Prelim Plat Items 08/23/24 Regular Agenda Items	09/04/24		Monday 09/09/24 6:00 p.m.	
	08/28/24 Public Hearing Items 08/30/24 Prelim Plat Items 09/06/24 Regular Agenda Items	09/18/24		Monday 09/23/24 6:00 p.m.	
OCTOBER	09/11/24 Public Hearing Items 09/13/24 Prelim Plat Items 09/20/24 Regular Agenda Items	10/02/24		Monday 10/14/24 6:00 p.m.	5:00 p.m. Joint WS with City Council Agenda Items are determined by Council and are usually topics requested by the Commission during the previous year.
	09/25/24 Public Hearing Items 09/27/24 Prelim Plat Items 10/04/24 Regular Agenda Items	10/16/24		Monday 10/28/24 6:00 p.m.	<ul style="list-style-type: none"> • Annual Meeting Schedule for 2025
NOVEMBER	10/16/24 Public Hearing Items 10/18/24 Prelim Plat Items 10/25/24 Regular Agenda Items	11/06/24		Tuesday 11/12/24 6:00 p.m.	
	11/13/24 Public Hearing Items 11/15/24 Prelim Plat Items 11/20/24 Regular Agenda Items	12/04/24		Monday 11/25/24 6:00 p.m.	
DECEMBER					Council amended their meeting schedule to hold two meetings in November. There are no Council meetings in December.

*The Commission's opportunity to give their report to City Council is scheduled for the Council's regular meeting following the Commission's regular meeting, under Agenda Item 8 – Announcements/ Presentations/ Borough Report/Commission Reports. Reports are the Commission's opportunity to give Council a brief update on their work. Attend via Zoom or in Person. A written report can be submitted if no member is able to attend.

2024 Meeting Dates & Submittal Deadlines

Homer Planning Commission

Meeting dates are bolded and submittal deadlines are underneath

January 3, 2024

December 13 for Public Hearing Items
December 15 for Preliminary Plat Submittal
December 22 for Regular Agenda Items

January 17, 2024

December 27 for Public Hearing Items
December 29 for Preliminary Plat Submittal
January 5 for Regular Agenda Items

January 31, 2024

January 10 for Public Hearing Items
January 12 for Preliminary Plat Submittal
January 19 for Regular Agenda Items

February 7, 2024

January 17 for Public Hearing Items
January 19 for Preliminary Plat Submittal
January 26 for Regular Agenda Items

February 21, 2024

January 31 for Public Hearing Items
February 2 for Preliminary Plat Submittal
February 9 for Regular Agenda Items

March 6, 2024

February 14 for Public Hearing Items
February 16 for Preliminary Plat Submittal
February 23 for Regular Agenda Items

March 20, 2024

February 28 for Public Hearing Items
March 1 for Preliminary Plat Submittal
March 8 for Regular Agenda Items

April 3, 2024

March 13 for Public Hearing Items
March 15 for Preliminary Plat Submittal
March 22 for Regular Agenda Items

April 17, 2024

April 12 for Public Hearing Items
April 14 for Preliminary Plat Submittal
April 21 for Regular Agenda Items

May 1, 2024

April 10 for Public Hearing Items
April 12 for Preliminary Plat Submittal
May 19 for Regular Agenda Items

May 15, 2024

April 24 for Public Hearing Items
April 26 for Preliminary Plat Submittal
May 3 for Regular Agenda Items

June 5, 2024

May 15 for Public Hearing Items
May 17 for Preliminary Plat Submittal
May 24 for Regular Agenda Items

2024 Meeting Dates & Submittal Deadlines

Homer Planning Commission

Meeting dates are bolded and submittal deadlines are underneath

June 19, 2024

May 29 for Public Hearing Items

May 31 for Preliminary Plat Submittal

June 7 for Regular Agenda Items

July 17, 2024

June 26 for Public Hearing Items

June 28 for Preliminary Plat Submittal

July 5 for Regular Agenda Items

August 7, 2024

July 17 for Public Hearing Items

July 19 for Preliminary Plat Submittal

July 26 for Regular Agenda Items

August 21, 2024

July 31 for Public Hearing Items

August 2 for Preliminary Plat Submittal

August 9 for Regular Agenda Items

September 4, 2024

August 14 for Public Hearing Items

August 16 for Prelim. Plat Submittal

August 23 for Regular Agenda Items

September 18, 2024

August 28 for Public Hearing Items

August 30 for Preliminary Plat Submittal

September 6 for Regular Agenda Items

October 2, 2024

September 11 for Public Hearing Items

September 13 for Preliminary Plat Submittal

September 20 for Regular Agenda Items

October 16, 2024

September 25 for Public Hearing Items

September 27 for Preliminary Plat Submittal

October 4 for Regular Agenda Items

November 6, 2024

October 16 for Public Hearing Items

October 17 for Preliminary Plat Submittal

October 25 for Regular Agenda Item

December 4, 2024

November 13 for Public Hearing Items

November 15 for Preliminary Plat Submittal

November 20 for Regular Agenda Item