



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 20-19

TO: Homer Planning Commission **20-19**
FROM: Julie Engebretsen, Deputy City Planner
THROUGH: Rick Abboud, City Planner
DATE: March 4, 2020
SUBJECT: A.A. Mattox 2020 Addition Preliminary Plat

Requested Action: Approval of a preliminary plat subdividing one large lot into four smaller lots.

General Information:

Applicants:	Jason Weisser Weisser Homes, LLC PO Box 2913 Homer, AK 99603	Orion Surveys PO Box 15025 36570 Maria Rd Fritz Creek AK 99603
Location:	Pennock St	
Parcel ID:	17730281	
Size of Existing Lot(s):	1 acre	
Size of Proposed Lots(s):	9,500, 9,684, 10,676 and 13,684 square feet	
Zoning Designation:	Urban Residential District	
Existing Land Use:	Vacant	
Surrounding Land Use:	North: Vacant/Flex high school South: Residential East: Residential West: Apartments	
Comprehensive Plan:	1-C-1 Promote infill development in all housing districts.	
Wetland Status:	Small wetlands area mapped and shown on preliminary plat	
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 55 property owners of 57 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is within the Urban Residential District. This plat subdivides a one acre lot into four smaller lots. The developer will need to work with Public Works on water and sewer

utility access (this is a standard requirement). Additionally, Pennock Street is less than 60 feet in width and does not meet the requirements of HCC 21.050(c). Additional right of way is required.

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 does not these requirements. Dedicate a 15 foot utility easement along rights of way.

- 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. Information is on file in the Public Works Department.

- 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:

1. In accordance with Homer City Code 11.04.040 The City shall require new subdivisions to dedicate right-of-way according to widths specified in HCC 11.04.060. Dedicate the 9.85 feet of right-of-way along lots 28-A, 28-B, 28-C and 28-D.
2. The property owner will need to work with Public Works on providing water and sewer services to all 4 lots.

Staff Recommendation:

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

1. In accordance with Homer City Code 11.04.040 The City shall require new subdivisions to dedicate right-of-way according to widths specified in HCC 11.04.060. Dedicate the 9.85 feet of right-of-way along lots 28-A, 28-B, 28-C and 28-D.
2. Dedicate a 15 foot utility easement along rights of way per HCC 22.10.051(a).
3. Work with Public Works on water and sewer utility connections.

Attachments:

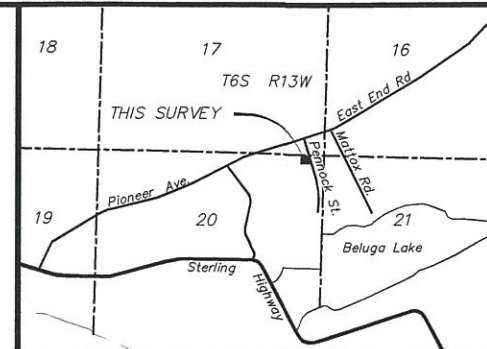
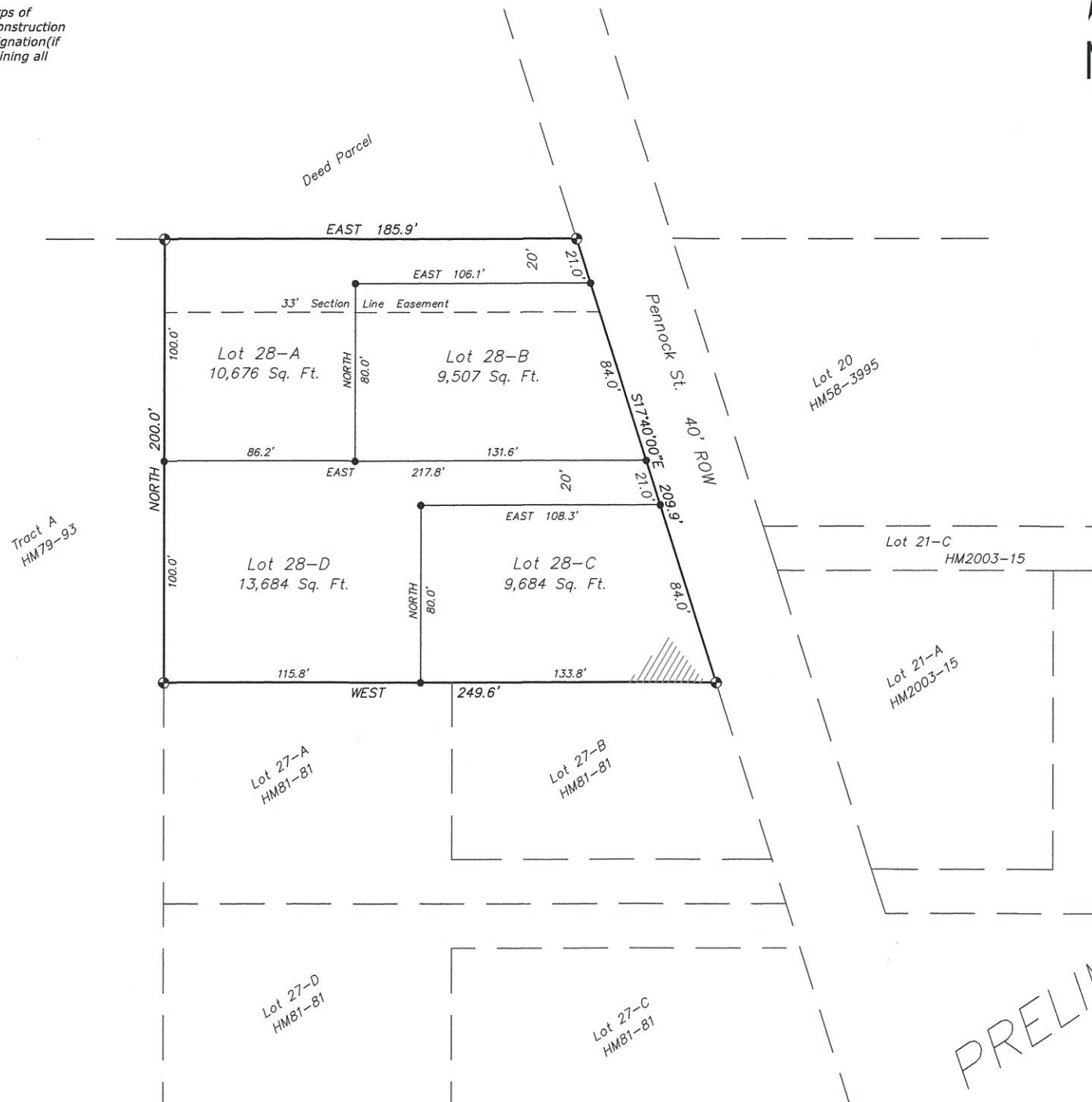
1. Preliminary Plat
2. Surveyor's Letter
3. Public Notice
4. Aerial Map

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 the utility to use the easement.
3. Property owner should contact the Army Corps 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.

LEGEND

- Record survey monument
- Set 2" Aluminum Cap on 5/8"x30" rebar
- //// Wetland per Kenai Watershed Forum mapping



VICINITY MAP 1" = 1/2 Mile

Ownership Certificate:

We hereby certify that we are the owners of the real property shown and described hereon and we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

By Jason Weisser, member
Weisser Homes LLC
PO Box 2913
Homer, AK 99603

Notary's Acknowledgement:

For
Acknowledged before me this ____ day
of _____, 20__.

Notary Public for Alaska
My commission expires: _____

Plat Approval

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

By: _____ Date _____
Authorized Official
Kenai Peninsula Borough



A.A. MATTOX 2020 ADDITION

A REPLAT OF LOT 28,
A.A. Mattox 1958 Addition No. 2 HM003995
Within NE1/4 NE1/4, Sec. 20, T6S, R13W, SM
City of Homer, Kenai Peninsula Borough
Homer Recording District, Third Judicial District, Alaska
Containing 1.29 Acres

Owners:
Weisser Homes LLC
PO Box 2913
Homer, AK 99603

Prepared by:
Orion Surveys
PO Box 15025,
36570 Maria Road,
Fritz Creek, AK 99603
(907) 399-7028
tom@orionsurveys.com

Scale: 1"=40'

FB: 19

Job# 828

Date: 4/13/2020

KPB File No. 2020-



WASTEWATER DISPOSAL:
Plans for wastewater disposal that meet regulatory requirements are on file at the Alaska Department of Environmental Conservation.

Engineer _____ License # _____ Date _____

PRELIMINARY

RECEIVED

FEB 14 2020

CITY OF HOMER
PLANNING/ZONING

Orion Surveys
PO Box 15025
Fritz Creek, AK 99603

February 13, 2020,

Planning Staff,
City of Homer Planning Department
491 East Pioneer Avenue,
Homer, AK 99669

Re: A.A. Mattox 2020 Addition, preliminary plat submittal

Staff,

Please find enclosed two full size copies and one reduced (11"x17") copy of this plat and check #270 for the \$300.00 plat submittal fee.

This proposed plat subdivides Lot 28 A.A. Mattox 1958 Addition No. 2 Plat HM58-3995 into four lots. No additional right of way needs to be dedicated. Each lot has access to Pennock Street. These lots will be served by Homer City water and sewer both of which are present in Pennock Street ROW. We intend to ask for an exception for ROW width for Pennock Street. All the subdivisions along this street have held with the original 40' width dedication and Pennock Street is constructed.

Please contact me if you have any questions.

Sincerely



Tom Latimer

encl
Full size paper plats (2)
Reduced paper plat (11"x17")
Plat fee \$300.00, Check #270

4

RECEIVED

FEB 14 2020

**CITY OF HOMER
PLANNING/ZONING**

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:

A.A. Mattox 2020 Addition 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 Advisory Planning Commission on Wednesday, March 4, 2020 at 6:30 p.m. at Homer City Hall, Cowles Council Chambers, 491 East Pioneer Avenue, Homer, Alaska.

Anyone wishing to present testimony concerning this matter may do so at the meeting or by submitting a written statement to the Homer Advisory Planning Commission, 491 East Pioneer Avenue, Homer, Alaska 99603, by 4:00 p.m. on the day of the meeting.

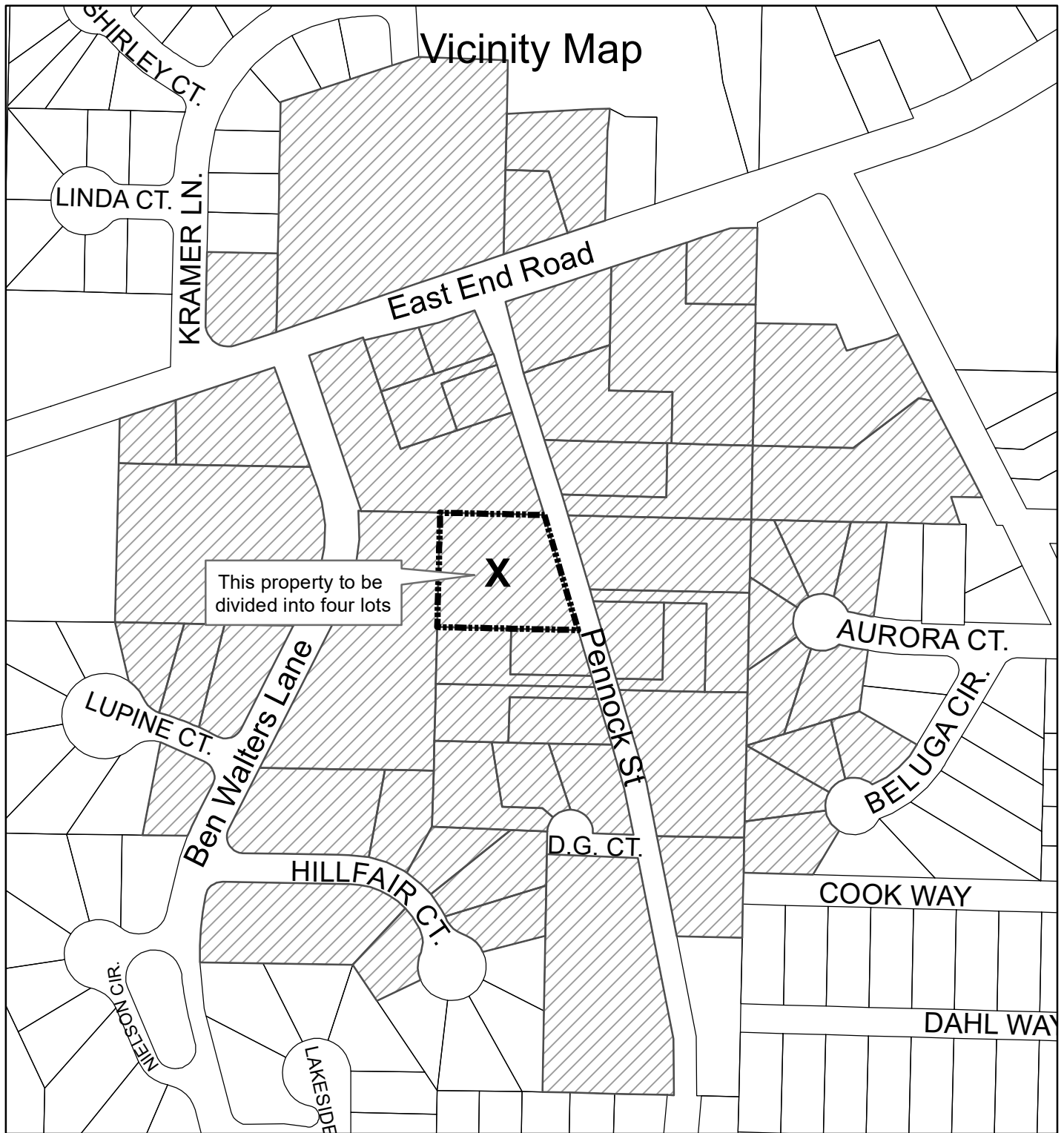
The complete proposal is available for review at the City of Homer Planning and Zoning Office located at Homer City Hall. For additional information, please contact Travis Brown in the Planning and Zoning Office, 235-3106.

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

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VICINITY MAP ON REVERSE

Vicinity Map

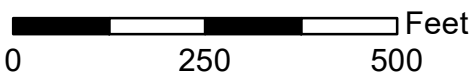


City of Homer
Planning and Zoning Department

February 20, 2020

A.A. Mattox 2020 Addition Preliminary Plat

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



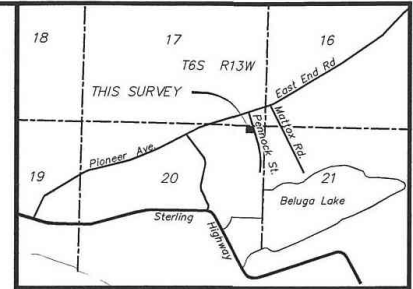
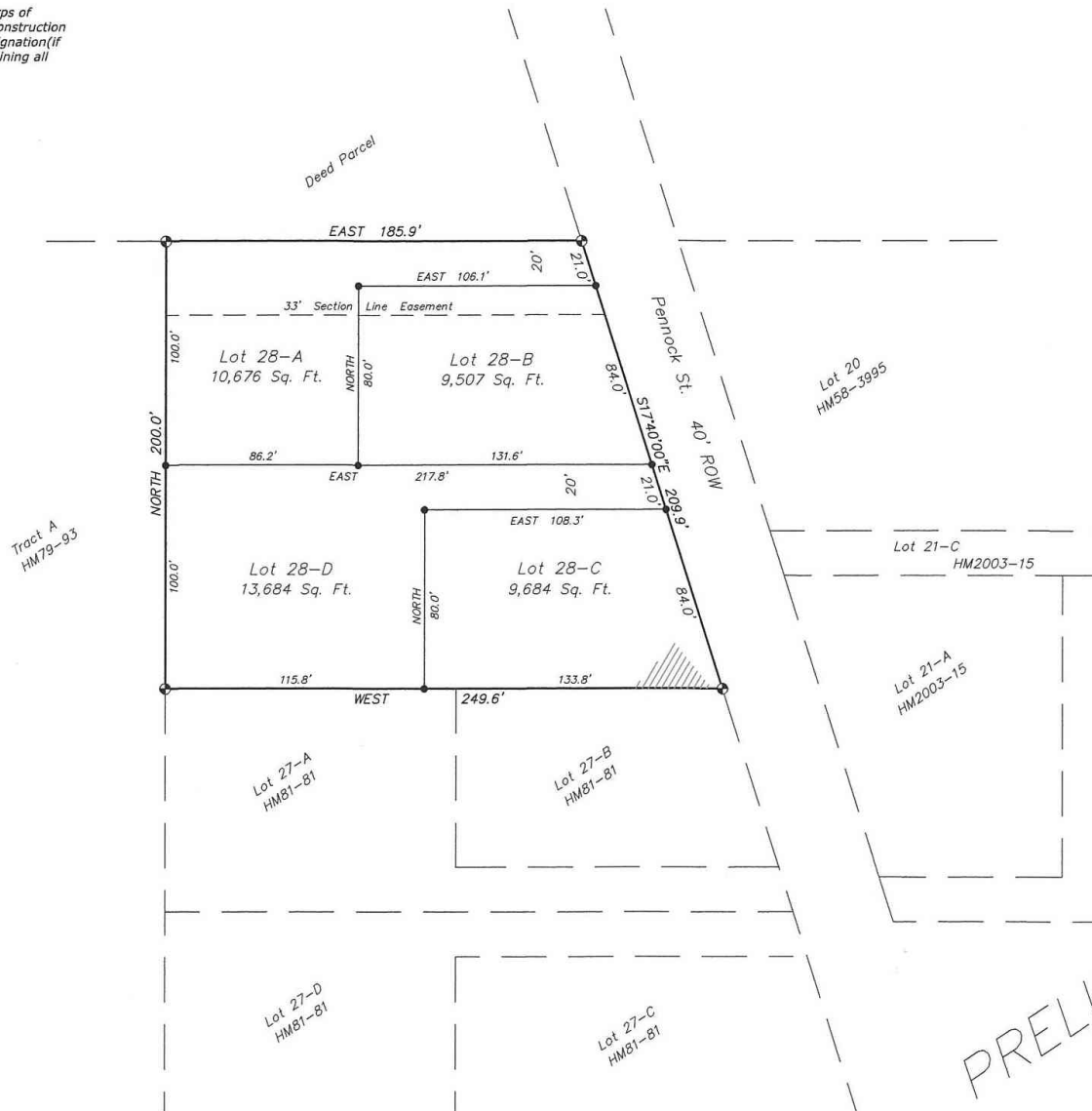
Disclaimer:
It is expressly understood the City of
Homer, its council, board,
departments, employees and agents are
not responsible for any errors or omissions
contained herein, or deductions, interpretations
or conclusions drawn therefrom.

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By Jason Weisser, member
Weisser Homes LLC
PO Box 2913
Homer, AK 99603

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For _____
Acknowledged before me this _____ day
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By: _____ Date _____
Authorized Official
Kenai Peninsula Borough



PRELIMINARY



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Owners:
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Prepared by:
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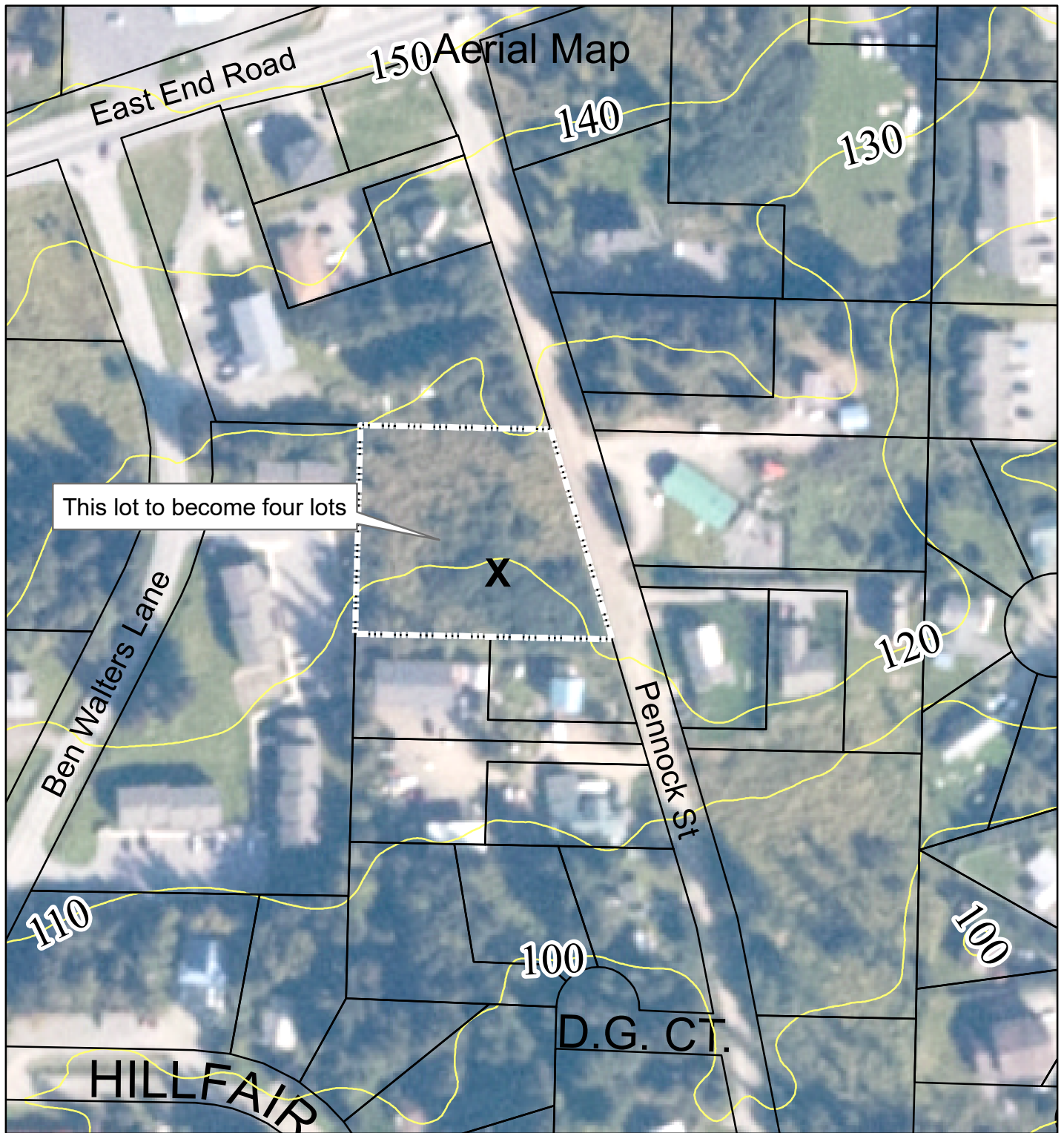
Scale: 1"=40'

FB: 19

Job# 828

Date: 4/13/2020

KPB File No. 2020-



City of Homer
Planning and Zoning Department
February 20, 2020

A.A. Mattox 2020 Addition Preliminary Plat

0 150 300 Feet



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or conclusions drawn therefrom.*