Upon further review of the drainage patterns in and around this subdivision, staff is requesting a 15 foot drainage and utility easement along the western lot line. The city's interest in a drainage easement is this is the start of a very long ditch through the area, part of which will be within a future city right of way. The City would like some control over what happens at the top of this drainage, as any changes will impact what happens downstream.

There is an existing HEA overhead power line within an HEA easement along this lot line. The requested 15 foot easement should not have much impact on the usability of the land of the existing infrastructure. Staff consulted with the surveyor and he had no concerns with granting the city an easement.

**Staff Recommendation:**

Review SR 22-47 and add staff recommendation number 3:

3. Add a 15 foot utility and drainage easement along the western lot line.
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:

Hamm Subdivision 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, August 3, 2022 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 5pm on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for August 3, 2022 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 4pm on the day of the meeting.

If you have questions or would like additional information, contact Rick Abboud 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
Request for Hamm Subdivision Preliminary Plat

Marked lots are within 500 feet and property owners notified.

Legend
- Subject Lot
- Properties within 500 feet
- City Limits

City of Homer
Planning and Zoning Department
July 21, 2022

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.
August 2, 2022

Attention: Homer Planning Commission

We have major concerns about the new Bidarki Creek No.5 Preliminary Plat that is up for consideration.

Since we are zoned Rural Residential and would like to remain that way, we feel this proposed subdivision is too dense in relationship to the surrounding area and the watershed needs to be factored in. We would request that no exceptions to our current rules and regulations be made for the newly proposed subdivision.

As lifelong Homer residents, we feel there is enough Urban Residential area East of West Hill and would like to maintain the Rural Residential feel that we currently have.

Thank you for your time,

Charlie and Debbie Rehder
July 7, 2022

City of Homer
Planning Department
Julie Engebretsen, Deputy City Planner
491 E. Pioneer Ave.
Homer, Alaska 99603

RE: Hamm Subdivision Preliminary Plat Submittal

Julie,

Please find enclosed (1) full size copy and (2) 11X17 copies of the preliminary plat of Hamm Subdivision, and a $300.00 check for the submittal fee.

This plat splits an existing deed parcel into two lots and dedicates a matching right-of-way on Collie Street. Lot 2 will need to have water and sewer services installed.

The Collie Street right-of-way dedication stops short of the dedicated cul-de-sac within the adjoining subdivision to the east. There is an existing building in the southeast corner of proposed Lot 2 (as shown) that prevents the matching cul-de-sac dedication. The right-of-way dedication is configured to keep the existing building out of the 20 foot building setback.

Lot 2 contains an area of possible discharge slope per the KWF Wetlands Assessment. Contours shown are 4 foot LiDAR contours.

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

Sincerely,

Stephen C. Smith P.L.S.