



## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

### Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

[Planning@ci.homer.ak.us](mailto:Planning@ci.homer.ak.us)

(p) 907-235-3106

(f) 907-235-3118

## Memorandum

TO: Homer Advisory Planning Commission  
THROUGH: Rick Abboud, City Planner  
FROM: Julie Engebretsen, Economic Development Manager  
DATE: 8/2/22  
SUBJECT: Hamm Subdivision Preliminary Plat Revision

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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](https://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.

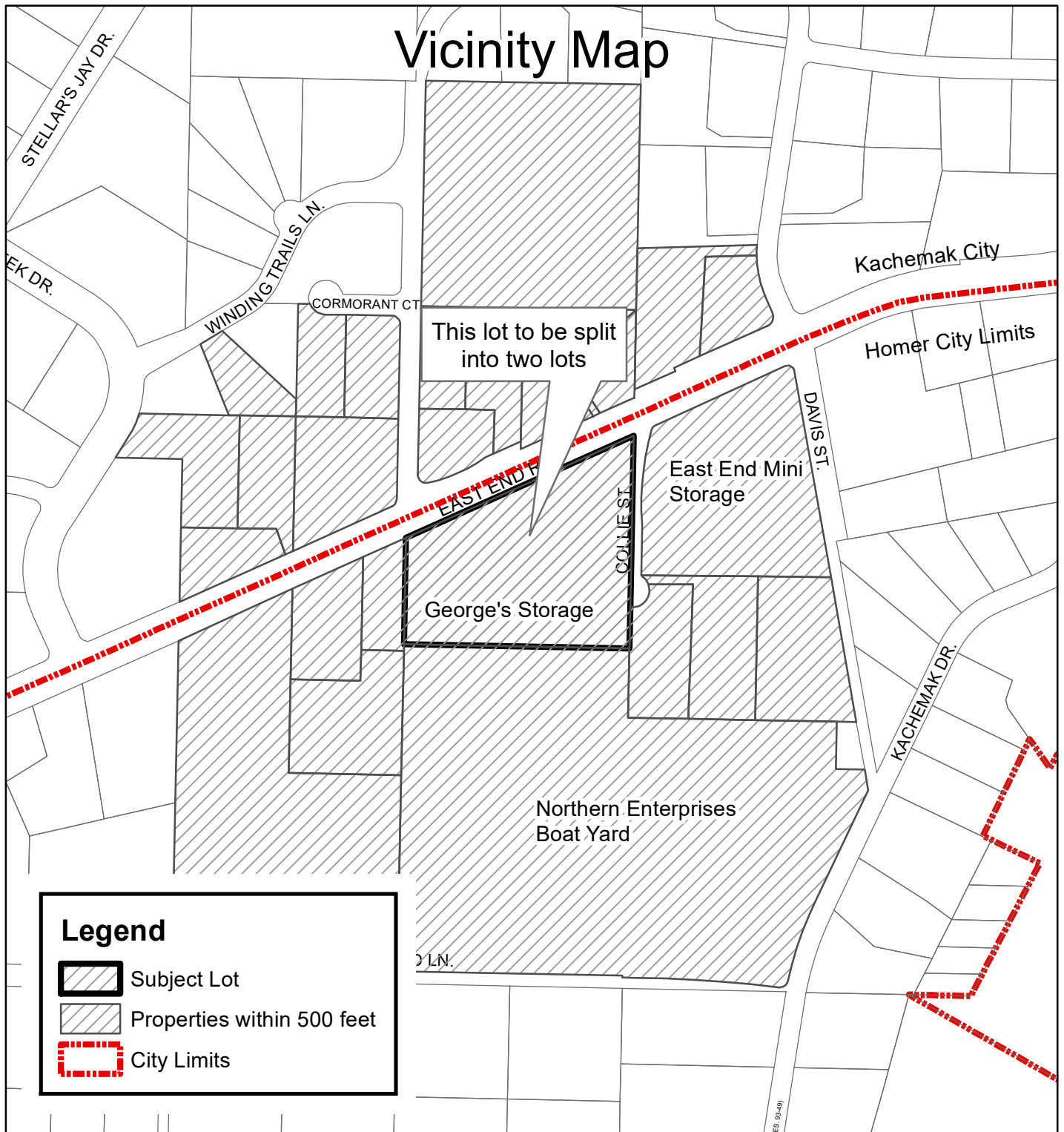
If you have questions or would like additional information, contact Rick Abboud at the Planning and Zoning Office. Phone: (907) 235-3106, email: [clerk@cityofhomer-ak.gov](mailto:clerk@cityofhomer-ak.gov), or in-person at Homer City Hall.

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




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**VICINITY MAP ON REVERSE**

# Vicinity Map



## Legend

-  Subject Lot
-  Properties within 500 feet
-  City Limits



City of Homer  
Planning and Zoning Department

July 21, 2022

## Request for Hamm Subdivision 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.

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  $-117^{\circ}13.4'$ . 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 15 FEET FRONTING THE RIGHT-OF-WAYS AND THE FRONT 20 FEET WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.

5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.

6. THESE LOTS ARE SERVED BY CITY OF HOMER SEWER AND WATER.

7. ACCESS TO STATE MAINTAINED EAST END ROAD IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ALASKA STATE DOT.

8. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.

9. THE SUBDIVISION IS AFFECTED BY EASEMENTS OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK 30, PG 32 HRD) AND (BK 119 PG 714 HRD).

10. AN EXCEPTION TO KPB 20.30.100 (CUL-DE-SACS) WAS APPROVED AT THE MEETING OF ???.

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

BY: \_\_\_\_\_  
 AUTHORIZED OFFICIAL  
 KENAI PENINSULA BOROUGH

DATE \_\_\_\_\_

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

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

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

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ROB DUMOUCHEL, CITY MANAGER  
 CITY OF HOMER, ALASKA

INDICATES PRIMARY MONUMENT  
RECOVERED THIS SURVEY AS SHOWN

INDICATES PROPERTY CORNER  
RECOVERED THIS SURVEY AS SHOWN

INDICATES 2" ALCAP ON 5/8" X 30" REBAR  
(7538-S 2022) SET THIS SURVEY

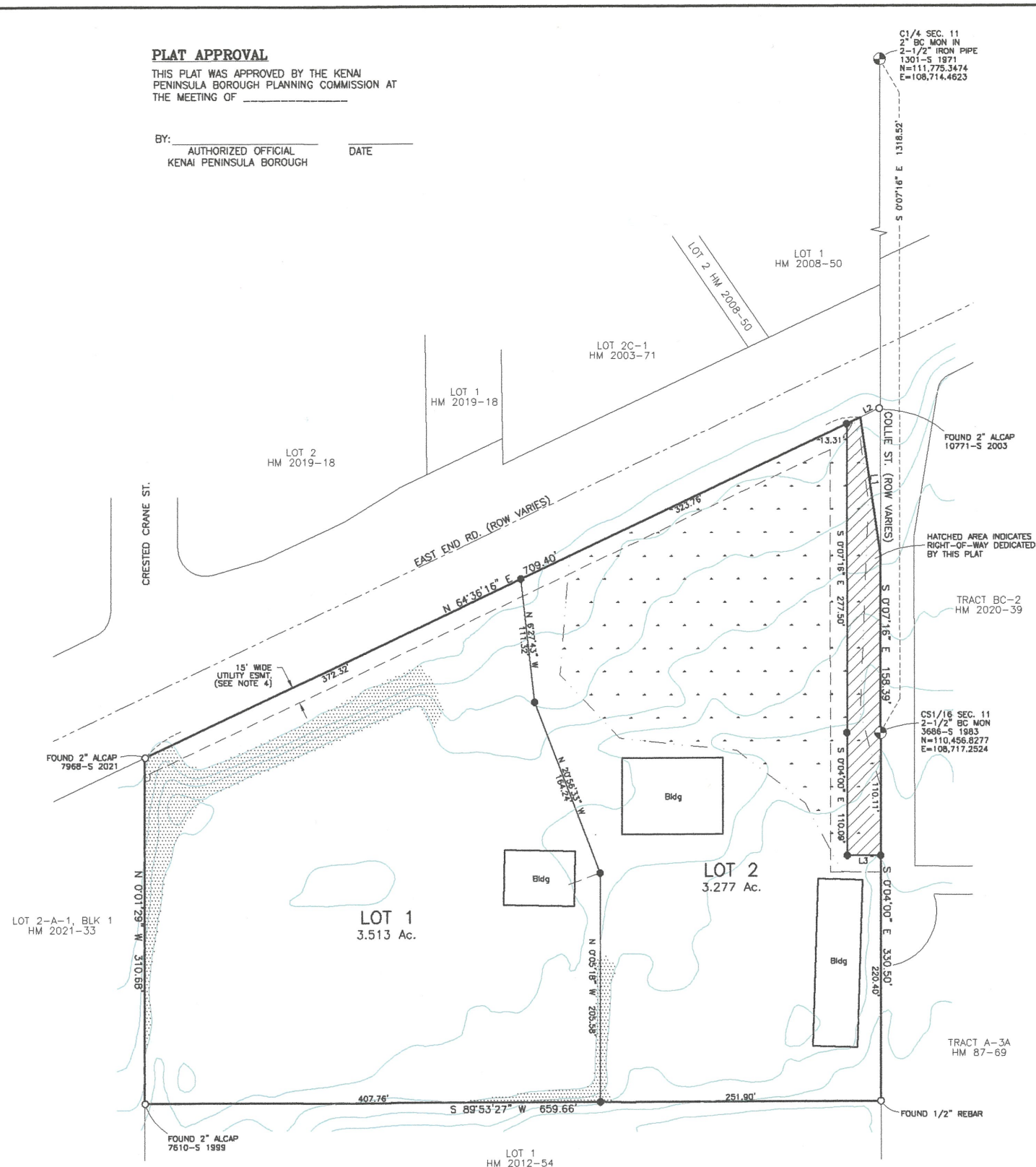
INDICATES POTENTIAL LOW WET AREAS PER  
KPW WETLANDS ASSESSMENT

INDICATES AREAS WITH SLOPES GREATER  
THAN 20%

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

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

SURVEYOR	LICENSE #	DATE
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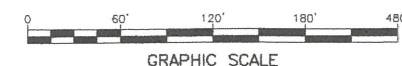
CITY OF HOMER  
PLANNING/ZONING

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

THE SUBDIVISION OF THAT PORTION OF THE  
E1/2 SW1/4 SECTION 11  
LYING SOUTH OF THE EAST RIGHT-OF-WAY  
EXCLUDING PUFFIN CREEK SUBDIVISION (HM 85-122),  
PUFFIN ACRES NO. 2 (HM 2012-54)  
AND LANDS DEEDED TO S. D. JENSON, PG 19 (HRD)  
T. 6 S., R. 13 E. SEWARD MERIDIAN, CITY OF HOMER, KENAI  
PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA  
CONTAINING 7.034 ACRES  
OWNERS:  
GEORGE AND KAREN HAMM  
3505 EAST END RD HOMER, ALASKA 99603

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

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





AUG 02 2022 PM 01:50  
RT

August 2, 2022

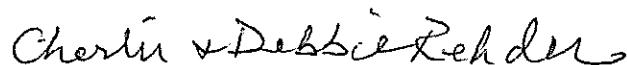
Attention: Homer Planning Commission

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,

A handwritten signature in cursive script, appearing to read "Charlie & Debbie Rehder".

Charlie and Debbie Rehder

**Geovera, LLC**

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

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.

**RECEIVED**

**JUL 07 2022**

**CITY OF HOMER  
PLANNING/ZONING**