

From: [Ryan Foster](#)
To: [Renee Krause](#)
Subject: FW: CUP 24-01, 24-02, 24-03
Date: Wednesday, March 20, 2024 5:30:17 PM

Hi Renee,

Below are comments for a laydown for tonight's PC meeting.

Thanks,

Ryan Foster
City of Homer, City Planner
rfoster@ci.homer.ak.us
(907) 299-8529

From: Jak Alof <jakalof@gmail.com>
Sent: Wednesday, March 20, 2024 5:23 PM
To: Ryan Foster <rfoster@ci.homer.ak.us>; Department Planning <Planning@ci.homer.ak.us>
Cc: Jak Alof <jakalof@gmail.com>
Subject: CUP 24-01, 24-02, 24-03

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Regarding CUP 24-01, 24-02, 24-03

Dear commission:

I respectfully have the following statement, questions and inquiries.

- CUPS refer to Virginia Lyn Lots 53, 54, 55.
- I am owner of Lots 49 thru 52.
- I'm generally not opposed to this development but have a few requests.
- One of my lot 52 is immediately adjacent to lot 53 (which is part of these CUPS).
- Sketches show a 5 foot building setback between lots — including between lot 53 and 52 (my lot). Is there a regulation for required setback? I have some concern that a 5 foot setback is not enough. Only between lots 53 and 52 — can there be an adjustment to have a 10 foot setback?
- Regarding parking on Lot 53 at the North East corner adjacent to my Lot 52. I request that parking at North East corner of Lot 53 have 10 foot setback from my lot 52?
- What is the status of roadway **Virginia Lyn Way**? Is that part of this development as

the last time I was there — it was not yet completed? Will it extend to Mattox?

- One of the drawings is a 'CROSS SECTION ELEVATION' sketch. Does that indicate that proposed buildings are on piles?
- Regarding water management. I worry that the disposition of my property (Lots 49 thru 52) could be adversely affected by this development. What is the basis for placing 3 approximately 75 foot culverts? How is water expected to flow on/thru/over/around this development? Can you show that this development will not adversely affect my property?

Thank you for your time.

Sincerely, John Mitchell