



City of Homer

www.cityofhomer-ak.gov

Planning

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Homer, Alaska 99603

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Memorandum

Agenda Changes/Supplemental Packet

TO: PLANNING COMMISSION
FROM: RENEE KRAUSE, DEPUTY CITY CLERK II
DATE: MAY 3, 2023
SUBJECT: SUPPLEMENTAL

9. PRELIMINARY PLAT(S)

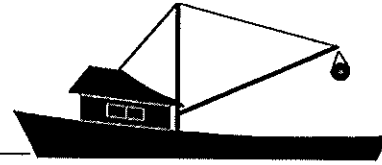
9. A. Staff Report PC 23-032 Seal Rock Roost 2023 Preliminary Plat

Public Comment Received

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5201 Gjosund Dr Homer, AK 99603

Wiebe@vnet



April 27 2023

Mr Rick Abboud
Planning and Zoning Office
Homer City Hall
491 E. Pioneer Ave
Homer, AK 99603

RECEIVED

MAY 01 2023

CITY OF HOMER
PLANNING/ZONING

Dear Mr. Abboud,

My wife and I live a short distance to the East of the proposed subdivision of Seal Rock Roost. Meeting ID 97988160903 Thanks for mailing us the preliminary plat.

The plat falls short in several areas and the plat needs to be corrected before it is finalized. Specifically:

- Road/Driveway easements need to be added to the plat that define access to the lower two lots. These lots could be very valuable and may soon be developed
- Utility easements for natural gas and electricity need to be included.
- Building set backs should be added or at least noted
- Building footprints for the lower lots could be imposed. Footprints that stay well back of the eroding bluff.
- Preferred areas for sewage drain fields should be identified. There have been problems in the surrounding neighborhood of drain field effluent crossing lot lines or draining over the bluff.

The parcel in question coexists well with other similar parcels in the area with similar amounts of green space, and it appears that the prime reason for subdividing is to create two very valuable waterfront lots for the current owners. If this parcel must be subdivided, city planners should insure that any development is done in an environmentally sound manner and the finalized plat reflects some of the requirements.

Regards

Bill Wiebe
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