



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: TRAVIS BROWN, PLANNING TECHNICIAN
DATE: MARCH 17, 2021
SUBJECT: SUPPLEMENTAL PACKET

PUBLIC HEARINGS

Staff Report 21-16 Conditional Use Permit 21-02 to allow two duplexes and a triplex at 89 Sterling Hwy,

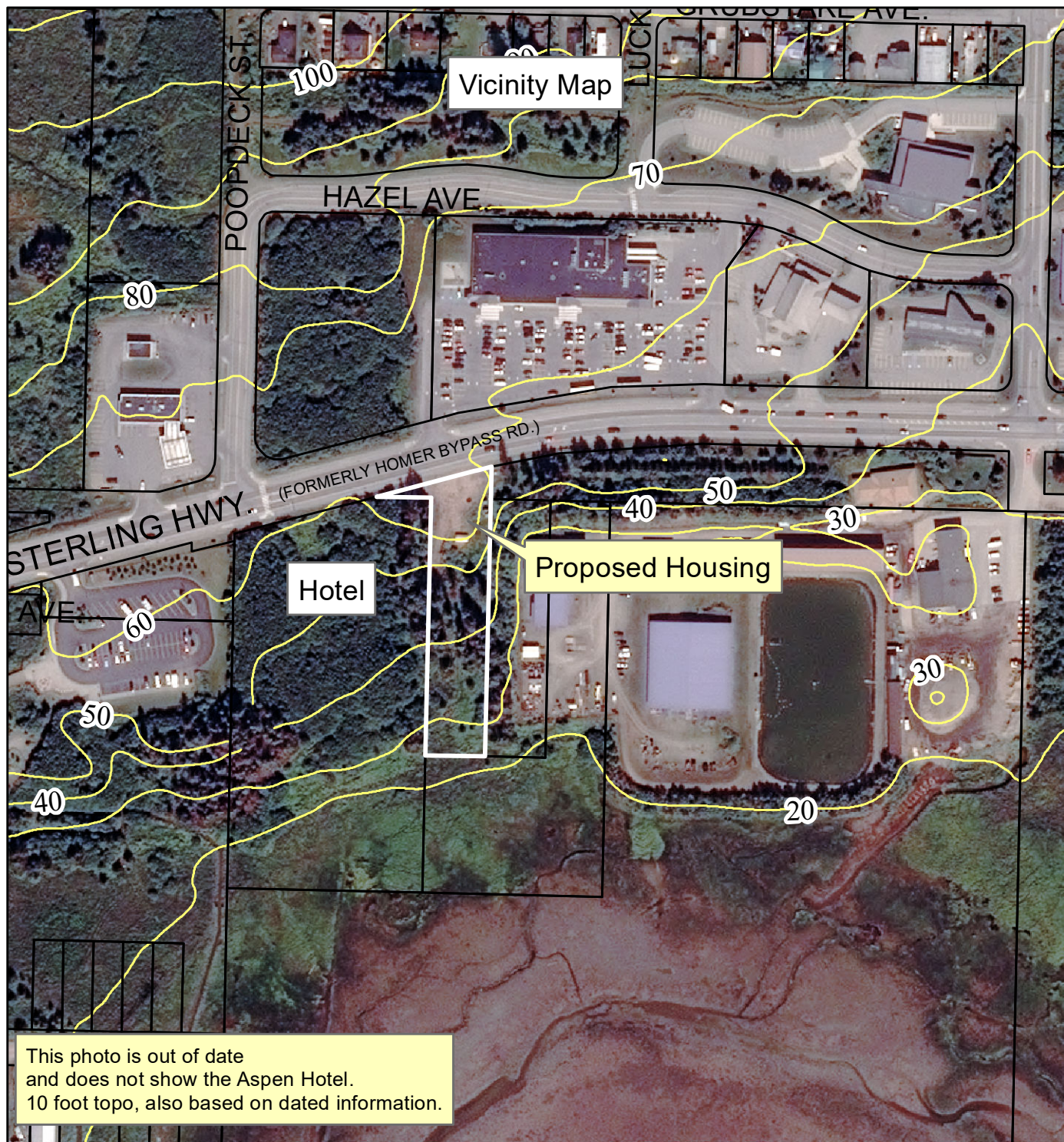
Mail out Notice to Property owners and Aerial Map of Project **pg 2**

PRELIMINARY PLATS

Staff Report 21-17 West Hill Subdivision Harness Addition Preliminary Plat

Memorandum from Deputy City Planner RE: Revised Staff Recommendations **pg 3**

Revised Drawings **pg 4**



City of Homer
Planning and Zoning Department

March 2, 2021

**Conditional Use Permit 21-02
89 Sterling Highway, More than one
building containing a permitted
principle use on a lot.**

0 150 300 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.*



Memorandum

TO: Homer Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: 3/17/21
SUBJECT: West Hill Subdivision Harness Addition Easement Request

The City requested a drainage easement along the southern lot line of the parcels. After working with the surveyor, a 30 foot drainage easement was agreed upon. The surveyor has provided a revised drawing showing the easement, attached.

Staff appreciates the willingness of the surveyor and property owner to work through this easement request!

Staff Recommendation:

Staff revised recommendation number 5. Staff recommendations are as follows:

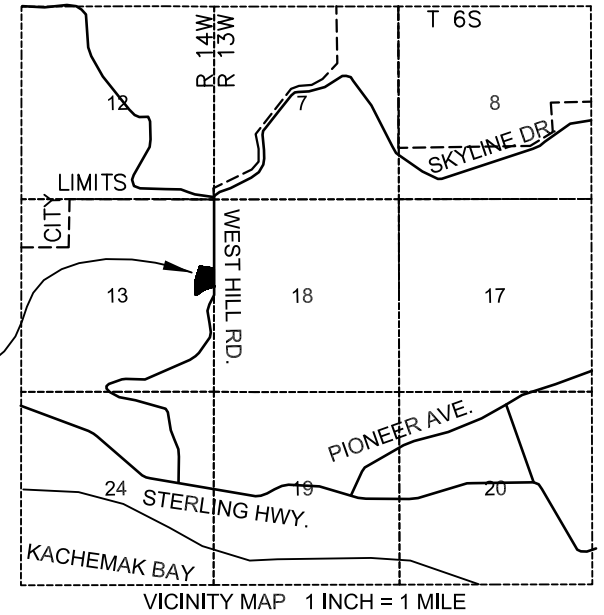
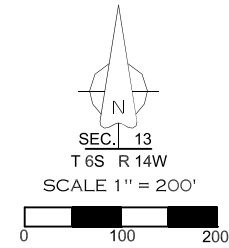
1. Include a plat note stating "Property owner should contact the Army Corps of Engineers prior to any on-site development or construction activity to obtain the most current wetland designation (if any). Property owners are responsible for obtaining all required local, state and federal permits."
2. Comply with HCC 21.10.051 (a) and grant a 15 foot utility easement along all rights of way.
3. Update the vicinity map to show the correct municipal boundaries.
4. Show approximate locations of slopes over 20 percent in grade.
5. Dedicate a 30 foot drainage easement along the southern lot line (*Revised language*)

Attachment:

West Hill Subdivision Harness Addition Preliminary Plat showing the 30 ft drainage easement

1. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS OF WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.

- ④ FOUND GLO MONUMENT (CAP MISSING) SEC COR SECS 12,13,7,18
- ⊕ FOUND BRASS CAP (268-S NO DATE)
- ① FOUND 5/8" REBAR WITH 2"ALUMINUM CAP (3686-S 2000)
- FOUND 5/8" REBAR
- SET 5/8" REBAR WITH ALUMINUM CAP (10771-S 2021)
- MONUMENT OF RECORD PER HM75-11



I, THE UNDERSIGNED, HEREBY CERTIFY THAT PALSER HARNESS, LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT ON BEHALF OF PALSER HARNESS, LLC, I HEREBY ADOPT THIS SUBDIVISION PLAN AND BY MY FREE CONSENT GRANT ALL EASEMENTS TO USE SHOWN.

BEN HARNESS
PALSER-HARNESS, LLC
PO BOX 1096
HOMER, AK 99603

FOR: BEN HARNESS

ACKNOWLEDGED BEFORE ME THIS
DAY OF _____ 20__

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THE PLAT REPRESENTS A SURVEY MADE BY ME, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

K.P.B. FILE # 2021-

A REPLATTING OF LOTS 2 & 3, BLOCK 1, WEST HILL SUBDIVISION
(HM75-11), SECTION 13, TOWNSHIP 6 SOUTH, RANGE 14 WEST,
SEWARD MERIDIAN,
KENAI PENINSULA BOROUGH, ALASKA. HOMER RECORDING DISTRICT.
containing 6.709 acres.

P.O. Box 774
ANCHOR POINT, ALASKA 99556
DMITRI D. KIMBRELL, RLS (907) 360 6382

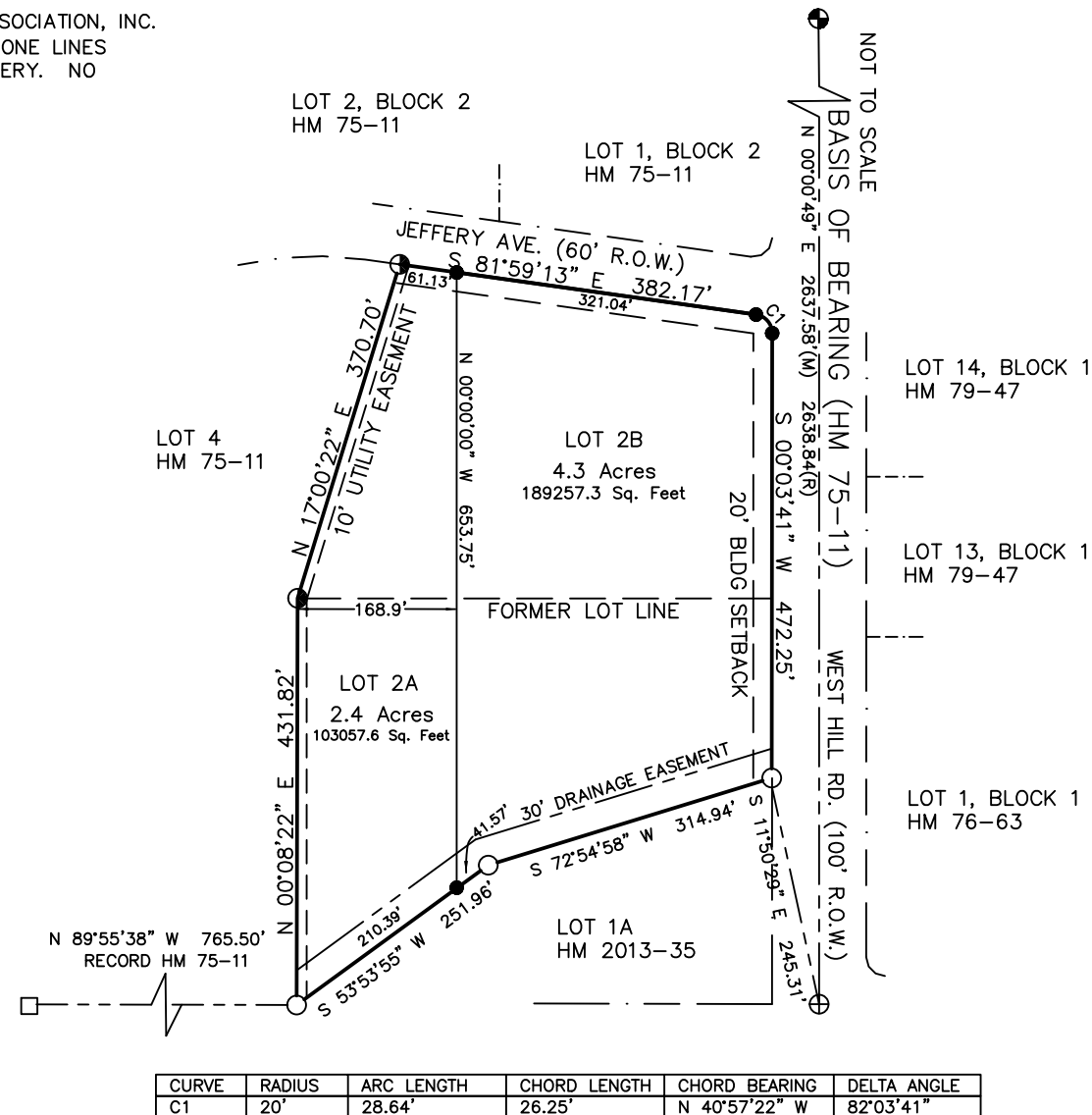
SCALE: 1"=200' DATE: 12/22/2020

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA
BOROUGH PLANNING COMMISSION AT THE MEETING
DATED,

KENAI PENINSULA BOROUGH

BY: _____

AUTHORIZED OFFICIAL:



SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER _____ LICENSE # _____ DATE _____