

Roger W. Imhoff, RLS
PO Box 2588 * Homer Ak 99603
(907)235-7279 fax (907)235-5254
rogerimhoff@alaska.net

copy

3-18-2011

Julie Engebretsen
COH Planning Dept
Homer Ak 99603

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APR 18 2011

KENAI PENINSULA BOROUGH
PLANNING DEPARTMENT

RE: Preliminary Plat - Augustine No 5

This is a simple replatting of the common lot line coupled with the combining of 3 tracts into 2 tracts (ie vacating the common lot line). Attached is a annotated drawing which may help to explain the plat.

The property is located outside of Homer City but within the Bridge Creek Watershed.

Both proposed tracts meet the size requirement of 4.5 acres or greater within the watershed. No new right-of-way is proposed to be dedicated nor roads constructed within existing ROWs. No change of land use is proposed.

To the best of my knowledge and according to Borough tax parcel records, all the improvements on all 3 tracts were constructed prior to enactment of the Watershed Ordinance (Sept 7, 1999).

Former Tracts 2-A and 3B-1-A Augustine Sub No 4 were recorded in 2004. Former Tract 4C Augustine Sub All Saints Addition was recorded in 2000.

Former Tracts 3B-1-A and 4-C were granted approval of "non-conforming" use at the June 1, 2005 meeting of the Homer Planning Commission (ref PL 05-64 and attached minutes). At that time, and using the square footage numbers from the staff report, the impervious area on the 2 tracts amounted to 11.1%. The square footage figure in that staff report was 44220 and that seems rather high but I don't know how that figure was derived. Using the aerial photo as a basis I scale 33000 sf.

But at any rate, the conclusion was at that time that the area was "grandfathered". Since then, no additional area has been added to the impervious coverage and Father Paul told me yesterday that they are demolishing the building on former Tract 4-C (if I understood him correctly).

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Page 2 of 2 Augustine No 5 Preliminary

By this plat we are proposing to reduce the total acreage for the 2 combined tracts and the percentage of impervious area will obviously be greater (14.2% using the original 44220 sf).

The total acreage greatly exceeds the minimum 4.5 Acres under the watershed code.

We ask for the Homer Planning Commission to approve the preliminary plat and stipulate under what conditions the plat may be recorded. I make the following suggestions as possibilities:

1. Grant a waiver (exception) to the BCWPD impervious cover restriction of 4.2%
2. Re-affirm the approved non-conforming status which was granted in 2005
3. Place a note on the final plat stipulating that no impervious coverage be allowed on the 1.9 acres being replatted into former tract 2-A (we would need Partridges consent for that)
4. Set aside an equal acreage someplace else within the watershed district as non-developed land.

We welcome your comments on this situation.

Sincerely,

cc: Christina and Brian Partridge and
Father Paul Moses Jaroslaw

attachments:

sketch map

PL 05-64

June 1, 2005 COHPC Minutes

Kenai Peninsula Borough Planning Department

Plat Submittal Form

Firm Name:

Address:

4-8-2011



Roger W. Imhoff
Professional Land Surveyor
PO Box 2588
Homer Ak 99603

cell 399-6295

Plat Name:

AUGUSTINE No 5

RECEIVED

APR 18 2011

- Preliminary Plat
- Revised Preliminary Plat
- Final Plat - Preliminary Approval Granted _____ (date)
- Revised Final Plat - Preliminary Approval Granted _____ (date)
- Plat Filing Fees in Amount of \$ 100- attached,
- Final Plat - Fees previously paid on preliminary.

KENAI PENINSULA BOROUGH
PLANNING DEPARTMENT

Abbreviated Plat

Yes

No

(If yes, use the Abbreviated Plat Submittal Form.)

General Location:

BRIDGE CREEK WATERSHED - HOMER

USE:

Residential

Recreational

Commercial

Agricultural

Other:

CHURCH

City minutes attached (if in city limits or Bridge Creek Watershed District)

CURRENT ZONING WHERE APPLICABLE:

NONE

SEWER: On site

City

Community

WATER: On site

City

Community

EXCEPTIONS REQUIRED AND REQUESTED:

1. _____
2. _____
3. _____
4. _____
5. None

Comments:

- > CERT TO PLAT ENCLOSED
- > NON-OBJECTION - FNBA ENCLOSED
- > CITY ADVISORY P.C. MINUTES.
- > CITY STAFF REPORT / LETTER FROM SURVEYOR
- > CORPORATE RESOLUTIONS