



Agenda

Planning Commission Regular Meeting

Wednesday, October 02, 2024 at 6:30 PM

City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

Homer City Hall

491 E. Pioneer Avenue
Homer, Alaska 99603
www.cityofhomer-ak.gov

Zoom Webinar ID: 979 8816 0903 Password: 976062

<https://cityofhomer.zoom.us>
Dial: 346-248-7799 or 669-900-6833;
(Toll Free) 888-788-0099 or 877-853-5247

CALL TO ORDER, 6:30 P.M.

AGENDA APPROVAL

PUBLIC COMMENTS The public may speak to the Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

RECONSIDERATION

CONSENT AGENDA All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner or someone from the public, in which case the item will be moved to the regular agenda.

- [A.](#) Unapproved Regular Meeting Minutes of September 18, 2024

PRESENTATIONS / VISITORS

REPORTS

- [A.](#) City Planner's Report, Staff Report 24-048
- B. Comprehensive Plan Steering Committee Report

PUBLIC HEARINGS

- [A.](#) Conditional Fence Permit - 4937 Alder Lane, Staff Report 24-049

PLAT CONSIDERATION

- [A.](#) Staff Report 24-050, Rumley Collie Subdivision Nine, Preliminary Plat

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

[A.](#) PC Annual Calendar 2024

[B.](#) 2024 Meeting Dates & Submittal Deadlines

COMMENTS OF THE AUDIENCE Members of the audience may address the Commission on any subject. (3 min limit)

COMMENTS OF THE STAFF

COMMENTS OF THE MAYOR/COUNCIL

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **Wednesday, October 16, 2024 at 6:30 p.m.** All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission

CALL TO ORDER

Session 24-15, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:33 p.m. on September 18th, 2024 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONER BARNWELL, CONLEY, VENUTI, S. SMITH, SCHNEIDER, STARK & H. SMITH

STAFF: CITY PLANNER FOSTER, COMMUNITY DEVELOPMENT DIRECTOR ENGBRETSSEN & DEPUTY CITY CLERK PETTIT

AGENDA APPROVAL

Chair S. Smith requested a motion and second to approve the agenda as presented.

SCHNEIDER/BARNWELL MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERAS AREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

- A. Unapproved Regular Meeting Minutes of September 4, 2024

Chair S. Smith noted for the record that all items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. If a separate discussion is desired on an item, a Commissioner may request that item be removed from the Consent Agenda and placed on the Regular Agenda under New Business. He then requested a motion and second to adopt the consent agenda.

SCHNEIDER/BARNWELL MOVED TO ADOPT THE CONSENT AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

PRESENTATIONS / VISITORS

REPORTS

A. City Planner's Report, Staff Report 24-046

City Planner Foster reviewed his staff report included in the packet, noting the following:

- Next Commissioner Report to Council will take place on September 23rd
- Next Planning Commission Worksession and Regular Meeting is on Wednesday, October 2nd
- Open House at Islands & Oceans Visitor Center on October 22nd for review of the Homer Comprehensive Plan Growth Scenarios

Commissioner Venuti voiced concerns he had regarding the AI-generated summaries within the Zoom recordings of the Planning Commission's recorded meetings.

B. Comprehensive Plan Steering Committee Report

Commissioner Barnwell noted that there's been a lot of concern regarding the timeline for the project, adding that the Committee was recently informed of a deadline extension for the project. He also spoke to the Title 21 rewrite and the timing of its implementation. There was brief discussion about any changes the deadline extension might have to the cost of the project, but Commissioner Barnwell and City Planner Foster assured the Commission that there wouldn't be any budgetary changes regarding the extension.

PUBLIC HEARINGS

PLAT CONSIDERATION

1. Staff Report 24-036, Storm Water Works Tracts One, Preliminary Plat

Chair S. Smith introduced the item by reading of the title, and deferred to City Planner Foster. Mr. Foster provided a summary review of his report included in the packet.

Chair S. Smith reiterated the motion that was on the floor, as follows:

SCHNEIDER/BARNWELL MOVED TO ADOPT STAFF REPORT 24-036 AND RECOMMEND APPROVAL OF THE STORM WATER WORKS TRACTS ONE PRELIMINARY PLAT.

Chair S. Smith opened the public comment period. With no one coming forward to comment, Chair S. Smith closed the public comment period.

Commissioner H. Smith inquired if the City had received a justification letter given that this project proposes that the right-of-way no longer be dedicated beyond the cul-de-sacs. Community Development Director Engebretsen answered that the City of Homer is in some ways the applicant for this project, adding that in the Borough code you can ask for exceptions to certain things. She noted that in this process, the City has asked for that exception in two locations.

Ms. Engebretsen continued to explain that the western property line is proposed to have a cul-de-sac due to conservation restrictions and nearby critical habitat, while full road dedication could be required if the Commission disagrees. She added that the northern property line has standing water, making it unsuitable for road construction, and a separate subdivision proposal does not use that right-of-way. She offered

another alternative for the Commission, stating that they could recommend extending Spruce Lane along the property line.

When questioned by Commissioner H. Smith about whether this plat consideration would land-lock parcel owners in the area, Ms. Engebretsen stated that the surveyor is working with the owner of the two parcels to the north, adding that their proposal was to build a cul-de-sac through the center of these two lots for the purpose of brining water and sewer in. She added that part of that decision was that they recognized from their subdivision activity further north that they needed some smaller lots.

Chair S. Smith asked if there was any developable property or property slated for future development that Ternview could access in the future. Ms. Engebretsen stated that it would be very unlikely to have future development in this area given that it's mostly airport and airport critical habitat property, adding that this would require a change in the State legislature.

Chair S. Smith asked for confirmation from Ms. Engebretsen that the easement is not being vacated, and therefore that means there is still a potential for a road in the future. Ms. Engebretsen stated that there's a half right-of-way dedication that exists now, and that will remain in place. She added that the north-south along Ternview is where there is a section-line easement, and that too will stay.

With no further questions from the Commission, Chair S. Smith restated that there was a motion on the floor, and asked for any Commissioners with objections to come forth.

SCHNEIDER/BARNWELL MOVED TO ADOPT STAFF REPORT 24-036 AND RECOMMEND APPROVAL OF THE STORM WATER WORKS TRACTS ONE PRELIMINARY PLAT.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

2. Staff Report 24-047, Mattox Subdivision Corbin 2024 Replat, Preliminary Plat

Chair S. Smith introduced the item by reading of the title, and deferred to City Planner Foster. Mr. Foster provided a summary review of his report in the packet.

Chair S. Smith invited the applicant to speak to the application. Katie Kirsis stated that she was there to answer any technical questions regarding the plat.

Chair S. Smith opened the public comment period of the plat consideration. With no one wishing to comment, he closed the public comment period.

Chair S. Smith then opened the floor for comments and questions from the Commission. With no comments made, Chair S. Smith requested a motion and second.

SCHNEIDER/VENUTI MOVED TO ADOPT STAFF REPORT 24-047 AND RECOMMEND APPROVAL OF THE MATTOX SUBDIVISION CORBIN 2024 REPLAT PRELIMINARY PLAT WITH THE FOLLOWING ADDITIONAL COMMENTS:

1. THE PROPERTY OWNER WILL NEED TO WORK WITH THE PUBLIC WORKS DEPARTMENT ON AN INSTALLATION AGREEMENT AND PLAN TO ABANDON ADDITIONAL SETS OF WATER AND SEWER SERVICES.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. PC Annual Calendar 2024
- B. 2024 Meeting Dates & Submittal Deadlines

Chair Smith noted the informational materials included in the packet.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

City Planner Foster thanked the Commission, Chair S. Smith and Chair David Lewis of PARCAC for the idea of holding a Joint Worksession between the two Commissions.

Deputy City Clerk Pettit stated that he looked into the idea of a disclaimer for the Zoom recordings, and added that it was a good meeting.

COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)

Mayor Castner expressed his appreciation for the Commission's work, while acknowledging the challenges that lay ahead in terms of the Comprehensive Plan and the Title 21 rewrite. He emphasized the importance of addressing current business needs in development of the Comprehensive Plan. He warned the Commission that the City Council's desire to focus on planning and zoning could lead to reactive resolutions, which he stated is not proper public process. He advised the Commission that now would be a good time to start making a list of items that need to be corrected with the Title 21 rewrite, and lastly shared that he's enjoyed being the Mayor of Homer during his tenure.

COMMENTS OF THE COMMISSION

Commissioner H. Smith thanked Mayor Castner for his service as Mayor. He also spoke to the Comprehensive Plan and the results of the survey. He spoke to the idea that sometimes the City can lose site of the associated costs in the act of balancing the budget. He thanked his fellow Commissioners for serving, as well as a thanks to City Staff and Mayor Castner.

Commissioner Stark thanked City Staff, Mayor Castner and the Commissioners. He alluded to refining the CUP process, which he believes is something that the Commission can start working on now. Mr. Stark briefly addressed the idea of public-private partnerships in the city, as well as the Harbor Expansion project.

Commissioner Conley stated that it was a great meeting, and thanked City Staff. He also thanked Mayor Castner for his service.

Commissioner Schneider thanked everyone for their service, and also thanked Mayor Castner for his service.

Commissioner Barnwell shared his thanks for Mayor Castner's service. He stressed the importance of wrapping up the Comprehensive Plan in order to start tackling the Title 21 rewrite. Mr. Barnwell shared that he thought the worksession and regular meeting both went well.

Commissioner Venuti thanked the other Commissioners for their service tonight, in addition to thanking Mayor Castner for his time served as Mayor.

Chair S. Smith thanked Mayor Castner for his service. He noted that serving on the Commission can be challenging at times, given that the Commission has no jurisdiction in terms of the City's budget. Mr. Smith spoke briefly about funding for parks and recreational activities around town, stating that there might be some generous individuals in and around Homer who would be willing to donate.

ADJOURN

There being no further business to come before the Commission Chair S. Smith adjourned the meeting at 7:35 p.m. The next Regular Meeting is **Wednesday**, October 2, 2024 at 6:30 p.m. A worksession is scheduled for 5:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.

Zach Pettit, Deputy City Clerk I

Approved:_____



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Staff Report Pl 24-048

TO: Homer Planning Commission
FROM: Ryan Foster, AICP, City Planner
DATE: October 2, 2024
SUBJECT: City Planner's Report

Comprehensive Plan Update

The presentation and review of Homer Comprehensive Plan Scenarios will take place at the Alaska Maritime National Wildlife Refuge Visitor Center (Islands & Ocean) on October 22, 2024 from 6-8pm.

Planning Commissioner Training

The Alaska Chapter of the American Planning Association will be hosting a two-part virtual Planning Commissioner Training for Sunday, October 27, 2024. Part 1 will be from 9am-12pm and Part 2 will be from 1pm-4pm. **Registration is now open!**

[APA AK: Oct 27, 2024 Planning Commissioner Training Registration Survey \(surveymonkey.com\)](https://www.surveymonkey.com/r/APA-AK-Oct-27-2024-Planning-Commissioner-Training-Registration-Survey)

Meeting Schedule

The next regular meeting date is Wednesday, October 16, 2024.

Commissioner Report to Council

10/14/24 _____



City of Homer

www.cityofhomer-ak.gov

Planning
491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

STAFF REPORT PL 24-49

TO: Homer Planning Commission
FROM: Ryan Foster, AICP, City Planner
DATE: October 2, 2024
SUBJECT: Conditional Fence Permit Request for 4937 Alder Lane

SYNOPSIS: The applicant proposes to install an 8-foot high fence at 4937 Alder Lane. Per Homer City Code (HCC) 21.50.120 A Conditional Fence Permit is needed when a fence is greater than four (4) feet in height within 20 feet of the front lot line.

Requested Action: Conduct a public hearing, and approve a Conditional Fence Permit.

Applicants: Alex Trieweiler, 4937 Alder Lane, Homer AK 99603
Location: 4937 Alder Lane
Legal: T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0720764 COOPER SUB LOT 5 BLK 21
Parcel ID: 17930010
Lot Size: 1.1 acres
Fence height: 8 ft.
Fence length: 20 ft section between 4937 Alder Lane and 4905 Alder Lane
Zoning: Rural Residential
Land Use: Residential
Surrounding Land Use: North: Residential
South: Residential
East: Accessory Building
West: Residential
Comprehensive Plan: "Establish development standards for higher density residential development, landscaping, lighting, grading, view shed protection." Ch. 4 Implementation.
Public Notice: Notice was mailed to 38 property owners of 23 parcels.

Per HCC 21.50.120 Fences – Conditional fence Permit: b. Prior to granting such a permit, the applicant must demonstrate and the Planning Commission must find that:

1. The issuance of such a permit is reasonably necessary, by reason of unusual or special circumstances or conditions relating to the property, for the preservation of valuable property rights for full use and enjoyment of the property;

Applicant: Fence needs to be 8' tall. Will provide privacy from neighbors dogs who are in a pen. Dogs bark whenever we are on the lower part of our property.

Analysis: The applicant requests the 8-foot fence in order to gain privacy from their neighbor's dogs, the 4-foot fence stated in HCC would be too short to gain privacy from dogs that become aware of their presence on their own property.



Arrow indicates approximate location of the 20' section of fence that requires a conditional fence permit.

Finding: A 20 ft long fence, 8-feet high along the property boundary of 4937 Alder Lane and 4905 Alder Lane would provide additional privacy allowing for the full use and enjoyment of the property.

2. The fence will not create a safety hazard for pedestrians or vehicular traffic;

Applicant: Not near any traffic.

Analysis: The proposed fence will be setback approximately 6-inches from the property line as indicated in the photo below. The location of the fence would not impede or create a safety hazard for pedestrians or vehicles. The fence is perpendicular to Alder Lane and would not pose an obstruction or hazard to pedestrians or vehicular traffic.



Fence in relation to the staked property boundary.

Finding: The fence does not pose a hazard to pedestrians or vehicular traffic when properly maintained.

3. The fence is a planned architectural feature designed to avoid dominating the site or overwhelming adjacent properties and structures;

Applicant: Will be located mostly in trees with minimal visual.

Analysis: Per Homer City Code (HCC) 21.50.120 A Conditional Fence Permit is needed when a fence is greater than four (4) feet in height within 20 feet of the front lot line. This application requests an 8-foot fence for the 20 feet of the front lot line. This would be in continuity with the rest of the 8-foot fence along the property boundary. 8-feet is requested by the applicant in order to provide privacy from neighbor's dogs barking. The tall trees and vegetation help the fence blend into the local environment.

Finding: Due to the location between two properties, with trees and vegetation, the fence does not dominate the site or overwhelm the adjacent properties or structures.

4. The orientation and location of the fence is in proper relation to the physical characteristics of the site and the surrounding neighborhood;

Applicant: Will fit in nicely on site. Will be very visually appealing.

Finding: The fence will be parallel to the property boundary. The orientation and location of the fence is in proper relation to the physical characteristics of the site and the surrounding neighborhood.

5. The fence will be of sound construction.

Applicant: 2" galv. Post sunk 6' into ground. 2x6 treated cross members galv. Corrugated steel panels.

Finding: The fence will be of sound construction.

c. Exception. Under no circumstances will a conditional fence permit be considered for a fence that exceeds the limits of a required sight distance triangle.

Applicant: Does not exceed limits of triangle.

Finding: No exception to the sight distance triangle is needed as noted on the provided site plan drawing.

Staff Recommendation: Approve the request for a conditional fence permit.

ATTACHMENTS

1. Application with site plan, fence design and photos
2. Public notice
3. Aerial Map



City of Homer Planning & Zoning

491 East Pioneer Avenue
Homer, Alaska 99603-7645

Telephone (907) 235-3106
Fax (907) 235-3118
E-mail Planning@ci.homer.ak.us
Web Site www.cityofhomer-ak.gov

Conditional Fence Permit Application

Homer City Code 21.50.110(b) Fences: b. In all residential zoning districts no fence on or within 20 feet of the front lot line may exceed four feet in height.

HCC 20.50.120 allows exceptions when a Conditional Fence Permit is first approved by the Planning Commission, a \$200 fee.

Applicant

Name: Alex Triewciler Telephone No.: 907-399-1037
Address: 4937 Alder Ln Homer AK 99603 Email: alex.triewciler@gmail.com

Property Owner (if different than the applicant):

Name: _____ Telephone No.: _____
Address: _____ Email: _____

PROPERTY INFORMATION:

Address: 4937 Alder Ln. Homer, AK 99603 Lot Size: 1.10 acres KPB Tax ID # 17930010

Legal Description of Property: T 6S R 13W Sec. 15 Seward Meridian
Hm 0720764 Cooper Sub. Lot 5 Bk. 2

For staff use:

Date: _____ Fee submittal: Amount _____
Received by: _____ Date application accepted as complete _____
Planning Commission Public Hearing Date: _____



Where the Land Ends and the Sea Begins

HCC 21.50.120 b. Prior to granting such a permit, the applicant must demonstrate and the Planning Commission must find that:

1. The issuance of such a permit is reasonably necessary, by reason of unusual or special circumstances or conditions relating to the property, for the preservation of valuable property rights for full use and enjoyment of the property;

Fence needs to be 8' tall. will provide privacy from neighbors dogs who are in a pen. Dogs bark whenever we are on the lower part of our property

2. The fence will not create a safety hazard for pedestrians or vehicular traffic;

Not near any traffic.

3. The appearance of the fence is compatible with the design and appearance of other existing buildings and structures within the neighborhood;

will be corrugated metal with cedar trim.

4. The fence is a planned architectural feature designed to avoid dominating the site or overwhelming adjacent properties and structures;

will be located mostly in trees with minimal visual.

5. The orientation and location of the fence is in proper relation to the physical characteristics of the site and the surrounding neighborhood;

will fit in nicely on site. will be very visually appealing

6. The fence will be of sound construction.

2" galv. post sunk 6' into ground. 2x6 treated cross members galv. corrugated steel panels.

c. Exception. Under no circumstances will a conditional fence permit be considered for a fence that exceeds the limits of a required sight distance triangle. (Ord. 08-29, 2008)

Does not exceed limits of triangle

Property Owner's signature: _____

Date: 8/21/24



Where the Land Ends and the Sea Begins



Alder Ln

Alder Ln

63' from
fence to our
driveway.
No line of
sight
triangle
issues.

Alder Ln

PH JAMES₄₉₀₅ EMMETT

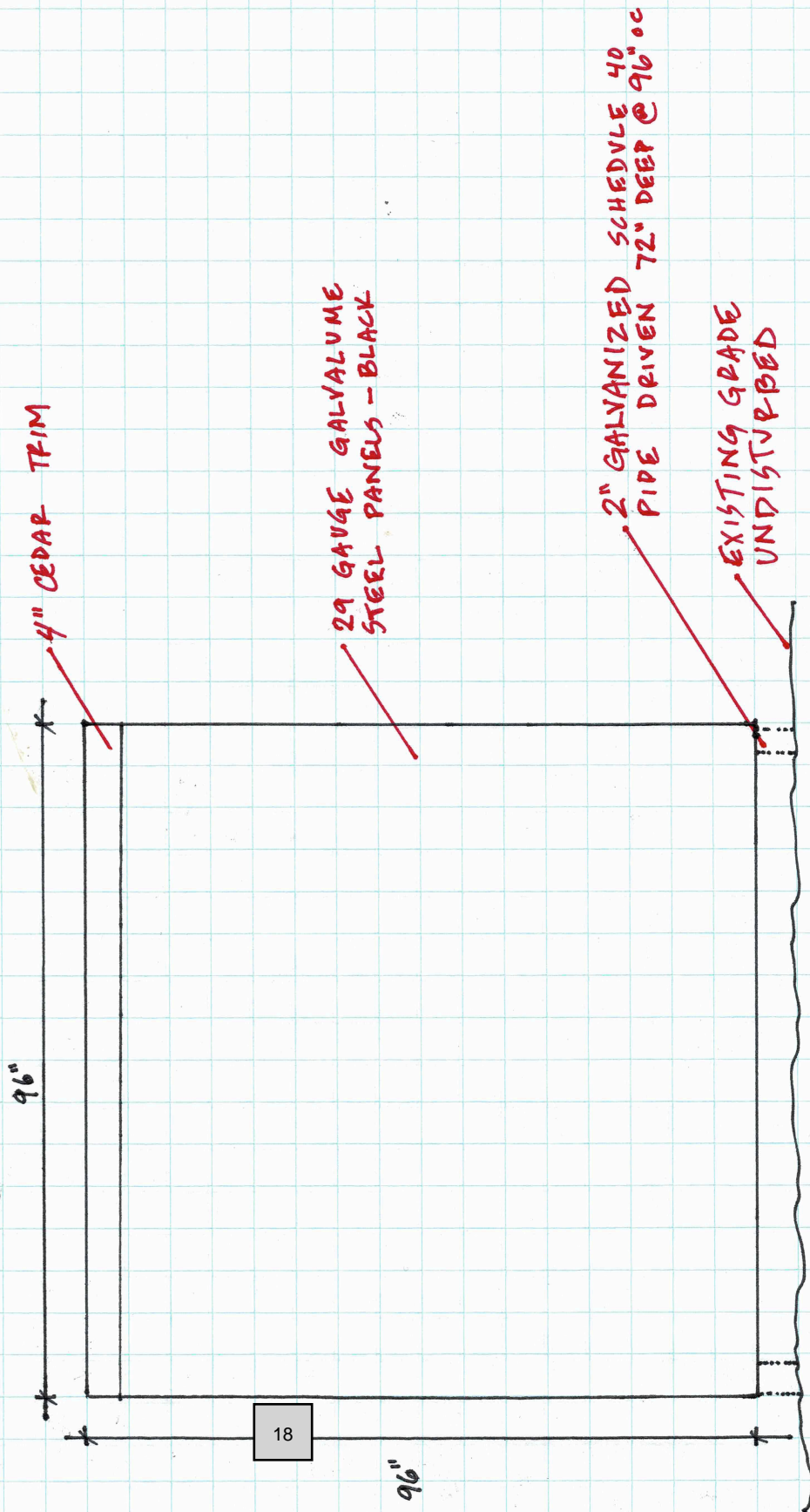
Owner

Address

Parcel ID

4937 ALDER LANE
HOMER, AK 99603

FENCE SECTION





CITY OF HOMER
PUBLIC HEARING NOTICE - PLANNING COMMISSION MEETING

Public hearings on the matters below are scheduled for Wednesday, October 2, 2024 at 6:30 p.m. during the Regular Planning Commission Meeting. Participation is available virtually via Zoom webinar or in-person at Homer City Hall.

A request for a Conditional Fence Permit to exceed the four-foot height limitation within 20 feet of the front lot line pursuant to HCC 21.50.120 at 4937 Alder Lane. T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0720764 COOPER SUB LOT 5 BLK 2

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 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 September 27, 2024 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.

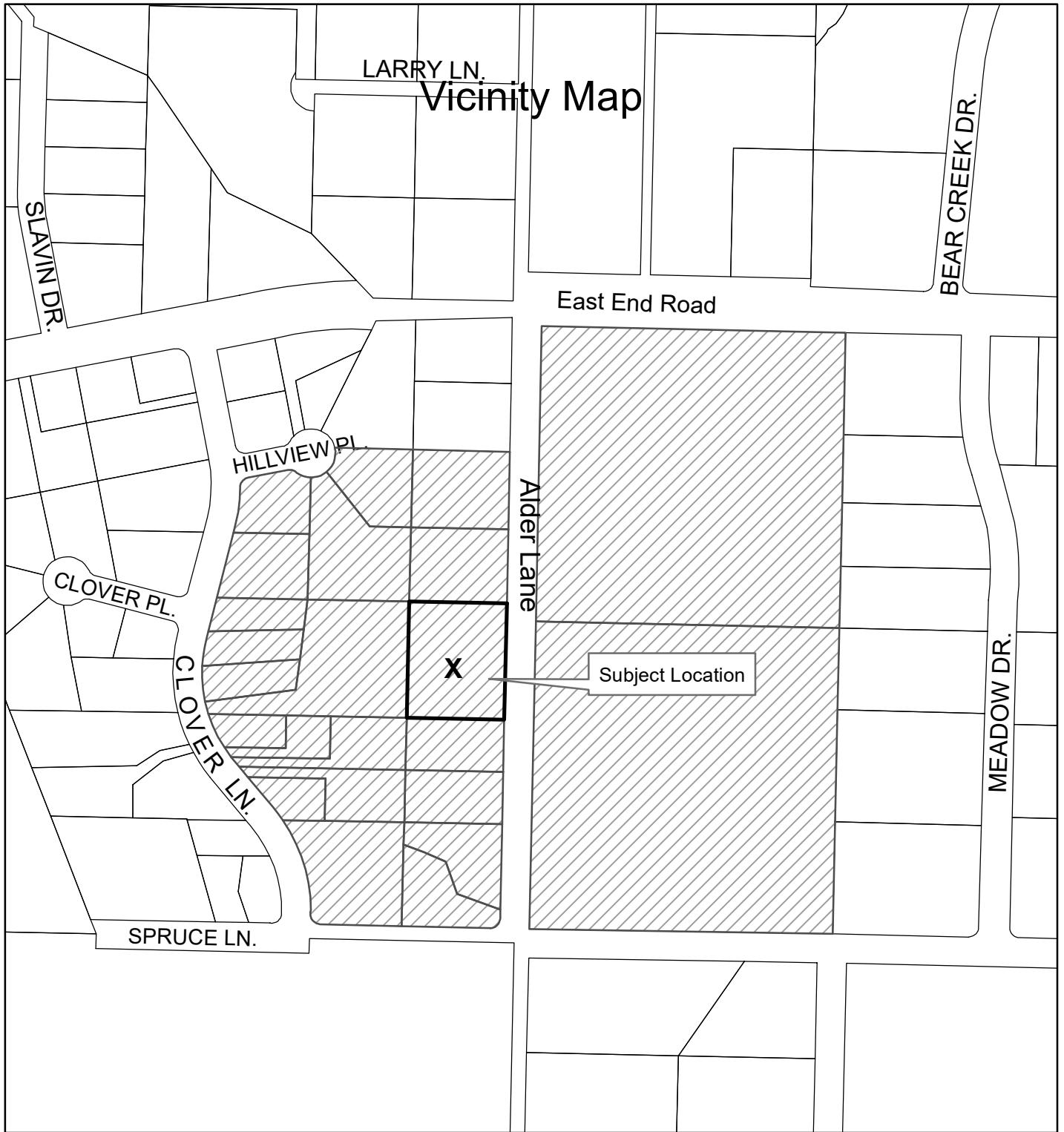
Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written comments must be received by 4pm on the day of the meeting.

If you have questions, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 235-3106, email: planning@ci.homer.ak.us or in-person at Homer City Hall.

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 300 FEET OF PROPERTY

.....
VICINITY MAP ON REVERSE

Vicinity Map



City of Homer
Planning and Zoning Department

September 16, 2024

Conditional Fence Permit

Marked lots are within 300 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.*



Legend

Physical Addresses



Transportation

Mileposts



Roads

- Medium Collector
- Medium Volume - Unmaintained
- Medium Volume - Maintained
- Low / Seasonal
- Legal Trail
- Private
- State Hwy
- Platted / Proposed

Parcels and PLSS

Tax Parcels



0 150 300 ft

NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the operation or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correction of the data, or use of the data.



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

Staff Report 24-050

TO: Homer Planning Commission **24-050**
FROM: Ryan Foster, AICP, City Planner
DATE: October 2, 2024
SUBJECT: Rumley Collie Subdivision Nine Preliminary Plat

Requested Action: Approval of a preliminary plat to transfer a 70' by 200' section of Seaton property (Lot A3-B Rumly-Collie Four) to Fraiman property (Tract BC-2 Rumly-Collie Eight).

General Information:

Applicants:	East End Mini Storage, LLC PO Box 2622 Homer, AK 99603	Johnson Surveying P.O. Box 27 Clam Gulch, AK 99568
	Seaton Community Property Trust 58395 Bruce Avenue Homer, AK 99603	
Location:	Corner of East End Road and Davis Street	
Parcel ID:	17420309 and 17420319	
Size of Existing Lot(s):	1.91 acres and 6.19 acres	
Size of Proposed Lots(s):	1.643 acres and 6.451 acres	
Zoning Designation:	East End Mixed Use District	
Existing Land Use:	Commercial	
Surrounding Land Use:	North: Vacant South: Commercial East: Commercial & Vacant West: Commercial	
Comprehensive Plan:	Goal 1: Objective A: Pattern of growth.	
Wetland Status:	Discharge slope on northern half of Lot A-3B.	
Flood Plain Status:	Not in a floodplain.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are present on East End Road.	

Public Notice:	Notice was sent to 32 property owners of 36 parcels as shown on the KPB tax assessor rolls.
----------------	---

Analysis: This subdivision is within the East End Mixed Use District. This plat adjusts the lot line to transfer a 70' by 200' section of Seaton property (Lot A3-B Rumly-Collie Four) to Fraiman property (Tract BC-2 Rumly-Collie Eight). This results in a Lot A3-B1 of 1.643 acres and Tract BC-2A of 6.451 acres.

Homer City Code 22.10.051 Easements and rights-of-way

- A. The subdivider shall dedicate in each lot of a new subdivision a 15-foot-wide utility easement immediately adjacent to the entire length of the boundary between the lot and each existing or proposed street right-of-way.

Staff Response: The plat meets these requirements.

- B. The subdivider shall dedicate in each lot of a new subdivision any water and/or sewer easements that are needed for future water and sewer mains shown on the official Water/Sewer Master Plan approved by the Council.

Staff Response: The plat meets these requirements. City sewer and water mains are located on East End Road. Connecting to City sewer and water are not proposed with this plat.

- C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities required by HCC 11.04.120.

Staff Response: The plat meets these requirements.

Preliminary Approval, per KPB code 20.25.070 Form and contents required. The commission will consider a plat for preliminary approval if it contains the following information at the time it is presented and is drawn to a scale of sufficient size to be clearly legible.

- A. Within the Title Block:
1. Names of the subdivision which shall not be the same as an existing city, town, tract or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion;
 2. Legal description, location, date, and total area in acres of the proposed subdivision; and
 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

- C. The location, width and name of existing or platted streets and public ways, railroad rights-of-way and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff Response: The plat meets these requirements.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries and prominent natural and manmade features, such as shorelines or streams;

Staff Response: The plat meets these requirements.

- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions or limitation of reservations that could affect the subdivision;

Staff Response: The plat meets these requirements. *No such areas are proposed.*

- F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision; [Additional City of Homer HAPC policy: Drainage easements are normally thirty feet in width centered on the drainage. Final width of the easement will depend on the ability to access the drainage with heavy equipment. An alphabetical list of street names is available from City Hall.]

Staff Response: The plat meets these requirements.

- G. Status of adjacent lands, including names of subdivisions, lot lines, lock numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff Response: The plat meets these requirements.

- H. Approximate location of areas subject to inundation, flooding or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;

Staff Response: The plat meets these requirements.

- I. Approximate locations of areas subject to tidal inundation and the mean high water line;

Staff Response: The plat meets these requirements.

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

Staff Response: The plat meets these requirements.

- K. Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;

Staff Response: The plat does not meet these requirements. Indicate City Sewer and Water Mains located on East End Road.

- L. Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 10 percent on other streets;

Staff Response: The plat meets these requirements. No new roads are dedicated.

- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;

Staff Response: The plat meets these requirements.

- N. Apparent encroachments, with statement indicating how the encroachments will be resolved prior to final plat approval; and

Staff Response: The plat meets these requirements.

- O. If the subdivision will be finalized in phases, all dedications for through streets as required by KPB 20.30.030 must be included in the first phase.

Staff Response: The plat meets these requirements.

Public Works Comments: The Public Works Department reviewed this preliminary plat and had no comments.

Staff Recommendation:

Planning Commission recommends approval of the preliminary plat with the following additional comments.

1. Indicate City Sewer and Water Mains located on East End Road.

Attachments:

1. Preliminary Plat
2. Surveyor's Email
3. Public Notice
4. Aerial Map
5. Fraiman Proposed Land Sale Map

Rumley Collie Subdivision Nine Preliminary Plat

A replat of Tract BC-2 Rumly Collie Subd. Eight, (HRD 2020-39 and Lot A-3B Rumly Collie Four, (HRD 87-69).
Located in the SE 1/4 Section 11, T6S R13W, SM, City of Homer, Alaska.
Homer Recording District Kenai Peninsula Borough

Prepared for

East End Mini Storage, LLC
P.O. Box 2622
Homer, AK 99603

Seaton Community Property Trust
58395 Bruce Ave.
Homer, AK 99603

Prepared by

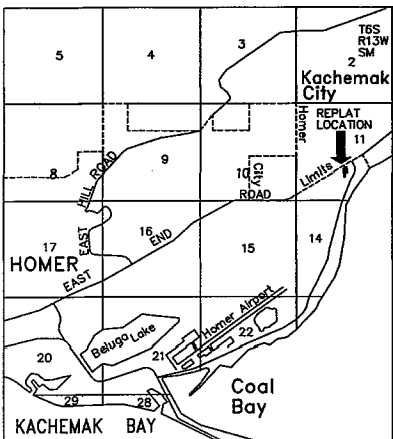
Johnson Surveying
P.O. Box 27
Clam Gulch, AK 99568
(907) 262-6772

SCALE 1" = 100'

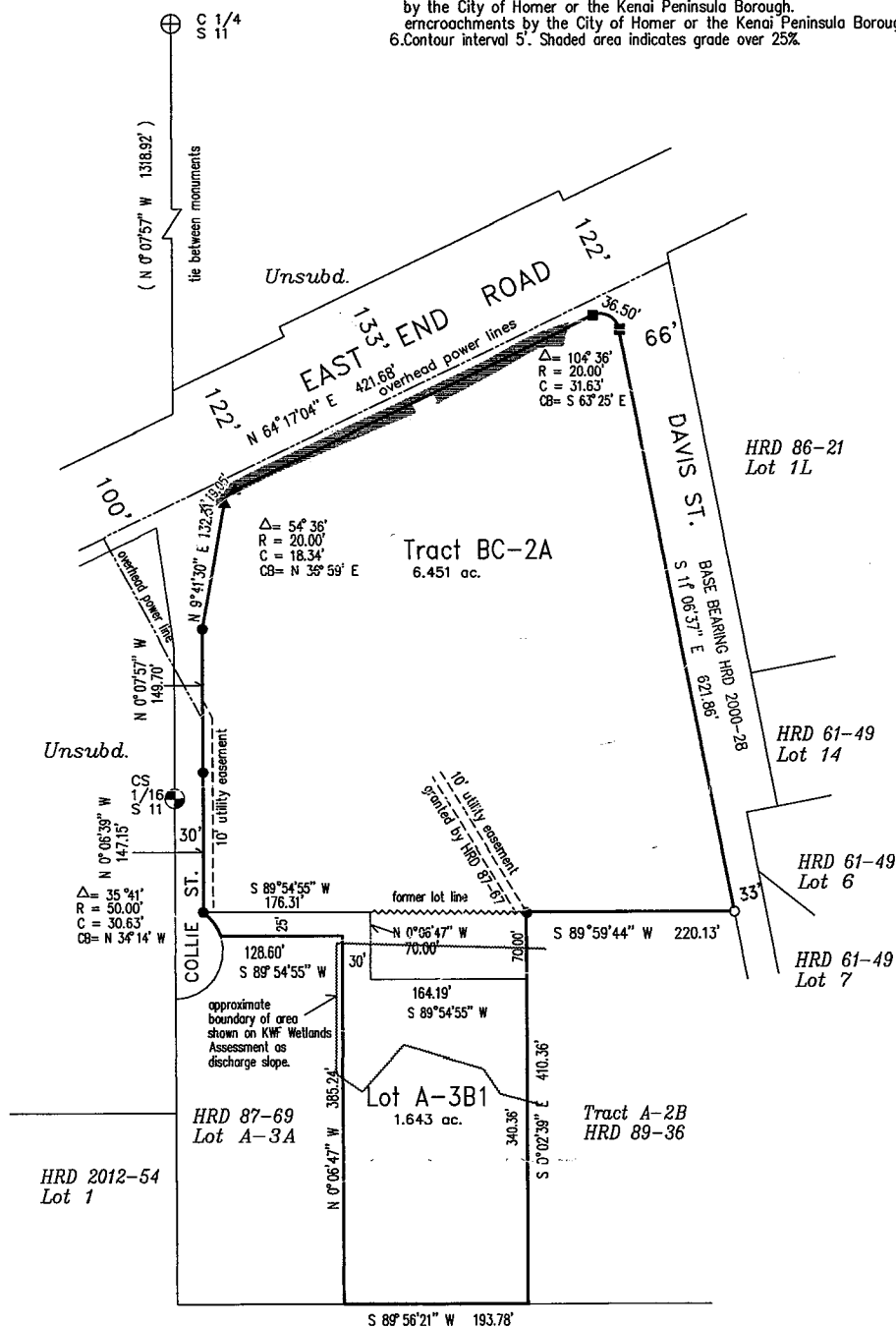
AREA = 8.094 acres 23 August, 2024

NOTES

- 1.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.
- 2.East End Road & Collie St. ROW are as shown on State Highway Plans STP-0414(9) sheet 22. No access to state maintained ROWs permitted unless approved by the State of Alaska Department of Transportation. No direct access to East End Road will be permitted.
- 3.This replat is subject to City of Homer Zoning regulations.
- 4.There is a 15' utility easement fronting on all street ROWs. Existing structures that predate granting of this easement are not subject to it.
- 5.Building setback along streets to be according to City Ordinances.
Approval of this plat by the borough does not indicate approval of any encroachments by the City of Homer or the Kenai Peninsula Borough.
encroachments by the City of Homer or the Kenai Peninsula Borough.
- 6.Contour interval 5'. Shaded area indicates grade over 25%.



VICINITY 1" = 1 mile MAP



WASTEWATER DISPOSAL

20.14.070
Plans for wastewater disposal, that meet regulatory requirements are on file at the Department of Environmental Conservation

10 September, 2024

Johnson Surveying
P.O. Box 27
Clam Gulch, AK 99568

Julie,

Here is a pdf copy of the preliminary plat. The purpose of the replat is to transfer a 70' by 200' section of Seaton property (Lot A3-B Rumly-Collie Four) to Fraiman property (Tract BC-2 Rumly-Collie Eight). I have also attached the map Doug sent me for making up the plat. I assume you gave him a plat application to fill out and sign?

Jerry Johnson

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:

Rumley Collie Subdivision Nine 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, October 2, 2024 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 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 5 p.m. on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for September 27, 2024 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 4 p.m. on the day of the meeting.

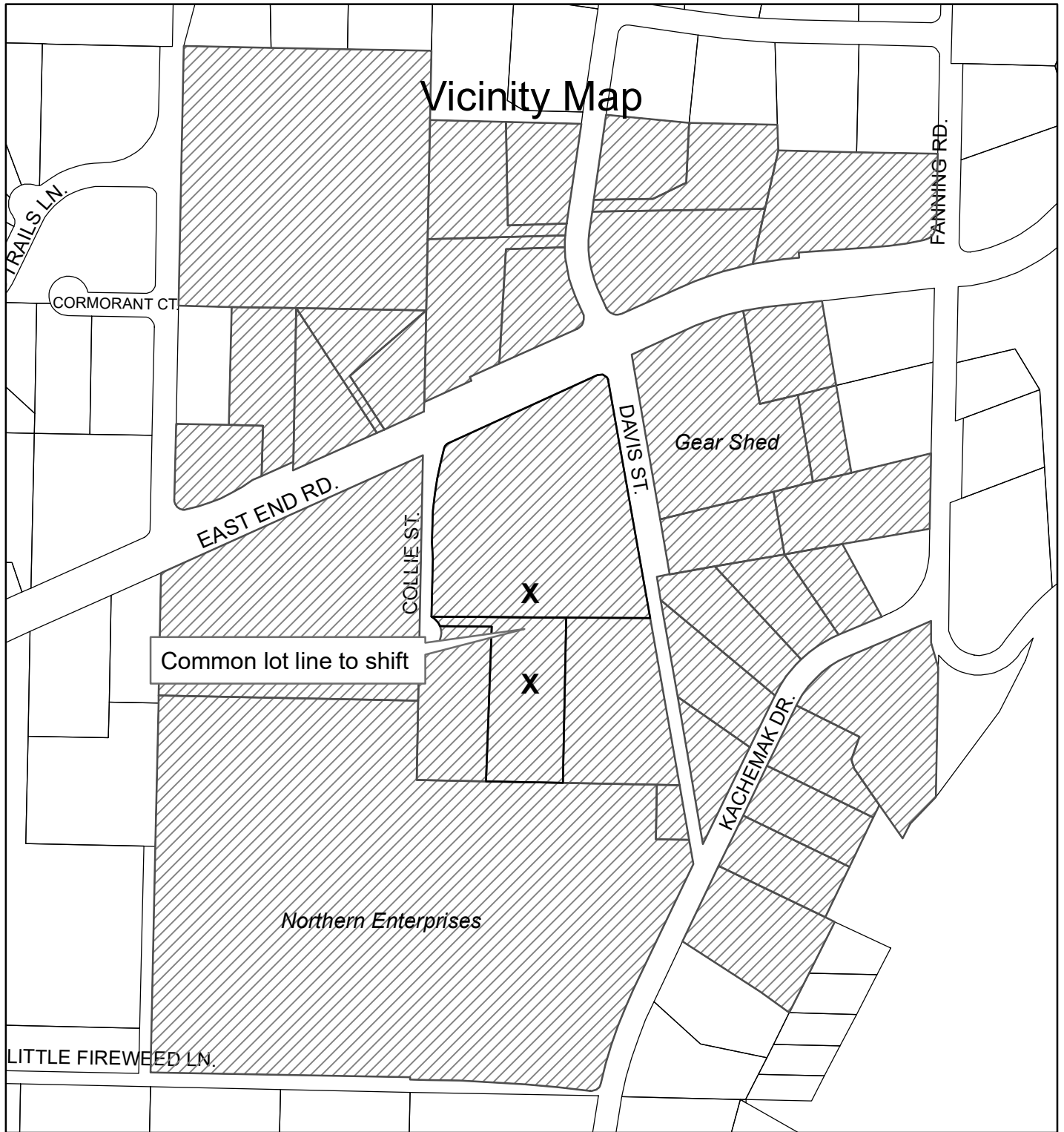
If you have questions or would like additional information, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 235-3106, email: clerk@cityofhomer-ak.gov, or in-person at Homer City Hall.

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

.....

VICINITY MAP ON REVERSE

Vicinity Map



City of Homer
Planning and Zoning Department

September 16, 2024

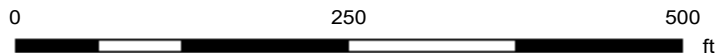
Rumley Collie Subdivision 9 Preliminary Plat

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.



NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the operation or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correction of the data, or use of the data.

Legend

Transportation

Mileposts



Roads

- Medium Collector
- Medium Volume - Unmaintained
- Medium Volume - Maintained
- Low / Seasonal
- Legal Trail
- Private
- State Hwy
- Platted / Proposed

Parcels and PLSS

Tax Parcels





Legend

Transportation

Mileposts

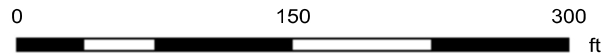
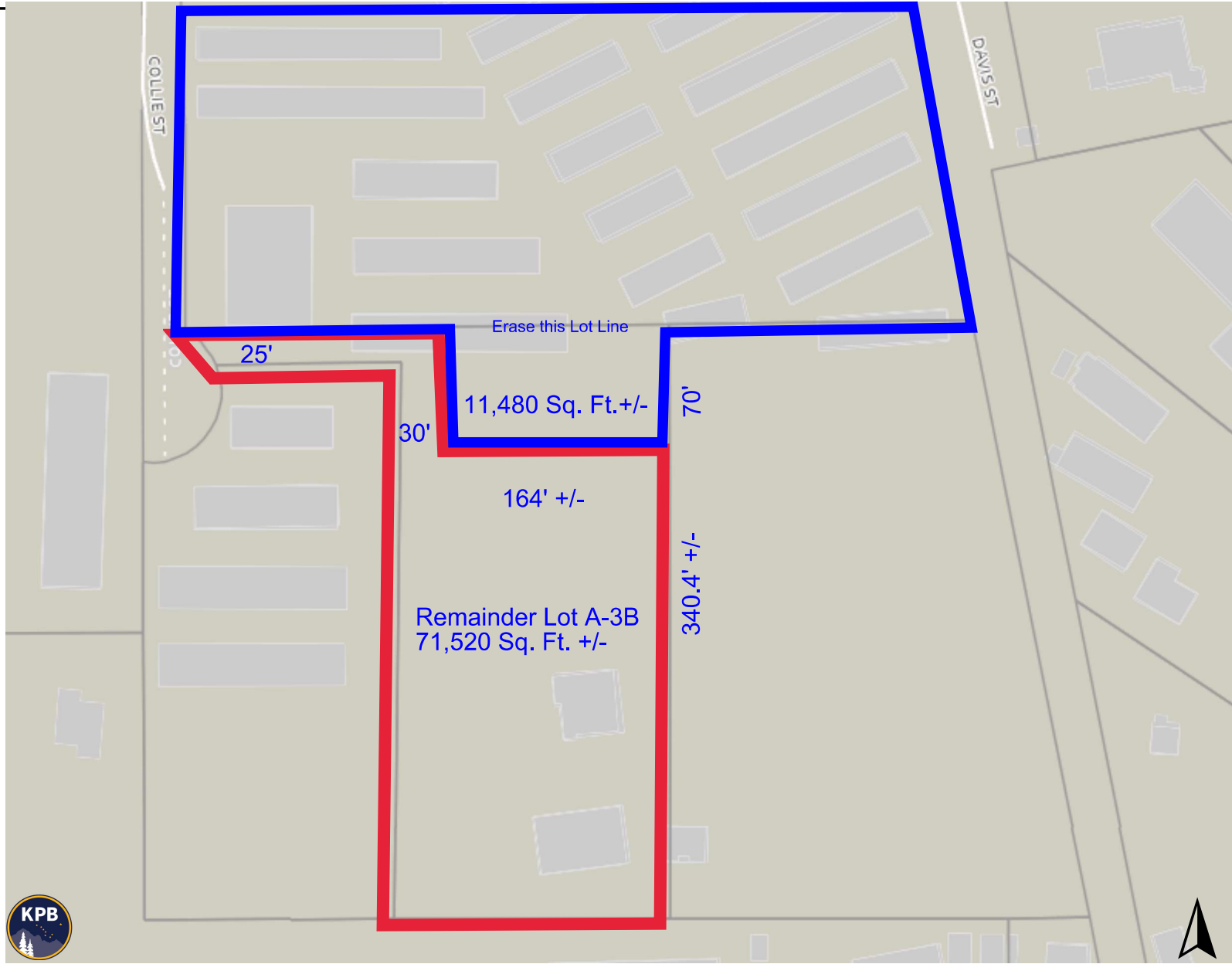


Roads

- Medium Collector
- Medium Volume - Unmaintained
- Medium Volume - Maintained
- Low / Seasonal
- Legal Trail
- Private
- State Hwy
- Platted / Proposed

Parcels and PLSS

Tax Parcels



NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the operation or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correction of the data, or use of the data.

**PLANNING COMMISSION
2024 Calendar**

	AGENDA ITEM DEADLINES	MEETING DATE	COMMISSIONER SCHEDULED TO REPORT	CITY COUNCIL MEETING FOR REPORT*	ANNUAL TOPICS FOR AGENDA AND EVENTS PLANNED
JANUARY	12/13/23 Public Hearing Items 12/15/23 Preliminary Plat Submittals 12/22/23 Regular Agenda Items	01/03/24		Monday, 01/08/24 6:00 p.m.	•
	12/27/23 Public Hearing Items 12/29/23 Prelim Plat Items 01/05/24 Regular Agenda Items	01/17/24		Monday 01/22/24 6:00 p.m.	•
FEBRUARY	01/17/24 Public Hearing Items 01/19/24 Prelim Plat Items 01/26/24 Regular Agenda Items	02/07/24		Monday 02/12/24 6:00 p.m.	• NFIP Staff Training • This meeting was canceled.
	01/31/24 Public Hearing Items 02/02/24 Prelim Plat items 02/09/24 Regular Agenda Items	02/21/24		Monday 02/26/24 6:00 p.m.	• Short Term Rental Ordinance
MARCH	02/14/24 Public Hearing Items 02/16/24 Prelim Plat Items 02/23/24 Regular Agenda Items	03/06/24		Monday 03/11/24 6:00 p.m.	• Transportation Plan
	02/28/24 Public Hearing Items 03/01/24 Prelim Plat Items 03/08/24 Regular Agenda Items	03/20/24		Tuesday 03/26/24 6:00 p.m.	
APRIL	03/13/24 Public Hearing Items 03/15/24 Prelim Plat Items 03/22/24 Regular Agenda Items	04/03/24		Monday 04/08/24 6:00 p.m.	Draft Transportation Plan Review
	03/27/24 Public Hearing Items 03/29/24 Prelim Plat Items 04/05/24 Regular Agenda Items	04/17/24		Monday 04/22/24 6:00 p.m.	• APA National Planning Conference
MAY	04/10/24 Public Hearing Items 04/12/24 Prelim Plat Items 04/19/24 Regular Agenda Items	05/01/24		Monday 05/13/24 6:00 p.m.	• Public Hearing on Draft Transportation Plan
	04/24/24 Public Hearing Items 04/26/24 Prelim Plat Items 05/03/24 Regular Agenda Items	05/15/24		Tuesday 05/28/24 6:00 p.m.	•
JUNE	05/15/24 Public Hearing Items 05/17/24 Prelim Plat Items 05/24/24 Regular Agenda Items	06/05/24		Monday 06/10/24 6:00 p.m.	• Reappointment Applications will be sent out by the Clerk
	05/29/24 Public Hearing Items 05/31/24 Prelim Plat Items 06/07/24 Regular Agenda Items	06/19/24		Monday 06/24/24 6:00 p.m.	

JULY	06/26/24 Public Hearing Items 06/28/24 Prelim Plat Items 07/05/24 Regular Agenda Items	07/17/24		Monday 07/22/24 6:00 p.m.	
AUGUST	07/17/24 Public Hearing Items 07/19/24 Prelim Plat Items 07/26/24 Regular Agenda Items	08/07/24		Monday 08/12/24 6:00 p.m.	<ul style="list-style-type: none"> • Election of Officers • Worksession: Training with City Clerk • Capital Improvement Plan Presentation by Jenny Carroll
	07/31/24 Public Hearing Items 08/02/24 Prelim Plat Items 08/09/24 Regular Agenda Items	08/21/24		Monday 08/26/24 6:00 p.m.	
SEPTEMBER	08/14/24 Public Hearing Items 08/16/24 Prelim Plat Items 08/23/24 Regular Agenda Items	09/04/24		Monday 09/09/24 6:00 p.m.	
	08/28/24 Public Hearing Items 08/30/24 Prelim Plat Items 09/06/24 Regular Agenda Items	09/18/24		Monday 09/23/24 6:00 p.m.	
OCTOBER	09/11/24 Public Hearing Items 09/13/24 Prelim Plat Items 09/20/24 Regular Agenda Items	10/02/24		Monday 10/14/24 6:00 p.m.	5:00 p.m. Joint WS with City Council Agenda Items are determined by Council and are usually topics requested by the Commission during the previous year.
	09/25/24 Public Hearing Items 09/27/24 Prelim Plat Items 10/04/24 Regular Agenda Items	10/16/24		Monday 10/28/24 6:00 p.m.	<ul style="list-style-type: none"> • Annual Meeting Schedule for 2025
NOVEMBER	10/16/24 Public Hearing Items 10/18/24 Prelim Plat Items 10/25/24 Regular Agenda Items	11/06/24		Tuesday 11/12/24 6:00 p.m.	
	11/13/24 Public Hearing Items 11/15/24 Prelim Plat Items 11/20/24 Regular Agenda Items	12/04/24		Monday 11/25/24 6:00 p.m.	
DECEMBER					Council amended their meeting schedule to hold two meetings in November. There are no Council meetings in December.

*The Commission's opportunity to give their report to City Council is scheduled for the Council's regular meeting following the Commission's regular meeting, under Agenda Item 8 – Announcements/ Presentations/ Borough Report/Commission Reports. Reports are the Commission's opportunity to give Council a brief update on their work. Attend via Zoom or in Person. A written report can be submitted if no member is able to attend.

2024 Meeting Dates & Submittal Deadlines

Homer Planning Commission

Meeting dates are bolded and submittal deadlines are underneath

January 3, 2024

December 13 for Public Hearing Items
December 15 for Preliminary Plat Submittal
December 22 for Regular Agenda Items

January 17, 2024

December 27 for Public Hearing Items
December 29 for Preliminary Plat Submittal
January 5 for Regular Agenda Items

January 31, 2024

January 10 for Public Hearing Items
January 12 for Preliminary Plat Submittal
January 19 for Regular Agenda Items

February 7, 2024

January 17 for Public Hearing Items
January 19 for Preliminary Plat Submittal
January 26 for Regular Agenda Items

February 21, 2024

January 31 for Public Hearing Items
February 2 for Preliminary Plat Submittal
February 9 for Regular Agenda Items

March 6, 2024

February 14 for Public Hearing Items
February 16 for Preliminary Plat Submittal
February 23 for Regular Agenda Items

March 20, 2024

February 28 for Public Hearing Items
March 1 for Preliminary Plat Submittal
March 8 for Regular Agenda Items

April 3, 2024

March 13 for Public Hearing Items
March 15 for Preliminary Plat Submittal
March 22 for Regular Agenda Items

April 17, 2024

April 12 for Public Hearing Items
April 14 for Preliminary Plat Submittal
April 21 for Regular Agenda Items

May 1, 2024

April 10 for Public Hearing Items
April 12 for Preliminary Plat Submittal
May 19 for Regular Agenda Items

May 15, 2024

April 24 for Public Hearing Items
April 26 for Preliminary Plat Submittal
May 3 for Regular Agenda Items

June 5, 2024

May 15 for Public Hearing Items
May 17 for Preliminary Plat Submittal
May 24 for Regular Agenda Items

2024 Meeting Dates & Submittal Deadlines

Homer Planning Commission

Meeting dates are bolded and submittal deadlines are underneath

June 19, 2024

May 29 for Public Hearing Items

May 31 for Preliminary Plat Submittal

June 7 for Regular Agenda Items

July 17, 2024

June 26 for Public Hearing Items

June 28 for Preliminary Plat Submittal

July 5 for Regular Agenda Items

August 7, 2024

July 17 for Public Hearing Items

July 19 for Preliminary Plat Submittal

July 26 for Regular Agenda Items

August 21, 2024

July 31 for Public Hearing Items

August 2 for Preliminary Plat Submittal

August 9 for Regular Agenda Items

September 4, 2024

August 14 for Public Hearing Items

August 16 for Prelim. Plat Submittal

August 23 for Regular Agenda Items

September 18, 2024

August 28 for Public Hearing Items

August 30 for Preliminary Plat Submittal

September 6 for Regular Agenda Items

October 2, 2024

September 11 for Public Hearing Items

September 13 for Preliminary Plat Submittal

September 20 for Regular Agenda Items

October 16, 2024

September 25 for Public Hearing Items

September 27 for Preliminary Plat Submittal

October 4 for Regular Agenda Items

November 6, 2024

October 16 for Public Hearing Items

October 17 for Preliminary Plat Submittal

October 25 for Regular Agenda Item

December 4, 2024

November 13 for Public Hearing Items

November 15 for Preliminary Plat Submittal

November 20 for Regular Agenda Item