



## Agenda

### Planning Commission Regular Meeting

Wednesday, May 21, 2025 at 6:30 PM

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

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#### Homer City Hall

491 E. Pioneer Avenue  
Homer, Alaska 99603  
[www.cityofhomer-ak.gov](http://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

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#### 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

- A. Foss Acres 2025 Addition Preliminary Plat, Staff Report 25-25, Commissioner Barnwell

**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 May 7, 2025

#### PRESENTATIONS / VISITORS

#### REPORTS

- A. City Planner's Report, Staff Report 25-27

#### PUBLIC HEARINGS

#### PLAT CONSIDERATION

- A. Christensen Gardens Preliminary Plat, Staff Report 25-28
- B. Virginia Lynn 2025 Replat Preliminary Plat, Staff Report 25-29
- C. A A Mattox Sub. 1958 Addn. a Portion of Lot 15 Replat Preliminary Plat, Staff Report 25-30

#### PENDING BUSINESS

[A.](#) Foss Acres 2025 Addition Preliminary Plat, Staff Report 25-25 (if Reconsidered)

Memorandum from Deputy City Clerk

Items Pulled from 5/7/2025 Supplemental Packet

Items Provided as Laydown Items at 5/7/2025 Regular Meeting

## **NEW BUSINESS**

## **INFORMATIONAL MATERIALS**

[A.](#) 2025 Planning Commission Calendar

[B.](#) 2025 Planning Commission 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, June 4th, 2025 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



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Planning

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(p) 907-235-3106

(f) 907-235-3118

## Memorandum PL25 – 031

TO: Homer Planning Commission  
FROM: Ryan Foster, AICP, City Planner  
DATE: May 21, 2025  
SUBJECT: Foss Acres 2025 Addition Preliminary Plat Reconsideration

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### Synopsis:

At the May 7, 2025 Regular Planning Commission Meeting the Foss Acres 2025 Addition was considered and recommended for approval by the Commission by a vote of 4-1. On May 8, 2025, Commissioner Barnwell issued a timely notice for reconsideration on the approval of the preliminary plat.

Commissioner Barnwell noted the following reasoning for the notice of reconsideration:

1. Effects of development on lands downstream and downslope. In particular, water discharge into the watershed below, which is known to flood, and in some cases landslide. Also, this water is used by residents downslope from the proposed development. Testimony at the Planning Commission meeting indicated that some residents have water rights for 1,000 gallons a day to obtain water from groundwater flowing from the proposed development area. Public testimony also stated that they have observed flooding in the ravines in the area. Ironically, before the plat came up for discussion at PC meeting, we had a very good presentation by Kyra Wagner, of the Homer Soils Conservation Service, regarding erosion, landslides, and flooding hazards in Homer, and part of this pointed to Woodard Creek as a key area of concern in the Homer area.

2. Wetlands. Wetlands act as important water storage, not to mention habitat. In this location they are important for storing water (as a sponge), preventing it from discharging too much on downslopes. This plat shows the Kenai Watershed Wetlands, but does not show them in relation to drainages in this area, which are considerable. See Map -Attachment 9A in the Supplemental Packet.

3. Trails and connectivity: As described by a member of the public at the PC meeting, too often development occurs without considering trails and connectivity. We are thus left with “dead-end” residential areas that have no connectivity to surrounding

developments, schools, or parks. In this area—the Woodard Creek watershed—trails have been proposed to connect downtown Homer to the buff top above (see the 2024 COH Transportation Plan). This proposed subdivision without trail easements could block possible trails proposed in the Plan and by trails groups.

4. Road traffic safety issues. The road access (Tundra Rose) to the proposed subdivision is a steep grade and poses issues for emergency vehicle access. Additionally, there is no other egress shown on the proposed subdivision plat.

5. Insufficient information provided. There is insufficient information provided in the plat application: it is difficult to make decisions in a vacuum. The plat proposed has no topo contours shown, no soils information. The maps are poor and don't clearly explain the land setting and characteristics.

6. I believe the COH Planning Commission has a responsibility as the local planning body (note: quasi-judicial) to make good decisions based on the best available information, and taking into account impacts of a development on the surrounding area. Upon reconsideration I do not believe the comments provided by the Planning Commission in its approval will result in the denial of this plat moving forward.

7. The meeting was well attended by the public, and testimony on this proposed action was overwhelmingly opposed to it. I realize this plat will go before the Kenai Peninsula Borough Planning Department, but we, the residents of Homer, who care about our community, should ensure the City residents' welfare, and reconsider this plat action.

**Action:**

The Planning Commission will vote on whether to reconsider Foss Acres 2025 Addition Preliminary Plat. All Planning Commissioners need to disclose any ex parte communications they have had regarding this application.



**CALL TO ORDER**

Session 25-09, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:31 p.m. on May 7<sup>th</sup>, 2025 in the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

**PRESENT:** COMMISSIONERS BARNWELL, VENUTI, S. SMITH, CONLEY & STARK

**ABSENT:** COMMISSIONERS SCHNEIDER & H. SMITH (BOTH EXCUSED)

**STAFF:** CITY PLANNER FOSTER & DEPUTY CITY CLERK PETTIT

**AGENDA APPROVAL**

Chair S. Smith read the supplemental items into the record. He then requested a motion and second to approve the agenda as amended.

BARNWELL/CONLEY MOVED TO APPROVE THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

**PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA**

Jan Keiser, city resident, offered a correction to the April 16<sup>th</sup>, 2025 Regular Meeting minutes. Specifically, the fourth sentence of the third paragraph on page 6 of the minutes. She noted that for future clarification, the sentence should read “She continued, reasoning that the City needs to have projects that it’s interested in listed in the Borough Safety Action Plan in order to submit them for funding.”

**RECONSIDERATION**

**CONSENT AGENDA**

- A. Revised Unapproved Regular Meeting Minutes of April 16, 2025
- B. Revised Unapproved Special Meeting Minutes of April 29, 2025
- C. Utility Easement Vacation Paradise South Belieu Fabian 2025 Replat, Memorandum 25-22
- D. Jack Gist Subdivision No. 3 Phase 2 Extension Request, Memorandum 25-23

BARNWELL/CONLEY MOVED TO MOVE ITEM A UNDER THE CONSENT AGENDA TO NEW BUSINESS.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

BARNWELL/CONLEY MOVED TO APPROVE THE CONSENT AGENDA.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

### **PRESENTATIONS/VISITORS**

#### **A. Kyra Wagner Bluff Presentation**

Chair S. Smith introduced the item by reading of the title and opened the floor for Kyra Wagner, District Manager of Homer Soil and Water Conservation District. Ms. Wagner covered the following items throughout her presentation:

- Defining “ground truthing”
- Types of slides, types of flows, and types of slope failures
- Notable slope failures around the greater Homer area
  - Fritz Creek Valley Road flow
  - Channelized debris flow – February 2025
  - Rotational slide – February 2025

Other topics discussed consisted of the inclusion of “ground truthing” into the Comprehensive Plan and the suggestion of a rate of erosion analysis for developing at-risk properties.

#### **B. Update on Title 21 Rewrite Process**

Chair S. Smith introduced the item by reading of the title and opened the floor for Shelly Wade of Agnew::Beck. The following items were discussed:

- Development of a background report and completion of the code audit (HomerT21CodeUpdate.com)
- Review of stakeholder engagements and individual one-on-one conversations with Councilmembers
- Next steps for the process

### **REPORTS**

#### **A. City Planner’s Report, Staff Report 25-24**

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

- Comprehensive Plan update

- Building Code Building Resilient Infrastructure & Community (BRIC) Program update
- Next Regular Meeting is May 21, 2025
  - Title 21 Worksession at 5:30 p.m.
- Next Commissioner Report to Council on May 12, 2025 (Commissioner Stark)

There was brief discussion regarding the City's plan to move forward with development of building code and code enforcement in general.

## **PUBLIC HEARINGS**

### **PLAT CONSIDERATION**

- A. Foss Acres 2025 Addition Preliminary Plat, Staff Report 25-25  
Additional Public Comment Received  
Stream Drainages & Wetlands Map

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

Chair S. Smith invited the Applicant to speak to their application. Tyler Kaneshiro noted that he was the Applicant and made himself available for any questions. Chair S. Smith then opened the public comment period.

Tammaron Baxter, city resident, stated that her driveway is located at the bottom of Tundra Rose Road and alluded to concerns she has regarding the steepness of the road. She recommended extending Jeffrey Avenue to Tundra Rose Road, reasoning that Jeffrey Avenue doesn't face the same elevation issues and would provide safe access to and from the subdivision. She also shared concerns she has regarding wetlands on the lots and the absence of year-round streams depicted on the plat.

Catie Bursch, city resident, spoke to the issue of connectivity. She emphasized her desire for new subdivisions to consider trail easements prior to plat approval. She urged the Commission to address the water issues with these lots before it's too late.

Helen Armstrong, city resident, read comments on behalf of Kim and Steve Smith. She relayed their worries about road steepness and issues with drainage, and suggested that the City should exercise its requirement to reconstruct and realign the road to City standards. She recommended that the design of the plat include non-motorized facilities. Ms. Armstrong reasoned that the extension of Jeffrey Avenue to connect to Tundra Rose Road will be a requirement of the Borough, and stated that it should be a requirement of the City as well. She requested the Commission to address the runoff of the wetlands.

Ole Andersson, city resident, shared that he lives below the proposed subdivision. He voiced concerns he has about constructing Tundra Rose Road to City standards, adding that he sees the need for year-round maintenance of this road. He emphasized the need for an engineer survey of the road, and advocated for a performance bond for building the road in case the road isn't developed.

Jinky Handy, city resident, shared concerns she has regarding the steepness of Tundra Rose Road and drainage issues associated with the wetlands.

Deb Lowney, city resident, advocated for the importance of trails, sidewalks, wildlife corridors, and overall connectivity in the City of Homer. She encouraged the Planning Commission to implement a requirement for green space and connectivity within subdivisions, speaking in regards to this plat specifically. She highlighted the need for access in all directions.

Rika Mouw, city resident, voiced concerns she has about Tundra Rose Road and lot lines that don't follow natural drainages that require buffers. She recommended that Tundra Rose Road is better relegated as a pedestrian trail given the challenge of developing the road and the associated costs that would be passed along to the residents of Homer.

Jan Keiser, city resident, echoed previous concerns regarding the drainage and access issues. She highlighted drainage, contour information, stream identification and suitable buffers as areas that she deemed lacking useful information. She noted that this plat will require on-site septic systems since there are no existing municipal utilities. She added that on-site septic systems don't work well in high groundwater situations or wetlands.

Kyra Wagner, city resident, pointed out that the platted area is situated in a red emergency slope zone as indicated during Barrett Salisbury's Landslide Hazard Susceptibility Mapping presentation to the Commission back in early March. She recalled a washout in 2005 in the Woodard Creek area that was a result of a property owner developing steep roads.

With no other members of the public wishing to provide public comment, Chair S. Smith closed the public comment period. He then opened the floor to comments and questions from the Commission.

Commissioner Barnwell questioned Mr. Kaneshiro if he had personally walked the property, to which Mr. Kaneshiro answered that he has not.

There were other discussions regarding drainage easements, wetlands, and a general lack of information to make an educated decision.

Chair S. Smith called for a 10-minute recess at 8:50 p.m.

Chair S. Smith called the meeting back to order at 9:01 p.m.

BARNWELL/STARK MOVED TO ADOPT STAFF REPORT 25-025 AND RECOMMEND APPROVAL OF THE FOSS ACRES 2025 ADDITION PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:

1. THE DEVELOPER WILL NEED TO ENTER INTO A SUBDIVISION AGREEMENT WITH THE CITY:
  - a. CONSTRUCT TUNDRA ROSE ROAD AND THE DEDICATED CUL-DE-SAC OFF JEFFREY AVENUE TO A CITY STANDARD ROAD.
  - b. PROVIDE POWER AND GAS TO ALL LOTS.
  - c. DEDICATE A 40' WIDE ROAD ACCESS AND UTILITY EASEMENT TO PROVIDE LEGAL ACCESS TO THE UN-SUBDIVIDED REMAINDER TO THE EAST.
  - d. CONSTRUCT A HAMMER HEAD AT THE END OF TUNDRA ROSE ROAD WITHIN THE RIGHT-OF-WAY TO PROVIDE EMERGENCY AND MAINTENANCE TURNAROUND.
  - e. THERE IS A 10' UTILITY EASEMENT ALONG THE PROPERTY BOUNDARIES OF TRACTS B2, B3, A PORTION OF B4, AND B5. CHANGE THE LANGUAGE OF THE UTILITY

EASEMENT TO INCLUDE PEDESTRIAN ACCESS FOR A FUTURE TRAIL AND  
RECREATIONAL CONNECTIVITY.

2. HOMER PLANNING COMMISSION RECOMMENDS APPLICANT PROVIDES DETAILED SURVEY  
WITH TOPOGRAPHY, CURRENT WETLANDS STATUS, DRAINAGES, AND CONTOUR LINES:
  - a. DOWNSTREAM WATER IMPACT.
  - b. EVALUATE ROAD ACCESS FROM JEFFREY AVENUE.

There were brief conversations regarding utilities in the area and whether or not it's in the Commission's purview to require a performance bond.

Chair S. Smith requested the Clerk to perform a roll-call vote.

VOTE: YES: BARNWELL, S. SMITH, CONLEY, STARK.

VOTE: NO: VENUTI.

Motion carried.

CONLEY/BARNWELL MOVED TO EXTEND THE MEETING BY ONE HOUR.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

B. Jack Gist Subdivision 2025 Replat Preliminary Plat, Staff Report 25-26

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

Commissioner Venuti declared a potential conflict of interest, noting that the Applicant is a friend of his and a valued client.

CONLEY/BARNWELL MOVED THAT COMMISSIONER VENUTI HAS A CONFLICT OF INTEREST ON THE REVIEW IN FRONT OF THE COMMISSION.

Commissioner Conley questioned Mr. Venuti if he would financially benefit or gain from the approval of this plat. Mr. Venuti answered that he works with the client on a regular basis.

Chair S. Smith asked Mr. Venuti if he had the potential to earn money from this specific plat, to which he confirmed was a likely possibility. He was then asked by Mr. Conley if he was expecting to earn in excess of \$1,000, to which Mr. Venuti stated the answer was no.

Mr. Conley then asked Mr. Venuti if he would be biased in the decision he would make, to which he answered that he would likely be biased.

VOTE: YES: S. SMITH, CONLEY, STARK, BARNWELL.

Motion carried.

*Commissioner Venuti was removed from the Zoom Webinar Meeting Room.*

Chair S. Smith opened the floor for the Applicant. With no Applicant present, he opened the public comment period.

Jan Keiser, city resident, noted that both of the lots are served by water and sewer, and questioned why sewer abandonment was not included as part of that. She recommended that one water and one sewer service both be abandoned at the main.

With no other members of the public wishing to comment, Chair S. Smith closed the public comment period. He then opened the floor to questions and comments from the Commission.

Addressing Ms. Keiser's concerns about water and sewer, City Planner Foster noted that the comments provided came directly from Public Works. He added that he could ask for a follow-up question as to whether or not the note from Public Works should include sewer.

Seeing no other questions from the Commission, Chair S. Smith requested a motion and second.

CONLEY/BARNWELL MOVED TO ADOPT STAFF REPORT 25-026 AND RECOMMEND APPROVAL OF THE JACK GIST SUBDIVISION 2025 REPLAT PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:

1. THE DEVELOPER SHALL EITHER ENTER INTO AN INSTALLATION AGREEMENT WITH THE CITY TO ABANDON ONE WATER SERVICE AT THE MAIN, OR COMPLETE THE ABANDONMENT PRIOR TO RECORDING THE FINAL PLAT.
  - a. WHEN THEY ABANDON THE ONE WATER SERVICE THEY ABANDON THE SEWAGE AS WELL.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

## **PENDING BUSINESS**

## **NEW BUSINESS**

- A. Revised Unapproved Regular Meeting Minutes of April 16, 2025

Chair S. Smith introduced the item by reading of the title and deferred to Deputy City Clerk Pettit for an explanation. Mr. Pettit noted the changes to the minutes as follows:

- Fourth sentence in the third paragraph on page 6 of the April 16, 2025 Meeting Minutes should be stricken through and inserted in its place should read, "She continued, reasoning that the City needs to have projects that it's interested in listed in the Borough Safety Action Plan."

BARNWELL/CONLEY MOVED TO AMEND THE UNAPPROVED REGULAR MEETING MINUTES OF APRIL 16, 2025 AS PRESENTED BY THE CLERK.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

### **INFORMATIONAL MATERIALS**

- A. 2025 Planning Commission Calendar
- B. 2025 Planning Commission Meeting Dates and Submittal Deadlines

Chair S. Smith noted the informational materials. City Planner Foster requested the Commissioners inform the City Clerk of their availability regarding the joint worksession with Council.

### **COMMENTS OF THE AUDIENCE**

Jan Keiser, city resident, thanked the Commissioners for their service. She insisted that the decision the Commission made on the Foss Acres 2025 Addition was based on incomplete or wrong information. She cited sections of Homer City Code that require certain features to be illustrated on a plat, claiming that the plat failed to indicate any of these items. She stated that decisions and recommendations that are passed along to the Borough should be made on the basis of complete and accurate information.

### **COMMENTS OF THE STAFF**

City Planner Foster thanked everyone for a good meeting.

### **COMMENTS OF THE MAYOR/COUNCILMEMBER** (If Present)

### **COMMENTS OF THE COMMISSION**

Commissioner Venuti noted that it was an interesting meeting, and thanked his fellow Commissioners for serving tonight.

Commissioner Stark thanked City Staff, Ms. Keiser for her public comments, and Chair S. Smith for his work tonight. He noted that the Borough Planning Commission is very thoughtful and thorough, adding that Mr. Venuti is the local representative for Homer.

Commissioner Conley noted that some meetings are harder than others. He thanked Ms. Keiser for attending the meeting tonight, adding that he's seen the Foss Acres property for himself, and that it's not easy to make a decision with the information presented versus what is actually out there. He commended Chair S. Smith on running a good meeting, and hoped for everyone was enjoying their summer.

Commissioner Barnwell echoed comments made by Ms. Keiser, noting that it's the Commission's duty to review plats with the official information in hand. He presumed that the Foss Acres plat will get approval from the Borough. He thanked his fellow Commissioners and City Staff for their hard work.

Chair S. Smith noted that the Foss Acres 2025 Addition was a tough plat to process. He noted that it's always preferred when the Applicant attends the meeting in-person. He stated that he's eager to see the revisions of Title 21, adding that the standard has got to go up. He thanked Ms. Keiser for her public comments, and he thanked his fellow Commissioners for their time.

### **ADJOURN**

There being no further business to come before the Commission, Chair Scott Smith adjourned the meeting at 9:46 p.m. The next Regular Meeting is scheduled for **Wednesday, May 21<sup>st</sup>, 2025 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.

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Zach Pettit, Deputy City Clerk II

Approved: \_\_\_\_\_





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### Staff Report PI 25-027

TO: Homer Planning Commission  
FROM: Ryan Foster, City Planner  
DATE: May 21, 2025  
SUBJECT: City Planner's Report

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### Comprehensive Plan Update

The Draft Comprehensive Plan public review comment period is now closed. Comments will be compiled and utilized in revising the draft plan. For more information on the project, go to: <https://homercompplanupdate.com/>

### City Council Meeting April 14, 2025

Ordinance 25-11(S)(A), An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Chapter 21.90 Administration and Enforcement to Direct Appeals to the Office of Administrative Hearings or a Hearing Officer Appointed by the City Manager. City Manager. Introduced February 10, 2025, Public Hearing on February 24, 2025 Postponed to March 10, 2025 Referred to Planning Commission March 19, 2025 Second & Final Reading April 14, 2025

ADOPTED as AMENDED with discussion

### Meeting Schedule

The next regular meeting date is Wednesday, June 4, 2025.

### Commissioner Report to Council

5/27/25 \_\_\_\_\_



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### Staff Report 25-028

TO: Homer Advisory Planning Commission  
FROM: Ryan Foster, City Planner  
DATE: May 21, 2025  
SUBJECT: Christensen Gardens Preliminary Plat

**Requested Action:** Approval of a preliminary plat to subdivide Tract F-1 of the Christensen Tracts 2021 Addition into two lots, designated as Tract F-1-A & Tract F-1-B, through the creation of a lot line.

### General Information:

Applicants:	Michael & Shila Hough 3733 Ben Walters Lane, Suite 2 Homer, AK 99603	Mullikin Surveys LLC Christopher Mullikin P.O. Box 1023 Homer, AK 99603
Location:	North of East End Road, located between the intersections of Craftsman Road to the south west and fronting Hough Road to the north east, within Homer City limits.	
Parcel ID:	17902166	
Size of Existing Lot(s):	4.263 acres	
Size of Proposed Lot(s):	1.957 acres, 2.306 acres	
Zoning Designation:	Rural Residential District	
Existing Land Use:	Vacant	
Surrounding Land Use:	North: Vacant South: Vacant East: Vacant, Accessory Building West: Vacant, Residential	
Comprehensive Plan:	Chapter 4 Land Use, Goal 1 Objective C: Maintain high quality residential neighborhoods; promote housing choice by supporting a variety of dwelling options.	
Wetland Status:	Property contains wetlands per Kenai Watershed Forum (WKF)	
Flood Plain Status:	Not located in a coastal flood plain	
BCWPD:	Outside the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are available	

Public Notice:	Notice was sent to 54 property owners of 46 parcels as shown on the KPB tax assessor rolls.
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**Analysis:** This subdivision is located within the Rural Residential District of Homer City Limits. Encompassing 4.263 acres, the purpose of this plat is to divide an existing lot into two lots. The proposed subdivision will create Tract F-1-A at 1.957 acres, which will front Craftsman Road to the west, and Tract F-1-B at 2.306 acres, which will front East End Road to the south. City water and sewer utilities are available off of Craftsman Road to service Tract F-1-A. City water is available off of East End Road to service Tract F-1-B; however, city sewer is not available for Tract F-1-B.

**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 does not meet these requirements. The utility easement shown on the plat along East End Road is identified as 10 feet. In contrast, 15-feet is designated for all other utility easements along Hough Road and Craftsman Road. According to Note 2 on the plat, the surveyor identifies Tract F-1-B—which fronts the right-of-way of East End Road—as having a 10-foot utility easement. However, in accordance with HCC 22.101.051, staff recommends that the surveyor remove Note 2 and revise the utility easement along East End Road to reflect the required 15 feet.

- 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 Craftsman Road, with City water also available along East End Road.

- 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. No rights-of-way are proposed.

**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 does not meet the specified requirements. Drainage easements are present on both Tracts F-1-A and F-1-B. According to the plat, notes 6 and 7 reference the presence of creeks and drainages; however, their locations are not illustrated. Staff recommends that the surveyor clearly indicate the locations of all existing creeks and drainage features as referenced in the notes. Additionally, staff recommends that the plat either remove "setback line" from the legend, as no setbacks are illustrated, or include the appropriate setback illustrations as referenced in the legend.

- 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 does not meet these requirements, as it lacks any indication of the status of the adjacent lands to the east, fronting Hough Road. Staff recommends that information regarding the status of these lands eastward across Hough Road be included on the plat. Additionally, staff advises that the lot number of the adjacent land to the northwest of Tract F-1-A be revised to reflect the record and be labeled as "Tract B" instead of "Lot 30."

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:** Not applicable, 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. Not within a tidal area.

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 meets these requirements. City water and sewer utilities are available off of Craftsman Road to service Tract F-1-A. City water is available off of East End Road to service Tract F-1-B however, city sewer is not available for Tract F-1-B

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:** Not applicable, the plat meets these requirements. No roads are being 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. Areas of 20 percent slope are indicated with a stipple hatch, see legend.

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

**Staff Response:** No known encroachments. 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:** Not applicable, the plat meets these requirements.

#### **Public Works Comments:**

This is a two lot subdivision so utility improvements are not required.

There are no existing water and sewer stub-outs to the lots, so there is nothing to abandon or relocate.

Tract F-1-A has access to city sewer and water from Craftsman Road, Tract F-1-B has no access to city sewer.

Creeks and drainages exist on both Tract F-1-A & B. They are noted by the plat, but are not illustrated.

**Staff Recommendation:** The Planning Commission recommends approval of the preliminary plat, with the following comments:

1. In accordance with HCC 22.101.051, staff recommends that the surveyor remove Note 2 and revise the utility easement along East End Road to reflect the required 15 feet.
2. Staff recommends that the surveyor clearly indicate the locations of all existing creeks and drainage features as referenced in the notes.
3. Staff recommends that the surveyor either remove "setback line" from the plat's legend, as no setbacks are illustrated, or illustrate the appropriate setbacks as referenced in Note 6.
4. Staff recommends that information regarding the status of lands across Hough Road to the east be included on the plat.
5. Staff recommends that the lot number of the adjacent land to the northwest of Tract F-1-A be revised to reflect the record and read as "Tract B" instead of "Lot 30."

**Attachments:**

1. Preliminary Plat
2. Surveyor's Letter to City of Homer
3. Public Notice
4. Aerial Map



NOTES:

- The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble R-10 survey grade receivers, differentially corrected and processed using Spectra Geospatial Survey Pro 6.8.1.7.
- As per HM89-3, there is a 10 foot wide utility easement within Tract F-1-B, fronting the right-of-way of East End Road.
- The 15 feet fronting all other rights-of-way are subject to an underground utility easement.
- This subdivision is subject to an easement for electric lines or system with right to enter, maintain, repair, and clear shrubbery, granted to Homer Electric Association, Inc. as outlined in Book 49, Page 288, Homer Recording District. No definite location disclosed.
- 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.
- Creeks and drainages are subject to a 15 foot building setback per Homer City Code.
- As per HM89-3, a 20 foot bank maintenance easement is centered on the creeks shown on said plat.
- Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
- All lots within this subdivision are subject to the City of Homer zoning regulations. Refer to the Homer City Code for all current setback and site development restrictions. Owners should check with the City of Homer Planning Department Prior to development activities.
- Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

WASTEWATER DISPOSAL

Soil conditions in this subdivision have been found unsuitable for conventional onsite wastewater treatment and disposal systems. Plans showing a suitable alternate wastewater disposal system that could be used on lots in this subdivision are included in the Engineer's Subdivision and Soils Report and are available from the Kenai Peninsula Borough. All alternate onsite wastewater treatment and disposal systems must be designed for the specific installation by a qualified engineer registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation prior to construction.

(signature of) Engineer License # Date

LINE TABLE			RECORD LINE TABLE		
Line #	Length	Direction	Line #	Length (R)	Direction (R)
L1	45.55'	N33° 45' 47"E	L1	45.55'	N33° 45' 47"E
L2	45.75'	S20° 19' 17"E	L2	45.75'	S20° 19' 17"E
L3	51.26'	S35° 22' 49"E	L3	51.26'	S35° 22' 49"E
L4	22.64'	S89° 59' 20"W	L4	22.64'	S89° 59' 20"W
L5	70.81'	S78° 24' 34"W	L5	70.81'	S78° 24' 34"W
L6	24.33'	S33° 45' 52"W	L6	24.33'	S33° 45' 52"W

CURVE TABLE						RECORD CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length (R)	Radius (R)	Delta (R)	Chord Direction (R)	Chord Length (R)
C1	60.37'	185.00'	18°42'	N52° 59' 12"W	60.10'	C1	60.37'	185.00'	18°42'	N52° 59' 12"W	60.10'
C2	91.51'	203.78'	25°44'	N77° 10' 30"W	90.74'	C2	91.51'	203.78'	25°44'	N77° 10' 30"W	90.74'
C3	53.74'	70.00'	43°59'	N42° 18' 57"W	52.43'	C3	53.74'	70.00'	43°59'	N42° 18' 57"W	52.43'
C4	63.40'	270.00'	13°27'	N13° 35' 41"W	63.25'	C4	63.40'	270.00'	13°27'	N13° 35' 41"W	63.25'
C5	114.46'	230.00'	28°31'	S21° 07' 27"E	113.28'	C5	114.46'	230.00'	28°31'	S21° 07' 27"E	113.28'
C6	310.54'	8524.60'	2°05'	S42° 55' 06"W	310.52'	C6	310.54'	8524.60'	2°05'	S42° 55' 06"W	310.52'

LEGEND

- Found 2" Aluminum Cap on 5/8" Rebar, 5780-S 2006
- Found 2" Aluminum Cap on 5/8" Rebar, 7538-S 2021
- Found ½" Rebar
- Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2025
- (R) Record Measurements Per HM 2023-14, Christensen Tracts 2021 Addition

----- Easement Line  
----- Setback Line

Areas over 20% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)

Wetlands Area defined as Discharge Slope SC per the Kenai Watershed Forum (KWF)

SURVEYORS CERTIFICATE

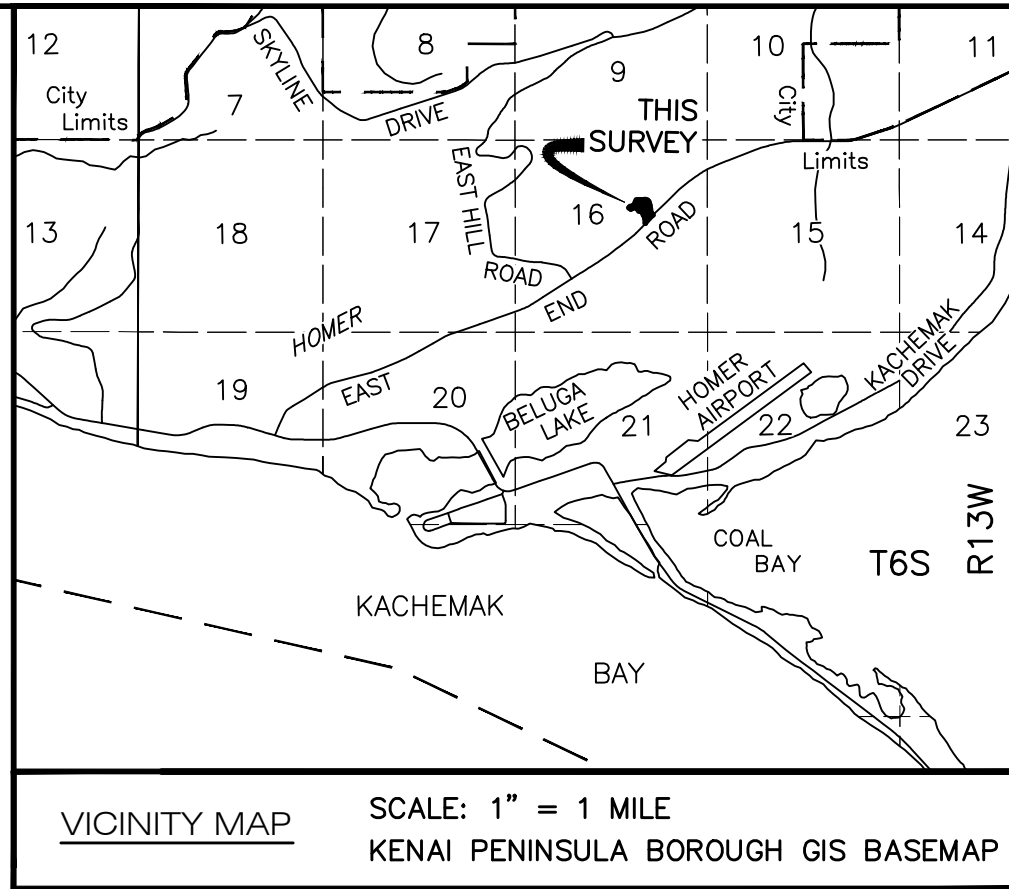
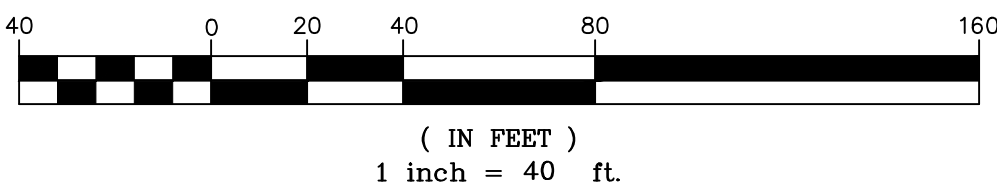
I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: \_\_\_\_\_

Registration No.: 14449-S  
Christopher L. Mullikin,  
Professional Land Surveyor



GRAPHIC SCALE



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

C. Michael Hough  
3733 Ben Walters Lane, Suite 2  
Homer, AK 99603

Shila A. Hough  
3733 Ben Walters Lane, Suite 2  
Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT

For: \_\_\_\_\_

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public for Alaska  
My Commission expires: \_\_\_\_\_

For: \_\_\_\_\_

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public for Alaska  
My Commission expires: \_\_\_\_\_

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April ##, 2025

Kenai Peninsula Borough Authorized Official



CHRISTENSEN GARDENS

A SUBDIVISION OF TRACT F-1  
CHRISTENSEN TRACTS 2021 ADDITION, PLAT No. 2023-14  
HOMER RECORDING DISTRICT

LOCATED WITHIN  
THE SW1/4 NE1/4 OF SECTION 16  
TOWNSHIP 6 SOUTH, RANGE 13 WEST,  
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,  
KENAI PENINSULA BOROUGH,  
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 4.263 ACRES

SURVEYOR	CLIENT
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 Homer, AK 99603	MICHAEL AND SHILA HOUGH 3733 BEN WALTERS LANE, SUITE 2 HOMER, AK 99603
SURVEY DATE: 4/##/2025	SCALE: 1" = 40'
PLAT DATE: 4/20/2025	BOOK No.: NA
CHECKED BY: CLM	FILE: CHRISTENSEN SUBDIVISION.dwg
DRAWN BY: MRS	KPB FILE No.: 2025-###



# MULLIKIN SURVEYS LLC

MullikinSurveys.com 907-299-2289

Christopher Mullikin, PLS  
P.O. Box 1023, Homer, AK 99603

## PRELIMINARY PLAT SUBMITTAL

Planning Dept.  
City of Homer  
491 E. Pioneer Ave  
Homer, AK 99603

Re: Christensen Gardens

To Whom it may concern,

This is a preliminary plat submittal for Michael and Shila Hough, owners of Tract F-1, Christensen Tracts 2021 Addition.

Please find included in this packet:

- One full sized paper plat
- 1 reduced size (11x17) drawing
- \$300 check (#246) for plat submittal fee
- KPB Preliminary Plat Submittal Form

Sincerely,

Christopher Mullikin, PLS

**RECEIVED**

**APR 22 2025**

**CITY OF HOMER  
PLANNING/ZONING**



## 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:

### **Christensen Gardens 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, May 21, 2025 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](https://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 May 16, 2025 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](mailto:clerk@cityofhomer-ak.gov), or in-person at Homer City Hall.

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

.....



## Legend

Physical Addresses



Transportation

Mileposts



Parcels and PLSS

Tax Parcels



0 350 700  
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](http://www.cityofhomer-ak.gov)

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

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

### Staff Report 25-029

TO: Homer Planning Commission **25-029**  
FROM: Ryan Foster, City Planner  
DATE: May 21, 2025  
SUBJECT: Virginia Lyn 2025 Replat

**Requested Action:** Approval of a preliminary plat to adjust the lot lines between Virginia Lyn Subdivision Lots 54 and 53. This preliminary plat establishes a new lot line between a proposed Lot 54-a and Lot 53-a.

#### General Information:

Applicants:	Paul Hueper 3901 Pennock St. Homer, AK 99603	Mullikin Surveys, LLC PO Box 1023 Homer, AK 99603
Location:	West of Pennock Street at Virginialyn Way	
Parcel ID:	17913305 & 17913306	
Size of Existing Lot(s):	0.335 acres, 0.335 acres	
Size of Proposed Lots(s):	0.354 acres and 0.309 acres	
Zoning Designation:	Urban Residential District	
Existing Land Use:	Residential	
Surrounding Land Use:	North: Residential South: Vacant East: Vacant West: Residential	
Comprehensive Plan:	1-C-1 Promote infill development in all housing districts.	
Wetland Status:	Wetland/ Discharge Slope.	
Flood Plain Status:	Not in a floodplain.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are available.	
Public Notice:	Notice was sent to 45 property owners of 48 parcels as shown on the KPB tax assessor rolls.	

**Analysis:** This subdivision is within the Urban Residential District. This plat adjusts the lot lines between Virginia Lyn Subdivision Lots 54 and 53. A new lot line is placed between a proposed Lot 54-a of 0.354 acres and Lot 53-a of 0.309 acres. There is an existing conditional use permit for three dwelling units and a zoning permit for both Lot 54 and Lot 53. There is an active stop work code enforcement order on both Lot 54 and Lot 53 regarding encroachment issues on these properties. The intent of this replat is to ensure the encroachment issues are addressed, ensuring the access easement is clear of buildings/structures and all other City code requirements are also met.

**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 does not meet this requirement. The plat illustrates a 10'-utility easement and should be changed to 15'.

- 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 this requirement.

- 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 does not meet these requirements. The spelling for Virginialyn Way is incorrect.

- 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.

- 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 this requirement.

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

**Staff Response:** The plat does not meet these requirements. This replat is intended to correct for encroachment issues with the construction of new dwelling units on each of the properties and any existing encroachments should be noted, including a statement on how encroachments will be resolved.

- 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:** Public Works staff reviewed the plat and have the following comment.

“survey and depict the water service valve (for lot 53-1) in relation to the newly adjusted property line. I want to ensure the water service for lot 53-a is not now on lot 54-a with the lot line moving over 5’.”

**Staff Recommendation:**

Planning Commission recommends approval of the preliminary plat.

1. Depict the utility easement along Virginialyn Way as 15’.
2. Correct the spelling for the street Virginialyn Way.
3. Add apparent encroachments to existing building setbacks and utility easements and a statement of how encroachments will be resolved.
4. Depict the water service valve for lot 53-a in relation to the newly adjusted property line, to verify that, that service is not on lot 54-a.

**Attachments:**

1. Preliminary Plat
2. Surveyor’s Letter
3. Public Notice
4. Aerial Map

NOTES:

- The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble R-10 survey grade receivers, differentially corrected and processed using Spectra Geospatial Survey Pro 6.8.1.7.
- 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.
- The northern 10 feet of Lots 53 and 54, adjoining the southern edge of Virginia Lyn Way right-of-way, are subject to an underground utility and slope maintenance easement for the placement and maintenance of utilities, and for maintenance of slopes per document No. 2019-002812, Homer Recording District.
- An easement over, across, under, and through Lots 53 and 54 for a public use right-of-way, including the right to construct, operate, and maintain public improvements and utilities of all kinds, was granted to the City of Homer in Book 61, Pages 79 through 81, Serial Nos. 71-835 and 71-836, Homer Recording District.
- 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.
- Wastewater Disposal: Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
- Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
- Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

SURVEYORS CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: \_\_\_\_\_  
Registration No.: 14449-S  
Christopher L. Mullikin,  
Professional Land Surveyor



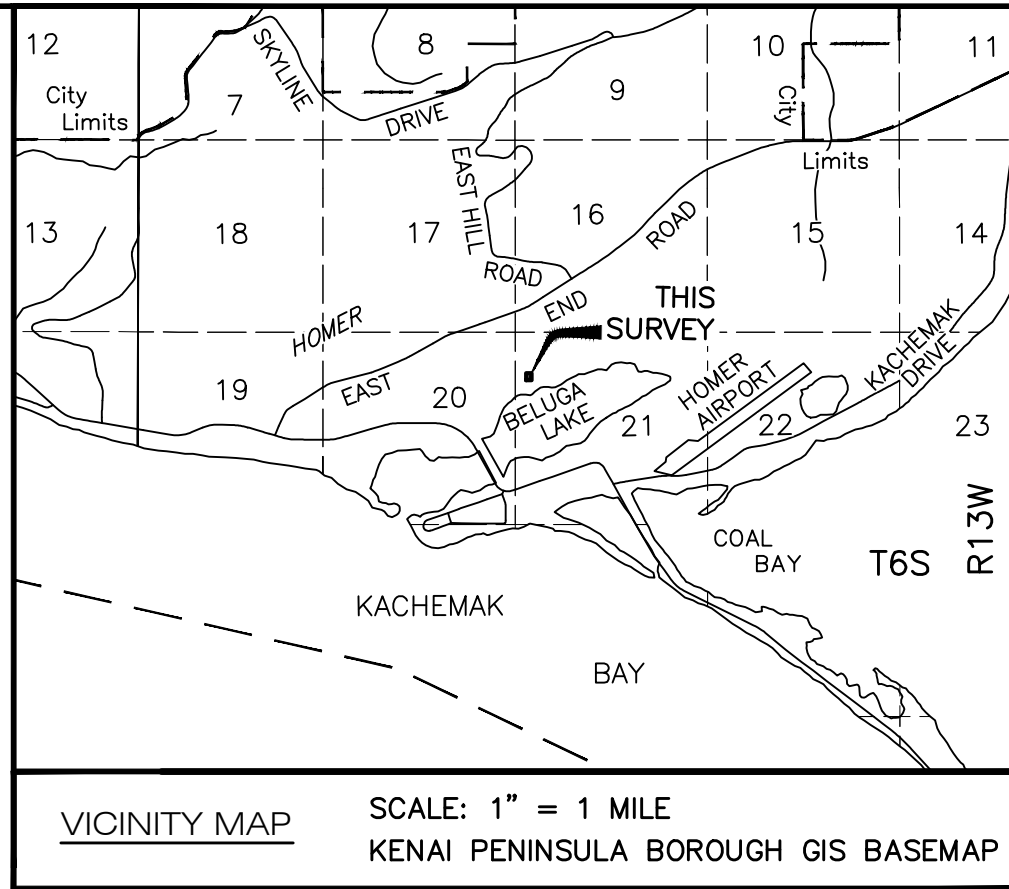
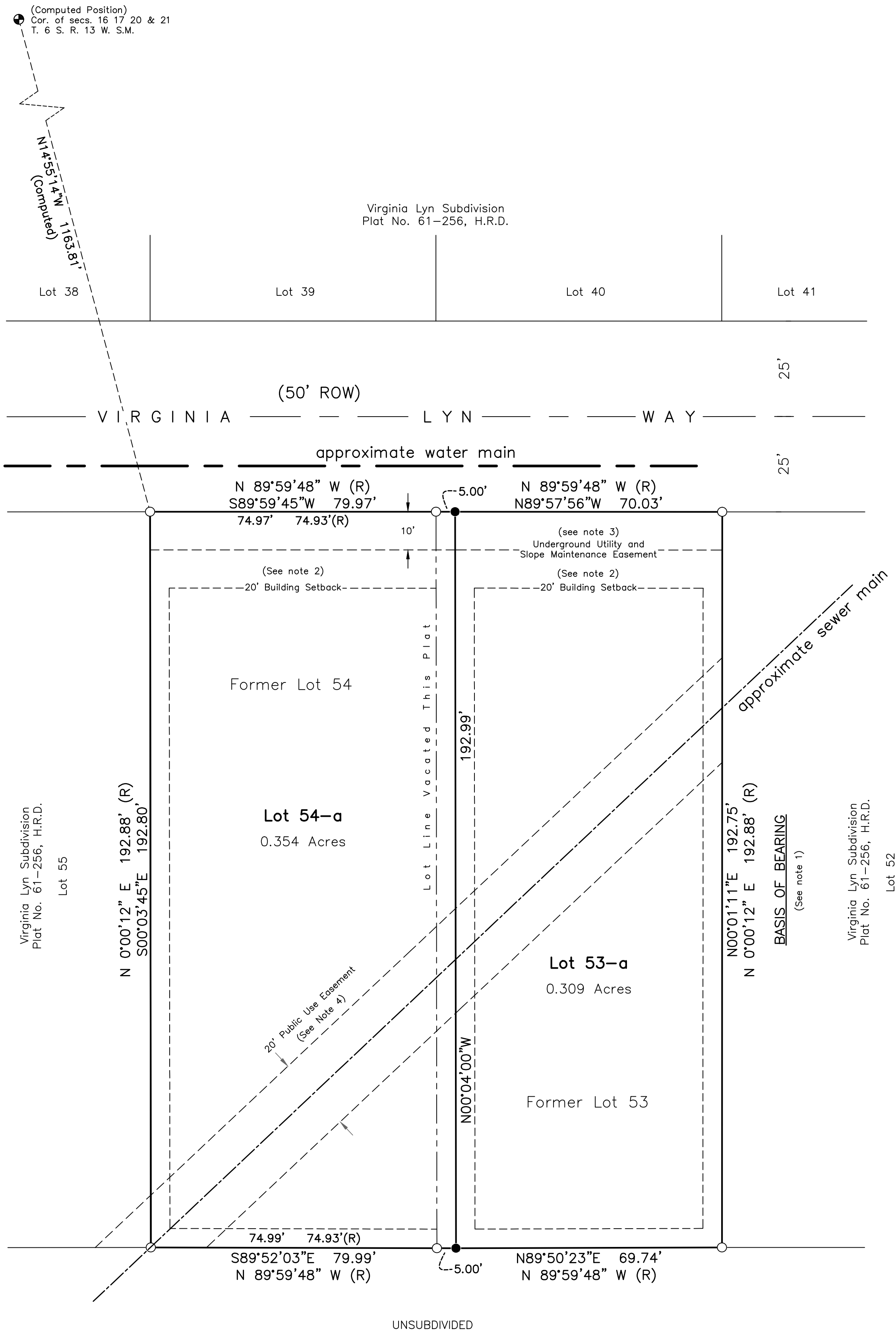
LEGEND

- Record GLO 3 1/4" Brass Cap on Iron Post, 1917
- Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2025
- Found 2" Aluminum Cap on 5/8" Rebar, 7538-S 2019
- (R) Record Measurements Per Record of Survey HM 2019-41

--- Vacated Lot Line  
----- Setback Line  
----- Easement Line

Note: There are no areas over 20% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)

Note: The entire survey is within Discharge Slope Wetlands per the Kenai Watershed Forum (KWF)



CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the real property shown and described hereon and that I hereby adopt this plan of subdivision and by my free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Paul Hueper  
3901 Pennock Street  
Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT

For: \_\_\_\_\_

Acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public for Alaska  
My Commission expires: \_\_\_\_\_

For: \_\_\_\_\_

Acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public for Alaska  
My Commission expires: \_\_\_\_\_

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April ##, 2025

Kenai Peninsula Borough Authorized Official \_\_\_\_\_



VIRGINIA LYN 2025 REPLAT

A REPLAT OF LOTS 53 AND 54  
VIRGINIA LYN SUBDIVISION, PLAT No. 61-256  
HOMER RECORDING DISTRICT

LOCATED WITHIN  
THE NW1/4 NW1/4 OF SECTION 21  
TOWNSHIP 6 SOUTH, RANGE 13 WEST,  
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,  
KENAI PENINSULA BOROUGH,  
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 0.663 ACRES

SURVEYOR	CLIENT
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 Homer, AK 99603	PAUL HUEPER 3901 PENNOCK STREET HOMER, AK 99603
SURVEY DATE: 4/##/2025	SCALE: 1" = 20'
PLAT DATE: 4/18/2025	BOOK No.: NA
CHECKED BY: CLM	FILE: HUEPER SUBDIVISION.dwg
DRAWN BY: MRS	KPB FILE No.: 2025-###



# MULLIKIN SURVEYS LLC

MullikinSurveys.com 907-299-2289

Christopher Mullikin, PLS  
P.O. Box 1023, Homer, AK 99603

## PRELIMINARY PLAT SUBMITTAL

Planning Dept.  
City of Homer  
491 E. Pioneer Ave.  
Homer, AK 99603

Re: Virginia Lyn 2025 Replat

To Whom it may concern,

This is a preliminary plat submittal for Paul Hueper, owner of Lots 53 & 54, Virginia Lyn Subdivision, HM61-256.

Please find included in this packet:

- One full sized paper plat
- 1 reduced size (11x17) drawing
- \$300 check (#248) for plat submittal fee

Sincerely,

Christopher Mullikin, PLS

**RECEIVED**

**APR 24 2025**

**CITY OF HOMER  
PLANNING/ZONING**



## 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:

### **Virginia Lyn 2025 Replat 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, May 21, 2025 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](https://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 May 16, 2025 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](mailto:clerk@cityofhomer-ak.gov), or in-person at Homer City Hall.

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

.....



### Legend

Transportation

Mileposts



Parcels and PLSS

Tax Parcels



0 100 200 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](http://www.cityofhomer-ak.gov)

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

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

### Staff Report 25-030

TO: Homer Planning Commission **25-030**  
FROM: Ryan Foster, City Planner  
DATE: May 21, 2025  
SUBJECT: A A Mattox Sub. 1958 Addn. a Portion of Lot 15 Replat

**Requested Action:** Approval of a preliminary plat subdivide a portion of Lot 15 into two lots, a proposed Lot 15A and Lot 15B.

### General Information:

Applicants:	Justin Arnold P.O. Box 577 Homer, AK 99603	Seabright Survey & Design 1044 East End Rd, Suite A Homer, AK 99603
Location:	South of East End Rd, East of Pennock Street	
Parcel ID:	17705403	
Size of Existing Lot(s):	0.46 acres	
Size of Proposed Lots(s):	0.188 acres and 0.247 acres	
Zoning Designation:	Urban Residential District	
Existing Land Use:	Vacant	
Surrounding Land Use:	North: Commercial South: Residential East: Residential West: Institutional	
Comprehensive Plan:	1-C-1 Promote infill development in all housing districts.	
Wetland Status:	Discharge slope on the eastern 1/3 of the lot	
Flood Plain Status:	Not in a floodplain.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are available.	
Public Notice:	Notice was sent to 55 property owners of 52 parcels as shown on the KPB tax assessor rolls.	

**Analysis:** This subdivision is within the Urban Residential District. This plat subdivides a portion of Lot 15 into a proposed Lot 15-A at 0.188 acres and Lot 15-B at 0.247 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 this requirement. The plat illustrates a 15-foot utility easement.

- 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 this requirement.

- 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 meets these requirements.

- 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.

- 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 this requirement. No areas over 20 percent grade are present.

- 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 property owner will need to provide water and sewer to both lots.

**Staff Recommendation:**

Planning Commission recommends approval of the preliminary plat with the following comments:

1. The property owner will need to provide water and sewer to both lots.

**Attachments:**

1. Preliminary Plat
2. Surveyor's Letter
3. Public Notice
4. Aerial Map



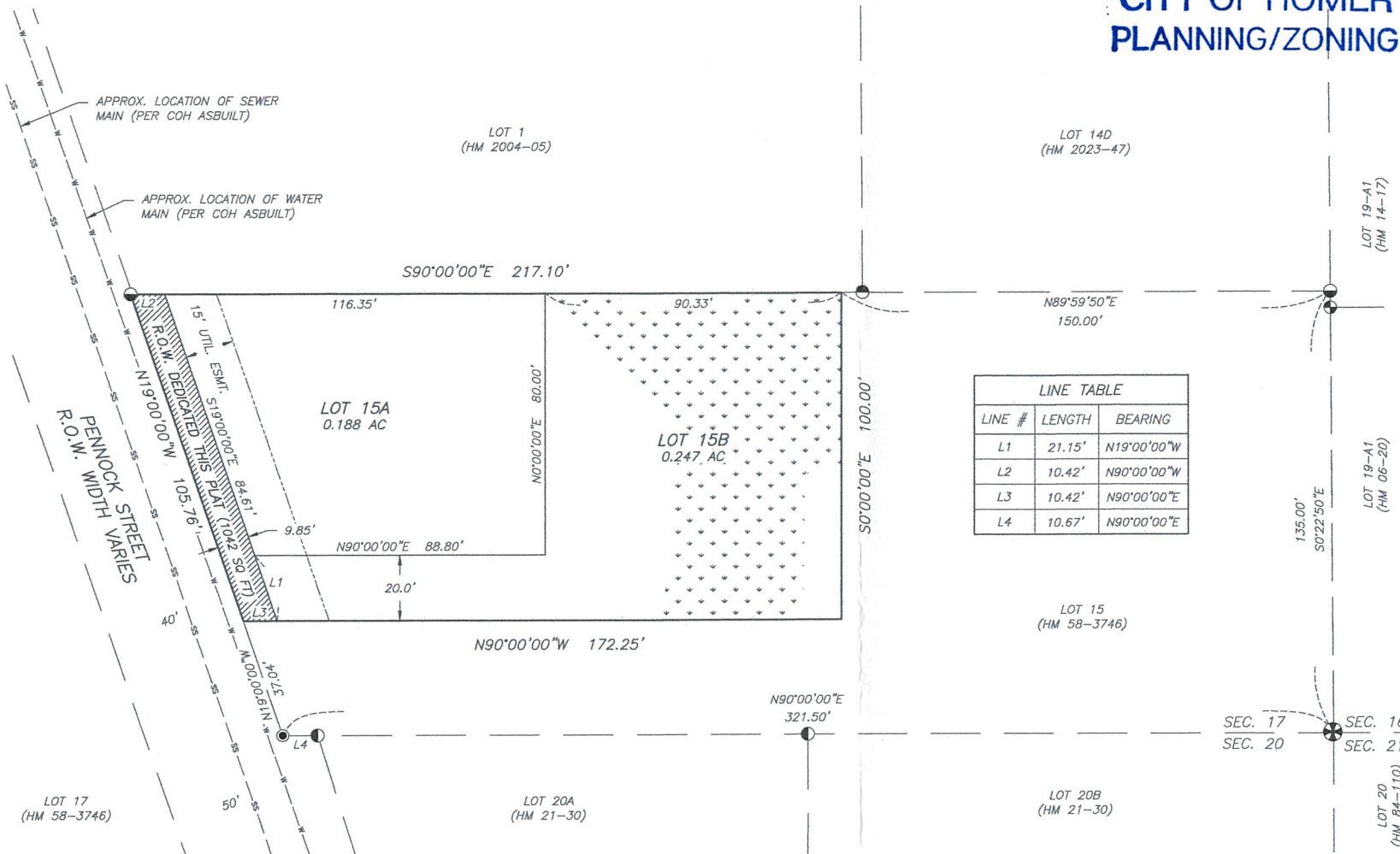
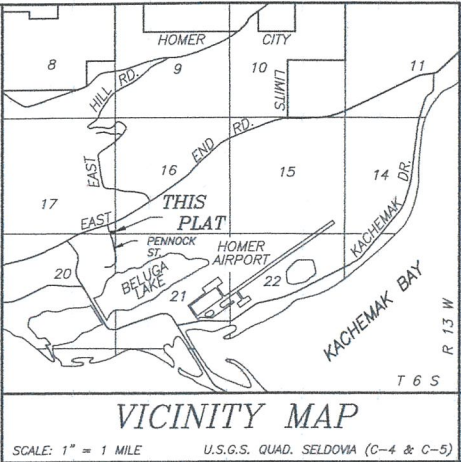
NOTARY'S ACKNOWLEDGMENT

FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2025  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

RECEIVED

MAY 02 2025

CITY OF HOMER  
PLANNING/ZONING



LINE TABLE		
LINE #	LENGTH	BEARING
L1	21.15'	N19°00'00"W
L2	10.42'	N90°00'00"W
L3	10.42'	N90°00'00"E
L4	10.67'	N90°00'00"E

CERTIFICATE OF OWNERSHIP & DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

JUSTIN T. ARNOLD  
P.O. BOX 577  
HOMER, AK, 99603

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
AUTHORIZED OFFICIAL  
KENAI PENINSULA BOROUGH

NOTES

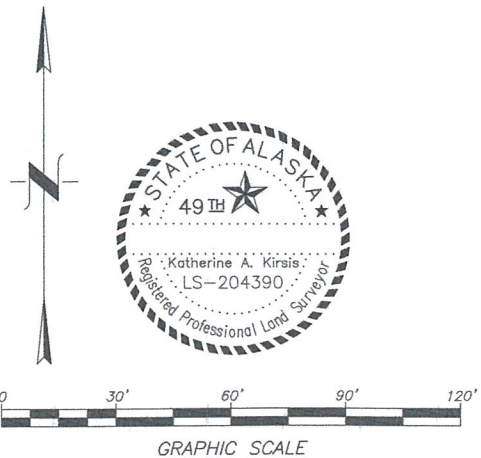
1. THE FRONT 15' ALONG THE RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
2. DEVELOPMENT OF THESE LOTS IS SUBJECT TO THE CITY OF HOMER ZONING REGULATIONS. REFER TO HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PRIOR TO DEVELOPMENT ACTIVITIES.
3. LOTS ARE SERVED BY CITY OF HOMER WATER AND SEWER.

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LEGEND

- APPROX. AREA DISCHARGE SLOPE (KWF WETLANDS ASSESSMENT, KPB GIS)
- BLM 3" BC SECTION CORNER
- 1 1/2" AC 3815-S 1985
- 2" AC 5780-S 12004
- 2" AC 1301-S 1996
- 3/8" RBR
- 2" AC 7610-S 2020



HOMER RECORDING DISTRICT KPB FILE NO. 2025-XXX

A A MATTOX SUB. 1958 ADDN. A PORTION OF LOT 15 REPLAT

A REPLAT OF PORTION OF LOT 15, A A MATTOX SUB. 1958 ADDN. A (HM 58-3746), LOCATED IN SEC. 17, T. 6 S., R. 13 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 4.591 ACRES

SEABRIGHT SURVEY + DESIGN  
KATHERINE A. KIRSIS, P.L.S.

1044 EAST END ROAD, SUITE A  
HOMER, ALASKA 99603  
(907) 299-1580  
seabrightsurvey@gmail.com

CLIENTS: JUSTIN T. ARNOLD  
P.O. BOX 577, HOMER, AK 99603

DRAWN BY: FC	CHKD BY: KK	JOB #2025-19
DATE: 4/2025	SCALE: 1"=30'	SHEET #1 OF 1

## SEABRIGHT SURVEY + DESIGN

Katherine A. Kirsis, P.L.S.

1044 East End Road Suite A

Homer, Alaska 99603

907.299.1580

*seabrightsurvey@gmail.com*

5/2/25

City of Homer  
491 East Pioneer Ave  
Homer, AK 99603

RE: Preliminary Submittal for "A A MATTOX SUB. 1958 ADD. PORTION LOT 15  
REPLAT"

Dear Planning Department,

We are pleased to submit the above referenced preliminary plat for your review.  
Included in this submittal packet you will find:

- 1 full size plat copy
- 1 11x17 plat copy
- Signed KPB plat submittal form
- Check for \$300 plat review fee

In addition, we have emailed you a digital copy of the 11x17 plat.

Please let us know if there are any concerns or clarifications we can address.

Cordially,

*Katherine A. Kirsis*

Katherine A. Kirsis, PLS  
Seabright Survey + Design

RECEIVED

MAY 02 2025

CITY OF HOMER  
PLANNING/ZONING



## 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:

### **A A Mattox Sub. 1958 Addn. a Portion of Lot 15 Replat 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, May 21, 2025 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](https://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

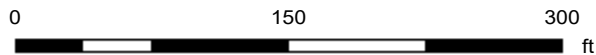
Additional information regarding this matter will be available by 5 p.m. on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for May 16, 2025 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office 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](mailto:clerk@cityofhomer-ak.gov), or in-person at Homer City Hall.

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

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NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or

Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The operation or modification of the data. In using these data, you further agree to the data, or use of the data.



### Legend

Physical Addresses

Transportation

Mileposts

Parcels and PLSS

Tax Parcels





# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the City Clerk

491 East Pioneer Avenue  
Homer, Alaska 99603

[clerk@cityofhomer-ak.gov](mailto:clerk@cityofhomer-ak.gov)

(p) 907-235-3130

(f) 907-235-3143

## Memorandum

To: PLANNING COMMISSION  
From: ZACH PETTIT, DEPUTY CITY CLERK II  
Date: MAY 21, 2025  
Subject: FOSS ACRES 2025 ADDITION PRELIMINARY PLAT, STAFF REPORT 25-25

---

**Background:** The packet materials from the May 7<sup>th</sup>, 2025 Planning Commission Regular Meeting regarding the Foss Acres 2025 Addition Preliminary Plat have been re-attached to this packet should the Commission vote to reconsider the plat. If the motion to reconsider is carried, the motion from the May 7<sup>th</sup>, 2025 Planning Commission Regular Meeting will be back on the floor, as follows: *"BARNWELL/STARK MOVED TO ADOPT STAFF REPORT 25-25 AND RECOMMEND APPROVAL OF THE FOSS ACRES 2025 ADDITION PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:*

1. *THE DEVELOPER WILL NEED TO ENTER INTO A SUBDIVISION AGREEMENT WITH THE CITY:*
  - a. *CONSTRUCT TUNDRA ROSE ROAD AND THE DEDICATED CUL-DE-SAC OFF JEFFREY AVENUE TO A CITY STANDARD ROAD.*
  - b. *PROVIDE POWER AND GAS TO ALL LOTS.*
  - c. *DEDICATE A 40' WIDE ROAD ACCESS AND UTILITY EASEMENT TO PROVIDE LEGAL ACCESS TO THE UN-SUBDIVIDED REMAINDER TO THE EAST.*
  - d. *CONSTRUCT A HAMMER HEAD AT THE END OF TUNDRA ROSE ROAD WITHIN THE RIGHT-OF-WAY TO PROVIDE EMERGENCY AND MAINTENANCE TURNAROUND.*
  - e. *THERE IS A 10' UTILITY EASEMENT ALONG THE PROPERTY BOUNDARIES OF TRACTS B2, B3, A PORTION OF B4, AND B5. CHANGE THE LANGUAGE OF THE UTILITY EASEMENT TO INCLUDE PEDESTRIAN ACCESS FOR A FUTURE TRAIL AND RECREATIONAL CONNECTIVITY.*
2. *HOMER PLANNING COMMISSION RECOMMENDS APPLICANT PROVIDES DETAILED SURVEY WITH TOPOGRAPHY, CURRENT WETLANDS STATUS, DRAINAGES, AND CONTOUR LINES:*
  - a. *DOWNSTREAM WATER IMPACT.*
  - b. *EVALUATE ROAD ACCESS FROM JEFFREY AVENUE."*

**Requested Action:** Discuss and vote on whether or not the Commission wishes to approve this preliminary plat reconsideration.



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

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

### Staff Report 25-025

TO: Homer Advisory Planning Commission  
FROM: Ryan Foster, City Planner  
DATE: May 7, 2025  
SUBJECT: Foss Acres 2025 Addition Preliminary Plat

**Requested Action:** Approval of a preliminary plat to subdivide to existing parcels into 10 lots.

#### General Information:

Applicants:	Sandra & Tyler Kaneshiro 7565 Blue Copper Court P.O. Box 2913 Las Vegas, NV 89113	Peninsula Surveying, LLC 10535 Katrina Boulevard Ninilchik, AK 99639
Location:	Tundra Rose Road east of West Hill Rd and south of Skyline Drive, within Homer City limits.	
Parcel ID:	17324096, 17324097	
Size of Existing Lot(s):	11.44 acres, 11.59 acres	
Size of Proposed Lot(s):	10 lots (see plat)	
Zoning Designation:	Rural Residential District	
Existing Land Use:	Vacant	
Surrounding Land Use:	North: Vacant & Residential South: Vacant East: Vacant West: Residential	
Comprehensive Plan:	Chapter 4 Land Use, Goal 1 Objective C: Maintain high quality residential neighborhoods; promote housing choice by supporting a variety of dwelling options.	
Wetland Status:	KWF Wetlands Assessment: Depression, Wetland/Upland Complex, Discharge Slope	
Flood Plain Status:	Not located in a coastal flood plain	
BCWPD:	Outside the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are not available at this time.	
Public Notice:	Notice was sent to 45 property owners of 39 parcels as shown on the KPB tax assessor rolls.	



**Analysis:** This subdivision is located within the Homer City Limit's Rural Residential District. The purpose of this plat is to subdivide two existing parcels of 11.44 acres and 11.59 acres into 10 lots ranging between 2.182 acres and 2.519 acres each.

**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 are unavailable.

- 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 does not meet these requirements (see Public Works comments below).

**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. Not within a tidal area.

- 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 meets these requirements. City water and waste water are not available.

- 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.

- 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. Areas of 20 percent slope are indicated with a stipple hatch, see plat legend.

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

**Staff Response:** No known encroachments. The plat meets these requirements.

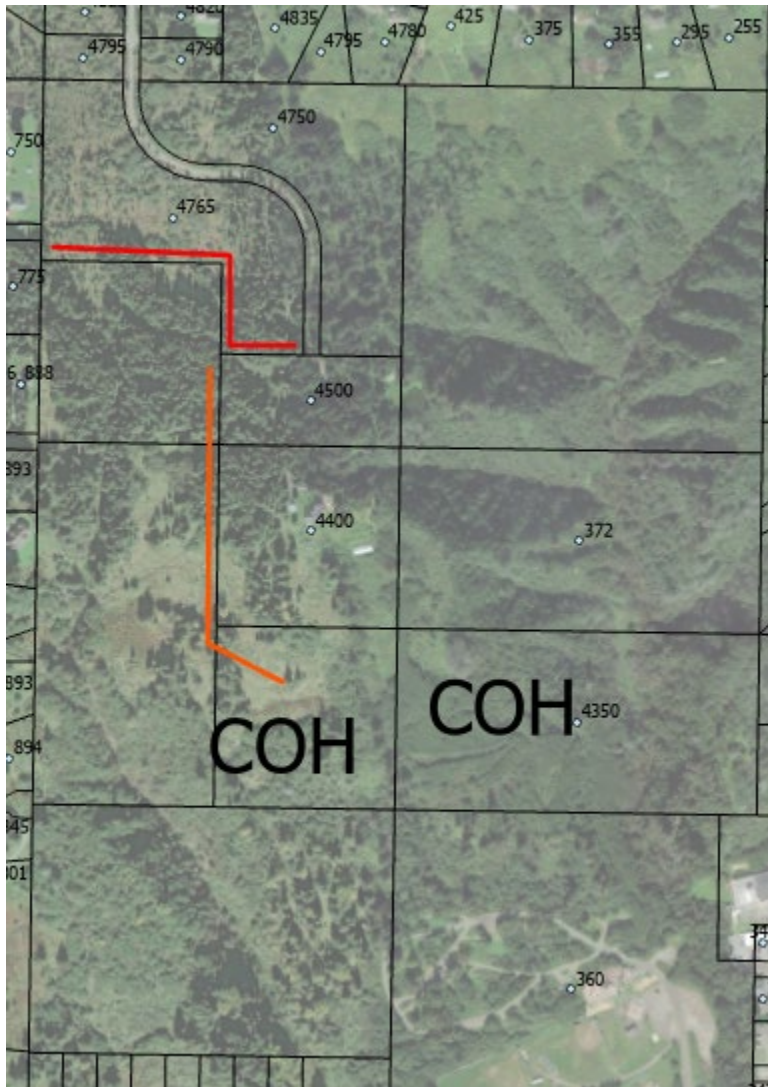
- O. If the subdivision will be finalized in phases, all dedications for through streets as required by KPB 20.30.030 must be included in the first phase.

**Staff Response:** Not applicable, the plat meets these requirements.

**Public Works Comments:**

The Developer will need to enter into a Subdivision Agreement with the City:

- Construct Tundra Rose Road and the dedicated cul-de-sac off Jeffrey Avenue to a City Standard Road.
- Provide power and gas to all lots.
- Dedicate a 40' wide road access and utility easement to provide legal access to the unsubdivided parcel to the east.
- Construct a hammer head at the end of Tundra Rose Road within the right-of-way to provide emergency and maintenance turnaround.
- There is a 10' utility easement along the property boundaries of Tracts B2, B3, a portion of B4, and B5 (See map below). Change the language of the utility easement to include pedestrian access for a future trail and recreational connectivity.



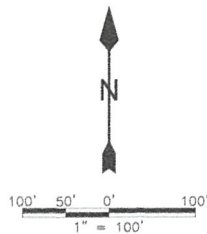
**Staff Recommendation:** The Planning Commission recommends approval of the preliminary plat, with the following comments:

1. The Developer will need to enter into a Subdivision Agreement with the City:
  - a. Construct Tundra Rose Road and the dedicated cul-de-sac off Jeffrey Avenue to a City Standard Road.
  - b. Provide power and gas to all lots
  - c. Dedicate a 40' wide road access and utility easement to provide legal access to the unsubdivided remainder to the east.
  - d. Construct a hammer head at the end of Tundra Rose Road within the right-of-way to provide emergency and maintenance turnaround.
  - e. There is a 10' utility easement along the property boundaries of Tracts B2, B3, a portion of B4, and B5. Change the language of the utility easement to include pedestrian access for a future trail and recreational connectivity.



**Attachments:**

1. Preliminary Plat
2. Surveyor's Letter to City of Homer
3. Public Notice
4. Aerial Map
5. Public Comments received by May 1, 2025



LINE TABLE		
LINE	LENGTH	BEARING
L1	51.15'	S00°10'43"E
L2	112.25'	S89°57'07"E
L3	51.05'	S00°11'41"E
L4	45.26'	N00°11'41"W
L5	112.25'	N89°57'07"W
L6	50.92'	N00°10'43"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	212.02'	310.00'	039°11'11"	207.91'	S19°46'19"E
C2	70.91'	310.00'	013°06'20"	70.75'	S45°55'04"E
C3	202.79'	310.00'	037°28'53"	199.20'	S71°12'40"E
C4	391.64'	250.00'	089°45'24"	352.80'	S45°04'23"E
C5	227.22'	310.00'	041°59'43"	222.16'	N21°11'33"W
C6	90.12'	310.00'	016°39'24"	89.80'	N50°31'06"W
C7	168.29'	310.00'	031°06'17"	166.23'	N74°23'56"W
C8	391.71'	250.00'	089°46'24"	352.85'	N45°03'55"W
C9	485.72'	310.00'	089°46'24"	437.54'	S45°03'55"E
C10	485.64'	310.00'	089°45'30"	437.48'	N45°04'26"W
C11	249.81'	50.00'	286°15'34"	60.00'	N00°11'57"W

#### NOTES

- ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.
- A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION PER HM94-57.
- THE FRONT 15' OF ADJOINING DEDICATED RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT.
- 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.
- NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
- ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
- SUBJECT TO A GENERAL EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHTS TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., PER BOOK 30 PAGE 49 RECORDED AUGUST 13, 1963, HOMER RECORDING DISTRICT.
- SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS PER BOOK 240 PAGE 640 RECORDED JANUARY 20, 1995, HOMER RECORDING DISTRICT.
- THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
- FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. SEE FEMA FIRM PANEL 0122C-2015E & 0122C-2020E FOR INFORMATION ON FLOODPLAIN ZONES D.
- BOUNDARY DATA IS PER HM94-57. (R1)
- KPB GIS DATA SHOWS THERE IS NO ANADROMOUS WATERS.

#### LEGEND

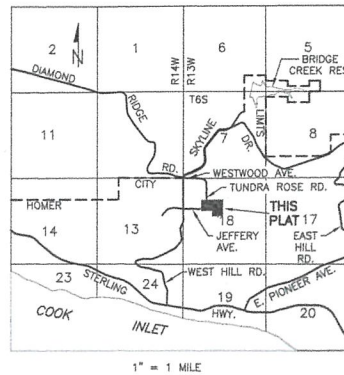
- RECORD PRIMARY MONUMENT AS DESCRIBED
- RECORD 5/8" REBAR
- RECORD 1/2" REBAR
- TO SET RPC ON 5/8" X 30" REBAR BY LS14488
- (R1) RECORD DATA PER HM94-57

- APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GIS DATA
- DISCHARGE SLOPES WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING
- WETLAND/UPLAND COMPLEX WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING
- DEPRESSION WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING

#### WASTEWATER DISPOSAL

TBD  
ONSITE SEWER AND WATER - NO CITY SERVICES

**RECEIVED**  
**APR 16 2025**  
**CITY OF HOMER**  
**PLANNING/ZONING**



#### CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

SANDRA KANESHIRO  
7565 BLUE COPPER CT.  
LAS VEGAS, NV 89113

TYLER KANESHIRO  
7565 BLUE COPPER CT.  
LAS VEGAS, NV 89113

#### NOTARY ACKNOWLEDGMENT

FOR: SANDRA AND TYLER KANESHIRO  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

NOTARY PUBLIC FOR: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

#### CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPT ON BEHALF OF THE CITY OF HOMER FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

JEFFERY AVE.

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL: \_\_\_\_\_

DATE: \_\_\_\_\_

#### PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMITTEE AT THE MEETING OF MM/DD/YYYY.

BOROUGH OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

KPB FILE NUMBER: 2025-000

PENINSULA SURVEYING, LLC  
10535 KATRINA BOULEVARD, NINILCHIK, AK 99639  
(907)306-7065

PLAT OF  
**FOSS ACRES 2025 ADDITION**

A SUBDIVISION OF  
TRACT A & TRACT B, FOSS ACRES, HM94-57  
LOCATED WITHIN  
THE NW1/4 SEC. 18, T6S, R13W, S.M., CITY OF  
HOMER, HOMER RECORDING DISTRICT, KENAI  
PENINSULA BOROUGH, ALASKA  
CONTAINING 23.033 ACRES

OWNERS: SANDRA AND TYLER KANESHIRO  
7565 BLUE COPPER CT.  
LAS VEGAS, NV 89113

SCALE: 1" = 100' DATE: APRIL 14, 2025  
DRAWN: BLT CHECKED: JLS SHEET: 1 OF 1



RECEIVED

APR 16 2025

CITY OF HOMER  
PLANNING/ZONING

April 14, 2025

Planning Commission  
City of Homer Planning Department  
491 Pioneer Ave  
Homer, AK 99603

Re: Preliminary Plat Submission of **FOSS ACRES 2025 ADDITION**

Enclosed herewith are (1) full sized 24"X36", and (1) 11"X17" reduced copy of the preliminary plat, and a check in the amount of \$300.00 for the City of Homer Preliminary Plat Processing Fee. A pdf file will be emailed separately.

The owners propose to subdivide the two parent parcels into 10 lots, with access via the existing Tundra Rose Rd. right-of-way. This road has been constructed and is in use by neighbors to the south. The cul-de-sac bulb is being proposed to provide a turnaround for Jeffery Ave.

Thank you for your consideration.

Sincerely,

Brandon Thielke  
Survey Technician

## 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:

### **Foss Acres 2025 Addition 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, May 7, 2025 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](https://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 May 2, 2025 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](mailto:clerk@cityofhomer-ak.gov), or in-person at Homer City Hall.

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

.....





Legend

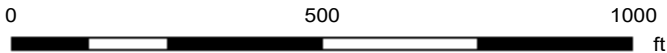
Transportation

Mileposts



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.

Dear Planning Commission members,

Thank you for the opportunity to comment.

We have serious reservations about this subdivision which lies upslope from our northern boundary.

Most recently Terra Bella was the owner of Foss Acres A and B HM94-57, before Sandra and Tyler Kaneshiro bought it and divided their hillside lands according to Foss Acres 2025 Addition subdivision plat. They chose to subdivide for development 9 lots fronting on Fairview Avenue in Homer. They did not further divide their Foss Acres or other hillside lots into multiple lots for sale, most likely due to the cost of development on steep slopes and in wetlands.

Following are some of the costs to develop Foss Acres 2025 Addition.

- For the developer: upgrading 60 foot ROW Tundra Rose Road, currently 12 feet in width, per HCC 11.20.020.
- For the City of Homer: year-round maintenance per HCC 11.20.100.
- For the developer: Potentially extending electric service along the entire Tundra Rose Road with access to each of the 10 proposed lots. This would add value to the lots.
- A possible cost to the neighbors along Tundra Rose Road, the City, and taxpayers: application through an LID for HARP funds for reconstructing and upgrading of Tundra Rose Road.

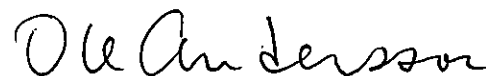
•Bogs on both sides of Tundra Rose Road are designated wetlands on the subdivision plat, as referenced by Kenai Watershed Forum 2013 Cook Inlet Wetlands Mapping and The National Wetlands Inventory USFWS. In addition, we have walked through the extensive wet areas and confirm they are subpar for development. In the early '90's a well-known local developer passed on purchasing this land, most likely because of the costs associated with development in wetlands. We were then offered the property and also passed because of wetlands and terrain.

There are several runoff streams and a couple of year-round streams that pass through the Foss Acre lots. One of the year-round streams provides water for our two high tunnels and outdoor gardens.

To summarize, first and foremost, the access road which we and our friends use with occasional use by service vehicles, is the lifeline to our home. If up to ten new homes are established above us, the road will have to be upgraded, reconstructed and approved by the City for year-round maintenance, and with a proper cul-de-sac turn around. If the subdivision, or modified subdivision is accepted it should follow Design phase procedures outlined in HCC 11.20 Construction Procedures Within City Rights of Way and Subdivisions.

Thank you for your attention to these comments. We do not support this subdivision as proposed. We consider this application to be incomplete at this time since no information is supplied on the plat for road upgrade and reconstruction per HCC 11.20. Also, downstream effects of disturbance to wetlands are not outlined. At the very least there should be a postponement of any approvals so additional information can be provided to the Planning Commission and to allow for further public comment with a revised application. We are happy to answer any questions that may arise because of these stated concerns.

Ole Andersson  
4400 Tundra Rose Road, Homer AK 99603  
Phone: 907 394-3907





Homer Planning Commission  
City Hall  
Homer, AK 99603

RE: The proposed subdivision near the top of Tundra Rose Rd. in Homer, designated as Foss Acres 2025 Addition, a subdivision of Tract A & Tract B, Foss Acres, HM94-57.

4/30/2025

Dear Planning Commissioners,

We are concerned about the division of land on the west side of this proposed development, designated "Tract B." This is a classified wetland that eventually drains through the property's southern end, becoming a substantial stream that runs across our property. It never runs dry. This is a good indication of the large inflow of water from the watershed above this wetland, which is slated to be developed into 5 house sites.

We use this brook all summer to water our food crops, grown in 2 high tunnels and a large vegetable, berry and fruit tree garden. Our produce benefits ourselves, friends and neighbors, and excess has been donated to the Food Pantry. We have a water rights permit to use up to 1,052 gallons/day from the brook annually, from May 1<sup>st</sup>-October 31<sup>st</sup>. We've had it tested and have been told it's safe to use on food crops and could be filtered to be safe enough to drink.

Since our drilled well has never been functional, we anticipate that we may have to use the water from the brook at some point for household needs. Looking ahead, we expect there may be a time when the water truck finds the road impassable, or water may no longer be available for purchase. It is critical that this stream continue to flow at it's current rate, and to be unpolluted by silt, solids and septic runoff. We are aware that pollutants can leach out of mound systems, and where natural flow is interrupted in disturbed wetlands, polluted water may not be able to run through the purification process that a large area of peat provides.

Our second concern is the long road that leads to our home through this proposed development. Since the mid-'90's the city has required that we plow and maintain this extension of Tundra Rose Road. It will be challenging and expensive to construct this road according to city ordinances and for the city to take over maintaining it.

We are well acquainted with the difficulties in constructing along the edge of a wetland, since we personally cut the road and had it built over approximately 15 years. We were accustomed to pulling out cars stuck in the peat bog, subsequently repairing the damaged road and keeping the drainage ditches functional. Because of the boggiess, there are 5 layers of typar and 300 yards of base material in the first 300' of the 1300' road.

We will need to have continuous safe access to our home, including while the development road is being constructed through the wetlands. The water truck needs to be able to make it down. (Please note that on the development plat there needs to be a cul-de-sac at the south end that will accommodate large emergency vehicles.)

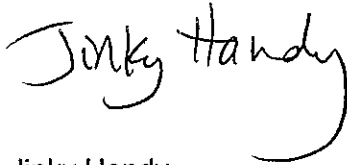
(over)

Regarding the current subdivision plan, we suggest that the west side remain as one lot. Lot B5 on the current subdivision map may pass a perc test for a septic system, but probably is the only site on the west side that will do so. The 5 lots on the east side of Tundra Rose Rd. would stay as delineated on the map.

Our desire is that the commission will ask the developer to redraw the lots on the west side of Tundra Rose, reducing 5 lots down to one building site as described above. This will allow for a continuing supply of unpolluted water in the stream, and permit the wetland to remain intact as an important natural filtration system.

Thank you kindly for your time and consideration of our concerns and suggestions.

Sincerely,

A handwritten signature in cursive script that reads "Jinky Handy". The signature is written in black ink and is positioned above the typed name and address.

Jinky Handy  
4400 Tundra Rose Rd.  
Homer, AK  
99603  
907-252-3907

Kim and Stephen Smith  
PO Box 3235  
Homer, Alaska 99603

May 1, 2025

Dear Homer Planning Commission Members,

Steve and I are property owners adjacent to and downstream of the subdivision Foss Acres 2025 Addition. We built our home in 1985 on Bell Avenue and recently bought the adjoining ten acres neighboring the proposed subdivision. We have had the chance to review the Preliminary Plat and are now commenting regarding the proposed subdivision guided by the requirements of the City of Homer Ordinances, as well as the Kenai Peninsula Borough Code.

- We ask the Planning Commission to note that the existing road alignment varies from the platted Right of Way center line. The road and its drainage improvements are substandard in accordance with the City of Homer's Road Construction Design Criteria. Given the density of this subdivision and its location within wetlands, we believe the City of Homer should exercise its requirement to reconstruct and realign the road to City of Homer road and drainage improvement standards.
- During the redesign process we recommend that the design include non-motorized facilities. These facilities have continually been recommended for new subdivisions in the City of Homer.
- The City of Homer will also need to address Kenai Peninsula Borough Code 20.30.030. The adjoining subdivision to the north with access from Tundra Rose to the proposed subdivision has a grade that far exceeds the Kenai Peninsula Borough and City of Homer grade standards for emergency access vehicles trying to negotiate the road, particularly in icy conditions.
- Kenai Peninsula Borough code 20.30.030 requires the continuation or appropriate projection of all streets and surrounding areas as well as providing adequate and safe access for emergency and service vehicles. The extension of Jeffrey Avenue to connect to Tundra Rose Right of Way will realistically be a Borough requirement and should be a City of Homer requirement.
- The City of Homer should consider the proposed development within the wetlands included in the Preliminary Plat. The City should address the runoff of

these wetlands. The wetlands drain into gulleys on adjacent property with streams that run year-round and continue all the way to Fairview Avenue and beyond.

We have also been in discussion with adjacent property owners about dedicating a public recreational easement as part of a trail system connecting Karen Hornaday Park with the Tundra Rose Right of Way. We believe that a dedication, along the south boundary or another functional location should be required to complete the connection from our east property line to the Tundra Rose Right of Way. We know the City of Homer has been actively investigating a recreational easement from Karen Hornaday Park to the top of West Hill. The opportunity for this access finishing at the Tundra Rose Right of Way is both a historical and a recreational benefit to the City of Homer.

We look forward to continued dialog. We will be flying out to a family reunion on May 7, actually in the air, so we will not be able to join the Commission for the meeting. We request you take our comments into consideration, and if you need further information contact us going forward.

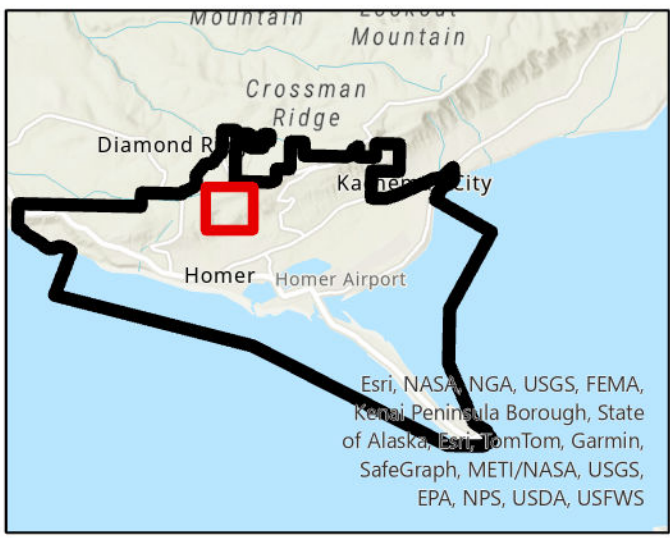
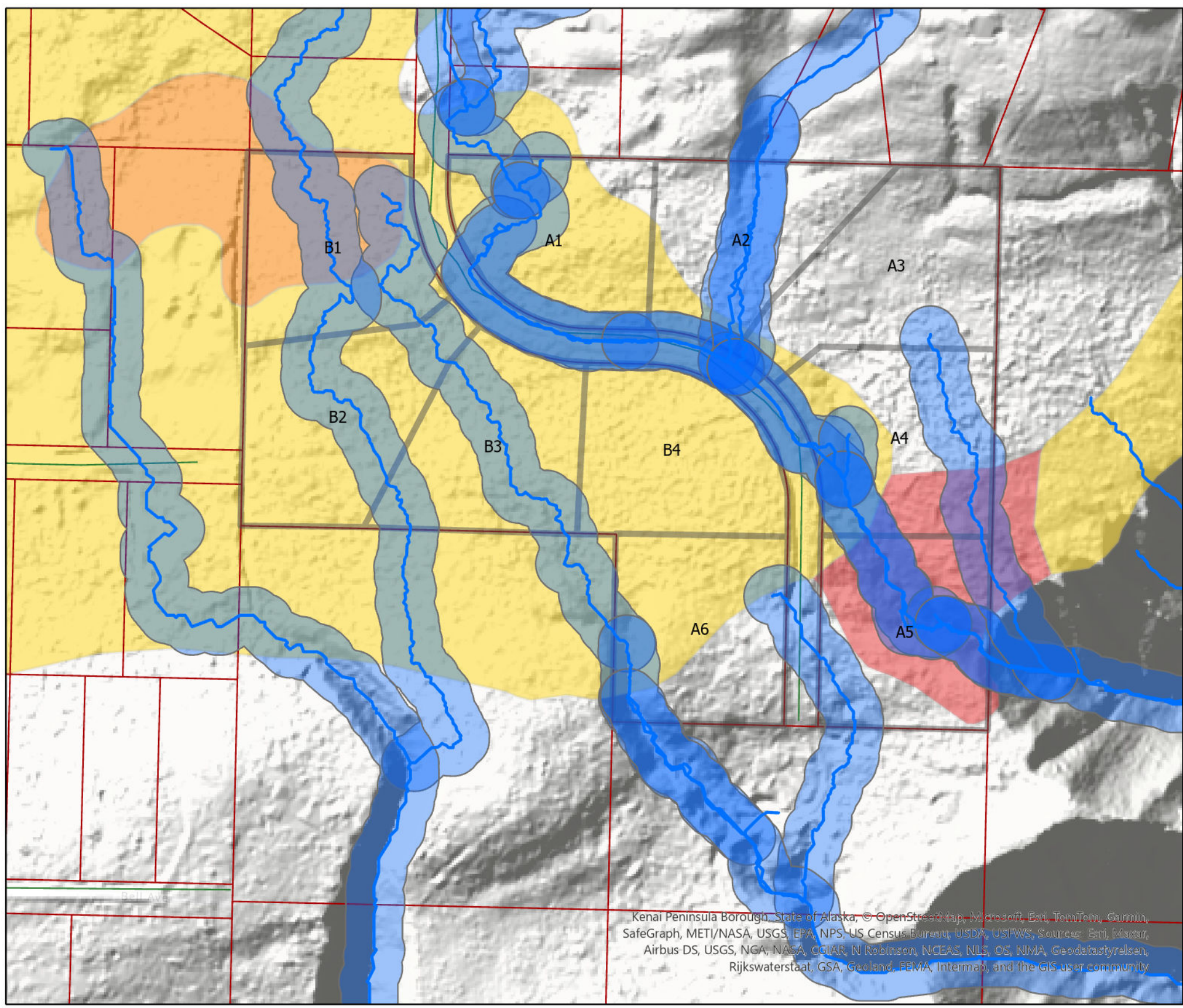
Thank you for the work you do and the opportunity to address the proposed Preliminary Plat. As residents of Homer since 1978 and 1977, what happens here matters to us. With the new Comprehensive Plan soon to be released, we ask that the Commission move forward with a vision of Homer we have worked for and imagined.

With respect,

Kim and Steve Smith  
888 Bell Avenue  
PO Box 32352  
Homer, Alaska 99603



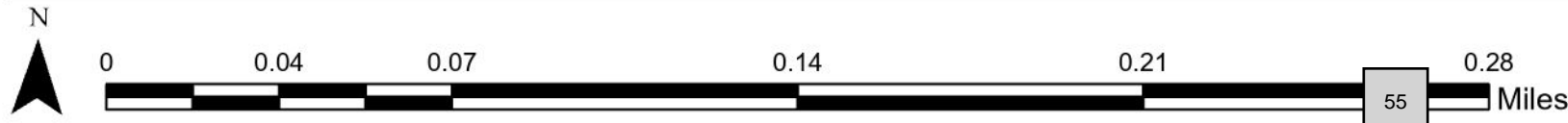
# Foss Acres 2025 Addition--Stream Drainages & Wetlands



## Legend

- Stream buffer - 50 ft.
- Stream Drainages
- Redacted\_Parcel
- Proposed Subdivision-Foss Acres #2
- Wetlands (KWF)
  - Discharge Slope

- Tidal
- Riverine
- Kettle
- Depression
- Wetland / Upland Complex
- Drainageway
- Headwater Fen
- Lakebed
- DISTURB
- Other



Data Sources:  
KPB; COH;  
Map author: CEB  
Map date: 5/6/25



## Memorandum

To: Homer Planning Commission  
From: Janette Keiser, PE  
Date: May 7, 2025  
RE: Proposed Foss Acres 2025 Addition Subdivision

I have reviewed the documents in the Packet, studied the mapping on the Kenai Peninsula Borough's GIS Parcel Viewer, observed the site of the proposed subdivision, and reviewed the written comments submitted by Jinky Hardy and Ole Anderson, the subject property's neighbors to the south. This will not be an easy property to develop because the land, if not wet, is steep. I'm concerned you do not have the information you need to thoughtfully consider the proposed subdivision. Here are my concerns:

1. Staff's Response to Criterion H implies that there are no issues related to flooding, water overflow, or flood plains. Yet, Note 10 states that *"some or all of the property shown on this plat has been designated by FEMA or the Kenai Peninsula...as a flood hazard area..."* No other information is provided so we do not know what this means. You should require that this information be provided.
2. Staff's Response to Criterion L, which relates to contour information, implies there are no slope issues, so we do not need contour information. Code requires contour information to be provided on plats if road grades may exceed 6 percent on arterial streets or 10 percent on other streets. Staff does not tell us he has reviewed the potential road grades and thus, has evidence this criterion has been met. You should require that this information be provided to you.
3. But that is not the worst part of the omission of contours. Road grades are not the most important issue related to slope. Slope also relates to water. You can see from the contours that there is a ravine on the east side of proposed Tract A5 and in the SW corner of proposed Tract B5. These ravines carry water that feeds Woodard Creek, which gives you some idea of the volume of water released by the wetlands on this property. Again, you should require that the contour information and existence of streams be provided.
4. Staff's Response to Criterion F, which relates to drainage easements, among other things, indicates the plat meets these requirements. I did not see any drainage easements on the proposed plat, despite the fact that at least two ravines cross the property, each of which carry substantial amounts of water. You should require that information about water flow be provided to you and that appropriate drainage easements be provided.
5. The proposed plat contains Note 8, which relates to *"covenants, conditions, and protective restrictions"*. There is no mention of such matters on the proposed plat. I



know the City does not enforce private covenants and restrictions, but we should at least know what they are. You should require that this information be provided.

6. Staff's response to Criterion K, which relates to existing utilities, states that there are no existing utilities present and thus, we are left to believe there are no problems with this matter. Individual on-site septic systems in wetlands are prone to failure. If all ten of the lots are built out, with a single-family residence or more, there is a high potential for one or more to fail and pollute Woodard Creek and the downstream property owners who depend on this water supply. If this happens, it will become the City's problem, or at least concern, the ADEC notwithstanding. You should require some information about whether on-site septic systems would be effective on these wetlands.

I am also concerned that Homer does not have the code or other regulations needed to sensibly guide development of the subject property. As a minimum, you should pursue the following objectives:

- a. Preserve the ability of the wetlands to serve their function, which is to capture, store, and slowly release water thereby preventing erosion;
- b. Avoid taking responsibility for a road, which will be difficult and expensive to maintain because it is built on poorly drained soils;
- c. Avoid contaminating Woodard Creek; and
- d. Minimize the risk of erosion.

We cannot be sure the proponents of the subject plat have these same goals or understanding of how to achieve them. The owner has a Las Vegas address, and the surveyor has a Ninilchik address. These folks cannot possibly understand the land as well as Ms. Hardy and Mr. Anderson whose comments came from over 15 years of experience with adjacent lands.

I recommend you require the following before taking further action on the proposed plat:

1. That Staff provide you with information regarding Notes 8 and 10. It may not change anything but you should be informed.
2. That drainage easements and buffers be provided around streams and discharge slopes. We have done this before on City-owned lands and private subdivisions.
3. That you be provided with an engineering report demonstrating that a road that will be resilient and robust enough to support the expected traffic for a 20-year life span can be built in the wetland areas. While this is an expense, it will be far cheaper to do it now rather than trying to build or maintain a poorly conceived idea later.
4. That the proponents provide a letter from the ADEC confirming that the land can effectively support on-site septic systems; again, it'll be cheaper now than later.
5. That a restriction be placed on the plat to restrict clearing of vegetation that currently inhibits erosion.
6. That the proponents reduce the density of the subdivision to mitigate some, or all, of the concerns.





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 use, 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 correctness of the data, or use of the data.







CO

**Release of Liability  
Of  
City of Homer, Alaska**

We, Ole Andersson and Jane Handy, whose address is 33030 Skyline Drive, Soldotna, Alaska 99669, and who are the owners (the "Owners") of Kenai Peninsula Borough Parcel 175-040-02, which is located in the NE1/4 NE1/4 SW1/4 Section 18, Township 6 South, Range 13 West, Seward Meridian, Alaska, with the assigned street address of 3500 Forrest Glenn Street, desire to obtain a Zoning Permit to construct a private residence on the above-described property. At present, there are no road improvements within the Forrest Glenn right-of-way (the "R/W") south of Westwood Estates Subdivision, apart from past clearing, grading, drainage improvements, removal and disposal of stumps and roots, and installation of approximately 350 linear feet of a double layer of Tytar fabric and 350 yards of subgrade fill material classified as "Borrow B NFS," performed by the applicants.

This R/W provides the only legal and physical access to the Owners' property. The Owners have presently chosen to not construct the road improvements on this segment of the R/W to City of Homer street construction standards, or to the minimum standards outlined in the City of Homer's Agreement for Use of Undeveloped Right-of-Way (for private driveway access) and for Future Assessments. Until such time as road improvements are constructed to the referenced driveway standards by the Owners or by others, the Owners will gain access to their property on foot or by horse, or by motor vehicle when surface conditions on the R/W allow the use of a vehicle such as a truck, snowmobile, or ATV.

The Owners are hereby permitted, at their discretion, to maintain, plow, and grade the R/W, and to stabilize and upgrade segments of it as their finances permit, and as may be necessary to permit the passage of supply trucks carrying building materials, and vehicles or equipment necessary for construction or other land improvements on the Owners' property. The passage of such trucks, vehicles and equipment over this segment of the R/W is also permitted under this Release. The Owners are also permitted to place signs on the R/W immediately south of Westwood Estates

Subdivision, to inform the public that the R/W from that point south is a dead-end street, has a posted speed limit, is not publicly constructed or maintained, is not open for general public travel as a City street, and is not the responsibility of the City of Homer. The exact wording, location, and installation standards for any sign placed within the R/W shall be subject to the prior approval of the City of Homer Public Works Department.

This document serves as the Owners' release of any liability of the City of Homer regarding any obligation of the City to maintain the Forrest Glenn R/W south of Westwood Estates and adjacent to the Owners' property. This document also serves as the Owners' release of the City of Homer from any claims regarding the speed or quality of emergency vehicle service caused by or arising from the R/W, until such time as road improvements approved by the City of Homer are constructed on this R/W. Except as stated above, this release does not affect any pre-existing legal obligation of the City of Homer to protect life, health, safety and property. The Owners execute this Release in order to satisfy the requirement of the City which will enable the City to issue a zoning permit to them.

This Release of Liability shall become effective from the date this document, signed by all parties, has been recorded at the District Recorder's Office in Homer, Alaska, and shall continue in effect until such road improvements are constructed within this segment of the R/W and these improvements are added to the official City of Homer road maintenance map. When the City of Homer or others complete road improvements meeting the City of Homer's public street construction standards on this segment of the R/W and these improvements have been added to the official City of Homer road maintenance map, this Release of Liability shall cease to have any legal effect and shall terminate automatically, without the requirement of further action by any party.

This Release of Liability shall be recorded in the office of the Homer Recording District after its execution by the parties. It is specifically understood and agreed that this Release of Liability, upon its recording, shall run with the land described in this document, and shall be binding upon the heirs, transferees, successors in interest, and tenants of the land described in this Release, in accordance with its terms.

IN WITNESS WHEREOF, the parties have executed and accepted this Release of Liability on the dates indicated by their signatures below.



PROPERTY OWNERS:

Ole Andersson

Ole Andersson  
33030 Skyline Drive  
Soldotna, Alaska 99669

Date 06/24, 2003.

Jane Handy

Jane Handy  
33030 Skyline Drive  
Soldotna, Alaska 99669

Date: 6/24, 2003.

ACCEPTANCE BY CITY OF HOMER, ALASKA:

This Release of Liability is accepted by the City of Homer, Alaska, in accordance with its terms.

City of Homer, Alaska

By:

Title:

Walt Whed  
CITY MANAGER

Date: JUNE 30, 2003.

STATE OF ALASKA )

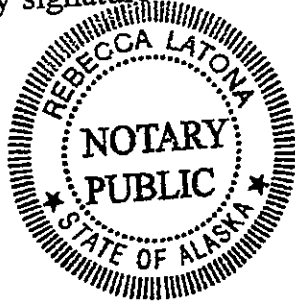
) ss.

THIRD JUDICIAL DISTRICT )

Before me, the undersigned, as Notary Public in and for the State of Alaska, duly commissioned and sworn as such, this day personally appeared Ole Andersson, known to me to be the person described in, and who executed, the above Release of Liability, and he acknowledged to me that he signed this instrument, and further acknowledged to me that he signed the same freely and voluntarily, for the purposes and legal effects stated therein.



WITNESS my signature and notarial seal this 24<sup>th</sup> day of June, 2003.

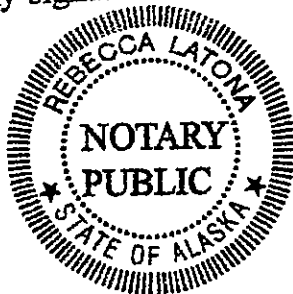


Rebecca Latona  
Notary Public in and for Alaska  
My Commission expires 5/19/07

STATE OF ALASKA                     )  
  ) ss.  
THIRD JUDICIAL DISTRICT        )

Before me, the undersigned, as Notary Public in and for the State of Alaska, duly commissioned and sworn as such, this day personally appeared Jane Handy, known to me to be the person described in, and who executed, the above Release of Liability, and she acknowledged to me that she signed this instrument, and further acknowledged to me that she signed the same freely and voluntarily, for the purposes and legal effects stated therein.

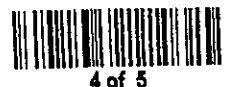
WITNESS my signature and notarial seal this 24<sup>th</sup> day of June, 2003.



Rebecca Latona  
Notary Public in and for Alaska  
My Commission expires 5/19/07

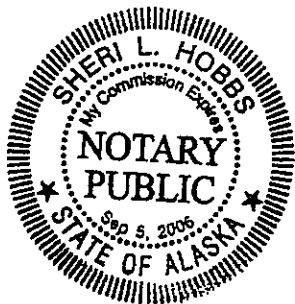
STATE OF ALASKA                     )  
  ) ss.  
THIRD JUDICIAL DISTRICT        )

Before me, the undersigned, as Notary Public in and for the State of Alaska, duly commissioned and sworn as such, this day personally appeared Walt Wrede, known to me to be a duly-appointed official of the City of Homer, Alaska who has accepted the above Release of Liability on behalf of the City of Homer, and he or she acknowledged to me that he or she accepted this instrument executed by the Owners of the real property described therein, and further acknowledged to me that he or she accepted the same freely and voluntarily on behalf of the City, for the purposes and legal effects stated therein.





WITNESS my signature and notarial seal this 30<sup>th</sup> day of June, 2003.



Sheri L. Hobbs  
Notary Public in and for Alaska  
My Commission expires 9-5-06

After recording, return Original to:

City Clerk  
City of Homer  
591 East Pioneer Avenue  
Homer, Alaska 99603



My name is Catie Bursch and I am a resident of the city of Homer.  
Connectivity.

This area has been looked at for years as a possible way to walk from town to the top of the hill. We are losing these possibilities fast.

There is an opportunity for a legitimate trail with public recreation trail easements across private land.

These days any new subdivision needs to consider trail easements. We have sealed off a lot of connections over the years by not paying attention at this critical moment in time...before the platt is approved. Really hard or impossible to go back into a developed area and get an easement.

Evidently I'm not the only person that sees this as a trail opportunity:

In the new 2024 transportation plan. Under Recommendations

Goal 3A is: Identify Additional Priorities for Walking & Biking Infrastructure

These include:

Connections between neighborhoods along Skyline Drive and those near the hospital and the high school.

This platt is directly above the Hospital /karen hornaday park complex.

?40- acres of DNR land at the head of the canyon would allow us to get over to the east and up to the reservoir. As it is now, its landlocked by private land. It would be nice to be able to get to the DNR parcel which has a recreation designation.

This property is shaded in green on the draft comp plan as having environmental constraints. It is in the very active Woodard Canyon watershed. Hopefully the new owner knew that when they purchased it. We have all learned that its best to tread lightly and a bit conservatively in areas like this or it comes back to bite you down the road with slides, floods and perpetual road maintenance. I wish the new owner all the best with their endeavor.

Many Homer residents feel that trails that connect neighborhoods are a positive asset. Something local folks can enjoy all year and tourists can enjoy when they come here. Catie Bursch

Homer Planning Commission  
City Hall  
Homer, AK 99603

RE: The proposed subdivision near the top of Tundra Rose Rd. in Homer, designated as Foss Acres 2025 Addition, a subdivision of Tract A & Tract B, Foss Acres, HM94-57.

4/30/2025

Dear Planning Commissioners,

We are concerned about the division of land on the west side of this proposed development, designated "Tract B." This is a classified wetland that eventually drains through the property's southern end, becoming a substantial stream that runs across our property. It never runs dry. This is a good indication of the large inflow of water from the watershed above this wetland, which is slated to be developed into 5 house sites.

We use this brook all summer to water our food crops, grown in 2 high tunnels and a large vegetable, berry and fruit tree garden. Our produce benefits ourselves, friends and neighbors, and excess has been donated to the Food Pantry. We have a water rights permit to use up to 1,052 gallons/day from the brook annually, from May 1<sup>st</sup>-October 31<sup>st</sup>. We've had it tested and have been told it's safe to use on food crops and could be filtered to be safe enough to drink.

Since our drilled well has never been functional, we anticipate that we may have to use the water from the brook at some point for household needs. Looking ahead, we expect there may be a time when the water truck finds the road impassable, or water may no longer be available for purchase. It is critical that this stream continue to flow at it's current rate, and to be unpolluted by silt, solids and septic runoff. We are aware that pollutants can leach out of mound systems, and where natural flow is interrupted in disturbed wetlands, polluted water may not be able to run through the purification process that a large area of peat provides.

Our second concern is the long road that leads to our home through this proposed development. Since the mid-'90's the city has required that we plow and maintain this extension of Tundra Rose Road. It will be challenging and expensive to construct this road according to city ordinances and for the city to take over maintaining it.

We are well acquainted with the difficulties in constructing along the edge of a wetland, since we personally cut the road and had it built over approximately 15 years. We were accustomed to pulling out cars stuck in the peat bog, subsequently repairing the damaged road and keeping the drainage ditches functional. Because of the boggiess, there are 5 layers of typar and 300 yards of base material in the first 300' of the 1300' road.

We will need to have continuous safe access to our home, including while the development road is being constructed through the wetlands. The water truck needs to be able to make it down. (Please note that on the development plat there needs to be a cul-de-sac at the south end that will accommodate large emergency vehicles.)

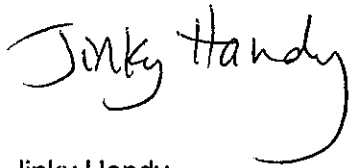
(over)

Regarding the current subdivision plan, we suggest that the west side remain as one lot. Lot B5 on the current subdivision map may pass a perc test for a septic system, but probably is the only site on the west side that will do so. The 5 lots on the east side of Tundra Rose Rd. would stay as delineated on the map.

Our desire is that the commission will ask the developer to redraw the lots on the west side of Tundra Rose, reducing 5 lots down to one building site as described above. This will allow for a continuing supply of unpolluted water in the stream, and permit the wetland to remain intact as an important natural filtration system.

Thank you kindly for your time and consideration of our concerns and suggestions.

Sincerely,

A handwritten signature in black ink that reads "Jinky Handy". The signature is written in a cursive, flowing style with a large, sweeping loop at the end of the last name.

Jinky Handy  
4400 Tundra Rose Rd.  
Homer, AK  
99603  
907-252-3907

Dear Planning Commission members,

Thank you for the opportunity to comment.

We have serious reservations about this subdivision which lies upslope from our northern boundary.

Most recently Terra Bella was the owner of Foss Acres A and B HM94-57, before Sandra and Tyler Kaneshiro bought it and divided their hillside lands according to Foss Acres 2025 Addition subdivision plat. They chose to subdivide for development 9 lots fronting on Fairview Avenue in Homer. They did not further divide their Foss Acres or other hillside lots into multiple lots for sale, most likely due to the cost of development on steep slopes and in wetlands.

Following are some of the costs to develop Foss Acres 2025 Addition.

- For the developer: upgrading 60 foot ROW Tundra Rose Road, currently 12 feet in width, per HCC 11.20.020.
- For the City of Homer: year-round maintenance per HCC 11.20.100.
- For the developer: Potentially extending electric service along the entire Tundra Rose Road with access to each of the 10 proposed lots. This would add value to the lots.
- A possible cost to the neighbors along Tundra Rose Road, the City, and taxpayers: application through an LID for HARP funds for reconstructing and upgrading of Tundra Rose Road.

•Bogs on both sides of Tundra Rose Road are designated wetlands on the subdivision plat, as referenced by Kenai Watershed Forum 2013 Cook Inlet Wetlands Mapping and The National Wetlands Inventory USFWS. In addition, we have walked through the extensive wet areas and confirm they are subpar for development. In the early '90's a well-known local developer passed on purchasing this land, most likely because of the costs associated with development in wetlands. We were then offered the property and also passed because of wetlands and terrain.

There are several runoff streams and a couple of year-round streams that pass through the Foss Acre lots. One of the year-round streams provides water for our two high tunnels and outdoor gardens.

To summarize, first and foremost, the access road which we and our friends use with occasional use by service vehicles, is the lifeline to our home. If up to ten new homes are established above us, the road will have to be upgraded, reconstructed and approved by the City for year-round maintenance, and with a proper cul-de-sac turn around. If the subdivision, or modified subdivision is accepted it should follow Design phase procedures outlined in HCC 11.20 Construction Procedures Within City Rights of Way and Subdivisions.

Thank you for your attention to these comments. We do not support this subdivision as proposed. We consider this application to be incomplete at this time since no information is supplied on the plat for road upgrade and reconstruction per HCC 11.20. Also, downstream effects of disturbance to wetlands are not outlined. At the very least there should be a postponement of any approvals so additional information can be provided to the Planning Commission and to allow for further public comment with a revised application. We are happy to answer any questions that may arise because of these stated concerns.

Ole Andersson  
4400 Tundra Rose Road, Homer AK 99603  
Phone: 907 394-3907



**PLANNING COMMISSION  
2025 Calendar**

	<b>AGENDA ITEM DEADLINES</b>	<b>MEETING DATE</b>	<b>COMMISSIONER SCHEDULED TO REPORT</b>	<b>CITY COUNCIL MEETING FOR REPORT*</b>	<b>ANNUAL TOPICS FOR AGENDA AND EVENTS PLANNED</b>
<b>JANUARY</b>	12/11/24 Public Hearing Items 12/13/24 Prelim Plat Submittals 12/17/24 Regular Agenda Items	01/02/25		Monday, 01/13/25 6:00 p.m.	
	12/24/24 Public Hearing Items 12/27/24 Prelim Plat Submittals 01/03/25 Regular Agenda Items	01/15/25		Monday 01/27/25 6:00 p.m.	
<b>FEBRUARY</b>	01/15/25 Public Hearing Items 01/17/25 Prelim Plat Submittals 01/24/25 Regular Agenda Items	02/05/25		Monday 02/10/25 6:00 p.m.	NFIP Staff Training
	01/29/25 Public Hearing Items 01/31/25 Prelim Plat Submittals 02/07/25 Regular Agenda Items	02/19/25		Monday 02/24/25 6:00 p.m.	
<b>MARCH</b>	02/12/25 Public Hearing Items 02/14/25 Prelim Plat Submittals 02/21/25 Regular Agenda Items	03/05/25		Monday 03/10/25 6:00 p.m.	
	02/26/25 Public Hearing Items 02/28/25 Prelim Plat Submittals 03/07/25 Regular Agenda Items	03/19/25		Monday 03/24/25 6:00 p.m.	
<b>APRIL</b>	03/12/25 Public Hearing Items 03/14/25 Prelim Plat Submittals 03/21/25 Regular Agenda Items	04/02/25		Monday 04/14/25 6:00 p.m.	
	03/26/25 Public Hearing Items 03/28/25 Prelim Plat Submittals 04/04/25 Regular Agenda Items	04/16/25		Monday 04/28/25 6:00 p.m.	
<b>MAY</b>	04/16/25 Public Hearing Items 04/18/25 Prelim Plat Submittals 04/25/25 Regular Agenda Items	05/07/25		Monday 05/12/25 6:00 p.m.	
	04/30/25 Public Hearing Items 05/02/25 Prelim Plat Submittals 05/09/25 Regular Agenda Items	05/21/25		Tuesday 05/27/25 6:00 p.m.	
<b>JUNE</b>	05/14/25 Public Hearing Items 05/16/25 Prelim Plat Submittals 05/23/25 Regular Agenda Items	06/04/25		Monday 06/09/25 6:00 p.m.	Reappointment Applications will be sent out by the Clerk.
	05/28/25 Public Hearing Items 05/30/25 Prelim Plat Submittals 06/06/25 Regular Agenda Items	06/18/25		Monday 06/23/25 6:00 p.m.	



<b>JULY</b>	06/25/25 Public Hearing Items 06/27/25 Prelim Plat Submittals 07/03/25 Regular Agenda Items	07/16/25		Monday 07/28/25 6:00 p.m.	
<b>AUGUST</b>	07/16/25 Public Hearing Items 07/18/25 Prelim Plat Submittals 07/25/25 Regular Agenda Items	08/06/25		Monday 08/11/25 6:00 p.m.	<ul style="list-style-type: none"> <li>• Election of Officers</li> <li>• Worksession: Training with City Clerk</li> <li>• Capital Improvement Plan Presentation by Jenny Carroll</li> </ul>
	07/30/25 Public Hearing Items 08/01/25 Prelim Plat Submittals 08/08/25 Regular Agenda Items	08/20/25		Monday 08/25/25 6:00 p.m.	
<b>SEPTEMBER</b>	08/13/25 Public Hearing Items 08/15/25 Prelim Plat Submittals 08/22/25 Regular Agenda Items	09/03/25		Monday 09/08/25 6:00 p.m.	
	08/27/25 Public Hearing Items 08/29/25 Prelim Plat Submittals 09/05/25 Regular Agenda Items	09/17/25		Monday 09/22/25 6:00 p.m.	
<b>OCTOBER</b>	09/10/25 Public Hearing Items 09/12/25 Prelim Plat Submittals 09/19/25 Regular Agenda Items	10/01/25		Monday 10/13/25 6:00 p.m.	
	09/24/25 Public Hearing Items 09/26/25 Prelim Plat Submittals 10/03/25 Regular Agenda Items	10/15/25		Monday 10/27/25 6:00 p.m.	Annual Meeting Schedule for 2026
<b>NOVEMBER</b>	10/15/25 Public Hearing Items 10/16/25 Prelim Plat Submittals 10/24/25 Regular Agenda Items	11/05/25		Monday 11/10/25 6:00 p.m.	
<b>DECEMBER</b>	11/12/25 Public Hearing Items 11/14/25 Prelim Plat Submittals 11/21/25 Regular Agenda Items	12/03/25		Tentative: Monday 01/05/26 6:00 p.m.	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.



## 2025 Meeting Dates & Submittal Deadlines

### Homer Planning Commission

*Meeting dates are bolded and submittal deadlines are underneath*

#### **January 2, 2025**

December 11 for Public Hearing Items  
December 13 for Preliminary Plat Submittal  
December 17 for Regular Agenda Items

#### **January 15, 2025**

December 24 for Public Hearing Items  
December 27 for Preliminary Plat Submittal  
January 3 for Regular Agenda Items

#### **February 5, 2025**

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

#### **February 19, 2025**

January 29 for Public Hearing Items  
January 31 for Preliminary Plat Submittal  
February 7 for Regular Agenda Items

#### **March 5, 2025**

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

#### **March 19, 2025**

February 26 for Public Hearing Items  
February 28 for Prelim. Plat Submittal  
March 7 for Regular Agenda Items

#### **April 2, 2025**

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

#### **April 16, 2025**

March 26 for Public Hearing Items  
March 28 for Preliminary Plat Submittal  
April 4 for Regular Agenda Items

#### **May 7, 2025**

April 16 for Public Hearing Items  
April 18 for Preliminary Plat Submittal  
April 25 for Regular Agenda Items

#### **May 21, 2025**

April 30 for Public Hearing Items  
May 2 for Preliminary Plat Submittal  
May 9 for Regular Agenda Items

#### **June 4, 2025**

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

#### **June 18, 2025**

May 28 for Public Hearing Items  
May 30 for Preliminary Plat Submittal  
June 6 for Regular Agenda Items

## 2025 Meeting Dates & Submittal Deadlines

### Homer Planning Commission

*Meeting dates are bolded and submittal deadlines are underneath*

#### **July 16, 2025**

June 25 for Public Hearing Items

June 27 for Preliminary Plat Submittal

July 3 for Regular Agenda Items

#### **August 6, 2025**

July 16 for Public Hearing Items

July 18 for Preliminary Plat Submittal

July 25 for Regular Agenda Items

#### **August 20, 2025**

July 30 for Public Hearing Items

August 1 for Preliminary Plat Submittal

August 8 for Regular Agenda Items

#### **September 3, 2025**

August 13 for Public Hearing Items

August 15 for Prelim. Plat Submittal

August 22 for Regular Agenda Items

#### **September 17, 2025**

August 27 for Public Hearing Items

August 29 for Preliminary Plat Submittal

September 5 for Regular Agenda Items

#### **October 1, 2025**

September 10 for Public Hearing Items

September 12 for Preliminary Plat Submittal

September 19 for Regular Agenda Items

#### **October 15, 2025**

September 24 for Public Hearing Items

September 26 for Preliminary Plat Submittal

October 3 for Regular Agenda Items

#### **November 5, 2025**

October 15 for Public Hearing Items

October 16 for Preliminary Plat Submittal

October 24 for Regular Agenda Item

#### **December 3, 2025**

November 12 for Public Hearing Items

November 14 for Preliminary Plat Submittal

November 21 for Regular Agenda Item