



Agenda

Planning Commission Regular Meeting

Wednesday, December 03, 2025 at 6:30 PM

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

Homer City Hall

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

Zoom Webinar ID: 205 093 973 Password: 610853

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

CALL TO ORDER, 6:30 P.M.

AGENDA APPROVAL

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

RECONSIDERATION

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

A. Unapproved Regular Meeting Minutes of November 5, 2025

B. Decisions and Findings CUP 25-03, 3145 Lampert Lane

PRESENTATIONS / VISITORS

REPORTS

A. City Planners Report, Staff Report 25-52

PUBLIC HEARINGS

A. A request for Conditional Use Permit (CUP) CUP 25-04 per HCC 21.24.040 (d), No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area without an approved conditional use permit. The applicant proposes an 13,560 square foot building at 3145 Lampert Lane, Staff Report 25-53

PLAT CONSIDERATION

A. Pioneer Vistas Unit #6 - Young replat, Staff report 25-54

PENDING BUSINESS**NEW BUSINESS****INFORMATIONAL MATERIALS**

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 COMMISSION****COMMENTS OF THE COMMISSION****ADJOURNMENT**

Next Regular Meeting is Wednesday, January 7, 2026 at 6:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission



City of Homer

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Planning

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Homer, Alaska 99603

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HOMER PLANNING COMMISSION

Denied CUP 2025-03 at the Meeting of November 5, 2025

Formatted: Highlight

RE: Conditional Use Permit (CUP) 2025-03

Address: 3145 Lampert Lane

Legal Description: T 6S R 13W SEC 21 SEWARD MERIDIAN HM BEGINNING AT THE SOUTHWEST CORNER OF SEC 21 TH NORTH 450 FT TO THE POB TH NORTH 356.5 FT TH EAST 125 FT TH SOUTH 356.5 FT TH WEST 125 FT TO THE POB

DECISION

Introduction

Seabright Survey + Design (the "Applicant") applied to the Homer Planning Commission (the "Commission") for a Conditional Use Permit (CUP) under Homer City Code 21.24.040 (d), No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area without an approved conditional use permit. The applicant proposes an 18,480-square building at 3145 Lampert Lane.

A public hearing was held for the application before the Commission on November 5, 2025, as required by Homer City Code 21.94. Notice of the public hearing was published in the local newspaper and sent to 21 property owners of 24 parcels as shown on the Kenai Peninsula Borough tax assessor rolls. Public notices contained information on how to submit written testimony, participate telephonically, or participate on the Zoom meeting platform.

At the November 5, 2025 meeting of the Commission, six Commissioners were present. The Commission unanimously denied CUP 2025-03 citing several criteria that were not met by the application.

Evidence Presented

City Planner, Ryan Foster, provided a detailed review of Staff Report PC 25-050 for the Commission. The Applicant was available and provided responses to Commissioners questions.

Commissioners expressed concerns regarding the following topics:

- Concern regarding square footage and the lot coverage, which exceeds a reasonable amount.
- Driveway/traffic circulation accommodates large trailers and vehicles.
- Driveway easement/access off Ocean Drive.
- Snow storage and drainage.
- Downlit outdoor lighting.
- Screening along the southern lot line.

Conclusion: Based on the foregoing findings of fact and law, Conditional Use Permit 2025-03 is hereby denied, citing the application did not meet the following criteria:

1. Concerns regarding the square footage and the lot coverage, which exceeds a reasonable amount.
2. Driveway/traffic circulation and the ability to accommodate large trailers and vehicles.
3. Driveway easement/access off Ocean Drive.

Date Chair, Scott Smith

Date City Planner, Ryan Foster

NOTICE OF APPEAL RIGHTS

Pursuant to Homer City Code 21.93.020 any person with standing in this decision may appeal this decision to a hearing officer within fifteen (15) days of the date of distribution indicated below. A hearing officer will be appointed in accordance with Homer City Code 21.91.100. Any decision not appealed within that time shall be final. A notice of appeal shall be in writing and contain all the information required by Homer City Code Section 21.93.080 and shall be filed with the Homer City Clerk, 491 E. Pioneer Avenue, Homer, Alaska 99603.

CERTIFICATION OF DISTRIBUTION

70 I certify that a copy of this Decision was mailed to the below listed recipients on _____,2025.
71 A copy was also delivered to the City of Homer Planning Department and Homer City Clerk on the same
72 date.
73

74
75 _____

76 Date Associate Planner

Seabright Survey + Design
1044 East Road, Suite A
Homer, AK 99603

Michael Gatti
JDO Law
3000 A Street, Suite 300
Anchorage, AK 99503

Melissa Jacobsen, City Manager
City of Homer
491 E Pioneer Avenue
Homer, AK 99603



City of Homer

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Staff Report PL 25-052

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner
DATE: December 3, 2025
SUBJECT: City Planner's Report

Title 21 Zoning Code Re-write

We have scheduled a series of work sessions with the Planning Commission to review sections of the draft zoning code in greater detail on the following dates and times:

- December 3 from 4pm-6:20pm (before the regular meeting at 6:30pm): This session will focus on the topic of Housing and Zoning Districts
- December 17 as a Special Meeting Work Session from 5-8pm (no regular meeting): This session will focus on the topic of Development Processes
- January 7 from 4-6:20pm (before the regular meeting at 6:30pm): This session will focus on the topic of Steep Slopes/Environmental Constraints

These work sessions will provide opportunity for comments of the Commission to inform a Public Review Draft version of the code anticipated for a late January release to the public for a 45-day review and comment period. Meeting packets will include specific instructions on what to review/how to prepare for each work session.

Meeting Schedule

The next regular meeting date is Wednesday, January 7, 2026.

Commissioner Report to Council

1/12/26 _____



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OCT 14 2025

**CITY OF HOMER
PLANNING/ZONING**

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Applicant

Name: Seabright Survey + Design Phone No.: [REDACTED]

Address: 1044 East Road Suite A Homer, Alaska Email: [REDACTED]

Property Owner (if different than the applicant):

Name: Jose Ramos DBA HeathStree Investments LLC Phone No.: [REDACTED]

Address: 127 w. Pioneer Ave. Homer, Alaska Email: [REDACTED]

PROPERTY INFORMATION:

Address: 3145 Lampert Lane Lot Size: 1.02 acres KPB Tax ID # 17923019

Legal Description of Property: Deed Parcel

For staff use:

Date: _____ Fee submittal: Amount _____

Received by: _____ Date application accepted as complete _____

Planning Commission Public Hearing Date: _____

Conditional Use Permit Application Requirements:

1. Site Plan - drawn to a scale of not less than 1" = 20' which shows existing and proposed structures, clearing, fill, vegetation and drainage
2. Right of Way Access Plan
3. Parking Plan
4. A map showing neighboring lots and a narrative description of the existing uses of all neighboring lots. (Planning staff can provide a blank map.)
5. This completed application form
6. Payment of application fee (nonrefundable)
7. Any other information required by Code or staff to review your project

Circle Your Zoning District

	RR	UR	RO	CBD	TCD	GBD	GC1	GC2	MC	MI	EEMU	BCWPD
Level 1 Site Plan	x	x	x			x			x			x
Level 1 ROW Access Plan	x	x							x			
Level 1 Site Development Standards	x	x										
Level 1 Lighting			x	x	x	x	x	x	x	x	x	
Level 2 Site Plan			x	x	x		x	x		x	x	
Level 2 ROW Access Plan			x	x	x		x	x		x	x	
Level 2 Site Development Standards			x*	x	x	x	x	x			x	
Level 3 Site Development Standards									x	x		
Level 3 ROW Access Plan						x						
DAP/SWP questionnaire				y	x	x	x	x			x	

Circle applicable additional permits. Planning staff can assist with these questions.

- Y/N Are you building or remodeling a commercial structure, or multifamily building with more than three (3) apartments? If yes, Fire Marshal Certification is required.
Status: Fire Marshall review documents will be submitted by the Engineer
- Y/N Will development trigger a Development Activity Plan?
Application Status: Engineer is reviewing the required DAP information
- Y/N Will development trigger a Storm Water Plan?
Application Status: Engineer is reviewing the Storm Water Plan requirements
- Y/N Does the site contain wetlands? If yes, Army Corps of Engineers Wetlands Permit is required. Application Status: No wetland impacts are planned
- Y/N Is development in a floodplain? If yes, a Flood Development Permit is required.
- Y/N Does the project trigger a Community Design Manual review?
If yes, complete the design review application form. The Community Design Manual is online at: <https://www.cityofhomer-ak.gov/planning/community-design-manual>
- Y/N Do the project require a traffic impact analysis?
- Y/N Are there any nonconforming uses or structures on the property?
- Y/N Have nonconforming uses or structures on the property been formally accepted by the Homer Advisory Planning Commission?
- Y/N Does the site have a State or City driveway permit? Status: Yes, upgrades are proposed
- Y/N Does the site have active City water and sewer permits? Status: Yes, upgrades proposed

Conditional Use Permit Application Questions. Use additional sheets if necessary.

1. Currently, how is the property used? Are there buildings on the property? How many square feet? Uses within the building(s)?
The property is being used for commercial auto repair and tire changes. The existing building is 1,800 sq. ft.
The existing building is slated for demolition as part of this development.
2. What is the proposed use of the property? How do you intend to develop the property?
Attach additional sheet if needed. Provide as much information as possible.
The proposed use is to provide 11 - 56' x 30' garage style bays for use as storage for boats and potentially
some light manufacturing or other types of storage such as supplies and materials. No onsite welding
or storage of flammable liquids other than the fuel in the tanks of vehicles or boats will be allowed
on the property.

Conditional Use Permit Review Criteria Information. Use additional sheets if necessary. Per HCC 21.71.030 Review Criteria, the applicant must produce evidence sufficient to enable meaningful review of the application. Unless exceptions or other criteria are stated elsewhere in the Code, the application will be reviewed under these criteria:

- a. What code citation authorizes each proposed use and structure by conditional use permit?

HCC 21.24.20 CUP required by size of building. GC1 Permitted Uses intended this project (m), (q) and (z)

- b. Describe how the proposed uses(s) and structures(s) are compatible with the purpose of the zoning district.

GC1

This proposed project will provide 11 bays for the primary uses: boat storage, warehouse storage and light manufacturing.

The site has a convenient location and provides potential for new business locations in proximity to arterials and transportation centers.

- c. How will your proposed project affect adjoining property values?

We do not envision any effects on the adjoining property values. The GC1 zone is already actively developing in accordance with the existing GC1 zoning regulations. This project is also setback over 125' from Ocean Drive, which will help diminish the visual impact of the metal sided building. The building will be constructed to high standards, as envisioned by the community.

- d. How is your proposal compatible with existing uses of the surrounding land?

Light manufacturing and boat storage uses compliment and provide opportunities to the existing commercial uses surrounding this proposed project. The adjacent residential uses are insulated by separation distances of a minimum of 100' from the project, maintaining privacy to the residents. The existing Ocean Dr. access is State maintained.

- e. Are/will public services adequate to serve the proposed uses and structures?

We envision upgrades to the existing water and sewer services. HEA and Enstar have indicated the project can be served by the existing utility distribution networks.

- f. How will the development affect the harmony in scale, bulk, coverage and density upon the desirable neighborhood character, and will the generation of traffic and the capacity of surrounding streets and roads be negatively affected?

We do not expect the storage and warehousing uses will have any substantial effect upon the existing GC1 users adjacent to this proposed project. We expect very low traffic in general. The planned upgraded access, a one way entrance and exit onto Ocean Drive, will be a safer alternative to the existing ingress and egress to Ocean Drive from this property.

- g. Will your proposal be detrimental to the health, safety or welfare of the surrounding area or the city as a whole?

We do not expect this project to be detrimental in any way. We expect to build a safe, well lit storage building and parking areas.

The exterior access and parking areas will remain free from outdoor storage. This will be required by the facility management.

- h. How does your project relate to the goals of the Comprehensive Plan? Find the Comprehensive Plan on the City's website:

www.cityofhomer-ak.gov/planning/comprehensive-plan

We have reviewed the updated Comprehensive Plan up for adoption by the City of Homer. We feel our project fits well with the goals and objectives defining GC1 Zoning. The existing uses in the Ocean Drive corridor reflect the intended uses within GC1. This proposed project is compatible with the updated comp plan and the GC1 zoning.

- i. The Planning Commission may require special improvements. Are any of the following a component of the development plan, or are there suggestions on special improvements you would be willing to make? **Circle each answer and provide clarification on additional pages if Yes is selected.**

1. Y/N Special yards and spaces
2. Y/N Fences, walls and screening
3. Y/N Surfacing of parking areas
4. Y/N Street and road dedications and improvements (or bonds)
5. Y/N Control of points of vehicular ingress and egress
6. Y/N Special provisions on signs
7. Y/N Landscaping
8. Y/N Maintenance of the grounds, buildings, or structures
9. Y/N Control of noise, vibration, odors, lighting, heat, glare, water and solid waste pollution, dangerous materials, material and equipment storage, or other similar nuisances
10. Y/N Time for certain activities
11. Y/N A time period within which the proposed use shall be developed
12. Y/N A limit on total duration of use
13. Y/N Special dimensional requirements such as lot area, setbacks, building height
14. Y/N Other conditions deemed necessary to protect the interest of the community

Parking Questions.

1. How many parking spaces are required for your development? 11
If more than 24 spaces are required see HCC 21.50.030(f)(1)(b)
2. How many spaces are shown on your parking plan? 11
3. Are you requesting any reductions? no

I hereby certify that the above statements and other information submitted are true and accurate to the best of my knowledge, and that I, as applicant, have the following legal interest in the property:

CIRCLE ONE:

Owner of record

Lessee

Contract purchaser

Per HCC 21.71.020(a)(9), if the applicant is not the owner of the subject lot, the owner's signed authorization grants the applicant authority to:

(a) apply for the conditional use permit, and

(b) bind the owner to the terms of the conditional use permit, if granted.

Applicant signature: Kenton Bloom Date: 10/14/2025

Property Owner signature: [Signature] Date: 10/14/2025

Business

Open Space Rec

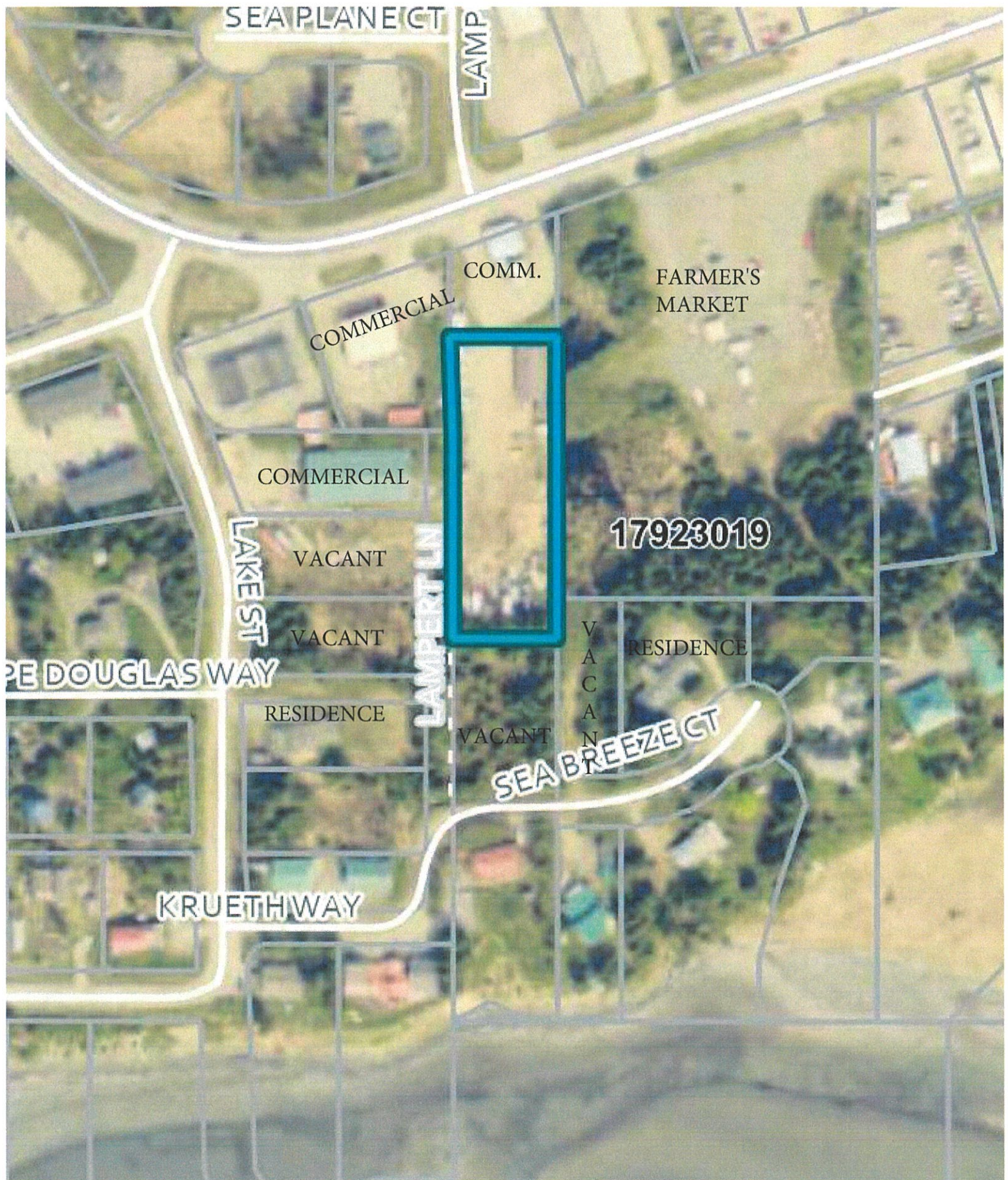
CONS

General Commercial 1

RR

OSR







What are you looking for?



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★ Prime Picks ▾ Outdoor Fixtures ▾ Indoor Fixtures ▾ Exit / Safety / Emergency ▾ Bulbs & Accessories ▾
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Home All Products LED HammerHead 200W – Adjustable Flood Light Wall Pack – 26,000 Lumens



Save 40%

LED HammerHead 200W – Adjustable Flood Light Wall Pack – 26,000 Lumens

HammerHead 200W LED Wall Pack floods up to 26,250 lumens across selectable color temperatures (3000K/4000K/5000K), offering unmatched versatility for outdoor and indoor use. With dusk-to-dawn photocell control (optional switch override), this IP66-rated fixture replaces 600W–1000W metal halides while cutting energy use by up to 75%. Built from durable die-cast aluminum with a sleek dark grey finish, it includes your choice of arm mount or slip fitter. Backed by a 5-year warranty and ships free—ready for serious illumination.

★★★★★ 5 Reviews

Chat with an Expert

LIGHT ABOVE DOOR

SEABRIGHT SURVEY+DESIGN

Katherine A. Kirsis, P.L.S.

1044 East Road Suite A

Homer, Alaska 99603

(907) 299-1580

seabrightz@yahoo.com

November 11, 2025

City of Homer
491 E Pioneer Ave
Homer, AK 99603

RE: Revised CUP Submittal for “3145 Lampert Lane”

Dear Planning Department,

We are pleased to submit the above referenced Revised CUP Application for your review. Included in this Revised Site Plan submittal you will find:

- one 11x17 site plan reduced copies (50 scale)

The following revisions are included:

- Shared Driveway Access Limits are depicted
- Proposed New Building is reduced to seven stalls
- Existing Building will remain
- Snow Storage and Retention Basin for Deed Parcel 2 are depicted
- Removal of two Utility Poles is depicted
- Limits of the 6' tall Privacy Fence is depicted
- Total Building Square Footage is reduced to 13,560. (30% of Deed Parcel 2)

This Revised Submittal will be provided digitally for your convenience.
Please let us know if there are any concerns or clarifications we can address.

Cordially,

Kenton Bloom

Kenton Bloom, PLS (Ret.)
Seabright Survey + Design



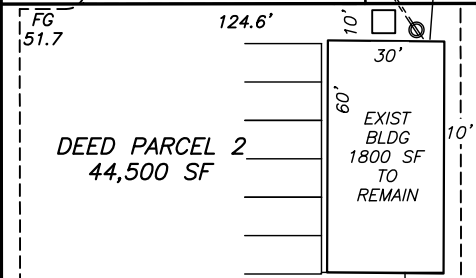
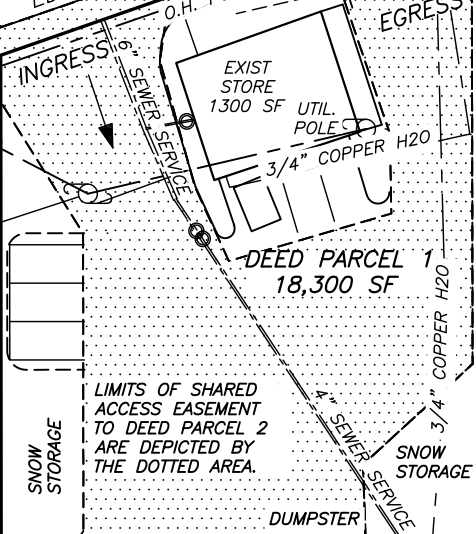
NOTE: UNDERGROUND UTILITY
LOCATIONS PER ASBUILT
DOCUMENTS PROVIDED BY THE
CITY OF HOMER

SCALE 1"=50'
1' CONTOUR INTERVAL

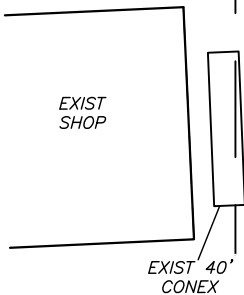
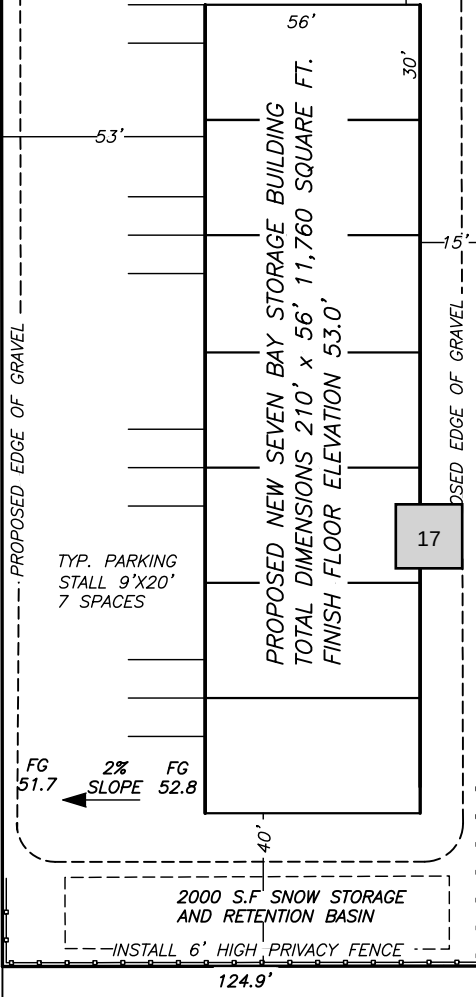
STERLING HIGHWAY

UTIL.
POLE
UTILITY
PEDESTALS
2 UTILITY POLES
TO BE REMOVED

EDGE OF PAVEMENT
O.H. POWERLINES



TOTAL FOOTPRINT
13,560 S.F.
30% COVERAGE
FG 51.7 2% SLOPE FG 52.8



LAMPERT LANE
30' WIDE ROW

ADJACENT PROPERTY LINE

UTIL.
POLE

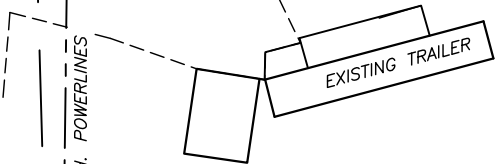
MAIL
BOXES
TELE
PED

52'
30' WIDE
ROW

ADJACENT PROPERTY LINE

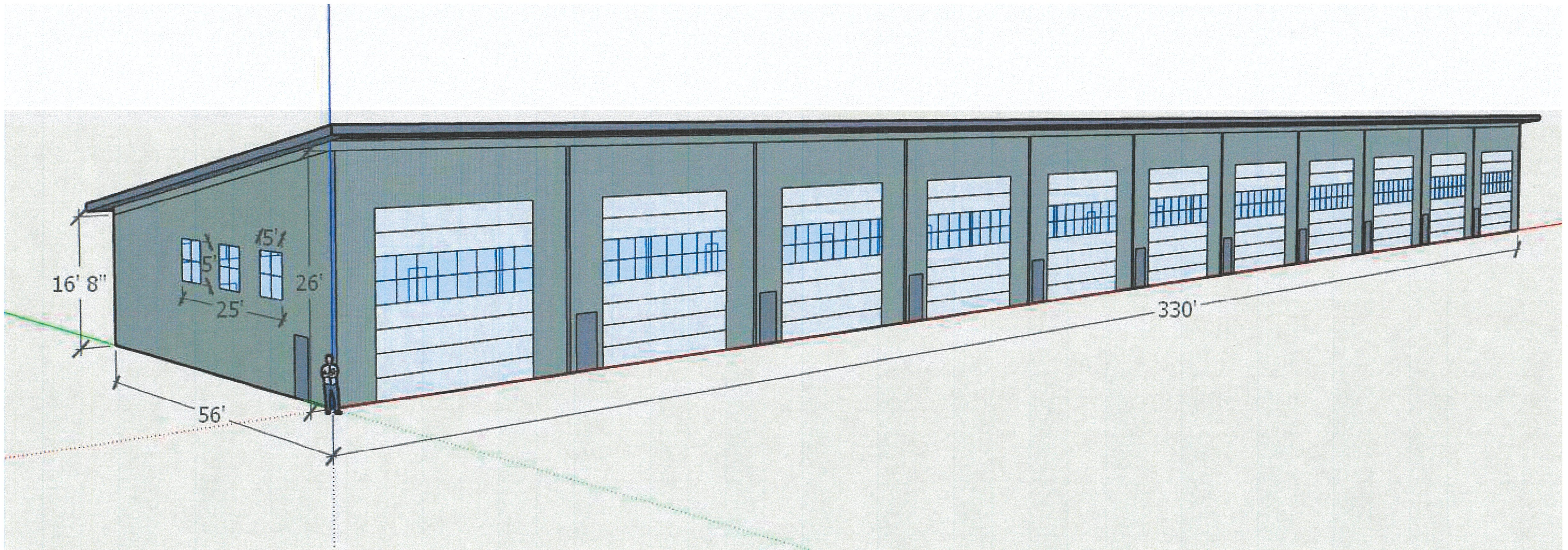
ADJACENT PROPERTY LINE

30' WIDE
ROW



REVISED SITE PLAN
ENCOMPASSING THE AREA WITHIN DEED PARCEL 2
LOCATED AT 3145 LAMPERT LANE & LOCATED WITHIN
SECTION 21, T. 6 S., R. 13 W., S.M., HOMER, ALASKA

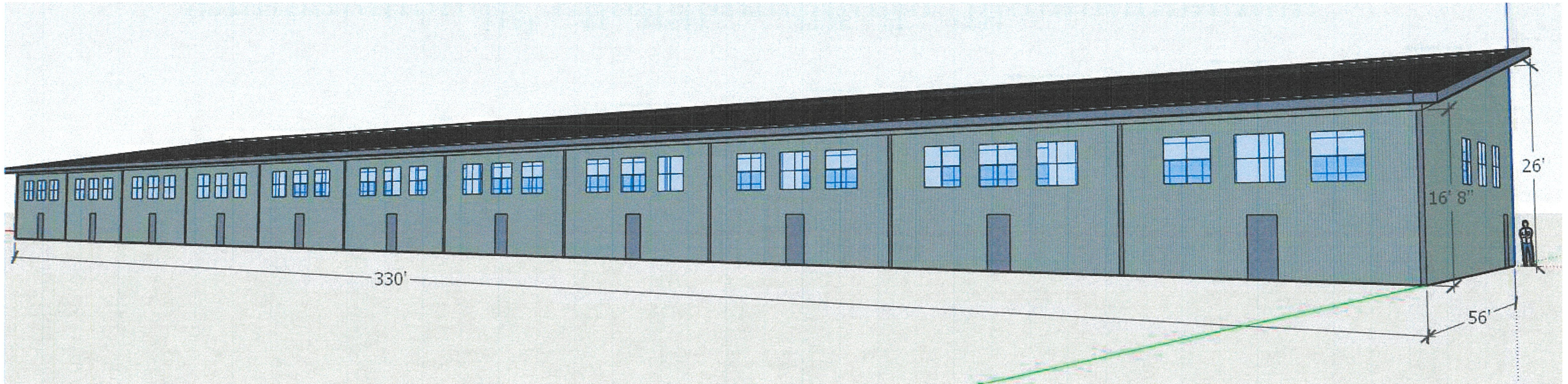
SEABRIGHT SURVEY + DESIGN
KATHERINE A. KIRSIS, P.L.S.
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580



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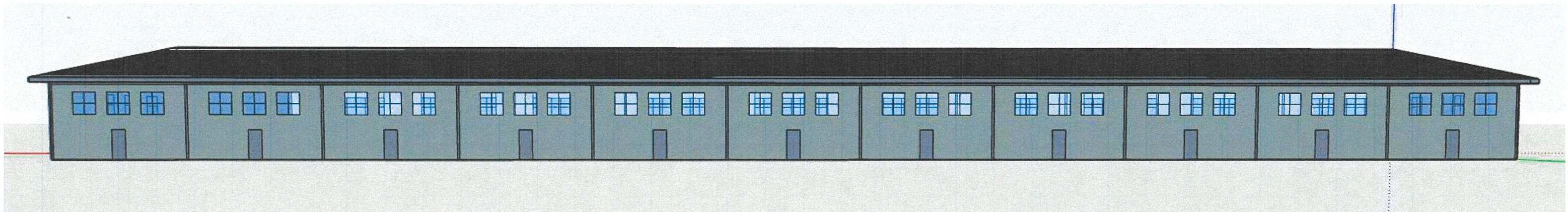
CITY OF HOMER
PLANNING/ZONING



RECEIVED

OCT 14 2025

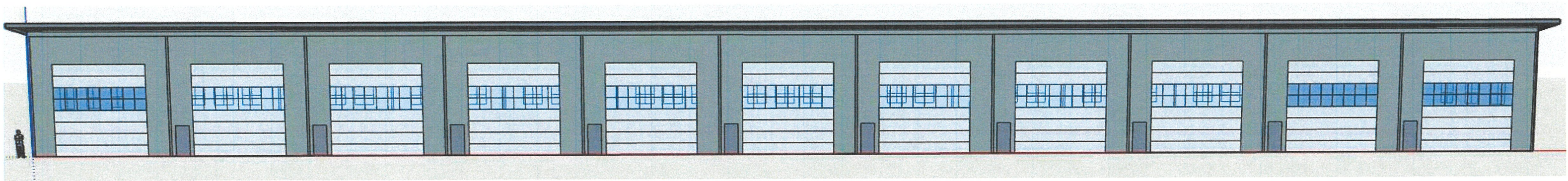
CITY OF HOMER
PLANNING/ZONING



RECEIVED

OCT 14 2025

CITY OF HOMER
PLANNING/ZONING



RECEIVED

OCT 14 2025

CITY OF HOMER
PLANNING/ZONING

RECEIVED

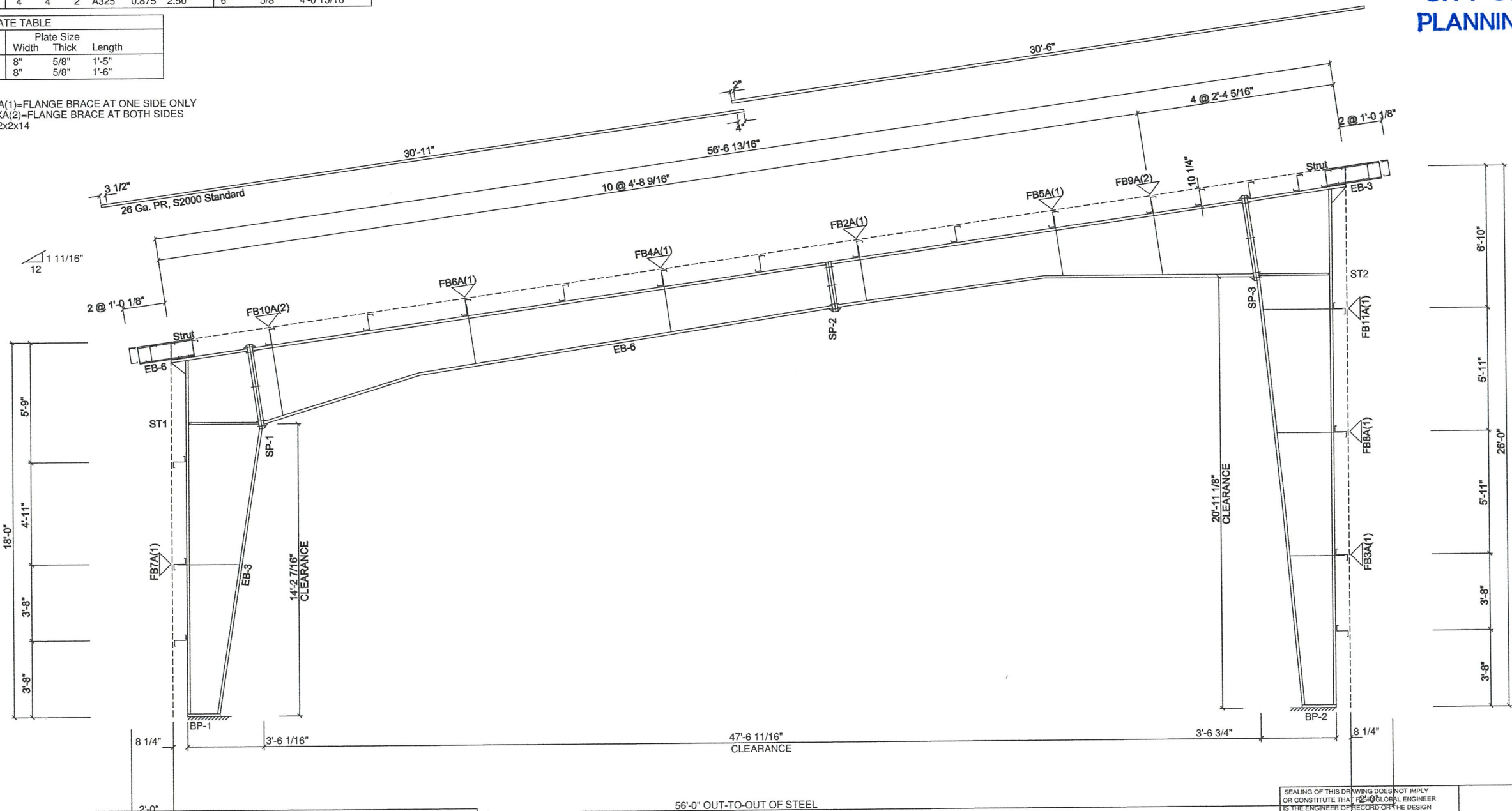
OCT 14 2025

CITY OF HOMER
PLANNING/ZONING

SPlice PLATE & BOLT TABLE									
Mark	Qty	Top	Bot	Int	Type	Dia	Length	Width	Thick
SP-1	4	4	2	2	A325	0.750	2.50	6"	5/8"
SP-2	2	4	2	2	A325	0.750	2.50	6"	5/8"
SP-3	4	4	2	2	A325	0.875	2.50	6"	5/8"

BASE PLATE TABLE			
Col	Plate Size	Width	Length
BP-1	8"	5/8"	1'-5"
BP-2	8"	5/8"	1'-6"

FBXXA(1)=FLANGE BRACE AT ONE SIDE ONLY
FBXXA(2)=FLANGE BRACE AT BOTH SIDES
A - L2x2x14



GENERAL NOTES:

- CONSTRUCTION NOTES FOR THE RIGID FRAMES.
1. ALL PRIMARY STRUCTURAL STEEL SHALL BE FABRICATED FROM 50 OR 55 KSI STEEL.
 2. ALL FIELD CONNECTIONS OF PRIMARY FRAMING MEMBERS SHALL BE BOLTED WITH A325 H. S. BOLTS.
 3. ALL FIELD CONNECTIONS OF SECONDARY FRAMING SHALL BE BOLTED WITH A307 MACHINE BOLTS.
 4. WELDING PROCESSES USED BY MANUFACTURER ARE IN ACCORDANCE WITH SEC. 1.3 OF AWS D 1.1.
 5. A325 High Strength bolt shall be tightened with one washer. Refer to General Notes 1.5 and 1.6 on cover sheet for tightening methods and installation inspections.

RIGID FRAME ELEVATION: FRAME LINE 2 3 4 5 6 7 8 9 10 11

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
A	APPROVAL/PERMIT	MM/DD/YY	MBS	MBS	MBS



SEALING OF THIS DRAWING DOES NOT IMPLY OR CONSTITUTE THAT THE ENGINEER IS THE ENGINEER OF RECORD OR THE DESIGN PROFESSIONAL FOR THIS PROJECT. ONLY THE DESIGN OF THE METAL BUILDING SYSTEM AS FURNISHED BY RIGID IS INCLUDED. FOUNDATION ANALYSIS, ELECTRICAL AND MECHANICAL SYSTEMS, AND/OR OTHER PARTS SUPPLIED BY ANYONE OTHER THAN RIGID ARE SPECIFICALLY EXCLUDED. NO INSPECTION OR SUPERVISION IS IMPLIED.

DESCRIPTION	RIGID FRAME ELEVATION
CUSTOMER	Kenton Bloom
END USER	
END USE	BUILDING
STREET	
CITY ST ZIP	
DATE	N.T.S.
SCALE	XXX OF XXX
REV	A

Review of comprehensive plan Land Use Chapter for CUP 25—04 RF 12.3.25

GOAL 1: Guiding Homer’s growth with a focus on increasing the supply and diversity of housing, protect community character, encouraging infill, and helping minimize global impacts of public facilities including limiting greenhouse gas emissions.

Objective A: Promote a pattern of growth characterized by a concentrated mixed-use center, and a surrounding ring of moderate-to-high density residential and mixed-use areas with lower densities in outlying areas.

Staff: This project supports Objective A pattern of growth and density, by providing City utilities for growth and density in a surrounding ring of Homer’s core.

Objective B: Develop clear and well-defined land use regulations and update the zoning map in support of the desired pattern of growth. The availability of GC1 for future development is limited, and this property is an appropriate location for redevelopment of a commercial use property.

N/A – not associated with update of zoning map.

Objective C: Maintain high quality residential neighborhoods; promote housing choice by supporting a variety of dwelling options.

N/A – not associated with residential development or housing choice.

Objective D: Consider the regional and global impacts of development in Homer.

Staff: This project discourages sprawl with redevelopment of a lot with an existing commercial use at the scale and density of the General Commercial 1 zoning district. The location of this project is on the outside of the City of Homer core and fits the moderate-density character planned adjacent to the city’s core.

GOAL 2: Maintain the quality of Homer’s natural environment and scenic beauty.

Objective A: Complete and maintain a detailed “green infrastructure” map for the City of Homer and environs that presents an integrated functional system of environmental features on lands in both public and private ownership and use green infrastructure concepts in the review and approval of development projects.

N/A – not associated with mapping.

Objective B: Continue to review and refine development standards and require development practices that protect environmental functions.

N/A – not associated with creation of development standards.

Objective C: Provide extra protection for areas with highest environmental value or development constraints.

N/A – Already developed area, no change in impact is proposed.

Objective D: Collaborate with jurisdictions outside the City of Homer, as well as state and federal agencies, to ensure that environmental quality is maintained.

N/A – not associated with other jurisdictions.

GOAL 3: Encourage high-quality buildings and site development that complement Homer’s beautiful natural setting.

Objective A: Create a clear, coordinated regulatory framework that guides development.

Staff: Goal 3, objective A implementation items are all directives to review and consider new policies and are not directly applicable to CUP’s.

Objective B: Encourage high quality site design and buildings.

Staff: The proposal is for boat storage, light manufacturing, and a warehouse, that will redevelop an existing commercial lot, which is required to submit a Zoning Permit and meet City requirements for site development.

GOAL 4: Support the development of a variety of well-defined commercial/business districts for a range of commercial purposes.

Objective A: Encourage a concentrated, pedestrian oriented, attractive business/commerce district in the Central Business District (CBD) following the guidelines found in the Town Center Development Plan.

Staff: The proposal is not found in the CBD.

Objective B: Discourage strip development along the Sterling Highway and major collectors/thoroughfares.

Staff: This project is not a strip development, nor is it on the Sterling Highway.

Finding:

The proposal is not contrary to the applicable land use goals and objectives of the Comprehensive Plan.

CITY OF HOMER
PUBLIC HEARING NOTICE - PLANNING COMMISSION MEETING

Public hearings on the matters below are scheduled for Wednesday, December 3, 2025 at 6:30 p.m. during the Regular Planning Commission Meeting. Participation is available virtually via Zoom webinar or in-person at Homer City Hall.

A request for Conditional Use Permit (CUP) CUP 25-04 per HCC 21.24.040 (d), No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area without an approved conditional use permit. The applicant proposes a 13,560 square foot building at 3145 Lampert Lane. T 6S R 13W SEC 21 SEWARD MERIDIAN HM BEGINNING AT THE SOUTHWEST CORNER OF SEC 21 TH NORTH 450 FT TO THE POB TH NORTH 356.5 FT TH EAST 125 FT TH SOUTH 356.5 FT TH WEST 125 FT TO THE POB

In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603.

To attend the meeting virtually, visit zoom.us and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

Meeting ID: 979 8816 0903
Passcode: 976062

Additional information regarding this matter will be available by 5pm on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for November 28, 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 4pm on the day of the meeting.

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

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

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Legend

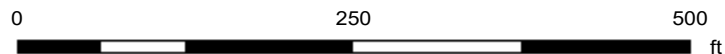
Transportation

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 use of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correction of the data, or use of the data.



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

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

Staff Report 25-053

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner
DATE: December 3, 2025
SUBJECT: Conditional Use Permit (CUP) 25-04

Synopsis The applicant requests a Conditional Use Permit (CUP) CUP 25-04 per HCC 21.24.040 (d), No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area without an approved conditional use permit. The applicant proposes a 13,560 square foot building at 3145 Lampert Lane.

Applicant: Seabright Survey + Design
1044 East Road, Suite A
Homer, AK 99603

Location: 3145 Lampert Lane

Legal Description: T 6S R 13W SEC 21 SEWARD MERIDIAN HM BEGINNING AT THE
SOUTHWEST CORNER OF SEC 21 TH NORTH 450 FT TO THE POB TH
NORTH 356.5 FT TH EAST 125 FT TH SOUTH 356.5 FT TH WEST 125 FT TO
THE POB

Parcel ID: 17923019

Size of Existing Lot: 1.02 acres

Zoning Designation: General Commercial 1 District

Existing Land Use: Commercial

Surrounding Land Use: North: Commercial
South: Residential
East: Commercial
West: Commercial and Accessory Building

Comprehensive Plan: Chapter 4, Goal 1, Objective A and D and Goal 3, Objective B

Wetland Status: KWF Wetlands Assessment wetlands Discharge Slope is located on
the property around the southern lot boundary.

Flood Plain Status: Not in a floodplain.

BCWPD: Not in the Bridge Creek Watershed Protection District

Utilities: Public utilities, water and sewer, do service the site.

Public Notice: Notice was sent to 21 property owners of 24 parcels as shown on the KPB tax assessor rolls.

ANALYSIS: This CUP is a revised version presented in CUP 25-03. The applicant notes the following revisions provided in CUP 25-04:

- Shared Driveway Access Limits are depicted
- Proposed New Building is reduced to seven stalls
- Existing Building will remain
- Snow Storage and Retention Basin for Deed Parcel 2 are depicted
- Removal of two Utility Poles is depicted
- Limits of the 6' tall Privacy Fence is depicted
- Total Building Square Footage is reduced to 13,560. (30% of Deed Parcel 2)

The property is being used for commercial auto repair and tire changes. The existing building is 1,800 sq. ft. The applicant proposes to provide 7 - 56' x 30' garage style bays of 11,760 sq. ft. for a total footprint area of 13,560 sq. ft. for use as storage for boats and potentially some light manufacturing or other types of storage such as supplies and materials. No onsite welding or storage of flammable liquids other than the fuel in the tanks of vehicles or boats will be allowed on the property.

PARKING: 10 parking spaces are required for this project and 13 are shown on the proposed site plan.

DENSITY: The minimum lot size is 10,000 square feet. The current lot size is approximately 44,431 square feet. The total proposed building footprint for the property is 13,560 sq. ft. for a total of 30% lot coverage. In comparison to the application submitted for CUP 25-03, CUP 25-04 has a reduction total of 4,920 sq. ft. and a lot coverage reduction of 41% to 30%.



Existing building located at 3145 Lampert Lane

The criteria for granting a Conditional Use Permit is set forth in HCC 21.71.030, Review criteria, and establishes the following conditions:

a. The applicable code authorizes each proposed use and structure by conditional use permit in that zoning district;

Analysis: The following uses may be permitted in the General Commercial 1 district when authorized by conditional use permit issued in accordance with Chapter 21.71 HCC:

HCC 21.24.040 (d), No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area without an approved conditional use permit.

Per HCC 21.24.020 the following uses are permitted outright in the General Commercial 1 district:

- m. Boat and marine equipment sales, rentals, service and repair;
- q. Manufacturing, fabrication and assembly;
- z. Warehousing, commercial storage and mini-storage;

Finding 1: The structures and uses are authorized by the applicable code.

b. The proposed use(s) and structure(s) are compatible with the purpose of the zoning district in which the lot is located.

HCC 21.24.010 Purpose. The General Commercial 1 (GC1) District is primarily intended to provide sites for businesses that require direct motor vehicle access and may require larger land area, and to provide business locations in proximity to arterials and transportation centers. It is also intended to minimize congestion and adverse effects on adjacent residential districts and on the appearance of the community.

Applicant: This proposed project will provide 7 bays for the primary uses: boat storage, warehouse storage and light manufacturing. The site has a convenient location and provides potential for new business locations in proximity to arterials and transportation centers.

Analysis: Boat and marine storage, manufacturing, and warehouse are all permitted outright uses and are compatible with the General Commercial 1 District. The applicant proposes providing structures and uses compatible with the purpose of the district.

Finding 2: The proposed structures and uses are compatible with the purpose of the district.

c. The value of the adjoining property will not be negatively affected greater than that anticipated from other permitted or conditionally permitted uses in this district.

Applicant: We do not envision any effects on the adjoining property values. The GC1 zone is already actively developing in accordance with the existing GC1 zoning regulations. This project is also setback over 125' from Ocean Drive, which will help diminish the visual impact of the metal sided building. The building will be constructed to high standards, as envisioned by the community.

Analysis: Many uses in the General Commercial 1 district have greater negative impacts than would be realized from boat storage, manufacturing, and a warehouse. Pipelines, railroads, and storage of heavy equipment would have a greater impact on nearby property values. Assisted living, group care, religious, cultural, and fraternal assembly would generate a good deal of traffic.

Finding 3: The proposed project is not expected to negatively impact the adjoining properties greater than other permitted or conditional uses.

d. The proposal is compatible with existing uses of surrounding land.

Applicant: Light manufacturing and boat storage uses compliment and provide opportunities to the existing commercial uses surrounding this proposed project. The adjacent residential uses are insulated by separation distances of a minimum of 100 from the project, maintaining privacy to the residents. The existing Ocean Dr. access is State maintained.

Analysis: Existing uses of the surrounding land are currently commercial, residential & accessory buildings. Boat storage, manufacturing, and warehouse uses are in character with the surrounding mix of land uses. Screening will be required at the southern lot line bordering with a Rural Residential zoning district property.

Finding 4: The proposal is compatible with existing uses of surrounding land.

e. Public services and facilities are or will be, prior to occupancy, adequate to serve the proposed use and structure.

Applicant: We envision upgrades to the existing water and sewer services. HEA and Enstar have indicated the project can be served by the existing utility distribution networks.

Analysis: Public services are already provided to the property.

Finding 5: Public services and facilities are adequate to serve the existing / proposed use.

f. Considering harmony in scale, bulk, coverage and density, generation of traffic, the nature and intensity of the proposed use, and other relevant effects, the proposal will not cause undue harmful effect upon desirable neighborhood character.

Applicant: We do not expect the storage and warehousing uses will have any substantial effect upon the existing GC1 users adjacent to this proposed project. We expect very low traffic in general. The planned upgraded access, a one way entrance exit onto Ocean Drive, will be a safer alternative to the existing ingress and egress to Ocean Drive from this property.

Analysis: The proposed project involves keeping the existing 1,800 square foot commercial building and the construction of an 11,760 square foot building on an

approximately 1.02 acre lot and is not of an excessive size or nature to create harmful effects on neighborhood character.

The proposed project consists of a total of 13,560 square foot of buildings on a 44,431 square foot lot and are not of an excessive size to create harmful effects on neighborhood character. The lot coverage as proposed is approximately 30%, and requires the approval of a conditional use permit because of the more than 8,000 square feet of building area, but is not excessive in nature, and all other dimensional requirements such as setbacks and building height will be maintained. The submission of CUP 25-04 has a lot coverage of 30%, down from the proposed lot coverage of 41% in CUP 25-03.

Finding 6: The proposal will not cause undue harmful effect upon desirable neighborhood character.

g. The proposal will not be unduly detrimental to the health, safety or welfare of the surrounding area or the city as a whole.

Applicant: We do not expect this project to be detrimental in any way We expect to build a safe, well lit storage building and parking areas. The exterior access and parking areas will remain free from outdoor storage. This will be required by the facility management.

Analysis: The proposal does not introduce a use or a scale that is not reasonably anticipated by the rules, regulations, and infrastructure developed to service such a proposal.

Finding 7: The proposal will not be unduly detrimental to the health, safety or welfare of the surrounding area and the city as a whole when all applicable standards are met as required by city code.

h. The proposal does or will comply with the applicable regulations and conditions specified in this title for such use.

Analysis: The applicant is not requesting any exception to code. The project is able to comply with the applicable regulations and conditions when gaining a CUP and subsequent zoning permit for construction.

Finding 8: The proposal will comply with applicable regulations and conditions specified in Title 21 when gaining the required permits.

i. The proposal is not contrary to the applicable land use goals and objectives of the Comprehensive Plan.

Applicant: We have reviewed the updated Comprehensive Plan up for adoption by the City of Homer. we feel our project fits well with the goals and objectives defining Gel Zoning. The existing uses in the Ocean Drive corridor reflect the intended uses within GCI. This proposed project is compatible with the updated comp plan and the GC1 zoning.

Analysis: Chapter 4, Goal 1, Objective A and D, and Goal 3, Objective B of the Homer Comprehensive Plan are supported by this project. See the attached Compliance Review of Homer Comprehensive Plan for further details.

Finding 9: The proposal is not contrary to the applicable land use goals and objectives of the Comprehensive Plan. The proposal aligns with Chapter 4, Goal 1, Objective A and D, and Goal 3, Objective B and no evidence has been found that it is contrary to the applicable land use goals and objectives of the Comprehensive Plan.

j. The proposal will comply with the applicable provisions of the Community Design Manual (CDM).

Analysis: Chapter 3, Outdoor Lighting is applicable to the General Commercial 1 District.

Condition 1: Outdoor lighting must be down lit per HCC 21.59.030 and the CDM.

Finding 10: Project will comply with the applicable provisions of the CDM.

HCC 21.71.040(b). b. In approving a conditional use, the Commission may impose such conditions on the use as may be deemed necessary to ensure the proposal does and will continue to satisfy the applicable review criteria. Such conditions may include, but are not limited to, one or more of the following:

1. Special yards and spaces: No specific conditions deemed necessary.

2. Fences and walls: Condition 2: Per HCC 21.24.040 f. Screening. When one or more side or rear lot lines abut land within an RO, RR, or UR district or when a side or rear yard area is to be used for parking, loading, unloading or servicing, then those side and rear yard areas shall be effectively screened by a wall, fence, or other sight-obscuring screening. Such screening shall be of a height adequate to screen activity on the lot from outside view by a person of average height standing at street level.

3. Surfacing of parking areas: No specific conditions deemed necessary.

4. Street and road dedications and improvements: No specific conditions deemed necessary.

5. Control of points of vehicular ingress and egress: Yes, see Condition 5.

6. Special provisions on signs: No specific conditions deemed necessary.

7. Landscaping: No specific conditions deemed necessary.

8. Maintenance of the grounds, building, or structures: No specific conditions deemed necessary.

9. Control of noise, vibration, odors or other similar nuisances: No specific conditions deemed necessary.

10. Limitation of time for certain activities: No specific conditions deemed necessary.

11. A time period within which the proposed use shall be developed: No specific conditions deemed necessary.

12. A limit on total duration of use: No specific conditions deemed necessary.

13. More stringent dimensional requirements, such as lot area or dimensions, setbacks, and building height limitations. Dimensional requirements may be made more lenient by conditional use permit only when such relaxation is authorized by other provisions of the zoning code. Dimensional requirements may not be altered by conditional use permit when and to the extent other provisions of the zoning code expressly prohibit such alterations by conditional use permit.

14. Other conditions necessary to protect the interests of the community and surrounding area, or to protect the health, safety, or welfare of persons residing or working in the vicinity of the subject lot.

PUBLIC WORKS COMMENTS:

- **Condition 3:** The development will require a Stormwater Plan and Development Activity Plan that demonstrates how stormwater will be managed and will not adversely impact neighboring properties.
- **Condition 4:** Snow storage is shown for the northern property, however, is not shown for the southern property. This should be addressed during the zoning permit process. (this has been resolved with the revised application).
- **Condition 5:** The property will need to execute a driveway access agreement to cross the northern property at 1103 Ocean Drive.

PUBLIC COMMENTS: None submitted at the time this report was completed.

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission approve CUP 25-04, **Staff Report 25-053** with findings 1-10 and the following conditions.

1. Outdoor lighting must be down lit per HCC 21.59.030 and the CDM.
2. Per HCC 21.24.040 f. Screening. When one or more side or rear lot lines abut land within an RO, RR, or UR district or when a side or rear yard area is to be used for parking, loading, unloading or servicing, then those side and rear yard areas shall be effectively screened by a wall, fence, or other sight-obscuring screening. Such screening shall be of a height adequate to screen activity on the lot from outside view by a person of average height standing at street level.

3. The development will require a Stormwater Plan and Development Activity Plan that demonstrates how stormwater will be managed and will not adversely impact neighboring properties.
4. The property will need to execute a driveway access agreement as a recorded easement to cross the northern property at 1103 Ocean Drive.

Attachments

Application

Applicant letter with noted revisions

Site Plan

Elevation

Compliance Review of Homer Comprehensive Plan

Public Notice

Aerial Map

NOTES:

- The purpose of this plat is to create Tract 4-A by vacating the southerly lot line of Tract 4, Pioneer Vistas Unit 6, HM 82-60.
- No filed survey was conducted as provided in KPB Code 20.60.200(A). All dimensions shown are record per Amended Plat of Nils O. Svedlund Subdivision, HM 251-A, Amended Plat of Nils O. Svedlund Subdivision Plat of Lot 1A, HM 74-01198, and Pioneer Vistas Unit 6, HM 82-60.
- 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 front 15 feet of the 20 foot building setback is a utility easement.
- A 30 feet right-of-way and public use easement, including the right to construct, operate, and maintain public improvements and utilities of all kind within said right-of-way was granted to the City of Homer as outlined in Book 99, Page 472, Homer Recording District. Said right-of-way was dedicated on the Amended Plat of Nils O. Svedlund Subdivision Plat of Lot 1A, HM 74-01198.
- This subdivision is subject to a 15 feet easement for underground distribution lines, with right to construct, reconstruct, repair, operate, and maintain, over, under, along or across; granted to Homer Electric Association, Inc. as outlined in Book 143, Page 550, 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.
- 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.

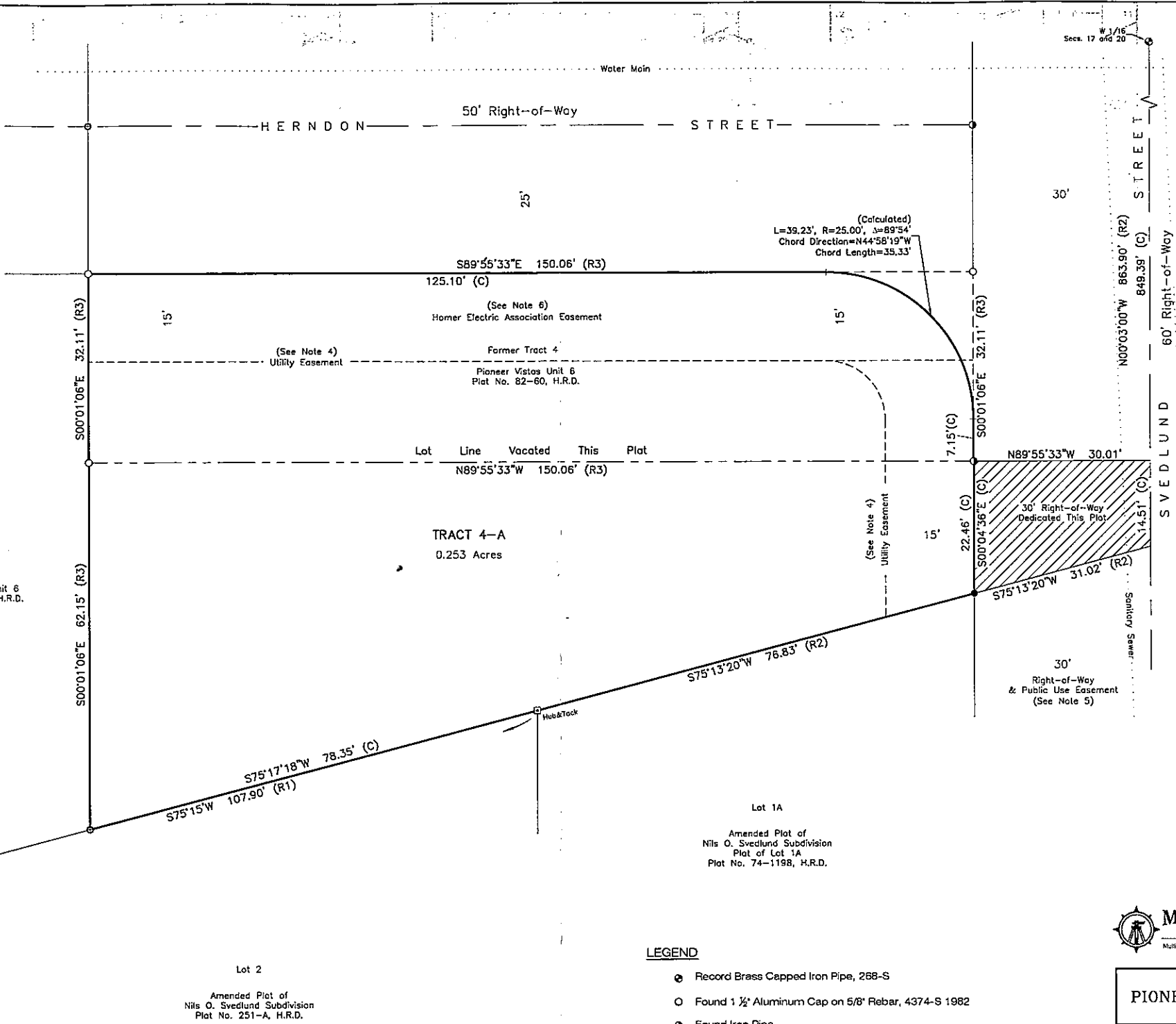
SURVEYORS CERTIFICATE

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



Tract 3A
Pioneer Vistas Unit 6
Plat No. 82-60, H.R.D.



Lot 2
Amended Plat of
Nils O. Svedlund Subdivision
Plat No. 251-A, H.R.D.

Lot 1A
Amended Plat of
Nils O. Svedlund Subdivision
Plat of Lot 1A
Plat No. 74-1198, H.R.D.

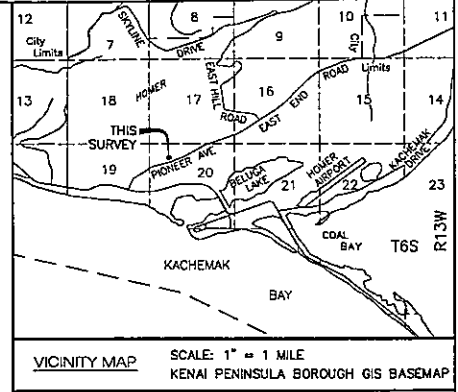
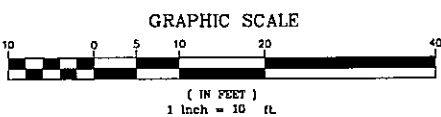
LEGEND

- Record Brass Capped Iron Pipe, 268-S
- Found 1 1/2" Aluminum Cap on 5/8" Rebar, 4374-S 1982
- Found Iron Pipe
- Found 5/8" Rebar
- Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2025
- (R1) Record Measurements Per HM 251-A, Amended Plat of Nils O. Svedlund Subdivision
- (R2) Record Measurements Per HM 74-1198, Amended Plat of Nils O. Svedlund Subdivision Plat of Lot 1A
- (R3) Record Measurements Per HM 82-60, Pioneer Vistas Unit 6

Lot Line Vacated This Plat
Easement Line

Note: There are no areas over 20% grade per Kenai Peninsula Borough Web Map 'ViewKPB' (Five Foot Contours)

Note: The survey does not contain Wetlands per the Kenai Watershed Forum (KWF)



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.

Thomas M. Young
P.O. Box 537
Homer, AK 99603
Sonja M. Martin-Young
P.O. Box 537
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 June ##, 2025

Kenai Peninsula Borough Authorized Official



PIONEER VISTAS UNIT 6-YOUNG SUBDIVISION

A SUBDIVISION/REPLAT OF TRACT 4
PIONEER VISTAS UNIT 6, PLAT No. 82-60
HOMER RECORDING DISTRICT

LOCATED WITHIN
THE NW 1/4 NW 1/4 OF SECTION 20
TOWNSHIP 6 SOUTH, RANGE 13 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 0.256 ACRES

SURVEYOR	CLIENT
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 Homer, AK 99603	THOMAS M. YOUNG SONJA M. MARTIN-YOUNG P.O. BOX 537 HOMER, AK 99603
SURVEY DATE: NA	SCALE: 1" = 10'
PLAT DATE: 10/19/2025	BOOK No.: NA
CHECKED BY: CLM	FILE: 3927.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 East Pioneer Ave
Homer, AK 99603

Re: Pioneer Vista Unit #6 – Young Replat

To Whom it may concern,

This is a preliminary lot line vacation plat submittal for Thomas and Sonja Young, owners of Tract 4, Pioneer Vistas Unit #6 (HM82-60) and the adjacent parcel.

Please find included in this packet:

- One full sized paper plat
- One half sized paper plat
- \$300 check (#256) for plat submittal fee

The electronic version has been emailed.

The only known encroachment issue will be eliminated with the vacation of the lot line, combining the two lots.

Sincerely,

Christopher Mullikin, PLS

RECEIVED

JUN 06 2025

**CITY OF HOMER
PLANNING/ZONING**

Pioneer Vistas Unit 6 Young Subdivision (KPB 2025-135)

1 message

Carpenter, Beverly <BCarpenter@kpb.us>

Thu, Oct 16, 2025 at 2:18 PM

To: Christopher Mullikin <mullikinsurveys@gmail.com>, "85tyfoxfly@gmail.com" <85tyfoxfly@gmail.com>,
"Sonjaatsaltwater@gmail.com" <Sonjaatsaltwater@gmail.com>

Cc: "Piagentini, Vincent" <vpiagentini@kpb.us>

Good afternoon Chris,

During our review of the plat, we noted that a portion of Svedlund Street adjacent to the proposed plat is a public use easement (Book 99, Page 472 HRD). Plat note #4 on the preliminary plat references the easement being dedicated by Plat HM 74-1198; however, that dedication only applies to the east boundary of the southern parcel, Lot 1A. ✓

We recommend that the plat be updated before the Planning Commission's review to include the dedication of this portion of Svedlund Street, along with the radius curve requested by the City. We have reached out to the city to recommend that the easement, the parent plats, and an updated drawing be reviewed prior to the KPB Planning Commission's consideration.

This item is currently scheduled for the upcoming October 27th Planning Commission meeting. However, staff will be postponing it until an updated drawing reflecting the dedications have been submitted. An email will be sent notifying the owner and surveyor.

Please feel free to reach out to us with any questions.

Kind regards,

Beverly

Beverly Carpenter
Platting Specialist, Planning Department

Office: 907-714-2200 Direct: 907-714-2210

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:

Pioneer Vistas Unit #6 – Young 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, December 3, 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 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 November 28, 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, or in-person at Homer City Hall.

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

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Legend

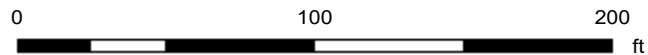
Transportation

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.



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

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

Staff Report 25-054

TO: Homer Planning Commission **25-054**
FROM: Ryan Foster, City Planner
DATE: December 3, 2025
SUBJECT: Pioneer Vista Unit #6 Young Replat

Requested Action: Approval of a preliminary plat to vacate the lot lines between Pioneer Vistas Unit #6 Tract 4 and the long legal tract to the south. Dedicate a 30' portion of the Svedlund Street Right-of-Way.

General Information:

Applicants:	Thomas M. Young P.O. Box 537 Homer, AK 99603	Sonja M. Martin-Young P.O. Box 537 Homer, AK 99603	Mullikin Surveys, LLC Christopher Mullikin, PLS P.O. Box 1023 Homer, AK 99603
Location:	Pioneer Vistas Unit #6 Tract 4 & Long lot to the south		
Parcel ID:	17707017 and 17709118		
Size of Existing Lot(s):	4,816 square feet and 6,348 square feet.		
Size of Proposed Lots(s):	11,164 square feet (.256 acres)		
Zoning Designation:	Central Business District		
Existing Land Use:	Vacant and Residential		
Surrounding Land Use:	North: Institutional South: Commercial East: Commercial West: Vacant		
Comprehensive Plan:	1-C-1 Promote infill development in all housing districts.		
Wetland Status:	No Wetlands		
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 54 property owners of 51 parcels as shown on the KPB tax assessor rolls.		

Analysis: This subdivision is within the Central Business District (CBD). This plat vacates the lot line between Pioneer Vistas Unit #6 Tract 4 and the long legal lot to the south. The lot line vacation will eliminate a nonconforming lot of less than 6,000 square feet, which is the minimum lot size in the CBD, and create one lot, 11,164 square feet. The lot line vacation will also eliminate a known building setback encroachment. Kenai Peninsula Borough records show the home was constructed in 1940. Nonconformity for the encroachment has not been established, but the surveyor states the encroachment issue can be resolved with the vacation of the lot line. This plat will also dedicate a 30' portion of the Svedlund Street Right-of-Way.

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 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 does not meet these requirements. The Herndon Street note shall be revised to Herndon Drive.

- 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. A 30' portion of the Svedlund Street Right-of-Way shall be dedicated.

- 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 these requirements. The Herndon Street note shall be revised to Herndon Drive. The Herndon Drive 50' Right-of-Way note shall be revised to 55'. The City of Homer has no objection to the 55' Herndon Drive Right-of-Way.

- 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. 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 meets these requirements. Apparent building setback encroachments will be removed with the lot line vacation.

- 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:

No Public Works comments.

Staff Recommendation:

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

1. Dedicate the 30' Svedlund Street Right-of-Way.
2. The Herndon Street note shall be revised to Herndon Drive.
3. The Herndon Drive 50' Right-of-Way note shall be revised to 55'.

Attachments:

1. Preliminary Plat
2. Surveyors Letter
3. KPB Letter to Surveyor Recommending 30' Svedlund St Right-of-Way Dedication
4. Public Notice
5. Aerial Map