



Agenda

Planning Commission Regular Meeting

Wednesday, August 05, 2026 at 6:30 PM

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

Homer City Hall

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

Zoom Webinar ID: 979 8816 0903 Password: 986062

<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 June 17, 2026
- B. Unapproved Regular Meeting Minutes of May 20, 2026
- C. Unapproved Regular Meeting Minutes of May 6, 2026

PRESENTATIONS / VISITORS

REPORTS

- A. City Planner's Report, Staff Report 26-019

PUBLIC HEARINGS

- A. AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING HOMER CITY CODE 21.10.030 AMENDING THE HOMER CITY ZONING MAP TO REZONE A PORTION OF THE RURAL RESIDENTIAL (RR) ZONING DISTRICT TO RESIDENTIAL OFFICE (RO) ZONING DISTRICT, Staff Report 26-020
- B. A request for Conditional Use Permit (CUP) CUP 26-04 per HCC 21.18.030 (h), More than one building containing a permitted principal use on a lot at 3582 Main Street, Staff Report 26-021

- C. A request for Conditional Use Permit (CUP) CUP 26-05 per HCC 21.12.030 (m), More than one building containing a permitted principal use on a lot. The applicant proposes the addition of two single family dwelling units and accessory structures at 3480 Morris Avenue, Staff Report 26-022
- D. A request to Vacate Knapp Circle Public Right-of-Way and associated easement located within Miriams Ares 2016, Plat No. 2016-27 located within the NE 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, R. 13 W., S.M., Staff Report 26-023

PLAT CONSIDERATION

- A. Watson Ridge Simpson Heights Preliminary Plat, Staff Report 26-018
- B. Miriams Ares Olson Veerhusen Replat, Staff Report 26-024

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. 2026 Planning Commission Meeting Calendar

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, August 19, 2026 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.

1. CALL TO ORDER, 6:32 P.M.

PRESENT: HARNESS, SCHNEIDER, H. SMITH, S. SMITH, VENUTI

ABSENT: WALKER

2. AGENDA APPROVAL

HARNESS/SCHNEIDER MOVED TO ADOPT THE AGENDA AS AMENDED.

Commissioner Keiser arrived 6:33 p.m.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

3. 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).

4. RECONSIDERATION

5. 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 in which case the item will be moved to the regular agenda.

~~5. A. Decisions and Findings CUP 26-02, 3267 E Street~~ Moved to Pending Business at request of Commissioner Harness.

5. B. Decisions and Findings CUP 26-03, 139 Skyline Drive

SCHNEIDER/KEISER MOVED TO APPROVE CONSENT AGENDA AS AMENDED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

6. PRESENTATIONS / VISITORS

7. REPORTS

7. A. City Planner's Report, Staff Report 26-015

Planner Foster provided a verbal summary of his staff report and requested a commissioner to report to Council at the June 22nd Council meeting.

Chair S. Smith noted that he will be absent for the July 15 meeting and that he will report to Council on June 22nd.

8. PUBLIC HEARINGS

8. A. Ordinance 26-XX, an Ordinance of the City Council of Homer, Alaska Amending Homer City Code 21.76.020 Review of Traffic Impact Analysis to Remove the Requirement for the City Planner to Contract with an Engineer When a Traffic Impact Analysis Is Required, Staff Report 26-016

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REGULAR MEETING

Chair S. Smith introduced the item and deferred to Planner Foster for an explanation of the item.

Planner Foster explained that the purpose of the ordinance is to amend City Code to reassign this responsibility from the City to the applicant. All other sections remain unchanged. He noted that Homer is unusual in assigning this responsibility to City staff instead of an applicant, and that all Traffic Impact Analyses (TIAs) must be completed by a licensed engineer.

Chair S. Smith opened the Public Hearing. There were no comments and the hearing was closed.

Discussion included that Planner Foster has ordered two TIAs in the time he has been City Planner, and that there might be one per year or every couple of years. There is no context for why the City has been managing TIAs, but Planner Foster said he could speculate that it might be to remove the possibility of a conflict of interest where a firm is producing a TIA for an applicant. He confirmed that there is no cost shifting effect, as under the current policy all costs are borne by the applicant. The requirements for TIAs and all triggers to require a TIA will remain unchanged in code.

Commissioner Keiser disclosed that she no longer works for Kinney Engineering, which is a transportation planning firm that conducts TIAs. She confirmed that it's non-standard in her experience to have a TIA contracted directly with the City. It can be awkward to have a third party involved. The TIA is very process-driven so there is not much room for things to deviate from the standard.

SCHNEIDER/HARNESS MOVED TO RECOMMEND APPROVAL OF THE PROPOSED ORDINANCE 26-XX TO REMOVE THE REQUIREMENT FOR THE CITY MANAGER TO CONTRACT WITH AN ENGINEER WHEN A TRAFFIC IMPACT ANALYSIS IS REQUIRED.

It was noted that this motion should be corrected to replace "City Manager" with "City Planner"

H.SMITH/SCHNEIDER MOVED THE PREVIOUS QUESTION

VOTE(Previous question): NON-OBJECTION. UNANIMOUS CONSENT.
Motion carried.

VOTE(Main motion):NO KEISER, HARNESS, SCHNEIDER, H. SMITH, S. SMITH, VENUTI

Motion failed.

SCHNEIDER/S.SMITH MOVED TO RECOMMEND APPROVAL OF THE PROPOSED ORDINANCE 26-XX TO REMOVE THE REQUIREMENT FOR THE CITY PLANNER TO CONTRACT WITH AN ENGINEER WHEN A TRAFFIC IMPACT ANALYSIS IS REQUIRED.

VOTE: YES: KEISER, HARNESS, SCHNEIDER, H.SMITH, S.SMITH

NO: VENUTI

Commissioner Keiser raised concern about the wording of the motion, noting that it could be improved to clarify the purpose of the ordinance and reduce confusion. City Clerk Woodruff noted that any person who voted on the prevailing side of a motion can move to reconsider it within 48 hours, including during the meeting.

Commissioner H. Smith said that the title of the ordinance could have been worded in a way that was less confusing, but he feels that the ordinance itself is straightforward enough.

Commissioner Schneider stated that regardless of how the motion is crafted, the ordinance is clear.

9. PLAT CONSIDERATION

9. A. Terra Bella Subdivision Osborne Addition Preliminary Plat, Staff Report 26-017

City Planner Foster provided a summary of his staff report.

Katie Kirsis, Surveyor, noted that she is available for any questions.

Chair S. Smith opened for public hearing.

James Seifert, owner of a neighboring plot asked whether this action would have effect on the owners of lot 9 such as changing the boundaries.

There were no further comments and the public hearing was closed.

Planner notes that the plat would have no effect on the boundaries of lot 9.

Discussion included the following topics:

- Process for abandoning water and sewer. Planner Foster said that because only one connection is allowed per lot, upon combining two lots into one, the second connection will have to be abandoned.
- Is the applicant required to show stub-outs from the main line to the lot line? Planner Foster said that he did not know whether the detail of stub-outs is a requirement on a plat. He deferred to the surveyor Katie Kirsis, who said that she's never been required to do it or seen it before, and it's not standard practice.
- Why is it recommended that Note 7 about the subdivision development agreement be removed? Planner Foster clarified that all of the terms of the agreement have been met.
- Support for this plat because a lot of water flows out of the hillside, and reducing coverage is beneficial for the flow of water and drainage off of the hillside.

SCHNEIDER/HARNESS MOVED TO ADOPT STAFF REPORT 26-017 AND RECOMMEND APPROVAL OF THE TERRA BELLA SUBDIVISION OSBORNE ADDITION PRELIMINARY PLAT, WITH COMMENTS (1) AND (2) AS PROVIDED IN THE REPORT.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

9. B. Watson Ridge Simpson Replat Preliminary Plat, Memorandum PL 26-007

Planner Foster explained that the applicant requested to withdraw their application and will meet with City staff to discuss revisions. The title is on the agenda because it had already been publicly noticed at the time that decision was made. Once the new application is received this item will be considered at a future meeting.

10. PENDING BUSINESS

5.B. Decisions and Findings CUP 26-02, 3267 E Street

Commissioner Harness shared that she asked if this could be pulled because she wanted to ask about the Commission's ability to place conditions on a CUP. Her thoughts are very general, not focused on E Street, but that spurred her thinking.

Planner Foster responded that the function of this Decisions and Findings Report is to document the findings of the previous meeting where the CUP was approved.

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Commissioner Harness responded that her questions relate to the process that the Commission went through to approve this CUP.

Commissioner Schneider suggested that the matter be put on the agenda for a worksession with the decisions and findings memo as a reference with bylaws and other items as appropriate.

Planner Foster responded that staff can certainly make time to have a worksession to discuss Conditional Use Permits and conditions.

Commissioner Keiser said that she thinks she understands where Commissioner Harness is coming from. She added that she would like to see the forthcoming revisions to the CUP process in proposed Title 21 revisions before the worksession

H. SMITH/SCHNEIDER moved to approve the decisions and findings of CUP 26-02, 3267 E Street.

Commissioner Keiser requested to be recused from the vote because she was not a part of the original discussion and did not want to approve something of which she had no knowledge.

VOTE: YES: HARNESS, SCHNEIDER, H.SMITH, S.SMITH, VENUTI

ABSTAIN: KEISER

Motion carried.

11. NEW BUSINESS

11. A. Election of Officers, Memorandum PL 26-008

City Clerk Woodruff reviewed her memorandum describing how to conduct an election for vice chair and chair.

SCHNEIDER/H.SMITH MOVED THAT THE COMMISSION VOTE FOR CHAIR AND VICE CHAIR USING A SHOW OF HANDS.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Vice Chair Nominations: Heath Smith, Harness, Schneider

Commissioners Schneider and H. Smith respectfully declined the nomination. Harness accepted nomination for vice chair.

Commissioner Harness is elected vice chair by unanimous vote.

Chair S. Smith passed the gavel to Vice Chair Harness.

Nominations: Commissioner S. Smith

Commissioner S. Smith is elected Chair by unanimous vote. Vice Chair Harness passed the gavel to Chair S. Smith, who commented that it is very likely his last year of serving as chair.

12. INFORMATIONAL MATERIALS

12. A. 2026 Planning Commission Meeting Calendar

Planner Foster noted that the calendar has been updated to reflect deadline changes in the recently amended Planning Commission bylaws.

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REGULAR MEETING

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

14. COMMENTS OF THE STAFF

15. COMMENTS OF THE COMMISSION

Commissioner Venuti commented that it was an interesting meeting, and thanked the commissioners for serving. He welcomed Commissioner Keiser and congratulated Vice Chair Harness on her election.

Commissioner Keiser said that it is a pleasure to serve and asked whether the commission would ever provide comment on matters like the Draft Feasibility Study for the Homer Harbor Expansion. Clerk Woodruff noted that it is not outside the realm of possibility in general but the deadline for comments comes before the next commission meeting, so it wouldn't be possible in this case. Chair S. Smith added that it commissioners are welcome to make comments as individuals not speaking for the commission.

Commissioner Harness thanked City Clerk Woodruff for keeping the commission on track. She noted that at some point she'd like to have a conversation about CUP conditions, and she thinks it would be of value for the commission to have the discussion before it considers another CUP applicant. Bringing the question up when a CUP application is before the body could be awkward and unfair to the applicant.

Commissioner Schneider thanked staff for their support and welcomed Commissioner Keiser to the advisory body. He congratulated Commissioner Harness on her election to vice chair and said that he is looking forward to Monday.

Commissioner H. Smith welcomed Jan and congratulated Commissioner Harness.

Commissioner S. Smith welcomed Commissioner Keiser and said that is a privilege to have her on the commission.

16. ADJOURNMENT

There being no further business to come before the commission, Chair S. Smith adjourned the meeting at 7:47 p.m. Next Regular Meeting is **Wednesday, July 15, 2026 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.

1. CALL TO ORDER, 6:30 P.M.

Present: S.Smith, Harness, Snyder, Walker, Venuti (tardy)

Absent: H. Smith

2. AGENDA APPROVAL

HARNESS/SCHNEIDER MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

3. 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).

4. RECONSIDERATION

5. 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 in which case the item will be moved to the regular agenda.

6. PRESENTATIONS / VISITORS

7. REPORTS

7. A. City Planner's Report, Staff Report 26-011

Chair S. Smith introduced the topic by reading of title and deferred to City Planner Foster who reviewed his written report.

7.B. Quarterly Chair's meeting with Mayor Lord, Chair Smith

Chair S. Smith reviewed his written report on the Charis meeting with Mayor Lord, including the structure in Robert's Rules related to addressing a single topic at a time.

8. PUBLIC HEARINGS

8. A. A request for Conditional Use Permit (CUP) CUP 26-02 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 3,000 square foot expansion of the existing shop space at 3267 E Street., Staff Report 26-012

Chair S. Smith introduced the item by reading of title and shared that he may have a conflict of interest.

SCHNEIDER/WALKER MOVED THAT COMMISSIONER S. SMITH MAY HAVE A CONFLICT OF INTEREST.

Chair S. Smith shared that he is a customer of the applicant's mechanic shop and is familiar with the property. He clarified that he has no financial interest in the property and has not discussed the CUP with the applicant.

Commissioner Venuti joined the meeting at 6:39 p.m.

Commissioner Walker shared that he is also a customer of the mechanic's shop.

Motion failed

SCHNEIDER/S. SMITH MOVED THAT COMMISSIONER WALKER MAY HAVE A CONFLICT OF INTEREST

Commissioner walker clarified that he has no financial interest in the property and has not discussed the CUP with the applicant.

VOTE: NO: WALKER, VENUTI, SNYDER

Motion failed

Chair S. Smith deferred to Planner Foster who presented his report.

Chair S. Smith invited the Applicant or a representative to speak to the commission.

Jay Meltzer, owner of Cruz Unlimited, shared that he has been in business for 13 years, at this location since 2018. He currently has a 1-month wait to bring vehicles into the shop. The proposed expansion will allow them to hire another mechanic and decrease wait times. He noted that the parking on E Street would not be used for long-term vehicle storage, just for customer parking and after-hours drop off.

Chair S. Smith opened the Public Hearing

Dan Leyland, adjacent property owner, expressed concern about the drainage on the lot. He asked that a drainage plan be in place before the permit is allowed. He said that he can live with it as long as the drainage issues are addressed, and that he can live with the E street back out.

There were no further comments and Chair S. Smith closed the public hearing.

Planner Foster confirmed that his recommendation in the Staff Report is to vacate the parking on E street. He noted that approved parking and stormwater plans are a requirement of City Code in order to issue a CUP and as such do not need to be specified as recommendations.

Commissioner Harness inquired about the visual impact of the commercial use adjacent to residential use, and whether the commission had any leverage in code to encourage a fence or tree barrier.

Planner Foster shared that code does require that in the event that the differing zoning types physically share a boundary, but because the differing zoning types are separated by the right of way, he did not believe that could be required. He noted that a condition could be added to require that the Planning department verify that there is no requirement in code for a barrier.

Commissioner Venuti asked about a recent CUP application where a barrier was required.

Planner Foster read aloud from HCC 21.24.040 (f) Screening and clarified that the requirement applies when a rear or side lot line abuts land in an RR, RO, or UR zoning district. He noted that that previous circumstance differs from this circumstance because the right-of-way is between the two zoning types and they do not abut.

Commissioner Schneider observed that proposed code changes, if adopted, would mean that a CUP would no longer be required for this percentage of lot coverage.

SCHNEIDER/HARNESS MOVED TO APPROVE CUP 26-02 WITH FINDINGS 1-10 AND CONDITIONS 1-4 AS PRESENTED BY THE PLANNER.

There was no discussion.

Motion carried.

8. B. A request for Conditional Use Permit (CUP) CUP 26-03 per HCC 21.12.030 (l), Assisted living home. The applicant proposes an assisted living home at 139 Skyline Drive., Staff Report 26-013

Chair S. Smith introduced the item by reading of title and deferred to Planner Foster who presented his written report. He noted that the written report contains a typographical error and the site is not served by public water or wastewater utilities.

Chair S. Smith invited the applicant to address the commission.

George O'Connor, part owner of Kachemak House LLC, shared that he and his family formed the LLC to bring another assisted living facility to Homer. The LLC is applying for dual licensure for elderly as well as intellectually and developmentally disabled. He noted that the access through Kia Lane is primarily intended as an access for emergency services, and the Nedosik Road entrance would be considered the primary entrance.

Chair S. Smith opened the public hearing.

Will Bishop, City Resident, expressed concern that increased traffic on Kia Lane could increase bumps on the road and lead to more dust. Emergency Services might not be able to access the facility in the winter because road clearing doesn't happen until later in the day. The grade of Nedosik road is less than Kia Lane, and that road could be improved to City standards.

Tom Gamache, Resident of 300 Cozy Cove Drive, stated that he only heard about this proposal a few days ago, and that wasn't enough time. He acknowledged that a business of this type is needed in the area. He wondered what the impact would be from increased traffic if the business grows, and noted that the road dust under current conditions sometimes prevents him from going outside.

Brittany Switzer, Resident of Kia Lane, commented that she is worried about the traffic, and her kids play in the road and ride bikes there. She noted that in Crestview Estates they are not allowed to subdivide and that maybe by connecting to Kia Lane they would not be allowed to subdivide either.

Madeline Robinson, Resident of 5301 Kia Lane, noted that her property borders on the subject property with a powerline between them. She noted that 4 property owners near the facility have a total of 21 children. Kids are used to playing and biking safely because there is not a lot of traffic. She proposed a large fence around the facility and a loop driveway and a vacation of Kia Lane between the property and the existing road.

Pat McDonald, resident of 384 Cozy Cove, noted that increased traffic is the issue. Nedosik Road could be improved at the developer expense instead of improving Kia Lane at taxpayer expense. The planner did not identify safety concerns, and there are definitely safety threats to the young children from increased traffic. He only heard about this project from his neighbors, and the developer did not reach out to him.

Michael Knutson, resident of 131 Cozy Cove, noted that he had seen multiple commercial vehicles get stuck on Kia Lane trying to pull on to Cozy Cove drive.

Linda Thompson, Homer resident, shared that she has a child with Down Syndrome, Autism, and Epilepsy. She raised her son in Homer but the assisted living options in Homer slowly went away, and now he is in Kenai and she stays in Kenai two nights a week. She is thrilled that she might be able to have her son at home. From her experience as an intensive needs aide in special education classroom

at Homer High, she emphasized that these are good, solid kids. The kids moving into the home would not be dangerous.

Abigail O'Connor, a CUP applicant, thanked everyone for coming out and sharing their comments. She emphasized that the licensing will be for up to 10 residents with 24-7 staffing. They do not anticipate a lot of traffic, certainly some family visiting the residents. They are open to speak with anyone, their phone number is on the application.

Jessie Fabich, Resident of Cozy Cove, stated that she knows assisted living is needed but it's not an appropriate location for this business. The applicant has not proved that their proposed project will not harm the neighborhood character and safety.

Jean Gamache, Resident of Cozy Cove, asked the applicant to clarify who actually owns the property where the assisted living is proposed. She asked the commission to prevent additional traffic through her neighborhood by not allowing Kia Lane to become a part of Nedosik Road.

Tanner Stengel, Resident of 315 Cozy Cove drive, commented that traffic should go through Nedosik Road, especially if there isn't going to be much traffic. Connecting the road to Kia Lane could result in people using the side road to bypass rough conditions on Skyline Drive.

Tony Box, property owner on Tundra Rose, commented that there was an issue with the password for joining the zoom meeting and the correct information was found on the City's website. Other people may not have been able to join. He said he knows Nathan O'Connor and he is outstanding, so he feels better about the proposal. He asked what was planned for the remaining 70 acres.

Gary Fabich, resident of Cozy Cove, stated that he is concerned about the long-term plans for the property. Not enough information has been provided. The whole process has felt short notice. He said he would like to see bumpers on the long-term plan for the assisted living home.

Kayla Smith, resident of Cozy Cove, said she agreed with the comments of some of her neighbors. She asked the O'Connors if they had experience running a facility of this type.

There being no further comments, Chair S. Smith closed the public hearing.

Chair S. Smith commented that his home has covenants, and he learned only upon joining the Planning Commission that the City and the Planning Commission do not have a legal basis for enforcing covenants because they are not part of the laws of the City. He then invited the applicant to respond to the two questions that had been posed to him.

George O'Connor spoke to the ownership of the home, saying that they are under contract to purchase the home contingent on the conditional use permit.

With regards to the long-term plans for the property, he said that they don't have long-term plans and all of their energy is focused on getting the house up and running in the next two years.

Chair S. Smith acknowledged a question about the experience of nursing staff, he noted that the question is not an appropriate one for this venue, and he encouraged the applicants and the commenters to spend time speaking with each other.

George O'Connor commented that he would not allow the public to transit their property to use Nedosik and Kia as shortcuts.

Planner Foster noted that he hears shared values reflected in the comments from the applicant and the commenters. He acknowledged that there will be a net increase in traffic from the 10 residents,

property owners, and 2-3 staff on duty at any one time—but he did not see that it was an increase to the point of a public safety issue. He noted to the commission that they are currently tasked with evaluating only the application in front of them, and not any potential future uses. Any future plans would also require permits.

He noted that Homer City Code specifies that the Conditional Use Permit process moves quickly, approximately 3 weeks between receipt of an application and consideration at a planning meeting. Public notice takes a shotgun approach with a notice in the paper as well as mailed notices to owners within 300 feet of the subject property.

He emphasized that bypass across the subject property would not be permitted, that this is private property. The property owner of the subject property, however, has a legal right to access Kia Lane.

In response to a question from Chair S. Smith, Planner Foster noted that the proposed use is far below the threshold to trigger a traffic impact analysis—typical triggers are on the order of 100 vehicle trips per peak hour.

Commissioner Harness inquired as to whether staff had reviewed the right-of-way on Kia Lane to ensure that the property had access via Kia, which went into Cozy Cove. Planner Foster noted that the community is not a gated subdivision, and it cannot deny access to Cozy Cove road.

Commissioner Venuti commented that he understands the concern about traffic given the number of kids in the room. He shared that he grew up in downtown Boston and played in serious traffic. He went on to say that he had questions about fire safety, ADA compliance, and state licensing. He emphasized that if the facility is going to happen, it has to happen right.

Chair S. Smith noted that the applicant specifically mentioned installing sprinklers, and deferred to Planner Foster to answer the remaining questions. Planner Foster said that this conditional use permit would approve the use, and the next step would be a Change of Use Permit to allow for an assisted living home. That would trigger a state fire marshal plan review. ADA and fire suppression would fall under their purview, and the Change of Use permit would not be allowed to move forward without that plan review completed.

Commissioner Walker commented that it's a beneficial service to the community and hard to square with all the feedback received that night, especially with Nedosik as a viable alternative. Chair S. Smith asked Planner Foster whether the connection to Kia Lane was a requirement, or a request of the applicant, or a suggestion from the Planning office.

Planner Foster replied that it is a proposed condition given that Nedosik does not meet the standards for the right-of-way, while Kia Lane does. Based on the use, staff is recommending that the connection to Kia Lane be a condition of approval in order to meet access requirements. He restated that the property owner absolutely has a right to connect to Kia Lane regardless of what happens to the application. In response to a request for clarification, he added that the right to connect is not a requirement to connect, except if it is listed as a condition of approval on the CUP.

Commissioner Schnieder asked why the connection would be a condition of approval for the CUP, given that it is already a right of the property owner. Planner Foster clarified that it is a condition in order to ensure that emergency vehicles can access the facility. The connection would be accomplished via a driveway permit, and the City's only responsibility is to issue the permit, maintain the existing road, and verify that the driveway meets Homer City Code once constructed.

Commissioner Venuti inquired whether the permit was for the property or for the specific owners. Planner Foster clarified that CUPS, once approved, are tied to the property. As long as all conditions are maintained, the CUP resides with the property in perpetuity.

Commissioner Venuti asked why the licensing for the facility wasn't on the table in front of them, and what would happen if the facility was not granted the license. Planner Foster answered that it's not the purview of the Planning Commission to review that licensing, and that responsibility falls with the State. If the applicant does not obtain the necessary licenses they will not be able to operate regardless of what is decided on the CUP.

Chair S. Smith asked whether the CUP could be approved without the Kia Lane connection recommendation. Planner Foster shared a few thoughts. He felt that requiring improvement of Nedosik at this time would be expensive and puts a lot on the applicant. If the property is ever subdivided, improvements to Nedosik would be required at that time. Requiring the applicant to enter via Nedosik and not allowing them to connect to Kia Lane could put the City in a tough legal position, because that parcel has a right to driveway access on Kia Lane just like anyone else in that neighborhood.

HARNESS/SCHNEIDER MOVED TO APPROVE CUP 26-03 WITH THE CONDITIONS NOTED ON PAGE 33 **STAFF REPORT 26-13**; NUMBER 1, LIGHTING MUST BE DOWNLIT, NUMBER 2, THERE SHALL BE A CONNECTION TO KIA LANE PER DRIVEWAY PERMIT 3270.

HARNESS/SCHNEIDER MOVED TO AMEND THE MOTION TO INCLUDE "STAFF REPORT 26-13."

There was no discussion.

VOTE (AMENDMENT). NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

There was no discussion.

VOTE(MOTION AS AMENDED). NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair S. Smith commented that he is thrilled that the service has the potential to come to Homer.

8.C. Vacate Portion of Public Right-of-Way Half Cul-de-Sac Adjacent to Tract A of Tracts A & B Gordon Property (HM77-82) located in the 1.615 AC. M/L SITUATED IN THE NE1/4 NE1/4 OF SECTION 23, TOWNSHIP 6 SOUTH, R. 14 W., S.M., Staff Report 26-014

Chair S. Smith deferred to Planner Foster who presented his written report.

Chair S. Smith invited the applicant to speak. Doug Gordon, applicant, commented that the property is an original homestead for his grandparents and he is purchasing the property from his parents. The cul-de-sac will never be developed, and all parcels have access from Mount Augustine Drive.

Chair S. Smith opened the public hearing. There were no comments and the public hearing was closed.

Chair S. Smith opened the questions and comments of the commission. The applicant commented that the unnamed right-of-way is a utility easement, and asked for clarification on item 7. Planner Foster encouraged the applicant to work with the surveyor to accurately identify the area, whether it is a right-of-way or an easement.

HARNESS/WALKER RECOMMENDED APPROVAL OF STAFF REPORT 26-014 WITH COMMENT 1 TO CLARIFY THAT THE NOTED 25-FOOT UNNAMED RIGHT-OF-WAY, IF A RIGHT-OF-WAY EXISTS, IT SHALL BE NAMED, AND A 15-FOOT UTILITY EASEMENT SHALL BE DEDICATED ALONG THE WEST EDGE OF TRACK A.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

9. PLAT CONSIDERATION

9. A. Gordon Property 2026 Vacation Preliminary Plat, Staff Report 26-008

Chair S. Smith deferred to Planner Foster who presented his written report.

Chair S. Smith invited the applicant to address the commission. Doug Gordon stated that he thinks he needs to make sure that the right-of-way is designated as an easement by the surveyors.

Chair S. Smith opened the public hearing. There were no comments and the public hearing was closed.

Chair S. Smith opened the floor to questions by the commission to the planner or applicant. There were no questions.

SCHNEIDER/WALKER MOVED TO APPROVE THE GORDON PROPERTY 2026 VACATION PRELIMINARY PLAT WITH COMMENTS 1 THROUGH 3 IN STAFF REPORT 26-008.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

9. B. Webber Subdivision Bluff Park Schneider 2026 Addition Preliminary Plat, Staff Report 26-009

Commissioner Schneider disclosed that he has a conflict of interest since he is the owner of the property.

S.SMITH/HARNESS MOVED THAT COMMISSIONER SCHNEIDER HAS A CONFLICT OF INTEREST ON ITEM 9.B.

VOTE: YES: WALKER, HARNESS, S.SMITH, VENUTI

ABSTAIN: SCHNEIDER.

Motion Carried.

Commissioner Schneider left the room as required under Planning Commission Bylaws.

Chair S. Smith deferred to Planner Foster who presented his report.

Chair S. Smith invited the applicant or their representative to speak.

Katie Kirsis of Seabright Survey and Design shared that she is available to answer any questions.

Chair S. Smith opened the public hearing. There were no comments and the public hearing was closed.

Chair S. Smith opened the floor to questions by the commission to the planner or applicant.

Chair S. Smith asked whether the proposed lot meets the minimum requirement for the minimum lot size. Planner Foster confirmed that both lots meet the minimum requirement. There were no further questions.

HARNESS/VENUTI MOVED TO APPROVE STAFF REPORT 26-009, WEBER SUBDIVISION BLUFF PARK SCHNEIDER 2026 ADDITION WITH ONE CONDITION THAT PRIOR TO RECORDING THE FINAL PLAT, THE SURVEYOR SHALL DEDICATE A 15-FOOT UTILITY EASEMENT FRONTING THE WEST AND NORTH PORTION OF HIDDEN WAY IN ACCORDANCE WITH HOMER CITY CODE 22.10.051(A).

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Commissioner Schneider returned to the dais.

10. PENDING BUSINESS

11. NEW BUSINESS

12. INFORMATIONAL MATERIALS

12. A. 2026 Planning Commission Meeting Calendar

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

14. COMMENTS OF THE STAFF

Deputy Clerk Lynn thanked the planning commission and said that this was his last meeting. He welcomed the commission to come catch trout with him in Cooper Landing.

City Planner Foster thanked the commissioners, saying there was a lot on the agenda and the commissioners did a good job covering the cases and material. He thanked Scott for his work with the commission.

15. COMMENTS OF THE COMMISSION

Commissioner Venuti thanked the commission for their work and said that he hoped Scott Lynn catches a lot of fish.

Commissioner Walker said it was a good meeting and told Scott to catch some good fish.

Commissioner Harness noted that she would have thought about moving the agenda around so that kids and families didn't have to wait. She'll try to be more on top of making those changes. She thanked Ryan for answering so many questions—some were asked purposely to demonstrate to the public that there wasn't an avenue here to help them.

Commissioner Schneider said it was a good and interesting meeting and he learned things. He thanked Scott for doing such a great job.

Chair S. Smith shared that the commission heard the comments of everyone on Kia lane, and the decision was not void of the heartfelt comments about maintaining the safety of the children and the environment up there, it's the desire of the commission to uphold that as much as possible, sometimes the law just keeps us in a place where we can't make all ideal situations happen.

16. ADJOURNMENT

There being no further business to come before the commission, Chair S. Smith adjourned the meeting at 9:10 p.m. Next Regular Meeting is **Wednesday, June 3, 2026 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.

CALL TO ORDER, 6:30 P.M.

Chair S. Smith called the meeting to order at 6:30 p.m.

Present: HARNESS, SCHNEIDER, H.SMITH, S. SMITH, VENUTI

ABSENT: WALKER

AGENDA APPROVAL

SCHNEIDER/H. SMITH MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

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).

Jan Keiser spoke to the HART Policy Amendment asking the commissioners to reconsider the share of road paving that is paid for by property owners under the program because it is too low.

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 in which case the item will be moved to the regular agenda.

5. A. Unapproved Regular Meeting Minutes of April 1, 2026

5. B. Unapproved Regular Meeting Minutes of April 15, 2026

HARNESS/SCHNEIDER MOVED TO APPROVE THE CONSENT AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS / VISITORS

REPORTS

7. A. City Planner's Report, Staff Report 26-007

Chair S. Smith introduced the item by reading of title and deferred to the City Planner for discussion. City Planner Foster noted that the public comment draft is open for comment until May 15th. There will be multiple items on the agenda for the next meeting on May 20th. Monday, May 11th is the next opportunity to present to Council.

PUBLIC HEARINGS

PLAT CONSIDERATION

A. Gordon Property 2026 Vacation Preliminary Plat, Staff Report 26-008

Chair S. Smith introduced the item and deferred to the Planner for review of the staff report.

Planner Foster noted that because the plat involves vacation of a right-of-way, a public hearing is required, which was not noticed for May 6th meeting. He recommended that the commission allow for public comment at this meeting and postpone to the May 20th meeting.

Chair S. Smith opened the public comment portion of the application.

Kenneth Castner, City Resident, commented that notice is required on an action that is going to take away a public right. He encouraged the Planning Commission to extend comments to the next meeting with public notice.

Jan Keiser, City Resident, commented that she had no objection to the vacation. She noted that the right-of-way is the pathway for a major flow of water from the Sterling Highway down to a property that is flooded by that water. She recommended that the planning commission leave the utility easement in place and term it a drainage easement as a part of this action.

HARNESS/SCHNEIDER MOVED TO POSTPONE STAFF REPORT 26-008 AND KEEP PUBLIC HEARING OPEN

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

B. Webber Subdivision Bluff Park Schneider 2026 Addition Preliminary Plat, Staff Report 26-009

H. SMITH/HARNESS MOVED TO POSTPONE STAFF REPORT 26-009 TO THE MAY 20TH MEETING

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

C. Pioneer Vistas Unit #6 – Young Replat Preliminary Plat, Staff Report 26-010

Chair S. Smith introduced the item.

Commissioner H. Smith noted that he would need to depart soon and requested that the clerk confirm that Commissioner Venuti was able to participate fully in the meeting via teleconference to ensure that the commission did not lose quorum. Commissioner Venuti could be seen on video but not heard, so the commission decided to take a brief recess to resolve the issue.

Chair S. Smith called for a 10 minute recess at 6:51 p.m.

Commissioner H. Smith departed during the recess for a personal engagement.

The meeting reconvened at 6:55 p.m. with Commissioner Venuti attending via zoom.

Chair S. Smith deferred to City Planner Foster, who presented his staff report.

Chair S. Smith invited the applicant or representative to speak to the commission. The applicant did not present himself.

Chair S. Smith opened public comment. There were no public comments.

Chair S. Smith called for questions of the commission to the Planner. There were no questions.

HARNESS/SCHNEIDER MOVED TO APPROVE PIONEER VISTA UNIT #6 WITH THE THREE COMMENTS ON THE STAFF REPORT RELATED TO DEDICATING A 30-FOOT SVEDLUND STREET RIGHT-OF-WAY, DEDICATING THE NORTH 5 FEET OF UNIT 6, TRACT 4 AS RIGHT OF WAY, AND THE RIGHT OF WAY SHALL BE 60 FEET TOTAL, AND THE HERNDON STREET NOTE SHALL BE REVISED TO HERNDON DRIVE.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

NEW BUSINESS

A. Memorandum 2026-06, HART Policy Review

Chair S. Smith introduced the business item. Commissioners reviewed notes from their worksession including comments made by Commissioner H. Smith as follows:

- Under point 1 of purpose, it should be indicated that HART is designed to contribute to maintenance, not necessarily serve as an exclusive fund
- Under item 3, Road Qualifying and Project Criteria, it should be specified that the HART fund contributes to maintenance but is not an exclusive fund.
- Should the HART fund policy be reviewed by the Planning Commission annually?

Discussion included that changes or amendments could be considered by the planning commission but annual review feels like overkills.

SCHNEIDER/VENUTI MOVED TO FORWARD COMMENTS FROM THE DISCUSSION TO CITY COUNCIL FOR CONSIDERATION.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL MATERIALS

A. 2026 Planning Commission Meeting Calendar

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

Ken Castner, City resident, commented to thank outgoing Commissioner Barnwell for his service. He expressed his opposition to reauthorization of the HART fund.

Jan Keiser, City resident, referred to her nine pages of comments submitted for the Title 21 public comment draft and expressed frustration that prior comments had not been incorporate. She spoke in support of establishing new code related to drainage and stormwater.

Shirley Evans, non-resident, commented to express frustration that her previous comments have not been incorporated into the public comment draft of Title 21.

Kathy Carssow, City resident, expressed frustration that her comments related to short-term rentals have not been taken into account in the public comment draft of Title 21.

Sandy Garrity, City resident, said that she supported the comments of the three people who spoke before her.

Landa Baily, City resident, expressed that having a great code is invaluable for planning and for businesses that want to come to Homer. She stated that the language of the draft code does not reflect the feedback received in the survey.

Debbie Oudiz, non-resident, spoke in support of the Conditional Use Permit process for buildings exceeding 8,000 square feet.

Pam Voeller, City resident, commented that she would like to see consideration of wetlands included in the code.

COMMENTS OF THE STAFF

City Planner Foster commented that he was glad that the commission was able to get through technical issues and consider other items on the agenda. Public hearing items that were postponed will be noticed and have public hearings at the next meeting.

COMMENTS OF THE COMMISSION

Commissioner Venuti expressed sadness at the resignation of Commissioner Barnwell, who contributed meaningfully to the Commission. He noted his concern that he does not see public comments being incorporated into draft documents created by the City.

Commissioner Harness said she had also had the experience of not feeling heard when commenting on Title 21. We can do better. She also expressed that she will miss Commissioner Barnwell and his thoroughness.

Commissioner Schneider concurred that Commissioner Barnwell leaves behind some big shoes to fill. Regarding the public comment, he said that he is encouraged to think that the process is far from over and there are still opportunities to comment.

Chair S. Smith offered thanks to Commissioner Barnwell on behalf of commissioner H. Smith and himself. He expressed gratitude for public comments, and reminded commenters that in a forthcoming portion of the process the commissioners will be able to go through the draft code and make motions to amend certain things. He acknowledged that the commission desires to address housing, stormwater, drainage, wetlands, and steep slope developments. There are still several months to go.

ADJOURNMENT

There being no further business to come before the Commission, Chair S. Smith adjourned the meeting at 7:38 p.m. Next Regular Meeting is **Wednesday, May 20, 2026 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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Staff Report PL 26-019

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner
DATE: August 5, 2026
SUBJECT: City Planner's Report

Title 21 Zoning Code Re-write

It is anticipated the Title 21 public hearing process will be on the September 2, 2026 Planning Commission agenda.

Meeting Schedule

The next regular meeting date is August 19, 2026.

Commissioner Report to Council

8/10/26 _____



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STAFF REPORT PL 26-020

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner
MEETING: August 5, 2026
SUBJECT: Application amending Zoning Map via Ordinance

Requested Action: Conduct a public hearing and recommend approval of the zoning map amendment to the Homer City Council

GENERAL INFORMATION

The subject properties, 1380 East End Road, 1400 East End Road, 1410 East End Road, and 1440 East End Road are zoned Rural Residential. The applicant requests a change in zoning from Rural Residential to Residential Office by extending the boundary of the Residential Office district eastward.

Applicant: Travis Brown
63930 Aiden Avenue
Homer, AK 99603
Location: 1380, 1400, 1410, and 1440 East End Road

Legal Description:
T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0940021 MUTCH GANGL TRACTS NEPTUNE ADDN LOT 2
T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2005096 WATSON RIDGE LOT 3-A
T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0940021 MUTCH GANGL TRACTS NEPTUNE ADDN LOT 4
T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0940021 MUTCH GANGL TRACTS NEPTUNE ADDN LOT 5

Parcel ID: 17903063, 17903080, 17903065, 17903066
Size of Existing Lot: 0.52 acres, 1.13 acres, 0.93 acres, and 1.1 acres
Zoning Designation: Rural Residential District
Existing Land Use: Residential and Commercial
Surrounding Land Use: North: Vacant and Residential
South: Institutional and Vacant
East: Residential
West: Residential and Vacant

Comprehensive Plan: Land Use and Environment, Goal C
Public Facilities and Services, Goal A
Housing, Goal B
Economic Development, Goal D

Wetland Status: Yes, KWF Wetlands Assessment of Discharge Slope on a small corner of 1440 East End Rd
Flood Plain Status: None
Utilities: Public utilities service the site.
Public Notice: Notice was sent to 23 property owners of 22 parcels as shown on the KPB tax assessor rolls.

GENERAL INFORMATION

This application proposes a zoning map amendment to move the Residential Office Boundary (RO) east to encompass the subject lots. The applicant states the proposed rezone will allow for development that is more aligned with the comprehensive plan than the current zoning due to changed conditions and a greater public benefit.

HCC 21.95.060 Review by Planning Commission

- a. The Planning Commission shall review each proposal to amend this title or to amend the official zoning map before it is submitted to the City Council.
- b. Within 30 days after determining that an amendment proposal is complete and complies with the requirements of this chapter, the Planning Department shall present the amendment to the Planning Commission with the Planning Department's comments and recommendations, accompanied by proposed findings consistent with those comments and recommendations.
- c. The Planning Department shall schedule one or more public hearings before the Planning Commission on an amendment proposal, and provide public notice of each hearing in accordance with Chapter 21.94 HCC.
- d. After receiving public testimony on an amendment proposal and completing its review, the Planning Commission shall submit to the City Council its written recommendations regarding the amendment proposal along with the Planning Department's report on the proposal, all written comments on the proposal, and an excerpt from its minutes showing its consideration of the proposal and all public testimony on the proposal.

21.95.050 Planning Department review of zoning map amendment.

The Planning Department shall evaluate each amendment to the official zoning map that is initiated in accordance with HCC 21.95.020 and qualified under HCC 21.95.030, and may recommend approval of the amendment only if it finds that the amendment:

- a. Is consistent with the comprehensive plan and will further specific goals and objectives of the plan.**

Applicant: See attached application.

Staff Analysis: There are multiple goals and objectives from the 2045 Comprehensive Plan that support this rezoning:

Land Use and Environment, Goal C, Modernize zoning and land use regulations to reflect the community's vision.

This rezoning to RO aligns with the Future Land Use Map in the Comprehensive Plan for a neighborhood flex land use. Neighborhood flex is intended to mix residential and compatible uses that emphasize adaptability—to topography, mix of housing types, and variety of community uses. This is a transitional area from the city core to a rural/low-density residential area of the city. The RO zoning district aligns with this intended transition.

Public Facilities and Services, Goal A, Provide City services that are available, affordable, and adequate.

This rezoning supports this goal, city services such as sewer, water, and transportation (via a state maintained east-west route for Homer) are available at this location and would build upon a node of RO at this junction of the city. By encouraging future development at locations with existing services, it helps the city provide necessary services and can make them more affordable.

Housing, Goal B, Develop Homer's housing inventory to be compatible with the beloved existing community character while allowing for essential growth and density.

This rezoning would provide an opportunity for infill development in a location that can both maintain existing character while providing for new growth and a modest increase in density. Access via a state-maintained ROW, city sewer and water, and electric all point to an area that can accommodate modest increases in housing and density.

Economic Development, Goal D, Develop and maintain sustainable, accessible infrastructure that supports a thriving local economy.

Encouraging development where infrastructure already exists can ensure that infrastructure remains both sustainable and accessible.

Staff Finding: The proposed zoning change is consistent with the Comprehensive Plan and will support goals related to land use, public facilities and services, housing, and economic development.

b. Applies a zoning district or districts that are better suited to the area that is the subject of the amendment than the district or districts that the amendment would replace, because either

conditions have changed since the adoption of the current district or districts, or the current district or districts were not appropriate to the area initially.

Applicant: A lot has changed since this area was designated as Rural Residential (RR). Medical clinics and office space have been built within 750 feet of the proposed rezone. A separated bike and pedestrian path has been constructed. There has been an increased demand for medical services in recent years and limited land for new modern professional office buildings and small medical clinics in other appropriate zoning districts.

Staff Analysis: The Residential Office district in Homer is centered on East End Road, a major east-west connector for Homer. This district is intended for a mixture of low-density to medium-density residential uses and certain specified businesses and offices, and acts as a transition zone between commercial and residential neighborhoods in Homer, specifically the downtown core and the rural residential on the outer edges of the City. In 2025, the Planning Commission recommended for approval, and the City Council approved a rezoning of 4410 E Hill Road and 1374 East End Road from RR to RO. By encompassing the entire intersection area in RO, there is an efficiency in services and land use, essentially creating a node of RO uses and more appropriately transitioning from CBD, RO, to RR from the urban core to the rural edge of the City. In addition, to the south, there is a new residential subdivision of approximately 14 lots at Cantrell Creek Road currently under construction. The proposed rezoning of 1380, 1400, 1410, and 1440 East End Road would build upon this node of RO at a key intersection of the city, accommodating the need for professional and medical office spaces in the city.

Staff Finding: The amendment would apply a zoning district that is better suited to the area because Residential Office is more appropriate for a prominent intersection than Rural Residential.

c. Is in the best interest of the public, considering the effect of development permitted under the amendment, and the cumulative effect of similar development, on property within and in the vicinity of the area subject to the amendment and on the community, including without limitation effects on the environment, transportation, public services and facilities, and land use patterns.

Applicant: Expanding the Residential Office District in this location will positively impact the broader community by encouraging high-quality buildings and increased housing diversity. The allowed uses in this district are compatible with the existing nearby land uses found in the adjacent RO and UR districts. Impacts to the adjacent RR district are expected to be minimal considering some uses found in the RR district, such as kennels, churches or recreational facilities may generate more noise and traffic than many of the permitted and conditional uses allowed in the RO district.

Staff Analysis:

Public Services and Transportation

City water and sewer are available at East End Road and access to the subject properties would be via East End Road, an Alaska Department of Transportation maintained road. Full police and fire services are available. Public services and facilities are adequate to serve the properties.

Environmental Conditions: Wetlands Analysis

The KWF wetlands assessment identifies Discharge Slope on a small southwestern corner of 1440 East End Rd. It is currently not impacted by development, but any future development that would impact this corner of the lot, via zoning permit, may require a determination by the US Army Corps of Engineers.

Land Use Patterns

The Residential Office District is primarily intended for a mixture of low-density to medium-density residential uses and certain specified businesses and offices, which may include professional services, administrative services, and personal services, but generally not including direct retail or wholesale transactions except for sales that are incidental to the provision of authorized services. The primary purpose of the district is to preserve and enhance the residential quality of the area while allowing certain services that typically have low traffic generation, similar scale and similar density. The district provides a transition zone between commercial and residential neighborhoods.

This property is located where Residential Office and Rural Residential districts meet. To the west are RO zoned parcels and a health clinic, to the south is a school and residential lots, to the east is residential, and to the north are vacant/residential lots. The residential office district fits well with the existing surrounding land uses and zoning districts.

Staff Finding: The rezoning of 1380, 1400, 1410, and 1440 East End Road to Residential Office is in the best interest of the public as it supports the transition between the downtown core and the rural edges of the City and has the infrastructure necessary to support this use and development.

STAFF COMMENTS/RECOMMENDATIONS:

Planning staff have reviewed the ordinance per 21.95.050 and recommends the Planning Commission conduct a public hearing and recommend approval to the City Council.

ATTACHMENTS

1. Application
2. Map of Rezone

3. Petition
4. Public Notice
5. Aerial Map
6. Zoning Districts Map



City of Homer

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Rezoning Application

For Staff Use Only 13-1306

Fee Amount: \$500	Received by: WCA	Planning Commission Public Hearing Date: 7-15-26
Date application accepted as complete: 6-12-26	HAPC approval or denial date:	

APPLICANT

Name:

Phone Number:

Address:

PROPERTY OWNER

Name:

Phone Number:

Address:

RECEIVED

JUN 12 2026

CITY OF HOMER
PLANNING/ZONING

PROPERTY INFORMATION (complete property information is listed on following page)

Street Address: 1380 East End Rd., 1400 East End Road, 1410 East End Rd. & 1440 East End Road

Lot Size: 0.52 acres, 1.13 acres, 0.93 acres & 1.1 acres respectively, totalling approx. 3.68 acres

Is City water available? Yes City Sewer? Yes Electrical Service? Yes

What is the existing use of the property? Water refill services, well services, dwellings

What is the proposed use of the property? Medical or professional office, single family, duplex/triplex

What structures or land uses exist on the neighboring properties? What is their zoning?

	Structures/land use	Zoning District
Northwest:	Vacant Lot	RR
Northeast:	Single Family Home	RR
Southwest:	Single Family Home & Elementary School	RO & UR
Southeast:	Vacant and Single Family Home	RR

Four Properties Proposed for Rezone from Rural Residential to Residential Office:

Street Address: 1380 East End Rd. **Lot size:** 0.52 acres **Tax parcel number:** 17903063

Legal Description: LOT 2 MUTCH GANGL TRACTS NEPTUNE ADDN, T. 6S R. 13W, SEC. 16, S.M. HM 0940021

Street Address: 1400 East End Rd. **Lot size:** 1.13 acres **Tax parcel number:** 17903080

Legal Description: LOT 3-A WATSON RIDGE, T. 6S R. 13W, SEC 16 S.M. HM 2005096

Street Address: 1410 East End Rd. **Lot size:** 0.93 acres **Tax parcel number:** 17903065

Legal Description: LOT 4 MUTCH GANGL TRACTS NEPTUNE ADDN, T. 6S R. 13W, SEC. 16, S.M. HM 0940021

Street Address: 1440 East End Rd. **Lot size:** 1.1 acres **Tax parcel number:** 17903066

Legal Description: LOT 5 MUTCH GANGL TRACTS NEPTUNE ADDN, T. 6S R. 13W, SEC. 16, S.M. HM 0940021

Please provide your responses below regarding the zoning map amendment review criteria.

1. In what ways does this application demonstrate alignment with the Comprehensive Plan, and how does it advance specific goals and objectives outlined in the Plan?

Core Plan, Chapter 2: Land Use and Environment

Core Plan, Chapter 4: Housing

Rising Costs and Land Availability Limit Housing Development Opportunities

"... While the 2023 Homer Housing Review identified 1,163 vacant tax parcels within City limits with an average lot size of 1.3 acres, many of these properties face significant development barriers, including wetlands, steep slopes, and lack of access to utilities. 12 These conditions increase the cost and complexity of construction and limit the feasibility of building new homes. Addressing these constraints through targeted infrastructure investment and infill-oriented zoning strategies will be essential to expanding the range of housing options available to the community."

The proposed rezone will advance Chapter 4: Housing by allowing increased housing density near the core of the city where there are existing improvements including road access, water, sewer, electric, and a paved separated pathway. These many improvements make this area a great infill opportunity.

2. Implement zoning reforms to support sustainable growth and attainable housing development.

(d) "Align development regulations with community service availability, promoting growth in areas already served by schools, utilities, and other key services."

This proposed zoning change will allow development in this area to better align with community services due to its proximity to Paul Banks Elementary as well as the other services that are already built-out and available here.

Core Plan, Chapter 5: Economic Development

"9. Address barriers to workforce recruitment and retention (e.g., housing, child care)."

This rezone will reduce barriers to workforce recruitment by providing opportunity for more housing in this area than would be allowed by its current designation as Rural Residential zoning district.

Promoting infill in this area by approving the rezone to Residential Office will help alleviate the public burden of the cost of the water and sewer infrastructure that is already in place. Adding more housing or a professional office in this area will utilize this existing infrastructure, thus reducing added maintenance costs associated with building the system out further.

- 2. How does this application propose a zoning district (or districts) that is more appropriate for the subject area than the existing zoning? Please explain whether this is due to changed conditions since the current zoning district was adopted, or because the existing zoning was not suitable for the area from the outset.**

A lot has changed since this area was designated as Rural Residential (RR). Medical clinics and office space have been built within 750 feet of the proposed rezone. A separated bike and pedestrian path has been constructed. There has been an increased demand for medical services in recent years and limited land for new modern professional office buildings and small medical clinics in other appropriate zoning districts.

- 3. Considering the effect of development permitted under the amendment and the cumulative effects of similar development it would allow, how does this application better serve the public interest? Please address potential effects on surrounding properties and the broader community, including without limitations to impacts on the environment, transportation, public services and facilities, as well as existing land use patterns.**

Expanding the Residential Office District in this location will positively impact the broader community by encouraging high-quality buildings and increased housing diversity. The allowed uses in this district are compatible with the existing nearby land uses found in the adjacent RO and UR districts. Impacts to the adjacent RR district are expected to be minimal considering some uses found in the RR district, such as kennels, churches or recreational facilities may generate more noise and traffic than many of the permitted and conditional uses allowed in the RO district.

Homer Zoning Code - Chapter 21.95 LEGISLATIVE PROCEDURES AND AMENDMENT REQUIREMENTS:

Per HCC 21.95.020(a-e) An amendment to the official zoning map may be initiated by any of the following: A member of the City Council, a member of the Planning Commission, The City Manager, The City Planner, or a petition of property owners meeting the following requirements:

1. The proposed amendment would either:
 - a. Apply to an area not less than two acres, including half the width of any abutting street or alley rights-of-way: or
 - b. Reclassify the area to a zoning district that is contiguous to the area separated from the area only by a street or alley right-of-way.
2. The petition represents lots that include more than 50 percent of the area (excluding rights-of-way) that is subject of the proposed amendment. A lot is represented on the petition only if the petition bears the signatures, and the printed names and addresses, of all record owners of the lot.
3. The petition also shall include the following:
 - a. The following statement on each page of the petition: "Each person signing this petition represents that the signer is a record owner of the lot whose description accompanies the signature; that the signer is familiar with the proposed zoning map amendment and the current zoning district of the lot; and that the signer supports the City Council's approval of the amendment."
 - b. The name of each record owner, the legal description and the Borough tax parcel number of each lot that is the subject of the proposed amendment.
 - c. A map showing the lots comprising the area that is the subject of the proposed amendment, all lots contiguous to the boundary of that area, and the present zoning and proposed zoning of each such lot.
 - d. A statement of the justification for the proposed amendment.

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:

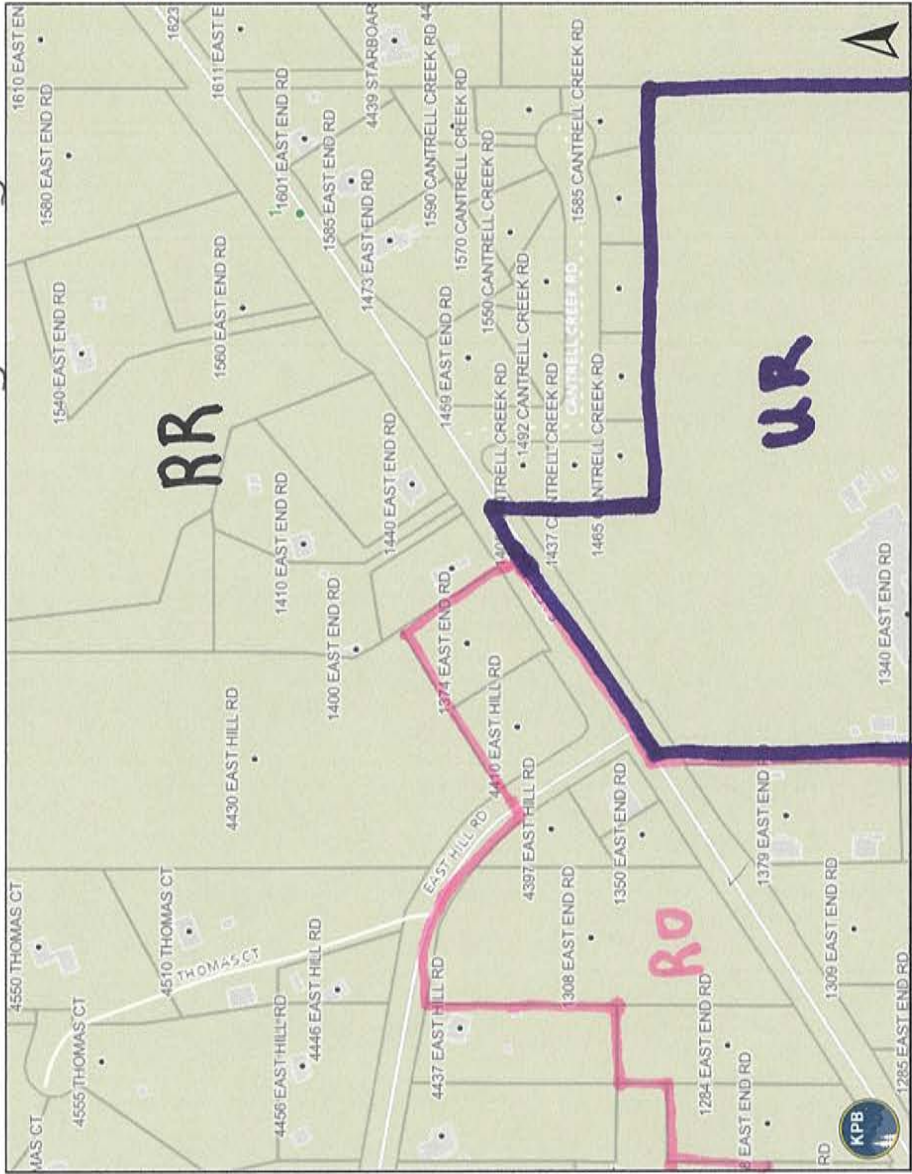
Owner of record, Jeff Ellison, duly authorizes Travis Brown to act on his behalf and that the owner of record is knowledgeable of this application if I am not the owner. I also understand that this item will be scheduled for the Planning Commission Agenda only if all application materials are submitted.

Applicant Signature:



Property Owner Signature:





NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kaval 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 Kaval 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.



- Legend**
- Physical Addresses
 - Transportation
 - Mileposts
 - Parcels and PLSS
 - Tax Parcels

Petition

Proposed amendment:	The property at ... 1380 East End Road		
HCC 21.95.020 (e) 3) a)	"Each person signing this petition represents that the signer is a record owner of the lot whose description accompanies the signature; that the signer is familiar with the proposed zoning map amendment and the current zoning district of the lot; and that the signer supports the City Council's approval of the amendment."		
Statement of Justification	The proposed rezone will allow for development that is more aligned with the Comprehensive Plan than the current zoning due to changed conditions and a greater public benefit.		
Printed Name	Signature of Property Owner or Designated Representative	Legal Description	Tax parcel number
Woyd Moore		Lot 2 Mutch Gangie Tracts Neptune ADDN HM 0940021	17903063

Petition

MY SIGNATURE MEANS I AM IN FAVOR OF THIS AMENDMENT

Petition

Proposed amendment:	The property at ... 1400 East End Road
HCC 21.95.020 (e) 3) a)	"Each person signing this petition represents that the signer is a record owner of the lot whose description accompanies the signature; that the signer is familiar with the proposed zoning map amendment and the current zoning district of the lot; and that the signer supports the City Council's approval of the amendment."
Statement of Justification	The proposed rezone will allow for development that is more alligned with the comprehensive plan due to changed conditions and a greater public benefit.

Printed Name	Signature of Property Owner or Designated Representative	Legal Description	Tax parcel number
Randall Anderson		Lot 3-A Watson Ridge HM 2005096	17903080

Petition

Proposed amendment:	The property at ... 1410 East End Road		
HCC 21.95.020 (e)3)a)	"Each person signing this petition represents that the signer is a record owner of the lot whose description accompanies the signature; that the signer is familiar with the proposed zoning map amendment and the current zoning district of the lot; and that the signer supports the City Council's approval of the amendment."		
Statement of Justification	The proposed rezone will allow for development that is more aligned with the Comprehensive Plan than the current zoning due to changed conditions and a greater public benefit.		
Printed Name	Signature of Property Owner or Designated Representative	Legal Description	Tax parcel number
Debora LeFree-Rogers	Debora LeFree-Rogers	Lot 4 Mutch Gang Tracts Neptune Addr. HM 0940021	179 03065

Petition

Proposed amendment:	The property at ... 1440 East End Road		
HCC 21.95.020 (e)3)a)	"Each person signing this petition represents that the signer is a record owner of the lot whose description accompanies the signature; that the signer is familiar with the proposed zoning map amendment and the current zoning district of the lot; and that the signer supports the City Council's approval of the amendment."		
Statement of Justification	The proposed rezone will allow for development that is more aligned with the comprehensive plan than the current zoning due to changed conditions and a greater public benefit		
Printed Name	Signature of Property Owner or Designated Representative	Legal Description	Tax parcel number
Jeffrey Scott Ellison		Lot 5 Mutch Gargi Tracts Neptune ADDN HM 0940021	17903066

Petition

MY SIGNATURE MEANS I AM IN FAVOR OF THIS AMENDMENT

**CITY OF HOMER
PUBLIC HEARING NOTICE
PLANNING COMMISSION MEETING**

A public hearing on the matters below are scheduled for Wednesday, July 15, 2026 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.

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING HOMER CITY CODE 21.10.030 AMENDING THE HOMER CITY ZONING MAP TO REZONE A PORTION OF THE RURAL RESIDENTIAL (RR) ZONING DISTRICT TO RESIDENTIAL OFFICE (RO) ZONING DISTRICT

The rezone from Rural Residential (RR) Zoning District to Residential Office (RO) Zoning District is proposed for the following addresses:

1380 East End Road

**T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0940021 MUTCH GANGL TRACTS NEPTUNE
ADDN LOT 2**

1400 East End Road

T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2005096 WATSON RIDGE LOT 3-A

1410 East End Road

**T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0940021 MUTCH GANGL TRACTS NEPTUNE
ADDN LOT 4**

1440 East End Road

**T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0940021 MUTCH GANGL TRACTS NEPTUNE
ADDN LOT 5**

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: 346-248-7799 or 669-900-6833; (Toll Free) 888-788-0099 or 877-853-5247

Meeting ID: 979 8816 0903

Passcode: 986062

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 July 10, 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

**CITY OF HOMER
PUBLIC HEARING NOTICE
PLANNING COMMISSION MEETING**

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

.....



Legend

Transportation

Mileposts

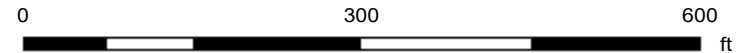


Roads

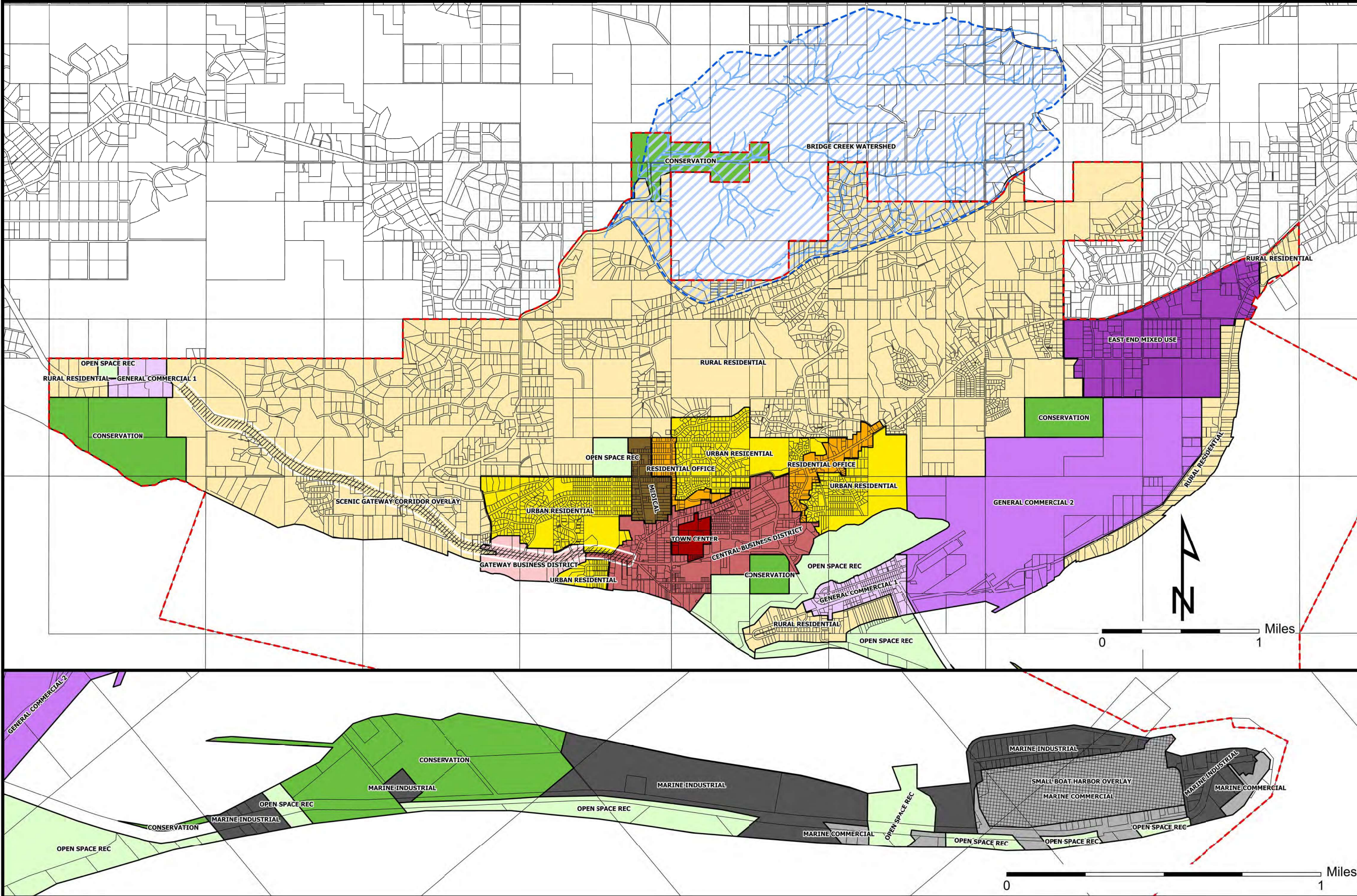
- Legal Trail
- Private Road
- Proposed
- State Highway
- Town Low/Seasonal
- Town Major
- Collector
- Town Medium
- Volume-Maintained
- Town Medium
- Volume-
- Unmaintained

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 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 correction or modification of the data. In using these data, you further agree to the data, or use of the data.



Ordinance No#	Date Approved
83-07	2/15/1983
83-30	12/13/1982
84-28	10/23/1984
85-10	5/28/1985
86-18	6/24/1986
86-23	8/26/1986
86-24	8/26/1986
86-25	8/26/1986
92-47	9/29/1992
92-50	12/15/1992
98-14	7/27/1998
1-27(S)	5/13/2002
02-11	5/13/2002
02-42(S)(A)	7/28/2003
03-08	2/25/2003
03-10	2/25/2003
03-11(S)(A)	2/25/2003
03-03(S)	3/11/2003
03-04(S)	3/11/2003
03-05(S)	3/11/2003
03-09	3/11/2003
03-20	5/13/2003
03-37	7/29/2003
05-07	3/15/2005
05-33	6/28/2005
06-20(A)	9/15/2006
06-22	4/25/2006
06-58	9/15/2006
06-51(S)(A)	9/26/2006
07-52(A-2)	2/25/2008
08-06	2/12/2008
08-08(A)	3/25/2008
08-20	6/24/2008
08-12(S)(A-2)	10/14/2008
09-44(S)	10/13/2009
09-19	10/26/2009
12-10	2/28/2012
12-11(A)	3/28/2012
13-12(S)	5/14/2013
16-34	6/28/2016
20-02	1/28/2020
20-49	8/25/2020
20-59(A)	9/29/2020
22-35	7/26/2022
22-68 (A)	10/25/2022
25-01	2/10/2025
25-36	5/28/2025
25-37	5/28/2025



Homer City Zoning Map

Homer City Limits

Conservation CO

Town Center

Central Business District CBD

Gateway Business District GBD

General Commercial 1 GC1

General Commercial 2 GC2

East End Mixed Use EEMU

Open Space Rec R

Rural Residential RR

Urban Residential UR

Residential Office RO

Medical M

Marine Commercial MC

Marine Industrial MI

Small Boat Harbor Overlay

Scenic Gateway Corridor Overlay

Bridge Creek Watershed Protection District

Unzoned

43

Disclaimer:
It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.

City of Homer
Planning & Zoning Department
7/24/2025



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 26-021

TO: Homer Planning Commission
THROUGH: Ryan Foster, City Planner
FROM: Will Anderson, Associate City Planner
DATE: August 5, 2026
SUBJECT: Conditional Use Permit (CUP) 26-04

SYNOPSIS: The applicant requests a Conditional Use Permit CUP 26-04 per HCC 21.18.030 (h), for more than one building containing a permitted principal use on a lot. The proposal seeks to construct a dining structure located on a commercial zoned property within the Central Business District. The site currently operates a dine-in restaurant with multiple mobile food vendors and benefits from high visibility at a major intersection of Homer. The dining structure, which was constructed without permits or State Fire Marshal approvals, is used solely as a sheltered seating area for Rump's Barbeque dining customers. The applicant is now pursuing the necessary permits to bring the structure into compliance, located at 3582 Main St. T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0870024 W R BENSON SUB NO 3 LOT 1.

Applicant: Carlos & Susan McGriff
2651 Ancounty Rd 488
Palestine, TX 75803

Location: 3582 Main St

Legal Description: T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0870024 W R BENSON
SUB NO 3 LOT 1

Parcel ID: 17715108

Size of Existing Lot: 0.61 acres

Zoning Designation: Central Business District

Existing Land Use: Commercial Restaurant, Accessory Bldgs., Mobile Food Services

Surrounding Land Use: North: Vacant
South: General Commercial
East: Vacant
West: General Commercial

Comprehensive Plan: Goal A and B and Strategy 5

Wetland Status: KWF Wetland Assessment, Upland Complex (unregulated)

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 17 property owners of 23 parcels as shown on the KPB tax assessor rolls.

ENFORCEMENT: An enclosed dining area was constructed prior to obtaining required zoning permits and State Fire Marshal approval, creating a nonconforming situation from a permitting standpoint. The application for a Conditional Use Permit is a component of the required commercial zoning permit requested via an enforcement order, delivered May 27th. The enforcement order directs the business owner, Rump's BBQ, to resolve all deficiencies and bring the building into compliance with the city zoning code.

May 6th, 2026, staff visited 3582 Main Street and observed active construction of an unpermitted structure. The structure encroached a 20-foot utility easement and building setback. The business owner was instructed to submit for a deck zoning permit and relocate the structure outside the 20-foot utility and building setback.



Unpermitted construction located at 3582 Main St. (5.6.26)

May 13th, 2026, the structure had been reconstructed outside of the 20-foot utility easement and building setback. A request for comment from the State of Alaska Fire Marshal Office determined that the structure was no longer a deck and would require completing a State Fire Marshal Plan Review—see *photo below*.



Unpermitted enclosed dining structure located at 3582 Main St. (5.13.26)

ANALYSIS: The proposed use involves retroactively approving a constructed enclosed dining area that supports a mobile food vendor, Rump's BBQ, MFS-2026-010, currently operating at 3582 Main St. (Lot 1) within the Central Business District (CBD). Per HCC 21.18.010 the purpose of the CBD zoning district is typically intended to support a mix of commercial uses, pedestrian activity, and flexible business arrangements, including mobile food service. In this context, a sheltered outdoor dining structure is generally consistent with the intent of the district, as it enhances approved uses of the site and supports the existing commercial activity. While the business is in a high-visibility area, it is not anticipated to negatively impact the character of Homer.



View of 3582 Main St. from Sterling Hwy. looking north.



Unpermitted enclosed dining structure located 3582 Main St.

Per the applicant, the structure is intended to enhance the dining experience of customers purchasing food from food truck(s).

Lot 1, 3582 Main St., contains no regulated wetlands, floodplain, or designated greenspace, and the use occurs entirely within the previously developed commercial parking area. The use functions solely as a seating and shelter area without additional food preparation and utility requirements. Lot 1 is serviced by existing city utilities. No additional connections to municipal water or sewer systems are requested, which decreases any potential infrastructure impacts.

Traffic and parking impacts are expected to remain consistent with current conditions, as the structure does not introduce a new use but rather supports an already established customer experience.

The structure is not anticipated to adversely impact city services. Fire protection requirements will be addressed through a State Fire Marshal Plan Review, as required per issuance of the commercial zoning permit. The development is anticipated to require a Sign Permit. Compliance with signage standards will be required at the time of the zoning permit.

Condition 1: The applicant shall submit plans to the Alaska State Fire Marshal Plan Review Bureau, as required by HCC 21.70.020(b)(7), prior to issuance of the commercial zoning permit.

Condition 2: The applicant shall submit a sign permit to the Homer Planning Department, as required by HCC 21.60.030, prior to establishing any signage.

PARKING: The applicant proposes no improvement to on-site traffic control. The design is not expected to impact existing traffic on Main Street and will retain overall circulation strategies

when comparing previous conditions. The existing parking lot has accommodation for 30 parking spaces. The proposal identifies 12 available parking spaces on the south side of the property for mobile food use, with an additional 18 parking stalls available to the north. Per HCC 21.55.090, the required number of parking spaces for the property is 18—see *parking table below*.

3582 Main St. - CUP 26-04			
USE	Parking Requirement	Parking Calculation	Required Parking
Restaurant "Main St. Ramen House"	One per three indoor seats. If there is no fixed seating, one per 100 square feet. One per 10 seats of seasonal outdoor seating.	5 Spaces <i>approved per *COU 025-002</i>	5
Restaurant "Dining Shelter"	""	600 SF, no fixed seating	6
Mobile Food Service	One employee parking space and three spaces not within a sidewalk or the traveled portion of a right-of-way for queuing motorists.	(3) MFS	12
**Mixed use reduction		75%	
TOTAL SPACES			18

spaces
spaces
spaces
spaces

* *Change of use permit, COU 025-002*

** *HCC21.55.090(c). If more than one use is present on a lot, the number of required off-street parking spaces shall be equal to 75 percent of the sum of the number of required off-street parking spaces for each use computed separately, unless the Commission approves a lesser number.*

DENSITY: The minimum lot size of the Central Business district is 6,000 square feet. Lot 1 is approximately 26,746 square feet—4.5 times the minimum requirement. The total proposed building footprint for the property is 3,580 sq. ft. for a total of 13.4% lot coverage.

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 Central Business district when authorized by conditional use permit issued in accordance with Chapter 21.71 HCC:

HCC 21.18.020 (d), Restaurants, clubs and drinking establishments that provide food or drink for consumption on the premises—permitted use GC1.

The structure is intended to support on-site consumption of food and therefore is most consistent with restaurants and establishments providing food or drink for consumption on the premises.

Condition 3: The use of the structure shall be limited to seating associated with present commercial and mobile food services.

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 21.18.010 Purpose. The purpose of the Central Business District is primarily to provide a centrally located area within the City for general retail shopping, personal and professional services, educational institutions, entertainment establishments, restaurants and other business uses listed in this chapter. The district is meant to accommodate a mixture of residential and nonresidential uses with conflicts being resolved in favor of nonresidential uses. Pedestrian-friendly designs and amenities are encouraged.

Applicant: Currently the property contains one permanent restaurant (Main St. Ramen House) and multiple mobile food units. There is also a 1200 square foot shop and 300 square foot shed used for storage. The structure is intended to enhance the dining experience of customers purchasing food from the food truck(s).

Analysis: The applicant proposes an additional structure and use which is compatible with the purpose of the district.

Finding 2: The proposed structure 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: The structure compliments the existing use of the property and will have no impact on adjoining property values.

Analysis: Many uses in the Central Business district have greater negative impacts than would be realized from an additional eating establishment. Parking garages and auto

repair would likely have a greater impact on nearby property values. Religious, cultural, and fraternal assembly could 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: The structure improves the current use of the land.

Analysis: Existing uses on surrounding parcels includes an automotive retail store, general commercial businesses, and vacant land.

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: Yes. The structure is a compliment to the mobile food unit that has adequate access to water for self contained water tanks and adequate self contained greywater storage.

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: The structure doesn't change the neighborhood nor generate any different traffic patterns.

Analysis: The proposed project consists of one structure covering a total of 600 square feet of building area on a 26,746 square foot lot. The construction is not excessive in size and does not create harmful effects upon the neighborhood character. The total lot coverage, as proposed, is approximately 14%, all other dimensional requirements such as setbacks and building heights will be maintained. Traffic generated by the additional structure is not anticipated to generate a greater amount of traffic than the existing uses. As proposed, the customer parking area exceeds minimum city standards.

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: Yes, in fact, it will have the opposite effect. The structure is intended to improve the experience of the residents/visitors of Homer.

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: The Economic Development Plan acknowledges how Homer is “vibrant with small businesses”. We are one of those businesses trying to enhance the experience of both the residents and the visitors to Homer.

Analysis: Goal A and B and Strategy 5 of the Homer Comprehensive Plan Land Use and Environment Chapter 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 and environment goals and objectives of the Comprehensive Plan. The proposal aligns with Goal A and B and Strategy 5 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 Central Business District.

Condition 4: 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:** No specific conditions deemed necessary.
- 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:** No specific conditions deemed necessary.
- 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:

As per discussion with the applicant, no permanent water and sewer installations shall serve the mobile food truck(s). Rumps food truck is currently served by an above ground water hose from the existing (permitted) house. They are to fill their truck and disconnect the hose.

They appear to be tied to into a sewer service line. We are unclear where the line comes from or when it was installed. Rumps agreed to disconnect from that sewer line and provide a greywater tank.

Verification that these utilities standards have been met should be a condition of issuing a CUP or zoning permit.

Condition 5: Water use shall be limited to temporary hose connections that are disconnected after filling, and all wastewater shall be contained in a greywater holding tank. Compliance shall be verified prior to issuance of a CUP or zoning permit.

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

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission approve CUP 26-04, **Staff Report 26-021** with findings 1-10 and the following conditions.

1. The applicant shall submit plans to the Alaska State Fire Marshal Plan Review Bureau, as required by HCC 21.70.020(b)(7), prior to issuance of the commercial zoning permit.
2. The applicant shall submit a sign permit to the Homer Planning Department, as required by HCC 21.60.030, prior to establishing any signage.
3. The use of the structure shall be limited to seating associated with present commercial and mobile food services.
4. Outdoor lighting must be down lit per HCC 21.59.030 and the CDM.
5. Water use shall be limited to temporary hose connections that are disconnected after filling, and all wastewaters shall be contained in a greywater holding tank. Compliance shall be verified prior to issuance of a CUP or zoning permit.

Attachments

Application
Site Plan and Elevation

Neighborhood Map

Compliance Review of Homer Comprehensive Plan

Public Notice

Aerial Map



City of Homer

www.cityofhomer-ak.gov

RECEIVED

JUN 16 2026

CITY OF HOMER

PLANNING

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

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

Applicant

Name: Carlos and Rump's
Susan McGriff BBQ Phone No.:

Address: _____ Email: _____

Property Owner (if different than the applicant):

Name: Aurora Properties Phone No.: _____

Address: _____ Email: _____

PROPERTY INFORMATION:

Address: 3582 Main Street Lot Size: 110' x 193.01' acres KPB Tax ID # 17715108

Legal Description of Property: T6S R13W SEC 20 Seward Meridian
HM 0876024 W R Benson Sub NO 3 Lot 1

For staff use:

Date: 6.16.26 Fee submittal: Amount \$500

Received by: Will Anderson 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				55	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: _____
- ☒ Y ☐ N Will development trigger a Development Activity Plan?
Application Status: _____
- ☒ Y ☐ N Will development trigger a Storm Water Plan?
Application Status: _____
- ☒ Y ☐ N Does the site contain wetlands? If yes, Army Corps of Engineers Wetlands Permit is required. Application Status: N/A
- ☒ 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: _____
- ☒ Y ☐ N Does the site have active City water and sewer permits? Status: _____

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)?

Currently the property contains one permanent restaurant (Main St. Ramen House) and multiple mobile food units. There is also a 1200ft² shop and 300ft² shed used for storage.

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 structure is intended to enhance the dining experience of customers purchasing food from the food truck(s).

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?

more than one structure on the property operating as a business.

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

21.18.010 Purpose -

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

The structure compliments the existing use of the property and will have no impact on adjoining property values.

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

The structure improves the current use of the land.

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

Yes. The ~~new~~ structure is a compliment to the mobile food unit that has adequate access to water for self contained water tanks and adequate self contained gray water storage.

- 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?

The structure doesn't change the neighborhood nor generate any different traffic patterns.

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

No. Quite the opposite. The structure is intended to improve the experience of the residents/visitors of Homer.

- 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

The Economic Development plan acknowledges how Homer is "vibrant with small businesses". We are one of those businesses trying to enhance the experience of both the residents and the visitors to Homer.

- 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? 8
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? 12
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:



Date:

6/16/2026

Property Owner signature:

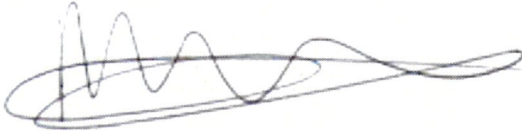
Date:

6-29-26

To Whom It May Concern:

Please accept this letter as permission from me, owner of the property at 3582 Main Street in Homer, Alaska, for Carlos and Susan McGriff (Rump's BBQ) to construct and use the covered deck on the property. I am fully aware of the deck and give my consent to apply for the conditional use permit and agree to the terms of said permit.

Thank you,
Matt Shadle

A handwritten signature in dark ink, appearing to read 'Matt Shadle', with a large, loopy flourish at the end.

MAIN ST. 60' R.O.W.

OT PARCEL NO. 2
SEE NOTE 7)

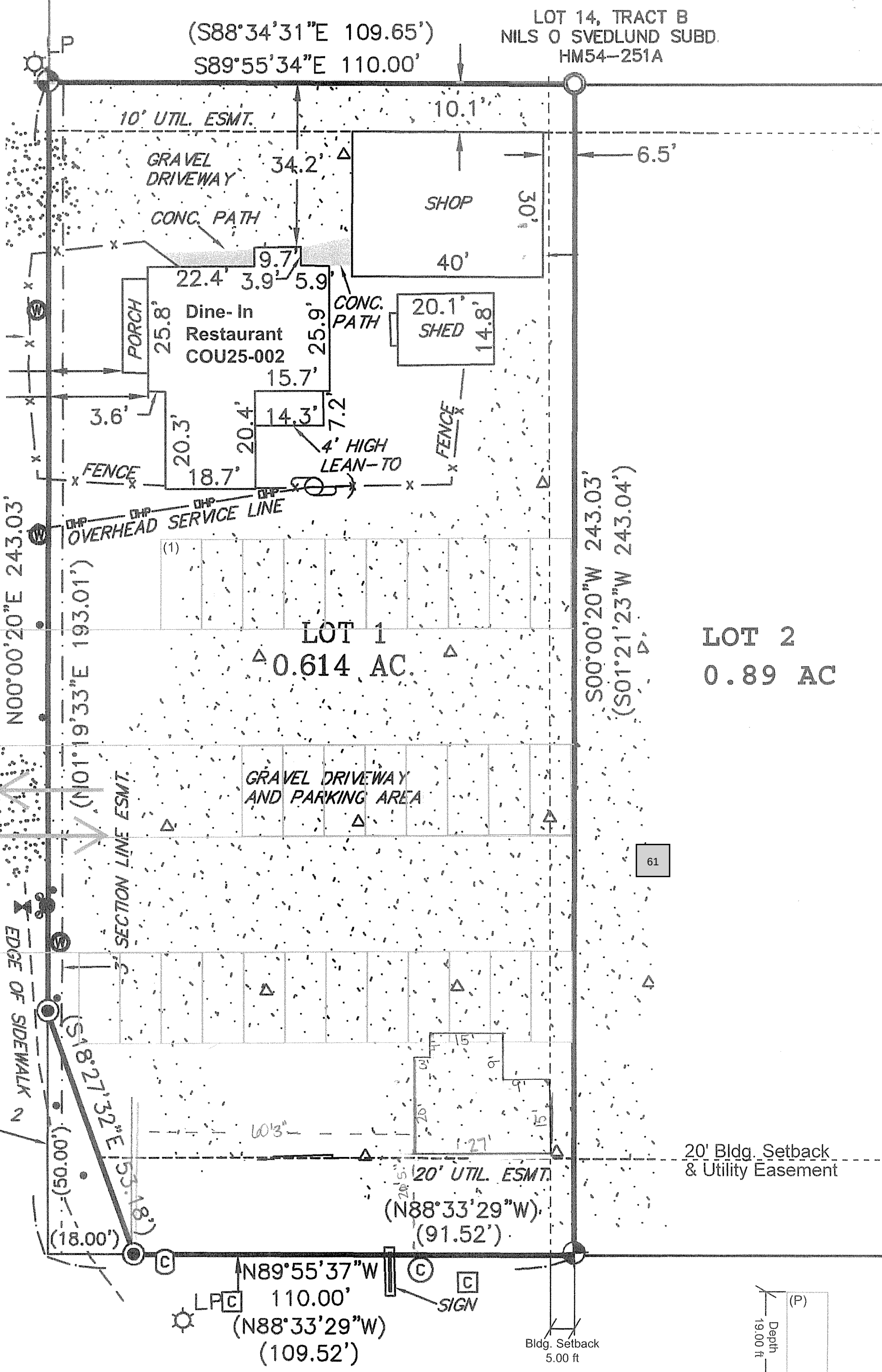
3582
Main
St.

SCALE
20.00 ft

STERLING HIGHWAY R.O.W. VARIES

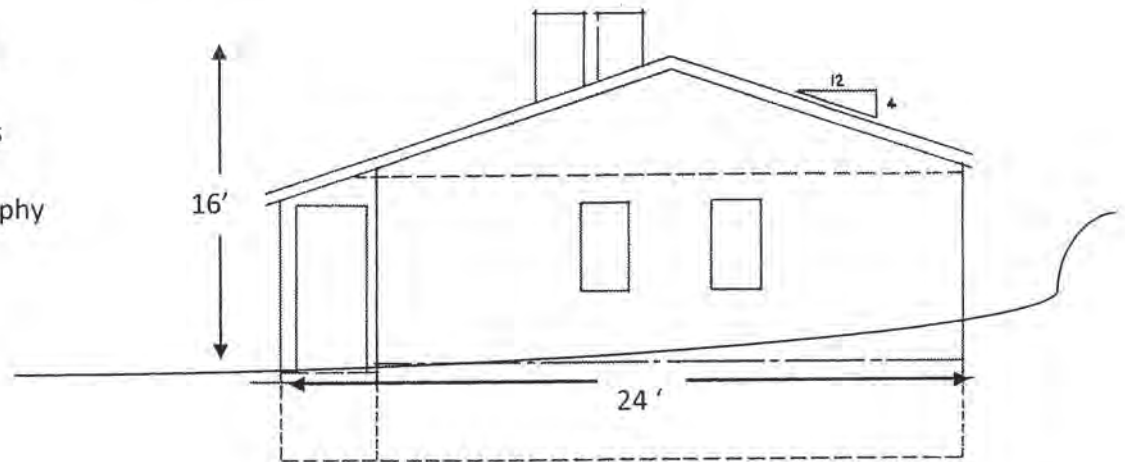
FENCE ENCROACHES

NORTH

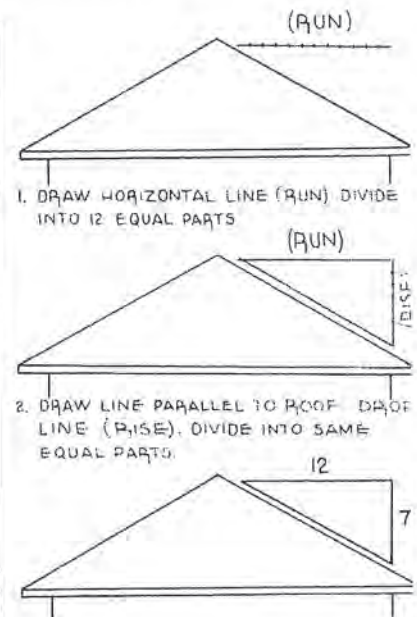
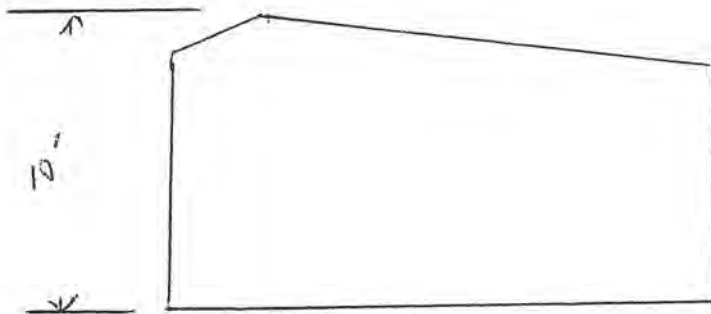


Example building elevation drawing (exterior view)

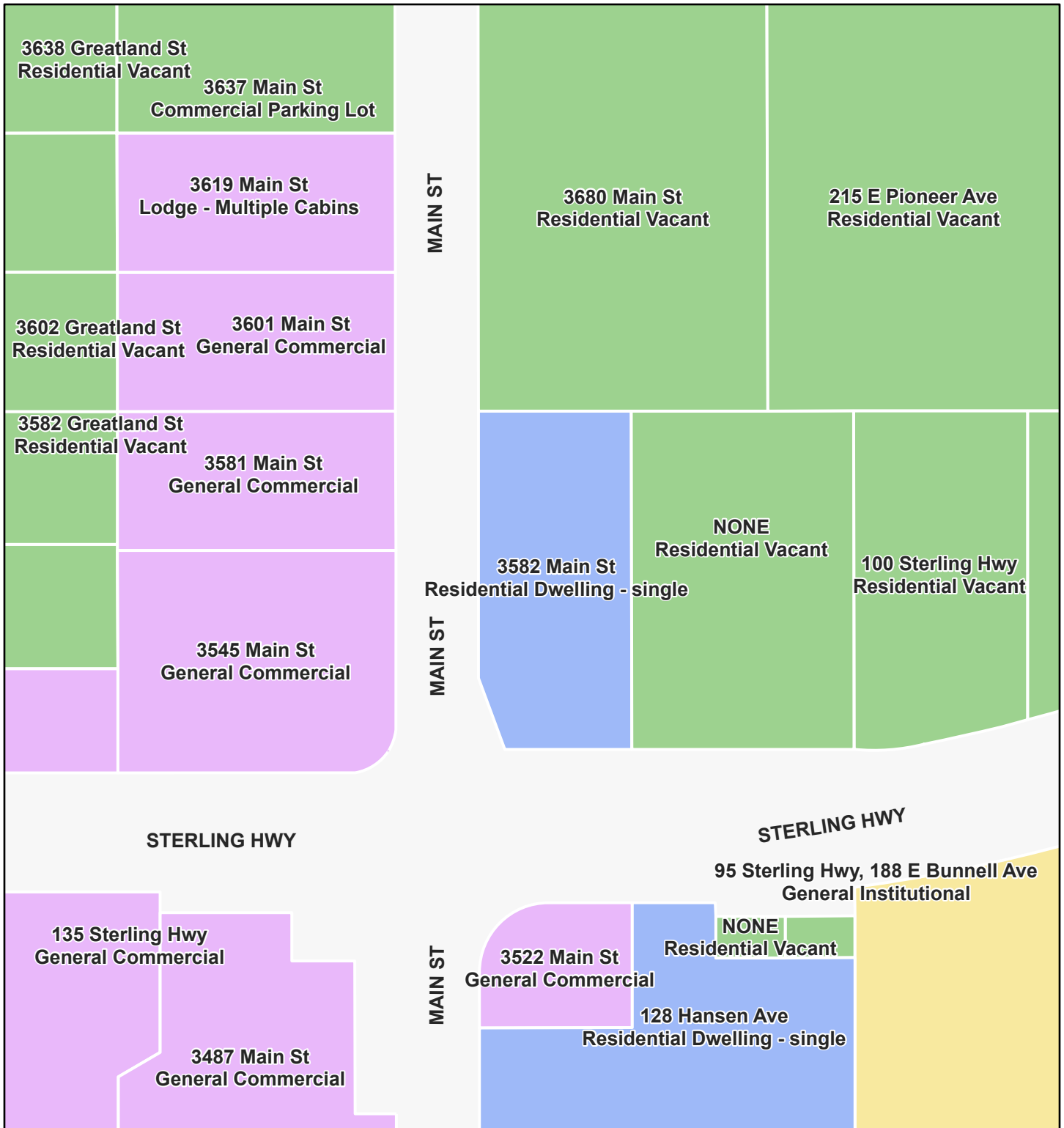
- ☐ Building height
- ☐ Wall dimensions
- ☐ Grade / topography



Draw your elevation(s) below or provide on separate sheet(s)



Neighborhood Map - 3582 Main St

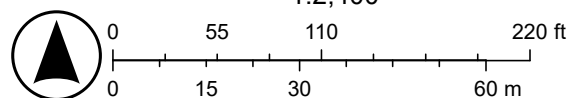


6/17/2026, 3:05:27 PM

Neighborhood Use Analysis

- Vacant
- Commercial
- Residential
- Institutional

KPB Roads



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Review of comprehensive plan Land Use and Environment Chapter for CUP
26—04 WA 7.15.26

Goal A: Promote sustainable and moderate growth that preserves Homer’s small-town character.

Staff: This project supports sustainable and moderate growth, by providing a modest increase in building coverage on a lot which currently operates a restaurant and mobile food service vendors.

Goal B: Plan for responsible development that balances environmental impacts, community connections, and infrastructure capacity.

Staff: This proposed conditional use permit has adequate capacity for existing city services.

Goal C: Modernize zoning and land use regulations to reflect the community’s vision.

Staff: Not applicable.

City-Led Strategies and Actions

1. Implement a Future Land Use Map that guides future decisions about land use and growth.

Staff: Not applicable.

2. Implement zoning reforms to support sustainable growth and attainable housing development.

Staff: Not applicable.

3. Strategically align development regulations with natural hazard risks and land suitability to support safe, resilient, and responsible growth.

Staff: Not applicable.

4. Protect and enhance green space in Homer to support critical habitat conservation, recreational access, and community well-being.

Staff: Not applicable.

5. Advance place-based planning and development that supports Homer's unique community character, encourages targeted infill, and strengthens Homer's role as a regional hub.

Staff: This project supports targeted infill with an expansion of existing mobile food services on a lot that can accommodate this infill. This location and concentration of mobile food vendors support Homer's unique community character and provides for a diverse eating experience.

Potential Partner-Led Strategies

6. Collaborate with public and private partners to enhance community spaces and recreational infrastructure.

Staff: Not applicable.

7. Coordinate with regional and state agencies to align land use policies with environmental stewardship and shared planning goals.

Staff: Not applicable.

Finding:

The proposal is not contrary to the applicable land use and environment 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, August 5, 2026 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 26-04 per HCC 21.18.030 (h), More than one building containing a permitted principal use on a lot. The applicant proposes a dining structure at 3582 Main Street. T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0870024 W R BENSON SUB NO 3 LOT 1

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: 346-248-7799 or 669-900-6833; (Toll Free) 888-788-0099 or 877-853-5247

Meeting ID: 979 8816 0903
Passcode: 986062

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 July 31, 2026 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

.....



Legend

Transportation

Mileposts



Roads

- Legal Trail
- Private Road
- Proposed
- State Highway
- Town Low/Seasonal
- Town Major
- Collector
- Town Medium
- Volume-Maintained
- Town Medium
- Volume-Maintained
- Unmaintained

Parcels and PLSS

Tax Parcels



0 200 400 ft

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



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

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

Staff Report 26-022

TO: Homer Planning Commission
FROM: Ed Gross, Associate Planner
THROUGH: Ryan Foster, City Planner
DATE: August 5, 2026
SUBJECT: Conditional Use Permit (CUP) 26-05

Synopsis The applicant requests a Conditional Use Permit (CUP) for 3480 Morris Avenue, per HCC 21.12.030 (m), More than one building containing a permitted principal use on a lot.

Applicant: Stephen Mendelsohn
2006 S Oak Canyon Rd
Austin, TX 78746

Location: 3480 Morris Avenue

Legal Description: T 6S R 13W SEC 14 SEWARD MERIDIAN HM 0750043 MORRIS SUB
LOT 49-B

Parcel ID: 17910032

Size of Existing Lot: 2.3 acres

Zoning Designation: Rural Residential District

Existing Land Use: Single family and an accessory dwelling

Surrounding Land Use: North: Residential
South: Residential
East: Institutional
West: Residential

Comprehensive Plan: Goal B and Strategy 4 & 5

Wetland Status: KWF Wetlands Assessment: Tidal (at base of bluff).

Flood Plain Status: Zone VE (at base of bluff).

BCWPD: Not within the Bridge Creek Watershed Protection District

Utilities: Served by public utilities.

Public Notice: Notice was sent to 12 property owners of 12 parcels as shown on the KPB tax assessor rolls.

ANALYSIS: The applicant proposes two additional single-family dwellings at 3480 Morris Avenue.

The current use of 3480 Morris Avenue is two single family dwellings with two additional dwellings units proposed. Planning staff were notified that two dwelling units had been transported to the property and were being placed in permanent locations.

Upon visiting the property, Planning Staff observed the two reported dwelling units and a hot tub/ spa, sauna and deck being constructed near the Coastal Edge, within the 40' Coastal Edge setback. The owner was issued an enforcement order to stop all work and was notified that both a conditional use permit and zoning permit were required for permanent placement of additional dwelling units on the property.

The owner was informed that accessory structures were only allowed within the Coastal Edge Setback with an engineered site plan, approved by the City Engineer and with a Conditional Use Permit, per HCC 21.44.040 (b) Exceptions to setback requirements. The owner has stated that he will remove all accessory structures and the deck from the 40' Coastal Edge setback.

Condition 1: All accessory structures and the deck shall be removed from 40' Coastal Edge setback.

There is a known nonconforming structure with the eastern most existing dwelling unit. The encroachment is identified by an As-Built survey from 2004 for Lot 49B Morris Subdivision, indicating a deck encroaching into the 6' building setback and the Morris Avenue Right-of-Way. It should be noted that the structure itself does not encroach into the building setback, due to Resolution 06-50 by the City Council. Morris Avenue has been determined to be unsuitable for road construction; all buildings shall be setback from the boundary of the Right-of-Way according to the number of stories as provided by HCC 21.12.040 (b) Dimensional requirements.

PARKING: The applicant is required to provide 4 spaces (two per dwelling unit). The 4 parking spaces identified in the application meet the required number of spaces.

DENSITY: The minimum lot area shall be 10,000 square feet, plus 10,000 square feet per dwelling unit in excess of one unit if the lot is served by both public water and sewer. The lot size is approximately 2.3 acres. The lot size required for four single-family dwellings is 40,000 square feet. The minimum lot size is met.



Proposed location of 2 single-family dwellings at 3480 Morris Ave.



Accessory structures and deck; sauna, hot-tub/ spa to be removed from the 40' Coastal Edge setback at 3480 Morris Avenue

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;

Staff Analysis: The following use may be permitted in the Rural Residential District when authorized by conditional use permit issued in accordance with Chapter 21.71 HCC:

HCC 21.12.030 (m), More than one building containing a permitted principal use on a lot

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 21.12.010 Purpose. The purpose of the Rural Residential District is primarily to provide an area in the City for low-density, primarily residential, development; allow for limited agricultural pursuits; and allow for other uses as provided in this chapter.

Applicant: Low density primary residential/ allow limited agricultural.

Analysis: A single-family dwelling is a permitted outright use. This use is compatible with the Rural Residential Zoning District. The applicant proposes to provide residential housing at an allowed density where a minimum lot area shall be 10,000 square feet, plus 10,000 square feet per dwelling unit in excess of one unit if the lot is served by both public water and sewer according to HCC 21.12.040(a)(3), thus 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: Consistent with neighborhood.

Analysis: Many uses in the Rural Residential district have greater negative impacts than would be realized from dwellings. 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 more traffic.

Finding 3: Residential development 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: Well aligned with surrounding use of residential dwellings.

Analysis: Existing uses of the surrounding land are currently residential. A residential use is in character with the surrounding mix of land uses.

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: Property supported by city water, sewer, natural gas, and Homer Electric Association.

Analysis: The applicant will need to work with Homer Public Works and Alaska DEC to design and gain approval of a community system to serve sewer to the structures onsite. The proposed dwelling locations will need to be verified as being out of the Coastal Edge setback, prior to utility connection

Condition 2: Install approved community sewer service to the structures.

Condition 3: Verify that the location of the proposed dwellings are out of the Coastal Setback.

Finding 5: Water, sewer, and fire services will be, prior to occupancy, adequate to serve the existing and proposed dwellings.

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: The proposed development is designed to be consistent with the existing character of the surrounding area. The scale, building height, footprint, and overall density are similar to other residential and lodging uses in the vicinity and are

appropriate for the size of the property. Additional traffic in the area will not be impacted. Occupancy limited and enforced.

Analysis: The proposed project provides residential development at a density allowable in code. The residences are served by a 2.3-acre lot, with an approximate density of one dwelling unit per 25,047 square feet and are not of an excessive size to create harmful effects on neighborhood character.

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: Proposed development will not be detrimental to the health, safety, or welfare of the surrounding area. The project is designed to comply with all applicable zoning, building, fire, health and safety regulations. Adequate access, parking, utilities, and emergency services are available in the area?

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: The proposed project is consistent with the goals and policies of the Comprehensive Plan by promoting responsible development while maintaining a compatibility with the surrounding area. The project makes efficient use of existing

property and infrastructure, supports local economic activity, and enhances the availability for lodging.

Analysis: Goal A, and Strategy 3 & 5 of the Homer Comprehensive Plan Land Use and Environment Chapter 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 and environment goals and objectives of the Comprehensive Plan. The proposal aligns with Goal A and Strategy 3 & 5, 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 Rural Residential District.

Condition 4: 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:** No specific conditions deemed necessary.
- 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:** No specific conditions deemed necessary.
- 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: The applicant will need to work with ADEC for an engineered community sewer design to support multiple dwellings on the lot, for permanent utility connections.

PUBLIC COMMENTS: None

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission approve CUP 26-05, **Staff Report 26-022** with findings 1-10 and the following conditions.

Condition 1: All accessory structures and the deck shall be removed from 40' Coastal Edge setback.

Condition 2: Install approved community sewer service to the structures.

Condition 3: Verify permanent location of dwelling units as being outside of the Coastal Edge Setback.

Condition 4: Outdoor lighting must be down lit per HCC 21.59.030 and the CDM.

Attachments

Application
Site Plans: 1:20, 1:40, 1:60, 1:100
Compliance Review of Homer Comprehensive Plan
Elevation Drawing
2004 As-Built
Public Notice
Aerial Map



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

Applicant

Name: REDACTED

Address:

Property Owner (if different than the applicant):

Name: _____ Phone No.: _____

Address: _____ Email: _____

PROPERTY INFORMATION:

Address: 3480 Morris Avenue Lot Size: 2.3 acres KPB Tax ID # 17910032

Legal Description of Property: T 6S R 13W SEC 14 SEWARD MERIDIAN HM 0750043 MORRIS SUB LOT 49-B.

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					x	x	x	x			x	

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

- Y/☒ 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: _____
- Y/☒ Will development trigger a Development Activity Plan?
Application Status: _____
- Y/☒ Will development trigger a Storm Water Plan?
Application Status: _____
- Y/☒ Does the site contain wetlands? If yes, Army Corps of Engineers Wetlands Permit is required. Application Status: _____
- Y/☒ Is development in a floodplain? If yes, a Flood Development Permit is required.
- Y/☒ 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/☒ Do the project require a traffic impact analysis?
- ☒ Are there any nonconforming uses or structures on the property?
- Y/☒ Have nonconforming uses or structures on the property been formally accepted by the Homer Advisory Planning Commission?
- Y/☒ Does the site have a State or City driveway permit? Status: *Pending* _____
- Y/☒ Does the site have active City water and sewer permits? Status: *Pending*

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)?

Rural Residential. Single Family Dwelling with Accessory Dwelling Unit.

2409 Square Feet.

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.

Remain Rural Residential. Intent to Add two additional Residential Dwelling. _____

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?

Code as Conditional Use Permit. _____

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

Low Density Primary Residential / Allow Limited Agricultural _____

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

Consistent with neighborhood.

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

Well Aligned with Surrounding use of Residential Dwellings

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

Property supported by city water, sewer, natural gas, and Homer Electric Association. _____

- 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?

The proposed development is designed to be consistent with the existing character of the surrounding area. The scale, building height, footprint, and overall density are similar to other residential and lodging uses in the vicinity and are appropriate for the size of the property. Additional traffic in the area will not be impacted. Occupancy limited and enforced.

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

Proposed development will not be detrimental to the health, safety, or welfare of the surrounding area. The project is designed to comply with all applicable zoning, building, fire, health, and safety regulations. Adequate access, parking, utilities, and emergency services are available in the area.

- 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

The Proposed project is consistent with the goals and policies of the Comprehensive Plan by promoting responsible development while maintaining compatibility with the surrounding area. The project makes efficient use of existing property and infrastructure, supports local economic activity, and enhances the availability for lodging

- 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/☒ Special yards and spaces
2. Y/☒ Fences, walls and screening
3. Y/☒ Surfacing of parking areas
4. Y/☒ Street and road dedications and improvements (or bonds)
5. Y/☒ Control of points of vehicular ingress and egress
6. Y/☒ Special provisions on signs
7. Y/☒ Landscaping
8. Y/☒ Maintenance of the grounds, buildings, or structures
9. Y/☒ 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/☒ Time for certain activities
11. Y/☒ A time period within which the proposed use shall be developed
12. Y/☒ A limit on total duration of use
13. Y/☒ Special dimensional requirements such as lot area, setbacks, building height
14. Y/☒ Other conditions deemed necessary to protect the interest of the community

Parking Questions.

1. How many parking spaces are required for your development? Total of 4 Parking Spaces
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? Total of 4 Additional Parking Spaces
3. Are you requesting any reductions? *No Reductions Requested.*

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

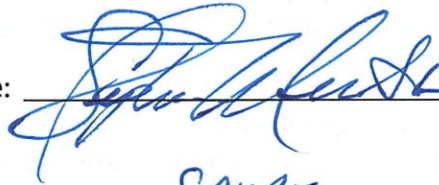
Contract purchaser

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: _____



Date: _____

6/17/2026

Property Owner signature: _____

SAME

Date: _____

6/17/2026



Rural Residential



Scale: 1" = 40'



Rural Residential

82

Geographic information and data shown are for general reference only and are derived from public and private sources believed to be reliable. This is not a land survey and is not a replacement for a land survey.

SITE PLAN

3480 Morris Ave
Homer
AK

Property Info

APN: 17910032
Zoning:
Lot Size: 2.30 acres

Drawing Info

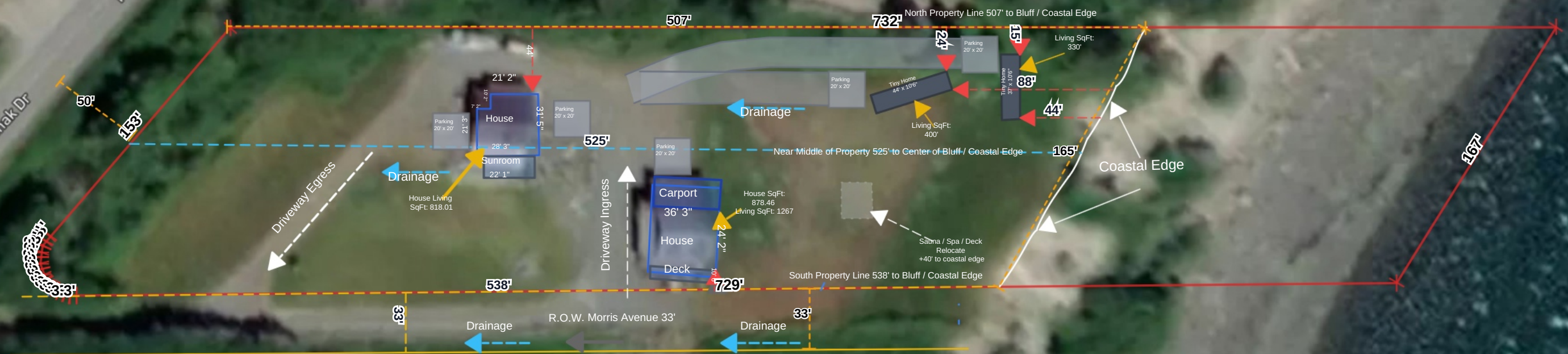
Scale: 1" = 40'
Date: 07/15/2026



Rural Residential

Rural Residential

Rural Residential



Scale: 1" = 60'



SITE PLAN

3480 Morris Ave
Homer
AK

Property Info

APN: 17910032
Zoning:
Lot Size: 2.30 acres

Drawing Info

Scale: 1" = 60'
Date: 07/15/2026

Rural Residential

Rural Residential



Scale: 1" = 100'
Date: 07/15/2026

Geographic information and data shown are for general reference only and are derived from public and private sources believed to be reliable. This is not a land survey and is not a replacement for a land survey.

Review of comprehensive plan Land Use and Environment Chapter for CUP
26—05 EG 7.15.26

Goal A: Promote sustainable and moderate growth that preserves Homer’s small-town character.

Staff: This project supports sustainable and moderate growth, by providing a modest increase in housing units with minimal building coverage.

Goal B: Plan for responsible development that balances environmental impacts, community connections, and infrastructure capacity.

Staff: Not applicable.

Goal C: Modernize zoning and land use regulations to reflect the community’s vision.

Staff: Not applicable.

City-Led Strategies and Actions

1. Implement a Future Land Use Map that guides future decisions about land use and growth.

Staff: Not applicable.

2. Implement zoning reforms to support sustainable growth and attainable housing development.

Staff: Not applicable.

3. Strategically align development regulations with natural hazard risks and land suitability to support safe, resilient, and responsible growth.

Staff: The proposed housing units will be verified to be out of the Coastal Edge setback and accessory structures and deck will be removed from the Coastal Edge setback.

4. Protect and enhance green space in Homer to support critical habitat conservation, recreational access, and community well-being.

Staff: Not applicable.

5. Advance place-based planning and development that supports Homer’s unique community character, encourages targeted infill, and strengthens Homer’s role as a regional hub.

Staff: This project supports targeted infill with the addition of dwelling units.

Potential Partner-Led Strategies

6. Collaborate with public and private partners to enhance community spaces and recreational infrastructure.

Staff: Not applicable.

7. Coordinate with regional and state agencies to align land use policies with environmental stewardship and shared planning goals.

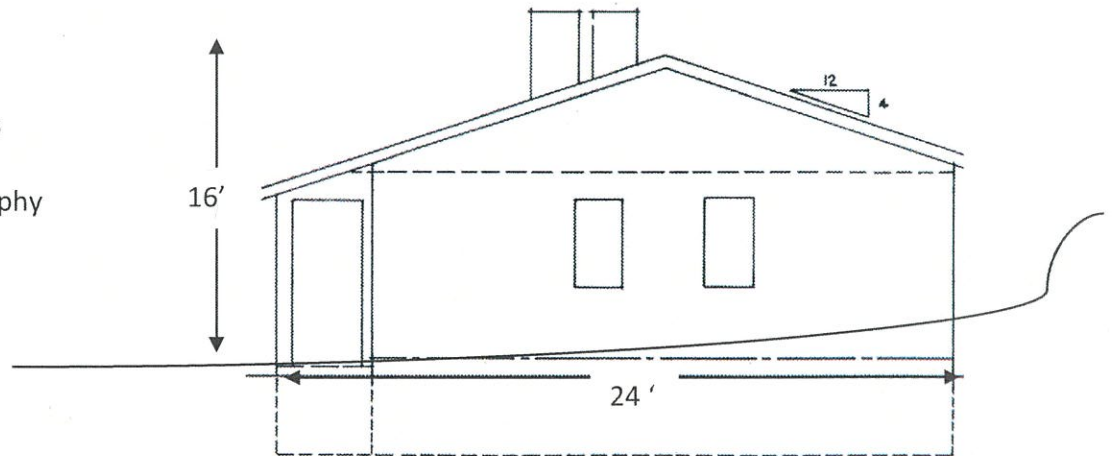
Staff: Not applicable.

Finding:

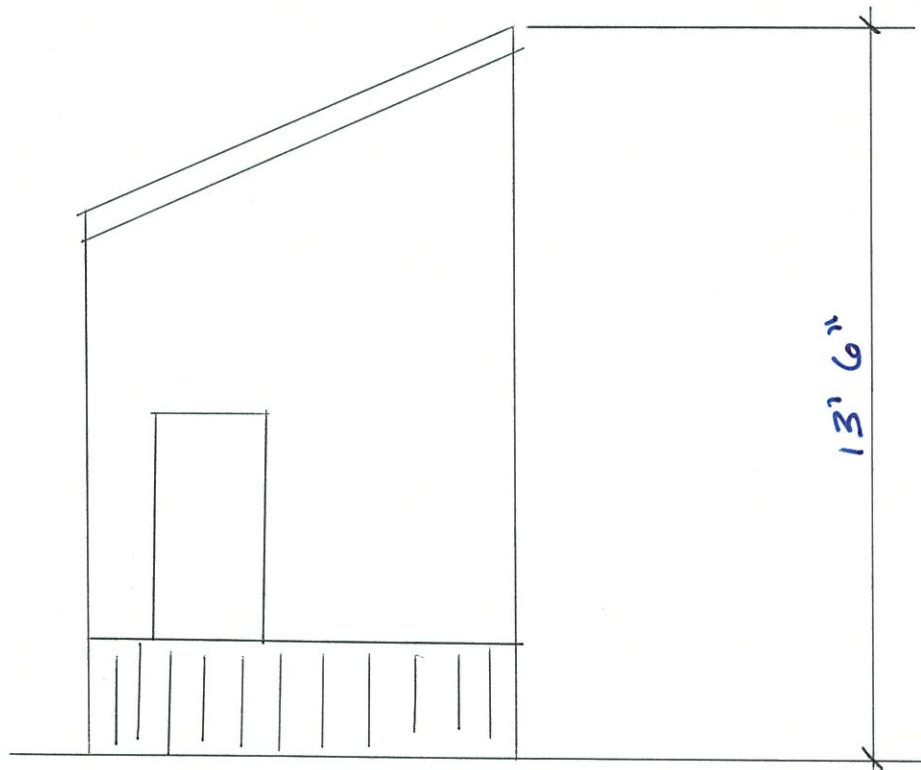
The proposal is not contrary to the applicable land use and environment goals and objectives of the Comprehensive Plan.

Example building elevation drawing (exterior view)

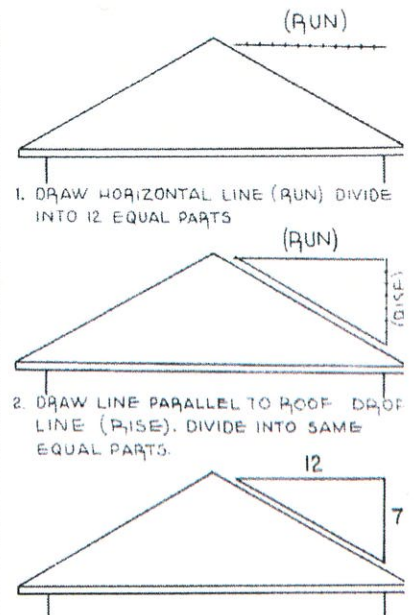
- ☐ Building height
- ☐ Wall dimensions
- ☐ Grade / topography



Draw your elevation(s) below or provide on separate sheet(s)

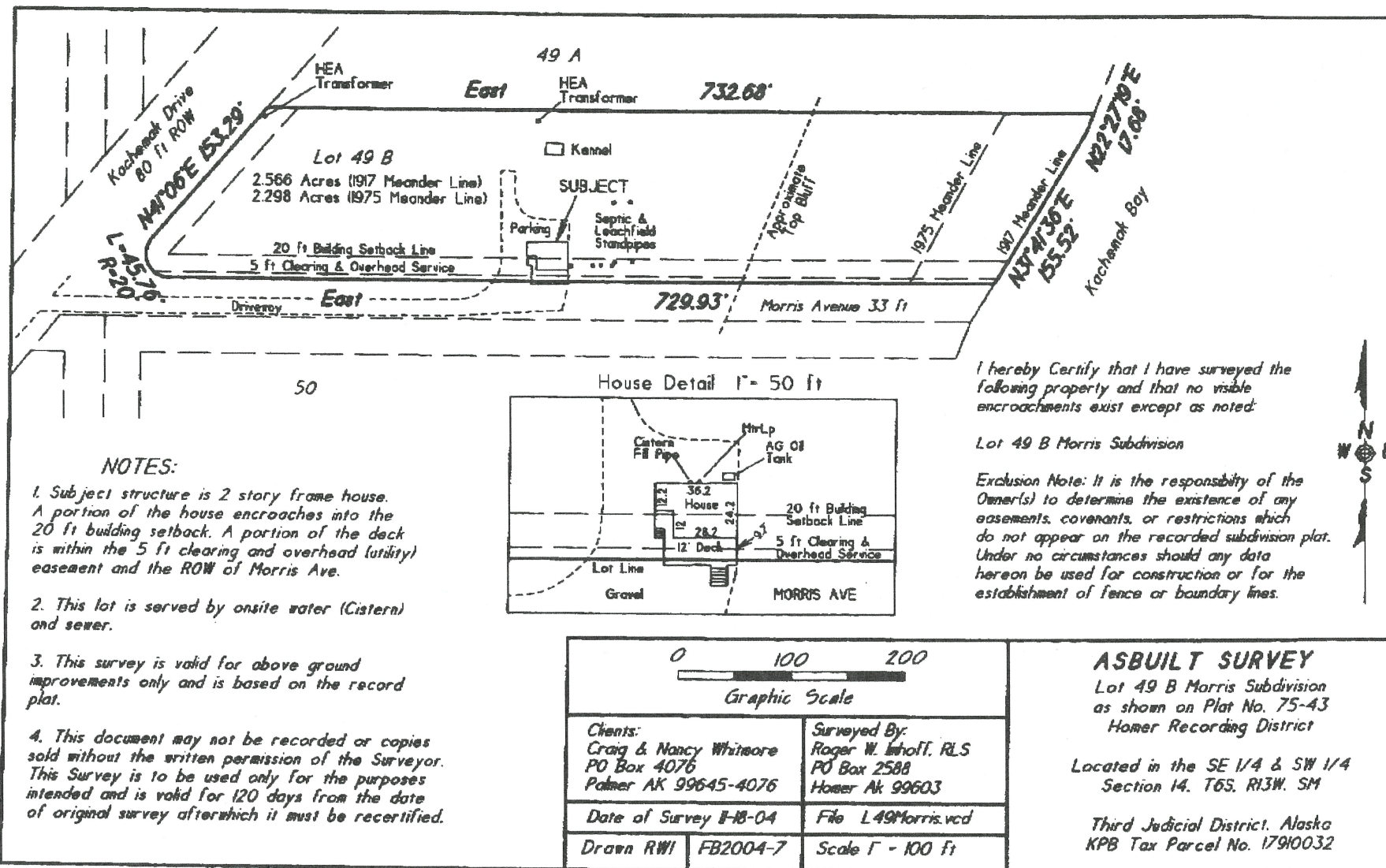


Typical Tiny Home Height



3480 Morris Ave

Survey



Reduced Scale

CITY OF HOMER
PUBLIC HEARING NOTICE - PLANNING COMMISSION MEETING

Public hearings on the matters below are scheduled for Wednesday, August 5, 2026 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 26-05 per HCC 21.12.030 (m), More than one building containing a permitted principal use on a lot. The applicant proposes the addition of two single family dwelling units and accessory structures at 3480 Morris Avenue. T 6S R 13W SEC 14 SEWARD MERIDIAN HM 0750043 MORRIS SUB LOT 49-B

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: 346-248-7799 or 669-900-6833; (Toll Free) 888-788-0099 or 877-853-5247

Meeting ID: 979 8816 0903
Passcode: 986062

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 July 31, 2026 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

.....



Legend

Physical Addresses

Transportation

Mileposts

Roads

- Legal Trail
- Private Road
- Proposed
- State Highway
- Town Low/Seasonal
- Town Major
- Collector
- Town Medium
- Volume-Maintained
- Town Medium
- Volume-
- Unmaintained

Parcels and PLSS

Tax Parcels



0 200 400
ft

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



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

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

Staff Report 26-023

TO: Homer Planning Commission
THROUGH: Ryan Foster, City Planner
FROM: Will Anderson, Associate Planner
DATE: August 5, 2026
SUBJECT: Vacate Portion of Public Right-of-Way Knapp Circle and Associated Easement
Within the Miriams Ares 2016 and Miriams Ares HM 78-108

Requested Action: Conduct a public hearing and make a recommendation on the vacation of Knapp Circle Public Right-of-Way Cul-de-Sac adjacent to Lot 3A & Lot 2A—1 of Miriams Ares 2016 and Miriams Ares HM 78-108

General Information:

Applicants:	Surveyor: Mullikin Surveys LLC Christopher Mullikin, PLS PO Box 1023 Homer, AK 99603	Landowners: Lorna K. & Curtis A. Olson PO Box 1130 Homer, AK 99603 Daniel & Jane Veerhusen PO Box 971 Homer, AK 99603
Location:	Bayside of Kachemak Drive, southeast of Lampert Lake	
Parcel ID:	17936006, 17936028	
Zoning Designation:	Rural Residential District	
Existing Land Use:	Residential	
Surrounding Land Use:	North: Residential & General Commercial South: Residential East: Residential West: Residential	
Wetland Status:	Tidal per KWF Wetlands Assessment	
Flood Plain Status:	VE 22	
Utilities:	City water and sewer are available	
Public Notice:	Notice was sent to 17 property owners of 15 parcels as shown on the KPB tax assessor rolls.	

Analysis: This vacation is within the Rural Residential District and would vacate a cul-de-sac that serves no use and has never been developed. The replat grants all necessary easements for existing natural gas, communications, and electrical utilities. Legal access via Kachemak Drive will remain with both lots served by the existing shared driveway.

Unlike other platting processes, the final approval of this vacation is decided by the Homer City Council. Staff recommends the Commission recommend approval of this vacation.

City of Homer Code does not address right of way vacations, but the Kenai Peninsula Borough code does. The Borough holds platting authority and the Homer Planning Commission is advisory to the Borough on platting matters. Staff is using relevant portions of KPB code for an analysis of the right of way vacation.

KPB Code

20.65.050(D)(1-8) - Vacations

The (Kenai Peninsula Borough) planning commission shall consider the merits of each vacation request. A platted dedication to public use of land or interest in land may be vacated if the dedication is no longer necessary for present or future public use and in all cases the planning commission shall deem the area being vacated to be of value to the public. In evaluating the merits of the proposed vacation, the planning commission shall consider whether:

1. The right-of-way or public easement to be vacated is being used;

Staff Response: Knapp Circle Cul-de-Sac is not developed to City Standards and functions as a driveway in the right-of-way. The remaining Right-of-Way, Kachemak Drive, will satisfy public access requirements.

2. A road is impossible or impractical to construct, and alternative access has been provided;

Staff Response: A road is impractical to construct as the two lots are already served by an existing driveway which provides access via Kachemak Drive to the north. The Knapp Circle dedicated cul-de-sac is no longer necessary to meet access requirements due to a 2016 replat. Per HM 78-108, Miriams Ares Subdivision contained lots 1, 2, and 3 with legal access provided via Knapp Circle. Miriams Ares 2016, HM 2016-27, vacated the common lot line of lots 1 & 2 and created lot 2-A, at which point minimum legal access for both lots could be satisfied via Kachemak Drive.

3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;

Staff Response: The surrounding area is developed and all needed rights-of-way and utilities are constructed.

4. The vacation of a public right-of-way provides access to a lake, river, or other area with public interest or value, and if so, whether equal or superior access is provided;

Staff Response: The vacated right-of-way does not provide access to a lake, river, or other area with public interest or value.

5. The proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;

Staff Response: The proposed vacation would not limit opportunities for interconnectivity with adjacent parcels.

6. Other public access, other than general road use, exist or are feasible for the right-of-way;

Staff Response: Public access via Knapp Circle right-of-way is not required, Lots 3A and 2A—1 will continue to be served by the existing shared private driveway off of Kachemak Drive.

7. All existing and future utility requirements are met. Rights-of-way which are utilized by a utility, or which logically would be required by a utility, shall not be vacated, unless it can be demonstrated that equal or superior access is or will be available. Where an easement would satisfactorily serve the utility interests, and no other public need for the right-of-way exists, the commission may approve the vacation and require that a utility easement be granted in place of the right-of-way.

Staff Response: Public Works has no objection. Additional requested easements from utility providers have either been amended or dedicated as indicated by the surveyor. However, based on Enstar's comments submitted during the KPB petition to alter the plated utility easement, staff recommends that the surveyor amend the dedicated Natural Gas Easement to specify a width of 15 feet and revise the corresponding easement dimension to 15 feet. Additionally, per HEA's comments, staff recommend that the surveyor amend the language of the dedicated HEA underground service line to specify a width of 15 feet and revise the corresponding easement dimension to 15 feet.

8. Any other factors that are relevant to the vacation application or the area proposed to be vacated.

Staff Response: No comment

Public Works Comments: No comment or objection to the vacation of Knapp Circle or the adjacent utility easement.

Staff Recommendation:

Staff recommends approval of the vacation with the following comments.

1. The surveyor shall amend the language of the dedicated Natural Gas Easement to specify a width of 15 feet and revise the corresponding easement dimension to 15 feet.
2. The surveyor shall amend the language of the dedicated HEA underground service line to specify a width of 15 feet and revise the corresponding easement dimension to 15 feet.

Attachments:

1. Vacation petition
2. Plat
3. Public Notice
4. Aerial Map



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

RECEIVED

JUN 23 2026

Re: Miriams Ares Olson Veerhusen Replat

**CITY OF HOMER
PLANNING/ZONING**

To Whom it may concern,

This is a right-of-way vacation plat and utility easement vacation submittal for Jane & Daniel Veerhusen, owners of Lot 3, Miriams Ares Subd., HM78-108 and Curt & Lorna Olson, owners of Lot 2A, Miriams Ares 2016 Subd., HM2016-27. They wish to vacate the Knapp Circle right-of-way (ROW) and the utility easements that surrounds it. The building setback along Kachemak Drive and the accompanying utility easement will remain. The utility companies with existing facilities serving these properties have agreed to give up the utility easement around Knapp Circle if they are granted specific easements for said facilities, which this plat will show.

Please find included in this packet:

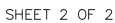
- One full sized paper plat
- One half sized paper plat
- \$650 check (#339) for plat submittal (\$300), ROW vacation (\$300) and utility easement vacation (\$50) fees
- Certificate to Plat
- Utility Responses to Requests for Vacations
- Exception Request to KPB 20.65.060 Title to Vacated Area
- Statement of Reasons to Vacate Utility Easement
- Statement of Reasons to Vacate ROW

The electronic version has been emailed.

Both lots would be larger so no soils engineering is required according to KPB code.

Sincerely,

Christopher Mullikin, PLS

$$\underline{1'' = 10'} \quad \text{or} \quad \underline{1' = 12''}$$


- ⑤ Record Rebar per HM 73-748
- Found 2" Aluminum Cap on Rebar, 7610-S 2008
- Found 1" Plastic Cap on 1/2" Rebar, 3686-S

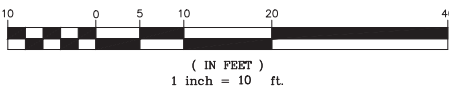
(R1) Record Measurements Per HM 78-108, Miriams Ares

(R2) Record Measurements Per HM 2016-27, Miriams Ares 2016

(R3) Record Measurements Per HM 2011-36, Golden Crowned Subdivision

(c) Calculated

- GRAPHIC SCALE



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



A VACATION OF KNAPP CIRCLE RIGHT-OF-WAY AND ASSOCIATED EASEMENT
WITHIN MIRIAMS ARES 2016, PLAT No. 2016-27
HOMER RECORDING DISTRICT

LOCATED WITHIN
THE NE1/4 OF SECTION 22,
TOWNSHIP 6 SOUTH, RANGE 13 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 4.375 ACRES

<i>SURVEYOR</i>	<i>OWNERS</i>	
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 Homer, AK 99603	LORNA K. OLSON CURTIS A. OLSON PO BOX 1130 HOMER, AK 99603	DANIEL VEERHUSEN JANE VEERHUSEN P.O. BOX 971 HOMER, AK 99603
SURVEY DATE: 1/19 & 5/15/2026	SCALE: 1" = 10'	
PLAT DATE: 6/20/2026	BOOK No.: 2026-1	
CHECKED BY: CLM	FILE: MIRIAMS ARES VACATION.dwg	
DRAWN BY: MRS	KPB FILE No.: 2026-	

**CITY OF HOMER PUBLIC HEARING NOTICE & NOTICE OF SUBDIVISION
PLANNING COMMISSION MEETING**

A public hearing on the matters below are scheduled for Wednesday, August 5, 2026 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 to Vacate Knapp Circle Public Right-of-Way and associated easement located within Miriams Ares 2016, Plat No. 2016-27 located within the NE1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, R. 13 W., S.M.

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:

Miriams Ares Olson Veerhusen 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 copy of the proposals may be viewed at Homer City Hall, in the Clerk's Office Lobby on the lower level. 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: 346-248-7799 or 669-900-6833; (Toll Free) 888-788-0099 or 877-853-5247

Meeting ID: 979 8816 0903

Passcode: 986062

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 July 31, 2026 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) 435-3120, email: planning@ci.homer.ak.us or in-person at Homer City Hall.

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

Vicinity Map h Reverse



Legend

Transportation

Mileposts



Roads

- Private Road
- Proposed
- State Highway
- Town Low/Seasonal
- Town Major
- Collector
- Town Medium
- Volume-Maintained
- Town Medium
- Volume-Unmaintained
- Trail

Parcels and PLSS

Tax Parcels



0 300 600 ft

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



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

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

Staff Report 26-018

TO: Homer Planning Commission
THROUGH: Ryan Foster, City Planner **26-018**
FROM: Ed Gross, Associate Planner
DATE: August 5, 2026
SUBJECT: Watson Ridge Simpson Heights

Requested Action: Approval of a preliminary plat subdivide a portion of Lot 4 into Six lots;
proposed Lots 1-6

General Information:

Applicants:	Jonathan Simpson 448 Klondike Ave Homer, AK 99603	Seabright Survey & Design 1044 East End Rd, Suite A Homer, AK 99603
Location:	East of East Hill Rd, North of East End Rd	
Parcel ID:	17903081	
Size of Existing Lot(s):	7.274 acres	
Size of Proposed Lots(s):	4.771 acres 0.590 acres .361 acres .329 acres .533 acres and 0.394 acres	
Zoning Designation:	Rural Residential District	
Existing Land Use:	Vacant	
Surrounding Land Use:	North: Residential South: Residential, Vacant East: Residential, Vacant West: Residential	
Comprehensive Plan:	1-C-1 Promote infill development in all housing districts.	
Wetland Status:	Wetland/ Upland Complex on the southwest portion of parcel by East Hill Rd	
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 46 property owners of 42 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is within the Rural Residential District. This plat subdivides a portion of Lot 4 into proposed Lots: Lot 1 at 4.771 acres, Lot 2 at .590 acres, Lot 3 at .361 acres, Lot 4 at .329 acres, Lot 5 at 0.533 acres and Lot 6 at .394 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. *The proposed Right-of-Way dedication for Simpson Circle is indicated.*

- 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. *The 20' drainage easement is noted.*

- 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. *The plan and profile of Simpson Circle will be coordinated with Public Works at the time of development.*

- 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.

- 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:

1. Plan & Profile development of Simpson Circle will need to be coordinated with Public Works.
2. The applicant will be entering into a Subdivision Agreement with the City. They will be required to install water and sewer mains in the Simpson Circle right-of-way, provide services to all 6 lots and construction of a road in the newly dedicated right-of-way to City Standards.

Staff Recommendation:

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

1. Plan & Profile development of Simpson Circle will need to be coordinated with Public Works.
2. The applicant will be entering into a Subdivision Agreement with the City. They will be required to install water and sewer mains in the Simpson Circle right-of-way, provide services to all 6 lots and construction of a road in the newly dedicated right-of-way to City Standards.

Attachments:

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

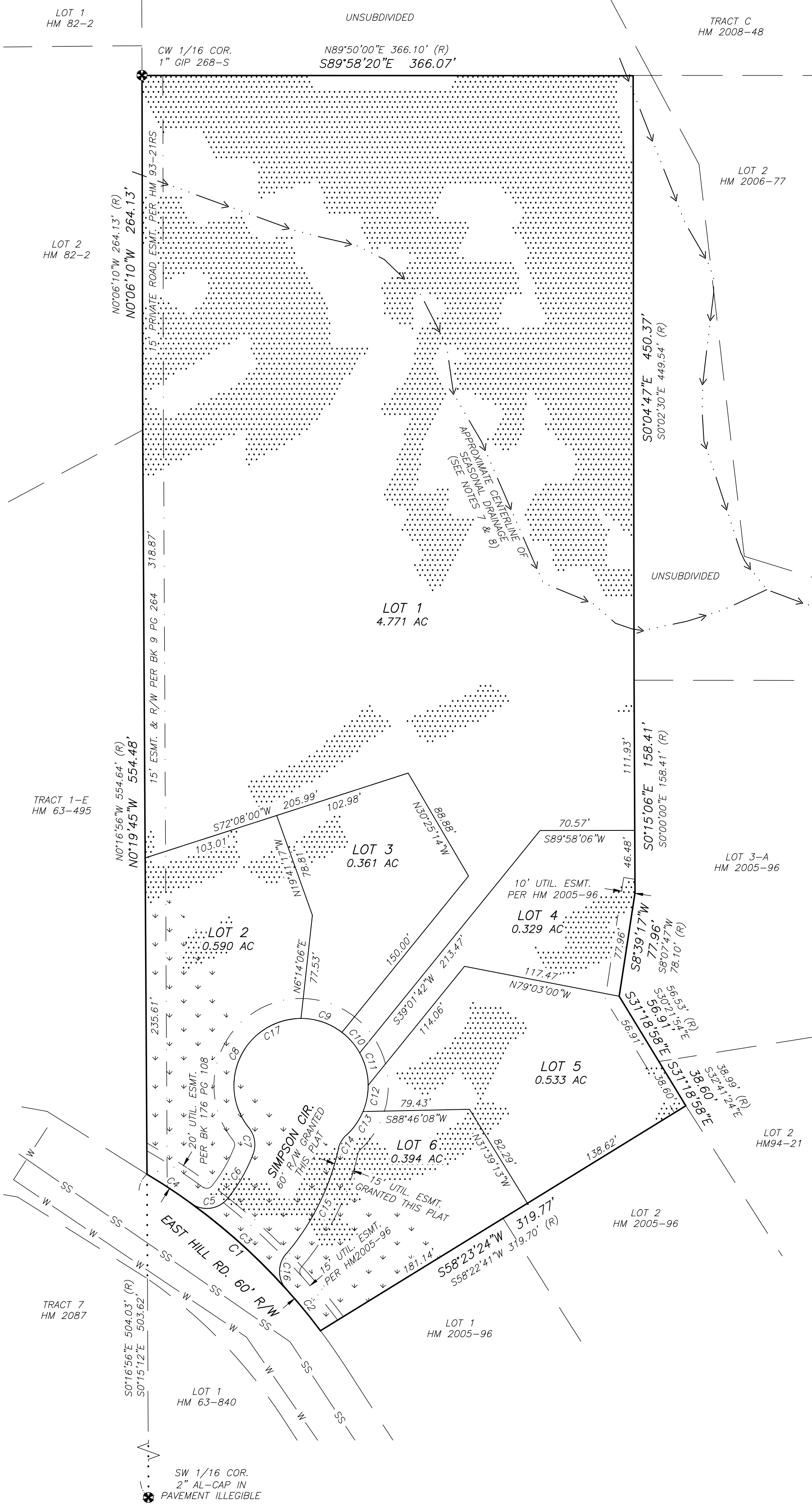
NOTES

1. THIS LOT IS 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.
2. THE FRONT 15' ADJACENT TO EAST HILL ROAD RIGHT-OF-WAY IS A UTILITY EASEMENT PER HM 2005-96. THE FRONT 15' ADJACENT TO RIGHT-OF-WAY DEDICATION IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
3. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
4. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
5. THIS SUBDIVISION IS SERVED BY CITY OF HOMER WATER AND SEWER.
6. EXISTING OVERHEAD DISTRIBUTION LINE (IF ANY) IS CENTERLINE OF A 20' UTILITY EASEMENT (10' EACH SIDE) PER HM 2005-96.
7. SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING BELOW THE HIGH WATER MARK OF UNNAMED STREAM.
8. DRAINAGE EASEMENT OF 10 FEET ON BOTH SIDES OF THE EXISTING DRAINAGE GRANTED BY THIS PLAT. APPROXIMATE LOCATION OF DRAINAGE PATTERN IS SHOWN.
9. SUBJECT TO A RIGHT-OF-WAY EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO HOMER ELECTRIC ASSOCIATION, AND ITS ASSIGNS AND/OR SUCCESSORS IN INTEREST, TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENT RECORDED JUNE 4, 1968 IN BOOK 49, PAGE 180, H.R.D. WITH NO DEFINITE LOCATION.
10. SUBJECT TO ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENTS OF THE LAND RESULTING FROM THE RIGHT OF THE PUBLIC OR RIPARIAN OWNERS TO USE AN WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	175.21'	455.00'	22°03'49"	N47°57'18"W	174.13'
C1(R)	174.08'	455.00'	21°55'14"	N48°29'51"W	173.02'
C2	39.81'	455.00'	5°00'49"	N39°25'48"W	39.80'
C3	96.03'	455.00'	12°05'34"	N47°59'00"W	95.85'
C4	39.37'	455.00'	4°57'26"	N56°30'30"W	39.35'
C5	30.35'	20.00'	86°56'15"	S82°30'06"W	27.52'
C6	38.23'	120.00'	18°15'05"	S29°54'25"W	38.06'
C7	20.84'	20.00'	59°41'44"	S9°03'59"E	19.91'
C8	112.47'	50.00'	128°52'57"	S25°31'37"W	90.21'
C9	32.71'	50.00'	37°28'59"	N71°17'25"W	32.13'
C10	20.46'	50.00'	23°26'44"	N40°49'33"W	20.32'
C11	25.05'	50.00'	28°42'30"	N14°44'56"W	24.79'
C12	20.13'	50.00'	23°03'47"	N11°08'12"E	19.99'
C13	21.62'	50.00'	24°46'09"	N35°03'10"E	21.45'
C14	12.22'	20.00'	35°00'08"	N29°56'11"E	12.03'
C15	88.25'	180.00'	28°05'24"	N26°28'49"E	87.37'
C16	28.78'	20.00'	82°27'43"	N0°42'21"W	26.36'
C17	232.44'	50.00'	266°21'05"	N85°44'18"W	72.93'

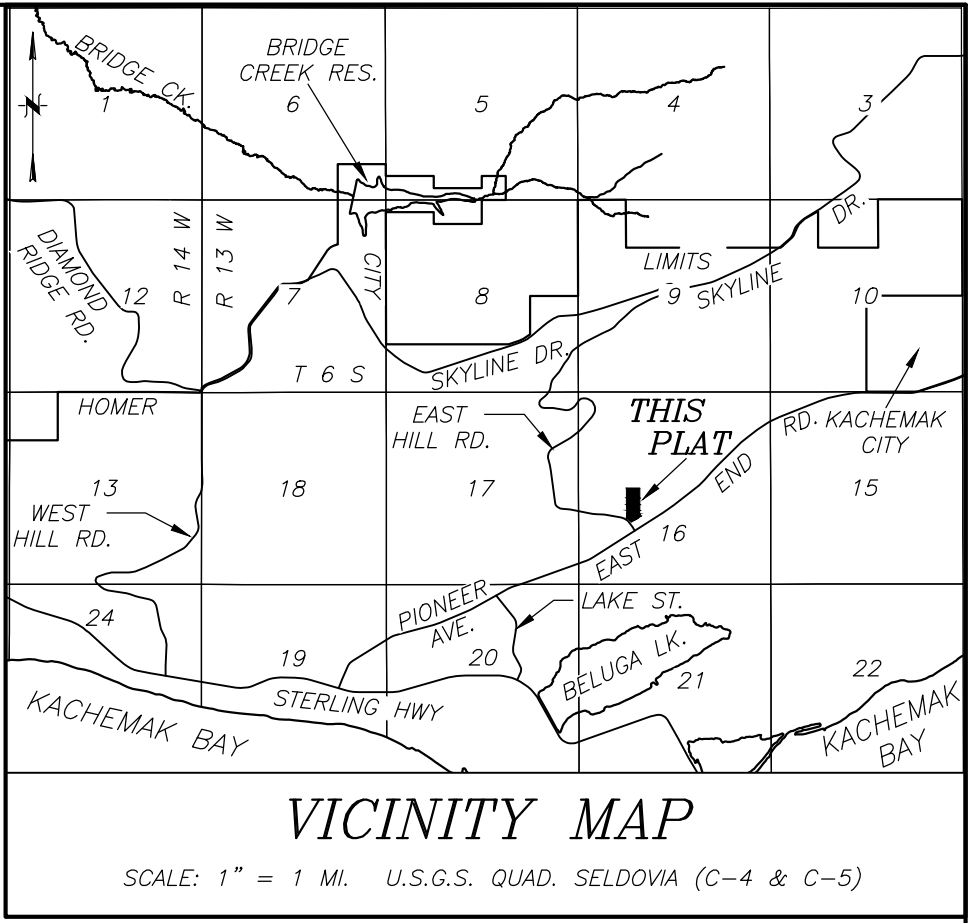
LEGEND

- ✱ RECORD PRIMARY MONUMENT AS DESCRIBED
(R) RECORD DATA PER HM2005-96
- APPROX. AREA WETLAND/UPLAND COMPLEX
(KWF WETLANDS ASSESSMENT, KPB GIS)
- APPROX. AREAS OF 20% SLOPE OR GREATER (KPB GIS)
- SS SEWER MAIN - APPROXIMATE LOCATION PER COH SEWER DISTRIBUTION MAP
- W WATER MAIN-APPROXIMATE LOCATION PER COH WATER MAIN DISTRIBUTION MAP



GPS CONTROL DATA

1. FOUND MONUMENT POSITIONS AS SHOWN WERE DETERMINED USING RTK GNSS METHODS WITHIN A LOCAL U.S. SURVEY FOOT COORDINATE SYSTEM.
2. BASIS OF COORDINATES FOR THIS SURVEY ARE THE NGS PUBLISHED VALUES FOR NGS CONTROL STATION "HOMAIR" (PID=IT0155).
- NAD83(2011)(NRSR2011)
N59°38'20.35896" LAT
W151°29'29.49546" LONG
- LOCAL COORDINATES
N: 100,000.00
E: 100,000.00
3. BEARINGS AND DISTANCES ARE GROUND, DETERMINED BY ROTATING AND SCALING FROM GRID (AKSPC ZONE 4) USING "HOMAIR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -1°17'13.4". TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986696.



CERTIFICATE OF OWNERSHIP

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 AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

JONATHAN SIMPSON
448 KLONDIKE AVE.
HOMER, AK 99603

NOTARY'S ACKNOWLEDGMENT

FOR: JONATHAN SIMPSON
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF HOMER FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED BY THIS PLAT IDENTIFIED AS FOLLOWS: SIMPSON CR.
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.

CITY MANAGER
CITY OF HOMER, ALASKA

DATE

WASTEWATER DISPOSAL

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

PLAT APPROVAL

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

BY: _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE

HOMER RECORDING DISTRICT KPB FILE NO. 2026-000

WATSON RIDGE SIMPSON HEIGHTS

A REPLAT OF LOT 4, WATSON RIDGE (HM2005-96) LOCATED WITHIN THE NE1/4 SW1/4 SECTION 16, T. 6 S., R. 13 W., SEWARD MERIDIAN, HOMER RECORDING DISTRICT, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 7.274 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: JONATHAN SIMPSON
448 KLONDIKE AVE.
HOMER, AK 99603

DRAWN BY: BT

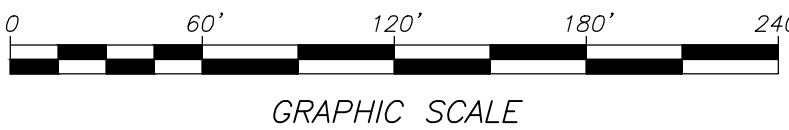
CHKD BY: KK

JOB #2026042

DATE: 06/2026

SCALE: 1"=60'

SHEET #1 OF 1



GRAPHIC SCALE

SEABRIGHT SURVEY + DESIGN

Katherine A. Kirsis, P.L.S.

1044 East End Road Suite A

Homer, Alaska 99603

907.299.1580

seabrightsurvey@gmail.com

June 18, 2026

City of Homer
491 East Pioneer Ave
Homer, AK 99603

RE: Preliminary Submittal for “WATSON RIDGE SIMPSON HEIGHTS”

Dear Planning Department,

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

- 1 full size plat copy
- 1 11x17 plat copy
- Check for \$500 plat review fee (previously submitted)
- Check for \$100 plat review fee (for additional lot)

In addition, we have emailed you a digital copy of the 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

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:

Watson Ridge Simpson Heights 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, August 5, 2026 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: 346-248-7799 or 669-900-6833; (Toll Free) 888-788-0099 or 877-853-5247

Meeting ID: 979 8816 0903

Passcode: 986062

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 July 31, 2026 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.

.....



Legend

Physical Addresses



Transportation

Mileposts



Roads

- Legal Trail
- Private Road
- Proposed
- State Highway
- Town Low/Seasonal
- Town Major
- Collector
- Town Medium
- Volume-Maintained
- Town Medium
- Volume-
- Unmaintained

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 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 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 26-024

TO: Homer Planning Commission
THROUGH: Ryan Foster, City Planner
FROM: Will Anderson, Associate Planner
DATE: August 5, 2026
SUBJECT: Vacate Portion of Public Right-of-Way Knapp Circle and Associated Easement
Within the Miriams Ares 2016 and Miriams Ares HM 78-108

Requested Action: Recommend approval of the preliminary plat

General Information:

Applicants:	Surveyor: Mullikin Surveys LLC Christopher Mullikin, PLS PO Box 1023 Homer, AK 99603	Landowners: Lorna K. & Curtis A. Olson PO Box 1130 Homer, AK 99603 Daniel & Jane Veerhusen PO Box 971 Homer, AK 99603
Location:	Bayside of Kachemak Drive, southeast of Lampert Lake	
Parcel ID:	17936006, 17936028	
Zoning Designation:	Rural Residential District	
Existing Land Use:	Residential	
Surrounding Land Use:	North: Residential & General Commercial South: Residential East: Residential West: Residential	
Wetland Status:	Tidal per KWF Wetlands Assessment	
Flood Plain Status:	VE 22	
Utilities:	City water and sewer are available	
Public Notice:	Notice was sent to 17 property owners of 15 parcels as shown on the KPB tax assessor rolls.	

Analysis: This vacation is within the Rural Residential District and would vacate a cul-de-sac that serves no use and has never been developed. The replat dedicates all necessary easements for existing natural gas, communications, and electrical utilities. Legal access via Kachemak Drive will remain with both lots served by the existing shared driveway.

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. However, based on Enstar's comments submitted during the KPB petition to alter the platted utility easement, staff recommends that the surveyor amend the dedicated Natural Gas Easement to specify a width of 15 feet and revise the corresponding easement dimension to 15 feet. Additionally, per HEA's comments, staff recommends that the surveyor amend the language of the dedicated HEA underground service line to specify a width of 15 feet and revise the corresponding easement dimension to 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. No additional easements are required for future infrastructure.

- 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 new streets are proposed therefore no non-motorized routes are required under this section of City Code.

- D. The City Council may accept the dedication of easements or rights-of-way for non-motorized transportation facilities that are not required by subsection (c) of this section, if the City Council determines that accepting the dedication would be Consistent with the adopted plans of the City.

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.

- F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision.

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. 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.

- 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 comment or objection to the vacation of Knapp Circle or the adjacent utility easement.

Staff Recommendation:

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

1. The surveyor shall amend the language of the dedicated Natural Gas Easement to specify a width of 15 feet and revise the corresponding easement dimension to 15 feet.
2. The surveyor shall amend the language of the dedicated HEA underground service line to specify a width of 15 feet and revise the corresponding easement dimension to 15 feet.

Attachments:

1. Plat
2. Surveyor's letter- Petition to Vacate Public Right-of-Way
3. Public Notice
4. Aerial Map

PRELIMINARY PLAT

Lot 2-A

Lampert Lake Subdivision
Plat No. 85-130, H.R.D.

Lot 1

Lampert Lake Subdivision
Plat No. 85-6, H.R.D.

Lot 4

Hodnik Subdivision
Plat No. 2017-50, H.R.D.

Lot 3
Hodnik Subdivision
Plat No. 2017-50, H.R.D.

N00°00'30"W 556.52' (R1)
N00°04'18"W 556.61' (C)

LOT 3A
1.758 Acres

LOT 2A-1
2.617 Acres

ENLARGED DIAGRAM - SHEET 2

PORTION OF 15' UTILITY EASEMENT
VACATED AROUND KNAPP CIRCLE

KNAPP CIRCLE
VACATED ROW

Shared Use and Maintenance Easement and
Private Right-of-Way for Existing Stairs,
Landing, Footpath, and Driveway to Benefit
Veerhusens and Reciprocal to Olsons on Lot
3, Per Document #2006-1410 H.R.D.
(Not Granted This Plat Action)

KACHEMAK BAY

VACATION PLAT APPROVAL
This plat was approved by the Kenai Peninsula Borough in
accordance with KPB 20.10.040.

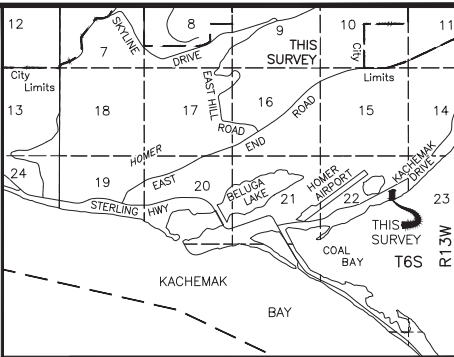
Kenai Peninsula Borough Authorized Official _____ Date _____

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



VICINITY MAP SCALE: 1" = 1 MILE
KENAI PENINSULA BOROUGH GIS BASEMAP

NOTES:

- The purpose of this plat is to vacate Knapp Circle and certain utility easements.
- 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.
- Per HM2016-27, along all public road right-of-way dedications the front 15 feet of Lot 2A and additionally 20 feet within 5 feet of side lot lines of is a utility easement.
- A five foot underground utility easement to ACS for the existing copper cable and pedestal is granted this plat.
- 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.
- 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.
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.
- Wastewater Disposal: Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
- FLOOD HAZARD NOTICE: Some or all of the property shown on this plat has been designated by FEMA as a flood hazard area district of Zone X and VE, FIRM Map Panel 02122C2115E, as of the date this plat is recorded with the district recorders 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.
- Per HM2016-27, the following exceptions to the Kenai Peninsula Borough code were granted at the Plat Committee meeting of 11/14/2016; KPB 20.30.120 Street Width for Knapp Circle, KPB 20.30.240 to not carry forward 20 feet building setback note from HM78-108.

CERTIFICATE OF OWNERSHIP AND DEDICATION

Lot 1 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.

Daniel Veerhusen P.O. Box 971 Homer, AK 99603
Jane Veerhusen P.O. Box 971 Homer, AK 99603

Lorna K. Olson trustee of Lorna K. Olson Declaration of Trust P.O. Box 1130 Homer, AK 99603
Curtis A. Olson trustee of Curtis A. Olson Declaration of Trust P.O. Box 1130 Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT

For: _____

Acknowledged before me this _____ day of _____, 2025.

Notary Public for Alaska
My Commission expires: _____

NOTARY'S ACKNOWLEDGMENT

For: _____

Acknowledged before me this _____ day of _____, 2025.

Notary Public for Alaska
My Commission expires: _____

LEGEND

- Record Rebar per HM 73-748
- Found 2" Aluminum Cap on Rebar, 7610-S 2008
- Found 1" Plastic Cap on 1/2" Rebar, 3686-S
- (R1) Record Measurements Per HM 78-108, Miriams Ares
- (R2) Record Measurements Per HM 2016-27, Miriams Ares 2016
- (R3) Record Measurements Per HM 2011-36, Golden Crowned Subdivision
- (C) Calculated

- Easement Line
- Setback Line
- G — Gas Line - Field Located
- OHPWR — Overhead Power - Field Located
- UGPWR — Underground Power - Field Located
- ACS — ACS - Field Locate Marks
- Knapp Circle Vacated Right-of-Way (ROW)
- 15' Utility Easement Vacation around Knapp Circle
- Areas over 20% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)
- Wetlands Area defined as Tidal per the Kenai Watershed Forum (KWF)

SHEET 1 OF 2

MIRIAMS ARES VACATION PLAT

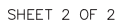
A VACATION OF KNAPP CIRCLE RIGHT-OF-WAY AND ASSOCIATED EASEMENT
WITHIN MIRIAMS ARES 2016, PLAT No. 2016-27
HOMER RECORDING DISTRICT

LOCATED WITHIN
THE NE1/4 OF SECTION 22,
TOWNSHIP 6 SOUTH, RANGE 13 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 4.375 ACRES

SURVEYOR	OWNERS
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 Homer, AK 99603	LORNA K. OLSON CURTIS A. OLSON P.O. BOX 1130 HOMER, AK 99603 DANIEL VEERHUSEN JANE VEERHUSEN P.O. BOX 971 HOMER, AK 99603
SURVEY DATE: 1/19 & 5/15/2026	SCALE: 1" = 30'
PLAT DATE: 6/20/2026	BOOK No.: 2026-1
CHECKED BY: CLM	FILE: MIRIAMS ARES VACATION.dwg
DRAWN BY: MRS	KPB FILE No.: 2026-



$$\underline{1'' = 10'}$$


- ⑤ Record Rebar per HM 73-748
- Found 2" Aluminum Cap on Rebar, 7610-S 2008
- Found 1" Plastic Cap on 1/2" Rebar, 3686-S

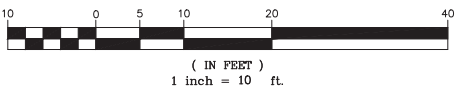
(R1) Record Measurements Per HM 78-108, Miriams Ares

(R2) Record Measurements Per HM 2016-27, Miriams Ares 2016

(R3) Record Measurements Per HM 2011-36, Golden Crowned Subdivision

(c) Calculated

- GRAPHIC SCALE



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



A VACATION OF KNAPP CIRCLE RIGHT-OF-WAY AND ASSOCIATED EASEMENT
WITHIN MIRIAMS ARES 2016, PLAT No. 2016-27
HOMER RECORDING DISTRICT

LOCATED WITHIN
THE NE1/4 OF SECTION 22,
TOWNSHIP 6 SOUTH, RANGE 13 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 4.375 ACRES

<i>SURVEYOR</i>	<i>OWNERS</i>
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 Homer, AK 99603	LORNA K. OLSON CURTIS A. OLSON PO BOX 1130 HOMER, AK 99603
SURVEY DATE: 1/19 & 5/15/2026	SCALE: 1" = 10'
PLAT DATE: 6/20/2026	BOOK No.: 2026-1
CHECKED BY: CLM	FILE: MIRIAM'S ARES VACATION.dwg
DRAWN BY: MRS	KPB FILE No.: 2026-



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

RECEIVED

JUN 23 2026

Re: Miriams Ares Olson Veerhusen Replat

**CITY OF HOMER
PLANNING/ZONING**

To Whom it may concern,

This is a right-of-way vacation plat and utility easement vacation submittal for Jane & Daniel Veerhusen, owners of Lot 3, Miriams Ares Subd., HM78-108 and Curt & Lorna Olson, owners of Lot 2A, Miriams Ares 2016 Subd., HM2016-27. They wish to vacate the Knapp Circle right-of-way (ROW) and the utility easements that surrounds it. The building setback along Kachemak Drive and the accompanying utility easement will remain. The utility companies with existing facilities serving these properties have agreed to give up the utility easement around Knapp Circle if they are granted specific easements for said facilities, which this plat will show.

Please find included in this packet:

- One full sized paper plat
- One half sized paper plat
- \$650 check (#339) for plat submittal (\$300), ROW vacation (\$300) and utility easement vacation (\$50) fees
- Certificate to Plat
- Utility Responses to Requests for Vacations
- Exception Request to KPB 20.65.060 Title to Vacated Area
- Statement of Reasons to Vacate Utility Easement
- Statement of Reasons to Vacate ROW

The electronic version has been emailed.

Both lots would be larger so no soils engineering is required according to KPB code.

Sincerely,

Christopher Mullikin, PLS

**CITY OF HOMER PUBLIC HEARING NOTICE & NOTICE OF SUBDIVISION
PLANNING COMMISSION MEETING**

A public hearing on the matters below are scheduled for Wednesday, August 5, 2026 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 to Vacate Knapp Circle Public Right-of-Way and associated easement located within Miriams Ares 2016, Plat No. 2016-27 located within the NE1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, R. 13 W., S.M.

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:

Miriams Ares Olson Veerhusen 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 copy of the proposals may be viewed at Homer City Hall, in the Clerk's Office Lobby on the lower level. 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: 346-248-7799 or 669-900-6833; (Toll Free) 888-788-0099 or 877-853-5247

Meeting ID: 979 8816 0903

Passcode: 986062

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 July 31, 2026 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) 435-3120, email: planning@ci.homer.ak.us or in-person at Homer City Hall.

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

Vicinity N 115 Reverse



Legend

Transportation

Mileposts



Roads

-  Private Road
-  Proposed
-  State Highway
-  Town Low/Seasonal
-  Town Major
-  Collector
-  Town Medium
-  Volume-Maintained
-  Town Medium
-  Volume-Unmaintained
-  Trail

Parcels and PLSS

Tax Parcels



0 300 600
ft

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 correction of the data, or use of the data.

2026 Meeting Dates & Submittal Deadlines

Homer Planning Commission

Meeting dates are bolded and submittal deadlines are underneath

January 7, 2026

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

January 21, 2026

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

February 4, 2026

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

February 18, 2026

January 28 for Public Hearing Items
January 30 for Preliminary Plat Submittal
February 6 for Regular Agenda Items

March 4, 2026

February 11 for Public Hearing Items
February 13 for Preliminary Plat Submittal
February 20 for Regular Agenda Items

March 18, 2026

February 25 for Public Hearing Items
February 27 for Prelim. Plat Submittal
March 6 for Regular Agenda Items

April 1, 2025

March 11 for Public Hearing Items
March 13 for Preliminary Plat Submittal
March 20 for Regular Agenda Items

April 15, 2026

March 25 for Public Hearing Items
March 27 for Preliminary Plat Submittal
April 3 for Regular Agenda Items

May 6, 2026

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

May 20, 2026

April 29 for Public Hearing Items
May 1 for Preliminary Plat Submittal
May 8 for Regular Agenda Items

June 3, 2026

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

June 17, 2026

May 27 for Public Hearing Items
May 29 for Preliminary Plat Submittal
June 5 for Regular Agenda Items

2026 Meeting Dates & Submittal Deadlines

Homer Planning Commission

Meeting dates are bolded and submittal deadlines are underneath

July 15, 2026

June 17 for Public Hearing Items & Preliminary Plat Submittal **Four Weeks Prior to Meeting**

July 1 for Regular Agenda Items

August 5, 2026

July 15 for Public Hearing Items & Preliminary Plat Submittal

July 22 for Regular Agenda Items

August 19, 2026

July 29 for Public Hearing Items & Preliminary Plat Submittal

August 5 for Regular Agenda Items

September 2, 2026

August 12 for Public Hearing Items & Preliminary Plat Submittal

August 19 for Regular Agenda Items

September 16, 2026

August 26 for Public Hearing Items & Preliminary Plat Submittal

September 2 for Regular Agenda Items

October 7, 2026

September 16 for Public Hearing Items & Preliminary Plat Submittal

September 23 for Regular Agenda Items

October 21, 2026

September 30 for Public Hearing Items & Preliminary Plat Submittal

October 7 for Regular Agenda Items

November 4, 2026

October 7 for Public Hearing Items & Preliminary Plat Submittal **Four Weeks Prior to Meeting**

October 21 for Regular Agenda Item

December 2, 2026

November 4 for Public Hearing Items & Preliminary Plat Submittal **Four Weeks Prior to Meeting**

November 18 for Regular Agenda Item