



Agenda

Planning Commission Regular Meeting

Wednesday, May 06, 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: 205 093 973 Password: 610853

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

CALL TO ORDER, 6:30 P.M.

AGENDA APPROVAL

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

RECONSIDERATION

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

- [A.](#) Unapproved Regular Meeting Minutes of April 15, 2026

PRESENTATIONS / VISITORS

REPORTS

- [A.](#) City Planner's Report, Staff Report 26-007

PUBLIC HEARINGS

PLAT CONSIDERATION

- [A.](#) Gordon Property 2026 Vacation Preliminary Plat, Staff Report 26-008
- [B.](#) Webber Subdivision Bluff Park Schneider 2026 Addition Preliminary Plat, Staff Report 26-009
- [C.](#) Pioneer Vistas Unit #6 - Young Replat Preliminary Plat, Staff Report 26-010

PENDING BUSINESS

NEW BUSINESS

- [A.](#) Memorandum 2026-06, HART Policy Review

INFORMATIONAL MATERIALS

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

COMMENTS OF THE STAFF

COMMENTS OF THE COMMISSION

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is May 20th, Wednesday, at 6:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission

CALL TO ORDER

Session 26-01, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:30 p.m. on April 15th, 2026 in the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

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

ABSENT:

STAFF: CITY PLANNER FOSTER, DEPUTY CITY CLERK LYNN

AGENDA APPROVAL

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

HARNESS/VENUTI MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

- A. Unapproved Regular Meeting Minutes of April 1st

HARNESS/BARNWELL MOVED TO ADOPT THE CONSENT AGENDA.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS/VISITORS

REPORTS

- A. City Planner's Report, Staff Report 26-002

City Planner Ryan Foster gives his report

PUBLIC HEARINGS

PLAT CONSIDERATION

PENDING BUSINESS

A. Memorandum 2026-07, Proposed Amendments to the Planning Commission Bylaws

HARNESS/BARNWELL MOVED TO ADOPT THE PROPOSED AMENDMENTS TO THE PLANNING COMMISSION BYLAWS.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

INFORMATIONAL MATERIALS

A. 2026 Planning Commission Meeting Calendar.

B. Public Comments.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

Planning Director Foster thanked the commission for a great meeting and a fantastic worksession.

Deputy Clerk Lynn thanked the commission for a solid meeting.

COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)

COMMENTS OF THE COMMISSION

Commissioner Harness says Great meeting

Commissioner Schneider Thanks Commissioner H. Smith on bringing up drainage issues as there not brought to attention often enough.

Chair S. Smith asks what is next for the planning commission after title 21 and thanks the Planning Commission for a good meeting.

ADJOURN

There being no further business to come before the Commission, Chair S. Smith adjourned the meeting at 7:25 p.m. The next Regular Meeting is scheduled for **Wednesday, May 6, 2026 6:30 p.m.** A Worksession is scheduled for 4:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E.

PLANNING COMMISSION

UNAPPROVED

REGULAR MEETING

February 4, 2025

Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Staff Report Pl 26-007

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner
DATE: May 6, 2026
SUBJECT: City Planner's Report

Title 21 Zoning Code Re-write

The Public Review Draft of the Title 21 Zoning Code was released to the public on March 31 for a 45-day review and comment period. Please visit homert21codeupdate.com to review the draft code and provide comments by May 15, 2026.

Meeting Schedule

The next regular meeting date is May 20, 2026.

Commissioner Report to Council

5/11/26 _____



City of Homer

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Planning
491 East Pioneer Avenue
Homer, Alaska 99603

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

Staff Report 26-008

TO: Homer Planning Commission
 THROUGH: Ryan Foster, City Planner
 FROM: Edward Gross
 DATE: May 6, 2025
 SUBJECT: Vacate Portion of Public Right-of-Way Half Cul-de-Sac Adjacent to Tract A of Tracts A & B Gordon Property

Requested Action: Conduct a public hearing and make a recommendation on the vacation of a half Cul-de-Sac

General Information:

Applicants:	Surveyor: McLane Consulting, Inc PO Box 468 Soldotna, AK 99669	Land Owners: Doug W. Gordon 42325 Continental Way Soldotna, AK 99669
Location:	East of the undeveloped Ursala Avenue Right-of-Way	
Parcel ID:	17507016	
Zoning Designation:	Rural Residential District & Scenic Gateway Corridor Overlay	
Existing Land Use:	Residential	
Surrounding Land Use:	North: Vacant South: Residential East: Residential West: Vacant, Residential	
Wetland Status:	Wetland Upland Complex	
Flood Plain Status:	Not in a floodplain	
Utilities:	City Water & Sewer are not available	
Public Notice:	27 Parcels, 30 Owners	

Analysis:

This Right-of-Way vacation is within the Rural Residential District (RR). This plat vacates a half Cul-de-Sac that that will never be used/developed. This plat will dedicate a 15' Utility Easement along the west edge of the property, fronting the 25' un-named Right-of-Way as utility easement.

Homer City Code 22.10.051 Easements and rights-of-way

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

Staff Response: The plat does not meet this requirement. There shall be a dedicated 15-foot-wide utility easement immediately adjacent to the entire length of the un-named 25' Right-of-Way (west edge of Tract A).

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: Right-of-Way half Cul-de-Sac is not being used. The remaining Right-of-Ways will allow public access.

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

Staff Response: A road is impractical to construct, alternative access has been provided with the adjacent Sterling Highway to the north and Mount Augustine to the south and west.

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 not developed but the Right-of-Way will remain. Staff recommends that a 15' utility easement be dedicated fronting the 25' Unnamed Right-of-Way.

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: The 50' Ursala Avenue Right-of-Way and 25' Unnamed Right-of-Way will remain.

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.

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

Staff Response: There are no plans to develop the Ursala Avenue Right-of-Way or the 25' Unnamed Right-of-Way.

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 does not meet these requirements. Salamatof Native Association, Inc shall be omitted from the Certificate of Ownership and Dedication note.

- B. North point;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat does not meet these requirements. The existing plat indicates an HEA power pole in the center of the “25’ Unnamed Right-of-Way”. It is unclear if the noted “25’ Right-of-Way” is a utility easement or a Right-of-Way.

- 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; [Additional City of Homer HAPC policy: Drainage easements are normally thirty feet in width centered on the drainage. Final width of the easement will depend on the ability to access the drainage with heavy equipment. An alphabetical list of street names is available from City Hall.]

Staff Response: The plat does not meet these requirements. The existing plat indicates an HEA power pole in the center of the “25’ Unnamed Right-of-Way”. It is unclear if the noted “25’ Right-of-Way” is a utility easement or a Right-of-Way. If the noted “25’ unnamed Right-of-Way” is a Right-of-Way, it shall be named.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat does not meet these requirements. The HEA utility adjacent to Tract B shall be depicted.

- 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: Public works has no objection to the vacation of the Right-of-Way half Cul-de-Sac Per Homer City Code, a 15' utility easement needs to front the unnamed right-of-way along the western boundary of the lot.

Staff Recommendation:

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

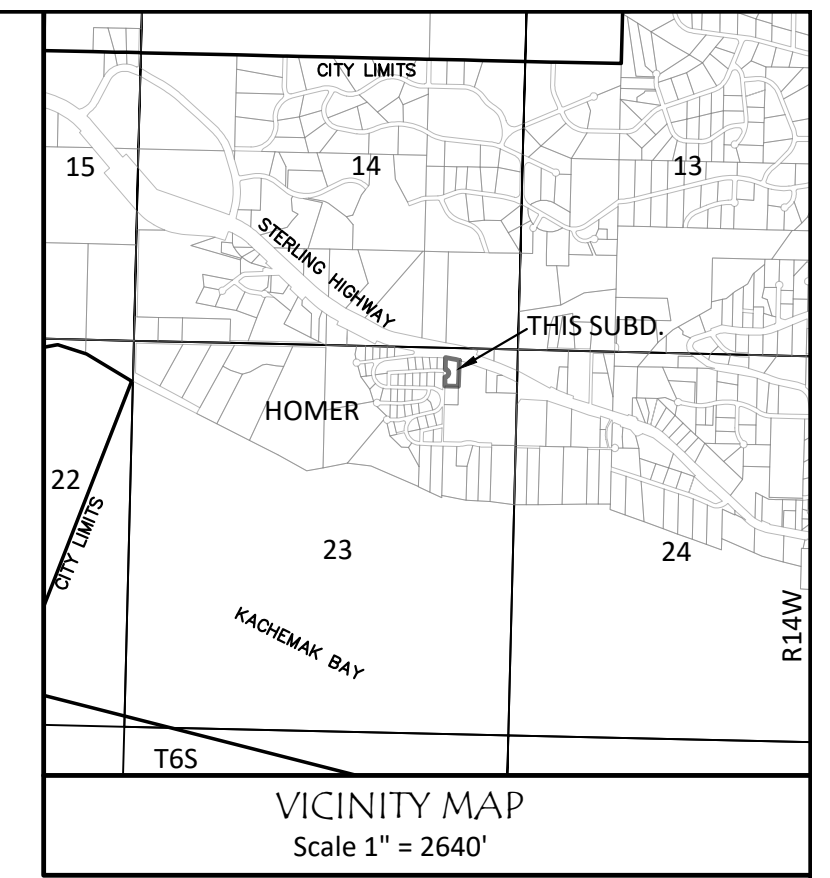
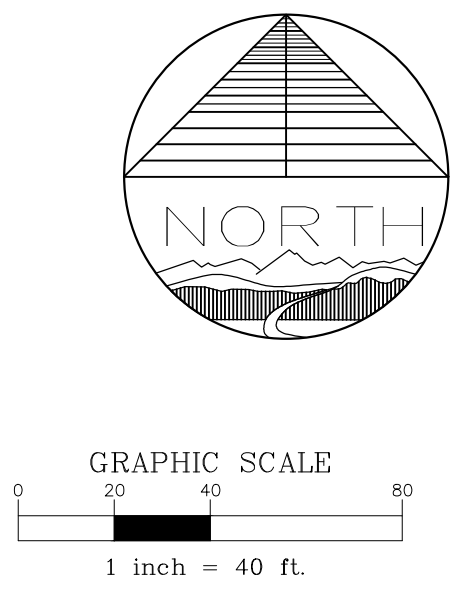
1. Omit Salamatof Native Association, Inc. from the Certificate of Ownership and Dedication.
2. Clarify the noted "25' Unnamed R/W". If a Right-of-Way exists, it shall be named and a 15' Utility Easement shall be dedicated to along the west edge of Tract A.
3. Depict the HEA Utility Easement.

Attachments:

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



- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND 5/8" REBAR UNLESS NOTED
 - - - CONTOUR INTERVAL = 5'
 - ▭ SLOPES GREATER THAN 20%



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT SALAMATOF NATIVE ASSOCIATION INC., IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF SALAMATOF NATIVE ASSOCIATION INC., 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.

DOUG W. GORDON, OWNER
42325 CONTINENTAL WAY., SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: DOUGLAS W. GORDON
ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 2026

MY COMMISSION EXPIRES : _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
2. 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.
3. THIS SUBDIVISION IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF HOMER.

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	3°08'13"	1841.86'	100.84'	50.43'	N 78° 23' 12" W	100.83'

Plat #

Rec Dist _____

Date _____ 20____

Time _____ M



GORDON PROPERTY 2026 VACATION
REPLAT OF TRACT A TRACTS A & B GORDON PROPERTY (HM77-82)

DOUGLAS W. GORDON, OWNER
42325 CONTINENTAL WAY., SOLDOTNA, AK 99669

1.615 AC. M/L SITUATED IN THE NE1/4 NE1/4 OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 14 WEST, SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, AND THE HOMER RECORDING DISTRICT, ALASKA.

PLAT APPROVAL
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2026.

	ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 488 SOLDOTNA, AK 99669 VOICE: (907) 283-4218 WWW.MCLANECG.COM	KPB File No. 2026-XXX
		Project No. 262016

AUTHORIZED OFFICIAL _____

Scale 1" = 40' Date : MARCH 2026 Drawn by : BGB



McLane Consulting Inc.
PO Box 468
Soldotna, AK 99669

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

PETITION TO VACATE PUBLIC RIGHT-OF-WAY

Re: Petition to Vacate Portion of Public Right-of-Way – Half Cul-de-Sac Adjacent to Tract A of Tracts A & B Gordon Property.

McLane Consulting, Inc., acting on behalf of Douglas W. Gordon, owner, hereby petitions the City of Homer for the vacation of the public right-of-way consisting of the half cul-de-sac adjacent to **Tract A of Tracts A & B Gordon Property**.

Description of Area Proposed for Vacation

The area proposed for vacation consists of the platted half cul-de-sac right-of-way located adjacent to Tract A, as shown on the recorded plat of Tracts A & B Gordon Property HM77-82. PID 17507016, 2195 Sterling Hwy., Homer Ak 99603

Basis for Petition

The requested vacation is supported by the following findings:

1. **No Existing Public Improvement or Constructed Access**
The adjacent unnamed 25-foot right-of-way has not been constructed and currently provides no developed public access. No known utilities are constructed in the right-of-way.
2. **Adjacent Ursula Avenue Right-of-Way Also Unconstructed**
The platted 50-foot Ursula Avenue right-of-way likewise remains unconstructed and currently provides no developed public access.
3. **Lack of Necessity for Future Public Access**
All surrounding lots currently possess legal access through existing recorded rights-of-way or established access routes. No parcel in the vicinity depends upon the subject cul-de-sac or adjacent unconstructed rights-of-way for legal access.
4. **Topographic Constraints Prevent Practical Construction**
The terrain in this area contains slopes of approximately 20 percent or greater,

creating substantial physical constraints that make future road construction impractical and economically unreasonable.

5. **Low Likelihood of Future Public Need**

Given the existing legal access to all lots and significant topographic limitations, it is unlikely that either the unnamed 25-foot right-of-way or Ursula Avenue right-of-way will be constructed in the future.

6. **Public Interest Served by Vacation**

Vacating the half cul-de-sac will remove unnecessary encumbrance from the property while preserving the public interest, as no loss of access or municipal utility function will occur.

7. **No Existing Utilities**

No known utilities exist in right-of-way.

Requested Action

McLane Consulting, Inc. respectfully requests that the City of Homer approve the vacation of the half cul-de-sac right-of-way adjacent to Tract A of Tracts A & B Gordon Property.

Sincerely,

Andrew Hamilton, PLS

Survey Manager

McLane Consulting Inc.

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:

Gordon Property 2026 Vacation Preliminary Plat

The location of the proposed subdivision affecting you is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the City of Homer Planning and Zoning Office. Subdivision reviews are conducted in accordance with the City of Homer Subdivision Ordinance and the Kenai Peninsula Borough Subdivision Ordinance. A copy of the Ordinance is available from the Planning and Zoning Office. **Comments should be guided by the requirements of those Ordinances.**

A public meeting will be held by the Homer Planning Commission on Wednesday, May 6, 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: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

Meeting ID: 979 8816 0903

Passcode: 976062

Additional information regarding this matter will be available by 5 p.m. on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for May 1, 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

Transportation

Mileposts



Parcels and PLSS

Tax Parcels



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

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



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Planning

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(f) 907-235-3118

Staff Report 26-009

TO: Homer Planning Commission **26-009**
 FROM: William Anderson, Associate Planner
 DATE: 5/6/2026
 SUBJECT: Webber Subdivision Bluff Park Schneider 2026 Addition

Requested Action: Approve a preliminary plat that subdivides one lot into two parcels.

General Information:

Applicants:	David W. Schneider & Bonnie S. Jason P.O. Box 424 Homer, AK 99603	Katie Kirsis P.L.S. - 907 299 1580 seabrightsurvey@gmail.com 1044 East End Road, Suite A Homer AK, 99603
Location:	West end of Hidden Way, south of Sterling Highway accessed via Crittenden Dr.	
Parcel ID:	17518220	
Size of Existing Lot(s):	0.605 acres	
Size of Proposed Lot(s):	0.431 acres and 0.174 acres	
Zoning Designation:	Urban Residential District (UR)	
Existing Land Use:	Residential	
Surrounding Land Use:	North: Residential South: Residential, Vacant East: Residential West: Residential	
Wetland Status:	No wetlands present.	
Flood Plain Status:	Not located in a flood plain.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are available	
Public Notice:	Notice was sent to 48 property owners of 48 parcels as shown on the KPB tax assessor rolls.	

Analysis: This preliminary plat proposes to subdivide Lot 10-A into two parcels: Lot 10A-1A, containing approximately 0.431 acres, and Lot 10A-1B, containing approximately 0.174 acres. The property is located at the end of Hidden Way, off Crittenden Drive via the Sterling Highway, within the Urban Residential Zoning District. Each of the proposed lots meet the minimum dimensional

P:\PACKETS\2026 PCPacket\Plats\Webber Subd in Bluff Park Schneider 2026 Addition

requirements of the Urban Residential (UR) Zoning District, as set forth in the Homer City Code HCC21.14.040. The purpose of the subdivision is to create one additional lot for residential use.

City utilities are currently available for both parcels and access will remain via Hidden Way. The preceding plat, Plot Plan Webber Subdivision (HM 052-570), dedicated 50-foot rights-of-way before the adoption of Homer's local subdivision code. At 50 feet wide, Hidden Way is narrower than the minimum 60-foot street rights-of-way standard; however, the City has no objection to its current width and finds that it poses no conflict regarding City water and sewer services.

Homer City Code 22.10.051 Easements and rights-of-way

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

Staff Response: The plat does not meet this requirement. Prior to recording the final plat, the surveyor shall dedicate a 15-foot utility easement fronting the west and northern portion of Hidden Way, in accordance with HCC 22.10.051(a).

- 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.

- 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.

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. Name 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. The parent plat's name shall be the primary name of the preliminary plat;
 - 2. Legal description, location, date, and total area in acres of the proposed subdivision; and
 - 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;

Staff Response: The plat meets these requirements.

- B. North Point;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

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

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

Staff Response: The plat meets these requirements.

- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the proposed subdivision boundary, including names of subdivisions, lot lines, block 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. Municipal water or sewer mains exist within or are adjacent to the subdivision; city services are available to the proposed lots.

- 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 roads are dedicated.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements. Not applicable.

Public Works Comments:

Dedicate a 15-foot utility easement fronting the west and northern portion of Hidden Way.

These lots are served by City of Homer (COH) water and sewer.

Staff Recommendation:

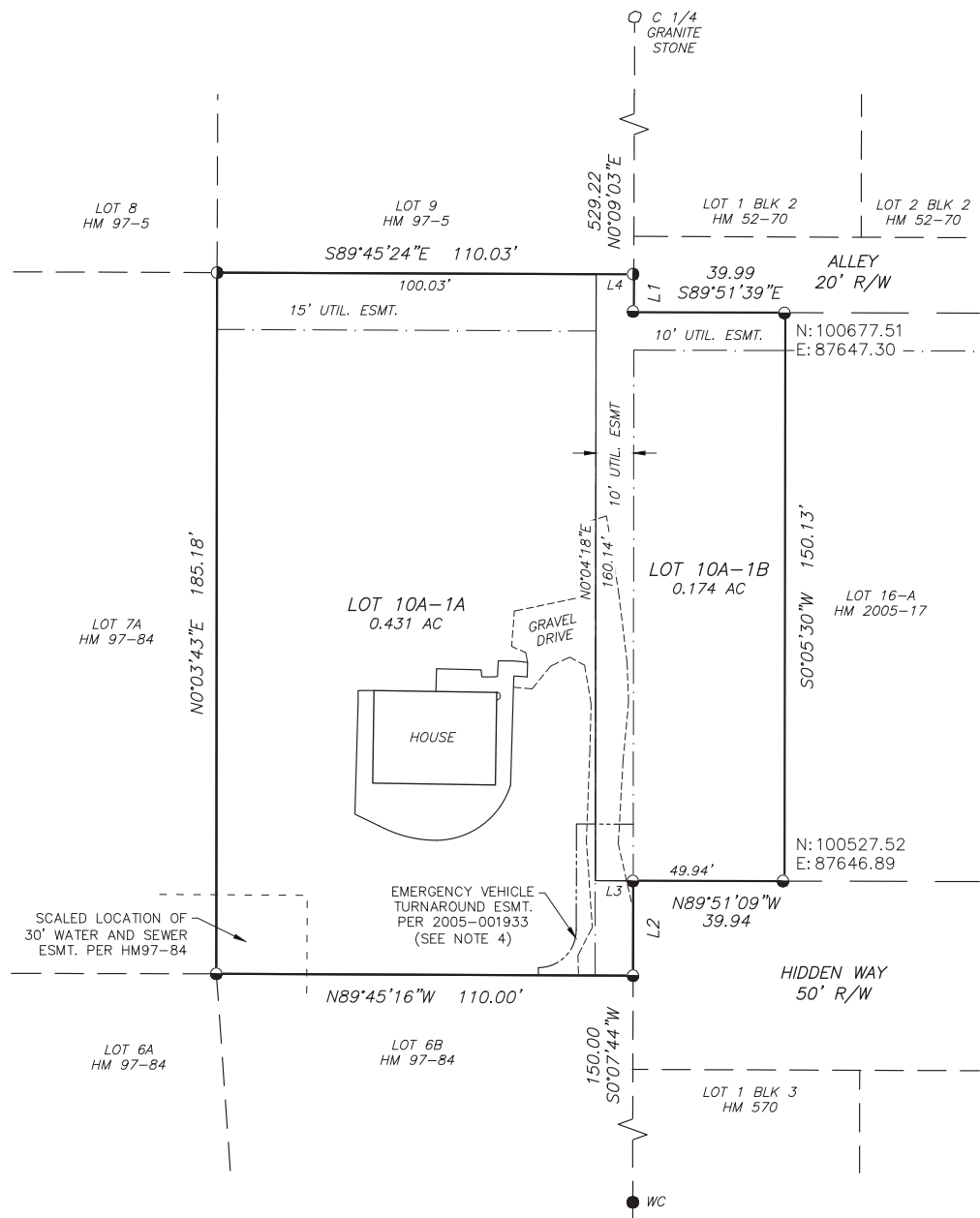
Planning Commission recommends approval of the preliminary plat with the following comment(s) below.

1. Prior to recording the final plat, the surveyor shall dedicate a 15-foot utility easement fronting the west and northern portion of Hidden Way, in accordance with HCC 22.10.051(a).

Attachments:

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

LINE TABLE		
LINE #	LENGTH	BEARING
L1	10.00'	S0°04'25"W
L1(R1)	10.00'	S0°10'00"W
L2	25.06'	S0°04'25"W
L2(R1)	25.06'	S0°10'00"W
L3	10.00'	N89°51'09"W
L4	10.00'	S89°45'16"E



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=TT0155).

NAD83(2011)(NSRS2011)
 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.

NOTES

1. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.

2. PROPERTY ACQUISITION, USAGE AND RESUBDIVISION AGREEMENT, BOOK 304, PAGE 983.

3. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS RECORDED MAY 8, 1997, IN BOOK 262, PAGE 403, AND AMENDED JUNE 29, 2001, IN BOOK 316, PAGE 302, HOMER RECORDING DISTRICT.

4. SUBJECT TO AN EASEMENT INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN FOR AN EMERGENCY VEHICLE TURNAROUND EASEMENT GRANTED BY SERIAL NO. 2005-001933, RECORDED MAY 10, 2005, HOMER RECORDING DISTRICT.

5. SUBJECT TO A RIGHT-OF-WAY EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., AND ITS ASSIGNS AND/OR SUCCESSORS IN INTEREST, TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENTS RECORDED JULY 3, 1947 IN BOOK 17, PAGE 326 AND SEPTEMBER 18, 1959 IN BOOK 17, PAGE 325, HOMER RECORDING DISTRICT WITH NO DEFINITE LOCATION.

6. SUBJECT TO AN AGREEMENT FOR USE OF UNDEVELOPED RIGHT-OF-WAY (FOR PRIVATE DRIVEWAY ACCESS) AND FOR FUTURE ASSESSMENTS INCLUDING THE TERMS AND PROVISIONS THEREOF BY INSTRUMENT DATED AUGUST 25, 1997, RECORDED JULY 3, 1997, IN BOOK 268, PAGE 76, HOMER RECORDING DISTRICT. A PORTION OF SAID RIGHT-OF-WAY WAS VACATED BY PLAT HM 97-84 AND THE REMAINING PORTION EAST OF RECORD LOT 10A AND LOT 6B HAS BEEN DEVELOPED AS HIDDEN WAY.

LEGEND

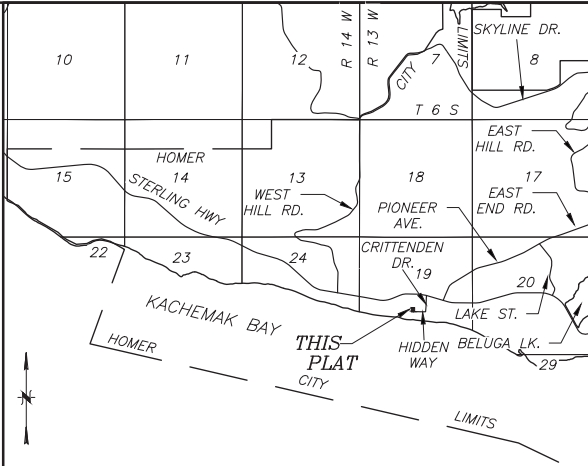
○ RECORD PRIMARY MONUMENT AS DESCRIBED

● RECORD 2" AC 4469-S 2005

● RECORD 2.5" AC 5780-S 1997

● RECORD YPC 6101-S 1996

⊥ TO SET 2" AC 204390-S 2026 ON 30" x 5/8" REBAR



VICINITY MAP

SCALE: 1" = 1 MI. U.S.G.S. QUAD. SELDOVIA (C-4)

NOTARY'S ACKNOWLEDGMENT

FOR: DAVID W. SCHNEIDER

ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR: BONNIE S. JASON

ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

WASTEWATER DISPOSAL

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

CERTIFICATE OF OWNERSHIP

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

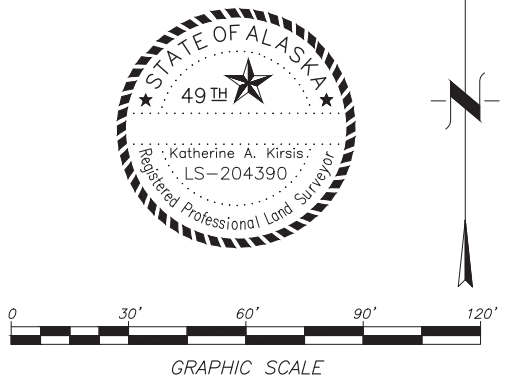
 DAVID W. SCHNEIDER
 BOX 424
 HOMER, AK 99603

 BONNIE S. JASON
 BOX 424
 HOMER, AK 99603

PLAT APPROVAL

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

BY: _____ DATE _____
 AUTHORIZED OFFICIAL DATE
 KENAI PENINSULA BOROUGH



HOMER RECORDING DISTRICT KPB FILE NO. 2026-000

WEBBER SUBDIVISION BLUFF PARK SCHNEIDER 2026 ADDITION

A REPLAT OF LOT 10A-1, WEBBER SUBDIVISION BLUFF PARK REPLAT (HM 2005-17), LOCATED WITHIN THE NE1/4 SW1/4 SECTION 19, T. 6 S., R. 13 W., SEWARD MERIDIAN, HOMER RECORDING DISTRICT, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 0.605 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: DAVID W. SCHNEIDER P.O. BOX 424 HOMER, AK 99603
 BONNIE S. JASON P.O. BOX 424 HOMER, AK 99603

DRAWN BY: BT CHKD BY: KK JOB #2026-22
 DATE: 04/2026 SCALE: 1"=30' SHEET #1 OF 1

SEABRIGHT SURVEY + DESIGN

Katherine A. Kirsis, P.L.S.

1044 East End Road Suite A

Homer, Alaska 99603

907.299.1580

seabrightsurvey@gmail.com

RECEIVED

APR 17 2026

**CITY OF HOMER
PLANNING/ZONING**

April 16, 2026

City of Homer
491 East Pioneer Ave
Homer, AK 99603

**RE: Preliminary Submittal for “WEBBER SUBDIVISION BLUFF PARK SCHNEIDER 2026
ADDITION”**

Dear Planning Department,

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

- 1 full size plat copy
- 1 11x17 plat copy
- Check for \$300 plat review fee

In addition, we have emailed you a digital copy of the 18X24 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:

Gordon Property 2026 Vacation Preliminary Plat

The location of the proposed subdivision affecting you is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the City of Homer Planning and Zoning Office. Subdivision reviews are conducted in accordance with the City of Homer Subdivision Ordinance and the Kenai Peninsula Borough Subdivision Ordinance. A copy of the Ordinance is available from the Planning and Zoning Office. **Comments should be guided by the requirements of those Ordinances.**

A public meeting will be held by the Homer Planning Commission on Wednesday, May 6, 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: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

Meeting ID: 979 8816 0903

Passcode: 976062

Additional information regarding this matter will be available by 5 p.m. on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for May 1, 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



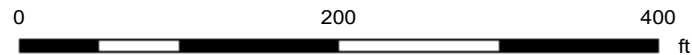
Transportation

Mileposts



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

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



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 26-010

TO: Homer Planning Commission **26-010**
 FROM: Ryan Foster, City Planner
 DATE: May 6, 2026
 SUBJECT: Pioneer Vista Unit #6 Young Replat

Requested Action: Approval of a preliminary plat to vacate the lot lines between Pioneer Vistas Unit #6 Tract 4 and the long legal tract to the south. Dedicate a 30' portion of the Svedlund Street Right-of-Way. Dedicate the first 5' of Unit #6 Tract 4 as Herndon Drive Right-of-Way, to increase the 55' Right-of-Way width to 60'.

General Information:

Applicants:	Thomas M. Young P.O. Box 537 Homer, AK 99603	Sonja M. Martin-Young P.O. Box 537 Homer, AK 99603	Mullikin Surveys, LLC Christopher Mullikin, PLS P.O. Box 1023 Homer, AK 99603
Location:	Pioneer Vistas Unit #6 Tract 4 & Long lot to the south		
Parcel ID:	17707017 and 17709118		
Size of Existing Lot(s):	4,816 square feet and 6,348 square feet.		
Size of Proposed Lots(s):	11,164 square feet (.256 acres)		
Zoning Designation:	Central Business District		
Existing Land Use:	Vacant and Residential		
Surrounding Land Use:	North: Institutional South: Commercial East: Commercial West: Vacant		
Comprehensive Plan:	1-C-1 Promote infill development in all housing districts.		
Wetland Status:	No Wetlands		
Flood Plain Status:	Not in a floodplain.		
BCWPD:	Not within the Bridge Creek Watershed Protection District.		
Utilities:	City water and sewer are available		
Public Notice:	Notice was sent to 54 property owners of 51 parcels as shown on the KPB tax assessor rolls.		

Analysis: This subdivision is within the Central Business District (CBD). This plat vacates the lot line between Pioneer Vistas Unit #6 Tract 4 and the long legal lot to the south. The lot line vacation will eliminate a nonconforming lot of less than 6,000 square feet, which is the minimum lot size in the CBD, and create one lot, 11,164 square feet. The lot line vacation will also eliminate a known building setback encroachment. Kenai Peninsula Borough records show the home was constructed in 1940. Nonconformity for the encroachment has not been established, but the surveyor states the encroachment issue can be resolved with the vacation of the lot line. This plat will also dedicate a 30' portion of the Svedlund Street Right-of-Way. This plat will also dedicate the northern 5' of Unit #6 Tract 4 as Right-of-Way to the Herndon Drive Right-of-Way, increasing that Right-of-Way width from 55' to 60'

Homer City Code 22.10.051 Easements and rights-of-way

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets this requirement.

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

Staff Response: The plat meets these requirements.

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

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

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat does not meet these requirements. The Herndon Street note shall be revised to Herndon Drive.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements. A 30' portion of the Svedlund Street Right-of-Way shall be dedicated. The northern 5' portion of Unit #6 Tract 4 will be dedicated as part of the Herndon Drive Right-of-Way

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

Staff Response: The plat does not meet these requirements. The Herndon Street note shall be revised to Herndon Drive. The City of Homer has no objection to the 60' Herndon Drive Right-of-Way.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

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

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

Staff Response: The plat meets this requirement.

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

Staff Response: The plat meets these requirements. Apparent building setback encroachments will be removed with the lot line vacation.

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

Staff Response: The plat meets these requirements.

Public Works Comments:

Public Works commented that the additional 5' of Right-of-Way will allow for needed Herndon Drive and Svedlund Street drainage and intersection improvements.

Staff Recommendation:

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

1. Dedicate the 30' Svedlund Street Right-of-Way.
2. Dedicate the northern 5' of Unit #6 Tract 4 as Right-of-Way. The Herndon Drive Right-of-Way shall be 60' total width.
3. The Herndon Street note shall be revised to Herndon Drive.

Attachments:

1. Preliminary Plat
2. Surveyors Letter June 6, 2025
3. KPB Letter to Surveyor Recommending 30' Svedlund St Right-of-Way Dedication
4. KPB Email to Planning Staff recommending the 5' Right-of-Way dedication along Herndon Drive.
5. Surveyor Letter April 17, 2026
6. Public Notice

7. Aerial Map

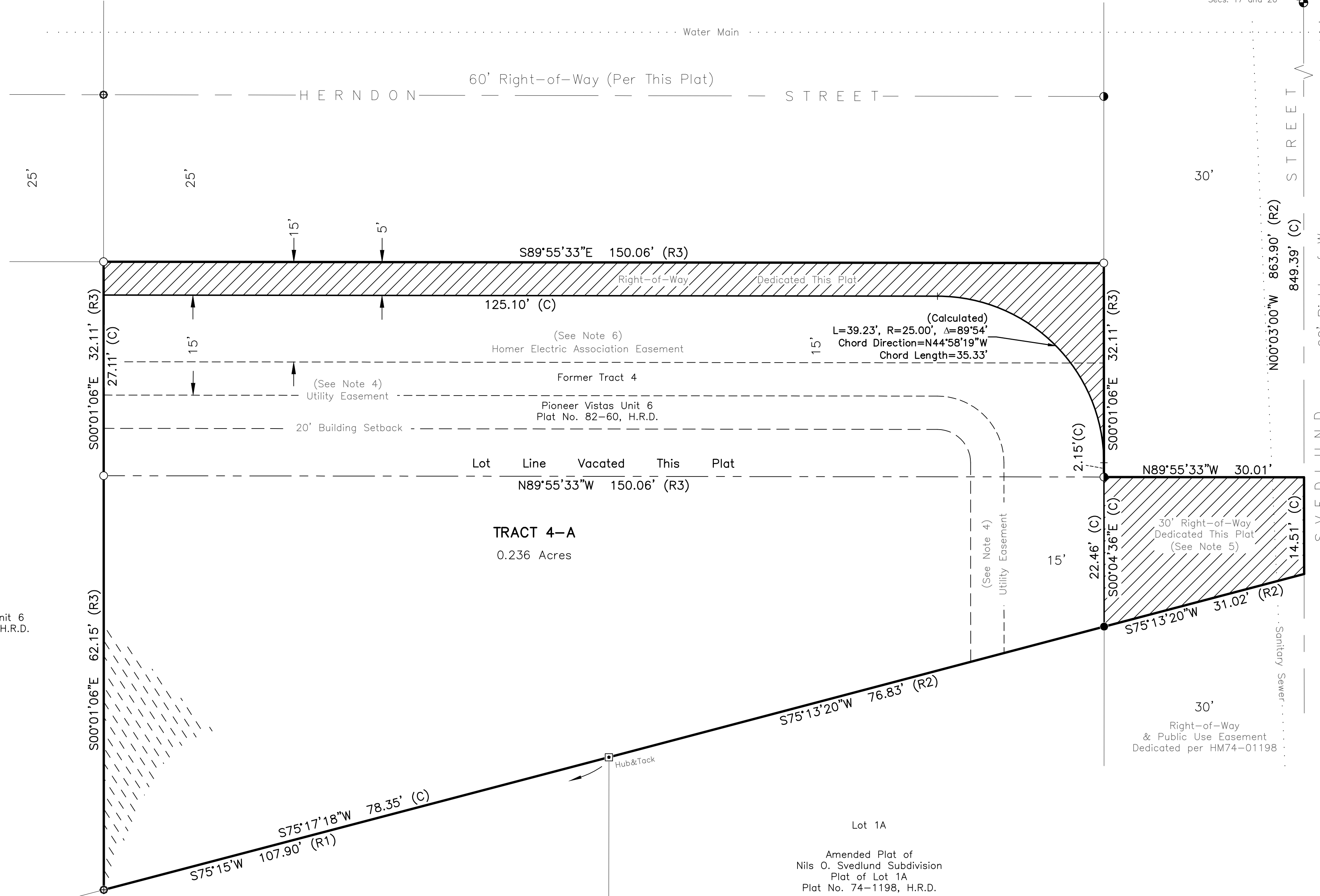
NOTES:

- The purpose of this plat is to create Tract 4-A by vacating the southerly lot line of Tract 4, Pioneer Vistas Unit 6, HM 82-60.
- No filed survey was conducted as provided in KPB Code 20.60.200(A). All dimensions shown are record per Amended Plat of Nils O. Svedlund Subdivision, HM 251-A, Amended Plat of Nils O. Svedlund Subdivision Plat of Lot 1A, HM 74-01198, and Pioneer Vistas Unit 6, HM 82-60.
- The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble R-10 survey grade receivers, differentially corrected and processed using Spectra Geospatial Survey Pro 6.8.1.7.
- A building setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate planning commission. The front 15 feet of the 20 feet building setback is a utility easement.
- A 30 feet right-of-way and public use easement, including the right to construct, operate, and maintain public improvements and utilities of all kind within said right-of-way was granted to the City of Homer as outlined in Book 99, Page 472, Homer Recording District.
- This subdivision is subject to a 15 feet easement for underground distribution lines, with right to construct, reconstruct, repair, operate, and maintain, over, under, along or across, granted to Homer Electric Association, Inc. as outlined in Book 143, Page 550, Homer Recording District.
- No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- Wastewater Disposal: Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
- Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
- All lots within this subdivision are subject to the City of Homer zoning regulations. Refer to the Homer City Code for all current setback and site development restrictions. Owners should check with the City of Homer Planning Department Prior to development activities.
- Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

SURVEYORS CERTIFICATE

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

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



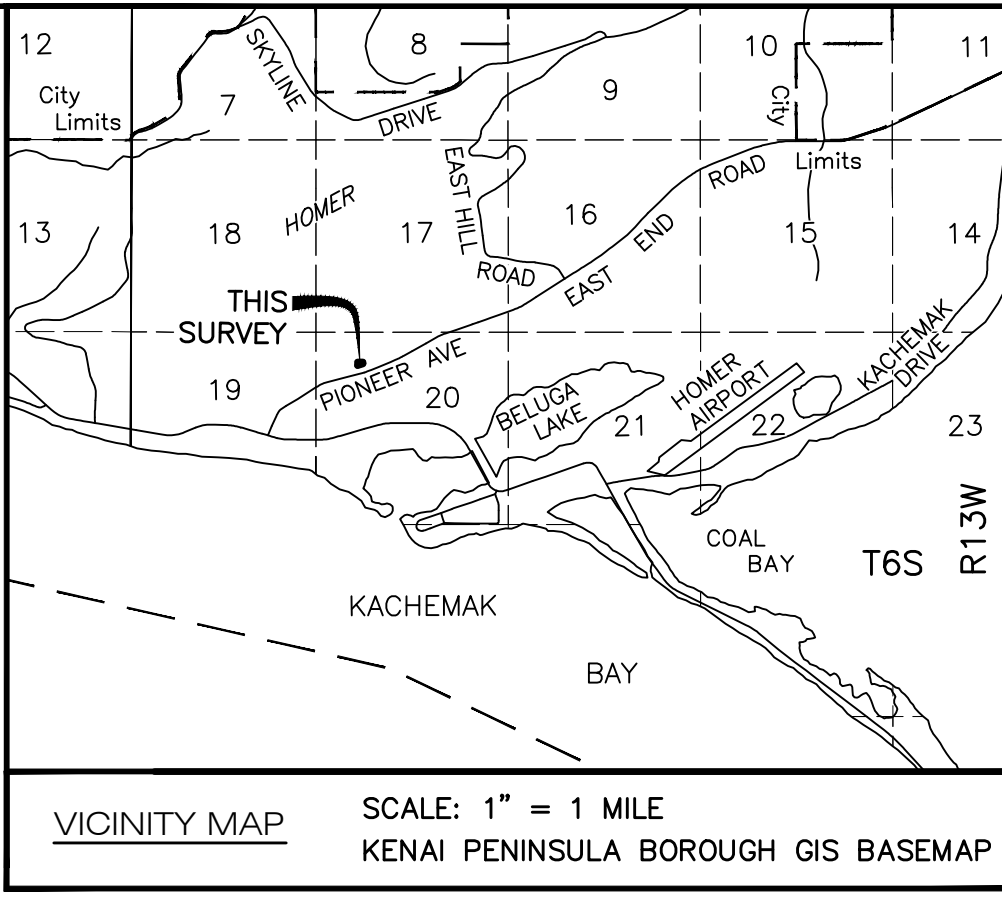
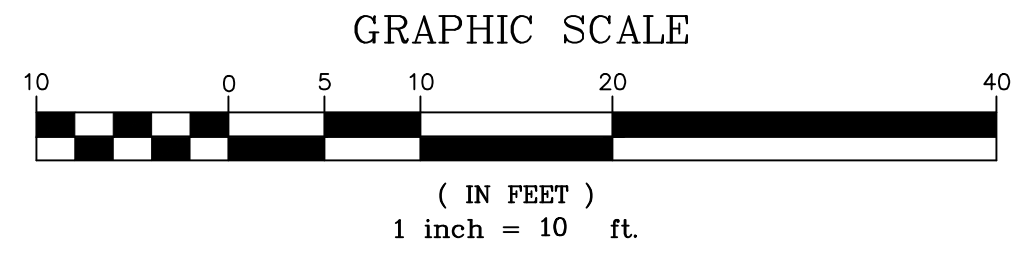
Lot 2
 Amended Plat of
 Nils O. Svedlund Subdivision
 Plat No. 251-A, H.R.D.

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

LEGEND

- Record Brass Capped Iron Pipe, 268-S
- Found 1 1/2" Aluminum Cap on 5/8" Rebar, 4374-S 1982
- Found Iron Pipe
- ⊕ Found 5/8" Rebar
- Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2025
- (R1) Record Measurements Per HM 251-A, Amended Plat of Nils O. Svedlund Subdivision
- (R2) Record Measurements Per HM 74-1198, Amended Plat of Nils O. Svedlund Subdivision Plat of Lot 1A
- (R3) Record Measurements Per HM 82-60, Pioneer Vistas Unit 6
- Lot Line Vacated This Plat
- - - Easement Line
- - - Building Setback Line
- ▨ Areas over 20% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)

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



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

Thomas M. Young
 P.O. Box 537
 Homer, AK 99603

Sonja M. Martin-Young
 P.O. Box 537
 Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT

For: _____

Acknowledged before me this ____ day of _____, 2025.

Notary Public for Alaska
 My Commission expires: _____

For: _____

Acknowledged before me this ____ day of _____, 2025.

Notary Public for Alaska
 My Commission expires: _____

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

Kenai Peninsula Borough Authorized Official _____



PIONEER VISTAS UNIT 6-YOUNG SUBDIVISION

A SUBDIVISION/REPLAT OF TRACT 4, PIONEER VISTAS UNIT 6, PLAT No. 82-60; AND THAT PORTION OF THE NW1/4 NW1/4 BEGINNING AT THE NORTHEAST CORNER OF LOT 1, TRACT A, AS SHOWN ON THE AMENDED PLAT OF NILS O. SVEDLUND SUBDIVISION; SAID POINT OF BEGINNING BEING 456.1 FEET NORTH OF THE NORTHWEST 1/16 SECTION CORNER OF SECTION 20; THENCE N0°03'W, 15 FEET ALONG THE CENTERLINE OF THE NW1/4 OF SECTION 20; THENCE N89°57'30"W, 180 FEET; THENCE S0°03'E, 62.5 FEET; THENCE N75°15'E, 186.2 FEET TO THE POINT OF BEGINNING, SECTION 20, T. 6 S, R. 13 W., HOMER RECORDING DISTRICT

LOCATED WITHIN THE NW1/4 NW1/4 OF SECTION 20 TOWNSHIP 6 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 0.269 ACRES

SURVEYOR	OWNER
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 Homer, AK 99603	THOMAS M. YOUNG SONJA M. MARTIN-YOUNG P.O. BOX 537 HOMER, AK 99603
SURVEY DATE: NA	SCALE: 1" = 10'
PLAT DATE: 4/13/2026	BOOK No.: NA
CHECKED BY: CLM	FILE: 3927.dwg
DRAWN BY: MRS	KPB FILE No.: 2025-###



MULLIKIN SURVEYS LLC

MullikinSurveys.com 907-299-2289

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

PRELIMINARY PLAT SUBMITTAL

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

Re: Pioneer Vista Unit #6 – Young Replat

To Whom it may concern,

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

Please find included in this packet:

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

The electronic version has been emailed.

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

Sincerely,

Christopher Mullikin, PLS

RECEIVED

JUN 06 2025

**CITY OF HOMER
PLANNING/ZONING**

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

1 message

Carpenter, Beverly <BCarpenter@kpb.us>

Thu, Oct 16, 2025 at 2:18 PM

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

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

Good afternoon Chris,

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

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

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

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

Kind regards,

Beverly

Beverly Carpenter
Platting Specialist, Planning Department**Office: 907-714-2200 Direct: 907-714-2210**

From: [Carpenter, Beverly](#)
To: [Ryan Foster](#)
Cc: [Edward Gross](#)
Subject: Pioneer Vistas Unit 6 Young Subdivision (KPB 2025-135)
Date: Friday, April 3, 2026 2:38:43 PM
Attachments: [image001.png](#)
[image002.png](#)
[Plat Parent HM 0820060.pdf](#)
[Reference Plat HM 2022022.pdf](#)
[Reference Plat HM 0830072.pdf](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Ryan,

During our further review of the plat, we noted that Herndon Drive is a 55-foot right-of-way. Fifty feet was originally dedicated by Plat HM 82-60, with an additional five feet dedicated along the northern portion by Plat HM 2002-22. To the west, the right-of-way widens to 60 feet (HM 83-72). The adjacent plat dedicated the additional 5 feet to bring the right-of-way closer to compliance with KPB 20.30.120.

Staff is recommending a 5-foot right-of-way dedication along Herndon Drive. This will provide a 30-foot dedication from centerline and will match the dedication from Pioneer Vistas Unit 8 (HM 83-72), eliminating the existing 5-foot jog in the ROW along this section.

We will be requesting that the plat be updated prior to Planning Commission review to include this dedication, and that the City review the additional right-of-way, noting that surrounding rights-of-way are 60 feet in width and future road upgrades, such as curb, gutter and sidewalks, may be constrained by a narrower right-of-way.

This item is currently scheduled for the April 13th Planning Commission meeting; however, staff will be postponing it until an updated drawing reflecting the dedication is provide and the City has completed its additional review. An email will be sent notifying the owner and surveyor.

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

Kind regards,

Beverly

Beverly Carpenter
Platting Specialist, Planning Department
Office: 907-714-2200 Direct: 907-714-2210



Kenai Peninsula Borough
144 N. Binkley St. Soldotna, AK 99669
kpb.us

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MULLIKIN
SURVEYS LLC

MullikinSurveys.com 907-299-2289

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

PRELIMINARY PLAT SUBMITTAL (UPDATED)

April 17, 2026

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

Re: Pioneer Vista Unit #6 – Young Replat

To Whom it May Concern,

This is a preliminary lot line vacation plat submittal for Thomas and Sonja Young, owners of Tract 4, Pioneer Vistas Unit #6 (HM82-60) and the adjacent parcel. KPB is requesting dedication of another 5ft of ROW along Herndon St to make a full 60ft wide ROW. As such, it is being sent back for City of Homer review as they will be accepting the dedication.

Please find included in this packet:

- One half sized (11x17) paper plat (revised)

One item of possible confusion is that the 15' HEA easement along Herndon St does not move with the new dedication and will share a 10' overlap with the newly dedicated 15' utility easement along the new edge of Herndon St ROW.

Other than what is submitted again here, all other preliminary plat information was submitted previously and is unaffected.

Sincerely,



Christopher Mullikin, PLS

RECEIVED

APR 17 2026

CITY OF HOMER
PLANNING/ZONING

NOTICE OF SUBDIVISION

Public notice is hereby given that a preliminary plat has been received proposing to subdivide or replat property. You are being sent this notice because you are an affected property owner within 500 feet of a proposed subdivision and are invited to comment.

Proposed subdivision under consideration is described as follows:

Pioneer Vistas Unit #6 – Young Replat Preliminary Plat

The location of the proposed subdivision affecting you is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the City of Homer Planning and Zoning Office. Subdivision reviews are conducted in accordance with the City of Homer Subdivision Ordinance and the Kenai Peninsula Borough Subdivision Ordinance. A copy of the Ordinance is available from the Planning and Zoning Office. **Comments should be guided by the requirements of those Ordinances.**

A public meeting will be held by the Homer Planning Commission on Wednesday, May 6, 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: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

Meeting ID: 979 8816 0903

Passcode: 976062

Additional information regarding this matter will be available by 5 p.m. on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for May 1, 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.

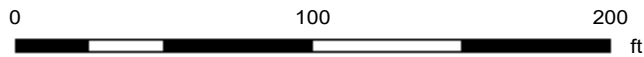
NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 500 FEET OF PROPERTY.

.....



Legend

- Transportation
- Mileposts
- Parcels and PLSS
- Tax Parcels



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

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



MEMORANDUM

CC-26-052

HART Policy Manual Update

Item Type: Informational Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: March 2, 2026
From: Julie Engebretsen, Community Development Director
Through: Melissa Jacobsen, City Manager

Purpose of Work Session

The purpose of this work session is to review proposed updates to the Homer Accelerated Roads and Trails (HART) Policy. HART is a voter- approved sales tax used to support local roads and trails, renewed by voters every 20 years. As we prepare for the next reauthorization vote, it is timely to refine the policy to make it more effective, easier to use, and aligned with how the program is functioning today. Councilmembers Aderhold and Parsons worked with staff on the suggested revisions. Following full Council feedback, staff will prepare a resolution to adopt the revised policy.

Next steps:

1. Discuss changes to the HART policy and provide direction to staff.
2. When the draft document is acceptable, refer to the Planning Commission and Parks Art Recreation and Culture Advisory Commission for feedback (March/April)
3. Staff will bring back a Resolution and revised policy for Council adoption (likely in May).

Goals of the Policy Update

The primary goals of this revision are to:

1. Make the policy document clearer and more user- friendly for the public, new Council members, and staff.
2. Provide flexibility to use HART funds to leverage state and federal dollars, especially as match funding for grants.
3. Streamline and modernize the policy by removing outdated processes and references.

Summary of Key Proposed Changes

1. Purpose Section – Allowing Use of HART Funds for State Projects

The current policy prohibits use of HART funds for state projects. In practice, the City has successfully used HART funds as grant matches and leverage for state- related improvements, including:

- The HAAAP (supporting sidewalk improvements on Main Street), and
- Diamond Creek underpass project.

These examples demonstrate that having City match funds makes Homer more competitive for grant funding and enables projects the State would not otherwise pursue. The revised policy formally recognizes this practice.

2. Definitions Section – Removing Outdated Plan References

The update removes references to:

- The Planning Commission’s review role,
- The Homer Non-Motorized Transportation & Trail Plan, and
- The Homer 2005 Transportation Plan.

While these documents were previously incorporated into HART decision- making, they have not meaningfully influenced project selection in recent years (and have been superseded). Their removal simplifies the policy and reflects actual practice.

3. Roads Qualifying and Project Criteria (Section 3)

Proposed updates include:

- Replacing references to older planning documents with **the Roads Financial Plan, Trails Financial Plan, Capital Improvement Plan (CIP), or other adopted City planning documents.**
- This change acknowledges that the City’s more recently adopted Roads and Trails Financial Plans provide clearer, more flexible guidance than the older plans.
- Adding **Section F: Maintenance**, recognizing that HART funds are routinely used for road maintenance and should be acknowledged in policy.

4. Trails Qualifying and Project Selection Criteria (Section 4)

Proposed revisions include:

- Removing references to the non-motorized transportation plan and instead relying on the Roads and Trails Financial Plans, CIP, or other adopted City documents.
- **Deletion of Section B**, which previously required the Planning Commission and Parks, At Recreation and Culture Advisory Commission to participate in an annual trails prioritization process.
 - This process has not worked effectively and has not shaped trail funding decisions.
 - In practice, the Roads and Trails Financial Plans have provided more useful direction. These Plans are presented to Commissions for comment and feedback.
 - Removing this section increases clarity and allows Council to adjust process in the future if needed.

5. Financing (Section 5)

The updated language explicitly states that **Roads HART funds and Trails HART funds are accounted for separately.**

Although this is current practice, it is a frequent question from the public. Adding this clarification supports the goal of making the policy more accessible for citizens and new Council members.

6. Special Provisions (Section 7)

The current policy requires:

- Annual Planning Commission review of HART, and
- City Council review of the fund (not the policy document) during the third quarter.

Neither process has been followed for many years. These types of prescriptive procedural requirements have not proven effective. Instead, the City now reviews reserve funds more regularly under the broader financial policies practiced by Council.

The proposed revision removes the outdated procedural requirements to align the policy with actual budget and reserve review practices.

Conclusion

These revisions are intended to modernize the HART Policy, simplify its use, align it with real- world practice, and strengthen the City’s ability to leverage HART funds for external grants. Staff seeks guidance from Council during this work session and will bring forward a resolution adopting the revised policy soon.

RECOMMENDATION:

1. Discuss changes to the HART policy and provide direction to staff.
2. When the draft document is acceptable, refer to the Planning Commission and Parks Art Recreation and Culture Advisory Commission for feedback. (March/April)
3. Staff will bring back a Resolution and revised policy for Council adoption (likely in May).

ATTACHMENT:

Draft HART Policy Revisions

H.A.R.T. POLICY MANUAL

(HOMER ACCELERATED ROADS AND TRAILS PROGRAM)

Adopted by Resolution 19-067

TABLE OF CONTENTS

- I. Purpose
- II. Definitions
- III. Road Qualifying and Project Criteria
- IV. Trails Qualifying and Project Criteria
- V. Financing and Assessments
- VI. Utilities
- VII. Special Provisions
- VIII. History

I. PURPOSE

The purpose of the HART program is to pay for reconstructing substandard city roads, upgrading existing roads, ~~and~~ constructing new streets and non-motorized trails and paying for maintenance. The intent of the program is to proactively maintain city roads in good condition, reduce-manage long term maintenance costs, improve access, fund emergency road repairs, increase property values and improve the quality of life. State maintained roads are generally not part of this program, but HART funds may be used to leverage State projects. The program is funded by a voter approved dedicated sales tax, and assessments levied on adjacent benefited properties.

II. DEFINITIONS

- A. Sidewalk - ~~the term “sidewalk” means~~ a pedestrian facility associated with a road and generally within a street right of way.
- B. Trail – a pedestrian facility detached from a road, or not within a street right of way.
- C. Fund Balance - is the net position, or difference between assets and liabilities, of the fund.
- D. ~~HPC – Homer Planning Commission.~~
- ~~— Homer Non Motorized Transportation and Trail Plan (HNMTTP) – a document that is an adopted part of the City of Homer Comprehensive Plan.~~
- E. ~~2005 Homer Area Transportation Plan (Transportation Plan) – a document that is an adopted part of the City of Homer Comprehensive Plan.~~

III. ROAD QUALIFYING AND PROJECT CRITERIA

To be eligible for HART funds, roads and projects must meet the qualifying criteria below.

- A. Qualifying Criteria for Existing Roads. HART fund may be used on existing roads

that meet one or more of the following criteria:

1. Road has been accepted for city maintenance.
2. Right of way was dedicated prior to March 14, 1987 (Ord. 87-6(s)).
3. Right of way was dedicated prior to being annexed into the City.

B. Qualifying Criteria for New Roads. HART funds may be used for new roads when one or both of the following criteria are met:

1. The City owns the property wherein the road is to be constructed.
2. The construction project benefits the entire City.

C. Project Criteria. The following criteria may be considered for using HART funds:

~~1. Project is listed in the 2005 Homer Transportation Plan or furthers a stated goal of that plan.~~

~~2.1.~~ HART funds may be used to pay ~~to~~ the developer the cost difference between the required street and the proposed street.

~~3.2.~~ Improves life, safety and traffic flow.

~~4.3.~~ Corrects deficiencies of existing systems.

~~5.4.~~ Completes traffic circulation pattern.

~~6.5.~~ Encourages economic development.

~~7.6.~~ Corrects drainage problems.

~~7.~~ Reduces maintenance costs.

8. Inclusion in Roads Financial plan, CIP or other adopted City document

9. Other factors deemed appropriate by the City Council.

D. Use of HART funding for major repairs. HART funds may be used for eligible major ~~eligible~~ road and drainage repairs that are beyond the scope of routine maintenance. The use of the ~~SAD s~~ Special a ~~Assessment d~~ District (SAD) process and property owner participation is preferred. However, there may be situations in which a section of road may be repaired to a reasonable level of service without the expense of a complete rebuild.

E. Sidewalks. To use HART funds, projects must ~~be mapped as either sidewalks, paved shoulders or separated pathways, or~~ directly serve the special populations discussed in ~~sections 3.1 and 3.2 of the HNMTTP~~ the Transportation Plan, or forward a goal of that plan. Effort will be made to find grants or non-city funding sources to match city construction funds, whenever possible.

~~E.F.~~ F. Maintenance. Voters have approved the use of HART funds for general maintenance, per HCC 9.16.010(c).

IV. TRAILS QUALIFYING AND PROJECT SELECTION CRITERIA

To be eligible for funding, trails must be located within trail easements or within the

boundaries of municipal lands that will be held in perpetuity for public use. The goal is to avoid building trails across lands that could become privatized and result in the loss of public access. An exception to this is the use of trail funds to construct short term trails within platted rights of way. Trails within rights of way should benefit the community circulation system and be low cost, since trails will likely become part of the road when the right of way is developed.

A. New local non-motorized trails shall be prioritized according to the following:

~~1. Project is listed in the HNMTTP or furthers a stated goal of that plan~~

~~2.1. Solves a safety concern~~

~~3.2. Creates connectivity to existing trail(s), completes a pattern or provides access to a point of interest~~

~~4.3. Protects an established trail~~

~~5.4. Creates or improves a trailhead~~

~~6.5. Has significant scenic or aesthetic value~~

~~7.6. Existence or potential for contributing funds or volunteer efforts~~

~~7. Property owner participation~~

~~8. Inclusion in Roads or Trails Financial plan, Capital Improvement Plan or other adopted City document~~

~~B. Trail Project Selection Criteria. The Homer Planning Commission and Parks Art, Recreation and Culture Advisory Commission will review the trail priority list during the bi annual review of the HART. The list will be presented in a memorandum from staff, and will contain a mix of large and small projects. Generally it will include up to five trail projects that staff has reviewed and found ready for preliminary work. Trails on this list are planned for construction in the near term (one to three year timeframe). Staff will actively work to prepare those projects for construction.~~

~~C.B. Volunteer- or Public Private Partnership Projects. Citizens may work with the City Administration to use HART funds to construct public trails.~~

~~D.C. Developer Cost Sharing. When a developer builds a trail as part of a new subdivision, HART funds may be used to reimburse up to 25% of trail construction costs, as long as the trail meets criteria listed above.~~

V. FINANCING and ASSESSMENTS

This program is funded by a portion of dedicated sales tax of up to three quarters of one percent (¾%) per HCC 3.05.017, and the collection of assessment payments due from completed projects. The tax will be collected for up to twenty years expiring December 31, 2027, as approved by voters. Roads are allocated 90% of the annual revenue, and trails are allocated 10%. Expenditures under the HART program are subject to the availability of fund.

1. Sidewalks shall be paid for out of road funds, and trails shall be paid for out of trail funds.
2. HART funds may be used to leverage outside funds for New Local Roads and Trails.
3. New local trails may be constructed using 100% program funds.
4. When additional right-of-way is required, acquisition costs will be paid by this program, at no additional cost to abutting property owners.
- ~~5. Interest, if any, generated from the program will remain with the program funds.~~
- ~~6.5.~~ This program includes paving driveway aprons on contracts funded by HART.
- ~~7.6.~~ Abutting property owners will share the cost of upgrading a street by paying the cost sharing specified in the fee schedule as adopted in the year the project or special assessment district (SAD) was initiated.
- ~~8.7.~~ Lots having a frontage on two parallel streets, or flag lots having a frontage on two perpendicular streets, are exempt from a double front footage assessment unless actually accessing the lot from both streets either prior to or after reconstruction and/or paving. ~~Deferred Assessment~~ A delayed payment Agreement agreement may be rRequired pursuant to HCC 17.15.010.
- ~~9.8.~~ In a Special Assessment District eligible for HART funding, the City is responsible for 75% and the property owner is responsible for 25% of the cost of the improvement.
10. The City will pay all costs for any additional improvements required when deemed necessary by the City.
11. Other improvements requested by the benefited property owners will be paid by those same property owners.
12. City share can apply to related utilities, sidewalks, street lighting, drainage, paving and/or reconstruction of roads identified on the road maintenance map.

VI. UTILITIES

1. Prior to street reconstruction, necessary related non-existing water and ~~sewer~~wastewater improvements shall be encouraged whenever possible.
2. Water and ~~Sewer~~wastewater utility extensions necessary to extend the utilities short distances beyond a construction area will be paid for by the program.
3. Water and ~~wastewater~~sewer utility relocations directly caused by reconstruction will be paid for by HART funds.
4. Water and ~~wastewater~~sewer utility upgrades necessary for future capacity that are done concurrently with reconstruction and/or paving will be paid for by the utility fund.

5. The City shall recover from the property owner the cost of construction of City-provided ~~wastewatersewer~~ and water service connections by including the cost of construction of such connections in the service connection fee established under HCC ~~Chapters~~-14.04 and 14.08. Costs will be recouped from benefiting property owners through pending assessments. The Finance Department will maintain a listing of these pending ~~wastewatersewer~~ and/or water service connection fees.
6. Whenever practical streetlights shall be included in the construction of new local roads and shall be paid by HART funds. Property owners participating in a road reconstruction and/or paving Special Assessment District may request streetlights. ~~If the project is deemed feasible, the property owners shall be~~ assessed for the installation of the streetlights on an equal share per parcel methodology. Property owner approval of the street light assessment shall follow the process in HCC 17.02. Once constructed, the City will absorb the utility billing for the street-light(s).

VII. SPECIAL PROVISIONS

- ~~1. The Homer Planning Commission shall review the criteria for the H.A.R.T. program annually, with recommendations reported to the Homer City Council.~~
- ~~2. The City Council shall review the HART fund on an annual basis during the third quarter.~~
- 3.1. Pedestrian amenities shall be included in all new road projects unless exempted by the City Council.
- 4.2. Funds may be used to finance projects where property owners pay 100% of the costs. Subject to City Council approval.
- 5.3. The City Council may exempt lands from assessment if the land will not be developed due to a conservation easement, or if the land is owned by a conservation organization that holds the land for public purpose or for habitat protection.

VIII. HISTORY

Ordinance 85-14 07/01/85, Ordinance 94-16(A), Ordinance 02-08(A), 04/08/03,
Ordinance 02-23(A), 06/10/02, Ordinance 06-42(S), 08/15/06, Ordinance 12-15, 04/10/12,
Ordinance 19-23(S-2)(A), 09/24/19

Resolution 87-61(S), 08/24/87, Resolution 88-47, 05/09/88, Resolution 88-77(A), 08/22/88,
Resolution 91-48, 07/08/91, Resolution 91-68, 10/07/91, Resolution 94-50, 05/09/94, Resolution
95-97, 11/27/95, Resolution 96-73, 09/09/96, Resolution 03-116, 08/25/03, Resolution 04-41(A),
05/25/04, Resolution 05-50(A), 04/25/05, Resolution 05-70, 06/13/05,
Resolution 07-82, 09/10/07, Resolution 16-041(S-2)(A), 05/09/16, Resolution 17-038, 04/20/17
Resolution 19-067, 09/23/19



MEMORANDUM

CC-26-XXX

HART Policy Update

Item Type: Backup Memorandum
Prepared For: Planning Commission
Date: April 20, 2026
From: Julie Engebretsen, Community Development Director

SUMMARY:

The City Council is reviewing and updating the HART Policy Manual. Please read the attached memo and draft HART policy document. I will attend the Planning Commission meeting to talk about the changes and hear your feedback. The Parks, Art, Recreation and Culture Advisory Commission has reviewed the changed and recommended approval.

Notes: Council held a work session on Monday March 9th. There are three updates to the draft for the PC to be aware of:

1. Section 1, Purpose, will be amended to reflect: Priority use of the funding is for projects within Homer City Limits or on City Lands outside city limits.
2. Under section VII special provisions, the City Council should review the HART Policy every 5 years.
3. Under sections II and VII, the phrases “pedestrian facility” and “pedestrian amenity” both appear in the document. The term “facility’ will be used for uniformity.

RECOMMENDATION:

Review the attached documents, bring any questions and comments to the meeting, and make a recommendation to the City Council.

ATTACHMENTS:

Memo CC 26-052 (Track Changes version)