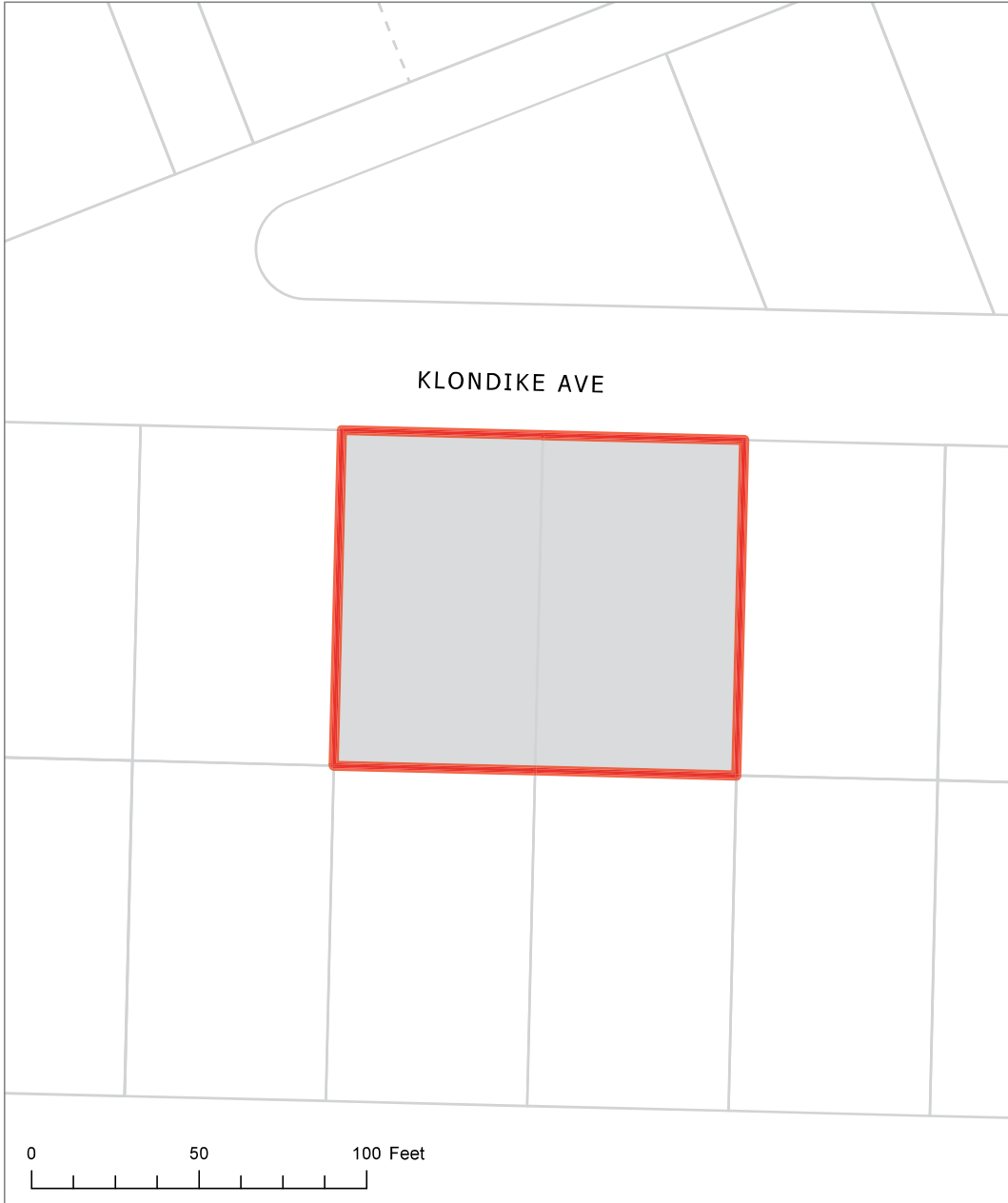


E. NEW BUSINESS

- 2. Glacier View Subdivision No. 28; KPB File 2024-041
Peninsula Land Surveys / Miller
Location: Klondike Avenue
City of Homer**

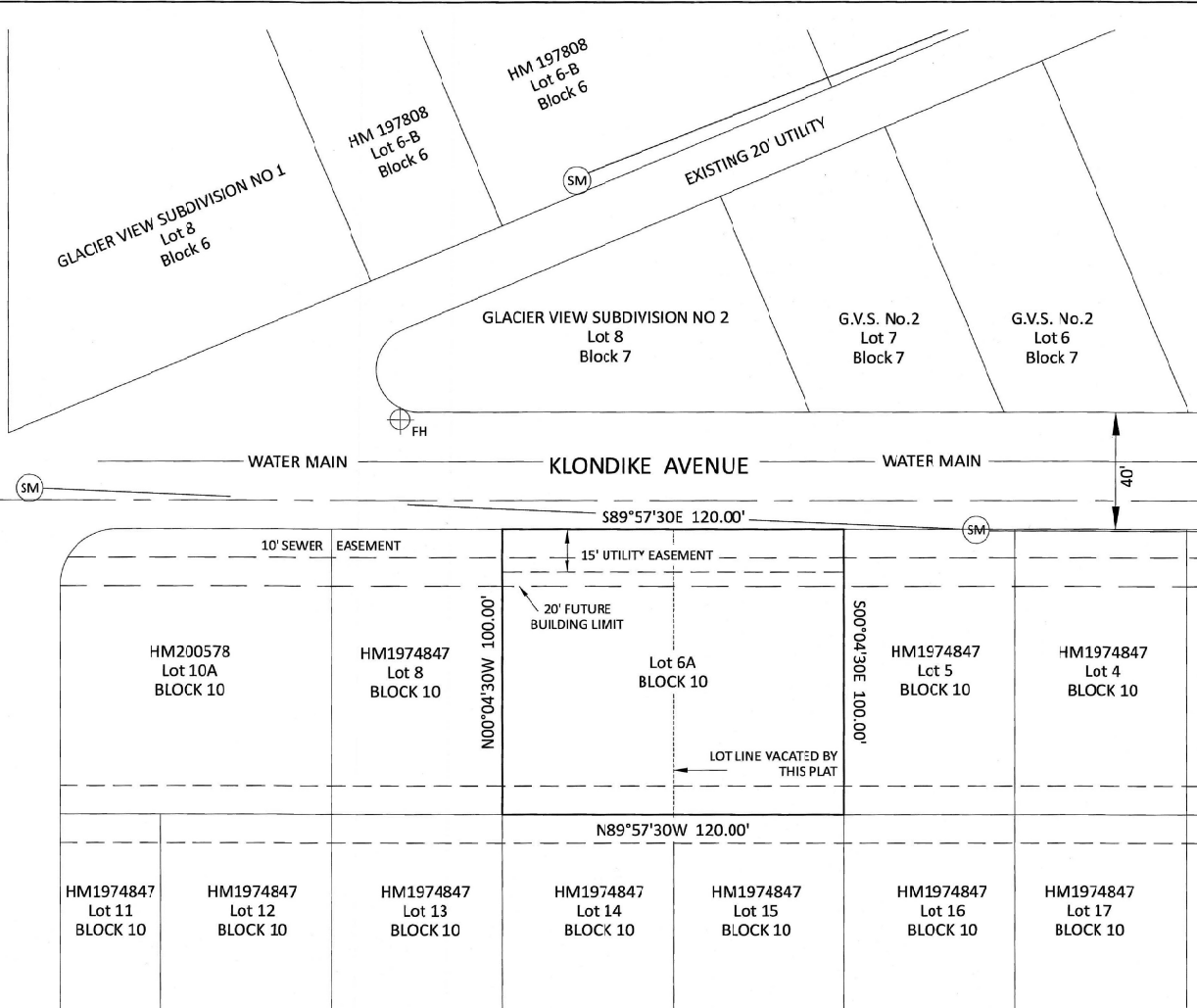


KPB File 2024-041
T 06S R 13W SEC 20
Homer

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



NOTES

1. No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use said easement.
2. This subdivision is subject to the zoning regulations of the City of Homer.
3. This lot is served by the City of Homer water and sewer.
4. There exists a right-of-way granted to Homer Electric Association Inc. recorded 8-21-58, in book 13, page 207, affects blanket easement.
5. This plat was prepared from data of record (HM1974847). No additional survey was performed at this time.

CERTIFICATE OF OWNERSHIP

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

William Miller
403 Klondike Avenue
Homer, AK 99603

Date _____

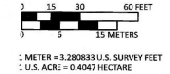
NOTARY'S ACKNOWLEDGMENT

For: _____
Subscribed and sworn before me this _____ day
of _____, 2024
Notary Public for Alaska
My Commission Expires: _____

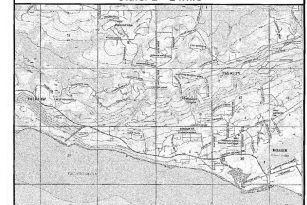
LEGEND

- EASEMENT
- LOT LINE
- ⊙ SM SEWER MANHOLE
- ⊕ FH FIRE HYDRANT

GRAPHIC SCALE



VICINITY MAP
Scale: 1"=1 Mile



Preliminary
03/19/2024 1:54:46 PM

PLAT APPROVAL
This plat was approved by the Kenai Peninsula borough Planning Commission at the meeting of _____

By: _____
Authorized Official Date
Kenai Peninsula Borough

CERTIFICATE OF ACCEPTANCE
The undersigned official identified by name and title is authorized to accept and hereby accepts on behalf of the Kenai Peninsula Borough for public purposes the real property to be dedicated by this plat including easements, Rights-of-Way, alleys and other public use area shown on this plat. The acceptance of lands for public purposes does not obligate the public or any governing body to construct, operate, or maintain improvements

By: _____
Authorized Official DATE
City of Homer

WASTEWATER DISPOSAL
Plans for wastewater disposal that meet regulatory requirements are on file at the Department of Environmental Conservation.

SURVEYOR'S CERTIFICATE

I Brett Wilmut, professional land surveyor, do hereby certify that the plat of GLACIER VIEW SUBDIVISION No. 28 is a true and correct representation of lands actually surveyed and that the distances and bearings are shown according to record plat No. 74-287, filed May 5, 1974. No field survey was conducted for this survey.

DATE _____
REGISTERED LAND SURVEYOR, PLS # 112392



KPB 2024-041

PENINSULA LAND SURVEYS
10, Box 1361, Kaslof, Alaska 99601
(907) 977-0996

Plat of
GLACIER VIEW SUBDIVISION No. 28

A SUBDIVISION OF
LOTS 6 & 7, GLACIER VIEW SUBD. No. 2
CREATING LOT 6A
Located within
SE 1/4 NW 1/4, Sec 20, T6S, R13W, S.M., Alaska
and containing 0.275 Acres
HOMER RECORDING DISTRICT

OWNER: WILLIAM MILLER
403 KLONDIKE AVENUE
HOMER, ALASKA 99603

SCALE: 1" = 20' DATE: Feb. 29, 2024
DRAWN BY: BW SHEET 1 of 1

AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
GLACIER VIEW SUBDIVISION NO 28**

KPB File No.	2024-041
Plat Committee Meeting:	May 28, 2024
Applicant / Owner:	William Miller of Homer Alaska
Surveyor:	Brett Wilmot / Peninsula Land Surveys
General Location:	Klondike Ave in City of Homer

Parent Parcel No.:	177-101-01 & 177-101-05
Legal Description:	Lots 6 & 7 Block 10 Glacier View Subdivision No 2 Replat of Blocks 8, 9 and 10 HM74-847
Assessing Use:	Residential
Zoning:	Unrestricted
Water / Wastewater	Municipal sewer and water
Exception Request	none

STAFF REPORT

THIS REQUEST WAS POSTPONED FROM THE MAY 13TH 2024 MEETING DATE TO THE MEETING OF MAY 28TH.

Specific Request / Scope of Subdivision: The proposed plat will combine two lots into one with a size of approximately 12,000 sq ft. (0.275 acres).

Location and Legal Access (existing and proposed):

The plat is located on Klondike Avenue, a 40-foot dedication located in and maintained by the City of Homer. Access to Klondike Ave from the west is achieved via Pioneer Ave to Kachemak Way to Klondike Ave. From the east, Klondike Ave can be accessed via Sterling Highway at approximately mile point 173.6 to Heath St and then to Klondike Ave.

Klondike Ave does not meet the width requirement of KPB 20.30.120 Streets- Width Requirements. Klondike Ave was dedicated as 40' by Glacier View Subdivision No 2 HM 1185. There is no room to gain right-of-way without affecting setbacks and lot size requirements and to cause an irregularity in lines. **Staff recommends:** the Plat Committee concur that an exception is not needed.

There is no vacation being completed by this platting action.

Block length is compliant, being completed by Klondike Ave, Lucky Shot Drive, Bonanza Ave and undeveloped Poopdeck St on the west.

KPB Roads Dept. comments	Out of Jurisdiction: Yes Roads Director: Griebel, Scott Comments: No RSA comments. Located within the City of Homer.
SOA DOT comments	No comment

Site Investigation:

There are structures located on the plat. They are currently located on Lot 6 and when the plat is complete, they will be on Lot 6A. Structures on the east and south appear to be near or possibly over the property lines. Even though this plat does not need to be surveyed, **staff recommends** the surveyor verify these structures are not

encroaching on the property lines. If they are encroaching, they should be shown on the plat and a solution noted.

There are improvements to the property also as sanitary sewer and water lines are available to the property.

There are no wetlands shown on the KPB GIS data. *The City of Homer is considered an independent community by the National Flood Insurance Program (NFIP) and is not within the jurisdiction of the KPB Floodplain Management Program. Homer administers their own floodplain management programs. For information on the flood plain regulations and required permits in Homer, please contact the Homer Planning Department at 907-235-3106 or at planning@ci.homer.ak.us.*

There are no steep areas on the plat and the land slopes to the southeast across the lot.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Within City of Homer Comments: No comments</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	

Staff Analysis

The land was originally subdivided by Glacier View Subdivision No 2 HM1185. Glacier View Subdivision No 2 Replat of Blocks 8, 9 & 10 HM847 reconfigured the lots in these three blocks. The current platting action is combining Lots 6 and 7 Block 10 into one large lot.

The plat is supplied with connection to municipal sanitary sewer and water, a soils report will not be needed unless connection is not intended.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The plat is located in the City of Homer. The plat was approved with non-objection by unanimous consent by the Homer Planning Commission at their regular meeting of August 4, 2023

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

Utility Easements

The 20' utility easement in the rear of the lot needs to be labeled and the document creating it needs identified.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

Utility provider review:

HEA	Provide a label for the 20' wide utility easement per HM 74-847 in rear of lot.
-----	---

ENSTAR	No comment or recommendations
ACS	No objections
GCI	Approved as shown
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 393 KLONDIKE AVE, 403 KLONDIKE AVE</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: KLONDIKE AVE</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: CITY OF HOMER WILL ADVISE ON ADDRESSING</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat. Review Not Required</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comment</p>
Advisory Planning Commission	

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

KPB 20.25.070 – Form and contents required

Staff recommendation: *final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.*

- 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;

3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

Add the KPB file 2024-041 to the title block

Add HM 74-847 to the legal for the parent plat

- 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 recommendation:

Change the scale to see the site better, maybe to 1" = ½ mile. Make map so street names are readable.

Darken the site location for visibility.

Add city limits to the map.

- 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 propose 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 recommendation:

Instead of showing plat names, show the filing information

Lots to the north need the plat filing information shown

Lots north of the Existing 20' Utility drive need labeled correctly - showing the correct divisions and labels.

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

20.60.150. Utility easements.

A. The utility easements approved by the planning commission shall be clearly shown on the final plat in dimensioned graphic form or as a note.

B. The following note shall be shown on the final 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.

Staff recommendation: comply with 20.60.150.

Label utility easement in the rear of lot with a title and the document creating it.

20.60.160. Easements.

A. The plat shall clearly show the location, width, and use of all easements. The easements must be clearly labeled and identified and, if already of record, the recorded reference given. If public easements are being granted by the plat, they shall be properly set out in the owner's certification of dedication.

1. Special purpose easements being granted by the plat shall be clearly defined for allowed use. Special purpose easements may require a signed acceptance statement on the plat.

B. Private easements may not be granted on the plat.

Staff recommendation: *comply with 20.60.160.*

Label the 10' sewer easement with the book and page of the document creating it.

20.60.180. Plat notes.

A. Plat notes shall not be placed on a final plat unless required by borough code or by the planning commission in order to promote or protect the public health, safety, and welfare consistent with borough and state law.

B. Revision of, or not carrying forward, an existing plat note from the parent plat will adhere to KPB 20.50.010. Separate advertising of the plat note removal is not required, Notification of the requested change will be sent by regular mail to all owners within the subdivision (parent plat and subsequent replats) as shown on the borough tax rolls. Upon approval by the planning commission, the revision or removal of the record plat note shall be finalized by recording a planning commission resolution or subdivision plat.

Staff recommendation: *Place the following notes on the plat.*

Add a plat note referencing book 13 page 253 to the plat.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: *comply with 20.60.190.*

Add the date of May 28, 2024 to the Plat Approval

RECOMMENDATION:

SUBJECT TO STAFF RECOMMENDS:

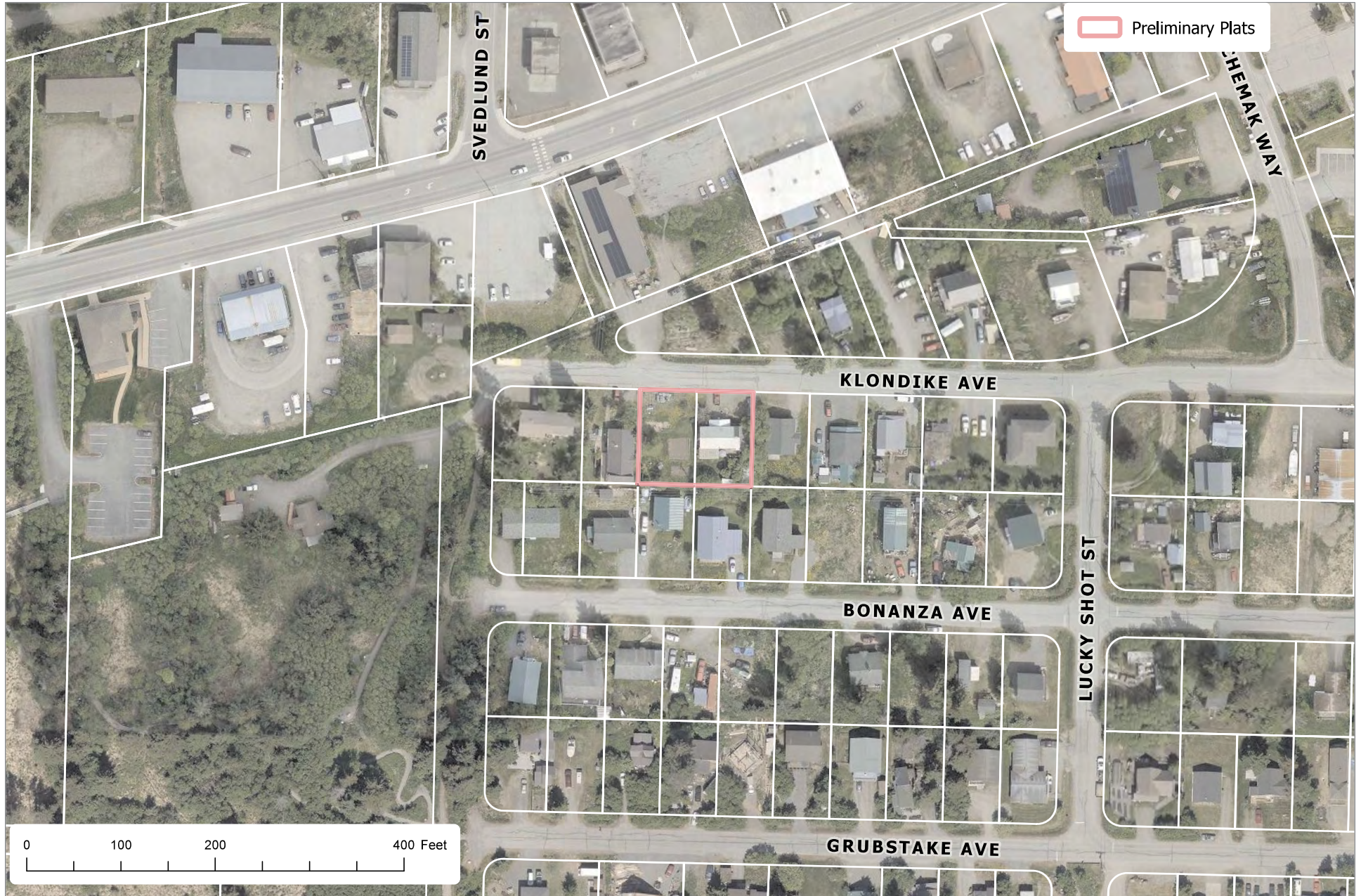
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

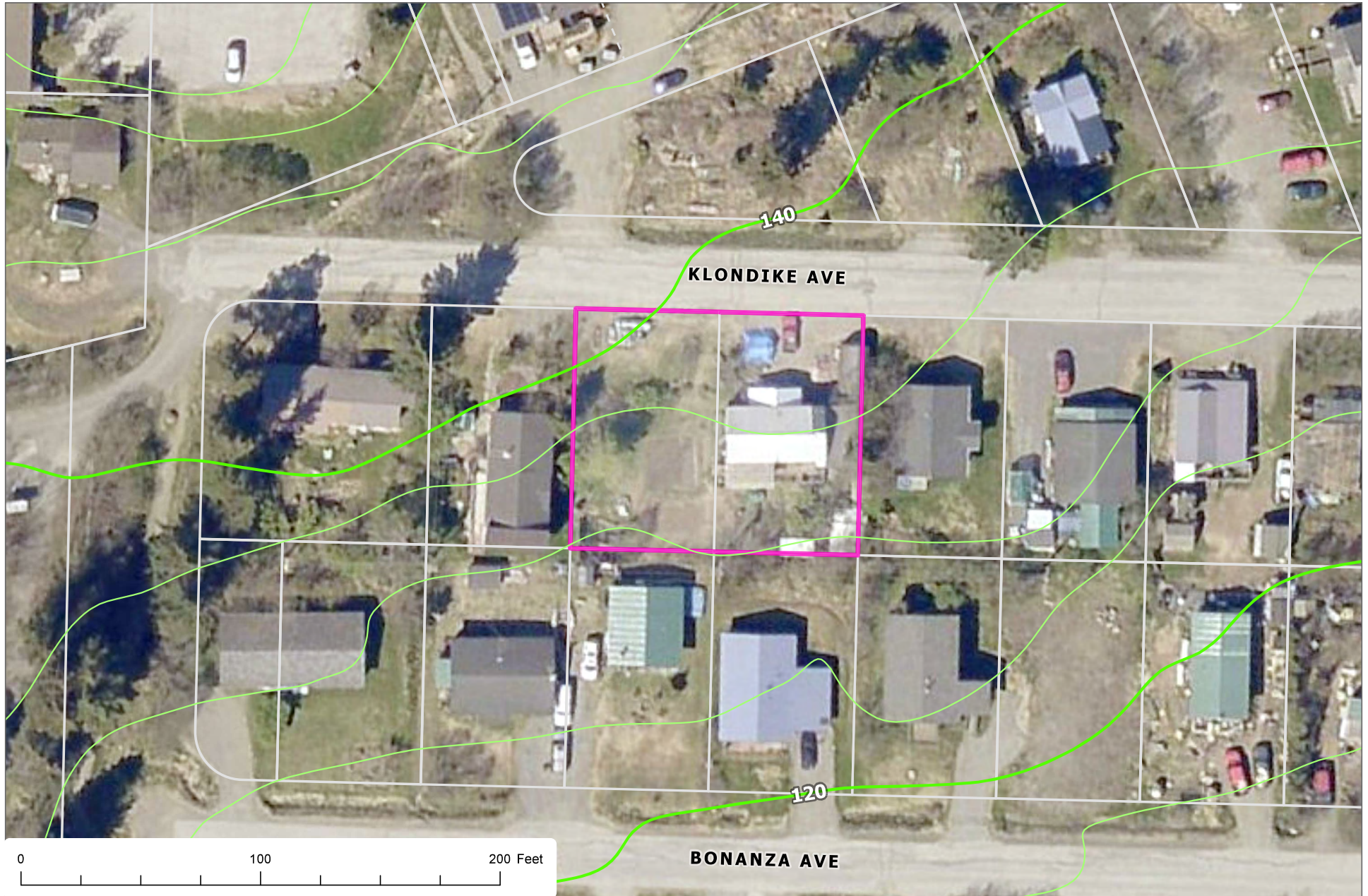
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT



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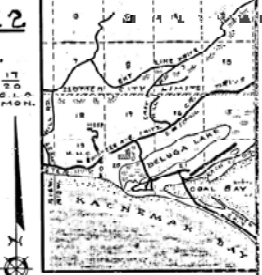
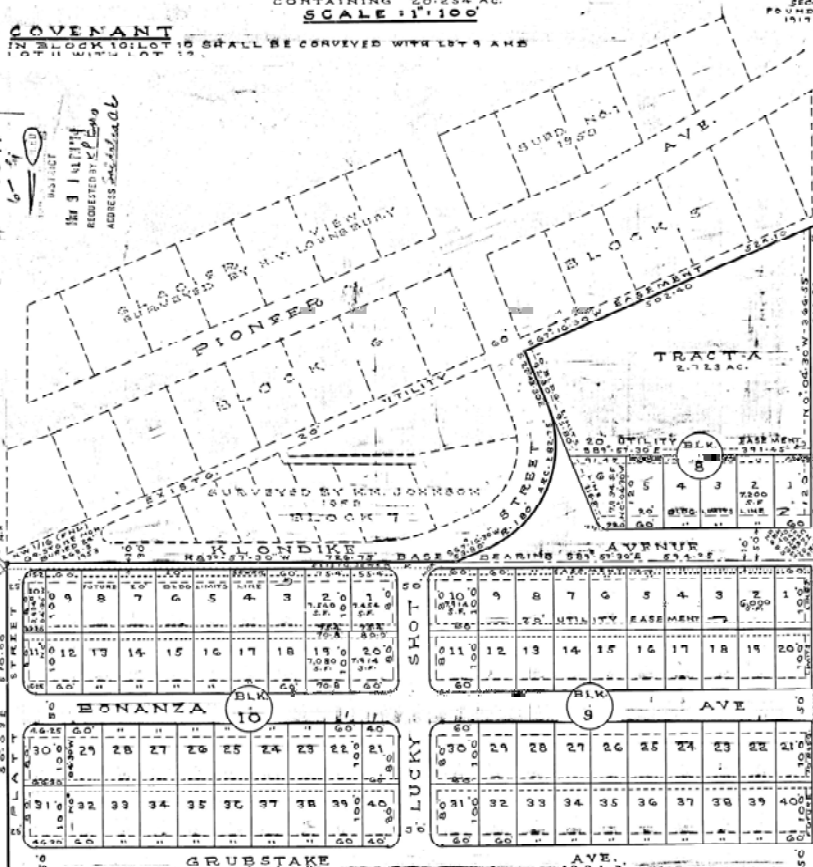
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GLACIER VIEW SUBDIVISION NO. 2

REPLAT OF BLOCKS 9, 4 AND 10.
 LOCATED IN 3 1/2 NW 1/4 SEC. 20, T88. R13W. S.M.; HOMER, ALASKA.
 EDG. OF HEALTH REM. SE 1/4 NW 1/4 SEC. 20, T88. R13W. S.M.; HOMER, ALASKA. 99003
 CONTAINING 20.254 AC.
 SCALE 1"=100'

COVENANT
 IN BLOCK 10 LOT 10 SHALL BE CONVEYED WITH LOTS 9 AND
 11 OF BLOCK 10

4-000341
 6-4
 THE EIGHTH
 REGISTERED BY E. E. BOGGS
 ADDRESS 1145 S. 14th ST. J2
 1980



NOTE:
 ALL CURVED EASEMENTS SHOWN
 ARE 75' WIDE AND 25' DEEP.
 ALL CURVED RETURNS HAVE
 A RADIUS OF 50'.
 ALL CURVED EASEMENTS ARE
 10' WIDE AND 10' DEEP.
 ALL CURVED EASEMENTS ARE
 10' WIDE AND 10' DEEP.
 ALL CURVED EASEMENTS ARE
 10' WIDE AND 10' DEEP.

KENAI PENINSULA
 REGISTERED
 APPROVED BY
 BY: *Edward E. Thompson*

1980 1/4 SEC. 20, T88. R13W. S.M.; HOMER, ALASKA. 99003

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE CERTIFY WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL STREETS TO PUBLIC USE AND TO THE USE OF PUBLIC UTILITIES.

ACKNOWLEDGEMENT

BE IT KNOWN THAT AT THE PLACES AND DATES HEREON SHOWN, THE UNDERSIGNED PERSONS APPEARED BEFORE A NOTARY PUBLIC AND FREELY AND VOLUNTARILY SIGNED THIS CERTIFICATE OF OWNERSHIP AND DEDICATION.

OWNER	ADDRESS	LOT, BLK.	DATE	PLACE	NOTARY
1. <i>[Name]</i>	<i>[Address]</i>	1-10 - 10	5/8/72		
2. <i>[Name]</i>	<i>[Address]</i>	2-10 - 10	5/8/72		
3. <i>[Name]</i>	<i>[Address]</i>	3-10 - 10	5/8/72		
4. <i>[Name]</i>	<i>[Address]</i>	4-10 - 10	5/8/72		
5. <i>[Name]</i>	<i>[Address]</i>	5-10 - 10	5/8/72		
6. <i>[Name]</i>	<i>[Address]</i>	6-10 - 10	5/8/72		
7. <i>[Name]</i>	<i>[Address]</i>	7-10 - 10	5/8/72		
8. <i>[Name]</i>	<i>[Address]</i>	8-10 - 10	5/8/72		
9. <i>[Name]</i>	<i>[Address]</i>	9-10 - 10	5/8/72		
10. <i>[Name]</i>	<i>[Address]</i>	10-10 - 10	5/8/72		
11. <i>[Name]</i>	<i>[Address]</i>	11-10 - 10	5/8/72		
12. <i>[Name]</i>	<i>[Address]</i>	12-10 - 10	5/8/72		
13. <i>[Name]</i>	<i>[Address]</i>	13-10 - 10	5/8/72		
14. <i>[Name]</i>	<i>[Address]</i>	14-10 - 10	5/8/72		
15. <i>[Name]</i>	<i>[Address]</i>	15-10 - 10	5/8/72		
16. <i>[Name]</i>	<i>[Address]</i>	16-10 - 10	5/8/72		
17. <i>[Name]</i>	<i>[Address]</i>	17-10 - 10	5/8/72		
18. <i>[Name]</i>	<i>[Address]</i>	18-10 - 10	5/8/72		
19. <i>[Name]</i>	<i>[Address]</i>	19-10 - 10	5/8/72		
20. <i>[Name]</i>	<i>[Address]</i>	20-10 - 10	5/8/72		

21. <i>[Name]</i>	<i>[Address]</i>	<i>[Lot/Blk]</i>	<i>[Date]</i>	<i>[Place]</i>	<i>[Notary]</i>
22. <i>[Name]</i>	<i>[Address]</i>	<i>[Lot/Blk]</i>	<i>[Date]</i>	<i>[Place]</i>	<i>[Notary]</i>
23. <i>[Name]</i>	<i>[Address]</i>	<i>[Lot/Blk]</i>	<i>[Date]</i>	<i>[Place]</i>	<i>[Notary]</i>
24. <i>[Name]</i>	<i>[Address]</i>	<i>[Lot/Blk]</i>	<i>[Date]</i>	<i>[Place]</i>	<i>[Notary]</i>
25. <i>[Name]</i>	<i>[Address]</i>	<i>[Lot/Blk]</i>	<i>[Date]</i>	<i>[Place]</i>	<i>[Notary]</i>
26. <i>[Name]</i>	<i>[Address]</i>	<i>[Lot/Blk]</i>	<i>[Date]</i>	<i>[Place]</i>	<i>[Notary]</i>
27. <i>[Name]</i>	<i>[Address]</i>	<i>[Lot/Blk]</i>	<i>[Date]</i>	<i>[Place]</i>	<i>[Notary]</i>
28. <i>[Name]</i>	<i>[Address]</i>	<i>[Lot/Blk]</i>	<i>[Date]</i>	<i>[Place]</i>	<i>[Notary]</i>
29. <i>[Name]</i>	<i>[Address]</i>	<i>[Lot/Blk]</i>	<i>[Date]</i>	<i>[Place]</i>	<i>[Notary]</i>
30. <i>[Name]</i>	<i>[Address]</i>	<i>[Lot/Blk]</i>	<i>[Date]</i>	<i>[Place]</i>	<i>[Notary]</i>

PKB NOTE: See PC Resolution 2002-42

[Signature]
[Signature]
[Signature]



GLACIER VIEW SUBDIVISION No 2

LOCATED IN

E 1/2 NW 1/4 SEC. 20, T.6.S. R.15W. SM

DRAWN BY HEATH 12-12-53 SCALE 1"=200'

SUPERSEDES PLAT DATED SEP 12 1951

No. 1185
FILED FOR RECORDING
Aug 9 1954 10:40 AM
4
Terr. of Alaska
At the Request of J. Heath

VOTE. NO. VENUTI, HIGHLAND, BARNWELL, CONLEY, STARK.

Motion failed.

Commissioner Stark noted that the Commission is voting this down due to the ordinance and code being disparate and it requires reconciling to be in conformance.

HIGHLAND/VENUTI MOVED TO POSTPONE STAFF REPORT 23-48 AND ORDINANCE 23-21(S) TO THE NEXT MEETING FOR DISCUSSION.

There was no further discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Vice Chair Barnwell called for a five minute recess at 7:25 p.m. The meeting was called back to order at 7:32 p.m.

9. PLAT CONSIDERATION

A. Staff Report 23-050, **Glacier View Subdivision**, Vacate an Existing Lot Line to Create a Larger Lot

Vice Chair Barnwell introduced the item by reading of the title and deferred to City Planner Foster.

City Planner Foster reviewed Staff Report 23-050 for the Commission. He noted that the Plat did not meet the following requirements:

- 15 foot utility easement, if the applicant cannot meet that requirement to request an exception.
- If additional information was going to be added to the subdivision title since it appears incomplete; and
- The plat does not indicate the city water and sewer mains which is required.

City Planner Foster read the recommendation of approval with the comments into the record.

There was no applicant present.

Vice Chair Barnwell opened the Public Comment period.

Scott Adams, city resident, questioned why the presented easements of 10 feet on one side for sewer and 10 feet for utilities was not adequate since some places it has to be 15 feet in one straight area or one side of the lot.

City Planner Foster provided rebuttal noting that page 52 of the packet depicted the 10 foot sewer easement and they can see the 20 foot future building limit line and that is along Klondike Avenue and at the rear of the lot is the 10 foot utility easement but city code requires a 15 foot utility easement and the surveyor did not

demonstrate on the plat why they cannot do that or request an exception. It is not that the exception is not allowed but they did not demonstrate why it would be needed or even request one.

He then responded to questions regarding the following:

- Which side ends up containing the 15 foot easement and who makes that decision; there may be a particular reason why the easement is only 10 feet there but the surveyor has not provided an explanation. It could very well be historical in nature but it still must be shown on the plat.
- The applicant is the owner of both plats and the structure is a garage so the applicant is vacating a lot line but structures are not typically shown on plats. Encroachment is not at issue with this action.
- Since the lots are owned by one owner and we do not know what the future plans are for the lot after the vacation, but they may have plans for future development. But instead of a vacant lot and single residence we now have a single residence on a single lot with the potential for infill.

Vice Chair Barnwell requested a motion and second.

HIGHLAND/VENUTI MOVED TO ADOPT STAFF REPORT 23-050 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT TO VACATE A LOT LINE TO CREATE ONE LARGER LOT FROM TWO SMALLER LOTS WITH COMMENTS ONE THROUGH THREE THAT HAS ALREADY BEEN READ INTO THE RECORD.

1. RECOMMEND NOTING A 15-FOOT-WIDE UTILITY EASEMENT ON THE PLAT OR PROVIDE AN EXPLANATION ON HOW THIS REQUIREMENT CANNOT BE MET AND REQUEST AN EXCEPTION.
2. DOES THE SURVEYOR INTEND ON ADDING A NUMBER TO THE SUBDIVISION TITLE?
3. RECOMMEND THE SURVEYOR PROVIDE 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 TO THE PRELIMINARY PLAT.

There was no further discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

B. Staff Report 23-051, Bidarki Creek No. 5, Subdivide Two Existing Lots in Four Lots

Vice Chair Barnwell introduced the item by reading of the title and deferred to City Planner Foster.

City Planner Foster provided a summary of Staff Report 23-051 noting that this was an amended application from the one presented to the Commission several months ago. He reported that the applicant has decided to divide two existing lots into four lots.

Tom Latimer, Surveyor/Applicant and McKennen and Rachel Lamb spoke to the application noting that it was pretty straight forward, they worked very closely with Public Works Director Keiser and addressing the neighboring property owners concerns. Mr. Latimer apologized for the oversight of the water and sewer utilities and has submitted a corrected plat to the Kenai Peninsula Borough.



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 23-050

TO: Homer Planning Commission **23-050**
FROM: Ryan Foster, AICP, City Planner
DATE: 8/4/2023
SUBJECT: Glacier View Subdivision

Requested Action: Approval of a preliminary plat for a lot line vacation to create one larger lot out of two smaller lots.

General Information:

Applicants:	William Miller 403 Klondike Avenue Homer, AK 99603	Peninsula Land Surveys PO Box 1161 Kasilof, AK 99610
Location:	Klondike Avenue, West of Kachemak Way	
Parcel ID:	17710105 and 17710104	
Size of Existing Lot(s):	0.14 acres and 0.14 acres	
Size of Proposed Lots(s):	0.28 acres	
Zoning Designation:	Central Business District	
Existing Land Use:	Residential and Vacant	
Surrounding Land Use:	North: Vacant South: Residential East: Residential West: Residential	
Comprehensive Plan:	1-C-1 Promote infill development in all housing districts.	
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 present on Klondike Avenue	
Public Notice:	Notice was sent to 78 property owners of 80 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is within the Central Business District. This plat vacates a lot line to create one larger lot from two smaller lots.

Homer City Code 22.10.051 Easements and rights-of-way

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

Staff Response: The plat does not meet this requirement. The plat notes a 10-foot sewer easement. Recommend noting a 15-foot-wide utility easement on the plat or provide an explanation on how this requirement cannot be met and request an exception.

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

Staff Response: The plat meets these requirements. City sewer and water are already provided. *No additional easements are needed.*

- 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. Does the surveyor intend on adding a number to the subdivision title?

- B. North point;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political

boundaries and prominent natural and manmade features, such as shorelines or streams;

Staff Response: The plat meets these requirements.

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

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

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat does not meet these requirements. Recommend the surveyor provide 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 to the preliminary plat.

- 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.

Public Works Comments: No comments.

Staff Recommendation:

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

1. Recommend noting a 15-foot-wide utility easement on the plat or provide an explanation on how this requirement cannot be met and request an exception.
2. Does the surveyor intend on adding a number to the subdivision title?
3. Recommend the surveyor provide 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 to the preliminary plat.

Attachments:

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

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of _____.

BY: _____ Date _____
 Authorized Official
 Kenai Peninsula Borough

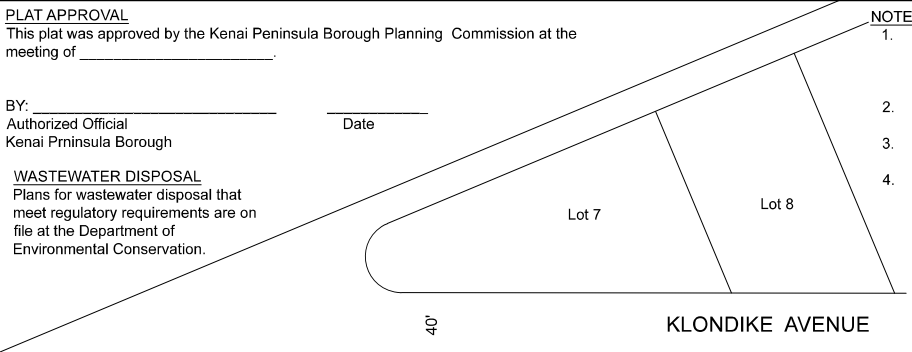
WASTEWATER DISPOSAL
 Plans for wastewater disposal that meet regulatory requirements are on file at the Department of Environmental Conservation.

NOTES

1. No permanent structures shall be constructed or placed within an easement which would interfere with the ability of an utility to use said easement.
2. This subdivision is subject to the zoning regulations of the City of Homer
3. This lot is served by the City of Homer water and sewer.
4. There exists a right-of-way granted to Homer Electric Association Inc., recorded 8-21-1958 in Book 13 at Page 207. Affects: Blanket Easement



VICINITY MAP SCALE: 1" = 1 MILE



CERTIFICATE OF OWNERSHIP

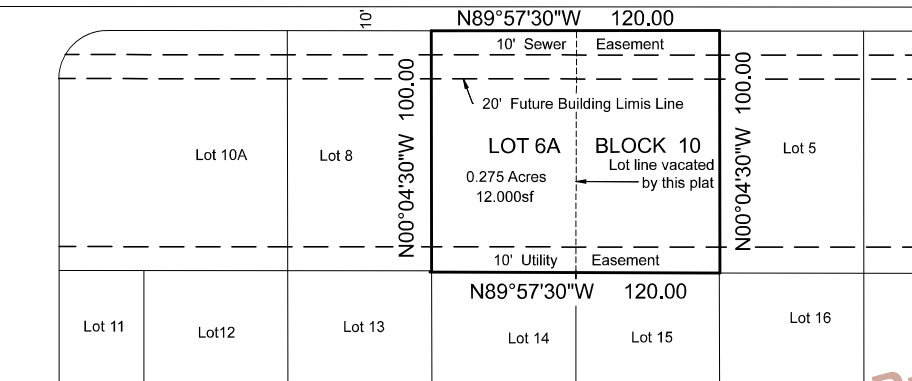
I hereby certify that I am the owner of the real property shown and described hereon. That I hereby adopt this plat of subdivision and by my free consent dedicate all rights of way and public areas to public use and grant all easements to the use shown herein.

William Miller
 403 Klondike Avenue
 Homer, AK 99603

NOTARY'S ACKNOWLEDGEMENT

For: _____
 Subscribed and sworn before me this _____ day
 of _____, 20____.

Notary Public for Alaska
 My Commission Expires: _____



Preliminary
 07/26/2023 11:30:57 AM



CERTIFICATE OF ACCEPTANCE

The undersigned official identified by name and title is authorized to accept on behalf of the Kenai Peninsula Borough for public purposes the real property to be dedicated by this plat including easements, Rights-of Way, alleys and other public use areas shown on this plat. The acceptance of lands for public use or public purposes does not obligate the public or any governing body to construct, operate, or maintain improvements.

BY: _____ Date _____
 Authorized Official
 City of Homer

SURVEYOR'S CERTIFICATE

I, Brett A. Wilmot, professional land surveyor, do hereby certify that the plat of GLACIER VIEW SUBDIVISION No. xxx is a true and correct representation of lands actually surveyed and that the distances and bearings are shown according to record Plat No.74-287, filed May 9, 1974. No field survey was conducted for this survey.



Plat of GLACIER VIEW SUBDIVISION No.		
RESUBDIVISION OF LOTS 6 & 7, BLOCK 10, GLACIER VIEW No. 2 SUB		
CREATING LOT 6A		
Located within		
SE1/4 NW1/4 Sec. 20, T6S, R13W, S.M., Alaska		
WITHIN THE CITY OF HOMER		
and containing 0.275 Acres		
HOMER RECORDING DISTRICT		
PENINSULA LAND SURVEYS		
Brett Wilmot, PLS		
P.O. Box 1161, Kaslof Alaska 99610		
760-977-0996	SCALE: 1"= 100'	DATE: July 2023
DRAWN: BE	CHECKED: BW	Sheet 1 of 1

SURVEYOR'S REPORT

This plat submittal is a lot line vacation, the lot line is common to lots 6 and 7 block 10 of the Glacier View Subdivision No. 2 Replat Blocks 8, 9, &10. Recorded as plat No. HM1974847. No survey was conducted for this plat, record information is from the parent plat mentioned above.

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:

Glacier View Subdivision 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 16th, 2023 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 August 11, 2023 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

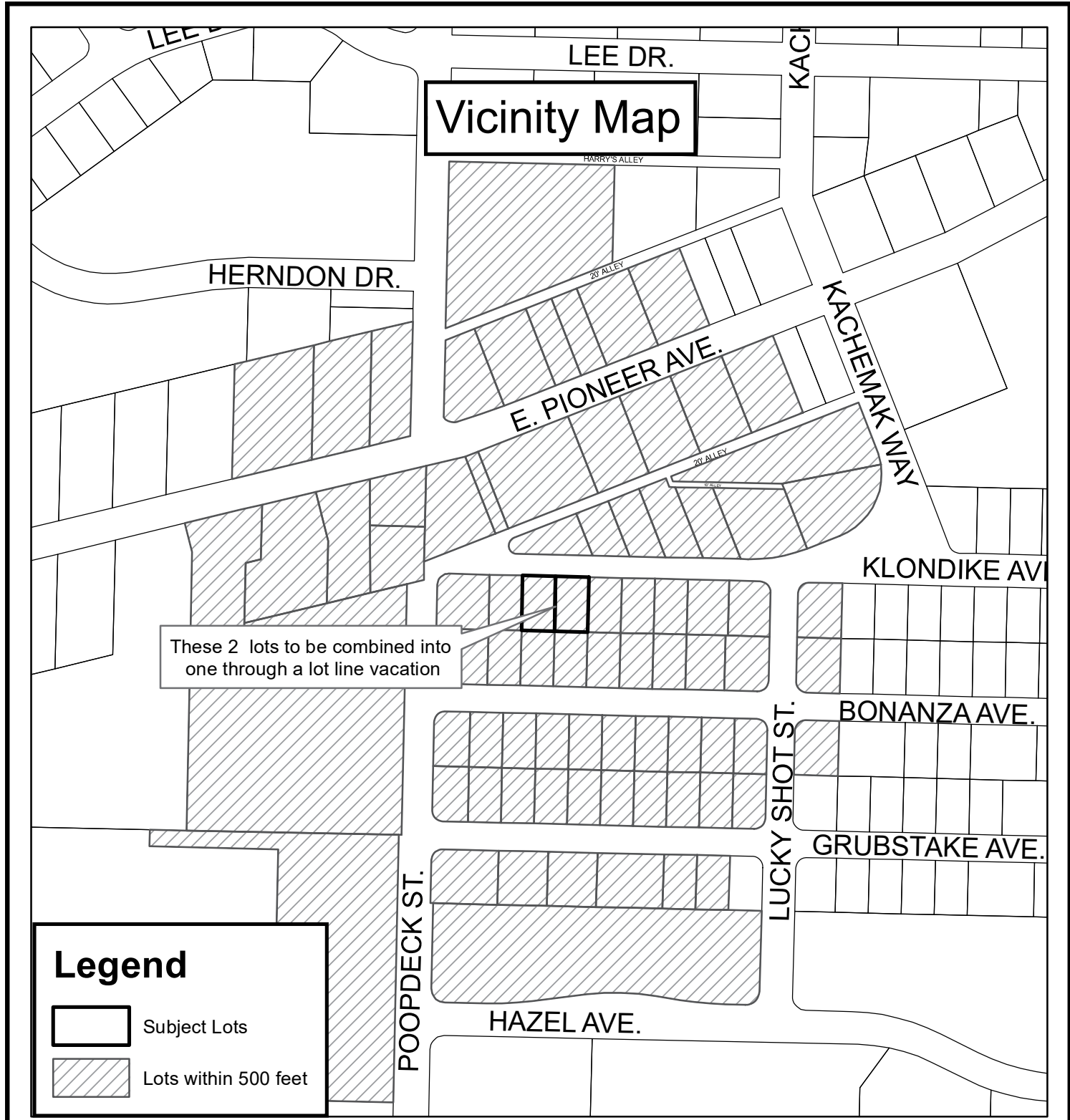
Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written comments must be received by 4 p.m. on the day of the meeting.

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

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

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VICINITY MAP ON REVERSE



Vicinity Map

These 2 lots to be combined into one through a lot line vacation

Legend

-  Subject Lots
-  Lots within 500 feet




City of Homer
Planning and Zoning Department
 August 2, 2023

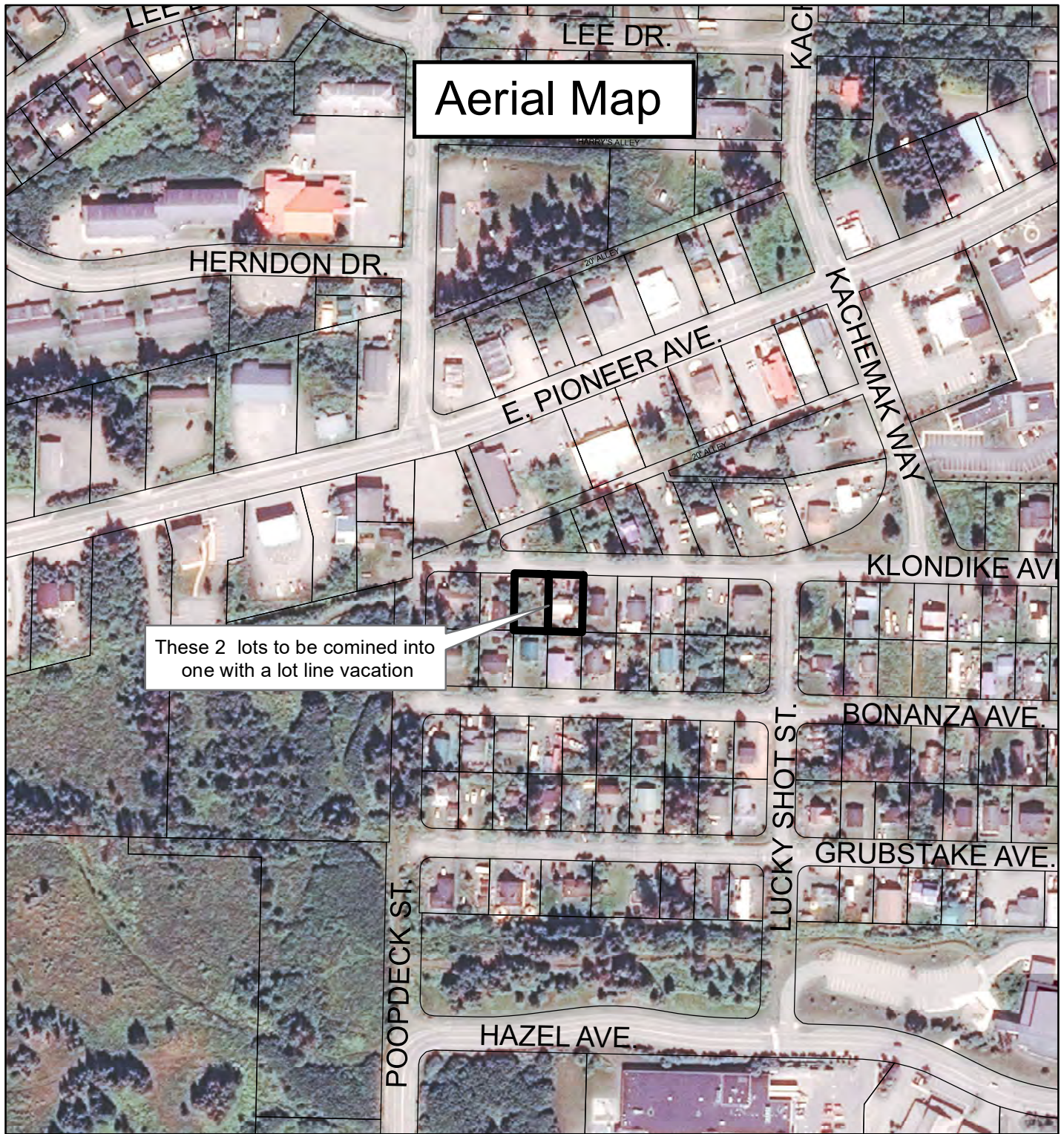
**Request for Glacier View
 Subdivision Replat**

Marked lots are within 500 feet
 and property owners notified.

0 250 500 Feet



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



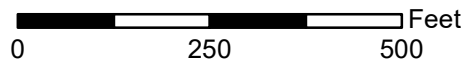
Aerial Map

These 2 lots to be comined into one with a lot line vacation



City of Homer
 Planning and Zoning Department
 August 2, 2023

Request for Glacier View Subdivision Replat



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