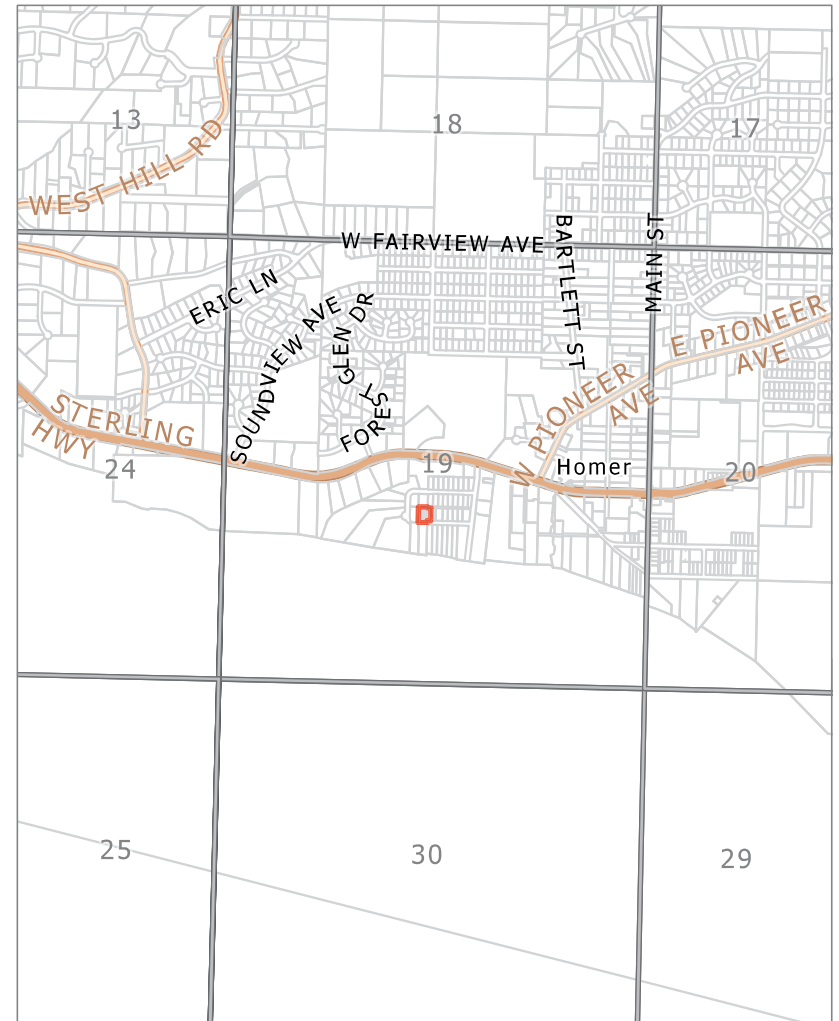
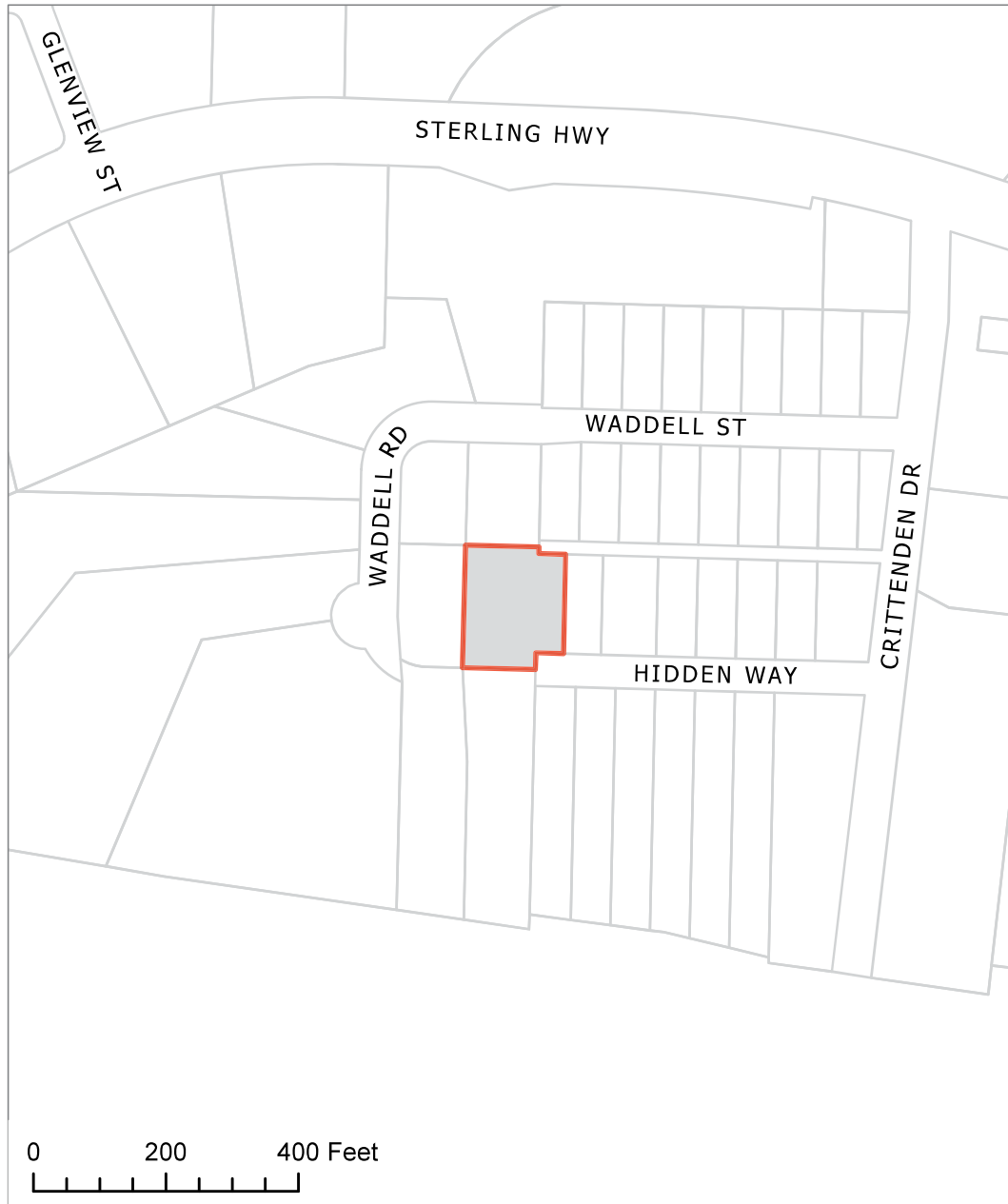


E. NEW BUSINESS

- 6. Webber Subdivision Bluff Park Schneider 2026 Addition
KPB File 2026-067
Seabright Survey & Design / Schneider, Jason
Location: Hidden Way
City of Homer**



KPB File 2026-067
T 06S R13W SEC 19
City of Homer

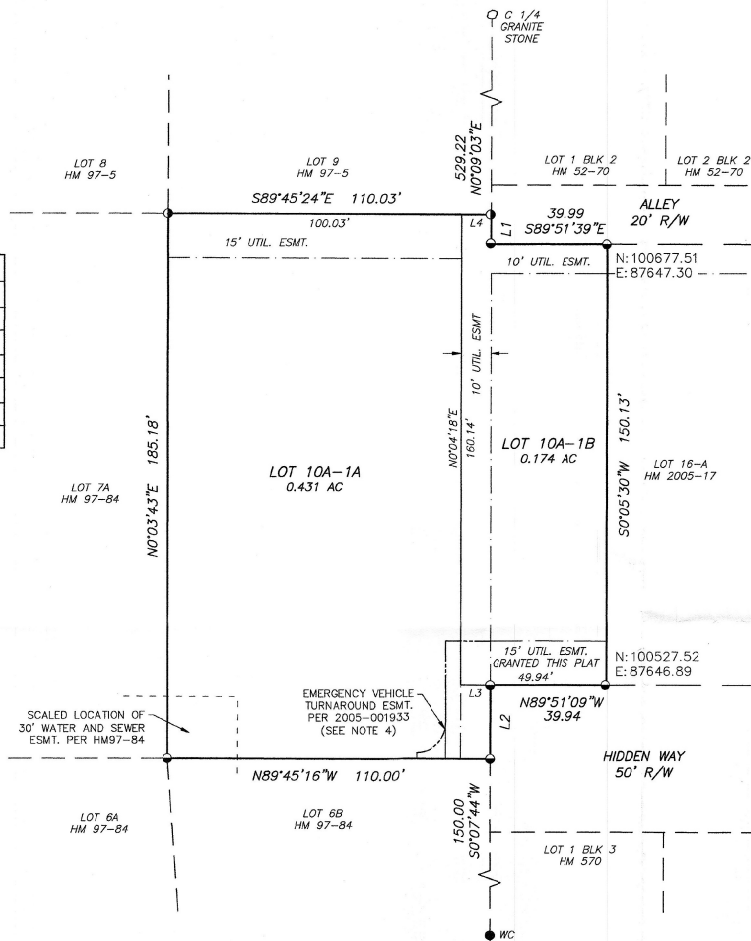


Aerial Map



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.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	10.00'	S0°04'25"W
L1(R1)	10.00'	S0°11'00"W
L2	25.06'	S0°04'25"W
L2(R1)	25.06'	S0°11'00"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 "HOMER" (PID=IT0155).

NAD83(2011)(NRSR20:1)
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 (AKSPD ZONE 4) USING "HOMER" 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 0.999996696.

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 23, 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 9Y 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

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

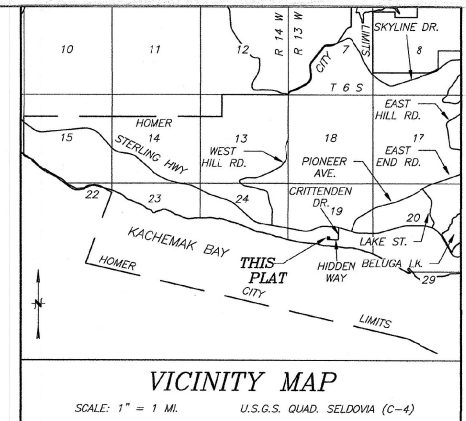
DAY OF _____, 2026

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
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: 9T

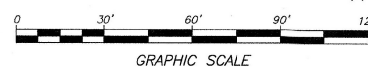
CHKD BY: KK

JOB #2026-22

DATE: 06/2026

SCALE: 1"=30'

SHEET #1 OF 1



KPB 2026-067

AGENDA ITEM E. NEW BUSINESS

**ITEM #6 - PRELIMINARY PLAT
WEBBER SUBDIVISION BLUFF PARK SCHNEIDER 2026 ADDITION**

KPB File No.	2026-067
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	David W. Schneider and Bonnie S. Jason of Homer, Alaska
Surveyor:	Katherine A. Kirsis; Seabright Survey + Design
General Location:	Hidden Way, City of Homer

Parent Parcel No.:	175-182-20
Legal Description:	T 6S R 13W SEC 19 Seward Meridian HM 2005017 WEBBER SUB BLUFF PARK REPLAT LOT 10A-1
Assessing Use:	Residential Dwelling
Zoning:	City of Homer Urban Residential District
Water / Wastewater	City
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 0.605-acre lot into two lots consisting of 0.431 acres and 0.174 acres.

Location and Access (existing and proposed):

Access to the subdivision is provided by Hidden Way on the south and an unnamed alley on the north.

Primary access is by Hidden Way on the south, a 50-foot city-maintained right-of-way. An unnamed 20-foot alley is located on the north. Both rights-of-way terminate at the proposed subdivision and connect to Crittenden Drive to the east, which accesses the Sterling Highway, a state-maintained road.

The parent plat (HM 52-570) dedicated Hidden Way as 50-foot-wide and the 20-foot unnamed alley. Plat HM 97-84 vacated a portion of Hidden Way on the southern boundary of the proposed plat. The City of Homer staff report states that Hidden Way is less than the minimum 60-foot right-of-way standard; however, the city has no objection to the current width. No comment from the City of Homer was provided regarding the alley.

An emergency vehicle turnaround easement was created by document 2005-001933-0, HRD, and is located at the western portion of Hidden Way, located within the subject parcel. This easement will be located within both proposed lots

No rights-of-way vacations or dedications are proposed by this platting action.

No section line easements affect the subject parcel.

The block consists of Waddell Street to the north and Waddell Rd to the west, the unnamed alley to the north, Hidden Way on the south of the plat with the Emergency Vehicle Turnaround, and Crittenden Drive to the east. Due to the former vacation of Hidden Way, the block is not complete on the south boundary. **Staff recommends** the Planning Commission concur an exception request to KPB 20.30.170 is not required, as the previously approved right-of-way vacation created the existing block configuration and no additional dedication is feasible.

KPB Roads Dept. comments	Out of Jurisdiction: Yes Roads Director: Uhlin, Dil Comments: Outside of our jurisdiction
--------------------------	---

SOA DOT comments	
------------------	--

Site Investigation:

A structure is located on the subject parcel and upon finalization of the plat, will be situated on proposed Lot 10A-1A. A driveway appears to connect from Hidden Way to proposed Lot 10A-1B. **Staff recommends** the applicant verify whether the driveway crosses the new lot line. If the driveway does cross the boundary line, provide documentation with the final plat submittal indicating how the encroachment will be resolved.

According to available information, no areas of inundation affect the subject area. The subdivision is entirely within a non-regulatory flood zone, Zone X (map panel 02122C2020E). The City of Homer has indicated that the proposed plat is not within a floodplain enforced by their code. **Staff recommends** adding the Flood Hazard Notice to the final plat with reference to the flood zone and FEMA map panel; no depiction required.

Slight sloping from north to south is present on the subject parcel, with no slopes exceeding 20%.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Within City of Homer Comments: Non-regulatory flood zone. Refer to city recommendations and KPB code. B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	

Staff Analysis

The land originally surveyed as Government Lot 5 of Section 19, Township 6 South, Range 13 West. Multiple subdivision plats have occurred, with the most recent being Webber Subdivision Bluff Park Replat (HM 2005-17). The proposed plat will subdivide a single lot into two lots.

The subdivision is located in the City of Homer. On May 20, 2026, the Homer City Planning Commission reviewed and recommended approval of the preliminary plat, subject to a 15-foot-wide utility easement along the west and north portions of Hidden Way. The easement has been depicted and labeled along the northern portion of Hidden Way. **Staff recommends** the utility easement also be depicted and labeled on the western boundary of Hidden Way.

The City of Homer confirmed that the proposed lots sizes consisting of 0.431 acres and 0.174 acres meet the minimum lot size requirements of City Code.

The City of Homer staff report also confirms that City utilities are available to both proposed lots, and the proper Wastewater Disposal Note has been added to the plat.

Notice of the proposed plat was mailed to the beneficial interest holders on June 29, 2026. The beneficial interest holders will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

Utility Easements

Utility easements were granted by parent plats as noted on some of the easements on the submitted preliminary plat. **Staff recommends** the utility easement labels be modified to include the granting source as follows:

- 15' utility easement along the north boundary of proposed Lot 10A-1A (HM 97-5)
- 10' utility easement along the north boundary of proposed Lot 10A-B and running north-south (HM 85-120).

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

A 15-foot utility easement was requested along the north and west boundaries of Hidden Way by the City of Homer. The easement has been depicted and labeled along the northern boundary of Hidden Way. **Staff recommends** the 15-foot utility easement also be depicted and labeled clearly along the west boundary. The newly granted 15-foot utility easement will overwrite the previous 10-foot utility easement; therefore, the 10-foot utility easement may be removed from the final plat adjacent to the Alley and replaced with the 15-foot easement.

HEA has requested an easement on the final plat, and the comment has been included in the staff packet. **Staff recommends** complying with HEA's request.

Utility provider review:

HEA	See comments
ENSTAR	No comments or recommendations
ACS	No response
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 606 Hidden Way Existing Street Names are Correct: Yes List of Correct Street Names: Hidden Way Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: City of Homer will advise on addresses.
Code Compliance	Vacant
LOZMS Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat. Review Not Required

Assessing	Reviewer: Windsor, Heather Comments: No comment
-----------	--

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

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Modify KPB File No to 2026-067
- Modify the Plat Approval date to 07/20/2026.

PLAT NOTES?

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

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.

- 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:
○ Depict and label Diamond Creek and Bidarki Creek
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
Staff recommendation:
Show a line for the east side of the Emergency vehicle turn around
- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;
Staff recommendation:
Show corners at division points
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;
Staff recommendation:
Driveway to Lot 10A-1B may cross new property line, please check and if so, report to staff solution to encroachment.

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.

20.30.060. Easements-Requirements.

- C. The subdivider bears the responsibility for coordination with the utility companies during the design and development phases. When a subdivider and the utility company cannot agree on easements, the final plat will be taken to the planning commission for determination of easements.

Staff recommendation: Grant utility easements requested by the utility providers.

20.30.280. Floodplain requirements.

- D. All subdivisions or replats within the Flood Insurance Rate Map (FIRM) area or SMFDA, as amended, as defined by KPB 21.06.030, shall contain the following note:

Flood Hazard Notice: Some or all of the property shown on this plat has been designated by FEMA as a flood hazard area district as of the date this plat is recorded with the district recorder's office. The developer is responsible for contacting the city to determine any restrictions prior to any development for areas within a Floodzone and/or Floodway.

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.

20.60.160. 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. **Staff recommendation:** Provide labels for the sources which granted the easements.

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:

- Carry forward plat notes 5 and 6 (HM 97-84)

RECOMMENDATION:

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.

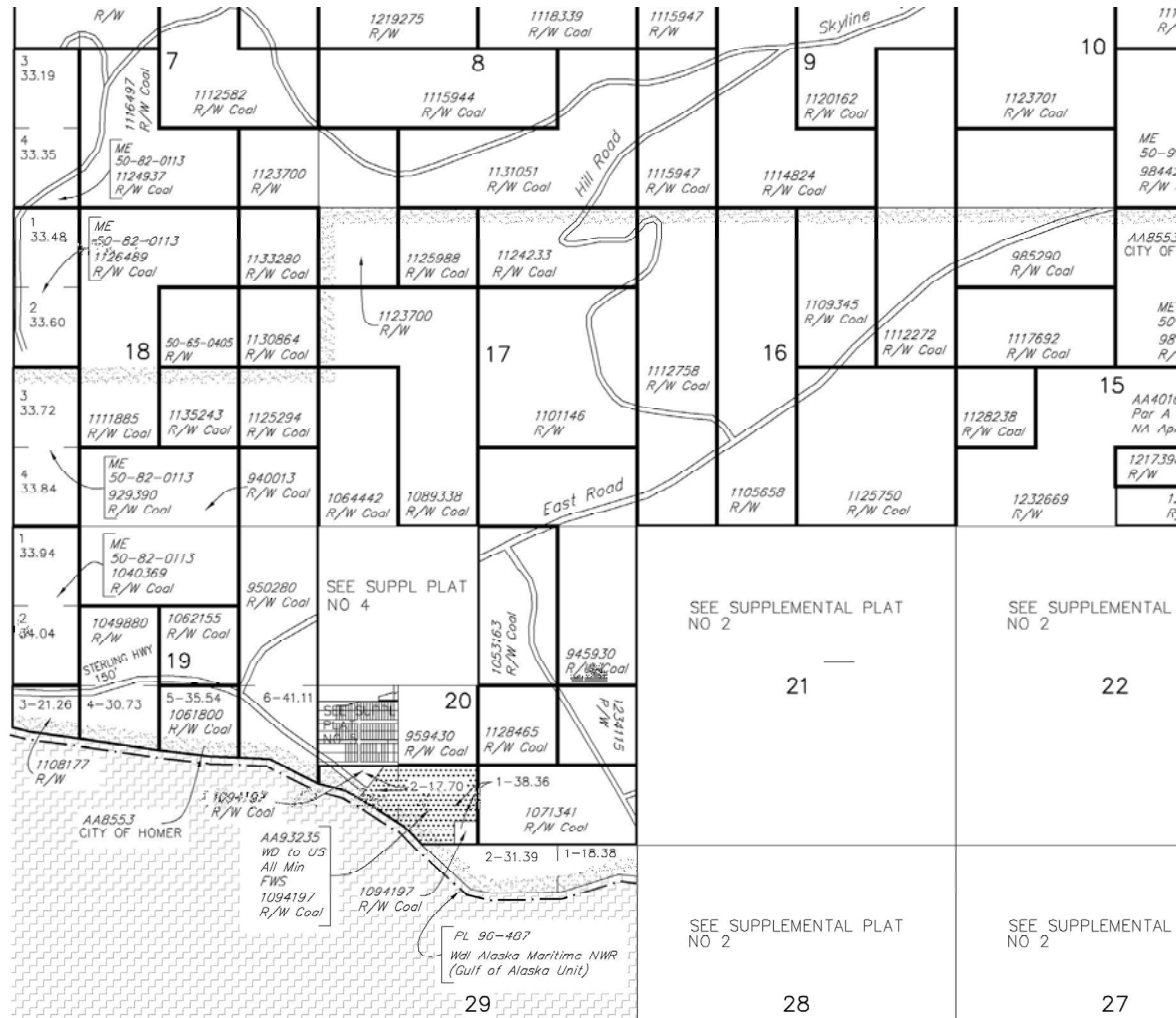
END OF STAFF REPORT



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.





#570

FILED

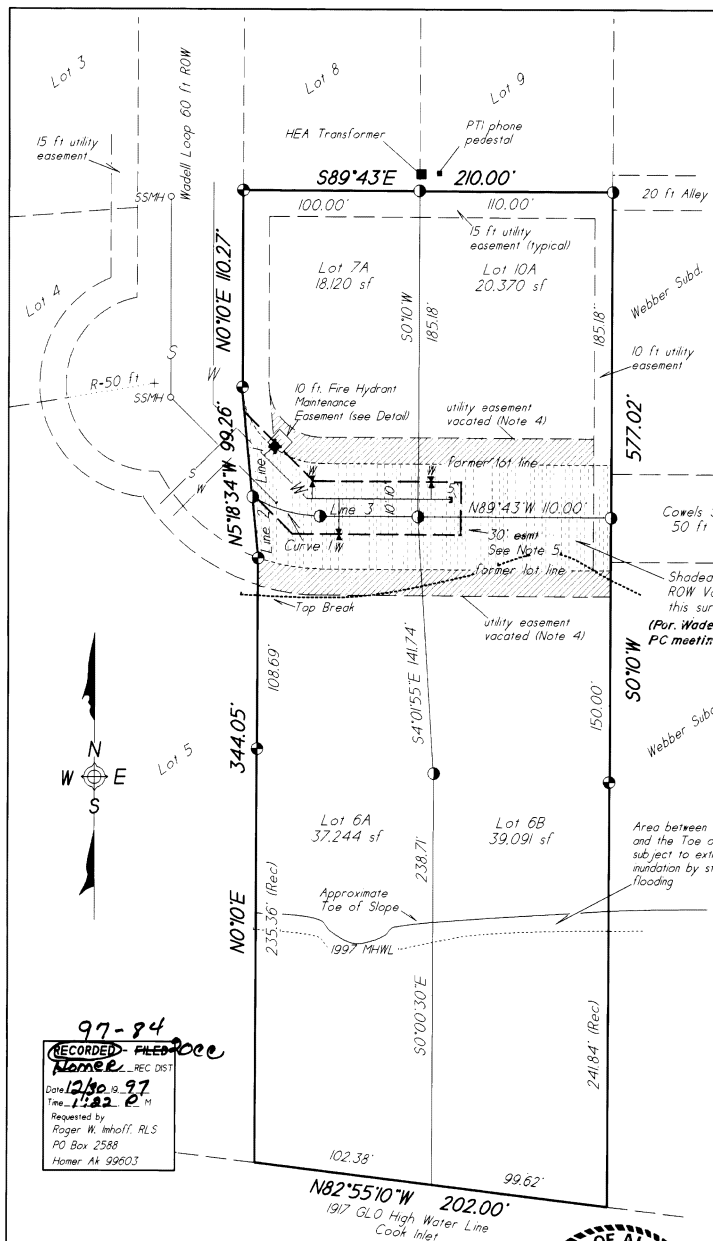
Vol. #3
Page 21

for Recording
Sept. 2, 1952
7:00 P.M.

Office Of
U. S. COMMISSIONER
Homer, Alaska

Filing fee \$2.25

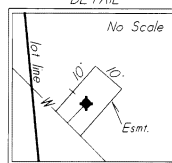
HM 97-84



Curve and Line Chart

Curve 1 L=40.69' R=75'
LC=N74°10'26\"W 40.19'
Line 1 N5°18'34\"W 64.45'
Line 2 N5°18'34\"W 34.81'
Line 3 N89°43\"W 55.15'

Fire Hydrant Maintenance Easement DETAIL



LEGEND

- Found yellow plastic survey set 6/01-S, 1996, Plat 97-5
- Set 2\" Aluminum Cap on 5/8\" rebar this survey
- 30 ft utility easement boundary (as per Note 5)
- Water Main
- Sewer Main
- Fire Hydrant
- ROW Vacated this survey
- Sanitary Sewer Manhole

NOTES

- All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
- No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- Plat notes, covenants, and restrictions from the parent plat (97-5) apply to this subdivision, as does Basis of Bearing.
- Vacation of utility easements approved by the Kenai Peninsula Planning Commission at their meeting of November 10, 1997.
- A 30 ft wide utility easement for water and sewer is hereby granted to the City of Homer. The easement encompasses an area beginning 10 ft north of the water main thence 30 ft south. Disturbed ground shall be returned to its original condition at no expense to the owner within 14 days upon completion of any construction or maintenance activity.
- The City of Homer will not maintain the water lines outside the thirty (30) foot utility easement.
- Portions of this subdivision are located within a flood hazard area. Per KPB FIRM Map panel 4680, the area is V-12 Areas of 100 year coastal flood with velocity.

SURVEYORS CERTIFICATE

I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me or under my direct supervision and the monuments shown hereon actually exist as described and that the dimensions and other details are correct to the best of my knowledge.

Roger W. Imhoff 11-25-97
Roger W. Imhoff LS 5780 Date

PLAT APPROVAL

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

NOVEMBER 10, 1997
KENAI PENINSULA BOROUGH

By: *Bluff Park*
Authorized Official

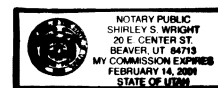
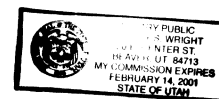
OWNERSHIP CERTIFICATE

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

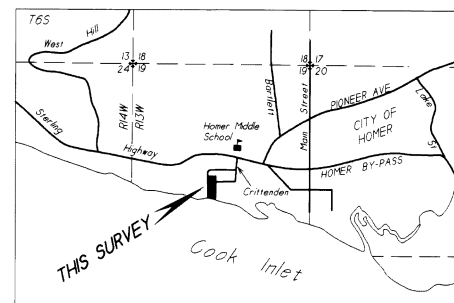
Paul R. Porter, President 12-04-97
Owner of Former Lots 6 and 7
Paul R. Porter, President Date
H. & P. Land Investments, Inc., a Nevada Corporation
5200 Lisa Lane
Las Vegas, Nevada 89129

Notary's Acknowledgment
Subscribed and sworn to me before me this 4th day of December, 1997

for *Paul R. Porter*
Shirley S. Wright
Notary Public for Beaver, UT
My Commission Expires 2-14-01



Vicinity Map 1\" - 1/2 Mile



97-84
RECORDED FILED
Homer REC DIST
Date 12/30/97
Time 1:22 PM
Requested by
Roger W. Imhoff, RLS
PO Box 2588
Homer AK 99603

WASTEWATER DISPOSAL

Plans for wastewater that meet regulatory requirements are on file at the State of Alaska Department of Environmental Conservation.

Roger W. Imhoff 11-25-97
Roger W. Imhoff LS 5780 Date



Sheet 1 of 2
Sheet 2 is a Signature Sheet only

Bluff Park Harmon Porter 1997 Addition

Being a Replat of Lots 6, 7, and 10
Bluff Park No. 4 Harmon - Porter Addition
as shown on Plat No. 97-5 HRD

Located within the NE 1/4 SW 1/4 Section 19, T6S, R13W, SM,
in the City of Homer, Homer Recording District
Third Judicial District, Alaska

Contains 2.636 Acres, more or less

Clients:
H & P Land Investments, Inc.
5200 Lisa Lane
Las Vegas Nevada 89129

Surveyor:
Roger W. Imhoff, RLS
PO Box 2588
Homer AK 99603

Drawn: RWI 11-17-97

FB 97-5/97-6

Date: 9-5-97

Scale 1\" = 50 ft

File bluff.vcd

KPB File No. 97-248

Signature Sheet
Sheet 2 of 2

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

I further certify that the Deed of Trust affecting this property does not contain restrictions which would prohibit this subdivision: or require signature and approval of the beneficiary.

Susan P. Kernes

Owner of former Lot 10

Susan P. Kernes

PO Box 984

Homer Ak 99603

Date 11/26/97

Notary's Acknowledgement

Subscribed and sworn to me before me this 26th day
of Nov 1997

for Susan P. Kernes

Rene M. Eide

Notary Public for Alaska

My Commission Expires 8/8/99

**Bluff Park
Harmon Porter 1997 Addition**

Being a Replat of Lots 6, 7, and 10
Bluff Park No. 4 Harmon - Porter Addition
as shown on Plat No. 97-5 HRD

Located within the NE 1/4 SW 1/4
Section 19, T6S, R13W, SM,
in the City of Homer, Homer Recording District
Third Judicial District, Alaska

Contains 2.636 Acres, more or less

Clients:
H & P Land Investments, Inc.
5200 Lisa Lane
Las Vegas Nevada 89129

Surveyor:
Roger W. Imhoff, RLS
PO Box 2588
Homer Ak 99603

KPB File No. 97-248

Drawn: RWI

FB 97-5

Date: 9-5-97

Attachment 1 - 97-84 Kernes

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.

For Lot 10-A and Lot 17:
Susan Kernes
P.O. Box 101242
Anchorage, AK 99510

For Lots 15 and 16:
Eric P. Knudtson
P.O. Box 2094
Homer, AK 99603

For Lot 17:
Sally Oberstein
P.O. Box 2094
Homer, AK 99603

Notary's Acknowledgements

Subscribed and sworn before me this 5th day of April, 2005 for Susan Kernes

Notary Public for Alaska
My Commission Expires: March 1, 2009

Notary's Acknowledgements

Subscribed and sworn before me this 11th day of April, 2005 for Eric P. Knudtson

Notary Public for Alaska
My Commission Expires: 6-18-07

Notary's Acknowledgements

Subscribed and sworn before me this 11th day of April, 2005 for Sally Oberstein

Notary Public for Alaska
My Commission Expires: 6-18-07

NOTES:

1. BASIS OF BEARING: N0°10'00"E, Reco'd 155.18', measured 155.21', between the northeast corner of Former Lot 10, to the southeast corner of Lot 10, Bluff Park No. 4 Harmon-Porter Addn., Plat 97-5, H.R.D.

2. No permanent structure shall be built or placed within the easement which would interfere with the ability of the utility to use the easement.

3. Deed of Trust on Book 2003, Serial 003611.

4. Property acquisition, usage and resubdivision Agreement, Book 304, Page 983.

5. Covenants in Book 262, Page 403, and amended in Book 316, Page 302.

6. Deed of Trust on Book 278, Page 651, and related assignment in Book 278, Page 659.

7. An emergency vehicle turnaround easement was granted by Serial No. 2005-061933 Homer Recording District.

LEGEND:

- ① Found 2 1/2" Alum. Cap on 5/8" Rebar, 5780-S, 1997
- ② Found 5/8" Rebar, 6101-S, 1997
- ③ Found plastic cap on 1/2" Rebar, 3686-S
- ④ Found 5/8" rebar
- ⑤ Found Plastic Cap on 5/8" Rebar, 7218-S
- ⑥ Found Plastic Cap on 5/8" Rebar, 7538-S, 2004
- Set 2 1/2" Alum. Cap on 5/8" Rebar, 4469-S, 2005
- (R1) Record data per (Plat 52-570), Homer Recording District
- (R2) Record data per (Plat 97-84), Homer Recording District

BLUFF PARK No 4 HARMON
PORTER 1997 ADDN.
Lot 8 Lot 9



Scaled location of 30' Water and Sewer Easement, see Note 5, Plat #97-84, H.R.D.

BLUFF PARK HARMON
PORTER 1997 ADDN.
Lot 6A Lot 6B

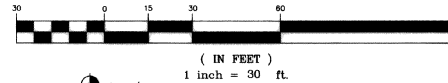
Plat Approval: This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 3/14/2005

Mary Sall
Kenai Peninsula Borough Authorized Official

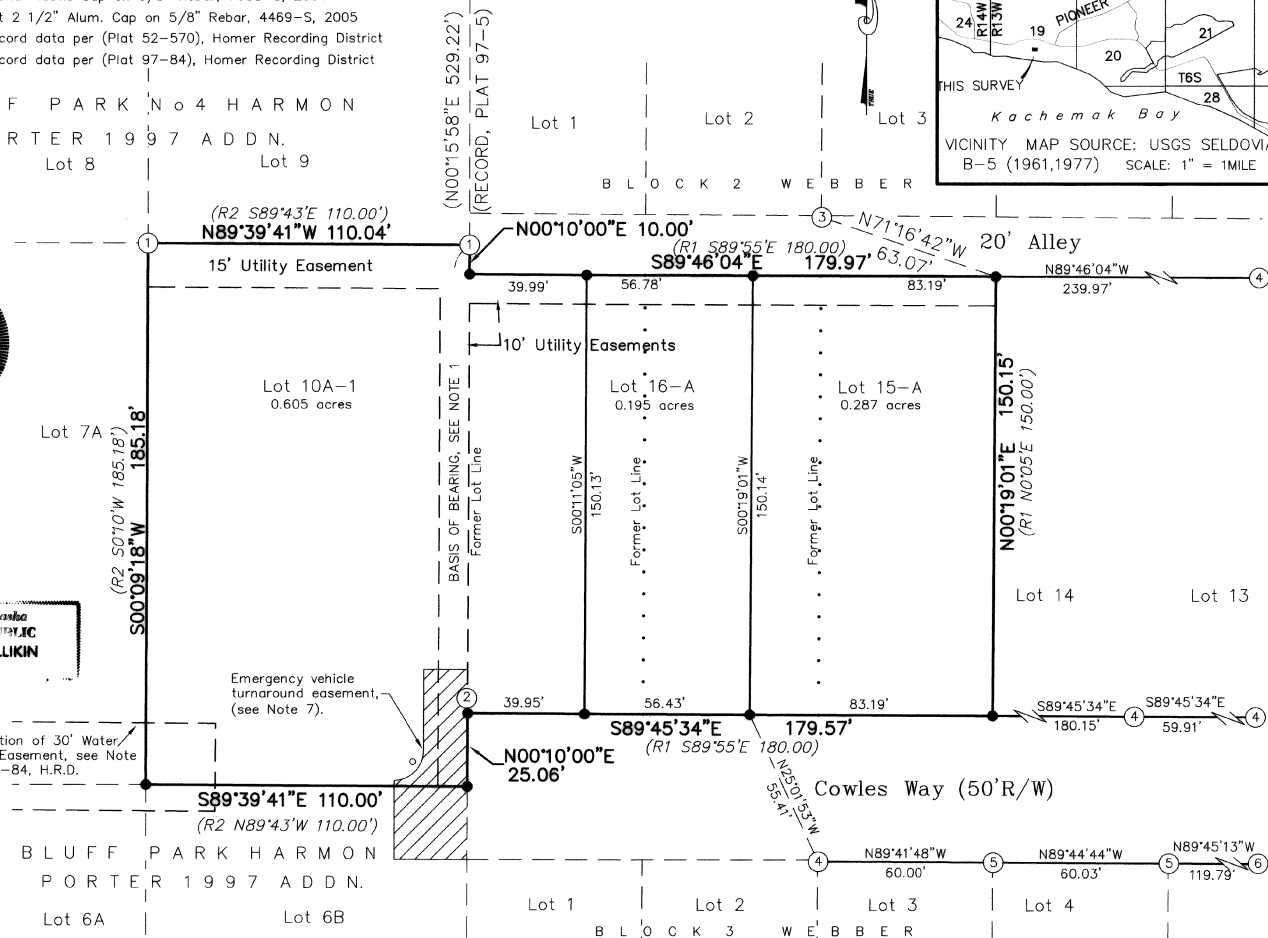
WASTEWATER DISPOSAL: Plans for wastewater disposal, that meet regulatory requirements are on file at the Department of Environmental Conservation.

Judith L. Mullikin

GRAPHIC SCALE



C 1/4 MONUMENT OF RECORD
(RECORD, PLAT 97-5)



MULLIKIN SURVEYS
P.O. BOX 790
HOMER, ALASKA 99603
(907) 235-8975

2005-17 CC
Homer REC DIST 29
Date: 5/10/2005
Time: 3:36 P.M.
Requested By: Mullikin
Address:

WEBBER SUBDIVISION BLUFF PARK REPLAT

Replat and subdivision of Lots 15, 16 and 17 of Block 2, Webber Subdivision (Plat 52-570), and Lot 10A Bluff Park Harmon Porter 1997 Addition (Plat 97-84), Located within NE 1/4 SW 1/4 Section 19, T6S, R13W, Seward Meridian, Homer Recording District, Third Judicial District, Alaska, Containing 1.087 Acres, creating Lots 10-A-1, 15-A and 16A.

DRAWN BY: GDS/TLM	FB 250	Drawing Name:
DATE: 12-13-04		WEBBER.dwg
SCALE:	CHECKED	KPB File 2005-33
HOR: 1"=30'	TLM	

HOMER 2005-17



CURVE DATA				
NO.	ANGLE	RADIUS	LENGTH	TANGENT
1	05° 23' 35"	904.93	85.18	42.62
2	05° 35' 46"	766.19	74.84	37.45

LEGEND

- FND ADH CONC MON
- SET REBAR

76-112

RECORDED - FILED

Homer REC. DIST.

DATE 12-30-76

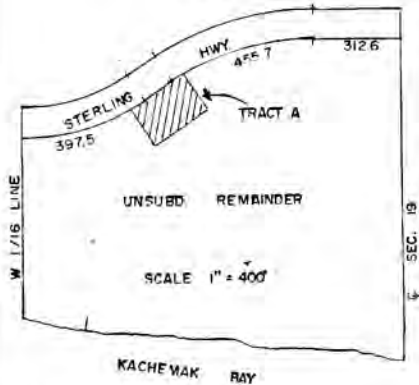
TIME 11:44 A.M.

Remitted by KPB

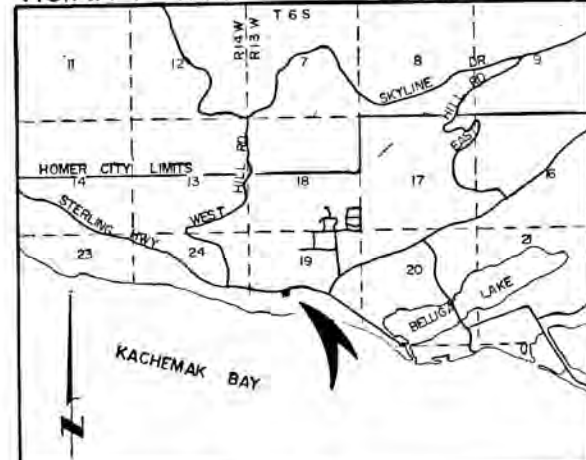
Add fee Satisfaction

NOTES

1. A 20' BLDG SETBACK LINE EXISTS ALONG ALL ROW.
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAW.
3. 1/2" X 24" REBAR SET AT ALL LOT CORNERS.
4. BASIS OF BEARING IS N 89° 52' 52" E BETWEEN THE C1/4 AND THE CE 1/16 S19, AS PER PLAT 76-15 HRO. OF WEBBER SUBD AMENDED.
5. ALL ADJACENT LAND IS UNSUBD.



VICINITY MAP



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON. I HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, ROADWAYS, AND ALLEYS DEDICATED BY ME FOR PUBLIC USE.

Allen L. Jewell
542 W 2ND AVE
ANCHORAGE, AK

A. Robert Hahn
542 W 2ND AVE
ANCHORAGE, AK

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 12 DAY OF Oct 1976

Notary Public for AK

My Commission Expires July 17, 1980

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT CORNERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.

Jerry Anderson, 3686-5

PLAT APPROVAL

PLAT APPROVED BY THE BOROUGH PLANNING COMMISSION THIS 12 DAY OF July 1976

Borough Mayor

DATE: JUNE, 1976

SCALE: 1" = 50'

DESIGNED BY: D.G.

DRAWN BY: S.W.

CHECKED BY: J.A.

FLD. BK. NO.: 16



BLUFF PARK, TRACT A

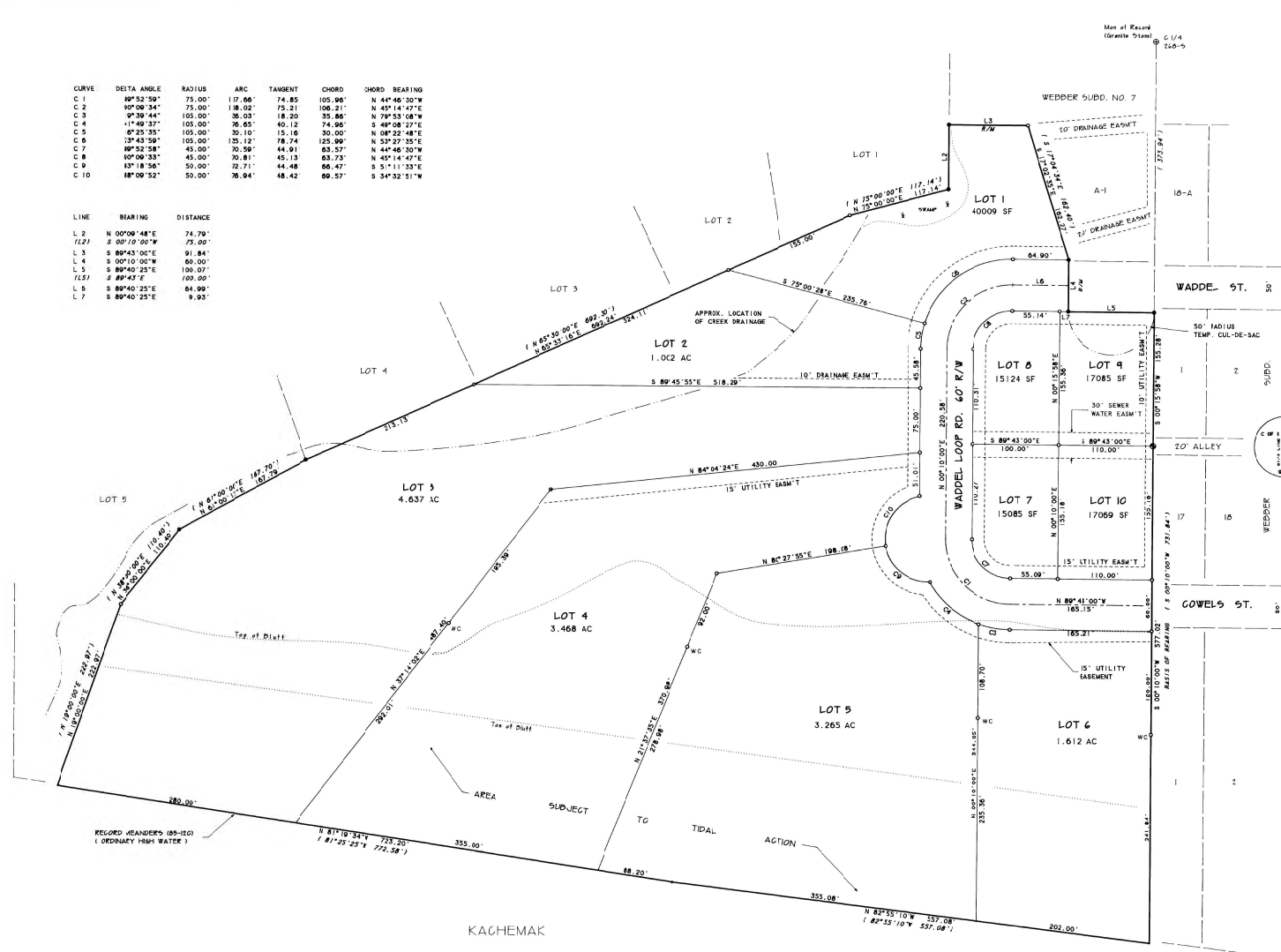
SITUATED WITHIN A PORTION OF GLO. LOT 4, S. 19, T6S, R. 13 W, S.M. WITHIN THE CITY OF HOMER.

CONTAINING 0.766 ACRES

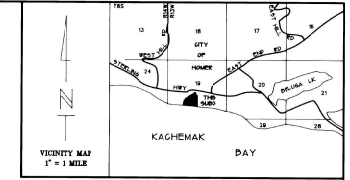
ABILITY SURVEYS

CURVE	DETA. ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	89°52'59"	75.00'	17.06'	74.85'	105.86'	N 44°40'30"W
C 2	90°00'34"	75.00'	18.02'	75.21'	108.21'	N 45°14'47"E
C 3	89°52'59"	75.00'	17.06'	74.85'	105.86'	N 44°40'30"W
C 4	17°49'33"	105.00'	26.85'	40.12'	74.86'	S 89°08'27"E
C 5	8°25'35"	105.00'	30.10'	15.16'	30.00'	N 08°22'48"E
C 6	13°43'59"	105.00'	125.12'	78.74'	125.89'	N 53°27'35"E
C 7	89°52'59"	75.00'	17.06'	74.85'	105.86'	N 44°40'30"W
C 8	90°00'34"	75.00'	18.02'	75.21'	108.21'	N 45°14'47"E
C 9	13°18'56"	50.00'	22.71'	44.48'	66.42'	S 5°11'13"E
C 10	18°09'52"	50.00'	26.04'	48.42'	69.57'	S 34°32'51"W

LINE	BEARING	DISTANCE
L 2	N 00°00'48"E	74.79'
(L2)	S 00°10'00"W	75.00'
L 3	S 89°43'00"E	91.84'
L 4	S 00°10'00"W	60.00'
(L3)	S 89°40'25"E	100.07'
(L4)	S 89°47'00"E	100.00'
L 5	S 89°40'25"E	84.99'
L 7	S 89°40'25"E	9.93'



- 3/4" ALUM CAP MON RECOVERED
- REBAR RECOVERED
- 5/8" REBAR/PLASTIC CAP SET THIS SURVEY
- () RECORD DATA (BS-120)
- R/M RECORD/MEASURED
- WC WITNESS CORNER



CERTIFICATE OF OWNERSHIP AND DEDICATION
 I hereby certify that we are the owners of the real property shown and described herein 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.
Paul R. Porter, President
 Paul R. Porter, President
 H. & P. Land Investments, Inc. a Nevada Corporation
 5200 Liss Lane, Las Vegas Nevada 8929

NOTARY'S ACKNOWLEDGEMENT
 Subscribed and sworn before me this 24 day of JANUARY, 1997.
 For Paul R. Porter, Pres.
Deanna B. Burt
 Notary Public for Utah
 My Commission Expires 10-7-2000

PLAT APPROVAL
 This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of May 13, 1996
 KENAI PENINSULA BOROUGH
 By: William K. Kest
 Authorized Official

97-5
 RECORDED 20⁰⁰
 HARMON PORTER DISTRICT
 DATE 3-3-1997
 TIME 1:08 PM
 (Revised and By) (RECORDED) (SUBMITTING)

NOTES
 No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
 A 10' drainage easement is centered along the existing creek bed.
 Development of the wetlands area shall conform to City of Homer General Permit #95-02.

WASTEWATER DISPOSAL: Plans for wastewater disposal that meet regulatory requirements are on file at the Department of Environmental Conservation.
Reg. 10/10 10-10-97
 Signature Registration No. Date



**BLUFF PARK NO. 4
 HARMON-PORTER ADD.**
 A Subdivision of Lot 6 Bluff Park No. 4
 Located within the NE 1/4 SW 1/4 Sec. 19, T6S, R13W, SM, AK
 and the City of Homer, 17,388 AC
 WHITFORD SURVEYING
 PO BOX 4032 - SOLDOTNA, AK 99669
 (907) 260-9082
 SURVEYED: MARCH/1996 SCALE: 1" = 60'
 KPB FILE NO.: 96-073 DWG FILE: BLF-4HP

- 5/8" rebar with appropriately stamped aluminum cap set at all corners this survey unless indicated otherwise.
- No direct access to State maintained Right-of-Way permitted unless approved by the State of Alaska Department of Transportation.
- The 20' Building Setback shall also be reserved as an ingress-egress and utility easement.
- There is a 20' drainage easement centered on the creek bed.
- The City of Homer has performance standards for all lands with slopes greater than 15 percent.

The soils in this subdivision may be suitable for conventional on-site disposal systems. No person may construct, install, maintain or operate a pressurized water system or a waste disposal system without obtaining prior approval of the plans for the system from the Alaska Department of Environmental Conservation. The burden of providing soils data, groundwater table information, engineering designs and any other information required by the Department to complete the review of the proposed system rests solely on the lot owner.

CURVE INFORMATION				
#	ANGLE	RADIUS	LENGTH	TAN.
1	35° 05' 53"	766.20	469.35	242.30
2	37° 17' 00"	504.93	541.47	278.11
3	11° 31' 21"	504.93	181.99	91.30
4	15° 23' 40"	504.93	243.14	122.31
5	05° 35' 38"	766.20	74.81	37.43
6	07° 21' 58"	504.93	116.35	58.25
7	11° 10' 40"	766.20	149.48	74.98
8	18° 19' 34"	766.20	245.07	123.59
9	07° 44' 38"	766.20	103.56	51.86

CERTIFICATE OF OWNERSHIP

I hereby certify that I am the owner of the property shown and described hereon. I hereby request approval of this plat showing rights of way and easements dedicated by me for public use or to the uses shown.

A. Robert Hahn
A. Robert Hahn
431 W. 7th Avenue
Anchorage, Alaska 99501

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 24th day of June 1984
Jerry M. Jacobson
Notary Public for Alaska My commission expires 6-25-85

SURVEYORS CERTIFICATE

I the undersigned registered surveyor hereby certify that a land survey has been completed by me or under my direct supervision. I declare that the corners and monuments have been located and established as shown and that the information shown hereon is true and correct to the best of my knowledge and belief.

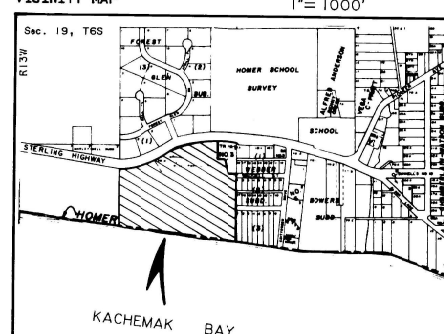
Jerry A. Anderson
Jerry A. Anderson RLS # 3688-S
6-25-85
Date

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of AUG. 12, 1985
Kenai Peninsula Borough

Richard O. Torgerson
Authorized Official

VICINITY MAP



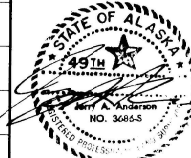
DATE JUNE 1984

SCALE 1" = 100'

DRAWN BY J.A.A.

FLD. BK. No 170

JOB No. 1617



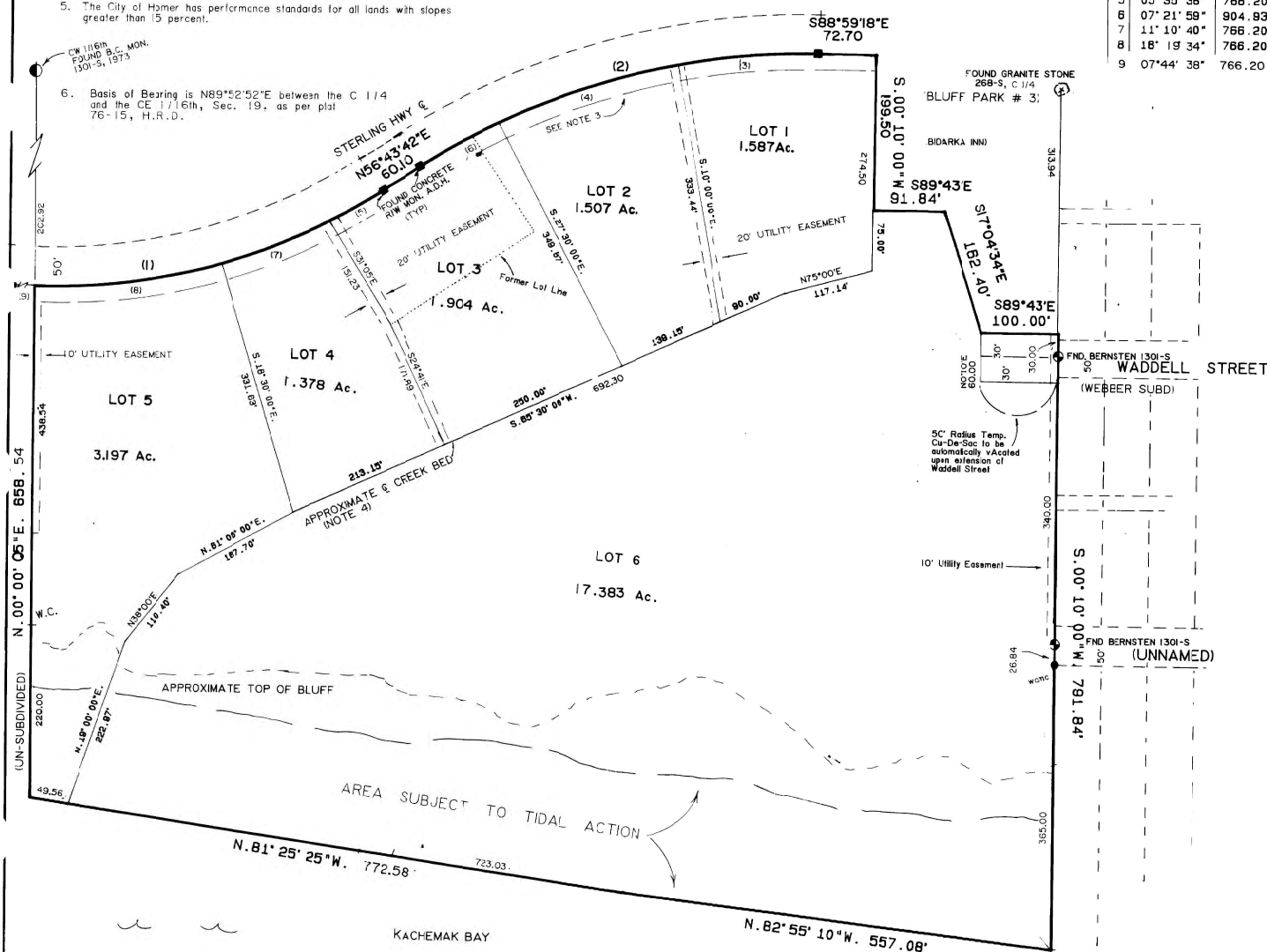
BLUFF PARK No. 4

A portion of the NE 1/4 SW 1/4 Sec. 19 Twp. 6S Rge. 13W S.M. Alaska and a re subdivision of BLUFF PARK, 76-112 HRD Within the city of HOMER, ALASKA

Ctng. 27.094 Ac.

ABILITY SURVEYS

Jerry Anderson RLS Box 378 Homer Alaska



85-120
FILED
HOMER
DATE 11-23-85
TIME 1:53 P.
RECORDED BY KPB
Box 850
Seldovia, AK
99669





Agenda

Planning Commission Regular Meeting

Wednesday, May 20, 2026 at 6:30 PM

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

Homer City Hall

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

Zoom Webinar ID: 979 8816 0903 Password: 976062

<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.

PRESENTATIONS / VISITORS

REPORTS

- A. City Planner's Report, Staff Report 26-011
- B. Quarterly Chair's meeting with Mayor Lord, Chair Smith

PUBLIC HEARINGS

- A. A request for Conditional Use Permit (CUP) CUP 26-02 per HCC 21.24.040 (d), No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area without an approved conditional use permit. The applicant proposes a 3,000 square foot expansion of the existing shop space at 3267 E Street., Staff Report 26-012
- B. A request for Conditional Use Permit (CUP) CUP 26-03 per HCC 21.12.030 (l), Assisted living home. The applicant proposes an assisted living home at 139 Skyline Drive., Staff Report 26-013

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

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

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. 2026 Planning Commission Meeting Calendar

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

COMMENTS OF THE STAFF

COMMENTS OF THE COMMISSION

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **Wednesday, June 3, 2026 at 6:30 p.m.** A Worksession is scheduled for 5:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.



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 26-009

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 on 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.

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

Staff Response: The plat meets these requirements.

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

- A. Within the Title Block:
1. 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:

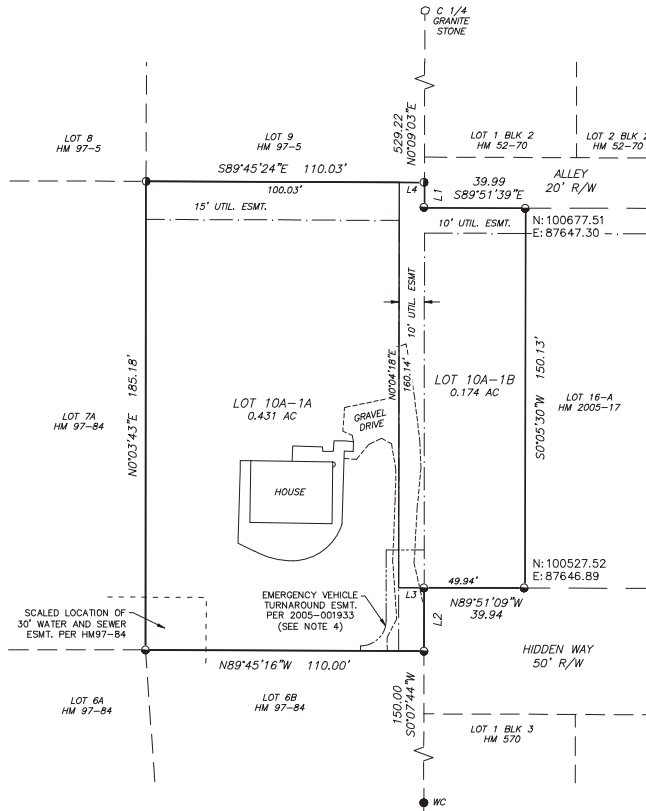
Planning Commission recommends approval of the preliminary plat with the following comment(s) below.

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 "HOMER" (PID=IT0155).

NAD83(2011)(NRS2011)
N59°38'20.5896" 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 "HOMER" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -117°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 16, 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 4489-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

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

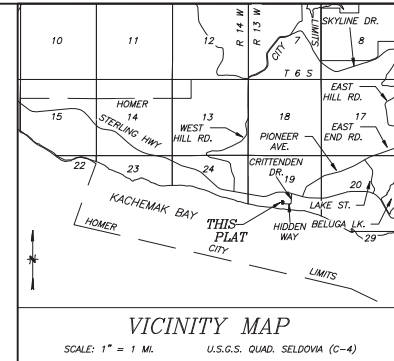
DAY OF , 2026

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 ADAPT 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: AUTHORIZED OFFICIAL
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

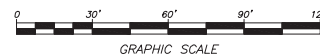
SEABRIGHT SURVEY + DESIGN KATHERINE A. KIRSIS, P.L.S.

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:

Webber Subdivision Bluff Park Schneider 2026 Addition Preliminary Plat

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

A public meeting will be held by the Homer Planning Commission on Wednesday, May 20, 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 15, 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



0 200 400
ft

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

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

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

9. PLAT CONSIDERATION

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

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

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

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

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

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

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

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

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

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

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

ABSTAIN: SCHNEIDER.

Motion Carried.

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

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

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

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

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

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

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

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

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Commissioner Schneider returned to the dais.

10. PENDING BUSINESS

11. NEW BUSINESS

12. INFORMATIONAL MATERIALS

12. A. 2026 Planning Commission Meeting Calendar

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

14. COMMENTS OF THE STAFF

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

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

15. COMMENTS OF THE COMMISSION

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

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

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

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

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

