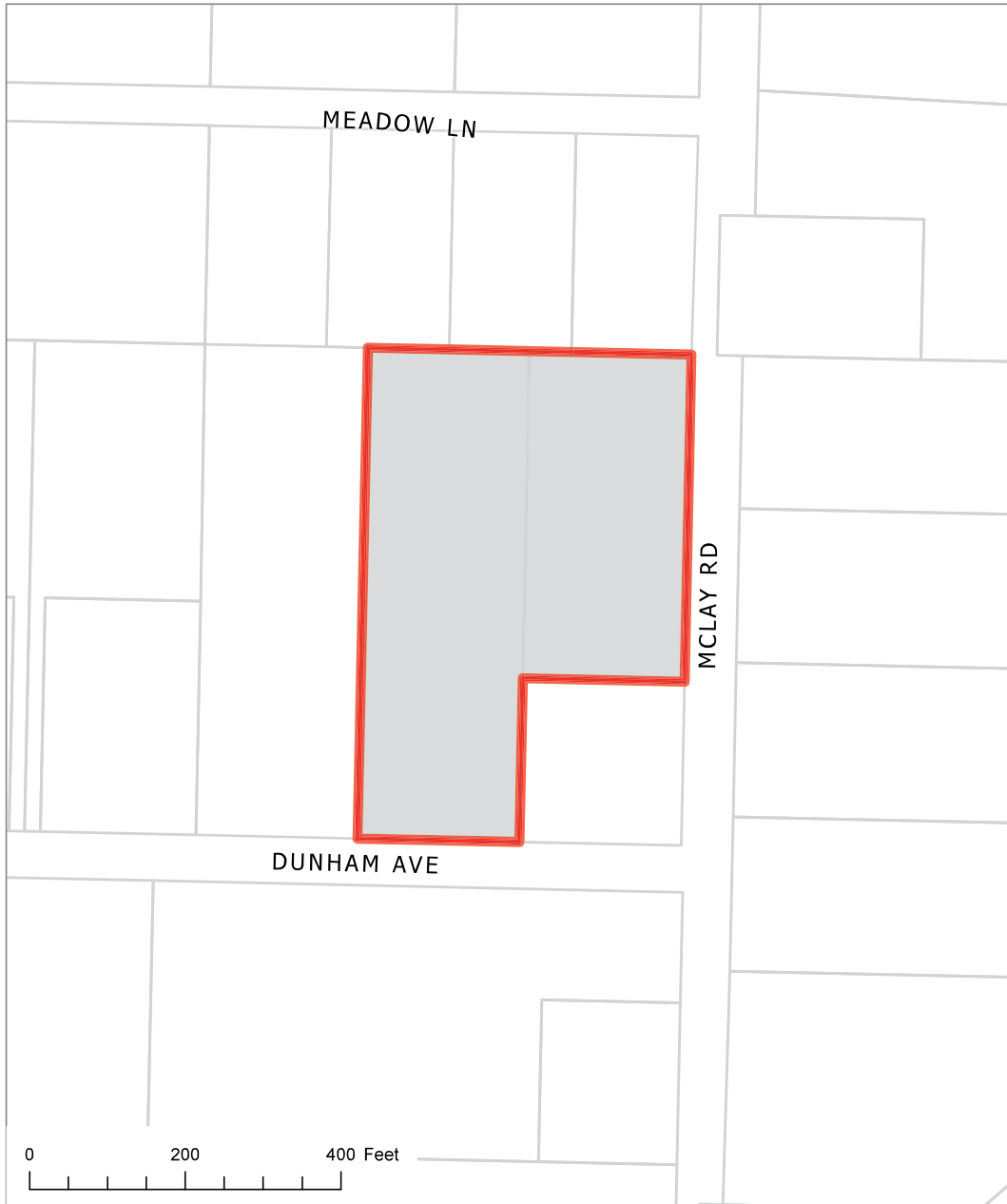


## **E. NEW BUSINESS**

- 7. Dunham Subdivision Two Hands 2024 Replat; KPB File 2024-108  
Seabright Surveying / Hand  
Location: McLay Road & Dunham Avenue  
Kachemak City**



KPB File 2024-108  
T 06S R 13W SEC 11  
Kachemak

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.



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.

**NOTES**

1. THE FRONT 10' ADJACENT TO RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT. ALL DEVELOPMENT MUST COMPLY WITH THE MUNICIPAL ZONING REQUIREMENTS.
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. REFER TO KACHEMAK CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF KACHEMAK PRIOR TO DEVELOPMENT ACTIVITIES.
4. THERE IS AN EASEMENT OF NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED BK 74 PG 107 HRD.
5. THERE ARE EASEMENTS FOR INGRESS, EGRESS & UTILITIES THAT AFFECT THIS SUBDIVISION RECORDED BK 78 PG 898, BK 109 PG 65, BK 169 PG 612 & BK 170 PG 518 HRD.
6. THE ACCESS PORTION OF A FLAG LOT MAY NOT BE USED FOR PERMANENT STRUCTURES OR WASTEWATER DISPOSAL.

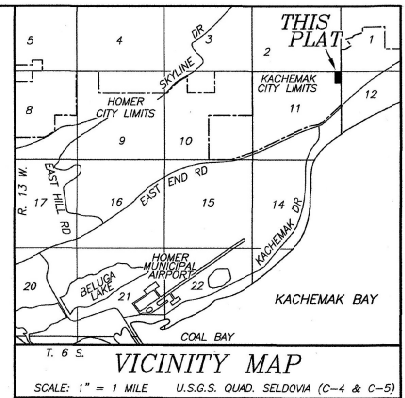
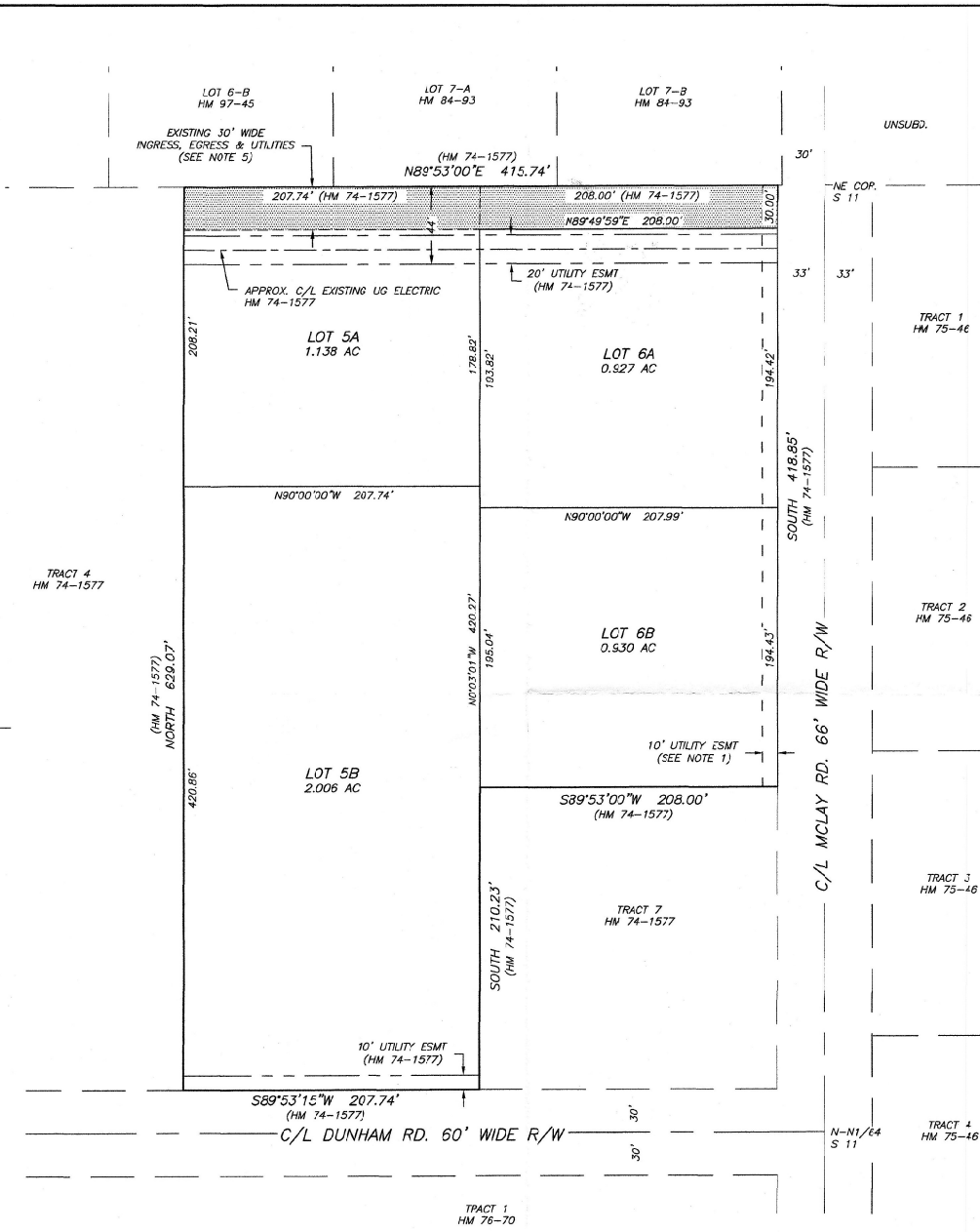
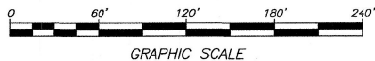
**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

BY: \_\_\_\_\_ AUTHORIZED OFFICIAL DATE \_\_\_\_\_  
KENAI PENINSULA BOROUGH

**WASTEWATER DISPOSAL**

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



**CERTIFICATE OF OWNERSHIP**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

BILL HAND  
P.O. BOX 3129  
HOMER, AK 99603

**NOTARY'S ACKNOWLEDGMENT**

FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2024  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

HOMER RECORDING DISTRICT<sup>C</sup> KP6 FILE NO. 2024-XXX

**DUNHAM SUBDIVISION  
TWO HANDS 2024 REPLAT**

A SUBDIVISION OF TRACT 5 & TRACT 6,  
DUNHAM SUBDIVISION (HM 74-1577), LOCATED IN  
THE N1/2 NE1/4 NE1/4 SEC. 11, T. 6 S., R. 13 W.,  
SEWARD MERIDIAN, KENAI PENINSULA BOROUGH,  
THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 5.000 ACRES

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

CLIENTS: BILL HAND  
P.O. BOX 3129, HOMER, AK 99603

DRAWN BY: KK	CHKD BY: KK	JOB #2024-74
DATE: 10/2024	SCALE: 1"=60'	SHEET #1 OF 1

**KPB 2024-108**

AGENDA ITEM E. NEW BUSINESS

**ITEM #7 - PRELIMINARY PLAT  
DUNHAM SUBDIVISION**

<b>KPB File No.</b>	2024-108
<b>Plat Committee Meeting:</b>	October 28, 2024
<b>Applicant / Owner:</b>	Bill Hand, Two Hands Construction
<b>Surveyor:</b>	Seabright Survey & Design / Homer, Alaska
<b>General Location:</b>	City of Homer Kachemak Area

<b>Parent Parcel No.:</b>	174-310-01 & 174-310-03
<b>Legal Description:</b>	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0741577 DUNHAM SUB TRACT 5 & 6
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	20.30.190(B)

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will combine two tracts to form four new lots ranging in size of 0.930 acres to 2.006 acres.

**Location and Legal Access (existing and proposed):**

Existing legal access to the plat is along Dunham Ave on the south and McLay Rd on the east side of the plat. McLay Rd is gotten to from East End Rd to the south. McLay Rd is a 66' dedicated right-of-way that is developed but not maintained by the borough. Dunham Ave is a 60' dedication not currently developed. No additional right-of-way will be needed.

The plat is not finalizing a vacation or proposing a dedication.

There does appear to possibly be a section line easement on the north line of the plat to be shown. **Staff recommends** the surveyor verify if the section line easement and show it on the drawing.

The plat is affected by some access easements that are identified at plat note #5 and shown on the plat. These give access to the lots to the west of the plat. Lot 5A has the flag lot portion of it following these easements along the 30 foot portion where the driveway is crossing.

Block length is compliant around the plat with Meadow Ln to the north, McLay Rd, Dunham Ave and Fanning Rd N to the west of the plat.

KPB Roads Dept. Comments	Out of Jurisdiction: Yes Roads Director: Griebel, Scott Comments: Within Kachemak City. No RSA comments or objections.
SOA DOT Comments	No comment

**Site Investigation:**

Per KPB GIS data there is a structure on the current Lot 6. It is not apparent if it is permanent or not. It lies fully in the lot and will be in the proposed Lot 6a when the plat is complete. No other structures appear to shown in the limits of the plat.

There are no steep areas shown on the plat and no elevations were given. When the topography was checked from KPB GIS data the slope across the plat computed to approximately 7 percent from the northwest corner down towards the southeast corner of Lot 5B and also 6B

There are no low wet areas on the plat as per the KWF Wetland data. The River Center review did identify the plat to be in a FEMA flood hazard area but no depiction is required. The not as given in KPB 20.30.280.D should be added to the plat, including the FEMA Map Panel and Flood Zone.

The plat is not located in a habitat protection district.

KPB River Center Review	<p>A. Floodplain            Reviewer: Hindman, Julie            Floodplain Status: IS in flood hazard area            Comments: Within a non-regulatory zone with minimal flood risk. No depiction but include the code required plat note.            Flood Zone: X Zone            Map Panel: 02122C-2120E            In Floodway: False            Floodway Panel:</p> <p>B. Habitat Protection            Reviewer: Aldridge, Morgan            Habitat Protection District Status: Is NOT within HPD            Comments: No comments</p>
State of Alaska Fish & Game	

**Staff Analysis**

The land was originally part of the N1/2 NE1/4 NE1/4 of Section 11, Township 6 South, Range 13 West, S.M., Homer Recording District, Alaska. The first division of the land was Dunham Subdivision HM 74-1577 creating seven lots and three half dedications on the east, south and west.

A soils report will be required and an engineer will sign the final plat.

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 Kachemak. The Kachemak City Council met on September 11, 2024 and voted unanimously to write a letter of non-objection to accept the plat. The letter was written and sent to the Kenai Peninsula Borough on September 24, 2024, and received.

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

To the south on Lot 7, the drive appears close to the property line. Staff recommends the surveyor watch for any encroachment issues when doing the field work. If any are found they should be identified on the plat and a solution proposed to staff also.

A comment from the public has been received that is a close by neighbor. Their letter is in support of the development and welcomes the need for the lots and affordable house. The comment is included in the packet.

**Utility Easements**

The easement listed in plat note #4 should be revised as it does not have a defined location and should be shown on the drawing.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process.

HEA has sent a comment back in response to the mailing, having reference to the location of the underground electric line. The comment is included in the packet

**Staff recommends** to grant utility easements requested by the utility providers.

**Utility provider review:**

HEA	See comment in packet
ENSTAR	No comments
ACS	
GCI	Approved as shown
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

**KPB department / agency review:**

Addressing	Reviewer: Leavitt, Rhealyn Affected Addresses: 59050 DUNHAM AVE Existing Street Names are Correct: Yes List of Correct Street Names: MCLAY RD, DUNHAM AVE Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 59050 DUNHAM AVE WILL REMAIN WITH LOT 5B
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
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.
Assessing	Reviewer: Windsor, Heather Comments: No comment
Advisory Planning Commission	

**STAFF RECOMMENDATIONS**

**CORRECTIONS / EDITS**

- Add a legend to the drawing
- Revise KPB file no to 2024-108
- Identify the former lot line in Lot 5A.
- Distinguish the boundary of the plat from the lot lines better.

**PLAT NOTES TO ADD**

- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.
- Add/revise plat note #6 -- No structures are permitted within the panhandle portion of the flag lot(s).

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**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.

- 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 recommendation:**  
Dunham Rd should be Dunham Ave, please revise
- 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:**  
Label McLay Rd on the vicinity map
- 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:**  
The easement listed in 74/107 has a location that can be shown on the drawing.  
Verify and show section line easement on the east and north side of the subdivision.

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**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.

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**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.

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**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.

**EXCEPTIONS REQUESTED:**

**A. KPB 20.30.190(B) Lots - Dimensions**

We are requesting an exception to the dimensional specifications for the access portion of a flag lot per the above referenced KPB code. This plat proposes to match the existing ingress & egress easement along the northerly 30' of the subject parcels that has been in place since the 1970's. There is an existing constructed shared driveway located within this easement with an adjacent utility corridor. The 30' wide x 208' long access portion of the flag (Lot 5A) will maintain the status quo of physical and legal access as it has served this subdivision for decades.



Surveyor's Discussion:

**Findings:**

1. Matches existing ingress & egress easement along the northerly 30' of the parcel
2. There is an existing constructed shared driveway located within the easement.
3. The 30' x 208' access will maintain the status quo of physical and legal access as it has served this subdivision.

Staff Discussion:

**20.30.190. - Lots—Dimensions.**

A.

B. The access portion of a flag lot shall not be less than 20 feet wide. A flag lot with the access portion less than 60 feet wide may be subject to a plat note indicating possible limitations on further subdivision based on access issues, development trends in the area, or topography. If the access portion is less than 60 feet wide, it may not exceed 150 feet in length. The access portion may not be used for permanent structures or wastewater disposal area, must meet the design standards of KPB 20.30.030(A) and 20.30.090 for access, and, if at least 60 feet wide, will be subject to the building setback restrictions of KPB 20.30.240.

**Findings:**

4. There are three lots to the west are using the driveway crossing proposed Lot 5A.
5. Granting the exception will not be detrimental to the public welfare and will not be a hazard to adjacent properties.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The commission (committee) shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;  
**Findings 1-4 appear to support this standard.**
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;  
**Findings 1-4 appear to support this standard.**
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.  
**Findings 5 appear to support this standard.**

**Staff recommendation:** place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

**RECOMMENDATION:**

**SUBJECT TO EXCEPTION(S) GRANTED, 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 DECISION OF THE PLAT COMMITTEE 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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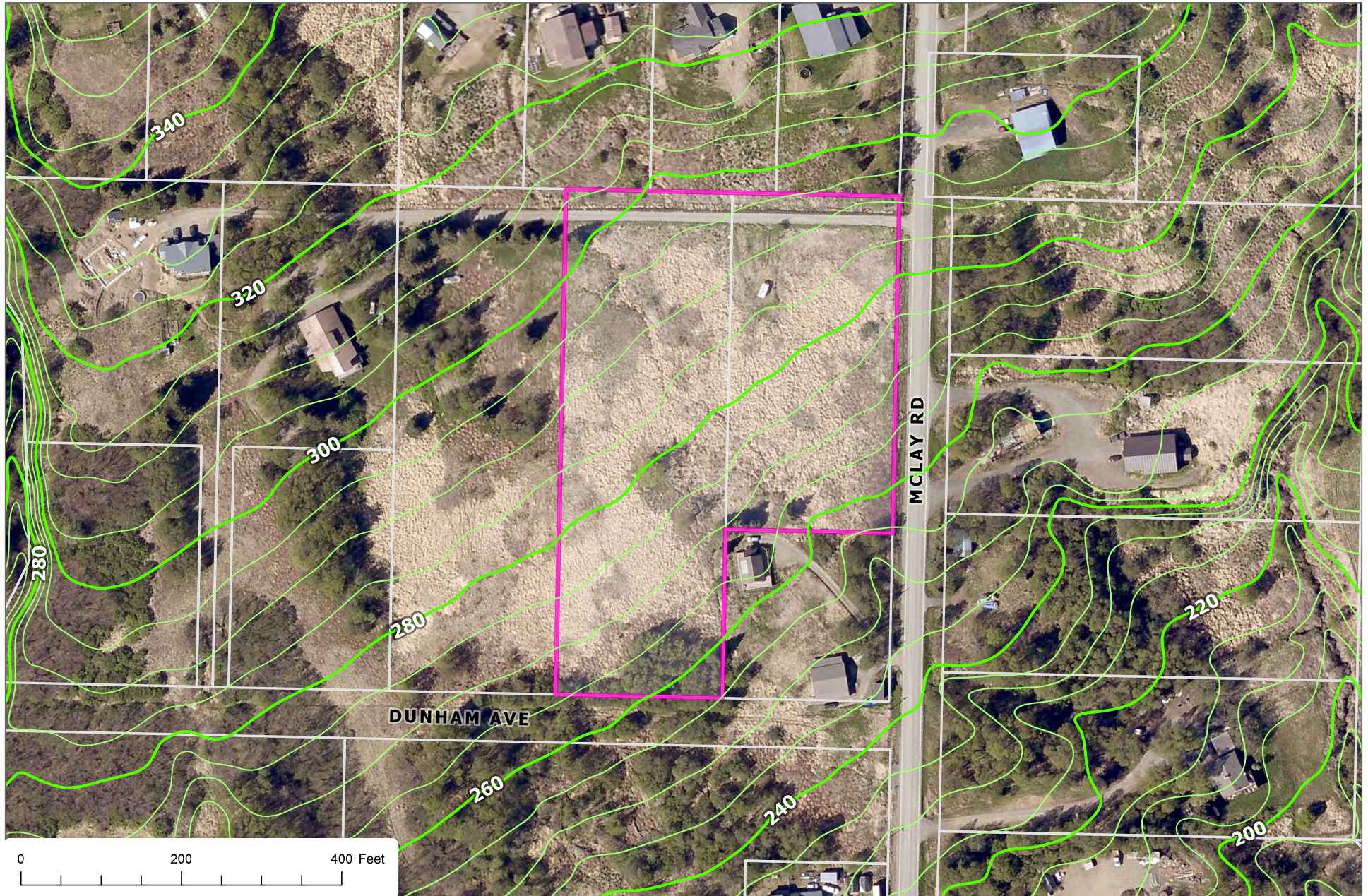
Aerial Map



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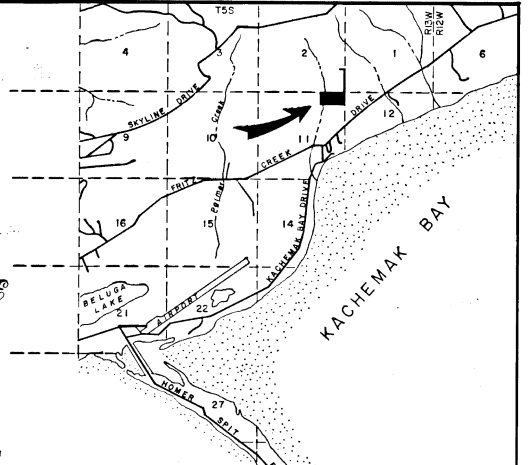


Aerial with 5-foot Contours



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.

HOMER  
 Serial No. 74-1577  
 39  
 HOMER REC. DIST.  
 DATE 8-12-74 TO 74  
 TIME 11:26 A.M.  
 Requested by - KPB  
 Address - Seldatna  
 599278



1" = 100'

VICINITY MAP  
 1" = 1 MILE

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, EASEMENTS AND OTHER OPEN SPACES TO PUBLIC USE.

Date 7/15/74  
 Notary  
 Owner Gloria P. Dunham

NOTARY'S ACKNOWLEDGEMENT

CERTIFICATE OF OWNERSHIP SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF July 1974.  
 Notary in and for the State of Alaska My Commission Expires 7/31/77

SURVEYOR'S CERTIFICATE

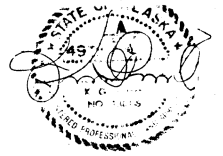
I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT THIS PLAT REPRESENTS A SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT MONUMENTS ACTUALLY EXIST AS LOCATED AND THAT DIMENSIONAL AND OTHER DETAILS ARE CORRECT.

Date 7/11/74  
 Reg. Branch, R.L.S. No. 1301 S

KENAI PENINSULA BOROUGH

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF THE KENAI PENINSULA BOROUGH AND THAT SAID PLAT HAS BEEN APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION.

Date July 1, 1974  
 Borough Mayor



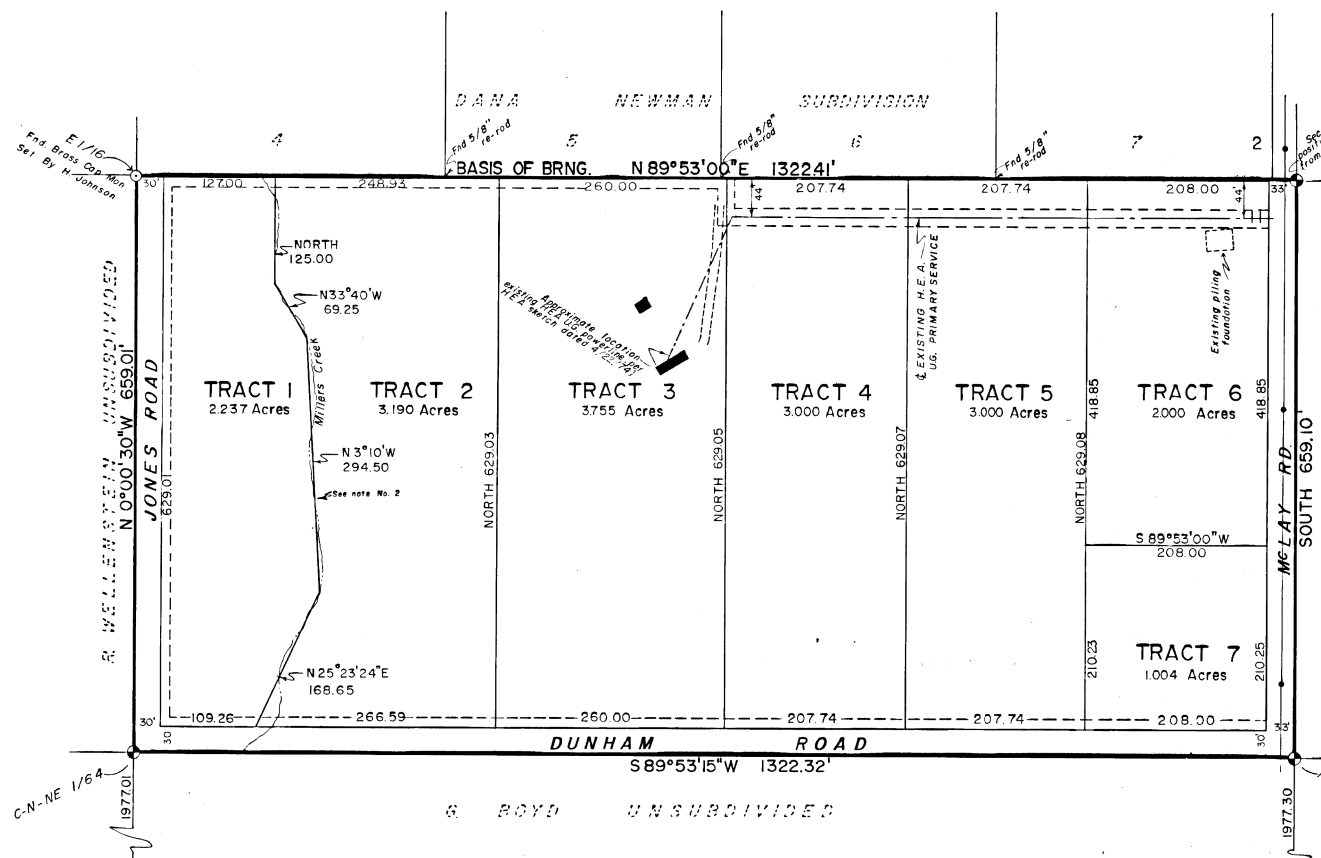
DUNHAM SUBDIVISION  
 SITUATED IN

N 1/2 NE 1/4 NE 1/4 OF SECTION 11, T6S, R13W, S.M., HOMER RECORDING DISTRICT, ALASKA  
 CONTAINING 20.007 ACRES

PREPARED FOR  
 JACK DUNHAM  
 BOX 124  
 TOK, ALASKA  
 DATE: MAY 21, 1974

PREPARED BY  
 KEN BRANCH, R.L.S.  
 BOX 1295  
 HOMER, ALASKA  
 SCALE: 1" = 100'

DRAWN BY  
 SUSAN LATA



LEGEND

- INDICATES EXISTING HEA POWER POLE AND POWERLINE
- INDICATES 10' WIDE UTILITY EASEMENT
- ⊙ INDICATES BRASS CAP MONUMENT SET THIS SURVEY.

NOTES

1. 2" x 2" HUB AND TACK SET AT ALL LOT CORNERS THIS SURVEY.
2. A 30' WIDE EASEMENT LOCATED 15' ON EACH SIDE OF THE CENTERLINE OF MILLER'S CREEK AS SHOWN ON THIS SUBDIVISION IS HEREBY DEDICATED FOR THE PURPOSE OF PROTECTING AND PRESERVING SAID WATERCOURSE.

CE 1/16  
 End 3/4" 6IP

1/4 Corner  
 End 6LO Brasscap

**CITY OF KACHEMAK  
REGULAR CITY COUNCIL MEETING  
AGENDA FOR 9/11/2024**

1	<b>CALL TO ORDER – PLEDGE OF ALLEGIANCE</b>
2	<b>ROLL CALL</b> - Guy Rosi, Dave Weber, William Overway, Glen Carroll, Bill Fry, Deborah Anderson, Lloyd Moore Also in attendance Laurie Wallace - City Clerk
3	<b>APPROVAL OF THE AGENDA</b> - 8/14/2024
4	<b>ANNOUNCEMENTS/VISITORS</b> Kelly Cooper, KPB Representative - Derotham Ferro, South Peninsula Hospital presentation.
5	<b>APPROVAL OF THE August 14th, 2024 MINUTES</b>
6	<b>FINANCIAL REPORT</b> Northrim Balance - as of day of meeting Budget Overview - Monthly Financial
7.	<b>PUBLIC HEARING</b>
8	<b>ORDINANCE</b>
9	<p><b>RESOLUTIONS</b></p> <p><b>2024-20</b> A RESOLUTION ADOPTING JOINT RESOLUTION NO. 2024-XXX OF THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH AND THE COUNCILS OF THE CITY OF HOMER, KACHEMAK, KENAI, SEWARD, SELDOVIA, AND SOLDOTNA, SUPPORTING THE KENAI PENINSULA ECONOMIC DEVELOPMENT DISTRICT’S REQUEST THAT THE 2026 AND 2027 COOK INLET FINISH MEETINGS BE HELD IN SOLDOTNA, ALASKA TO PROVIDE RESOURCE STAKEHOLDERS WITH THE OPPORTUNITY TO BE PRESENT AT PUBLIC DISCUSSIONS AFFECTING THE MANAGEMENT OF THEIR RESOURCES.</p> <p><b>2024-21</b> A RESOLUTION OF THE CITY OF KACHEMAK ISSUING A LETTER OF NON-OBJECTION TO ACCEPT THE REPLAT OF KPB PARCEL DUNHAM SUB-DIVISION TWO HAND 2024 REPLAT.</p> <p><b>2024-22</b> - A RESOLUTION OF THE CITY OF KACHEMAK ACCEPTING THE ALASKA ENERGY AUTHORITY RENEWABLE ENERGY GRANT.</p> <p><b>2024-23</b> A RESOLUTION OF THE CITY OF KACHEMAK AUTHORIZING THE MAYOR TO HIRE AN ENERGY GRANT PROJECT MANAGER NOT TO EXCEED \$4,000 IN REIMBURSEMENT CHARGES WITHOUT COUNCIL APPROVAL.</p>

10	<b>MAYOR'S REPORT</b>
11	<b>CLERK'S REPORT</b> VSW Meeting 9/11 - Notes Safety Meeting - 9/10
12	<b>PENDING BUSINESS</b> Energy Grant Meeting Mayor Fry - Soccer Field Drainage & Upgrade in depth report Mark Bowman's IT position
13	<b>NEW BUSINESS</b> Non-Objection Letter (Resolution 2024-21)
14	<b>OLD BUSINESS</b> Guy Rosi, thank you for putting up the Turkington sign.
15	<b>COMMENTS OF THE PUBLIC</b>
16	<b>COMMENTS OF THE COUNCIL</b>
17	<b>ADJOURNMENT</b>
18	<b>NEXT CITY COUNCIL MEETING:</b> October 9, 2024 @ 6:00pm

**CITY OF KACHEMAK  
KACHEMAK, ALASKA  
RESOLUTION 2024-21**

A RESOLUTION OF THE CITY OF KACHEMAK, ALASKA, ISSUING A LETTER OF NON-OBJECTION TO ACCEPT THE REPLAT OF KPb PARCEL DUNHAM SUBDIVISION TWO HAND 2024 REPLAT.

WHEREAS, the property located Dunham Subdivision Tract 5 & 6 (KPB Parcels 174-310-03 & 174-310-01)

WHEREAS, the property owner has requested a replat subdividing the 5-acre parcel into 4 Lots 5A, 5B, 6A, 6B and

WHEREAS, the subdivided parcels meet the requirements of City Code Title 10.01.01: Land Subdivision, and are greater than the minimum lot size of 40,000 square feet; and

NOW, THEREFORE, let it be resolved that the City Council of Kachemak, Alaska, shall submit to the Kenai Peninsula Borough Planning Department a letter supporting the preliminary replat for KPB Parcels 17431003 and 17431001.

PASSED and ADOPTED by a quorum of the City of Kachemak Council on this 11th day of September, 2024.

CITY OF KACHEMAK

\_\_\_\_\_  
Bill Fry, Mayor

ATTEST:

\_\_\_\_\_  
Laurie Wallace, City Clerk



CITY OF KACHEMAK  
REGULAR CITY COUNCIL MEETING  
MINUTES FOR 9/11/2024

- 1 **CALL TO ORDER** – PLEDGE OF ALLEGIANCE
- 2 **ROLL CALL** - Guy Rosi, Dave Weber, William Overway, Glen Carroll, Bill Fry, Deborah Anderson, Lloyd Moore  
Also in attendance Laurie Wallace - City Clerk
- 3 **APPROVAL OF THE AGENDA** - 9/11/2024  
**Motion:** Dave Weber **2nd:** William Overway **Unanimous**
- 4 **ANNOUNCEMENTS/VISITORS**  
Kelly Cooper, KPB Representative - Derotham Ferro, South Peninsula Hospital presentation -Martine Moore - Dorothy Fry - Mark Speakman - Claudia Tio - Patty Relay - Doug Bailey
- 5 **APPROVAL OF THE August 14th, 2024 MINUTES**  
**Motion:** Guy Rosi **2nd:** Glen Carroll **Unanimous**
- 6 **FINANCIAL REPORT**  
Northrim Balance - \$66,914.73 - Amlip Balances Current - \$252,935.93 = \$319,850.60  
Budget Overview - Monthly Financial
7. **PUBLIC HEARING**
- 8 **ORDINANCE**
- 9 **RESOLUTIONS**  
**2024-20** A RESOLUTION ADOPTING JOINT RESOLUTION NO. 2024-XXX OF THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH AND THE COUNCILS OF THE CITY OF HOMER, KACHEMAK, KENAI, SEWARD, SELDOVIA, AND SOLDOTNA, SUPPORTING THE KENAI PENINSULA ECONOMIC DEVELOPMENT DISTRICT'S REQUEST THAT THE 2026 AND 2027 COOK INLET FINISH MEETINGS BE HELD IN SOLDOTNA, ALASKA TO PROVIDE RESOURCE STAKEHOLDERS WITH THE OPPORTUNITY TO BE PRESENT AT PUBLIC DISCUSSIONS AFFECTING THE MANAGEMENT OF THEIR RESOURCES.  
**Motion:** Deborah Anderson **2nd:** Guy Rosi **Unanimous**  
**2024-21** A RESOLUTION OF THE CITY OF KACHEMAK ISSUING A LETTER OF NON-OBJECTION TO ACCEPT THE REPLAT OF KPB PARCEL DUNHAM SUB-DIVISION TWO HAND 2024 REPLAT.  
**Motion:** Deborah Anderson **2nd:** William Overway **Unanimous**

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CITY OF  
**KACHEMAK**



Kenai Peninsula Borough  
ATTN: Planning Department  
144 North Binkley Street  
Soldotna, AK 99669

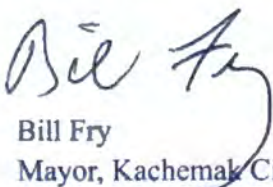
September 24, 2024

RE: Dunham Sub-Division

To Whom it May Concern:

The Kachemak City Council met on September 11, 2024 and voted unanimously to write a letter of non-objection to accept the REPLAT OF KPB PARCELS 17431003 AND 17431001 LOCATED DUNHAM SUBDIVISION TRACT 5 & 6.  
To be subdivided into 4 Lots 5A, 5B, 6A and 6B.

Please let us know if you have any questions.



Bill Fry  
Mayor, Kachemak City

**NOTES**

1. THE FRONT 10' ADJACENT TO RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT. ALL DEVELOPMENT MUST COMPLY WITH THE MUNICIPAL ZONING REQUIREMENTS.
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. REFER TO KACHEMAK CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF KACHEMAK PRIOR TO DEVELOPMENT ACTIVITIES.
4. THERE IS AN EASEMENT OF NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED BK 74 PG 107 HRD.
5. THERE ARE EASEMENTS FOR INGRESS, EGRESS & UTILITIES THAT AFFECT THIS SUBDIVISION RECORDED BK 78 PG 896, BK 109 PG 65, BK 169 PG 612 & BK 170 PG 518 HRD.
6. THE ACCESS PORTION OF A FLAG MAY NOT BE USED FOR PERMANENT STRUCTURES OR WASTEWATER DISPOSAL.

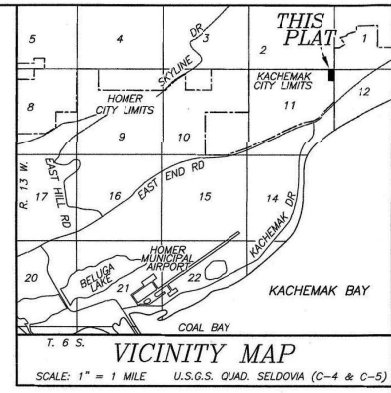
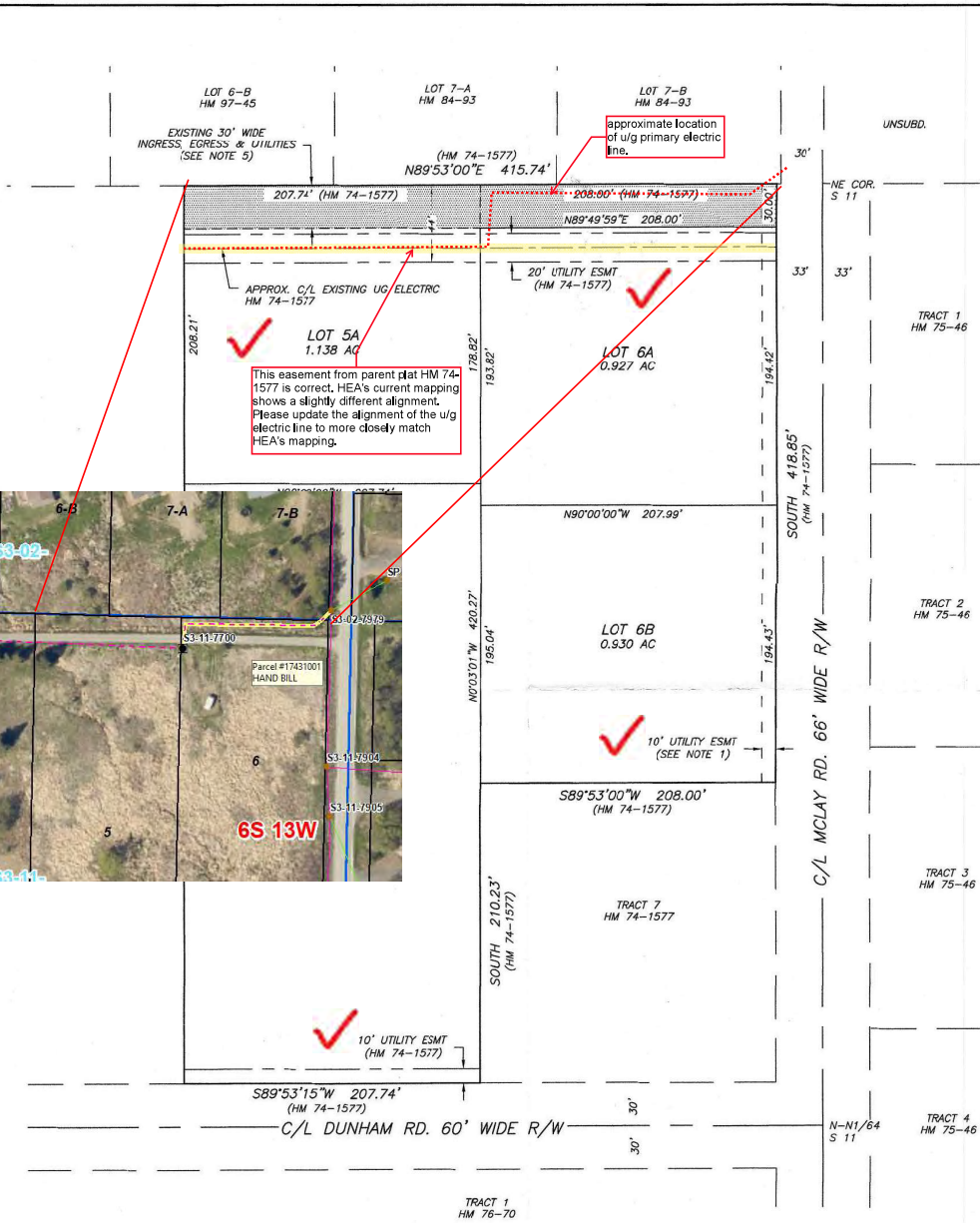
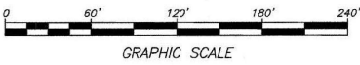
**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

BY: \_\_\_\_\_  
 AUTHORIZED OFFICIAL  
 KENAI PENINSULA BOROUGH

**WASTEWATER DISPOSAL**

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



**CERTIFICATE OF OWNERSHIP**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

BILL HAND  
 P.O. BOX 3129  
 HOMER, AK 99603

**NOTARY'S ACKNOWLEDGMENT**

FOR: \_\_\_\_\_  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES \_\_\_\_\_

HEA REVIEWED - SEE COMMENTS  
  
 Scott Huff 10/14/2024  
 Land Management Officer

HOMER RECORDING DISTRICT KPBF FILE NO. 2024-XXX

**DUNHAM SUBDIVISION  
 TWO HANDS 2024 REPLAT**  
 A SUBDIVISION OF TRACT 5 & TRACT 6,  
 DUNHAM SUBDIVISION (HM 74-1577), LOCATED IN  
 THE N1/2 NE1/4 NE1/4 SEC. 11, T. 6 S., R. 13 W.,  
 SEWARD MERIDIAN, KENAI PENINSULA BOROUGH,  
 THIRD JUDICIAL DISTRICT, ALASKA  
 CONTAINING 5.000 ACRES

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

CLIENTS: BILL HAND P.O. BOX 3129, HOMER, AK 99603		
DRAWN BY: KK	CHKD BY: KK	JOB #2024-74
DATE: 10/2024	SCALE: 1"=60'	SHEET #1 OF 1

**KPB 2024-108**

**From:** [Planning Dept.](#)  
**To:** [Carpenter, Beverly](#); [Anderson, Heidi](#)  
**Subject:** FW: <EXTERNAL-SENDER>kpb file #2024-108  
**Date:** Wednesday, October 16, 2024 7:21:44 AM

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**CAUTION:** This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

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Regarding Bill Hand's proposed subdivision of 2 lots into 5:

Our home at 41225 McLay rd is located below Mr Hands planned development, within 300' and separated by 1 lot.

I believe his responsible development history and current plan for McLay rd. is needed and should be welcomed.

It will provide desperately needed building sites for affordable housing.

it will increase the tax base for the Borough.

Richard W. Frost  
PO Box 254  
Homer AK  
907-299-1906