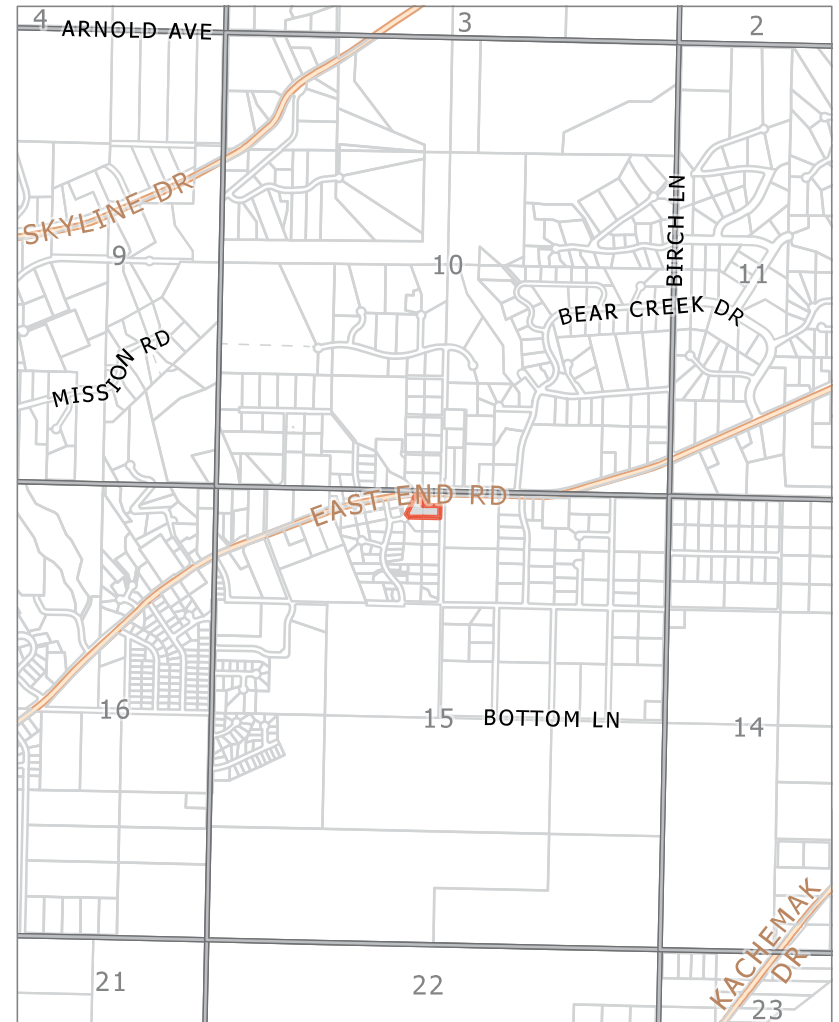


E. NEW BUSINESS

- 1. Cooper Subdivision 2025 Addition; KPB File 2025-069**
Fineline Surveys / Hennick
Location: Alder Lane off East End Road
City of Homer



KPB File 2025-069
T 6S R 13W Sec15
Homer



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

NOTES:

1. NO ACCESS TO STATE MAINTAINED RIGHTS OF WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPT. OF TRANSPORTATION.
2. THE FRONT 15 FEET OF ADJOINING RIGHTS-OF-WAY, AND 20' WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. 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.
3. EASEMENTS:
 - A. HOMER ELECTRIC ASSOCIATION-FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, AND REPAIR AND CLEAR SHRUBBERY. (BK 19, PG 100, 1/9/1960)
 - B. WATER LINE (BK 169, PG 157, 7/7/1986)
 - C. CITY OF HOMER SEWER UTILITIES (BK153, PG 373, 1/9/1985)
4. WASTEWATER DISPOSAL: PLANS FOR WASTEWATER THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
5. 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.
6. POSSIBLE LIMITATIONS ON FURTHER SUBDIVISION BASED ON ACCESS ISSUES, DEVELOPEMENT TRENDS IN THE AREA, OR TOPOGRAPHY.
7. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION, IF APPLICABLE.
8. NO SLOPES GREATER THAN 20%. NO WETLANDS DESIGNATION.
9. AN EXCEPTION TO KPB 20.30.190-LOT DIMENSIONS, HAS BEEN GRANTED BY THE PLAT COMMITTEE. MEETING DATE X/XX/2025

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

MARK E. HENNICK
19375 STERLING HWY.
NINILCHIK, AK 99639

NOTARY'S ACKNOWLEDGEMENT:
FOR: MARK E. HENNICK

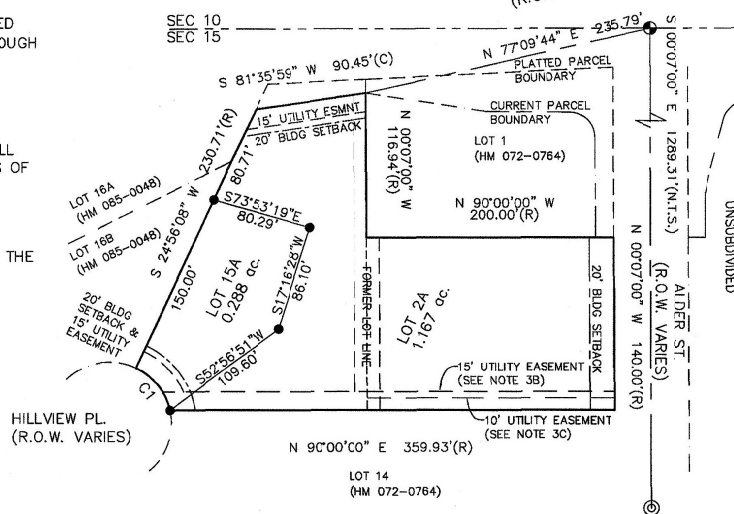
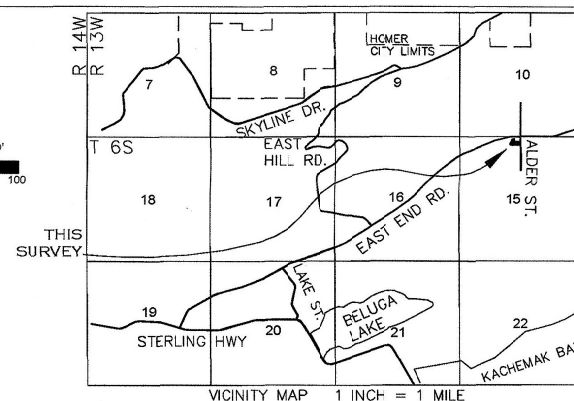
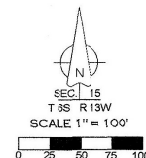
ACKNOWLEDGED BEFORE ME THIS
DAY OF _____ 20 ____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

KPB 2025-069

LEGEND:

- GLO MONUMENT (1917, CAP MISSING)
- ⊙ BRASS CAP MONUMENT (CN 1/16TH, 1972 S-1301)
- FOUND REBAR
- SET REBAR WITH 2" ALUMINUM CAP (2025 S-10771)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	45.60'	44.04'	S 38°22'52" E	52°15'13"

PRELIM

PLAT APPROVAL:
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING DATED, X/XX/2025

KENAI PENINSULA BOROUGH
BY: _____
AUTHORIZED OFFICIAL:

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THE PLAT REPRESENTS A SURVEY MADE BY ME, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

COOPER SUBD - 2025 ADDITION,
K.P.B. FILE # 2025-
A REPLATTING OF LOTS 2 & 15, BLOCK 2, COOPER SUBD (HM072-0764), NE 1/4 OF NW 1/4 SECTION 15, TOWNSHIP 6 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, ALASKA.
HOMER RECORDING DISTRICT.
containing 1.485 acres.

OWNER: MARK E. HENNICK 19375 STERLING HWY. NINILCHIK, AK 99639

FINELINE SURVEYS
P.O. Box 774
Anchor Point, Alaska 99556
Dmitri D. Kimbrell, RLS (907) 360 6382

SCALE: 1"=100' DATE: 3/3/2025

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
COOPER SUBD - 2025 ADDITION**

KPB File No.	2025-069
Plat Committee Meeting:	June 23, 2025
Applicant / Owner:	Mark Hennick of Ninilchik, Alaska
Surveyor:	Dmitri Kimbrell; Fineline Surveys
General Location:	East End Road, Homer

Parent Parcel No.:	179-290-10 and 179-290-17
Legal Description:	Lot 2 and Lot 15, Block 2, Cooper Subdivision, Plat 72-764, Excluding that portion deeded to SOA DOT&PF by warranty deed serial number 2006-004993-0, Homer Recording District, Township 6 South, Range 13 West, Section 15, Seward Meridian
Assessing Use:	Residential Dwelling
Zoning:	Rural Residential
Water / Wastewater	City / City
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will reconfigure two lots of 0.84 acres and 0.64 acres into two new lots containing 0.288 acres and 1.167 acres.

Location and Legal Access (existing and proposed):

The proposed plat is located near milepost 2.1, East End Road. Alder Lane and East End Road provide legal access to proposed Lot 2A. Alder Lane is a 60-foot city-maintained road and connects to East End Road to the north. East End Road is a state-maintained road. Hillview Place provides legal access to proposed Lot 15A and is cul-de-sac that connects to Clover Lane to the west. Clover Lane connects to East End Road to the north.

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

A section line easement is located to the north in East End Rd and the part of Lot 15 taken by the DOT for right-of-way purposes. A portion of the section line easement located to the northwest was vacated in 1984 recorded at HM 84-66.

The block is defined by East End Road to the north, Alder Lane to the east, Spruce Lane to the south and Clover Lane and Hillview Place to the west. The distance from the north to the south of the block exceeds the minimum KPB code requirement. Due to existing structures, the cul-de-sac to the west, East End Road to the north, and the lot sizes, dedicating a road within the proposed plat is not practicable. Given these circumstances, **Staff recommends** that the plat committee concur that an exception request is not required.

KPB Roads Dept RSA review	Out of Jurisdiction: Yes Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	No Response

Site Investigation:

Multiple structures are located on the existing lots according to KPB GIS Imagery. It does not appear that the proposed plat will create any encroachments. **Staff recommends** the surveyor notify the Platting Department of any encroachments found during the field survey and provide a statement resolving any found encroachments prior to finalization and recording of the plat.

Based on the KPB GIS terrain viewer, all slopes remain below a 20% grade, as noted in plat note number 8.

According to the KWF Wetlands Assessment, no wetlands affect this property, as noted in plat note number 8. **Staff recommends** plat note number 7 can be removed.

The City of Homer is considered an independent community by the National Flood Insurance Program (NFIP) and is not within the jurisdiction of the KPB Floodplain Management Program. Homer administers their own floodplain program. **Staff recommends:** Add a plat note stating all development must comply with the municipal zoning requirements.

As referenced in the City of Homer Staff Report, the affected area is not within the Bridge Creek Watershed Protection District.

The proposed plat is not withing a Habitat Protection District according the KPB River Center Reviewer.

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

Staff Analysis

Originally, the land consisted of part of the NE1/4 of Section 15, Township 6 South, Range 13 West, Seward Meridian, City of Homer, Alaska. In 1952, Scenic View Subdivision HM587 originally subdivided the land. Cooper Subdivision HM72-764 further subdivided a portion of former Lot 7, Tract "B" of Scenic View Subdivision HM587. Lots 2 and 15, Block 2, resulted from the subdivision. The proposed plat will reconfigure former Lots 2 and 15, Block 2, into two new lots.

Notice of the proposed plat was mailed to two beneficial interest holders on May 8, 2025. 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.

The property is located inside the City of Homer and was reviewed by the City of Homer Planning Commission at its regular meeting of April 16, 2025.

The minimum lot size requirements are established by the City of Homer (Homer City Code) per KPB 20.30.200 and meet KPB minimum of 6,000 sq ft being served by city water and sewer service. An email from the Surveyor states the intention of the platting action is to bring Lot 2A into compliance with Homer City Code regarding multi-

family dwellings. The City of Homer Advisory Planning Commission granted conditional approval of the preliminary plat on April 16, 2025. City Water and Sewer are available to the proposed plat as referenced in the City of Homer Staff Report. The minutes and staff report are provided in the staff packet and include the conditions set forth by the City of Homer Planning Commission. **Staff recommends** the surveyor satisfy the recommendations from the City Planning Commission prior to finalization and recording of the plat.

Utility Easements

A 60-foot-wide a water line easement was granted by Book 169, Page 137, HRD. The easement is located on the proposed plat, in former lot 15 Block 2, Cooper Subdivision. The easement is noted at plat note 3B. Staff recommends the surveyor correct the depiction to correctly represent the easement as described in the document, being on Lot 15, 60' wide and the centerline being 30' north of the joint line between lots 14 and 15.

A 10-foot-wide sewer easement was granted by Book 153, Page 373, HRD on the southerly lot line of former Lot 2. This easement has been correction depicted and a label has been included referencing the correct plat note.

There is a general easement for electric lines or system and/or telephone lines granted to Homer Electric Association, Inc. as recorded in Book 19, Page 100, HRD. This easement has been denoted as plat note number 3(A).

Cooper Subdivision (HM 72-764) granted a 10-foot utility easement adjacent to Hillview Place and the east and south boundary of former Lot 15 and the west boundary lot line of former Lot 2. The proposed plat is granting a 15-foot utility easement, extending to 20-feet within side lot lines along adjoining rights-of-way as recommended by the City of Homer Planning Commission. **Staff recommends**. Provide any required labels indicating the 10-foot easement granted by the parent plat.

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.

HEA has requested an additional easement on the north boundary of proposed Lot 2A and plat labels addressing the easements granted by HM 72-764. Please see comments attached in the desk packet.

Utility provider review:

HEA	See Comments
ENSTAR	No Comments or Objections
ACS	No Objections
GCI	Approved as Shown

KPB department / agency review:

Addressing Review	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 2520 HILLVIEW PL, 5041 ALDER LN</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: HILLVIEW PL, EAST END RD, ALDER LN</p> <p>Existing Street Name Corrections Needed: PLEASE CORRECT ALDER ST TO ALDER LN</p> <p>All New Street Names are Approved: No</p>
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	List of Approved Street Names: List of Street Names Denied: Comments: CITY OF HOMER WILL ADVISE ON ADDRESSES
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Review 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 Review	Reviewer: Windsor, Heather Comments: No comment

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

- Staff suggests increasing the plat sheet size and scale due to the easements of record and newly requested easements.
- Remove Plat Note Number 7 & 9
- Label the BLM corners

PLAT NOTES TO ADD

- All development must comply with the municipal zoning requirements.

KPB 20.25.070 – Form and contents required

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

A. Within the Title Block

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

Staff recommendation:

- Modify the KPB File No to 2025-069
- Include in the legal description the portion that is excluded for ROW as referenced on the title report.
- Include the City of Homer within the legal description.
- KPB Assessing Department references two separate mailing addresses for Mark E. Hennick. Please provide confirmation to the Planning Department which mailing address is accurate for the final plat.

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:

- Alder Lane is 60' ROW below the DOT taking, show lower distance and varies above

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:

- Move 'this survey' closer to location or change line style.

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:

- Item 6 of CTP needs to be shown correctly, at 60' wide across grantor's property (Lot 15)

G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff recommendation:

- Include block 2 on the parcel label for Lot 14 to the south and Lot 1 to the northeast (HM 72-764)
- Add Lot 3 Block 2 to the south and Lot 8 to the north with plat labels to both...
- Include hyphens for the parcels to the west: Lot 16-A and Lot 16-B (HM 85-48)
- In East End Rd, above Lot 1, is 'Platted Parcel Boundary' and 'Current Parcel Boundary' these do not look to be needed and can be removed.

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

Staff recommendation:

- Add block 2 to proposed lot labels to be consistent with the parent plat (HM 72-764)

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 recommendation:

- COH Staff Report states City water and Sewer are available.
- Comments from the City require confirmation to Platting Staff that the Alder Lane Property: Lot 2A abandon the curb box operating the abandoned water service off of Hillview Court.

KPB 20.30 – Subdivision Design Requirements

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

KPB 20.40 – Wastewater Disposal

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

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

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

20.60.190. Certificates, statements, and signatures required.

A. Certificate of ownership, dedication, and acknowledgment.

5. The Certificate of Ownership and Dedication

- Please correct the typo in the Certificate of Ownership and Dedication: "...grant all rights-of-way and public areas...".
- Owner's name and Address
 - KPB Assessing Department references two separate mailing addresses for Mark E. Hennick. Please provide confirmation to the Planning Department which mailing address is accurate for the final plat.

7. Certificate of Acceptance

Add a certificate of acceptance to City of Homer for easements as needed to dedicate.

C. Statement of Plat Approval

- Please modify the date to June 23, 2025.

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: KPB 20.25.120. - REVIEW AND APPEAL.

IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.

A DECISION OF THE PLAT 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



Aerial Map



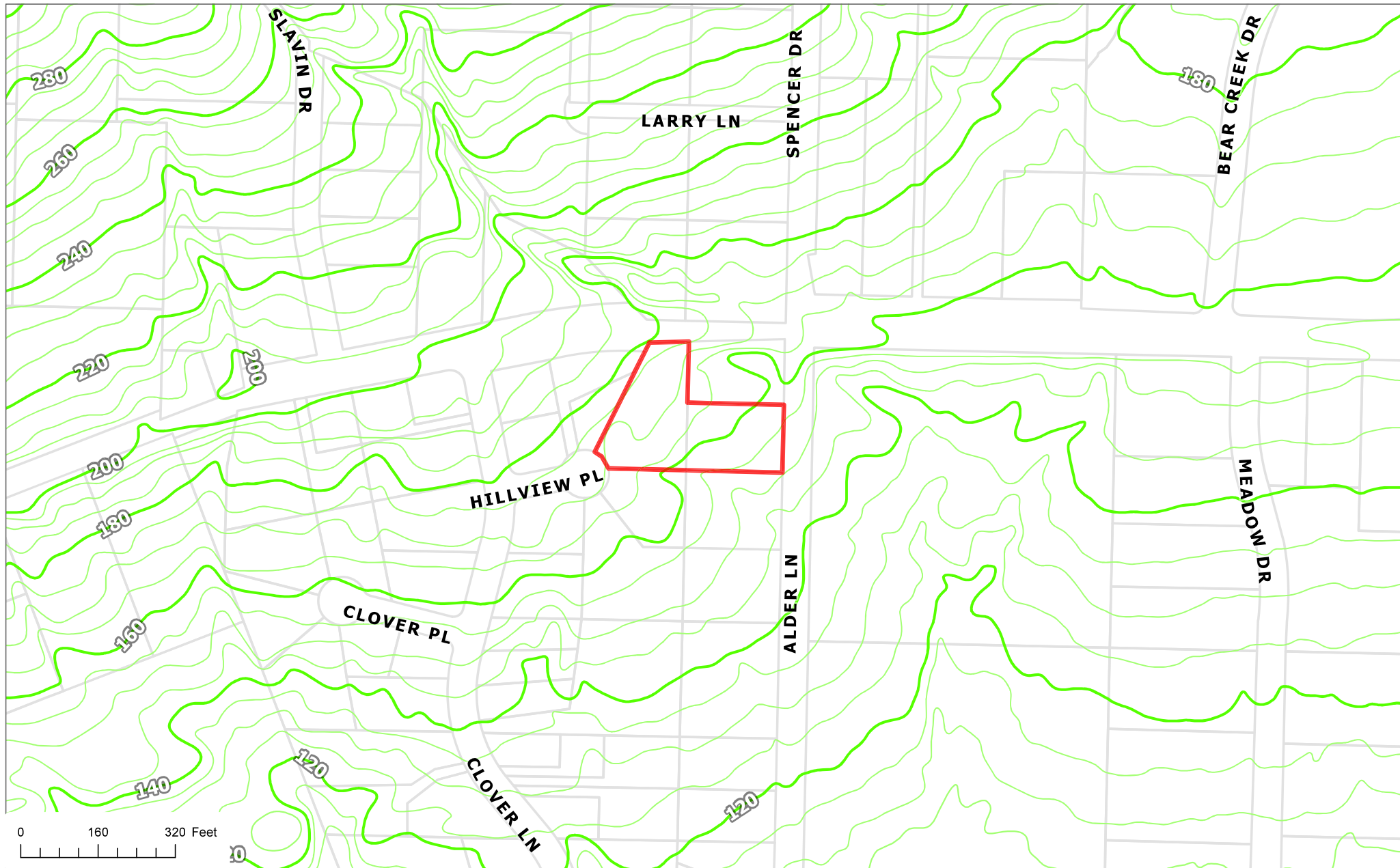
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



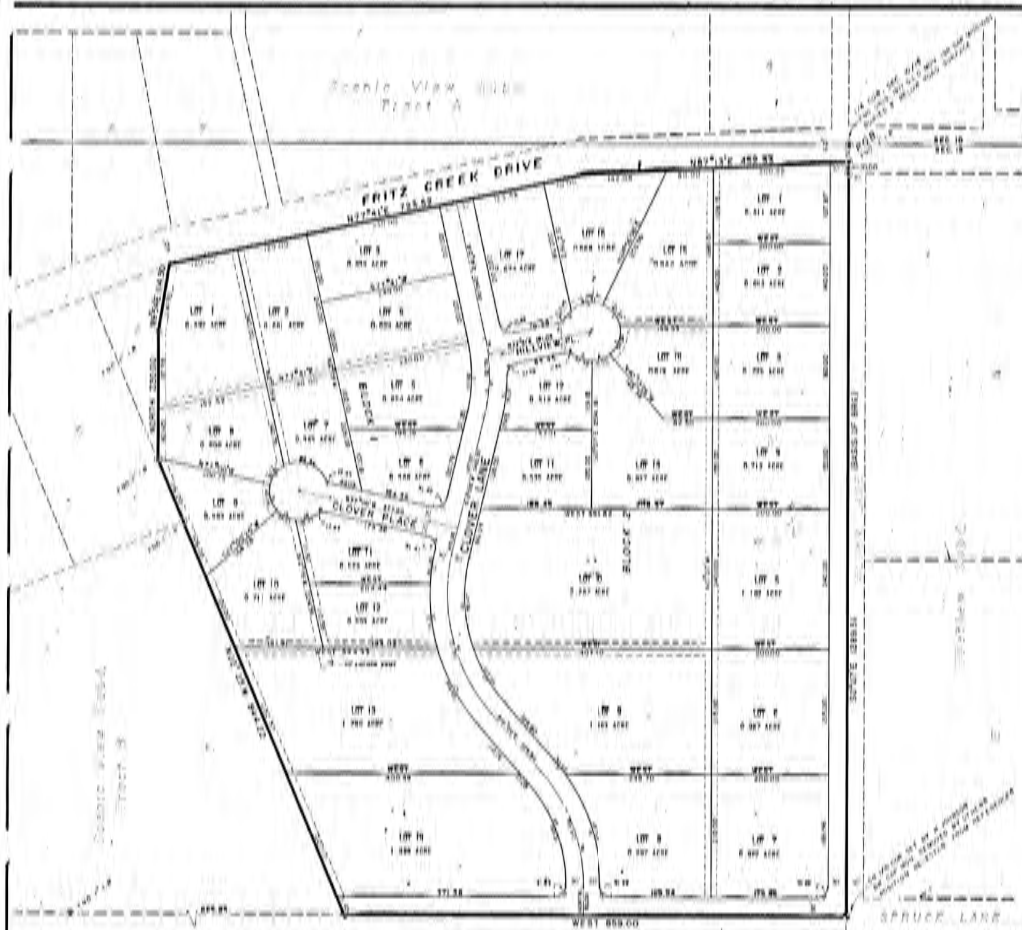
Wetlands



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.



1" = 100'

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 12-1-72 David L. Cooper
David L. Cooper

CERTIFICATE OF OWNERSHIP SUBSCRIBED AND SWORN TO BEFORE ME THIS 12-1 DAY OF DECEMBER 1972

Notary Public
NOTARY IN AND FOR THE STATE OF ALASKA

DATE 12-2-72
MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

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

DATE 12-2-72 George H. Branch
George H. Branch



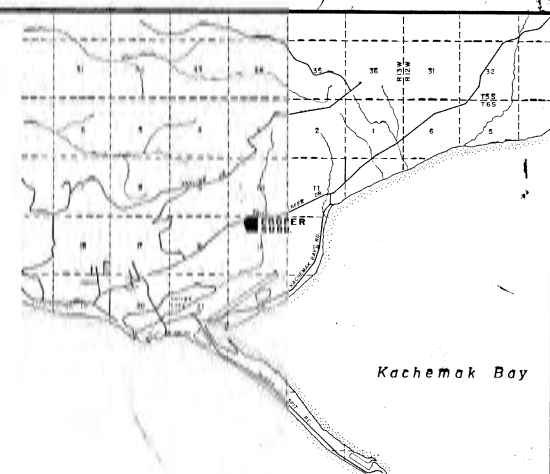
KENAI PENINSULA BOROUGH

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

DATE 12-2-72 George H. Branch
DATE 12-2-72 CHAIRMAN

LEGEND

- ⊙ DENOTES MONUMENTS RECOVERED THIS SURVEY
- ⊙ DENOTES BRASS CAP MONUMENT SET THIS SURVEY
- DENOTES 2" X 4" HUB AND TACK SET THIS SURVEY
- DENOTES 10" WIDE UTILITY EASEMENT
- DENOTES EXISTING SUBDIVISIONS



VICINITY MAP

SCALE 1" = 1 MILE

LEGAL DESCRIPTION

THIS CERTAIN PARCEL OF LAND SITUATED WITHIN A PORTION OF LOT 7, BLOCK 8, OF THE SCENIC VIEW SUBDIVISION, LOCATED IN SECTION 16, TOWNSHIP 6 NORTH, RANGE 13 WEST, SEWARD MERIDIAN, HOMER RECORDING DISTRICT, ALASKA, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

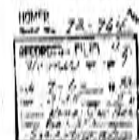
1. COMMENCING FOR REFERENCE AT THE NORTH CORNER CORNER OF SAID SECTION 16;
2. THENCE S 0° 00' E 30.00 FEET TO THE POINT OF BEGINNING;
3. THENCE S 0° 00' E 120.00 FEET;
4. THENCE WEST 400.00 FEET;
5. THENCE N 22° 00' E 80.00 FEET;
6. THENCE NORTH 200.00 FEET;
7. THENCE N 0° 00' E 110.00 FEET;
8. THENCE N 77° 00' E 70.00 FEET;
9. THENCE N 77° 00' E 40.00 FEET TO THE POINT OF BEGINNING;
10. SAID PARCEL OF LAND CONTAINING AN AREA OF 11.38 ACRES MORE OR LESS.

CITY OF HOMER

APPROVED 12-1 BY Mayor

COOPER SUBDIVISION

SITUATED IN
A PORTION OF LOT 7, TRACT "B" OF THE SCENIC VIEW
SUBDIVISION, HOMER RECORDING DISTRICT, ALASKA



PREPARED FOR
L. COOPER
P.O. BOX 545
HOMER, ALASKA

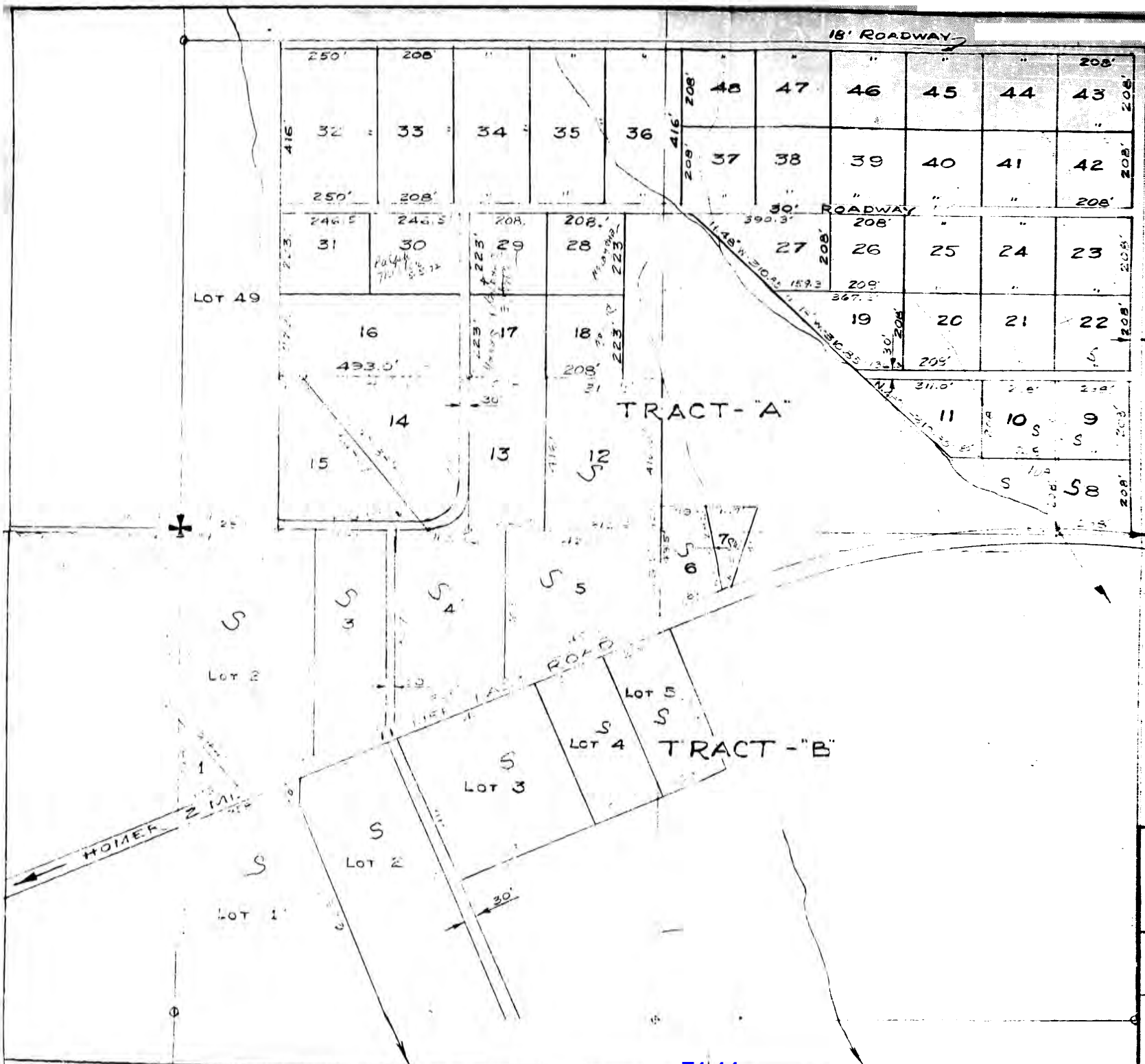
PREPARED BY
K. D. BRANCH, R.L.S.
955 LANCASTER DR.
ANCHORAGE, ALASKA

DATE
FEBRUARY 27, 1972
SCALE
1" = 100'

CURVE DATA

NO	ANGLE	RADIUS	LENGTH	TANGENT	CHORD
1	90.00 00	70.00	91.42	52.50	52.50
2	90.00 00	70.00	91.42	52.50	52.50
3	90.00 00	70.00	91.42	52.50	52.50
4	90.00 00	70.00	91.42	52.50	52.50
5	90.00 00	70.00	91.42	52.50	52.50
6	90.00 00	70.00	91.42	52.50	52.50
7	90.00 00	70.00	91.42	52.50	52.50
8	90.00 00	70.00	91.42	52.50	52.50
9	90.00 00	70.00	91.42	52.50	52.50
10	90.00 00	70.00	91.42	52.50	52.50
11	90.00 00	70.00	91.42	52.50	52.50
12	90.00 00	70.00	91.42	52.50	52.50
13	90.00 00	70.00	91.42	52.50	52.50
14	90.00 00	70.00	91.42	52.50	52.50
15	90.00 00	70.00	91.42	52.50	52.50
16	90.00 00	70.00	91.42	52.50	52.50
17	90.00 00	70.00	91.42	52.50	52.50
18	90.00 00	70.00	91.42	52.50	52.50
19	90.00 00	70.00	91.42	52.50	52.50
20	90.00 00	70.00	91.42	52.50	52.50
21	90.00 00	70.00	91.42	52.50	52.50
22	90.00 00	70.00	91.42	52.50	52.50
23	90.00 00	70.00	91.42	52.50	52.50
24	90.00 00	70.00	91.42	52.50	52.50

NO	ANGLE	RADIUS	LENGTH	TANGENT	CHORD
1	90.00 00	70.00	91.42	52.50	52.50
2	90.00 00	70.00	91.42	52.50	52.50
3	90.00 00	70.00	91.42	52.50	52.50
4	90.00 00	70.00	91.42	52.50	52.50
5	90.00 00	70.00	91.42	52.50	52.50
6	90.00 00	70.00	91.42	52.50	52.50
7	90.00 00	70.00	91.42	52.50	52.50
8	90.00 00	70.00	91.42	52.50	52.50
9	90.00 00	70.00	91.42	52.50	52.50
10	90.00 00	70.00	91.42	52.50	52.50
11	90.00 00	70.00	91.42	52.50	52.50
12	90.00 00	70.00	91.42	52.50	52.50
13	90.00 00	70.00	91.42	52.50	52.50
14	90.00 00	70.00	91.42	52.50	52.50
15	90.00 00	70.00	91.42	52.50	52.50
16	90.00 00	70.00	91.42	52.50	52.50
17	90.00 00	70.00	91.42	52.50	52.50
18	90.00 00	70.00	91.42	52.50	52.50
19	90.00 00	70.00	91.42	52.50	52.50
20	90.00 00	70.00	91.42	52.50	52.50
21	90.00 00	70.00	91.42	52.50	52.50
22	90.00 00	70.00	91.42	52.50	52.50
23	90.00 00	70.00	91.42	52.50	52.50
24	90.00 00	70.00	91.42	52.50	52.50



DEDICATION

I hereby dedicate all of the roadways as shown on this Plot Plan to the use of the Public and to the Territory of Alaska -

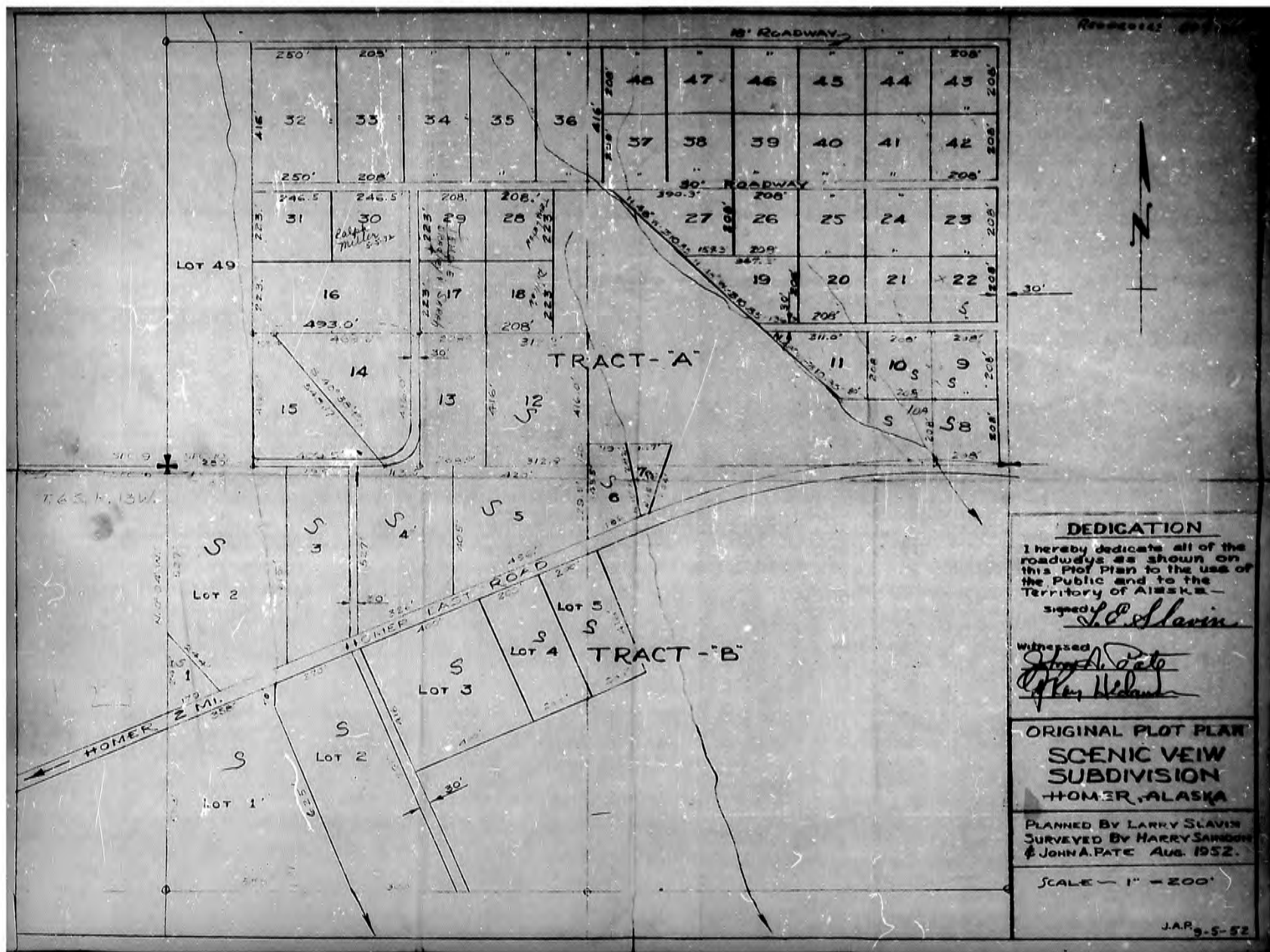
Signed L. P. Slavin

Witnessed John A. Pate
Harry Saindon

ORIGINAL PLOT PLAN
SCENIC VIEW
SUBDIVISION
HOMER, ALASKA

PLANNED BY LARRY SLAVIN
SURVEYED BY HARRY SAINDON
& JOHN A. PATE AUG. 1952.

SCALE - 1" = 200'



#587

FILED

for Recording

Vol. #3
page 42

September 22, 1952
4:00 P.M.

Office Of
U. S. COMMISSIONER
Homer, Alaska

filing fee \$2.25



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 25-20

TO: Homer Advisory Planning Commission
FROM: Ryan Foster, City Planner
DATE: April 16, 2025
SUBJECT: Cooper Subd.- 2025 Addition, Preliminary Plat

Requested Action: Re-draw the line between Lots 2 & 15 Cooper Subd. This would result in adding approximately 22,000 square feet to Lot 2 from Lot 15. Final lot area will be Lot 2 (1.167ac.) & Lot 15 (0.288ac.)

General Information:

Applicants:	FineLine Surveys PO Box: 774 Anchor Point, 99556	Mark E. Hennick 19375 Sterling Hwy. Ninilchik, AK 99639
Location:	5041 Alder Lane & 2520 Hillview Place	
Parcel ID:	17929010 & 17929017	
Size of Existing Lot(s):	0.64 & 0.84 acres	
Size of Proposed Lots(s):	1.167 & .288 acres or 50,834.52 & 12,545.28 square feet	
Zoning Designation:	Rural Residential	
Existing Land Use:	Residential	
Surrounding Land Use:	North: Residential/ Vacant South: Residential East: Residential West: Residential	
Comprehensive Plan:	1-C-1 Promote infill development in all housing districts.	
Wetland Status:	No wetlands present	
Flood Plain Status:	Not located in a flood plain	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are available	
Public Notice:	Notice was sent to 54 property owners of 60 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is within the Rural Residential District. The plat changes the size of two existing lots. Lot 2, 0.643 acres and Lot 15, 0.842 acres into two proposed lots, Lot 2A, 1.67 acres and Lot 15A, 0.288 acres.

Homer City Code 22.10.051 Easements and rights-of-way

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

Staff Response: The plat does not meet this requirement. The plat notes a 10-foot utility easement. This should be changed to 15-foot utility easement prior to granting to the City and acceptance by signature on the plat.

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

Staff Response: The plat meets these requirements. No additional easements are required.

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

Staff Response: The plat meets these requirements.

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

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

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat does not meet these requirements.

- 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.

- 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. No known encroachments.

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

Staff Response: The plat meets these requirements.

Public Works Comments:

1. The Alder Lane property: Lot 2A abandon the curb box operating the abandoned water service off of Hillview Court.
2. Note 2. Needs to be changed to the front 15' for the utility easement (not 10').

Staff Recommendation: The Planning Commission recommends approval of the preliminary plat, with the following comments:

1. The Alder Lane property: Lot 2A abandon the curb box operating the abandoned water service off of Hillview Court.
2. Note 2. Shall be changed to read front 15' for the utility easement.
3. Indicate existing utilities.

Attachments:

1. Preliminary Plat
2. Surveyor's Letter to City of Homer
3. Public Notice
4. Aerial Map

NOTES:

1. NO ACCESS TO STATE MAINTAINED RIGHTS OF WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPT. OF TRANSPORTATION.
2. THE FRONT 10 FEET OF ADJOINING RIGHTS-OF-WAY, AND 20' WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. 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.
3. EASEMENTS:
 - A. HOMER ELECTRIC ASSOCIATION-FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, AND REPAIR AND CLEAR SHRUBBERY. (BK 19, PG 100, 1/9/1960)
 - B. WATER LINE (BK 169, PG 157, 7/7/1986)
 - C. CITY OF HOMER SEWER UTILITIES (BK153, PG 373, 1/9/1985)
4. WASTEWATER DISPOSAL: PLANS FOR WASTEWATER THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
5. 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.
6. POSSIBLE LIMITATIONS ON FURTHER SUBDIVISION BASED ON ACCESS ISSUES, DEVELOPEMENT TRENDS IN THE AREA, OR TOPOGRAPHY.
7. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION, IF APPLICABLE.
8. NO SLOPES GREATER THAN 20%. NO WETLANDS DESIGNATION.
9. AN EXCEPTION TO KPB 20.30.190-LOT DIMENSIONS, HAS BEEN GRANTED BY THE PLAT COMMITTEE. MEETING DATE X/XX/2025

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

MARK E. HENNICK
19375 STERLING HWY.
NINILCHIK, AK 99639

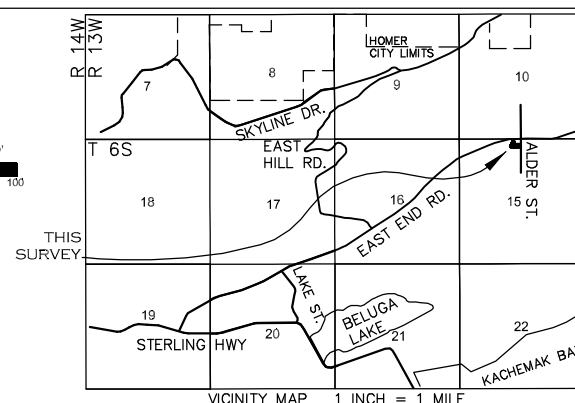
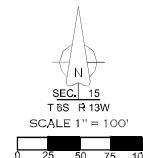
NOTARY'S ACKNOWLEDGEMENT:
FOR: MARK E. HENNICK

ACKNOWLEDGED BEFORE ME THIS
DAY OF _____ 20 ____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

LEGEND:

- GLO MONUMENT (1917, CAP MISSING)
- ⊙ BRASS CAP MONUMENT (CN 1/16TH, 1972 S-1301)
- FOUND REBAR
- SET REBAR WITH 2" ALUMINUM CAP (2025 S-10771)



PLAT APPROVAL:
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING DATED, X/XX/2025

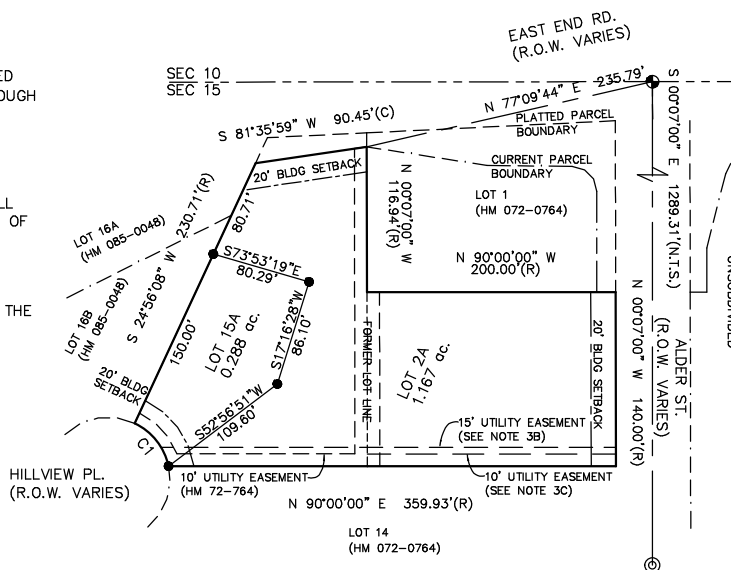
KENAI PENINSULA BOROUGH

BY: _____

AUTHORIZED OFFICIAL:

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PRELIM



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	45.60'	44.04'	S 38°22'52" E	52°15'13"

COOPER SUBD - 2025 ADDITION,

K.P.B. FILE # 2025-
A REPLATting OF LOTS 2 & 15, BLOCK 2, COOPER SUBD (HM072-0764), NE 1/4 OF NW 1/4 SECTION 15, TOWNSHIP 6 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, ALASKA. HOMER RECORDING DISTRICT. containing 1.485 acres.

OWNER: MARK E. HENNICK 19375 STERLING HWY. NINILCHIK, AK 99639

FINELINE SURVEYS
P.O. Box 774
Anchor Point, Alaska 99556
Dmitri D. Kimbrell, RLS (907) 360 6382

SCALE: 1"=100' DATE: 3/3/2025

not best fit for the area. He provided that this property is isolated and surrounded by other uses which are better suited for Homer at this time.

Acting Chair Stark opened the public hearing period.

Jan Keiser, city resident, shared her support for the rezone application, reiterating the points made by City Planner Foster and Mr. Slone. She urged the Commission to think about access when development time comes for these two properties, stating that East End Road doesn't need anymore driveways directly onto it. She added that while there may not be wetlands on this lot, there are drainage issues that need to be addressed during the development process.

Travis Brown shared that he was representing Moore & Moore Services and Blackwell Pump, the two businesses to the east of this lot. He added both parties are in support of the rezone application, and that one of these property owners plans to apply for a similar rezone in the future.

With no other members of the public wishing to provide testimony, Acting Chair Stark closed the public hearing period. He then opened the floor to questions and comments from the Commissioners.

Commissioner H. Smith agreed with Ms. Keiser regarding driveways entering onto East End Road. He noted that he's in support of this rezone given that the parcel is nestled between two properties that are supposedly Rural Residential, but are in fact businesses.

Commissioner Conley voiced his support for the rezone application, reiterating the two adjacent lots that are being used in this capacity.

Acting Chair Stark commented that the rezone application makes sense from his perspective.

With no other pending questions or comments from the Commission, Acting Chair Stark requested a motion and second.

SCHNEIDER/BARNWELL MOVED TO ADOPT STAFF REPORT PL 25-019 AND RECOMMEND APPROVAL TO THE HOMER CITY COUNCIL OF THE ZONING MAP AMENDMENT TO REZONE A PORTION OF THE RURAL RESIDENTIAL ZONING DISTRICT TO RESIDENTIAL OFFICE ZONING DISTRICT.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PLAT CONSIDERATION

A. Staff Report PL 25-020 Cooper Subdivision 2025 Addition Replat Preliminary Plat

Acting Chair Stark introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of his staff report included in the packet.

Acting Chair Stark then opened the floor for the Applicant.

Mark Hennick (Applicant) noted that the property was not the highest and best use when he purchased it, and as a result of that it was an extreme fire hazard. He added that the replat is a way to comply with the law. He stated that the water issue has been addressed and permitted by the City to bring in a 3-inch main from the new main on Alder Lane, providing that this will gravity feed the third floor fire suppression system that's currently in place.

Acting Chair Stark opened the public comment period. With no members of the public wishing to speak, Mr. Stark closed the public comment period.

Acting Chair Stark then opened the floor to questions and comments from the Commissioners.

Commissioner H. Smith questioned whether or not water had been installed on Alder Lane. City Planner Foster informed him that both city water and sewer are available on Alder Lane.

With no other pending questions or comments from the Commission, Acting Chair Stark requested a motion and second.

H. SMITH/SCHNEIDER MOVED TO ADOPT STAFF REPORT 25-20 AND RECOMMEND APPROVAL OF THE COOPER SUBDIVISION 2025 ADDITION REPLAT PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:

1. THE ALDER LANE PROPERTY: LOT 2A ABANDON THE CURB BOX OPERATING THE ABANDONED WATER SERVICE OFF OF HILLVIEW COURT.
2. NOTE 2. SHALL BE CHANGED TO READ FRONT 15' FOR THE UTILITY EASEMENT.
3. INDICATE EXISTING UTILITIES.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSET.

Motion carried.

PENDING BUSINESS

NEW BUSINESS

- A. Title 21 Update and Audit Discussion – If needed

Acting Chair Stark introduced the item by reading of the title. The Commission discussed the following items:

- Zoned area specifically for tiny homes
- Zoning height restrictions in Home
- The concept of reducing minimum lot size
- Defining “livable” and other similar broad terms within the Comprehensive Plan

INFORMATIONAL MATERIALS

COMMENTS OF THE AUDIENCE

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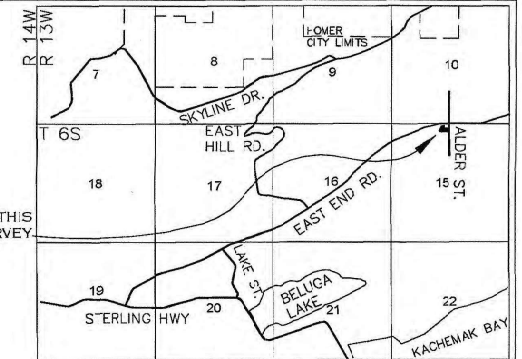
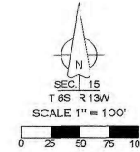
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FOR: MARK E. HENNICK

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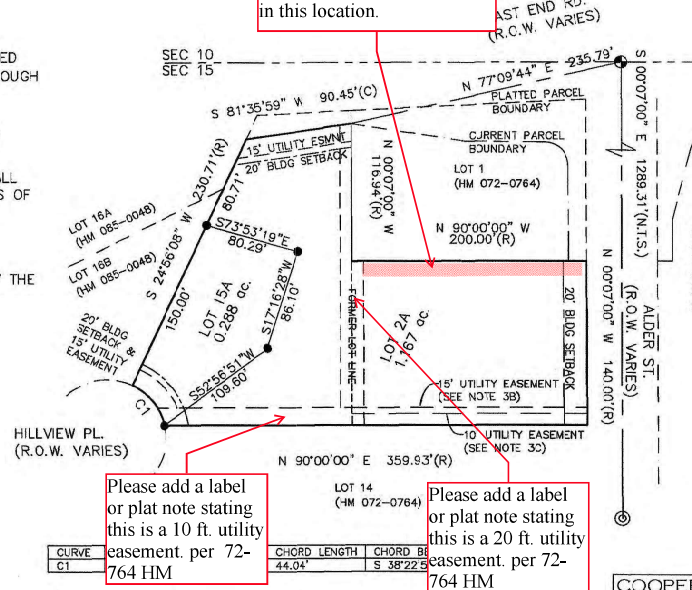
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BY: _____

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PRELIM



Please add a label or plat note stating this is a 10 ft. utility easement per 72-764 HM

Please add a label or plat note stating this is a 20 ft. utility easement per 72-764 HM

HEA REVIEWED - SEE COMMENTS

Scott Huff
5/20/2025
Land Management Officer

COOPER SUBD - 2025 ADDITION,
K.P.B. FILE # 2025-
A REPLATTING OF LOTS 2 & 15, BLOCK 2, COOPER SUBD (HM072-0764), NE 1/4 OF NW 1/4 SECTION 15, TOWNSHIP 6 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, ALASKA.
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SCALE: 1"=100' DATE: 3/3/2025

KPB 2025-069