



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Plat Committee

Monday, June 23, 2025

7:00 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID: 907 714 2200

ZOOM MEETING DETAILS

Zoom Meeting Link: <https://us06web.zoom.us/j/9077142200>

Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247

Zoom Meeting ID: 907 714 2200

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible.

The hearing procedure for the Plat Committee public hearings are as follows:

- 1) Staff will present a report on the item.
- 2) The Chair will ask for petitioner's presentation given by Petitioner(s) / Applicant (s) or their representative – 10 minutes
- 3) Public testimony on the issue. – 5 minutes per person
- 4) After testimony is completed, the Planning Commission may follow with questions. A person may only testify once on an issue unless questioned by the Planning Commission.
- 5) Staff may respond to any testimony given and the Commission may ask staff questions.
- 6) Rebuttal by the Petitioner(s) / Applicant(s) to rebut evidence or provide clarification but should not present new testimony or evidence.
- 7) The Chair closes the hearing and no further public comment will be heard.
- 8) The Chair entertains a motion and the Commission deliberates and makes a decision.

All those wishing to testify must wait for recognition by the Chair. Each person that testifies must write his or her name and mailing address on the sign-in sheet located by the microphone provided for public comment. They must begin by stating their name and address for the record at the microphone. All questions will be directed to the Chair. Testimony must be kept to the subject at hand and shall not deal with personalities. Decorum must be maintained at all times and all testifiers shall be treated with respect.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

All items marked with an asterisk () are consent agenda items. Consent agenda items are considered routine and noncontroversial by the Plat Committee and may be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner removes the item from the consent agenda. The removed item will then be considered in its normal sequence on the regular agenda. If you wish to comment on a consent agenda item, please advise the recording secretary before the meeting begins, and she will inform the Chair of your wish to comment.*

1. Agenda
2. Member / Alternate Excused Absences
3. Minutes

[KPB-7010](#) June 9, 2025 Plat Committee Meeting Minutes

Attachments: [C3. 06-09-25 Plat Committee Meeting Minutes](#)

4. [KPB-7011](#) E1. Cooper Subdivision 2025 Addition; KPB File 2025-069
E3. Paradise South Sub. Belieu Fabian 2025 Replat; KPB File 2025-074

Attachments: [Grouped Plats Staff Report_062325](#)

D. OLD BUSINESS**E. NEW BUSINESS**

1. [KPB-7012](#) Cooper Subdivision 2025 Addition; KPB File 2025-069
Fineline Surveys / Hennick
Location: Alder Lane off East End Road
City of Homer

Attachments: [E1. Cooper Sub 2025 Addn Packet](#)
[PHN_Cooper Subdivision Rescheduled](#)

2. [KPB-7013](#) Hangar Subdivision; KPB File 2025-086
McLane Consulting Group / Sterling TB Realty, LLC
Location: MP 84.25 Sterling Highway
Sterling Area

Attachments: [E2. Hangar Subdivision Packet](#)
[PHN_Hangar Subdivision](#)

3. [KPB-7014](#) Paradise South Subdivision Belieu Fabian 2025 Replat
 KPB File 2025-074
 Seabright Surveying / Belieu, Carla Lee Fabian Living Trust
 Location: Paradise Place off Spencer Drive & East End Road
 City of Homer

Attachments: [E3. Paradise South Sub Belieu Fabian 2025 Replat Packet](#)
 [PHN Paradise South Sub Belieu Fabian 2025 Replat](#)

F. PUBLIC COMMENT

(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made)

G. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLAT COMMITTEE MEETING

The next regularly scheduled Plat Committee meeting will be held Monday, July 14, 2025 in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at 5:30 p.m.

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2215

Phone: toll free within the Borough 1-800-478-4441, extension 2215

e-mail address: planning@kpb.us

Website:

<https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/plat-committee>

Written comments will be accepted until 1:00 p.m. on the last business day (usually a Friday) before the day of the Plat Committee meeting in which the item is being heard. If voluminous information and materials are submitted staff may request seven copies be submitted. Maps, graphics, photographs, and typewritten information that is submitted at the meeting must be limited to 10 pages. Seven copies should be given to the recording secretary to provide the information to each Committee member. If using large format visual aids (i.e. poster, large-scale maps, etc.) please provide a small copy (8 ½ x 11) or digital file for the recording secretary. Audio, videos, and movies are not allowed as testimony. If testimony is given by reading a prepared statement, please provide a copy of that statement to the recording secretary.

An interested party may request that the Planning Commission review a decision of the Plat Committee by filing a written request within 10 days of the written notice of decision in accordance with KPB 2.40.080.

C. CONSENT AGENDA

***3. Minutes**

a. May 27, 2025 Plat Committee Meeting Minutes

Kenai Peninsula Borough

Plat Committee

Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

JUNE 9, 2025
6:30 PM
UNAPPROVED MINUTES

A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 6:30 p.m.

B. ROLL CALL

Plat Committee Members/Alternates

Karina England, City of Seward

Pamela Gillham, Kalifornsky/Kasilof District

Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District

Franco Venuti, City of Homer

Paul Whitney, City of Soldotna

Staff Present

Robert Ruffner, Planning Director

Vince Piagentini, Platting Manager

Beverly Carpenter, Platting Specialist

Ann Shirnberg, Planning Administrative Assistant

Jenny Robertson, Land Management Administrative Assistant

With 5 members in attendance, a quorum was present.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

***3. Approval of Minutes**

a. May 27, 2025 Plat Committee Meeting Minutes

***4. Grouped Plats:** The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The grouped plats on the consent agenda are as follows:

E1. Baringer 2025 Replat No 1

E4. Butler- Church Subdivision No Galley Addition

E5. Spruce Park Estates Subdivision Davis Addition No 2

Chair Gillham asked if anyone from the public wished to speak to any of the items under the consent agenda. Hearing no one wishing to comment discussion was opened among the commission.

MOTION: Commissioner Whitney moved, seconded by Commissioner Venuti to approve the agenda, the minutes from the May 27, 2025 Plat Committee and grouped plats based on staff recommendations and compliance to borough code, adopting and incorporating by reference the staff reports and staff recommendations.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE

| | |
|---------|---|
| Yes - 5 | England, Gillham, Morgan, Whitney, Venuti |
|---------|---|

E. NEW BUSINESS**ITEM #1 - PRELIMINARY PLAT
BARINGER 2025 REPLAT NO. 1**

| | |
|--------------------------------|--|
| KPB File No. | 2025-072 |
| Plat Committee Meeting: | June 9, 2025 |
| Applicant / Owner: | Paul Roderick |
| Surveyor: | Christopher Mullikin / Mullikin Surveys, LLC |
| General Location: | Near milepost 2 North Fork Road |
| Parent Parcel No.: | 165-162-76; 165-162-77; 165-162-78;165-162-79 |
| Legal Description: | Lots 1 Thru 4, Baringer Subdivision, Plat HM 2020-34, T04S, R15W, SEC 35, S.M. |
| Assessing Use: | Lot 1: Residential Mobile Home Lots 2-3: Residential Vacant Lot 4: Residential Improved Land |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | On-site |
| Exception Request | None Requested |

Passed Under The Consent Agenda*ITEM #2 - PRELIMINARY PLAT
COOPER SUBD - 2025 ADDITION
(POSTPONED)**

| | |
|--------------------------------|--|
| KPB File No. | 2025-069 |
| Plat Committee Meeting: | June 9, 2025 |
| Applicant / Owner: | Mark Hennick |
| Surveyor: | Dmitri Kimbrell / Fineline Surveys |
| General Location: | East End Road, Homer |
| Legal Description: | Lot 2 & Lot 15, Block 2, Cooper Subdivision, HM Plat 72-764, Excluding that portion deeded to SOA DOT&PF by warranty deed serial number 2006-004993-0, HRD, T06S, R13W, SEC 15, S.M. |

**ITEM #3 - PRELIMINARY PLAT
STORMWATER WORKS TRACT ONE**

| | |
|--------------------------------|--|
| KPB File No. | 2025-073 |
| Plat Committee Meeting: | June 9, 2025 |
| Applicant / Owner: | George M. Kennedy |
| Surveyor: | Stephen C Smith / Geovera LLC |
| General Location: | East End Road Area |
| Parent Parcel No.: | 179-080-30 |
| Legal Description: | T06S, R13W, SEC 14, S. M., HM, SW1/4 OF NW1/4 EXC N 208.71 FT OF W 208.71 FT |
| Assessing Use: | Residential |
| Zoning: | City of Homer |
| Water / Wastewater | City |
| Exception Request | KPB 20.30.030 - Proposed Street Layout Requirements |

Staff report given by Platting Vince Piagentini.

Chair Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

Commissioner Venuti informed the committee that he had voted on this item in his role as a planning commissioner for the City of Homer and requested to be recused.

MAIN MOTION: Commissioner Whitney moved, seconded by Commissioner Morgan to grant preliminary approval to Stormwater Works Tract One based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Whitney moved, seconded by Commissioner Morgan to grant the exception request to KPB 20.30.030 Proposed Street Layout, citing findings 1-3 & 6 in support of standard one, findings 4, 6 & 7 in support of standard two and findings 5 & 7 in support of standard three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE

| | |
|-------------|-----------------------------------|
| Yes - 4 | England, Gillham, Morgan, Whitney |
| Recused – 1 | Venuti |

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MAIN MOTION PASSED BY UNANIMOUS VOTE

| | |
|-------------|-----------------------------------|
| Yes - 4 | England, Gillham, Morgan, Whitney |
| Recused – 1 | Venuti |

**ITEM #4 - PRELIMINARY PLAT
BUTLER-CHURCH SUBDIVISION NO. 3 GALLEY ADDITION**

| | |
|--------------------------------|--|
| KPB File No. | 2025-079 |
| Plat Committee Meeting: | June 9, 2025 |
| Applicant / Owner: | Galley Living Trust |
| Surveyor: | Jerry Johnson / Johnson Surveying |
| General Location: | Between MP 16 & 17 Funny River Road |
| Parent Parcel No.: | 066-130-17 |
| Legal Description: | Lot 5-A, Block 1, Butler-Church Subdivision No. 3, KN Plat 85-28, T05N, R08W, SEC 09, S.M. |
| Assessing Use: | Residential Vacant |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | On Site |
| Exception Request | None Requested |

**Passed Under The Consent Agenda*

**ITEM #5 - PRELIMINARY PLAT
SPRUCE PARK ESTATES SUBDIVISION DAVIS ADDITION NO. 2**

| | |
|--------------------------------|---|
| KPB File No. | 2025-078 |
| Plat Committee Meeting: | June 9, 2025 |
| Applicant / Owner: | Ronald L. Davis Jr. & Shelley A. Davis |
| Surveyor: | Jerry Johnson / Johnson Surveying |
| General Location: | Spruce Park Drive off Irish Hills Avenue, Kalifornsky Area |
| Parent Parcel No.: | 133-390-30 |
| Legal Description: | Lot 4A, Block 1, Spruce Park Estates Subdivision Davis Replat, KN Plat 2016-012, T03N, R11W, SEC 04, S.M. |
| Assessing Use: | Residential Dwelling |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | On-Site |
| Exception Request | None Requested |

**Passed Under The Consent Agenda*

**ITEM #6 - PRELIMINARY PLAT
SWAN VIEW SUBDIVISION 2025 REPLAT**

| | |
|--------------------------------|---|
| KPB File No. | 2025-080 |
| Plat Committee Meeting: | June 9, 2025 |
| Applicant / Owner: | Robert Kuiper & Judy Hummel |
| Surveyor: | Andrew Hamilton / McLane Consulting, Inc. |
| General Location: | Otter Trail Area |
| Parent Parcel No.: | 065-480-14 and 065-480-15 |
| Legal Description: | T05N, R08W, SEC 06. S.M., Plat KN 0740044 SWAN VIEW SUB TRACT 1 & Tract 2 |
| Assessing Use: | Residential |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | On Site |
| Exception Request | KPB 20.40.040 – Conventional Onsite Soils Absorption Systems |

Staff report given by Platting Specialist Beverly Carpenter.

Chair Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Morgan moved, seconded by Commissioner Whitney to grant preliminary approval to Swan View Subdivision 2025 Replat based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Morgan moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.40.040 - Conventional Onsite Soil Absorption Systems, citing findings 1, 2, 4 & 5 in support of standard one, findings 1 - 6 in support of standard two and findings 1 – 4 & 6 in support of standard three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE

| | |
|---------|---|
| Yes - 5 | England, Gillham, Morgan, Whitney, Venuti |
|---------|---|

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MAIN MOTION PASSED BY UNANIMOUS VOTE

| | |
|---------|---|
| Yes - 5 | England, Gillham, Morgan, Whitney, Venuti |
|---------|---|

**ITEM #7 – PRELIMINARY PLAT (POSTPONED)
WARE SUBDIVISION**

| | |
|--------------------------------|---|
| KPB File No. | 2025-081 |
| Plat Committee Meeting: | June 9, 2025 |
| Applicant / Owner: | Brandie Ware & Julie Ware |
| Surveyor: | Andrew Hamilton / McLane Consulting, Inc. |
| General Location: | Daniels Lake Area |
| Parent Parcel No: | 013-041-20 |
| Legal Description: | T08N, R11W, SEC 26, S.M., PLAT KN W1/2 NW1/2 SW1/2 & NE1/4 NW1/4 SW1/4 & GOVT LOTS 26 27 28 & 31 THRU 36 & 53 |

G. ADJOURNMENT

Commissioner Whitney moved to adjourn the meeting at 6:58 P.M.

Ann E. Shirnberg
Administrative Assistant



June 23, 2025

Plat Committee

Betty J. Glick Assembly Chambers
George A. Navarre Kenai Peninsula
Borough Administration Building and Through

Jeremy Brantley, Chair
Sterling/Funny River
Term Expires 2027

Pamela Gillham, Vice Chair
Kalifornsky / Kaslof District
Term Expires 2026

Virginia Morgan
Cooper Landing / Hope
Eastern Peninsula District
Term Expires 2025

Diane Fikes
City of Kenai
Term Expires 2025

Paul Whitney
City of Soldotna
Term Expires 2027

Franco Venuti
City of Homer
Term Expires 2025

Karina England
City of Seward
Term Expires 2026

Jeffrey Epperheimer
Nikiski District
Term Expires 2026

Dawson Slaughter
South Peninsula District
Term Expires 2025

Staff has grouped the following plats located under **AGENDA ITEM C4 – Grouped Plats (AGENDA ITEM F - FINAL PLATS WILL NEED SEPARATE REVIEW)**. They are grouped as:

- A. The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The group plats on the consent agenda are as follows – 2 Plats

E1. Cooper Subdivision 2025 Addition; KPB File 2025-069

E3. Paradise South Subdivision Belieu Fabian 2025 Replat;
KPB File 2025-074

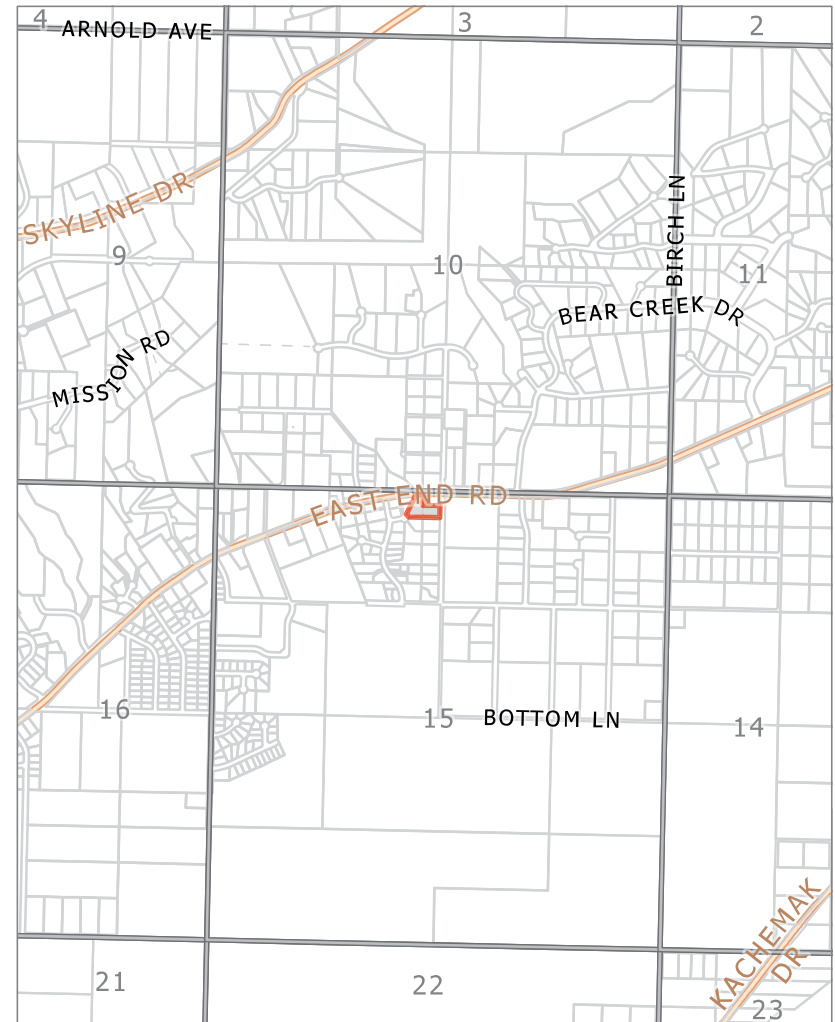
Staff recommends the committee determine whether any members of the public, surveyors or committee members wish to speak to any of the plats in this **group (A)** and remove the specific plats from the group, voting on the remainder of plats in the group in a single action to grant preliminary approval to the plats subject to staff recommendations and the conditions noted in the individual staff reports.

- B. Plats needing specific actions or controversial - (public comments received, major staff concerns, exceptions required) – 1 Plat

E2. Hangar Subdivision; KPB File 2025-086

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

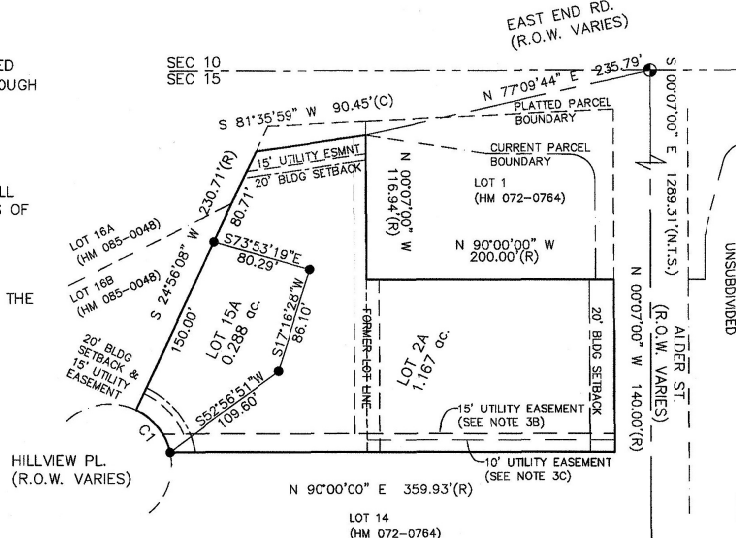
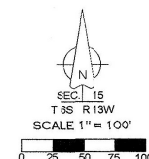
ACKNOWLEDGED BEFORE ME THIS
DAY OF _____ 20 ____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

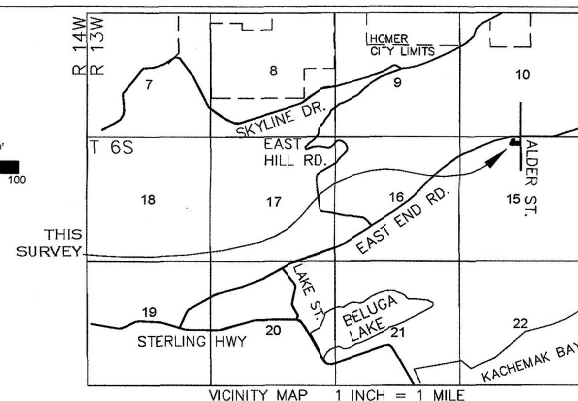
KPB 2025-069

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" |



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:

PRELIM

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-

Page 2 of 6

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</p> <p>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> |
|-------------------|--|

| | |
|----------------------|--|
| | 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



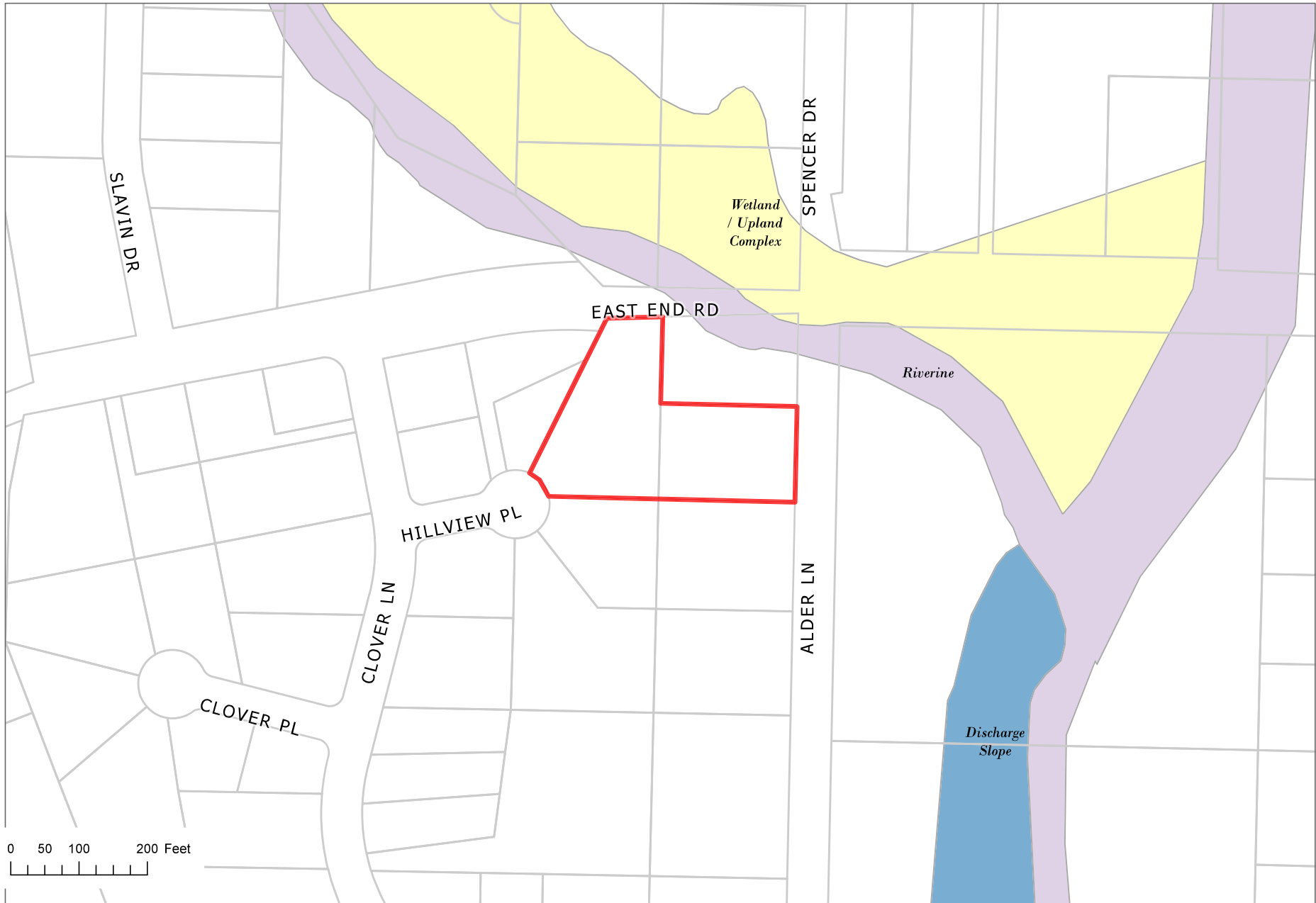
Aerial Map



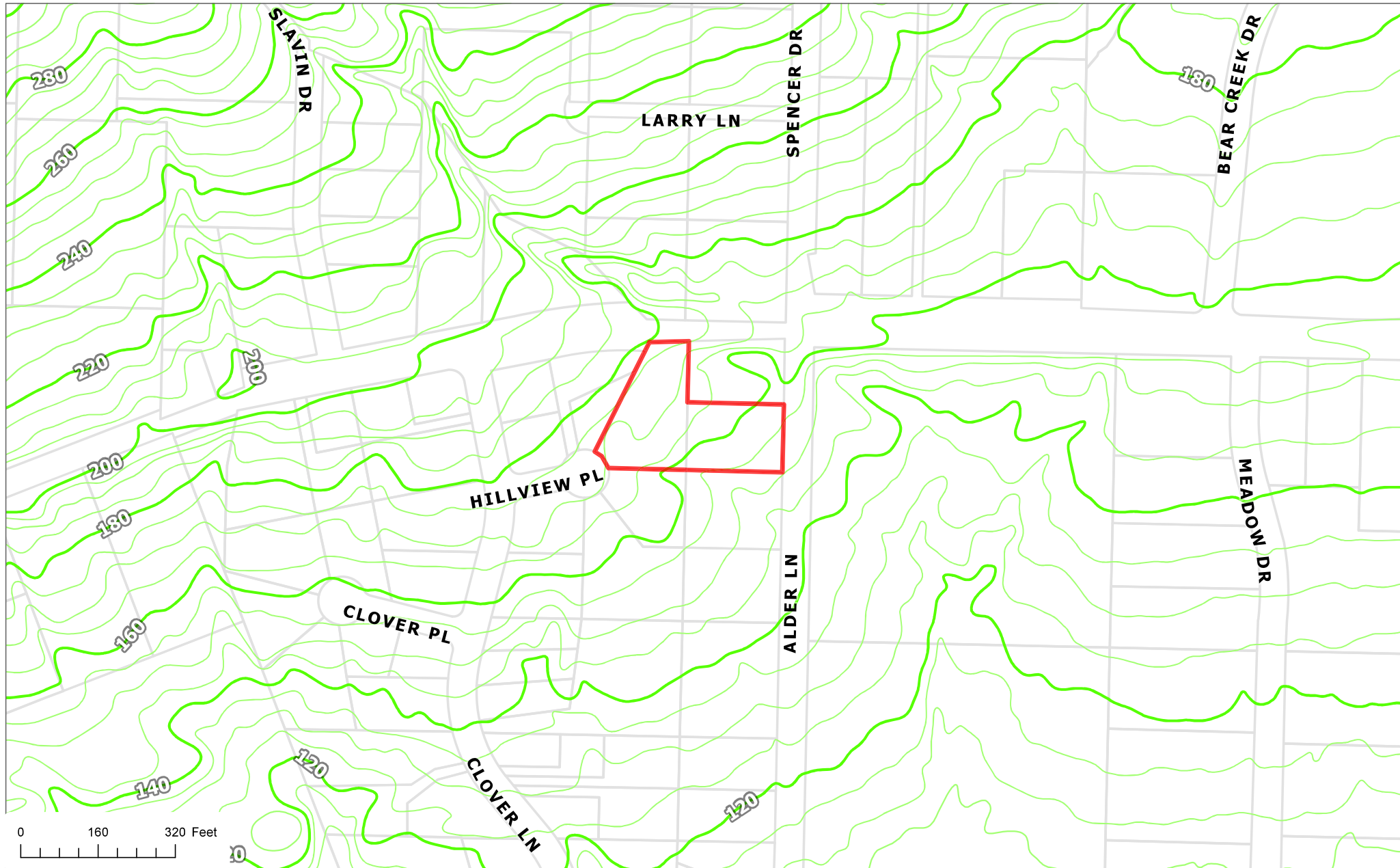
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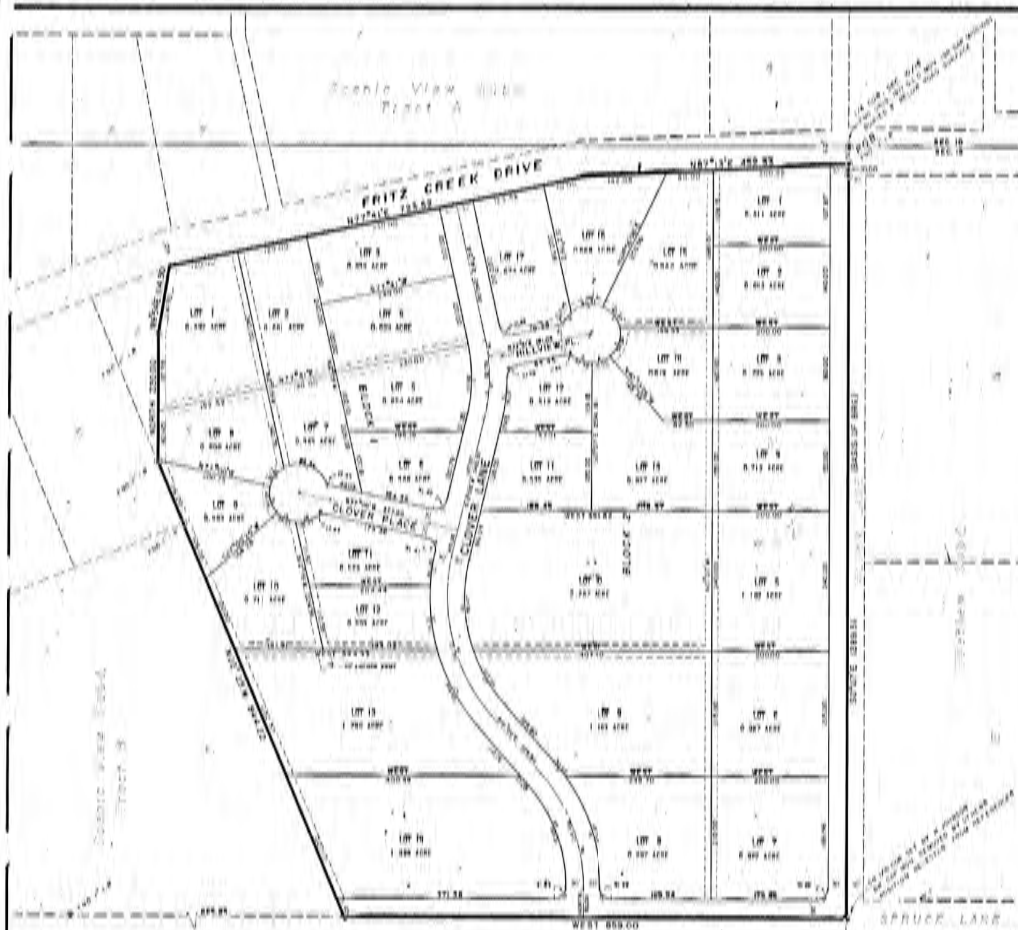
Wetlands



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.



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
Debra M. 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
SURVEYOR



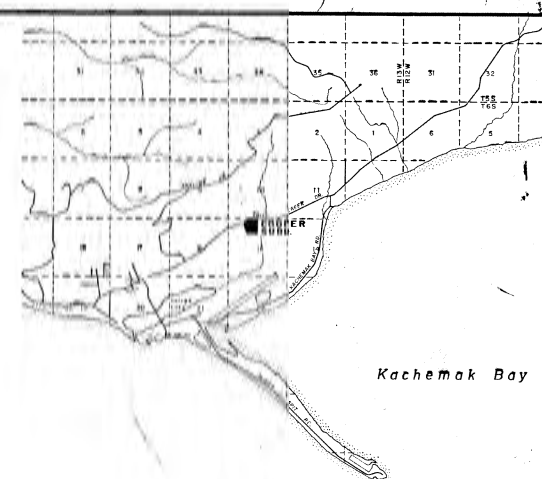
KENAI PENINSULA BOROUGH

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 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 1200.00 FEET;
4. THENCE WEST 400.00 FEET;
5. THENCE N 22° 00' E 804.22 FEET;
6. THENCE NORTH 200.00 FEET;
7. THENCE N 0° 00' E 116.50 FEET;
8. THENCE N 77° 00' E 725.50 FEET;
9. THENCE NORTH 0° 00' E 402.33 FEET TO THE POINT OF BEGINNING;
10. SAID PARCEL OF LAND CONTAINING AN AREA OF 11.39 ACRES MORE OR LESS.

CITY OF HOMER

APPROVED 12-1 BY George H. Branch Mayor

CURVE DATA

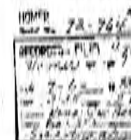
| NO | ANGLE | RADIUS | LENGTH | TANGENT | CHORD |
|----|----------|--------|--------|---------|-------|
| 1 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 2 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 3 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 4 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 5 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 6 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 7 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 8 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 9 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 10 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 11 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 12 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 13 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 14 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 15 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |

| NO | ANGLE | RADIUS | LENGTH | TANGENT | CHORD |
|----|----------|--------|--------|---------|-------|
| 16 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 17 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 18 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 19 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 20 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 21 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 22 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 23 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 24 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 25 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 26 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 27 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 28 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 29 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 30 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |

| NO | ANGLE | RADIUS | LENGTH | TANGENT | CHORD |
|----|----------|--------|--------|---------|-------|
| 31 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 32 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 33 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 34 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 35 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 36 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 37 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 38 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 39 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 40 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 41 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 42 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 43 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 44 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |
| 45 | 90.00 00 | 70.00 | 91.42 | 70.00 | 70.00 |

COOPER SUBDIVISION

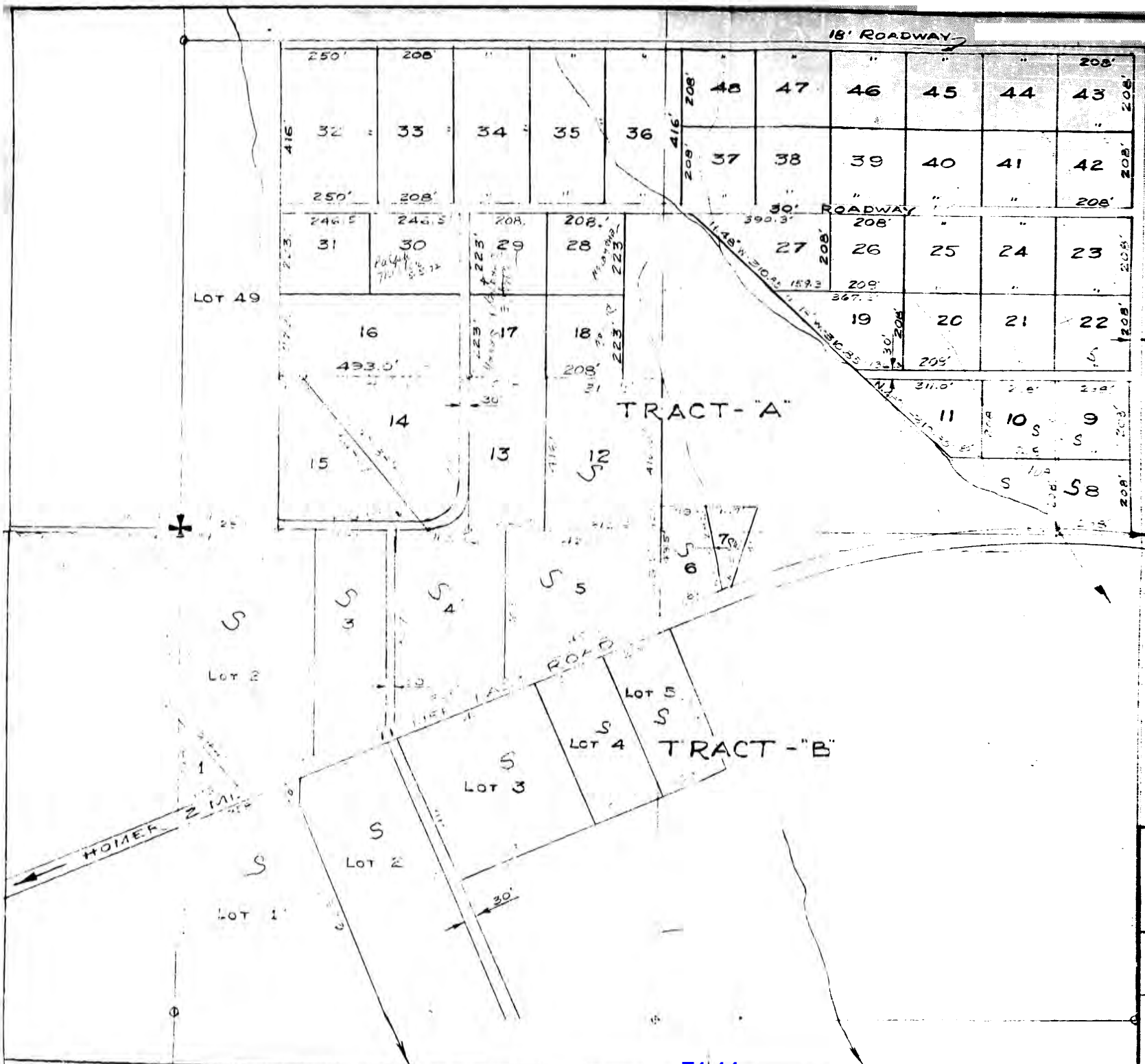
SITUATED IN
A PORTION OF LOT 7, TRACT "B" OF THE SCENIC VIEW
SUBDIVISION, HOMER RECORDING DISTRICT, ALASKA



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'



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 -

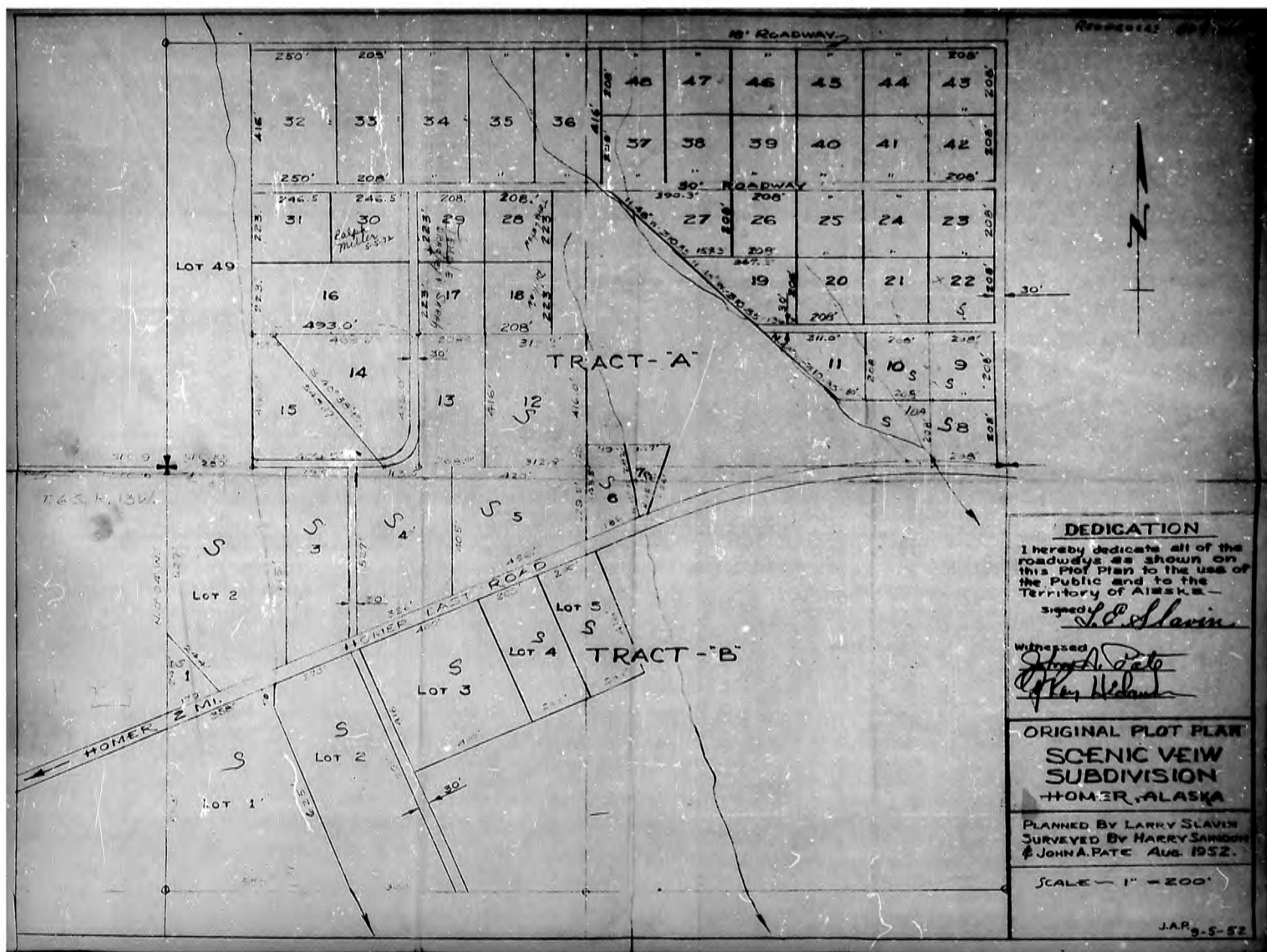
Signed L. P. Slavin

Witnessed
John A. Pate
Ray Hedman

**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

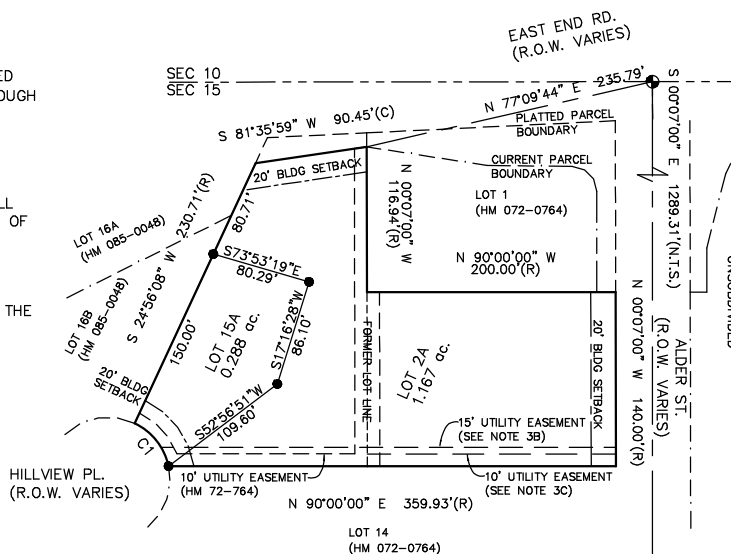
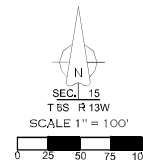
NOTARY'S ACKNOWLEDGEMENT:
FOR: MARK E. HENNICK

ACKNOWLEDGED BEFORE ME THIS
DAY OF _____ 20 ____

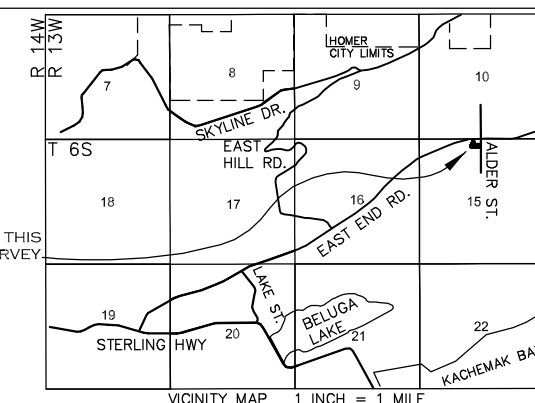
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

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)



| 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" |



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:

PRELIM

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 REPLATING 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

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:

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

NOTARY'S ACKNOWLEDGEMENT:

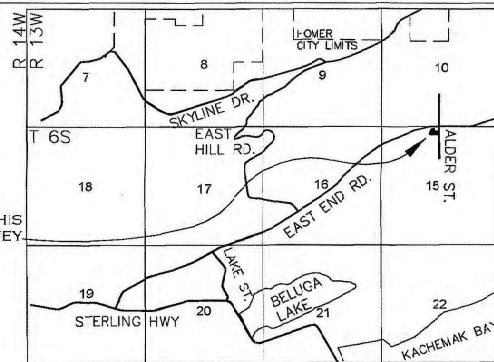
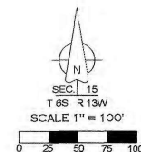
FOR: MARK E. HENNICK

ACKNOWLEDGED BEFORE ME THIS
DAY OF _____ 20__

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

LEGEND:

- GLO MONUMENT (1917, CAP MISSING)
- ⊙ BRASS CAP MONUMENT (CN 1/15TH, 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

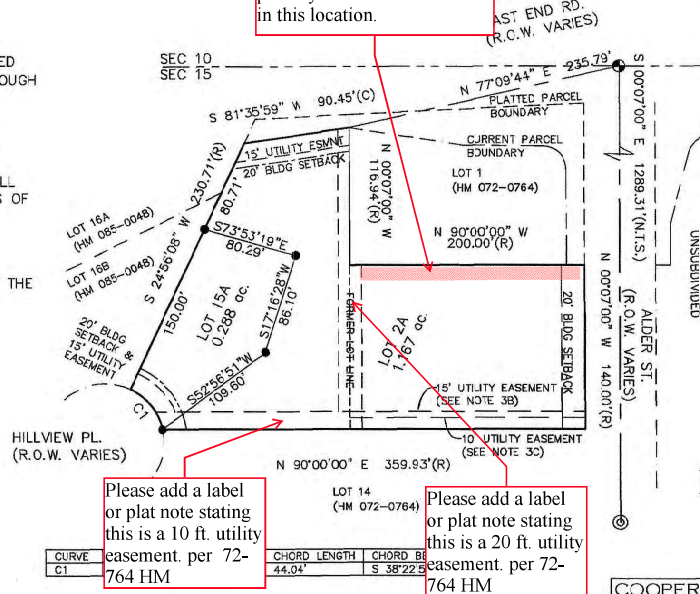
BY: _____

AUTHORIZED OFFICIAL:

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.

PRELIM



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.
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) 350 6382

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

KPB 2025-069



Peter A. Micciche
Borough Mayor

KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Notices were previously mailed to owners within 300 feet of a public hearing for a preliminary plat scheduled for June 9, 2025. This item has been postponed and is now scheduled for the June 23, 2025 meeting.

Public notice is hereby given that a preliminary plat was received on 5/8/2025 proposing to subdivide or replat property.

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide two lots into two lots with reconfigured lot lines

KPB File No. 2025-069

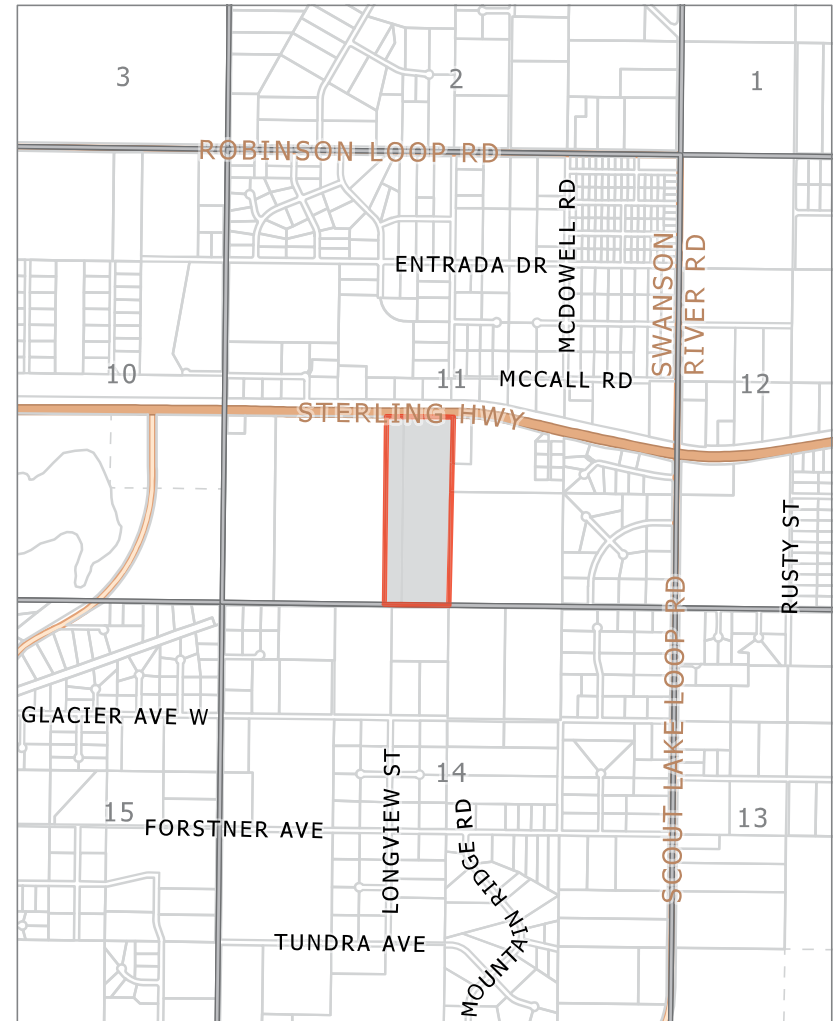
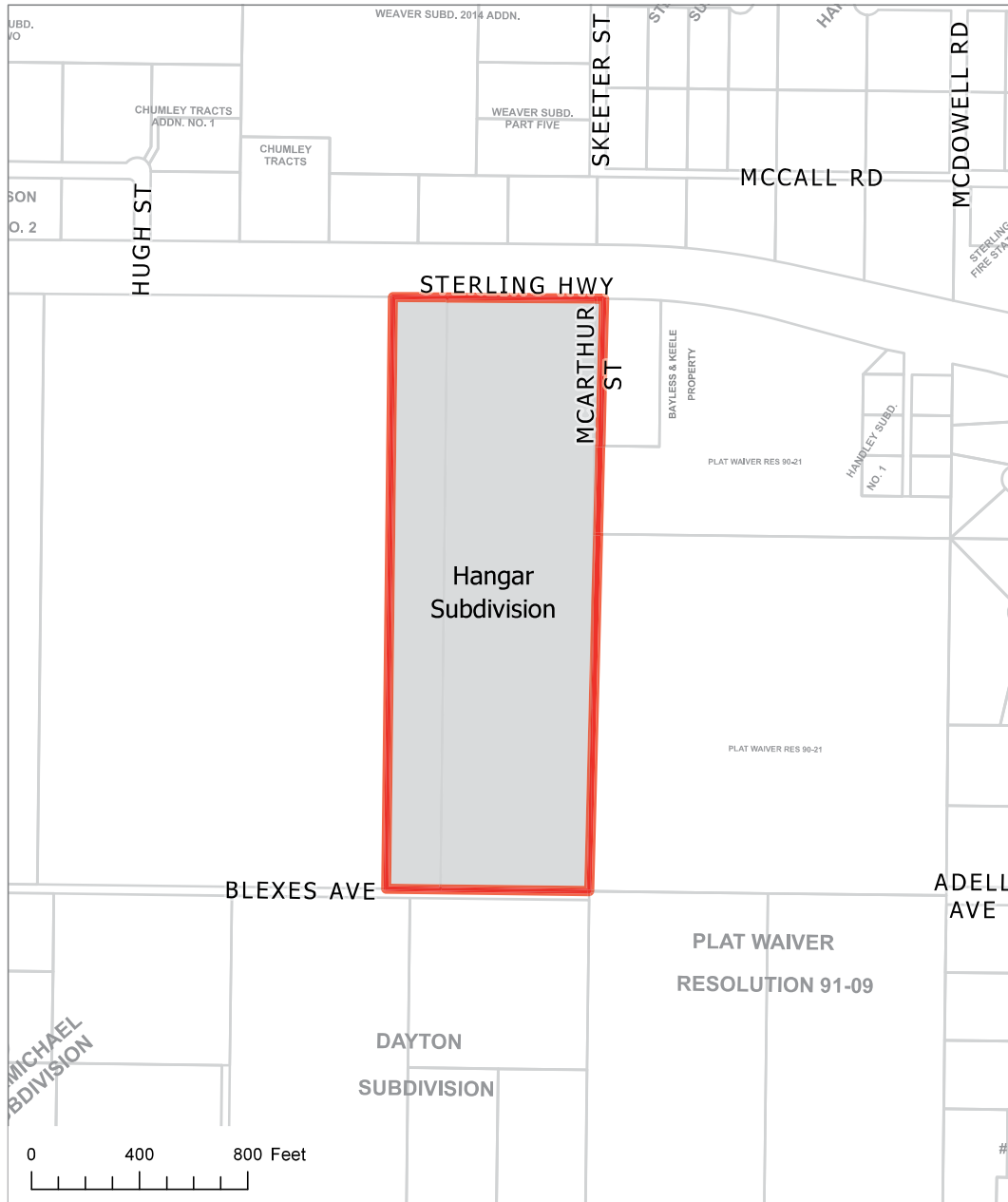
Petitioner(s) / Land Owner(s): Mark E. Hennick of Ninilchik, AK

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

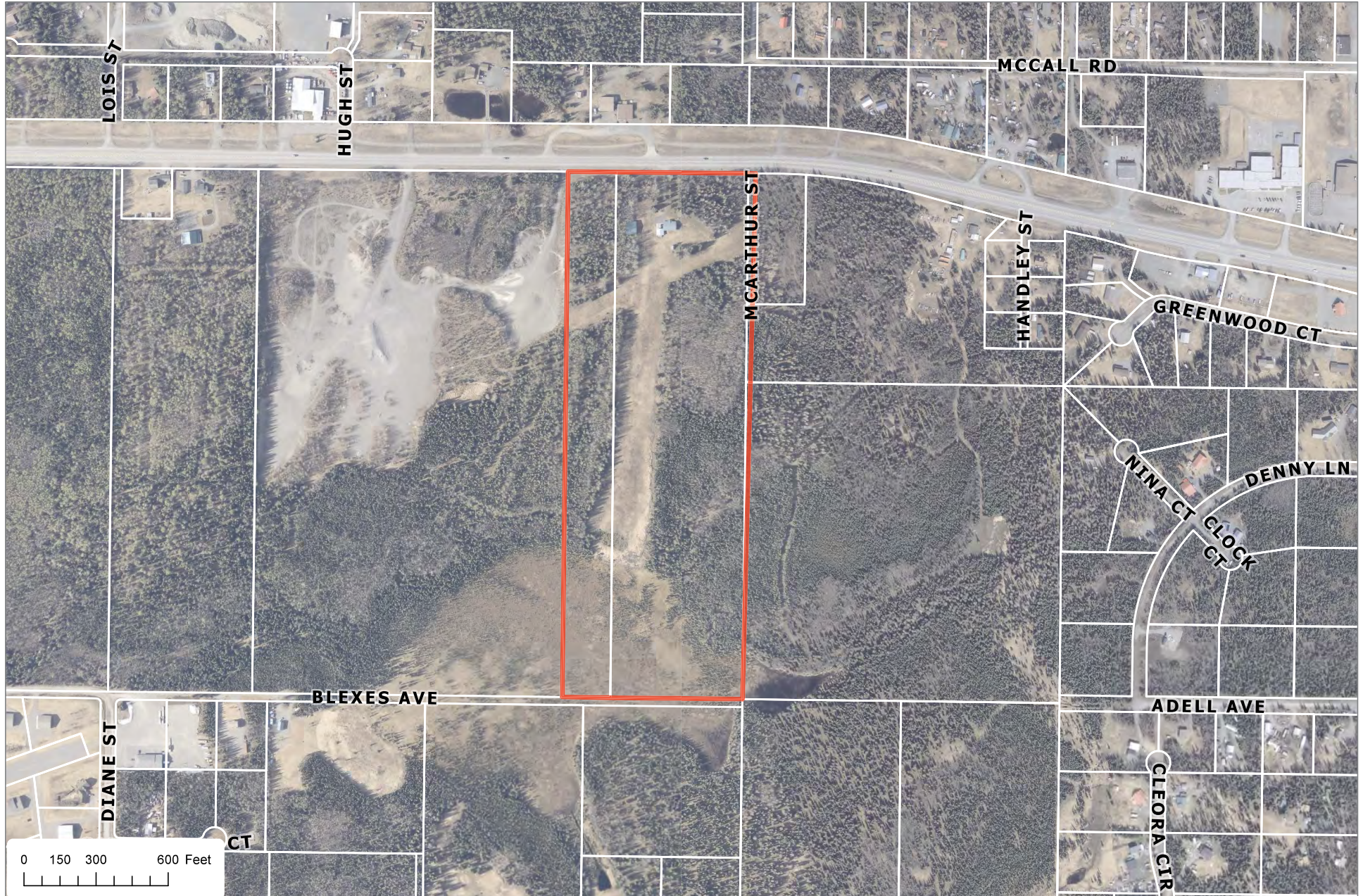
Mailed 6/2/2025

E. NEW BUSINESS

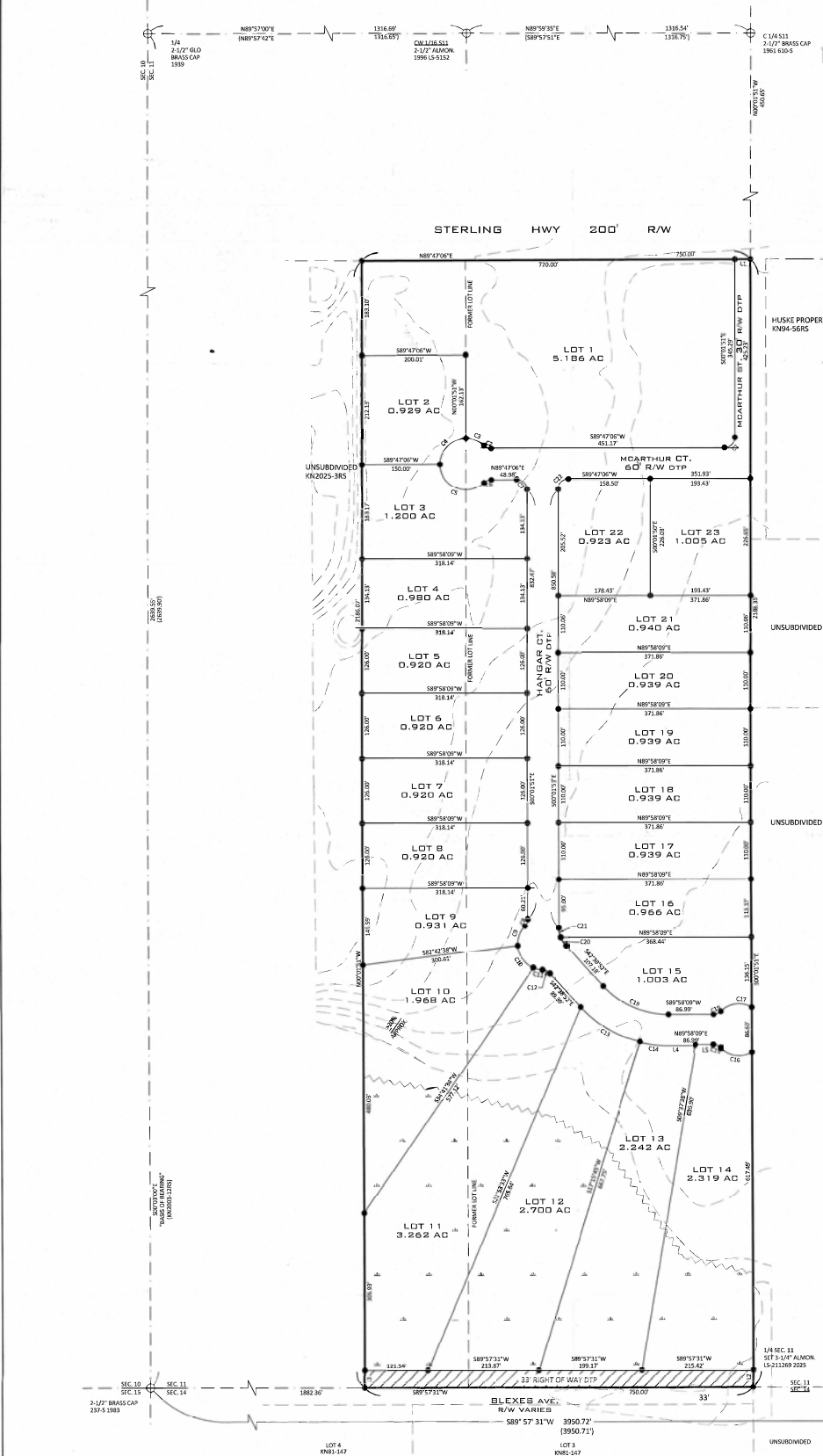
- 2. Hangar Subdivision; KPB File 2025-086
McLane Consulting Group / Sterling TB Realty, LLC
Location: MP 84.25 Sterling Highway
Sterling Area**



KPB File 2025-086
T 5N R 9W Sec 11
Sterling



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.



GRAPHIC SCALE
1" = 100'



- NOTES**
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
 2. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
 3. BUILDING SET BACK: A BUILDING SET BACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 4. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
 5. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
 6. EXCEPTION TO KPB 20.30.190(A) LOT DIMENSIONS WAS GRANTED BY THE KPB PLAT COMMITTEE MEETING OF JUNE 23, 2025.
 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. ACCEPTANCE OF THIS PLAT BY THE KENAI PENINSULA BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.

- LEGEND**
- ① FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND 5/8" REBAR UNLESS OTHERWISE NOTED
 - FOUND 5/8" REBAR w/ 1" BLUE PLASTIC CAP (S-211269) (MCCLANE)
 - SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP (S-211269) (MCCLANE)
 - DTP DEDICATED THIS PLAT
 - AREA SUBJECT TO INUNDATION/KETTLE

WASTEWATER DISPOSAL
SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL. SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CODY R. MCCLANE C.E. 11510 AK DATE _____
TYPICAL SETBACK DETAIL (NTS)

LOT XX
20' BUILDING SETBACK
30' UTILITY EASEMENT HEREBY GRANTED
DEDICATED RIGHTS-OF-WAY

| CURVE # | DELTA | RADIUS | LENGTH | TANGENT | CHORD BEARING | CHORD LENGTH |
|---------|------------|---------|---------|---------|-----------------|--------------|
| C1 | 89°48'57" | 20.00' | 31.35' | 15.94' | S 44° 57' 33" W | 28.24' |
| C2 | 40°24'55" | 20.00' | 15.50' | 8.16' | N 68° 00' 30" W | 15.12' |
| C3 | 40°13'52" | 50.00' | 38.60' | 20.32' | N 67° 54' 55" W | 37.65' |
| C4 | 90°11'03" | 50.00' | 78.70' | 50.10' | S 44° 52' 38" W | 70.62' |
| C5 | 134°24'55" | 50.00' | 117.30' | 118.99' | S 67° 25' 21" E | 92.19' |
| C6 | 44°24'55" | 20.00' | 15.50' | 8.16' | N 67° 34' 39" E | 15.12' |
| C7 | 90°11'03" | 20.00' | 31.48' | 20.00' | S 67° 07' 23" E | 28.33' |
| C8 | 44°24'55" | 20.00' | 15.50' | 8.16' | S 22° 00' 30" W | 15.12' |
| C9 | 47°10'43" | 160.00' | 41.17' | 21.83' | S 20° 42' 42" W | 40.02' |
| C10 | 64°24'52" | 160.00' | 56.21' | 31.50' | S 10° 00' 08" E | 53.30' |
| C11 | 10°11'10" | 50.00' | 37.32' | 8.79' | S 77° 08' 11" E | 37.24' |
| C12 | 44°24'55" | 20.00' | 15.50' | 8.16' | S 64° 51' 19" E | 15.12' |
| C13 | 33°11'16" | 230.00' | 134.58' | 68.27' | S 19° 34' 30" E | 133.65' |
| C14 | 13°51'44" | 230.00' | 15.65' | 27.96' | S 83° 06' 00" E | 55.51' |
| C15 | 44°24'55" | 20.00' | 15.50' | 8.16' | S 67° 49' 24" E | 15.12' |
| C16 | 29°29'50" | 30.00' | 16.96' | 37.98' | S 10° 49' 22" E | 60.62' |
| C17 | 12°25'13" | 50.00' | 64.96' | 37.98' | S 82° 40' 40" W | 60.47' |
| C18 | 44°24'55" | 20.00' | 15.50' | 8.16' | S 67° 40' 41" W | 15.12' |
| C19 | 47°22'00" | 170.00' | 140.59' | 74.60' | N 60° 20' 21" W | 136.62' |
| C20 | 21°18'30" | 50.00' | 38.60' | 9.41' | N 31° 59' 37" W | 38.49' |
| C21 | 21°18'30" | 50.00' | 18.60' | 9.41' | N 10° 41' 00" W | 18.49' |
| C22 | 89°48'58" | 20.00' | 31.35' | 15.94' | N 44° 52' 37" E | 28.24' |

- RECORD PLAT REFERENCE**
- R1 = RECORD OF SURVEY - KN2003-1285
 - R2 = WEAVER SUBDIVISION 2014 ADDITION - KN2015-4
 - R3 = RECORD OF SURVEY - KN2025-385
 - R4 = COTTONWOOD-SPRUCE SUBDIVISION - KN78-107
 - R5 = AKDOT&PFS STERLING HIGHWAY RIGHT OF WAY MAP (R-043-3(3)) 56375 - KN2013-26
 - R6 = DAYTON SUBDIVISION - KN81-147
 - R7 = ADELL ACRES ADDITION NO. 1 - KN97-8

Plat #
Rec Dtd
Date
Time



NOTARY'S ACKNOWLEDGEMENT
FOR: DAVID C. SHANKS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF ALASKA

CERTIFICATE OF OWNERSHIP AND DEDICATION
I, THE UNDERSIGNED, HEREBY CERTIFY THAT STERLING TB REALTY LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF STERLING TB REALTY LLC, 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.

CERTIFICATE OF ACCEPTANCE - KPB
THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF KENAI PENINSULA BOROUGH FOR PUBLIC USES AND PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:
MCARTHUR ST.
MCARTHUR CT.
HANGAR CT.

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

| LINE # | BEARING | DISTANCE |
|--------|---------------|----------|
| L1 | N 89°47'00" E | 33.00' |
| L2 | N 0°01'51" W | 33.00' |
| L3 | N 0°01'51" W | 33.00' |
| L4 | N 89°58'00" E | 52.92' |
| L5 | N 89°58'00" E | 34.07' |

PLAT APPROVAL
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JUNE 23, 2025.

HANGAR SUBDIVISION
A SUBDIVISION OF THE WEST 200 FEET OF THE EAST 750 FEET OF GOVERNMENT LOT 18, TOGETHER WITH THE WEST 200 FEET OF THE EAST 750 FEET OF THE SE 1/4 OF THE SW 1/4 AND THE EAST 550 FEET OF GOVERNMENT LOT 18, TOGETHER WITH THE EAST 550 FEET OF THE SE 1/4 SW 1/4 N SECTION 11, TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN.

OWNER:
STERLING TB REALTY LLC
3000 ALTAMESA BLVD STE 300, FORT WORTH, TX 76133

37.659 AC. SITUATED IN THE SW 1/4 SECTION 11, TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH AND KENAI RECORDING DISTRICT.

ENGINEERING - TESTINO SURVEYING, MAPPRO
P.O. BOX 468
103 DOTY RD. #600
VOICEMAIL: (807) 283-4218
FAX: (807) 283-1285
WWW.MCLANEDESIGN.COM

KPB File No. 2025-XXX
Project No. 242028
Scale: 1" = 100' Date: MAY 2025 BOOK: 24-05 Drawn by: A/HH

DAVID C. SHANKS, MANAGER
STERLING TB REALTY LLC, OWNER
3000 ALTAMESA BLVD STE 300
FORT WORTH, TX 76133

AUTHORIZED OFFICIAL _____ DATE _____

AUTHORIZED OFFICIAL _____

AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
HANGAR SUBDIVISION**

| | |
|--------------------------------|---|
| KPB File No. | 2025-086 |
| Plat Committee Meeting: | June 23, 2025 |
| Applicant / Owner: | Sterling TB Realty LLC of Fort Worth, Texas |
| Surveyor: | Andrew Hamilton / McLane Consulting, Inc. |
| General Location: | Scout Lake Area |

| | |
|---------------------------|---|
| Parent Parcel No.: | 063-620-04 and 063-620-05 |
| Legal Description: | 063-620-04: The West 200 feet of the East 750 feet of Government Lot 18, together with the West 200 feet of the East 750 feet of the Southeast one-quarter of the Southwest one-quarter (SE1/4 SW1/4) 063-620-05: The East 550 feet of Government Lot 18, together with the East 550 feet of the Southeast one-quarter of the Southwest one-quarter (SE1/4 SW1/4) in Section 11, Township 5 North, Range 9 West, Seward Meridian, Kenai Recording District |
| Assessing Use: | 063-620-04: Residential Vacant 063-620-05: Residential Dwelling |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | On Site / On Site |
| Exception Request | 20.30.190(A)- 3:1 Lot Dimensions 20.30.100(A)-Cul-De-Sacs 20.30.170 Blocks-Length Requirements |

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide two parcels into twenty-three parcels ranging in size from 0.920-acres to 5.186-acres. This plat will dedicate McArthur Court and 30-feet to McArthur Street and 33-feet to Blexes Court.

Location and Legal Access (existing and proposed):

The proposed subdivision is located near milepost 84.7 Sterling Highway.

This plat is proposing to dedicate multiple rights-of-way: McArthur Street, McArthur Court, Hangar Court and Blexes Avenue. To the northeast, 30 feet will be dedicated to McArthur Street, a street named by resolution that has not been dedicated. It is reasonable to expect the 30-feet to be dedicated in the future when the land to the east is platted. McArthur St will be the primary access point to the subdivision connecting to the Sterling Highway, a state-maintained road. McArthur Court connects to McArthur Street on the west. McArthur Court will terminate in a cul-de-sac bulb with Hangar Court connecting prior to the bulb ending in the west. Hangar Court provides a cul-de-sac approximately 930 feet to the south and terminates in an additional cul-de-sac at the east boundary another 460 feet down. **Staff recommends** McArthur St be given complete adjacent dedication to the existing easement to comply with KPB 20.30. 030.A Proposed Street Layout Requirements, providing "continuous or appropriate projection of all streets in surrounding areas..."and provide 30' dedication to the south end of the easement into proposed Lot 23. This platting action is also proposing a 33-feet dedication to the existing Blexes Avenue dedication to the south This dedication is within the kettle and is not the most feasible road to construct. **Staff recommends** the following note be added: Per DOT The platting action voids any previous issued permits. Land owners will need to reapply for driveway access permits to state road and right-of-way access.

An exception request to KPB 20.30.100(A)- Cul-De-Sacs and KPB 20.30.170 Blocks-Length Requirements have been requested and will be discussed later in the staff report.

The plat is affected by a section line easement, 33-feet on either side of the section line to the south, located within Blexes Avenue. **Staff recommends** the surveyor depict and label the section line easement within the right-of-way and extending to the east and west.

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

Site Investigation:

According to KPB GIS Imagery and KPB Assessing records, structures are located on former parcel 06362005 and an existing runway runs north and south. Once finalized, the structures appear to be on proposed Lot 1 and the runway will be dedicated as a portion of the road dedication. There are no signs of apparent encroachments.

KWF Wetlands Assessment identified wetlands classified as Kettle on the south portion of the subdivision. The wetlands have been depicted and labeled in the legend on the preliminary plat. The proper plat note has been included as plat note number 7.

Steep topography affects the proposed platting area according to the KPB GIS Imagery Terrain Layer. Areas greater than 20% have been labeled on the preliminary plat. **Staff recommends** it is the surveyor's discretion to keep or remove the contours and keep the top and toe of bluff on the final plat per KPB 20.60.010.

The KPB River Center Reviewer has identified the proposed plat to be within a FEMA non-regulatory flood hazard area, Zone X. **Staff recommends** the surveyor include the Flood Hazard Notice per KPB 20.30.280 and include the zone and map panel.

The proposed platting area is not within a habitat protection district according to the KPB River Center Reviewer.

| | |
|-------------------------------|--|
| KPB River Center review | <p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: All within a non-regulatory zone X (unshaded) which is area of minimal flood risk. No depiction required. Plat note should be present.</p> <p>Flood Zone: X (unshaded) Map Panel: 02122C-0290F In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p> |
| State of Alaska Fish and Game | No Response. |

Staff Analysis

The proposed subdivision is the first subdivision of this area. The parcels have been allocated by deed in the past. A Street Naming Resolution (SN 1996-04) named an unnamed right-of-way McArthur Street but was never dedicated on property to the east.

A soils report will be required for Lots 2 through 23 and an engineer will sign the final plat as the new lots are less than 200,000 square feet. A soils report will not be required for Lot 1 as the new lot is greater than 200,000 square feet (225,902.16). **Staff recommends** the surveyor modify the Waste Water Disposal Note as needed once the Soils Report has been completed in order to comply with KPB 20.40. Current wastewater disposal note does not match the note as shown in 20.40.040 and needs to be updated.

Lots 11-14 and 15-21 are deeper than they are wide. An exception to KPB 20.30.190(A) – 3:1 Lot Dimensions has been requested and will be discussed later in the staff report.

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 property is not within an advisory planning commission.

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

Utility Easements

A general easement is granted to Homer Electric Association, Inc., as recorded in Book 4, Page 117, KRD, that affects this subdivision. **Staff recommends** the surveyor include a plat note referencing the easement as found in the CTP item number 12.

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.

This plat is dedicating a 10-foot utility easement, extending to 20-feet within 5 feet of the side lot lines as stated in plat note number 4 and shown on the typical setback detail.

Utility provider review:

| | |
|--------|-------------------|
| HEA | No Comments |
| ENSTAR | No comment |
| ACS | No Objections |
| GCI | Approved as shown |

KPB department / agency review:

| | |
|-------------------|--|
| Addressing Review | Reviewer: Leavitt, Rhealyn Affected Addresses: 35565 STERLING HWY, 35635 STERLING HWY Existing Street Names are Correct: No List of Correct Street Names: STERLING HWY, MCARTHUR ST, BLEXES AVE Existing Street Name Corrections Needed: |
|-------------------|--|

| | |
|----------------------|---|
| | <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names: MCARTHUR CT, HANGER CT</p> <p>List of Street Names Denied:</p> <p>Comments: 35635 STERLING HWY WILL BE DELETED. 35565 STERLING HWY WILL REMAIN</p> |
| Code Compliance | <p>Reviewer: Ogren, Eric</p> <p>Comments: No comments</p> |
| LOZMS Review Planner | <p>Reviewer: Raidmae, Ryan</p> <p>There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Prior Existing Use PEU Recognized Date: 10/8/1998 Material Site Comments: There was a Prior Existing Use Material Site Directly West and adjacent to 063-620-04. This site was discontinued on April 8, 2025.</p> |
| Assessing Review | <p>Reviewer: Windsor, Heather</p> <p>Comments: No comment</p> |

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

- Update the Wastewater Disposal note to current code as shown in KPB 20.40.040 or as determined by soils report.
- McArthur St on the east side of the plat should be matched for right-of-way with a dedication
- Modify the KPB File No to 2025-086
- Plat note 6 needs the other exceptions granted to be added.

PLAT NOTES TO ADD

- No access to state maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.
- Per DOT The platting action voids any previous issued permits. Land owners will need to reapply for driveway access permits to state road and right-of-way access.

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:
- A 66-foot section line easement is located to the south- 33-feet on either side of the section line, label the SLE
- 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: Robinson Loop Road, Scout Lake Loop Road and Swanson River Road

- 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 limitations of reservations that could affect the subdivision;

Staff recommendation:

- Add CTP #10

- 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:

- Add CTP #12
- Depict and Label SLE
- McArthur St to the east needs a matching right-of-way from this side of the line the entire length.

- 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:

Add reference to the plat waiver and recording on the two properties to the east.and one to the southeast

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.*

20.30.280. 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 or the Kenai Peninsula Borough Seward Mapped Flood Data Area as a flood hazard area district as of the date this plat is recorded with the district recorder's office. Prior to development, the Kenai Peninsula Borough floodplain administrator should be contacted for current information and regulations. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code.

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.*

Wastewater disposal notes should match as written in code.

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. (7) Certificate of Acceptance.

Staff recommendation:

- add Blexes Court

EXCEPTIONS REQUESTED:

A. KPB 20.30.190(A) 3:1 Lot Dimensions

Surveyor's Discussion:

Requesting exception to 3:1 Lot Dimensions for Lots 11-14 and 15-21.

The Surveyor/Applicant has submitted the following proposed Findings in support of the exception request:

1. The vast majority of land contained with Lots 11-14 are encumbered by a wetland that is not suitable for development. These lot lines extend to the southern boundary of the plat as that is the most practical use of the land.
2. Lots 11-14: The upland portion of these lots contains more than 20,000 square feet of land suitable for wastewater development.
3. Lots 11-14: These lots exceed the 40,000 square feet minimum area per KPB 20.30.200.
4. Lots 15-21: Due to the rectangular nature of the parent parcel and the existing runway this is the most practical and economical layout of these lots.
5. Lots 15-21: The developer has placed proposed Hangar Court to take advantage of the existing cleared runway and would like to minimize the amount of clearing necessary to develop the subdivision. This is economical but also helps to retain the natural privacy that a wooded lot offers.
6. Lots 15-21: These Lots meet the 40,000 square feet minimum area per KPB 20.30.200.
7. Proposed Lots have sufficient space suitable for a well and wastewater disposal system per the engineering department at McLane Consulting and will be reflected as such in a sealed soils report.

Staff Discussion:

20.30.190. Lots-Dimensions.

The minimum depth shall be no less than 100 feet, and the average depth shall be no greater than three times the average width.

Staff Findings:

8. The average width for Lots 11-14 is 172 (x3=516) and the average depth is 695.
9. The average width for Lots 15-21 is 115 (x3=345) and the average depth is 360.

Staff reviewed the exception request and recommends granting approval

Staff recommends the Committee (or Commission, as applicable) 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 KPB Title 20, the Committee may authorize exceptions to any of the requirements set forth in KPB Title 20. A request for an exception shall be in writing and presented to the 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 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
Findings 1, 4-5, and 8-9 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 and 4-5 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 2-3 and 5-7 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.

B. KPB 20.30.100(A) Cul-de-sacs and KPB 20.30.170 Blocks Length Requirements

Surveyor's Discussion:

Requesting exception to 20.30.100(A) Cul-De-Sacs and 20.30.170 Blocks-Length Requirements.
We have tried to develop this subdivision in the most feasible and economical fashion possible.

The Surveyor/Applicant has submitted the following proposed Findings in support of the exception request:

1. Connecting Hangar Court to Blexes Avenue is not practical due to the wetland that separates the two rights-of-way.
2. Hangar Court consists of two suitable turn-arounds as described in KPB 20.30.100(A).
3. Hangar Court exceeds the 1,000 feet total length requirement.
4. The first cul-de-sac is placed approximately 931 feet along the road
5. The additional cul-de-sac is placed approximately 464 feet beyond the initial cul-de-sac.
6. The developer has placed proposed Hangar Court to take advantage of the existing cleared runway and would like to minimize the amount of clearing necessary to develop the subdivision

Staff Discussion:

20.30.100 Cul-de-sacs

A. Streets designed to have one end permanently closed shall be no more than 1,000 feet long. The closed end of the cul-de-sac shall have a suitable turnaround with a minimum radius of 50 feet to the property line.

20.30.170 Blocks-Length Requirements

Blocks shall not be less than 330 feet or more than 1,320 feet in length.

Staff Findings:

7. All surrounding parcels will have legal access.
8. The intermittent cul-de-sac breaks the road block length

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee (or Commission, as applicable) 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 KPB Title 20, the Committee may authorize exceptions to any of the requirements set forth in KPB Title 20. A request for an exception shall be in writing and presented to the 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 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
Findings 1-6 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 and 6 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 2, 7 and 8 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: KPB 20.25.120. - REVIEW AND APPEAL.

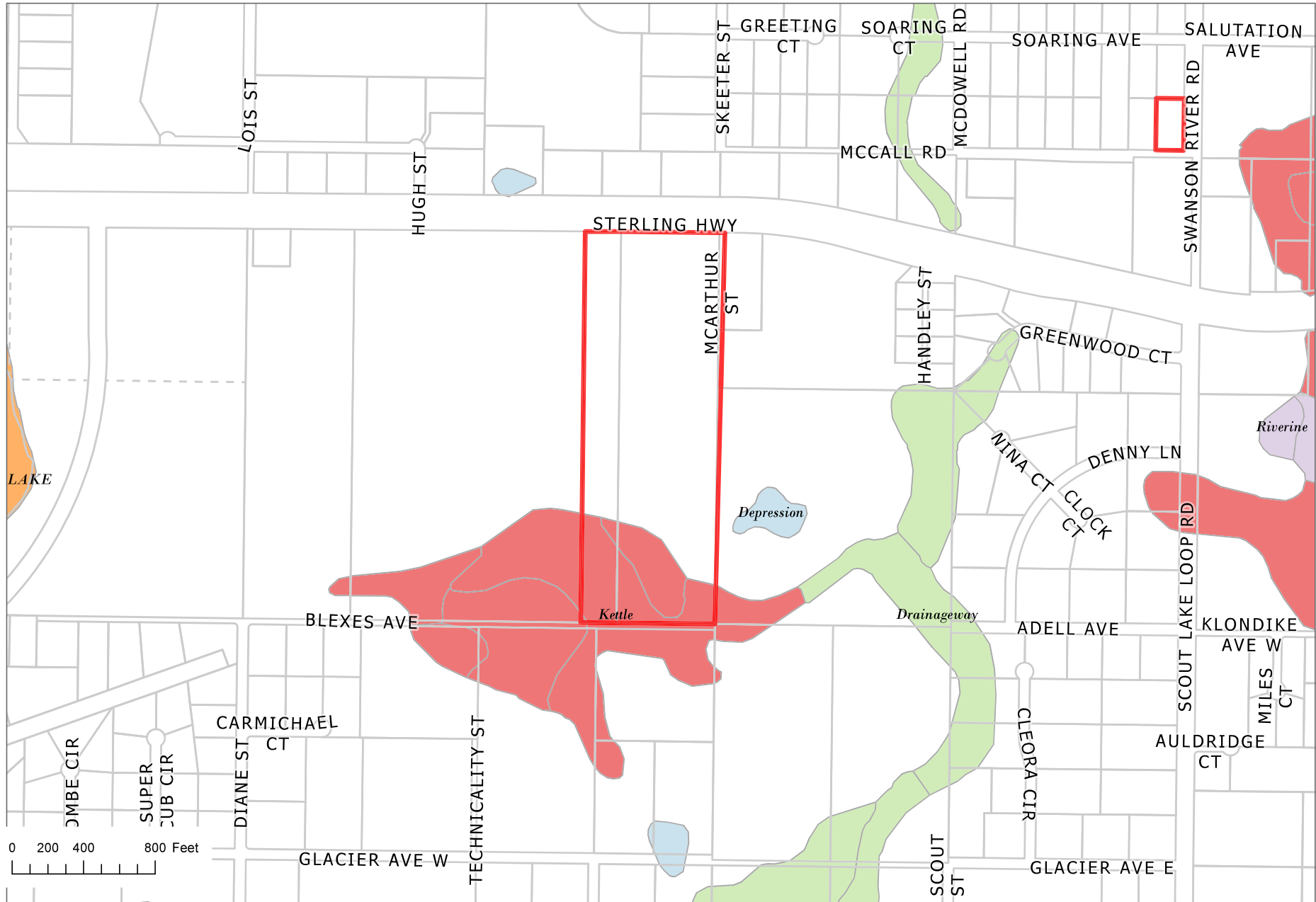
IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION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

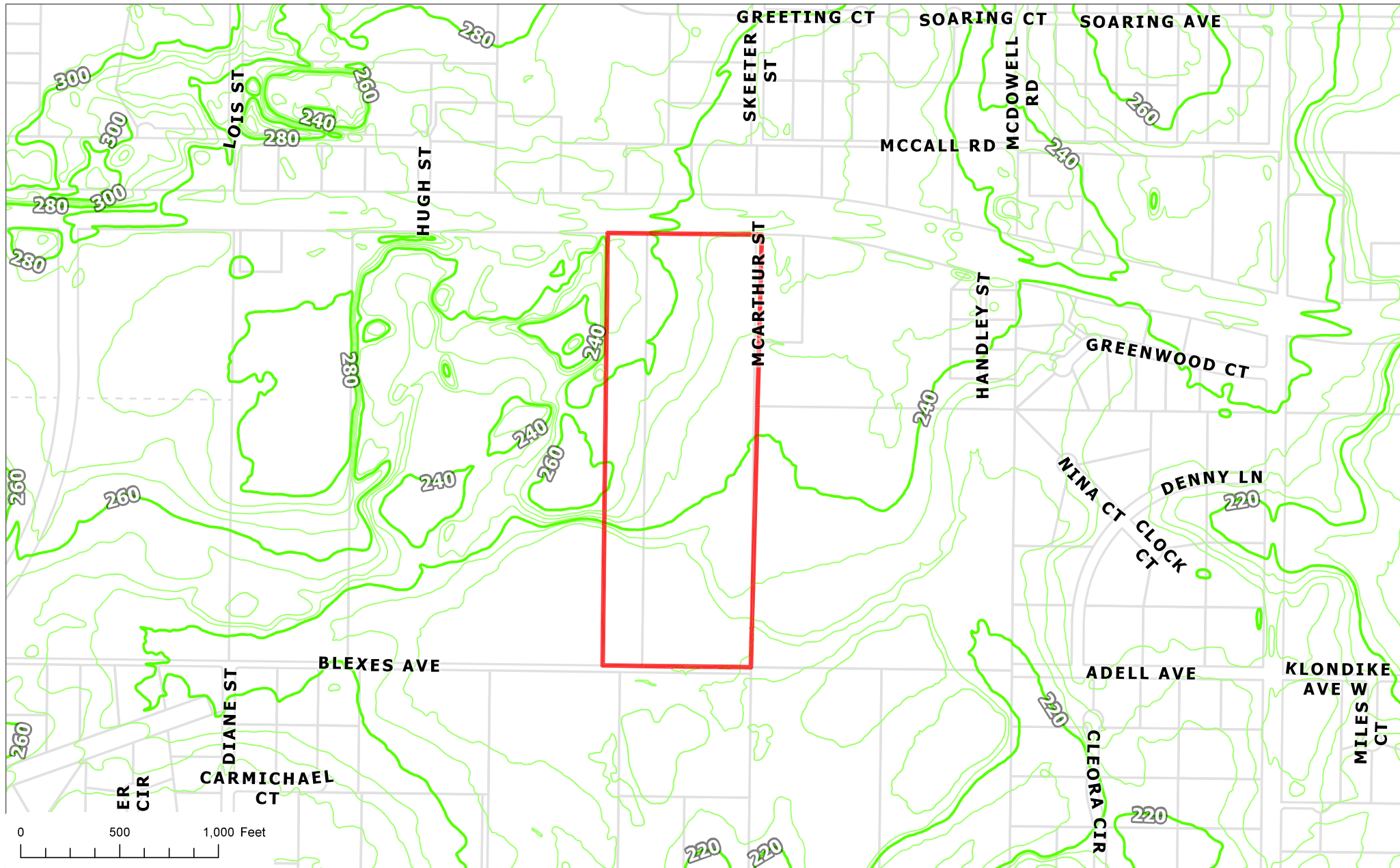
END OF STAFF REPORT



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.



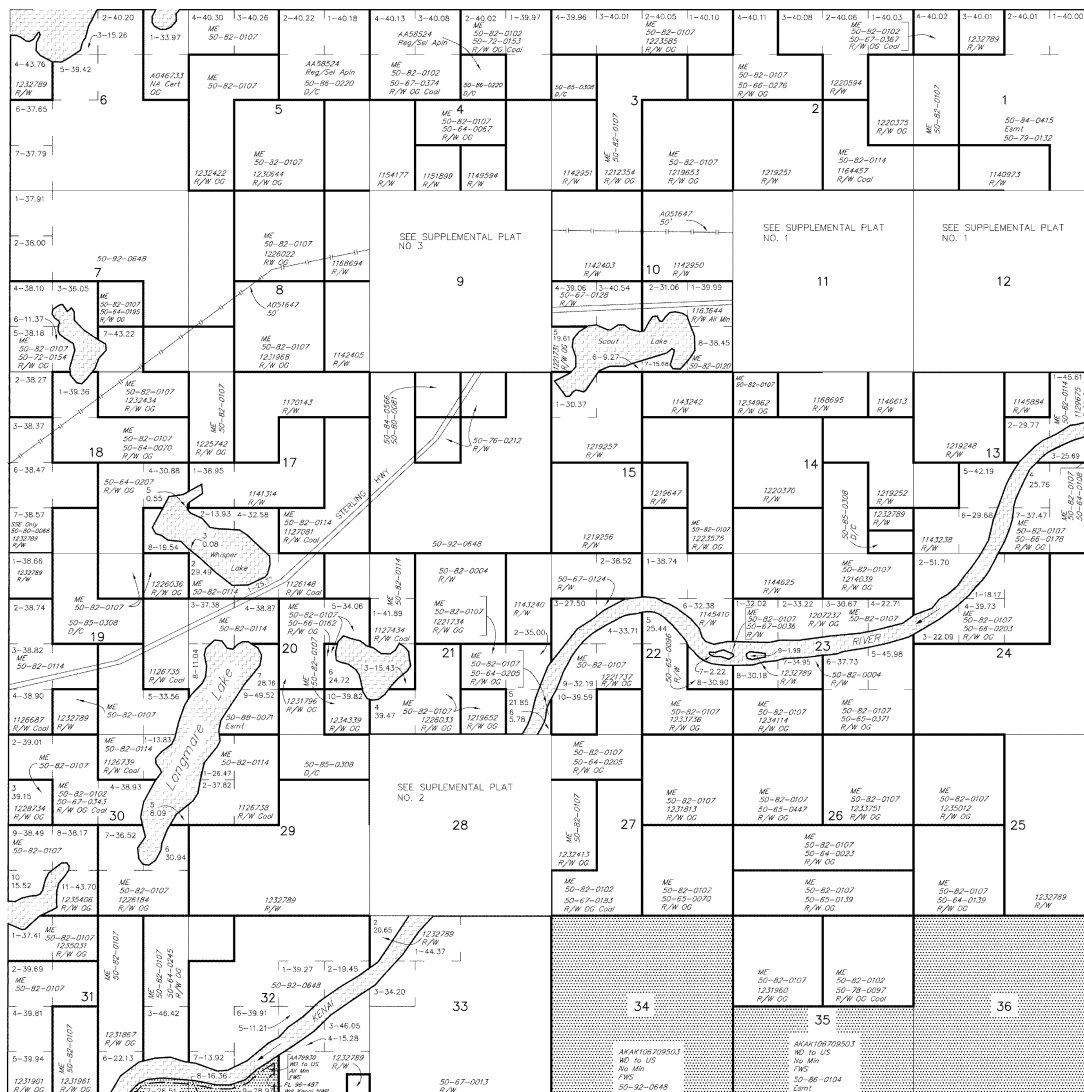
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The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

SURVEYED TOWNSHIP 5 NORTH RANGE 9 WEST OF THE SEWARD MERIDIAN, ALASKA

Lat 60°33'26"N
Long 150°56'41"W



SCALE in chains
10 20 30 40 50 60

WARNINGS:
This plat is the Bureau's Record of Title, and should be used only as a graphic display of the township survey data. Recordation does not reflect title changes which may have been effected by island movements of rivers or other bodies of water. Refer to the cadastral surveys for official survey information.

STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES
ACQUIRED BY DEEDS

MTP

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

AD58731 SS Reserved Min Estate Only

AA20298 Wa PL 94-404 Sec 18 SE1/4 SW1/4, Sec 19 E1/2 NW1/2, SW1/4 NE1/4

AA080498 Conservation Easmt affects:
Sec 22, Lots 4, 9, 10 and NE1/4 SW1/4
Seward Meridian, Kenai Recording District, Third Judicial District, State of Alaska, according to the plat of survey accepted by the United States Department of the Interior General Land Office at Washington D.C., on May 6, 1941.

AK106698188 Conservation Easmt affects:
Sec 32, Lots 1, 2, 5-7, N2NE, E2NW, SWNW, NWSW
For approximately 363.76 acres as shown on plat of survey accepted 5/6/1941, Kenai recording District, Third Judicial District, Alaska

| CURRENT TO | | Acq |
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| 4-1-2025 | | Sew Mer |
| | | 5 N |
| | | 9 W |

ACAD

SURVEYED TOWNSHIP 5 NORTH RANGE 9 WEST OF THE SEWARD MERIDIAN, ALASKA

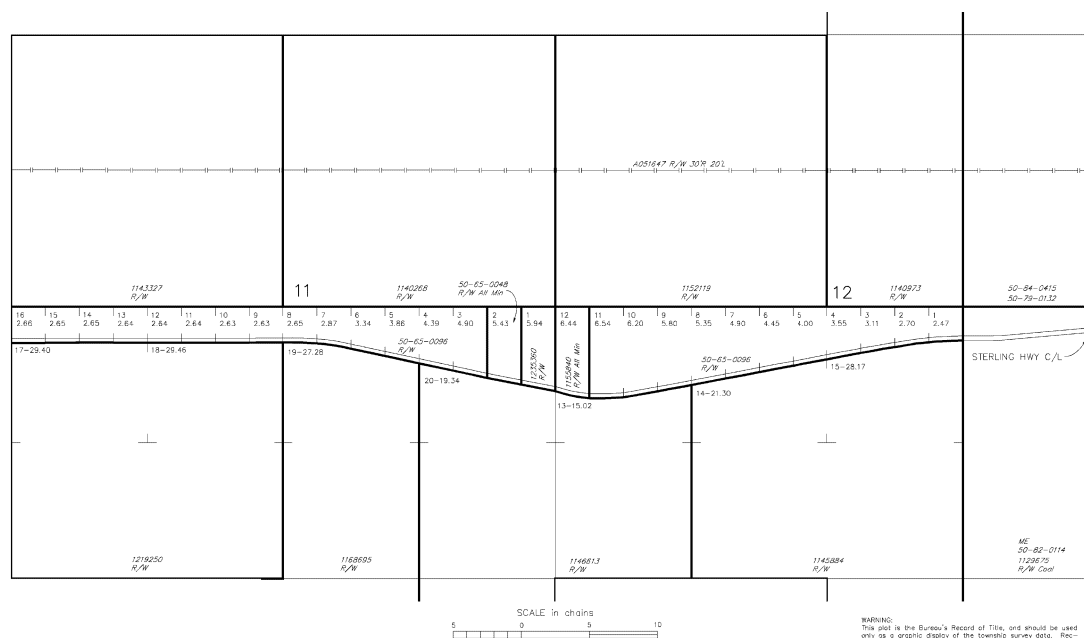
STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

MTP SUPPL SEC 11 & 12

NO 1

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

A058731 SS Reserved Min Estate Only



| | | |
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| CURRENT TO | | NO 1 |
| J-16-2022 | | Sew Mer |
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ACAD

SURVEYED TOWNSHIP 5 NORTH RANGE 9 WEST OF THE SEWARD MERIDIAN, ALASKA

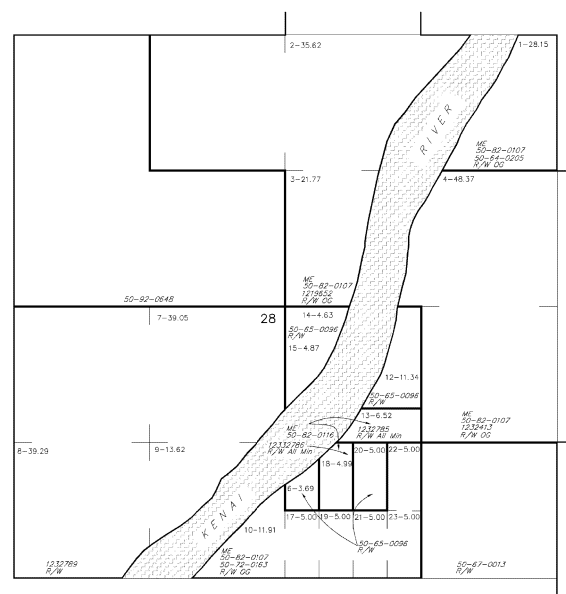
STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

MTP SUPPL SEC 28

NO 2

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

AD58731 SS Reserved Min Estate Only



SCALE in chains
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WARNING:
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only as a graphic display of the township survey data. Rec-
ords and/or do not reflect title changes which may have been
affected by internal movements of rivers or other bodies of water.
Refer to the original survey for official survey information.

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| CURRENT TO | | NO 2 |
| J-17-2022 | | Sew Mer |
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| | | R 9 W |

ACAD

SURVEYED TOWNSHIP 5 NORTH RANGE 9 WEST OF THE SEWARD MERIDIAN, ALASKA

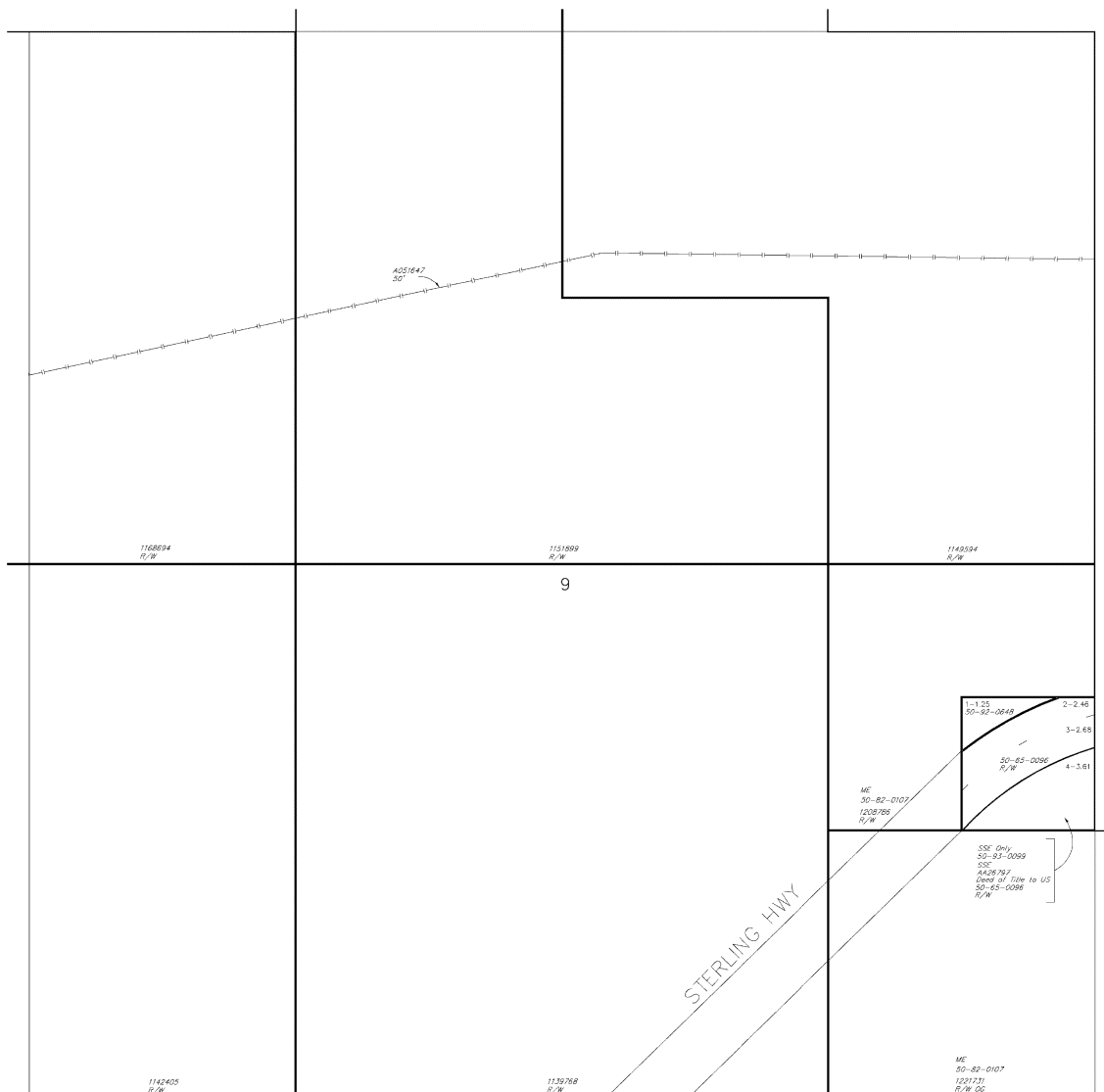
STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

MTP SUPPL SEC 9

NO 3

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

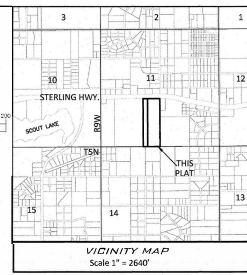
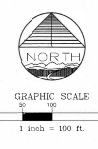
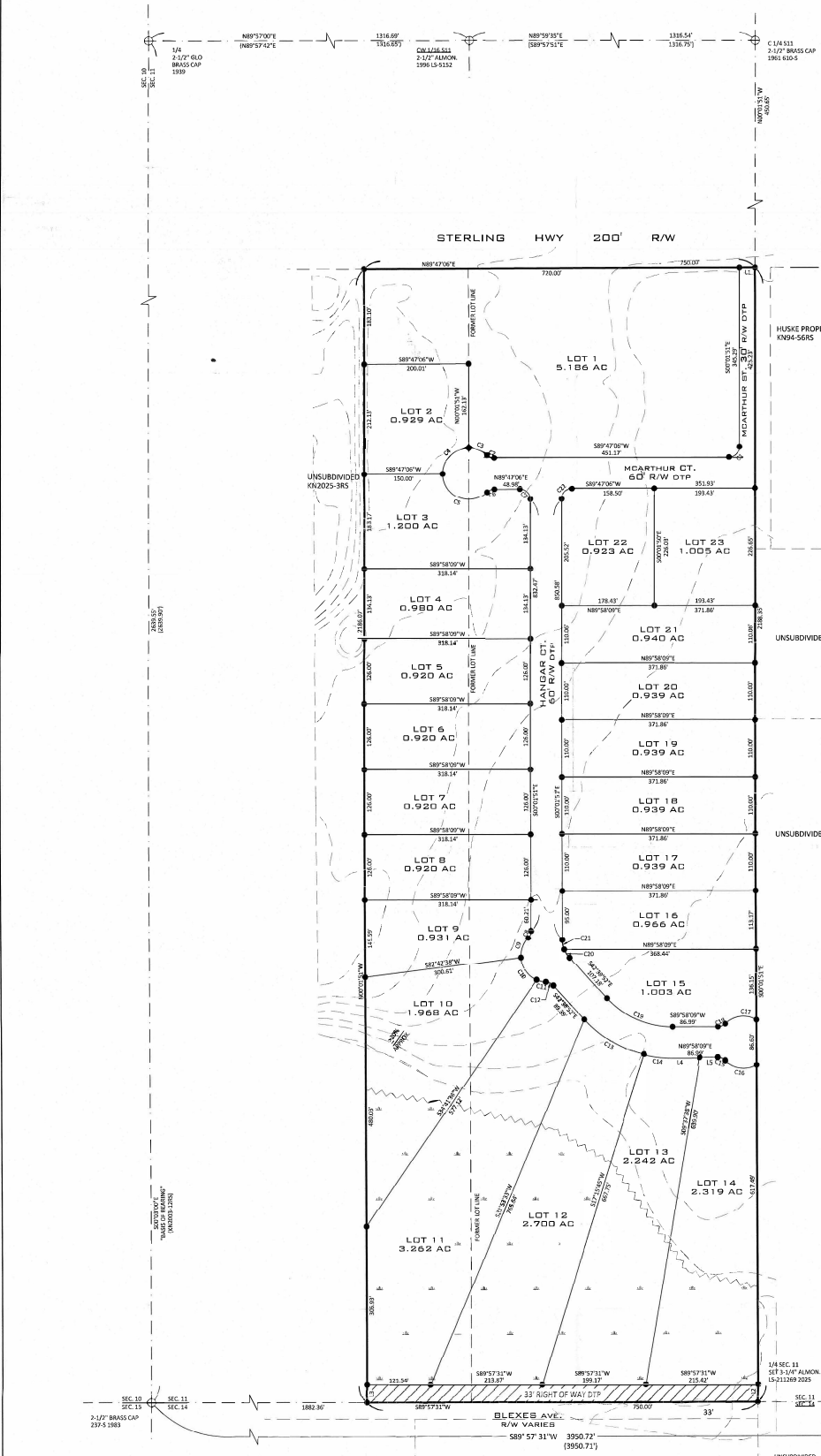
AD58731 SS Reserved Min Estate Only



SCALE in chains
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WARNING:
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ords herein do not reflect title changes which may have been
affected by lateral movements of rivers or other bodies of water.
Refer to the cadastral surveys for official survey information.

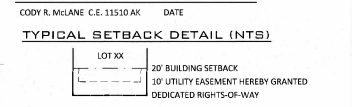
| | | |
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| CURRENT TO | 11-20-2015 | NO J Sew Mer T 5 N R 9 W ACAD |
| | | |



- NOTES**
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
 2. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
 3. BUILDING SET BACK: A BUILDING SET BACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 4. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
 5. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
 6. EXCEPTION TO KPB 20.30.190(A) LOT DIMENSIONS WAS GRANTED BY THE KPB PLAT COMMITTEE MEETING OF JUNE 23, 2025.
 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. ACCEPTANCE OF THIS PLAT BY THE KENAI PENINSULA BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.

- LEGEND**
- ① FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND 5/8" REBAR UNLESS OTHERWISE NOTED
 - FOUND 5/8" REBAR w/ 1" BLUE PLASTIC CAP (S-211269) (N/C/L/A/E)
 - SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP (S-211269) (N/C/L/A/E)
 - DTP DEDICATED THIS PLAT
 - AREA SUBJECT TO INUNDATION/KETTLE

WASTEWATER DISPOSAL
SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL. SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



| CURVE # | DELTA | RADIUS | LENGTH | TANGENT | CHORD BEARING | CHORD LENGTH |
|---------|------------|---------|---------|---------|-----------------|--------------|
| C1 | 89°48'57" | 20.00' | 31.35' | 15.94' | S 44° 57' 33" W | 28.24' |
| C2 | 40°24'55" | 20.00' | 15.50' | 8.36' | N 68° 00' 30" W | 15.12' |
| C3 | 40°13'52" | 50.00' | 38.60' | 20.32' | N 67° 54' 55" W | 37.65' |
| C4 | 90°11'03" | 50.00' | 78.70' | 50.10' | S 44° 52' 38" W | 70.82' |
| C5 | 134°24'55" | 50.00' | 117.30' | 118.99' | S 67° 25' 21" E | 92.19' |
| C6 | 40°24'55" | 20.00' | 15.50' | 8.36' | N 67° 34' 39" E | 15.12' |
| C7 | 90°11'03" | 20.00' | 31.48' | 20.00' | S 45° 07' 23" E | 28.93' |
| C8 | 40°24'55" | 20.00' | 15.50' | 8.36' | S 22° 00' 30" W | 15.12' |
| C9 | 40°10'43" | 10.00' | 41.17' | 21.83' | S 20° 42' 42" W | 40.02' |
| C10 | 64°24'57" | 50.00' | 56.21' | 31.50' | S 35° 00' 08" E | 53.30' |
| C11 | 10°51'10" | 50.00' | 37.32' | 8.79' | S 77° 08' 11" E | 37.24' |
| C12 | 44°24'55" | 20.00' | 15.50' | 8.36' | S 64° 51' 19" E | 15.12' |
| C13 | 33°11'16" | 230.00' | 134.58' | 68.27' | S 59° 34' 30" E | 133.65' |
| C14 | 13°51'44" | 230.00' | 15.65' | 27.96' | S 83° 06' 00" E | 55.51' |
| C15 | 44°24'55" | 20.00' | 15.50' | 8.36' | S 67° 49' 34" E | 15.12' |
| C16 | 76°29'57" | 30.00' | 64.96' | 37.98' | S 40° 49' 22" E | 60.47' |
| C17 | 14°25'53" | 30.00' | 64.96' | 37.98' | S 82° 40' 40" W | 60.47' |
| C18 | 40°24'55" | 20.00' | 15.50' | 8.36' | S 67° 40' 41" W | 15.12' |
| C19 | 47°22'00" | 170.00' | 140.59' | 74.60' | N 40° 20' 21" W | 136.62' |
| C20 | 21°18'30" | 50.00' | 38.60' | 9.41' | N 31° 59' 37" W | 38.49' |
| C21 | 21°18'30" | 50.00' | 18.60' | 9.41' | N 10° 41' 00" W | 18.49' |
| C22 | 89°48'58" | 20.00' | 31.35' | 15.94' | N 44° 52' 37" E | 28.24' |

- RECORD PLAT REFERENCE**
- R1 = RECORD OF SURVEY - KN2003-1285
 - R2 = WEAVER SUBDIVISION 2014 ADDITION - KN2015-4
 - R3 = RECORD OF SURVEY - KN2025-385
 - R4 = COTTONWOOD-SPRUCE SUBDIVISION - KN78-107
 - R5 = AKDOT&PF STERLING HIGHWAY RIGHT OF WAY MAP (R-043-3(3)) 56375 - KN2013-26
 - R6 = DAYTON SUBDIVISION - KN81-147
 - R7 = ADELL ACRES ADDITION NO. 1 - KN97-8

Plat #

Rec Date: _____

Date: _____

Time: _____



NOTARY'S ACKNOWLEDGEMENT
FOR: DAVID C. SHANKS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE STATE OF ALASKA

CERTIFICATE OF OWNERSHIP AND DEDICATION
I, THE UNDERSIGNED, HEREBY CERTIFY THAT STERLING TB REALTY LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF STERLING TB REALTY LLC, 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.

CERTIFICATE OF ACCEPTANCE - KPB
THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF KENAI PENINSULA BOROUGH FOR PUBLIC USES AND PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:
MCARTHUR ST.
MCARTHUR CT.
HANGAR CT.

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

LINE TABLE

| LINE # | BEARING | DISTANCE |
|--------|---------------|----------|
| L1 | N 89°47'00" E | 30.00' |
| L2 | N 0°01'51" W | 33.00' |
| L3 | N 0°01'51" W | 33.00' |
| L4 | N 89°58'00" E | 53.92' |
| L5 | N 89°58'00" E | 34.07' |

PLAT APPROVAL
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JUNE 23, 2025.

HANGAR SUBDIVISION
A SUBDIVISION OF THE WEST 200 FEET OF THE EAST 750 FEET OF GOVERNMENT LOT 18, TOGETHER WITH THE WEST 200 FEET OF THE EAST 750 FEET OF THE SE 1/4 OF THE SW 1/4 AND THE EAST 550 FEET OF GOVERNMENT LOT 18, TOGETHER WITH THE EAST 550 FEET OF THE SE 1/4 SW 1/4 N SECTION 11, TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN.

OWNER:
STERLING TB REALTY LLC
3000 ALAMESA BLVD STE 300, FORT WORTH, TX 76133

37 659 AC. SITUATED IN THE SW 1/4 SECTION 11, TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH AND KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTINO SURVEYING, MAPKOR
P.O. BOX 408
505 DOTY AVE. 99603
VOICE: (907) 283 4218
FAX: (907) 283 1858
WWW.MAPKOR.COM

KPB File No. 2025-XXX
Project No. 242028
Scale: 1" = 100' Date: MAY 2025 BOOK: 24-05 Drawn by: A/HH

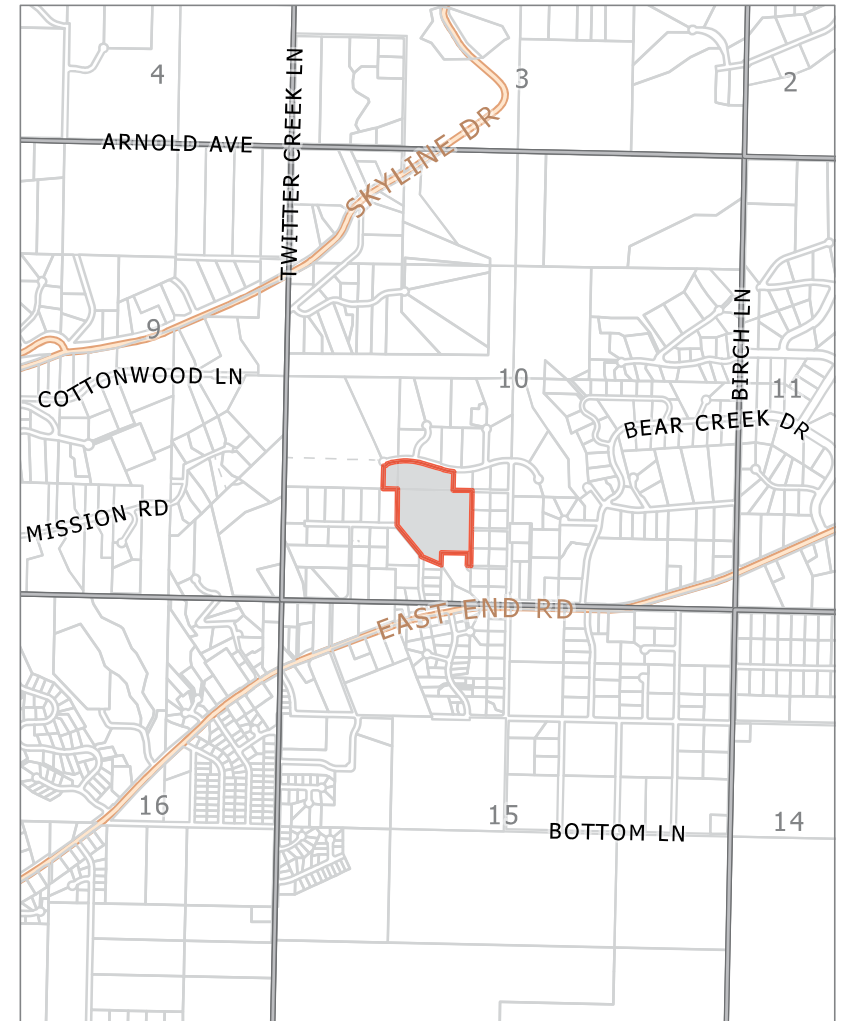
DAVID C. SHANKS, MANAGER
STERLING TB REALTY LLC, OWNER
3000 ALAMESA BLVD STE 300
FORT WORTH, TX 76133

AUTHORIZED OFFICIAL _____ DATE _____

AUTHORIZED OFFICIAL _____

E. NEW BUSINESS

- 3. Paradise South Subdivision Belieu Fabian 2025 Replat
KPB File 2025-074
Seabright Surveying / Belieu, Carla Lee Fabian Living Trust
Location: Paradise Place off Spencer Drive & East End Road
City of Homer**



KPB File 2025-074
T 6S R 13W Sec 10
Homer



NOTES

1. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
2. DEVELOPMENT OF THIS LOT IS SUBJECT TO THE CITY OF HOMER ZONING REGULATIONS. REFER TO HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PRIOR TO DEVELOPMENT ACTIVITIES.
3. NO STRUCTURES ARE PERMITTED WITHIN THE PANDHANDLE PORTION OF FLAG LOT(S).
4. THERE IS A RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. THAT AFFECTS THIS SUBDIVISION RECORDED BK 19 PG 100 (HRD). RELEASE OF EASEMENT AFFECTING PARCEL NO. 3 RECORDED BK 237 PG 434 (HRD).
5. THERE ARE EASEMENTS DEDICATED AND NOTES THAT AFFECT THIS SUBDIVISION PER HM 74-175, HM 74-2356 & HM 89-21.
6. THERE IS A CONSERVATION EASEMENT THAT AFFECTS THIS SUBDIVISION RECORDED BK 238 PG 591 & AMENDMENTS PER SERIAL NO. 2018-000688-0 & 2018-002317-0.
7. THIS PLAT WAS PREPARED FOR THE VACATION OF LOT LINES ONLY. NO SURVEY WAS PERFORMED FOR THE PREPARATION OF THIS PLAT. ALL LOT DIMENSIONS SHOWN ON THIS PLAT ARE FROM RECORD DATE AS SHOWN ON PLATS HM 74-175, HM 74-2356 & HM 89-21.

CERTIFICATE OF OWNERSHIP & DEDICATION

I HEREBY CERTIFY THAT THE CARLA LEE FABIAN LIVING TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON. THAT ON BEHALF OF THE CARLA LEE FABIAN LIVING TRUST, 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.

CARLA LEE FABIAN, TRUSTEE
CARLA LEE FABIAN LIVING TRUST
P.O. BOX 2380
HOMER, AK, 99603

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

LEGEND

- APPROX. AREAS OF 20% SLOPE OR GREATER (KP8 GS)
- APPROX. AREAS RIVERINE (KP8 GIS)
- APPROX. AREAS OF WETLAND/UPLAND COMPLEX (KP8 GIS)

| LINE TABLE | | | |
|------------|--------|-------------|------------|
| LINE # | LENGTH | BEARING | |
| L1 | 7.30' | N90°00'00"W | (HM 89-21) |
| L2 | 19.20' | N0°00'00"E | (HM 89-21) |

| CURVE TABLE | | | | | |
|-------------|---------|---------|-----------|-------------|------------|
| CURVE # | LENGTH | RADIUS | DELTA | CH. BEARING | CH. LENGTH |
| C1 | 52.72' | 50.00' | 60°24'55" | N59°47'32"E | 50.31' |
| C2 | 15.50' | 20.00' | 44°24'55" | S51°47'32"W | 15.12' |
| C3 | 438.25' | 810.00' | 31°00'00" | S89°30'00"W | 432.93' |
| C4 | 120.60' | 715.00' | 9°39'49" | S79°49'55"E | 120.45' |

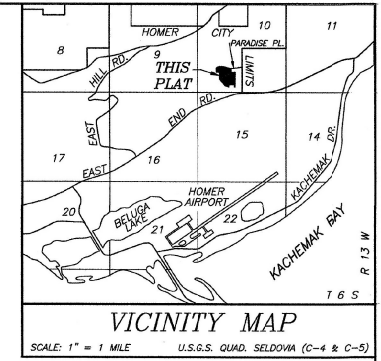
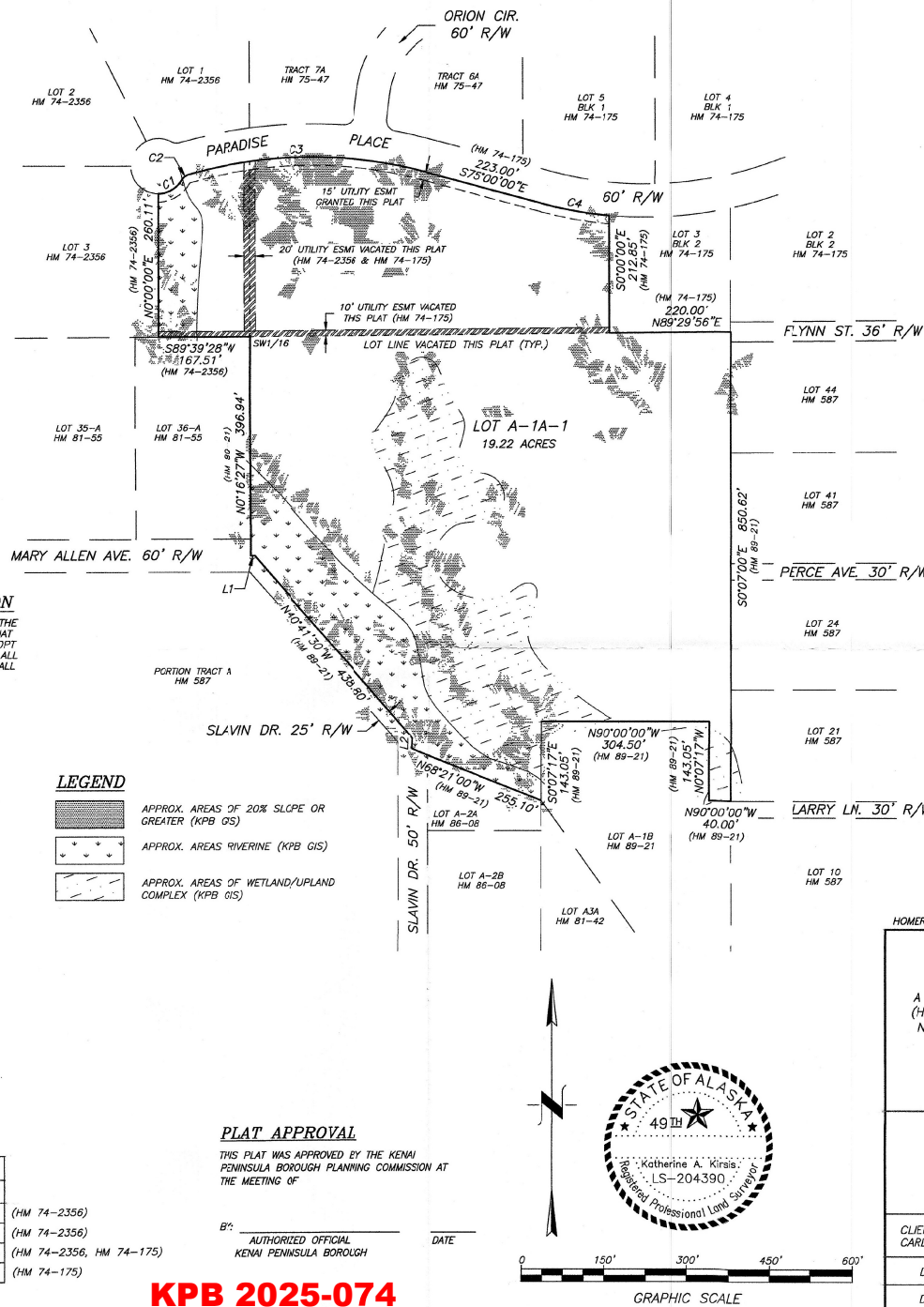
PLAT APPROVAL

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

BY: _____ AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE _____

KPB 2025-074



CERTIFICATE OF OWNERSHIP & DEDICATION

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.

TRACY ALLAN BELIEU
P.O. BOX 314
HOMER, AK, 99603

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025
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.

HOMER RECORDING DISTRICT KPB FILE NO. 2025-XXX

**PARADISE SOUTH SUBDIVISION
BELIEU FABIAN 2025 REPLAT**

A REPLAT OF LOT 4 BLOCK 2 PARADISE SOUTH SUBDIVISION (HM 74-175), LOT 4 PARADISE SOUTH SUBDIVISION ADDITION NO. 1 (HM 74-2356), & LOT A-1A SCENIC VIEW NO. TWO (HM 89-21), LOCATED IN THE SW1/4 SEC. 10, T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, ALASKA

CONTAINING 19.22 ACRES

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

CLIENTS: TRACY ALLAN BELIEU, P.O. BOX 314, HOMER, AK 99603 & CARLA LEE FABIAN LIVING TRUST, P.O. BOX 2380, HOMER, AK 99603

| | | |
|---------------|----------------|---------------|
| DRAWN BY: KK | CHKD BY: KK | JOB #2024-95 |
| DATE: 02/2025 | SCALE: 1"=150' | SHEET #1 OF 1 |

AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT
PARADISE SOUTH SUBDIVISION BELIEU FABIAN 2025 REPLAT**

| | |
|--------------------------------|---|
| KPB File No. | 2025-074 |
| Plat Committee Meeting: | June 23, 2025 |
| Applicant / Owner: | Tracy Allan Belieu and The Carla Lee Fabian Living Trust of Homer, Alaska |
| Surveyor: | Katie Kirsis / Seabright Survey & Design LLC |
| General Location: | Near Mile 2 East End Road, Homer, Alaska |

| | |
|---------------------------|---|
| Parent Parcel No.: | 174-100-13, 174-100-14, and 174-111-28 |
| Legal Description: | Lot 4, Paradise South Subdivision Addition 1, Plat 74-2356 and Lot 4, Block 2, Paradise South Subdivision, Plat 74-175, and Lot A-1A, Scenic View Subdivision No. 2, Plat 89-21, Homer Recording District, Township 6 South, Range 13 West, Section 10, Seward Meridian |
| Assessing Use: | 174-111-28: Residential Vacant 174-100-13: Residential Accessory Building 174-100-14: Residential Dwelling |
| Zoning: | City of Homer Rural Residential District |
| Water / Wastewater | On-Site / On-Site |
| Exception Request | None Requested |

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will consolidate three existing lots into a single parcel, totaling approximately 19.22 acres.

Location and Legal Access (existing and proposed):

The location of the proposed plat is near milepost 2.1, East End Road, Homer, Alaska.

There are multiple access points for the proposed plat: Paradise Place to the north; Flynn Street, Perce Avenue and Larry Lane to the east, Slavin Drive to the south, Mary Allen Avenue to the west. The primary access is Paradise Place located to the north. It is a 60-foot city-maintained road which connects to Spencer Drive to the east which then connects to East End Road to the south. East End Road is a state-maintained road.

Larry Ln 'touches' the property in the southeast corner and is mostly developed. Perce Ave is not fully developed coming to the property. Flynn St is not developed and only half the right-of-way comes to the property in the northeast corner of the plat. Mary Allen Ave is undeveloped as it comes in at the west side of the plat and intersects with the 30' portion of Slavin Dr dedication that is also not developed along the west side dropping down to the main part of Slavin Ave.

Slavin Drive is located along the westerly boundary of the plat and connects to Mary Allen Avenue to the west and East End Road to the south. Slavin Drive is a city-maintained road from East End Road just before the south boundary of the proposed plat. The 25-foot dedication along the southwest is unconstructed as the area is a riverine. No additional dedication is requested for this portion of the road as construction is not practical due to topography. **Staff recommends** the plat committee concur that an exception request is not required for KPB 20.30.120 Streets-Width Requirements due to the location of the road within a riverine.

No section line easements affect the proposed plat.

No right-of-way vacations are proposed by this platting action, nor is there any dedications.

The Block is not compliant around this plat being nearly completed by Paradise Place to the north, Spencer Avenue to the east, East End Road to the south, and Slavin Drive to the west going into Mary Allen Ave. Paradise Place and Larry Lane both terminate in cul-de-sacs near the plat. Surrounding parcels have access by the existing roads around the plat. Due to the topography and presence of existing roads not being able to connect due to a ravine, **staff recommends** the plat committee concur that an exception request is not required for KPB 20.30.170 Blocks-Length Requirements.

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

Site Investigation:

KPB GIS Imagery identify structures on former Lot 4 (HM 74-2356) and a structure appears to be located on the common lot line of former Lot 4 and Lot 4, Block 2 (HM 74-175). This platting action will resolve the possible encroachment.

Wetlands identified by the KWF Wetlands Assessment as Riverine and Wetland/Upland Complex are depicted on the plat and included in the legend. **Staff recommendation:** place a note on the final plat indicating 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.

KPB GIS Imagery Terrain Layer identifies steep topography affecting the entire proposed plat. The Surveyor has indicated slopes greater than 20% as shaded on the preliminary plat.

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. The City of Homer Staff Report states the proposed plat is not within a floodplain. The proper plat note is added to the plat as plate note number 2.

This property is not within the Habitat Protection District per 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 Response |

Staff Analysis

Originally, the land consisted of the aliquot SW1/4 of Section 10, Township 6 South, Range 13 West, Seward Meridian, City of Homer, Alaska.

The proposed plat is combining lots from three parent plats: Paradise South Subdivision (HM 74-175), Paradise South Subdivision Addition No. 1 (HM 74-2356) and Scenic View No. Two (HM 89-21).

Scenic View Subdivision (HM 587) first platted a portion of the land in 1952. In 1970, Scenic View Subd. 1970 Re-Plat (HM 70-745) combined a portion of the land into Parcel A-1, Tract A. Scenic View No. Two (HM 89-21) further subdivided the Parcel A-1, Tract A into Lots A-1A and Lot A-1B.

Paradise South Subdivision (HM 74-175) subdivided the NE1/4 SW1/4 in 1974, creating Lot 4, Block 2. Paradise South Subdivision Addition No. 1 (HM 74-2356) subdivided the NW1/4 SW1/4 in 1974, creating Lot 4.

The proposed plat will consolidate Lot A-1A (HM 70-745), Lot 4, Block 2 (HM 74-175) and Lot 4 (HM 74-2356) into one lot, Lot A-1A-1. The proposed lot contains a panhandle towards the south, creating a flag lot. The width complies with KPB 20.30.190 and the proper plat note is added as plat note number 3.

A Conservation Easement held by Kachemak Heritage Land Trust (KHLT) affects the subdivision as denoted in plat note number 6. KHLT provided a statement of non-objection to the plat. **Staff recommends** the surveyor include a plat note stating: The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).

No Soils Report is on record at the KPB for the parent plats. City sewer and water are not available to the proposed lot according to the city sewer and water maps and as referenced in the City Planning Commission Meeting Minutes. A soils report will not be required as the new lot is greater than 200,000 square feet (837,223.20). **Staff recommends** the surveyor modify the Wastewater Disposal Note on the plat to the correct note per KPB 20.40.030 and add a note to the plat referencing the city water and sewer locations to satisfy City Planning Commission recommendation.

The City of Homer Planning Commission review and granted conditional approval during their January 2, 2025 meeting. The Minutes and Packet have been included for review. **Staff recommends** the surveyor modify the final plat to comply with the conditions set by the City of Homer Planning Commission.

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 property is not within an advisory planning commission.

Utility Easements

Paradise South Subdivision, HM 74-175, granted a 10x20 anchor easement on the north boundary of proposed Lot A-1A-1 and a 5x10 pedestal easement in the northeast corner on the north line. **Staff recommends** the surveyor depict these easements and include a label referencing the parent plat.

Paradise South Subdivision (HM 74-175) granted a 10-foot utility easement on the west and south boundary of former Lot 4, Block 2. This easement is being petitioned to be vacated and is represented by a hatched area on the plat.

Paradise South Subdivision Addition No. 1 (HM 74-2356) granted a 10-foot utility easement on the south, east, and north boundary of former Lot 4. The proposed plat shows a hatched area of the south and east boundary easements petitioned to be vacated.

An incomplete utility easement vacation permit has been submitted to the Planning Department. Once complete, it will be scheduled for the next available Planning Commission meeting. If approved by the Planning Commission, this plat will finalize the vacations of the easements as depicted on the plat. **Staff recommends** the surveyor modify the vacation labels to move the plat number near the utility easement for clarification purpose "10' Utility Easement (HM 74-175 or HM 74-2356) vacated this 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.

The proposed plat is granting a 15-foot utility easement adjacent to all rights-of-way. **Staff recommends** the surveyor include a plat note stating that the 15-foot utility easement contains the previously granted 10-foot utility easement along Paradise Place right-of-way on the northern boundary of former Lot 4 (HM 74-2356) or provide a label on the plat.

Utility provider review:

| | |
|--------|---|
| HEA | No Objection to the vacation of the platted utility easements as depicted on this plat. |
| ENSTAR | No comment |
| ACS | No Objections |
| GCI | Approved as shown |

KPB department / agency review:

| | |
|----------------------|---|
| Addressing Review | <p>Reviewer: Leavitt, Rhealyn Affected Addresses: 2231 PARADISE PL, 2365 PARADISE PL, 5200 SLAVIN DR</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: PARADISE PL, MARY ALLEN AVE, SLAVIN DR, LARRY LN, PERCE AVE, FLYNN ST</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: CITY OF HOMER WILL ADVISE ON ADDRESSING</p> |
| Code Compliance | <p>Reviewer: Ogren, Eric Comments: No comments</p> |
| LOZMS Review Planner | <p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat. Review Not Required</p> |
| Assessing Review | <p>Reviewer: Windsor, Heather Comments: No comment</p> |

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Modify the KPB File Number to KPB 2025-074
- Review Plat Note number 5 and apply only the notes and/or easements that affect the proposed plat. Staff reviewed and only found plat note 3 (HM 89-21) to be carried forward.
- Plat Note Number 7 will need to be removed for the final plat. The subdivision shall be surveyed as it is also finalizing the vacation of the utility easements.
- Add to the Plat Approval the date of June 23, 2025

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).

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:**
- Staff recommends incorporating both parent plats name into the new subdivision name: Paradise South Subdivision Scenic View Addition 2025 Replat
- 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:**
- *Move the bearing and distance (40') for the south boundary of Proposed Lot A-1A-1 to depict Larry Lane more accurately as referenced in HM 2004-29*
- 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:**
- Add a label for Section 23, and 27-29
 - Add a label for Lampert Lake in Section 22
 - Move the portion of the label for Homer City Limits to follow the city boundary correctly (suggest to move to the top of section 10)
 - Staff suggests: Add labels for Sterling Highway and Skyline Drive
- 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:**
- Add 10X20 anchor easement to the northeast of proposed Lot A-1A-1 per HM 74-175
 - Add the 5'x10' pedestal easement in the northeast corner of proposed lot per HM74-175
 - Need to add the 15' utility easement along Slavin Dr and Larry Ln on the west and south.
 - Easements being vacated- incomplete application submitted
- 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:**
- The parcel to the south should be modified to Lot 11A (HM 2004-29)
 - Please clearly show the west boundary of Larry Avenue adjacent to the south of the plat.
- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;
- Staff recommendation:**
- Staff recommends changing the lot numbering to Lot 1 to simplify the lot numbering for this subdivision.

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.*

RECOMMENDATION:

STAFF RECOMMENDS:

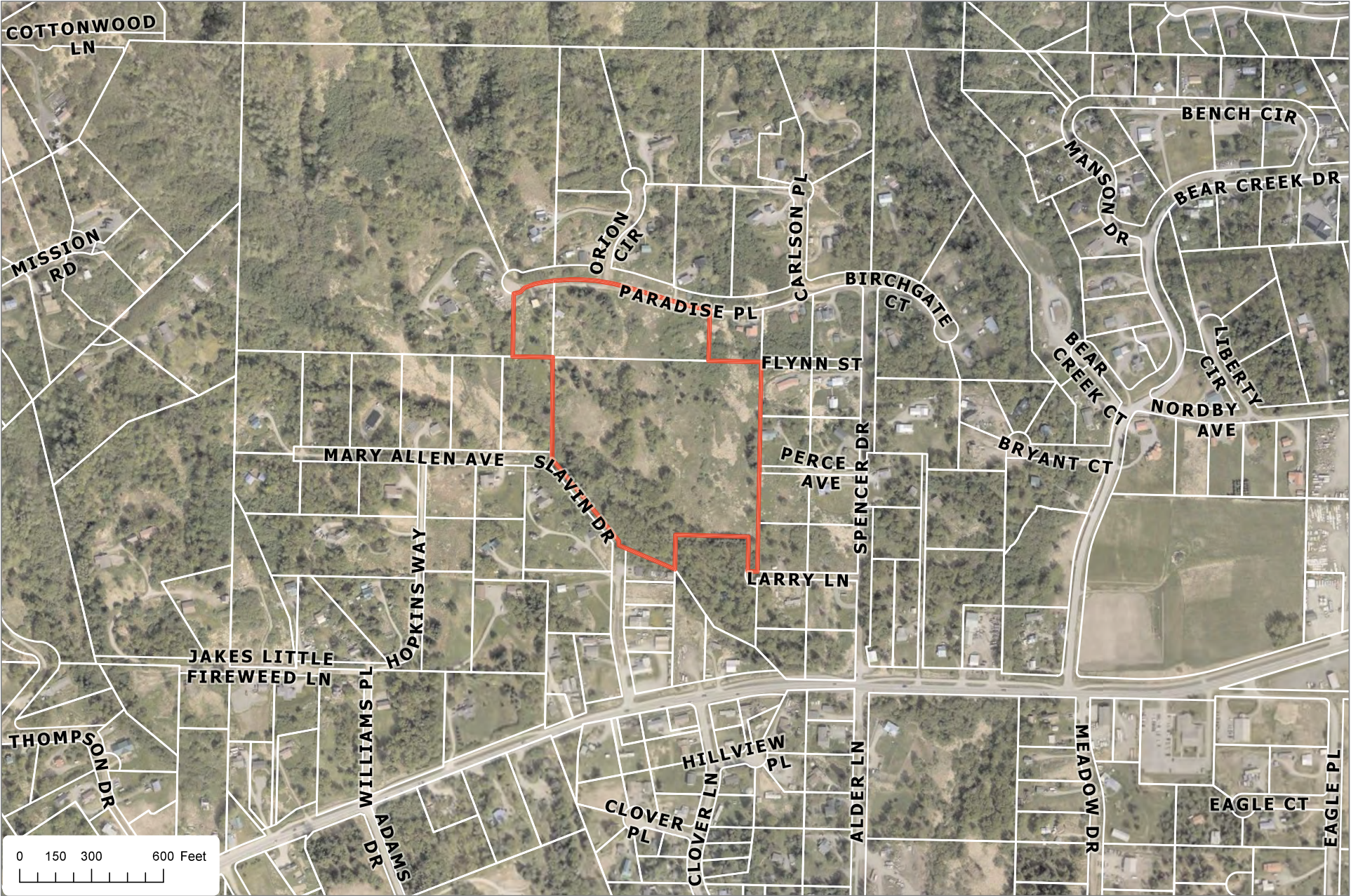
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

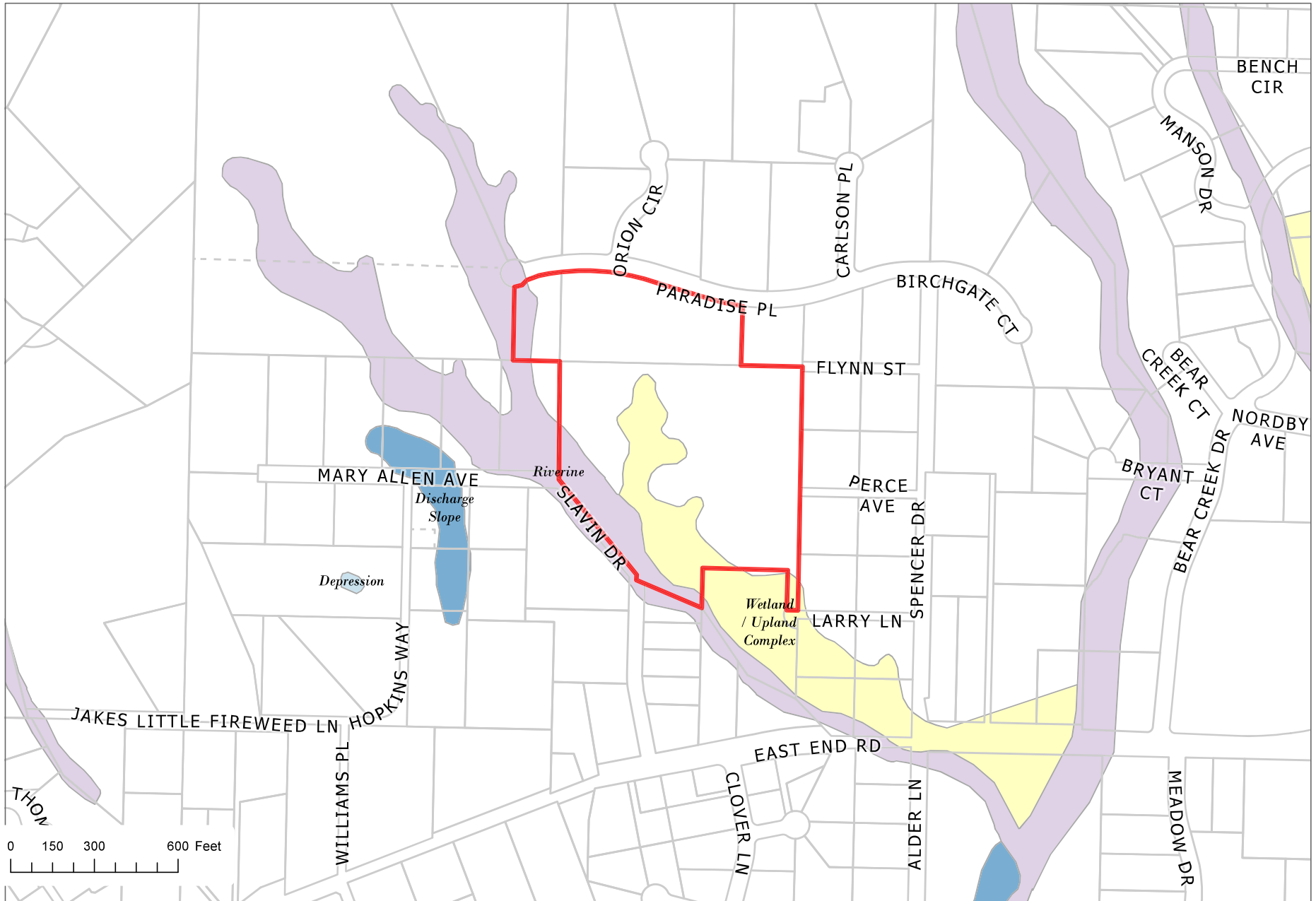
IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION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

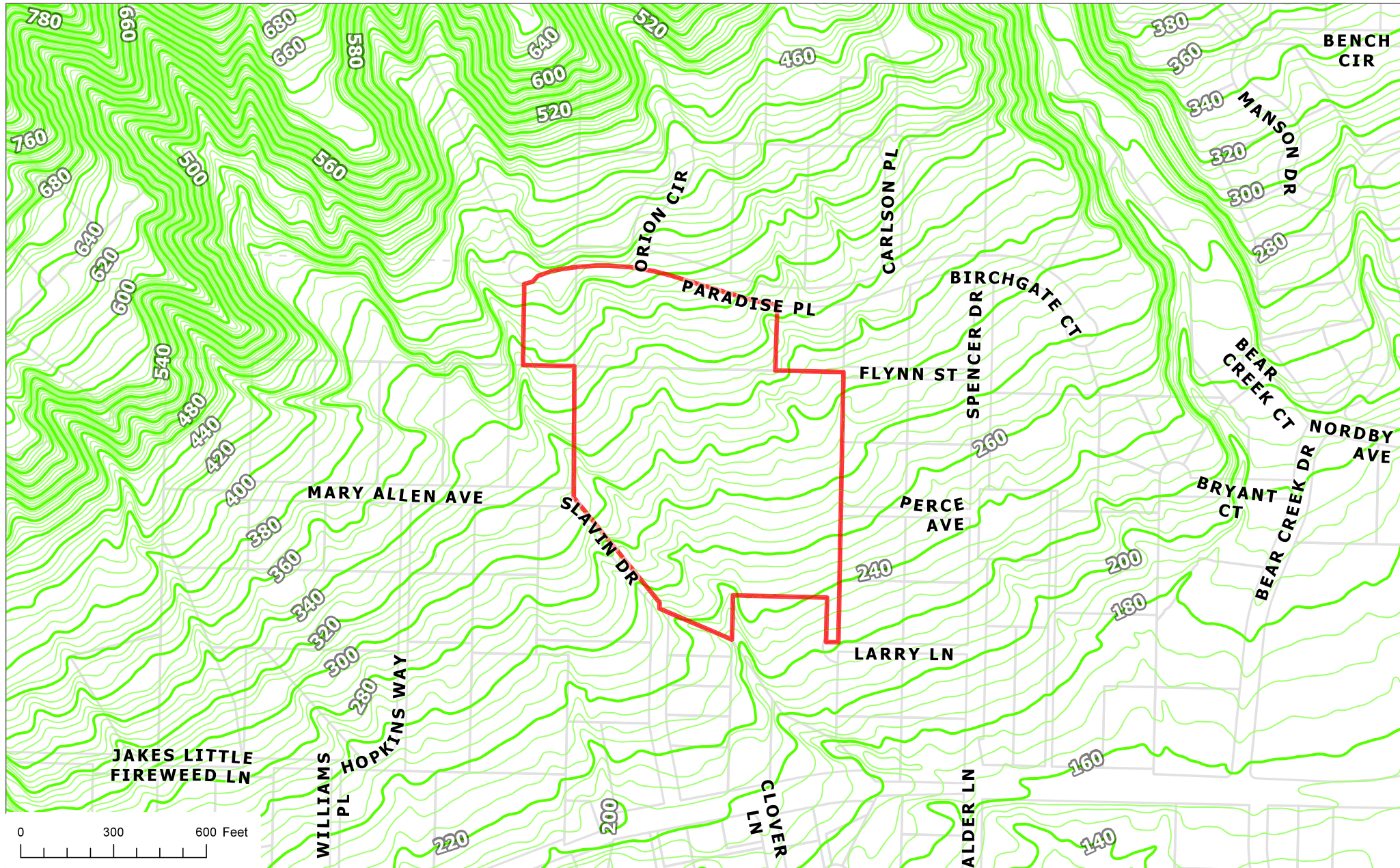
END OF STAFF REPORT



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.



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.

LEGEND

- FND B.C. Mon 268-S 1970
- FND 3/4" I.P.

NOTES

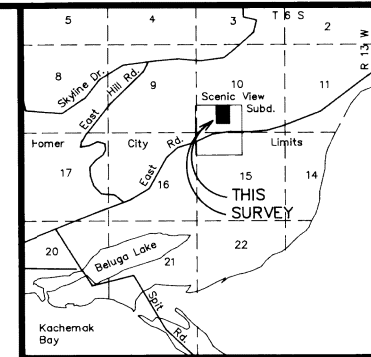
A building setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by a resolution of the appropriate planning commission.

Soils on this lot may or may not be suitable for conventional on-site waste disposal systems. No person may construct, install, maintain, or operate a pressurized water system or water-borne waste disposal system unless approval of the Alaska Department of Environmental Conservation is obtained.

The drainage pattern within this survey involves only normal runoff water.

No structures permitted within panhandle portion of Lots A1-A through A1-B.

5/8"x 30" rebar set at all lot corners, except as noted.



VICINITY MAP 1" = 1 mile

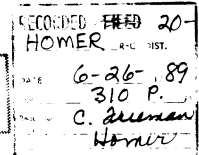
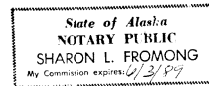
CERTIFICATE OF OWNERSHIP

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

Date 5/22/89 Richard W. Tyler
 Richard W. Tyler
 60775 Paradise Place
 Homer, Alaska

NOTARY'S ACKNOWLEDGEMENT for Richard W. Tyler

Subscribed and sworn to before me this 22nd day of May, 1989
Sharon L. Fromong
 Notary for the State of Alaska
 My commission expires 6/3/89



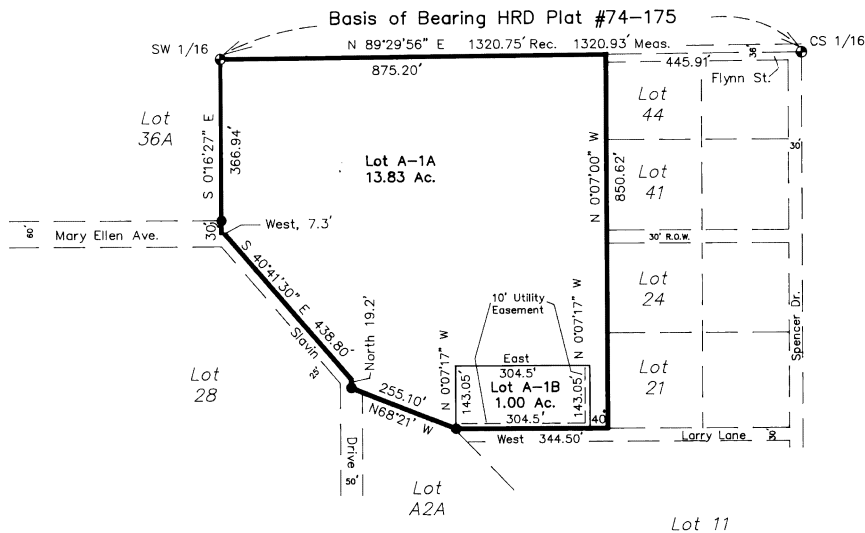
SCENIC VIEW NO. TWO

SUBDIVISION OF PARCEL A-1, TRACT A
 SCENIC VIEW SUBDIVISION 1970 RE-PLAT
 LOCATED IN SE 1/4, SW 1/4 SECTION 10
 T 6 S, R 13 W, S.M.
 HOMER RECORDING DISTRICT, ALASKA
 CONTAINING 14.83 ACRES

by:
 Carlos Freeman, S 4129
 53045 McNeil Canyon Rd.
 Homer, Alaska 99603

Date: April 15, 1989
 Scale: 1" = 200'
 K.P.B. File #89-013

Paradise South Subdivision



PLAT APPROVAL

This plat was approved by the
 Kenai Peninsula Planning
 Commission at the meeting of
March 13, 1989

KENAI PENINSULA BOROUGH

By Richard W. Tyler
 Authorized Official

SURVEYOR'S 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 dimensions and other details are correct.

Date 5/22/89 Carlos Freeman
 Carlos Freeman, L.S. 4129



SCENIC VIEW SUBD. 1970 RE-PLAT
 VACATING LOTS 19, 20, 25, 26, 27; A PORTION
 OF LOT 36; LOTS 37, 38, 39, 40; 45, 46, 47 AND 48; TRACT
 A; REPLATTING AS PARCEL A-1, TRACT A.
 ALL IN SE 1/4 SW 1/4 SEC. 10, TGS. R. 13 W. S.M. ALASKA.
 BY: L. SLAVIN, HOMER, ALASKA.
 AREA PARCEL A-1: 14.832 AC.
 SLAVIN DRIVE: 0.629 AC.
 TOTAL AREA: 15.461 AC.

THE PURPOSE OF THIS PLAT IS TO REVERT TO ACREAGE

PARCEL A-1
 14.832 AC.

FILED
 Homer REC. DIST.
 DATE 11-23-70
 TIME 3:00 P.M.
 BY Kenai Pen. 20
 20-745
 20-745

SCALE
 1" = 150'
 SEPT. 10, 1970
 CORRS. 2" X 3" X 30"
 STAKES
 EXCEPT AS
 SHOWN.

STATE OF ALASKA
 49TH
 Kenning A. Johnson
 NO. 2883
 REGISTERED
 LAND SURVEYOR

STAR RT. #2
 KENAI, AK. 99611

CITY OF HOMER
 Approved 11/23/70
 By Mayor

KENAI PENINSULA BOROUGH
 Planning Commission:
 Approved Nov. 7, 1970
 By

CERTIFICATE OF OWNERSHIP

I certify that I am the owner of the
 property shown and described hereon and that
 I hereby adopt this plan of subdivision and
 dedicate Slavin Drive to public use and to
 the use of public utilities.
 Owner Lawrence A. Johnson

STATE OF ALASKA
 THIRD JUDICIAL DISTRICT

On this 12th day of Nov., 1970, before
 me, the undersigned, a notary public for
 the State of Alaska, personally
 appeared Lawrence A. Johnson
 to me known to be the person described
 in and who executed the
 foregoing certificate of
 ownership and
 acknowledged to me he
 executed the same as his
 free and voluntary act.

Witness my hand and official seal,
 the day, month, year.
 Notary Public for Alaska.
 My commission expires: 12 Nov 1973

Scenic View Subd., 1970 Re-plat
 Sec. 10, T. 6 S., R. 13 W., S.M.

LOT 49

TRACT-"A"

TRACT-"B"

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

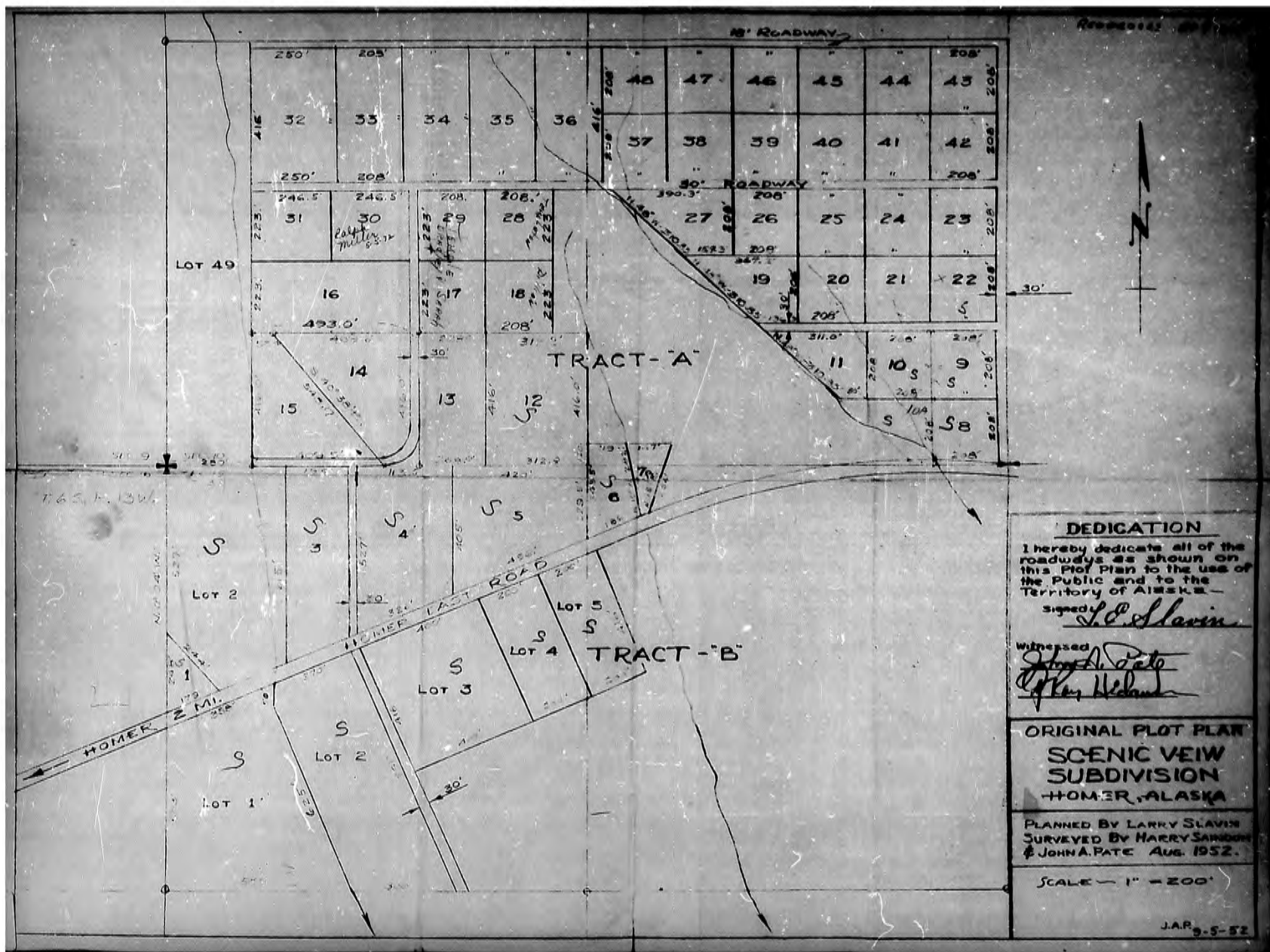
John A. Pate
Ray Hedlund

ORIGINAL PLOT PLAN
SCENIC VIEW
SUBDIVISION
HOMER, ALASKA

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

SCALE - 1" = 200'

J.A.P. 9-5-52



#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

| CURVE NO. | ANGLE | HATCH | WANGSWY | LENGTH | CHORD |
|-----------|------------|--------|---------|--------|--------|
| NO. 1 | 22°10'00"1 | 610.00 | 100.74 | 112.00 | 375.00 |
| NO. 2 | 34°10'00"1 | 800.00 | 215.30 | 112.10 | 400.30 |
| NO. 3 | 10°10'00"1 | 370.00 | 54.00 | 100.51 | 100.30 |

N 89°09'38"E 1520.60

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND SET FORTH
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.

CERTIFICATE OF OWNERSHIP SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF SEPTEMBER 1974.

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 DIMENSIONS AND OTHER DETAILS ARE CORRECT.

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

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DIAGRAM SHOWING SUBDIVISION OF
W 1/2, SECTION 10, T6S, R13W, S.M., AK

The map shows a coastal region with a grid of latitude and longitude coordinates. The latitude lines are labeled from 55 to 60, and the longitude lines are labeled from 15 to 20. The map includes several rivers and inlets, with labels such as 'COON INLET' and 'RACHMAN BAY'. A black arrow points to a specific location on the coast, which is the study site. The map also shows various geographical features like mountains and forests.

VICINITY MAP
SCALE 7:1,000

- 1. REMOTE INTERNAL (101) & 0. STOPPING POINTS MONUMENT RECOVERED THIS SURVEY
- 2. REMOTE INTERNAL (107) 0.0 & 0. REMOTE POINTS MONUMENT RECOVERED THIS SURVEY
- 3. REMOTE HEATH CAP MONUMENT RECOVERED THIS SURVEY
- 4. REMOTE HEATH CAP MONUMENT SET THIS SURVEY
- 5. REMOTE 10.00 WITH DIVERGENT ELEMENT
- 6. REMOTE COMPUTED DISTANCE
- 7. REMOTE 101 & 101. DISTANT ELEMENT FOR INTERMEDIATE VERTICES AND POINTS

1. ALL S.W. RETURNS ARE TO FT. HODGES UNLESS OTHERWISE NOTED
2. 2" x 2" HOLE AND VACK SET AT ALL LOT CORNERS THIS SURVEY
3. ALL DIMENSIONS NOTED ON REENTRYMENT SURVEY OF N. L. OF DIVISION 10
WERE MEASURED WITH A "HEWLETT PACKARD" DISTOMAT



NE 1/4 SW 1/4, SECTION 10, T6S, R13W, S.M.
HOMER RECORDING DISTRICT, ALASKA

35,270 ACRES

PREPARED FOR
BRENCHER DEVELOPMENT CORP.
2960 GARDINOUTH DRIVE
ANCHORAGE, ALASKA

AUGUST 15, 1978

PREPARED BY
RCH BRANCH, R I. S.
708 F STREET
ANCHORAGE, ALASKA

| Year | 1997 |
|------|------|
|------|------|

RECORDED & FILED
DATE 1-31-74
FILED 1-31-74
FBI - MEMPHIS



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 25-003

TO: Homer Planning Commission **25-003**
FROM: Ryan Foster, City Planner
DATE: January 2, 2025
SUBJECT: Paradise South Subdivision Belieu Fabian 2025 Replat

Requested Action: Approval of a preliminary plat to vacate the lot lines between Paradise South Subdivision Lot 4 and Paradise South Subdivision Addition 1 Lot 04. This preliminary plat also vacates the lot line between Paradise South Subdivision Lot 4 and Scenic View Subdivision Number 2 Lot A-1A.

General Information:

| | | | |
|---------------------------|---|---|---|
| Applicants: | Carla Lee Fabian Trustee Carla Lee Fabian Living Trust P.O. Box 2380 Homer, AK 99603 | Tracy Allan Belieu P.O. Box 314 Homer, AK 99603 | Seabright Survey & Design 1044 East End Rd, Suite A Homer, AK 99603 |
| Location: | South of Paradise Place and Orion Circle | | |
| Parcel ID: | 17410013, 17410014 and 1741118 | | |
| Size of Existing Lot(s): | 1.14 acres, 4.25 acres and 13.83 acres | | |
| Size of Proposed Lots(s): | 19.22 acres | | |
| Zoning Designation: | Rural Residential District | | |
| Existing Land Use: | Vacant and Residential | | |
| Surrounding Land Use: | North: Residential South: Residential East: Vacant and Residential West: Vacant and Residential | | |
| Comprehensive Plan: | Chapter 4 Goal 2 Objective C: Provide extra protection for areas with highest environmental value or development constraints. | | |
| Wetland Status: | Riverine and Wetland/ Upland Complex. | | |
| Flood Plain Status: | Not in a floodplain. | | |
| BCWPD: | Not within the Bridge Creek Watershed Protection District. | | |
| Utilities: | City water and sewer are not available at this time. | | |
| Public Notice: | Notice was sent to 61 property owners of 55 parcels as shown on the KPB tax assessor rolls. | | |

Analysis: This subdivision is within the Rural Residential District. This plat vacates the lot line between Paradise South Subdivision Lot 4 and Paradise South Subdivision Addition 1 Lot 04. Vacates the lot line between Paradise South Subdivision Lot 4 and Scenic View Subdivision Number 2 Lot A-1A resulting in Lot A-1A-1 of 19.22 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 meets this requirement. The plat notes a 15-foot utility easement.

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

Staff Response: The plat meets this requirement.

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

Staff Response: The plat meets these requirements.

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

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

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

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

Staff Response: The plat meets these requirements.

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

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

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: City water main follows Slavin Drive up from the south and terminates at the South West corner of Lot A-2A HM 86-06. City sewer follows Paradise Place from the east and terminates at the North West corner of Lot 3 Blk 2 HM 74-175.

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

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

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

Staff Response: The plat meets this requirement. Areas over 20 percent grade are indicated on the plat.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

Public Works Comments: Note 3 is not correct: the lot is not served by City Water and Sewer.

Staff Recommendation:

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

1. Correct or remove Note 3: the lot is not served by City Water and Sewer.
2. The location of the existing utilities need to be indicated: City water main follows Slavin Drive up from the south and terminates at the South West corner of Lot A-2A HM 86-06. City sewer follows Paradise Place from the east and terminates at the North West corner of Lot 3 Blk 2 HM 74-175.

Attachments:

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

NOTES

1. THE FRONT 15' ALONG THE RIGHT-OF-WAY AND THE 5' ADJACENT TO SIDE LOT LINES IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
2. DEVELOPMENT OF THIS LOT IS SUBJECT TO THE CITY OF HOMER ZONING REGULATIONS. REFER TO HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PRIOR TO DEVELOPMENT ACTIVITIES.
3. THIS LOT IS SERVED BY CITY OF HOMER WATER AND SEWER.
4. THERE IS A RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. THAT AFFECTS THIS SUBDIVISION RECORDED BK 19 PG 100 (HRD). RELEASE OF EASEMENT AFFECTING PARCEL NO. 3 RECORDED BK 237 PG 434 (HRD).
5. THERE ARE EASEMENTS DEDICATED AND NOTES THAT AFFECT THIS SUBDIVISION PER HM 74-175, HM 74-2356 & HM 89-21.
6. THERE IS A CONSERVATION EASEMENT THAT AFFECTS THIS SUBDIVISION RECORDED BK 238 PG 591 & AMENDMENTS PER SERIAL NO. 2018-000688-0 & 2018-002317-0.
7. THIS PLAT WAS PREPARED FOR THE VACATION OF LOT LINES ONLY. NO SURVEY WAS PERFORMED FOR THE PREPARATION OF THIS PLAT. ALL LOT DIMENSIONS SHOWN ON THIS PLAT ARE FROM RECORD DATE AS SHOWN ON PLATS HM 74-175, HM 74-2356 & HM 89-21.

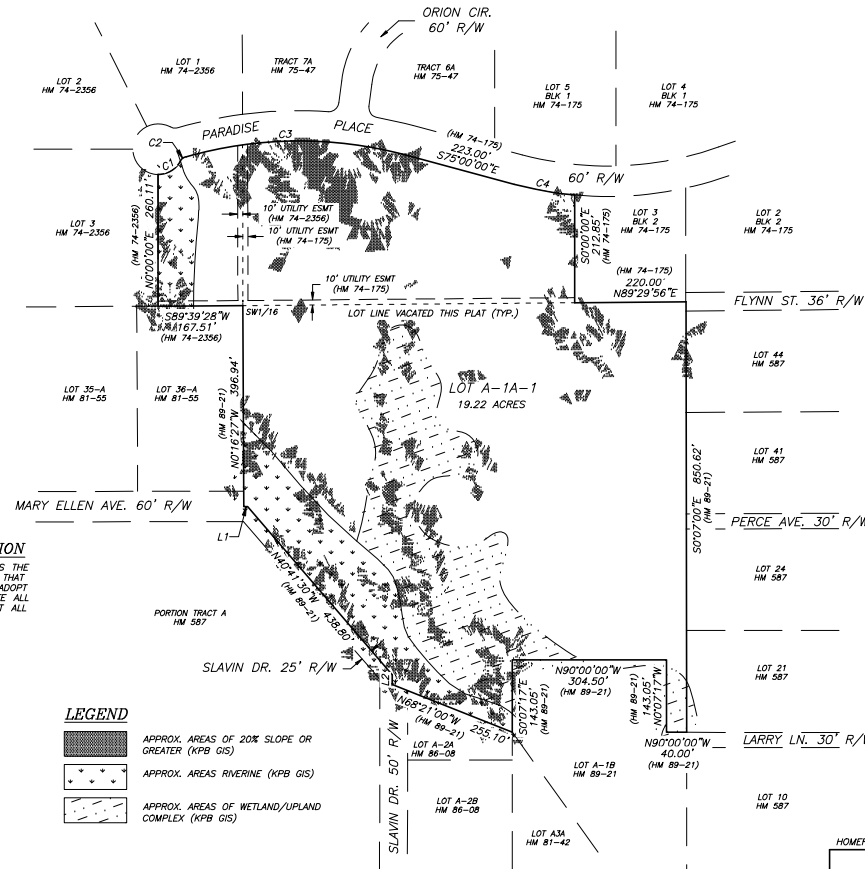
CERTIFICATE OF OWNERSHIP & DEDICATION

I HEREBY CERTIFY THAT THE CARLA LEE FABIAN LIVING TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON. THAT ON BEHALF OF THE CARLA LEE FABIAN LIVING TRUST, 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.

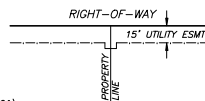
CARLA LEE FABIAN, TRUSTEE
CARLA LEE FABIAN LIVING TRUST
P.O. BOX 2380
HOMER, AK, 99603

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025.
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____



R/W TYPICAL DETAIL



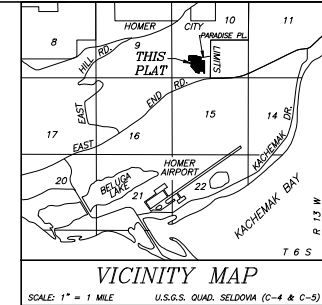
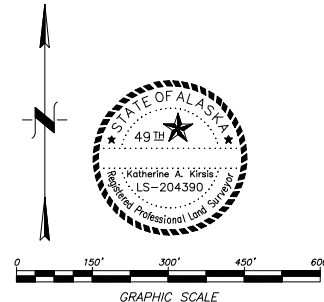
| LINE TABLE | | | | |
|------------|--------|-------------|------------|--|
| LINE # | LENGTH | BEARING | | |
| L1 | 7.30' | N90°00'00"W | (HM 89-21) | |
| L2 | 19.20' | N0°00'00"E | (HM 89-21) | |

| CURVE TABLE | | | | | |
|-------------|---------|---------|-----------|-------------|------------|
| CURVE # | LENGTH | RADIUS | DELTA | CH. BEARING | CH. LENGTH |
| C1 | 52.72' | 50.00' | 60°24'46" | N59°47'37"E | 50.31' |
| C2 | 15.80' | 15.50' | 58°23'18" | S51°47'22"W | 15.12' |
| C3 | 438.25' | 810.00' | 31°00'00" | S89°30'00"W | 432.93' |
| C4 | 120.60' | 715.00' | 9°39'49" | S79°49'55"E | 120.45' |

PLAT APPROVAL

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

BY: _____ AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH
DATE: _____



CERTIFICATE OF OWNERSHIP & DEDICATION

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.

TRACY ALLAN BELIEU
P.O. BOX 314
HOMER, AK, 99603

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025.
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.

HOMER RECORDING DISTRICT KPB FILE NO. 2025-XXX

PARADISE SOUTH SUBDIVISION BELIEU FABIAN 2025 REPLAT

A REPLAT OF LOT 4 BLOCK 2 PARADISE SOUTH SUBDIVISION (HM 74-175), LOT 4 PARADISE SOUTH SUBDIVISION ADDITION NO. 1 (HM 74-2356), & LOT A-1A SCENIC VIEW NO. TWO (HM 89-21), LOCATED IN THE SW1/4 SEC. 10, T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, ALASKA

CONTAINING 19.22 ACRES

SEABRIGHT SURVEY + DESIGN

KATHERINE A. KIRSIA, P.L.S.
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580

CLIENTS: TRACY ALLAN BELIEU, P.O. BOX 314, HOMER, AK 99603 & CARLA LEE FABIAN LIVING TRUST, P.O. BOX 2380, HOMER, AK 99603

DRAWN BY: KK CHKD BY: KK JOB #2024-95
DATE: 12/2024 SCALE: 1"=150' 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

seabrightz@yahoo.com

December 12, 2024

City of Homer

491 East Pioneer Ave

Homer, AK 99603

RE: Preliminary Submittal for "Paradise South Subdivision Belieu Fabian 2025 Replat"

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
- Signed KPB plat submittal form
- Check for \$300 plat review fee

In addition, we have emailed you a digital copy of the 11x17 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:

Paradise South Subdivision Belieu Fabian 2025 Replat Preliminary Plat

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

A public meeting will be held by the Homer Planning Commission on Thursday, January 2, 2025 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 December 27, 2025 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

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

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

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

.....



Legend

Transportation

Mileposts

Parcels and PLSS

Tax Parcels



0 500 1000 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 correctness of the data, or use of the data.



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Memorandum

Agenda Changes/Supplemental Packet

TO: PLANNING COMMISSION
FROM: ZACH PETTIT, DEPUTY CITY CLERK I
DATE: JANUARY 2, 2025
SUBJECT: SUPPLEMENTAL

9. PLAT CONSIDERATION

9. A. Staff Report PL 25-003, Paradise South Subdivision Belieu Fabian 2025 Replat Preliminary Plat

1. Public Comment Received

Page 3

12. INFORMATIONAL MATERIALS

12. A. Landslide Hazard Susceptibility Mapping

1. Shoreline Change Map

Page 4

2. Coastal Bluff Stability Map

Page 5

From: [Renee Krause](#)
To: [Zach Pettit](#); [Ryan Foster](#)
Subject: FW: Paradise South Subdivision Belieu Fabian 2025 Replat
Date: Thursday, January 2, 2025 9:32:44 AM

Public comment for tonight's meeting

Renee Krause, MMC
City Clerk/ADA Coordinator
City of Homer
491 E Pioneer Avenue
Homer, AK 99603
907-235-3130
907-235-3143 Fax
Rkrause@ci.homer.ak.us

"Listen to the wind, it talks. Listen to the silence, it speaks. Listen to your heart, it knows."

– *Ojibwe Prayer*

PUBLIC RECORDS LAW DISCLOSURE: Most e-mails from or to [this](#) address will be available for public inspection under Alaska public records law.

From: Jackie Morrison <sanjuancovealaska@gmail.com>
Sent: Thursday, January 2, 2025 8:32 AM
To: Department Clerk <clerk@ci.homer.ak.us>
Subject: Paradise South Subdivision Belieu Fabian 2025 Replat

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

I would like to be sure that the Conservation easement and associated stipulations that do not allow development of/with this property, be included as designated and be recorded in the records for this replat, in perpetuity.

Thank you,
Jackie Morrison

Commissioner H. Smith noted that this decision ultimately falls into the hands of the City Council.

Chair S. Smith restated that he can't see a dance studio producing more volume than a church. Commissioner H. Smith rebutted that this is about studios in general, not just dance studios.

Commissioner Barnwell stated that a dance studio falls into the same category as a church in terms of noise generation the way he sees it.

Chair S. Smith requested the Clerk to perform a roll-call vote.

VOTE: YES: VENUTI, S. SMITH, STARK, BARNWELL.

VOTE: NO: H. SMITH.

Motion carried.

PLAT CONSIDERATION

1. Staff Report PL 25-003, Paradise South Subdivision Belieu Fabian 2025 Replat Preliminary Plat Public Comment Received

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

Chair S. Smith invited the Applicant to address the Commission.

Katie Kirsis noted that she was the surveyor that prepared this plat. She stated that she was available for any questions.

Chair S. Smith opened the public comment period.

Ray Kranich, city resident, stated that he owns property adjacent to Hopkins Street. He shared concerns he has regarding the traffic levels, and noted that the street running east to west is labeled "Mary Ellen Avenue," when it should read "Mary Allen Avenue." He clarified that he doesn't oppose the vacation of the lot lines for this subdivision.

Jackie Morrison, city resident, shared that she was a neighbor of the property. She added that the conservation easement should be included in the report for all parties in the future.

Chair S. Smith closed the public comment period, and opened the floor for questions from the Commission.

Chair S. Smith requested a motion and second.

VENUTI/BARNWELL MOVED TO ADOPT STAFF REPORT 25-003 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:

1. CORRECT OR REMOVE NOTE 3: THE LOT IS NOT SERVED BY CITY WATER AND SEWER.
2. THE LOCATION OF THE EXISTING UTILITIES NEED TO BE INDICATED: CITY WATER MAIN FOLLOWS SLAVIN DRIVE UP FROM THE SOUTH AND TERMINATES AT THE SOUTH WEST

CORNER OF LOT A-2A HM 86-06. CITY SEWER FOLLOWS PARADISE PLACE FROM THE EAST AND TERMINATES AT THE NORTH WEST CORNER OF LOT 3 BLK 2 HM 74-175.

3. THE CONSERVATION EASEMENT AND ASSOCIATED STIPULATIONS THAT DO NOT ALLOW DEVELOPMENT OF THIS PROPERTY BE INCLUDED AS DESIGNATED AND RECORDED IN THE RECORDS FOR THIS REPLAT IN PERPETUITY.

Commissioner Barnwell questioned Commissioner Venuti's intent with the third comment in his motion. Mr. Venuti stated that the conservation easement doesn't allow development on that property, and that it needs to be shown as such on the record.

Commissioner Stark stated that issues concerning the conservation easement are not a matter before the Commission right now.

Chair S. Smith requested the Clerk to perform a roll-call vote.

VOTE: NO: S. SMITH, H. SMITH, STARK, VENUTI.

Motion failed.

VENUTI/BARNWELL MOVED TO ADOPT STAFF REPORT 25-003 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:

1. CORRECT OR REMOVE NOTE 3.
2. LOCATION OF THE EXISTING UTILITIES NEED TO BE INDICATED.

H. SMITH/BARNWELL MOVED TO AMEND THE MOTION BY INSERTING "THE LOT IS NOT SERVED BY CITY WATER AND SEWER" TO THE END OF COMMENT #1, AND INSERTING "CITY WATER MAIN FOLLOWS SLAVIN DRIVE UP FROM THE SOUTH AND TERMINATES AT THE SOUTH WEST CORNER OF LOT A-2A HM 86-06. CITY SEWER FOLLOWS PARADISE PLACE FROM THE EAST AND TERMINATES AT THE NORTH WEST CORNER OF LOT 3 BLK 3 HM 74-175" TO THE END OF COMMENT #2.

Commissioner H. Smith noted that the preliminary plat includes Note #6, which talks specifically about the conservation easement and the associated paperwork that accompanies it, reasoning that this addresses the stipulations Commissioner Venuti was concerned with.

VOTE (AMENDMENT). NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VOTE (MAIN MOTION AS AMENDED): NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

- A. Staff Report PL 24-041, Review of Title 21 Zoning Code and Create a List of Issues/Comments

NEW BUSINESS



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 5/27/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will combine three lots into one lot.

KPB File No. 2025-074

Petitioner(s) / Land Owner(s): Tracy Allan Belieu and Carla Lee Fabian Living Trust of Homer, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. **Comments should be guided by the requirements of that Ordinance.**

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, June 23, 2025**, commencing at **7:00 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, June 20, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

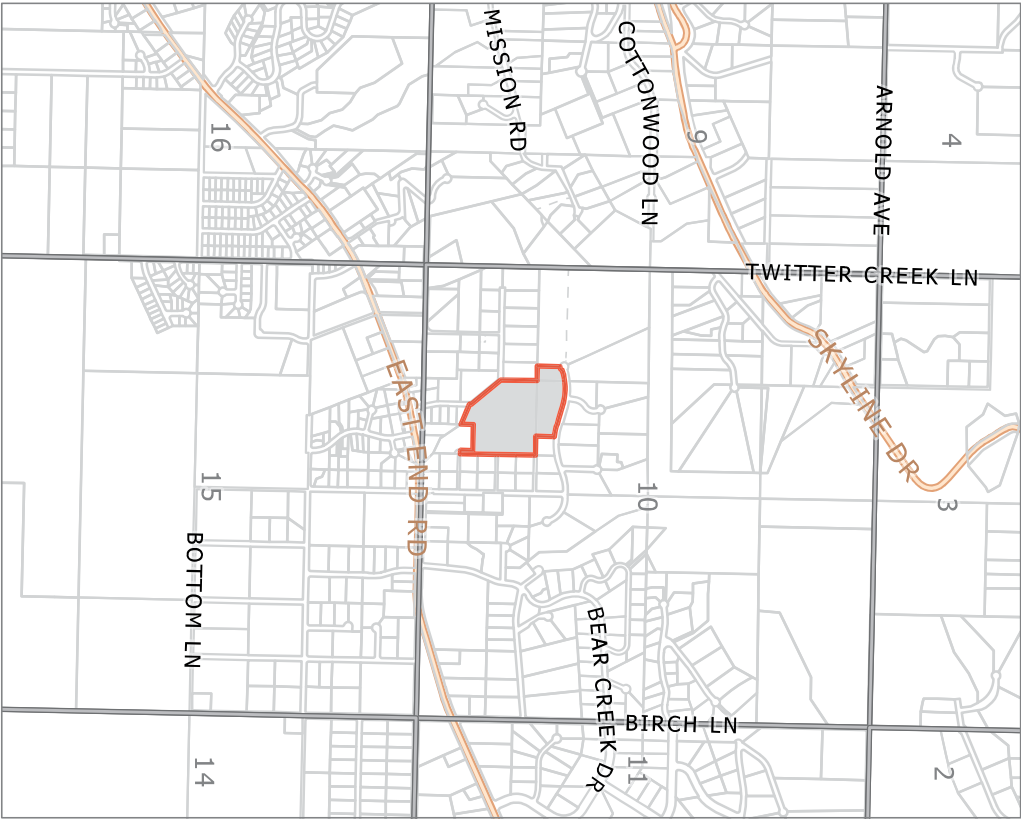
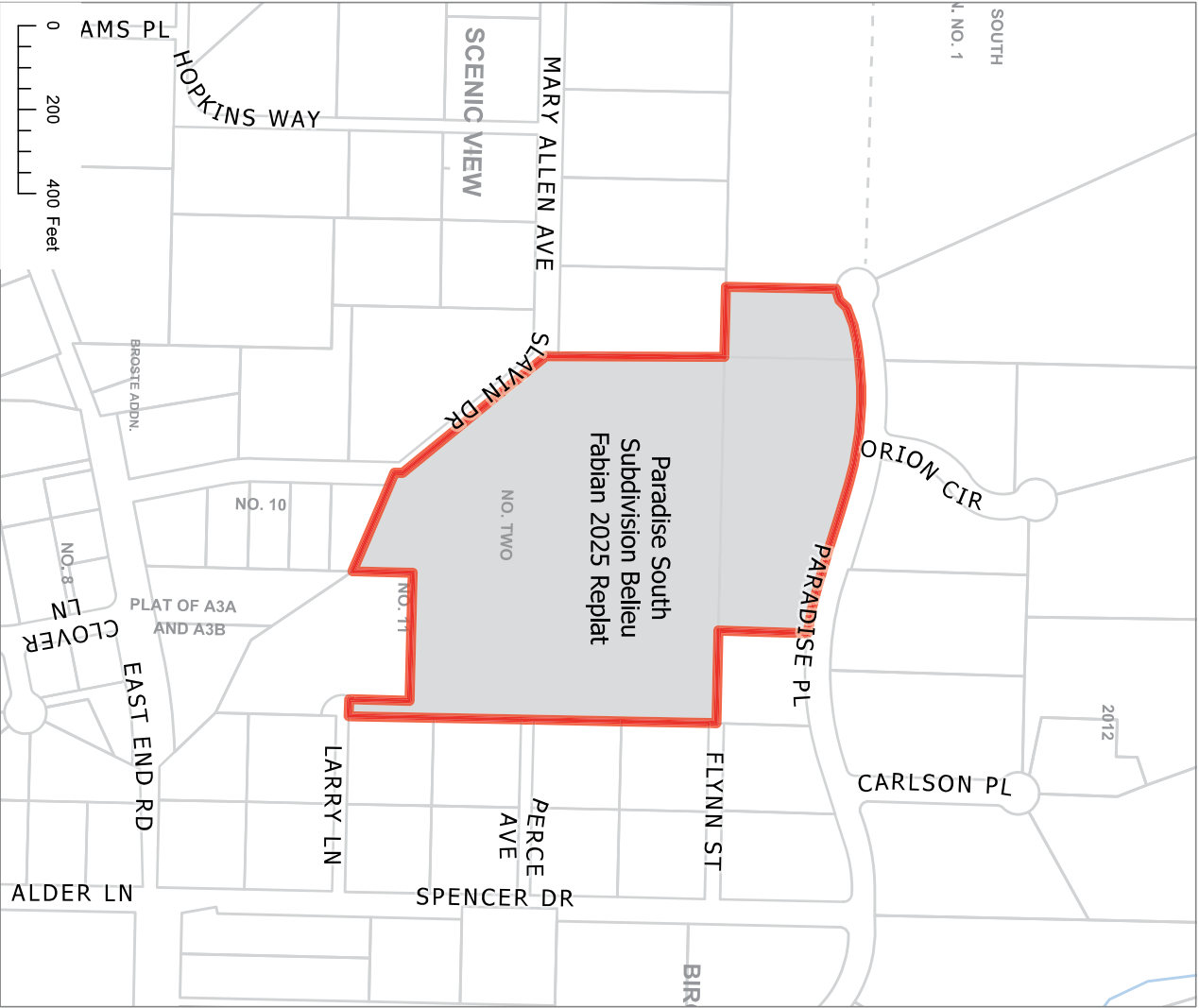
Mailed 6/3/2025



KENAI PENINSULA BOROUGH
Planning

Vicinity Map

5/27/2025



KPB File 2025-074
T 6S R 13W Sec 10
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.

