

Kenai Peninsula Borough

Planning Department

MEMORANDUM

TO: Peter Ribbens, Assembly President
Kenai Peninsula Borough Assembly Members

FROM: Robert Ruffner, Planning Director 

DATE: October 14, 2025

RE: 173-570-78: T 6S R 14W SEC 12 Seward Meridian HM 2001078 ARNO SUB LOT 2
THAT PORTION LYING OUTSIDE HOMER CITY LIMITS

173-570-79: T 6S R 14W SEC 13 Seward Meridian HM 2001078 ARNO SUB LOT 2
THAT PORTION LYING INSIDE HOMER CITY LIMITS

In accordance with AS 29.40.140, no vacation of a Borough right-of-way and/or easement may be made without the consent of the Borough Assembly.

During their regularly scheduled meeting of October 13, 2025 the Kenai Peninsula Borough Planning Commission granted approval of the above proposed vacation by unanimous vote (9-Yes) based on the means of evaluating public necessity established by KPB 20.65. This petition is being sent to you for your consideration and action.

A draft copy of the unapproved minutes of the pertinent portion of the meeting and other related materials are attached.

October 13, 2025 Planning Commission Draft Meeting Minutes
October 13, 2025 Agenda Item E4 Meeting Packet Materials

Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Marty Lane & Liisia Dawn Street off Johns Road
Parent Parcel No.:	131-360-58
Legal Description:	T 4N R 11W SEC 34 SEWARD MERIDIAN KN 2006112 PEACEFUL ACRES SUB JACKSON'S GARDEN REPLAT TRACT D1

Staff report given by Platting Manager Vince Piagentini. This item is being postponed as additional information is needed to complete the application. Public notices had been sent out Chair Brantley checked to see if there is anyone present who wished to speak on this item. There was no one present who wished to speak on this item. No action was required of the commission.

ITEM #4 - SECTION LINE EASEMENT VACATION

VACATE THE ENTIRE 66-FOOT SECTION LINE EASEMENT WITHIN LOT 2, ARNO SUBDIVISION, PLAT HM 2001-78, LOCATED WITHIN SECTIONS 12 AND 13, T06S, R14W

KPB File No.	2025-144V
Planning Commission Meeting:	October 13, 2025
Applicant / Owner:	Lauren Flynn & Cory Jellicoe
Surveyor:	Katherine Kirsis, Seabright Survey & Design
General Location:	Diamond Ridge Road / City of Homer & Diamond Ridge Area
Parcel(s):	Northern Portion: 173-570-78 Southern Portion: 173-570-79
Legal Description:	173-570-78: T 6S R 14W SEC 12 Seward Meridian HM 2001078 ARNO SUB LOT 2 THAT PORTION LYING OUTSIDE HOMER CITY LIMITS 173-570-79: T 6S R 14W SEC 13 Seward Meridian HM 2001078 ARNO SUB LOT 2 THAT PORTION LYING INSIDE HOMER CITY LIMITS

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

Lauren Flynn, Land Owner, P.O. Box 429, Homer AK 99603: Ms. Flynn made herself available for questions.

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

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MOTION: Commissioner Slaughter moved, seconded by Commissioner Gillham to grant the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65, adopting and incorporating by reference the staff report, staff recommendations and subject to the four conditions as set forth in the staff report.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 8	Brantley, England, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney
Recused - 1	Venuti

E. NEW BUSINESS

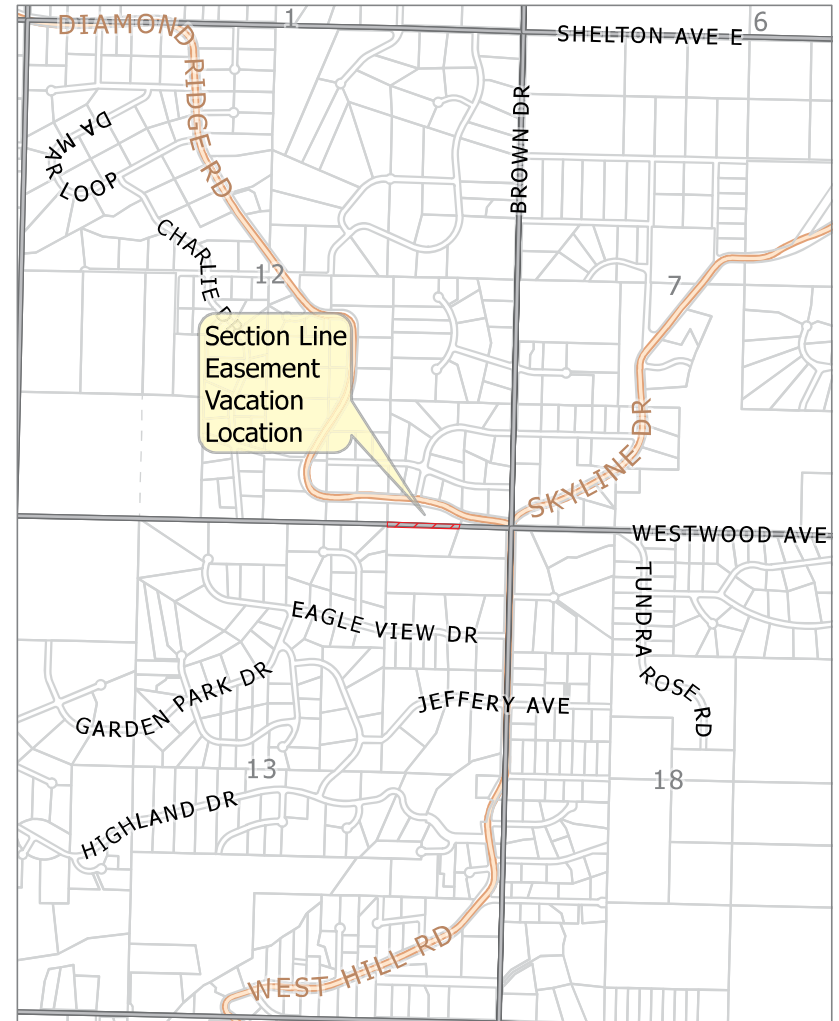
4. Section Line Easement Vacation; KPB File 2025-144V

Seabright Survey & Design / Flynn, Jellicoe

Request: Vacates a 66' section line easement – 33' in T06S R14W SEC 12 and 33' in T06S R14W SEC 13, running east to west through Lot 2 of Arno Subdivision, Plat HM 2001-78

Diamond Ridge Area

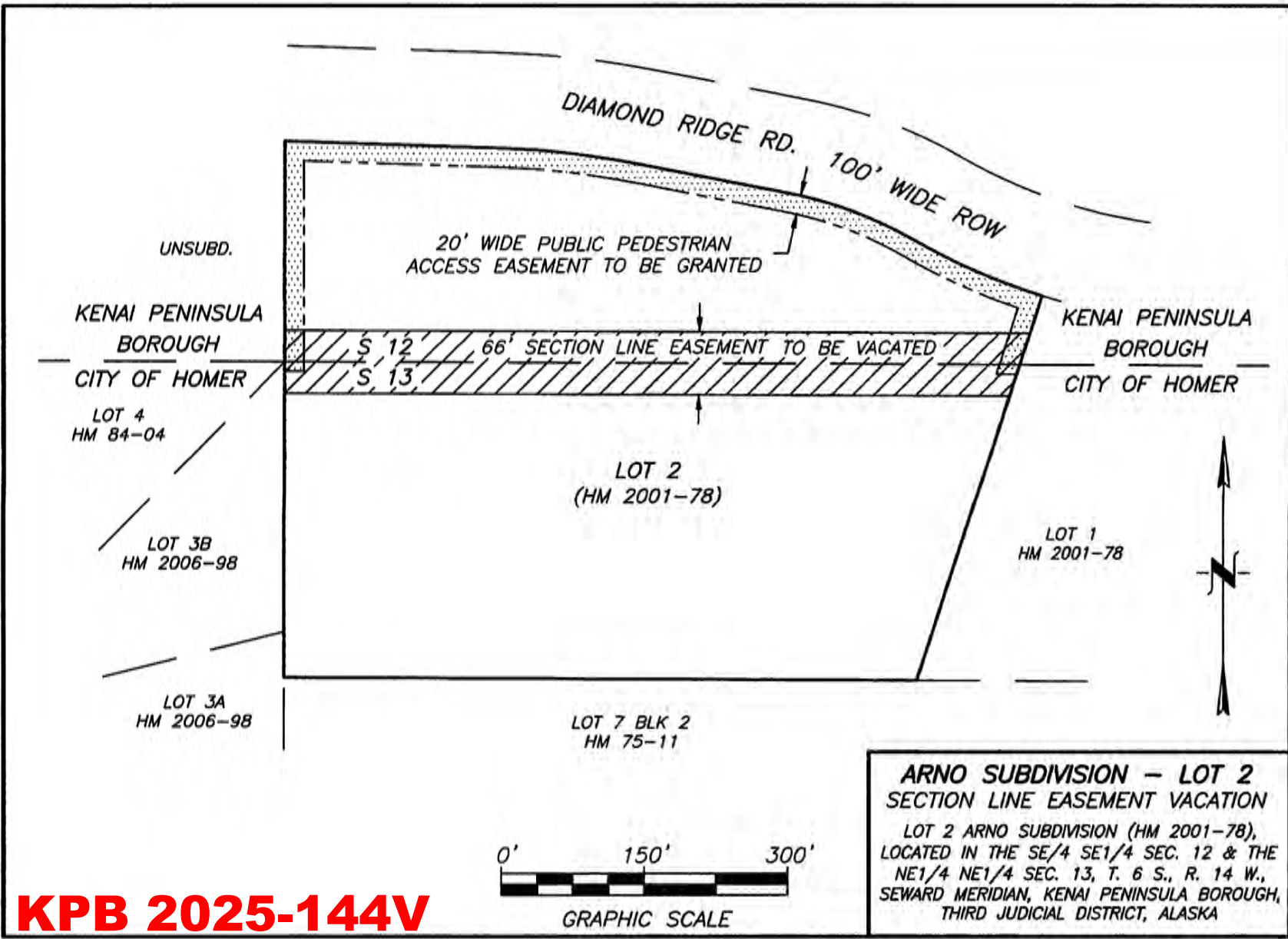
Staff Person Responsible: Platting Manager Vince Piagentini



KPB File 2025-144V
T 06S R 14W S12 & S13
Diamond Ridge and 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.







AGENDA ITEM E. NEW BUSINESS

ITEM #4 - SECTION LINE EASEMENT VACATION

VACATE THE ENTIRE 66-FOOT SECTION LINE EASEMENT WITHIN LOT 2, ARNO SUBDIVISION, PLAT HM 2001-78, LOCATED WITHIN SECTIONS 12 AND 13, TOWNSHIP 6 SOUTH, RANGE 14 WEST

KPB File No.	2025-144V
Planning Commission Meeting:	October 13, 2025
Applicant / Owner:	Lauren Flynn and Cory Jellicoe of Homer, Alaska
Surveyor:	Katherine Kirsis, Seabright Survey and Design
General Location:	City of Homer Diamond Ridge Road Area
Parcel(s):	Northern Portion: 173-570-78 Southern Portion: 173-570-79
Legal Description:	173-570-78: T 6S R 14W SEC 12 Seward Meridian HM 2001078 ARNO SUB LOT 2 THAT PORTION LYING OUTSIDE HOMER CITY LIMITS 173-570-79: T 6S R 14W SEC 13 Seward Meridian HM 2001078 ARNO SUB LOT 2 THAT PORTION LYING INSIDE HOMER CITY LIMITS

STAFF REPORT

Specific Request / Purpose as stated in the petition:

The petition proposes to vacate the section line easement as depicted in submittal documents. The southerly portion of the easement and underlying property is located within Homer City limits, while the northerly portion is within the Kenai Peninsula Borough.

Vacate the section line easement as depicted in the submittal documents. The section line easement effectively splits the subject parcel into two halves. The easement vacation will allow for the unification of the property while maintain public legal access across the lot.

Notification: The public hearing notice was published in the October 3rd issue of the Peninsula Clarion and the October 2nd issue of the Homer News as part of the Commission's tentative agenda.

The public notice was posted on the Planning Commission bulletin board at the Kenai Peninsula Borough George A. Navarre Administration building. Additional notices were mailed to the following with the request to be posted for public viewing.

Library of Homer

Post Office of Homer

Eighteen certified mailings were sent to owners of property within 300 feet of the proposed vacation. Five receipts had been returned when the staff report was prepared.

Twelve notifications were emailed to agencies and interested parties as shown below;

State of Alaska Dept. of Fish and Game
State of Alaska DNR
State of Alaska DOT
State of Alaska DNR Forestry
Emergency Services of Homer and Kachemak
City of Homer

Homer Kenai Peninsula Borough Office
Ninilchik Traditional Council
Alaska Communication Systems (ACS)
ENSTAR Natural Gas
General Communications Inc, (GCI)
Homer Electric Association (HEA)

Legal Access (existing and proposed):

The location of the section line easements is located on Lot 2, Arno Subdivision (Plat HM 2001-78). The Northern section of the parcel is outside city limits and the south portion is within the City of Homer. For assessment tax purposes, the borough assigned two parcel numbers to Lot 2.

Legal access to the property is provided by Diamond Ridge Road and the section line easements by code. Diamond Ridge Road is a 100-foot state-maintained dedication abutting Lot 2 to the north.

33-foot section line easements are located on the north and south sides of the section line between Sections 12 and 13, Township 6 South, Range 14 West. These easements are proposed to be vacated and are labeled and depicted on the exhibit being a total width of 66-feet. The portion of the section line easement petitioned to be vacated is undeveloped. There is a structure located to the south of the section line easement on the property. Staff recommends the structures be accurately shown on the drawing.

A 20-foot-wide pedestrian access easement is proposed to be granted with the finalization of the section line easement vacation plat. The easement is located along the northern boundary, adjacent to Diamond Ridge Road and extends along the east and west lot boundaries to the section line easement location. The easement is depicted and labeled on the preliminary plat.

Block length is not compliant with no roads coming back to a connection to complete a block. The vacation of the section line easement has no effect on the block length compliancy.

KPB Roads Dept. comments	Out of Jurisdiction: Yes Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	DNR & DOT have joint authority over section line easements. A section line easement, once established, can only be vacated by the proper authority. A section line easement vacation will not be valid without DNR & DOT approval on the plat. Please go through the DNR Easement Vacation process to pursue a section line easement vacation.

Site Investigation:

There appears to be a shared driveway from Diamond Ridge Road that provides access to the affected lot and property to the east. Structures are located on the southern portion of the property, near the section line easement but do not appear to be encroaching. The driveway within lot two crosses the affected section line easement. No other improvements appear to be situated within the section line easement to be vacated.

Per KPB GIS Imagery KWF Wetlands layer, wetlands classified as riverine is located on the northern boundary of the lot. No wetlands are within the section line easement petitioned to be vacated.

Diamond Ridge Creek is located within the adjacent parcel to the south and crosses the section line easement to the east approximately 0.32 miles and to the west approximately 1.23 miles. The creek does not intersect with the portion of the section line easement to be vacated.

According to the KPB GIS Imagery topography layer, steep topography affects the subject parcel. Slopes exceeding 20% are located within the section line easement proposed to be vacated.

The River Center review determined the lot is in a FEMA Flood Hazard Zone but no depiction and no note is necessary for the Section line Easement Vacation drawing. if this does come back as a plat the River Center would like to review the plat again. City of Homer noted the south portion is in Zone D, flood hazards undetermined.

The proposed plat is not located within an Anadromous Waters Habitat Protection District according to the River

Center review.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: The northern portion is within KPB jurisdiction and within a non-regulatory X-Zone, which has minimal flood risk. The southern portion is within the City of Homer jurisdiction. If the plat is only a section line easement vacation plat with not other platting action, no depiction or notes are required or requested. If the City of Homer requests plat notes, allow staff the opportunity to review and determine if an additional KPB note should then be added. Flood Zone: X Zone Map Panel: 02122C-2015E In Floodway: False Floodway Panel: 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 SE1/4 of the SE1/4, of Section 12 and the NE1/4 of the NE1/4 of Section 13, all located within Township 6 South, Range 14 West, Seward Meridian. The land was divided by deed, Book 271, Page 580 in 1997. A corrective deed was recorded in 1998 correcting the legal description. In 2001, Arno Subdivision subdivided the land into Lots 1 and 2.

According to information provided by the Kachemak Nordic Ski Club website, a portion of the Lower Baycrest trail is located to the west approximately 0.54 miles to the west along the common section line 12 and 13. At this time, access to the trail is by Roger's Loop Road. The trail system does not connect to the portion of the section line easements petitioned to be vacated.

The neighboring parcels are all privately owned and currently have legal access by existing roads. A couple of the adjacent parcels contain enough area to be subdivided in the future; however, the locations of Diamond Ridge Road and Diamond Creek would need to be considered in the design.

A 10-foot utility easement including 20-feet within 5-feet of the side lot lines was granted by the parent plat, Arno Subdivision (HM 2001-78) adjacent to Diamond Ridge Road. **Staff recommends** the surveyor depict and label the easement. Relocate the proposed pedestrian easement south of the existing utility easement.

According to the sketch and non-objection comments by Utility Agencies, no utilities exist within the affected section line easement.

The Homer Advisory Planning Commission heard the vacation request during the August 20, 2025 meeting and granted approval by unanimous consent. The City of Homer staff report states that city water and sewer are not available at this time and public works has no objections.

A plat finalizing the section line easement shall follow if the vacation is approved by the Planning Commission. **Staff recommends** the surveyor confirm with the city and KPB Platting Department, what requirements are needed on the final plat for the proposed pedestrian easement.

20.65.020. - Planning commission recommendation on state easements.

The planning commission serving as the platting authority has no authority to vacate public easements under the jurisdiction of the state. The planning commission will provide a recommendation on proposed vacations of state-managed easements within the borough. Applications to vacate a section line easement or other state-managed easement must comply with KPB 20.65.040 and will be considered in accordance with KPB 20.65.050. The applicant is responsible for all submittals required by the state. Final authority for approval and platting of the vacation of any public easement under the jurisdiction of the state rests with the state.

20.65.050 – Action on vacation application

D. The planning commission shall consider the merits of each vacation request and in all cases the planning commission shall deem the area being vacated to be of value to the public. It shall be incumbent upon the applicant to show that the area proposed for vacation is no longer practical for the uses or purposes authorized, or that other provisions have been made which are more beneficial to the public. In evaluating the merits of the proposed vacation, the planning commission shall consider whether:

1. The right-of-way or public easement to be vacated is being used;

Surveyor comments: The section line easement affecting Sections 12 & 13 (T. 6 S., R. 14 W.) is entirely undeveloped.

Staff comments: The portion of the section line easement petitioned to be vacated is undeveloped. The driveway within lot two crosses the affected section line easement.

2. A road is impossible or impractical to construct, and alternative access has been provided;

Surveyor comments: This petition proposes to maintain legal public access by granting a 20' wide public pedestrian access easement adjacent to the exterior boundary of the property, while maintaining connectivity with the section line easement on either side of the subject parcel.

Staff comments: No wetlands are within the section line easement petitioned to be vacated. Slopes exceeding 20% are located within the section line easement proposed to be vacated. Relocate the proposed pedestrian easement south of the existing utility easement.

3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;

Surveyor comments: Diamond Ridge right-of-way is fully constructed and provides access through Section 12. Westwood Avenue is fully constructed and provides access to the east. There are no existing utilities within the easement area to be vacated.

Staff comments: The neighboring parcels are all privately owned and currently have legal access by existing roads. A couple of the adjacent parcels contain enough area to be subdivided in the future; however, the locations of Diamond Ridge Road and Diamond Creek would need to be considered in the design. According to the sketch and non-objection comments by Utility Agencies, no utilities exist within the affected section line easement. The City of Homer staff report states that city water and sewer are not available at this time and public works has no objections.

4. The vacation of a public right-of-way provides access to a lake, river, or other area with public interest or value, and if so, whether equal or superior access is provided;

Surveyor comments: The Roger's Loop trail system is located approximately 1.25 miles to the west of the subject property.

Staff comments: A portion of the Lower Baycrest trail is located to the west approximately 0.54 miles to the west along the common section line 12 and 13. At this time, access to the trail is by Roger's Loop Road. The trail system does not connect to the portion of the section line easements petitioned to be vacated. Diamond Ridge Creek is located within the adjacent parcel to the south and crosses the section line easement to the east approximately 0.32 miles and to the west approximately 1.23 miles. The creek does not intersect with the portion of the section line easement to be vacated.

5. The proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;

Surveyor comments: This petition proposes to maintain legal public access by granting a 20' wide public pedestrian access easement adjacent to the exterior boundary of the property, while maintaining connectivity with the section line easement on either side of the subject parcel.

Staff comments: A couple of the adjacent parcels contain enough area to be subdivided in the future; however, the locations of Diamond Ridge Road and Diamond Creek would need to be considered in the design.

6. Other public access, other than general road use, exist or are feasible for the right-of-way;

Surveyor comments: This petition proposed to maintain legal public access by granting a 20' wide public pedestrian access easement adjacent to the exterior boundary of the property, while maintaining connectivity with the section line easement on either side of the subject parcel.

Staff comments: Connection to creek or public trails

7. All existing and future utility requirements are met. Rights-of-way which are utilized by a utility, or which logically would be required by a utility, shall not be vacated, unless it can be demonstrated that equal or superior access is or will be available. Where an easement would satisfactorily serve the utility interests, and no other public need for the right-of-way exists, the commission may approve the vacation and require that a utility easement be granted in place of the right-of-way.

Surveyor comments: The section line easement affecting Sections 12 & 13 (T. 6 S., R. 14 W.) is entirely undeveloped. There are no existing utilities within the easement area to be vacated.

Staff comments: According to the sketch and non-objection comments by Utility Agencies, no utilities exist within the affected section line easement. The City of Homer staff report states that city water and sewer are not available at this time and public works has no objections.

8. Any other factors that are relevant to the vacation application or the area proposed to be vacated.

Surveyor comments: The section line easement effectively splits the subject parcel into two halves. The easement vacation will allow for the unification of the property while maintaining public access across the lot.

Staff comments:

A KPB Planning Commission decision denying a vacation application is final. A KPB Planning Commission decision to approve the vacation application is subject to consent or veto by the KPB Assembly, or City Council if located within City boundaries. The KPB Assembly, or City Council must hear the vacation within thirty days of the Planning Commission decision.

The Assembly will hear the vacation of the northern portion of the section line easement at their scheduled October 28, 2025 meeting

The City Council will hear the vacation of the southern portion of the section line easement at their scheduled October 27th, 2025 meeting.

KPB department / agency 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
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 1145 DIAMOND RIDGE RD Existing Street Names are Correct: Yes List of Correct Street Names: DIAMOND RIDGE RD Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: CITY OF HOMER WILL ADVISE ON ADDRESS
Assessing	Reviewer: Windsor, Heather Comments: No comment

Utility provider review:

HEA	No comments
ENSTAR	Approved as shown
ACS	No objections
GCI	Approved as shown

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

RECOMMENDATION:

Based on consideration of the merits as per KPB 20.65.050(D) as outlined by Staff comments, Staff recommends APPROVAL as petitioned, subject to:

1. Consent by Homer City Council AND KPB Assembly.

2. Compliance with the requirements for preliminary plats per Chapter 20 of the KPB Code including a submittal to and approval by the Plat Committee.
 3. Grant utility easements requested by the Homer City Council and utility providers.
 4. Submittal of a final plat within a timeframe such that the plat can be recorded within one year of vacation consent (KPB 20.65.050(I)).
-

KPB 20.65.050 – Action on vacation application

- H. A planning commission decision to approve a vacation is not effective without the consent of the city council, if the vacated area to be vacated is within a city, or by the assembly in all other cases. The council or assembly shall have 30 days from the date of the planning commission approval to either consent to or veto the vacation. Notice of veto of the vacation shall be immediately given to the planning commission. Failure to act on the vacation within 30 days shall be considered to be consent to the vacation. This provision does not apply to alterations of utility easements under KPB 20.65.070 which do not require the consent of the assembly or city council unless city code specifically provides otherwise.**
- I. Upon approval of the vacation request by the planning commission and no veto by the city council or assembly, where applicable, the applicant shall have a surveyor prepare and submit a plat including the entire area approved for vacation in conformance with KPB 20.10.080. Only the area approved for vacation by the assembly or council may be included on the plat. The final plat must be recorded within one year of the vacation consent.**
- J. A planning commission decision denying a vacation application is final. No reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.**
- K. An appeal of the planning commission, city council or assembly vacation action under this chapter must be filed in the superior court in accordance with the Alaska Rules of Appellate Procedure.**

The 2019 Kenai Peninsula Borough Comprehensive Plan adopted November, 2019 by Ordinance No. 2019-25. The relevant objectives are listed.

Goal 3. Preserve and improve quality of life on the Kenai Peninsula Borough through increased access to local and regional facilities, activities, programs and services.

- *Focus Area: Energy and Utilities*
 - o *Objective A - Encourage coordination or residential, commercial, and industrial development with extension of utilities and other infrastructure.*
 - *Strategy 1. Near – Term: Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs.*
 - *Strategy 2. Near – Term: Maintain regular contact with utility operators to coordinate and review utility easement requests that are part of subdivision plat approval.*
 - *Strategy 3. Near – Term: Identify potential utility routes on Borough lands.*
- *Housing*
 - o *Objective D. Encourage efficient use of land, infrastructure and services outside incorporated cities by prioritizing future growth in the most suitable areas.*
 - *Strategy 1. Near – Term: Collaborate with the AK Department of Transportation, incorporated cities within the borough, utility providers, other agencies overseeing local services, and existing communities located adjacent to the undeveloped areas that are appropriate for future growth, to align plans for future expansion of services to serve future residential development and manage growth.*

Goal 4. Improve access to, from and connectivity within the Kenai Peninsula Borough

- Focus Area: Transportation

- o Objective B. Ensure new roads are developed in alignment with existing and planned growth and development.*
 - Strategy 2. Near – Term: Establish subdivision codes that dictate road construction standards to accommodate future interconnectivity and/or public safety.*
 - Strategy 3. Near – Term: Identify areas of anticipated growth to determine future access needs.*

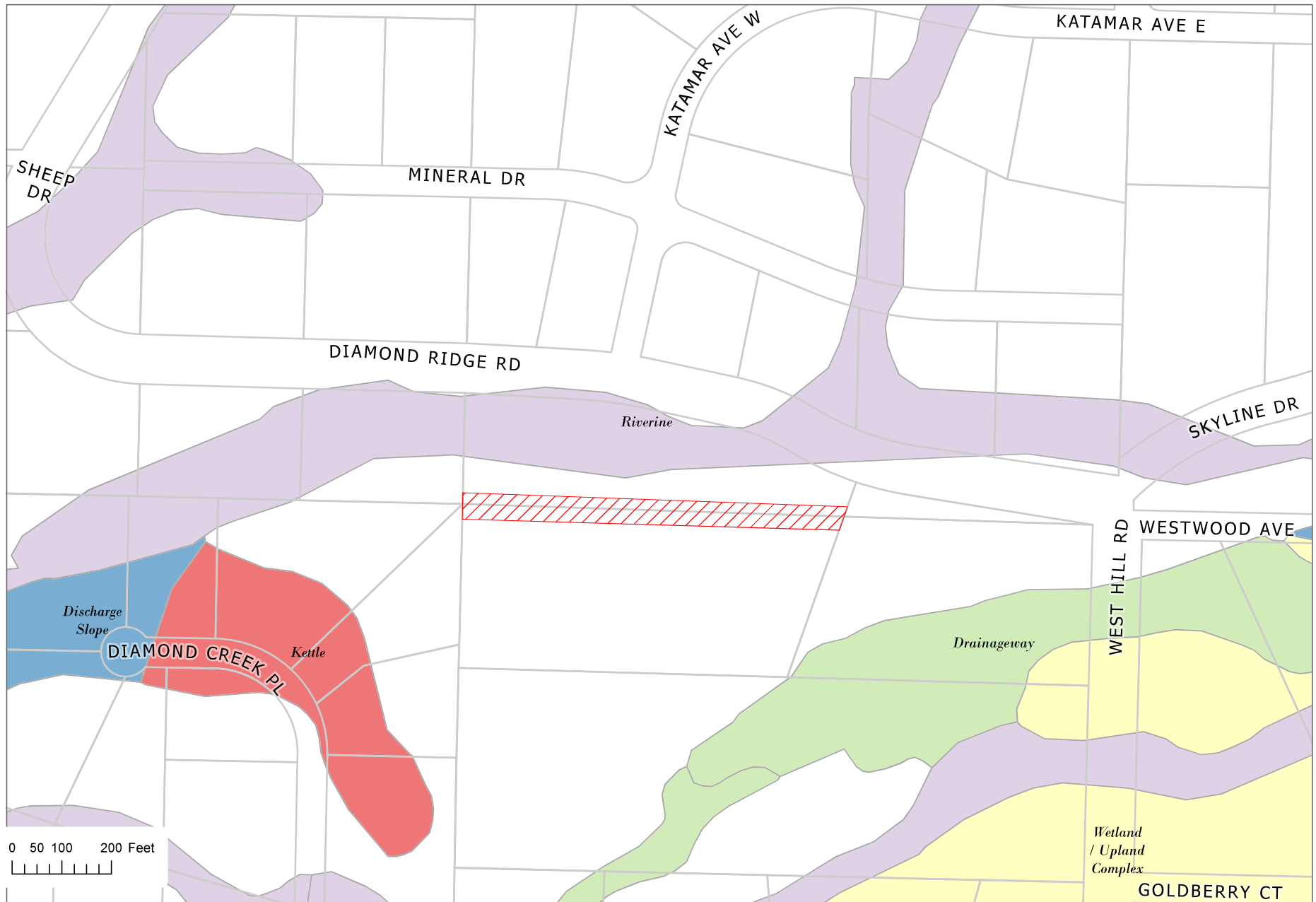
END OF STAFF REPORT



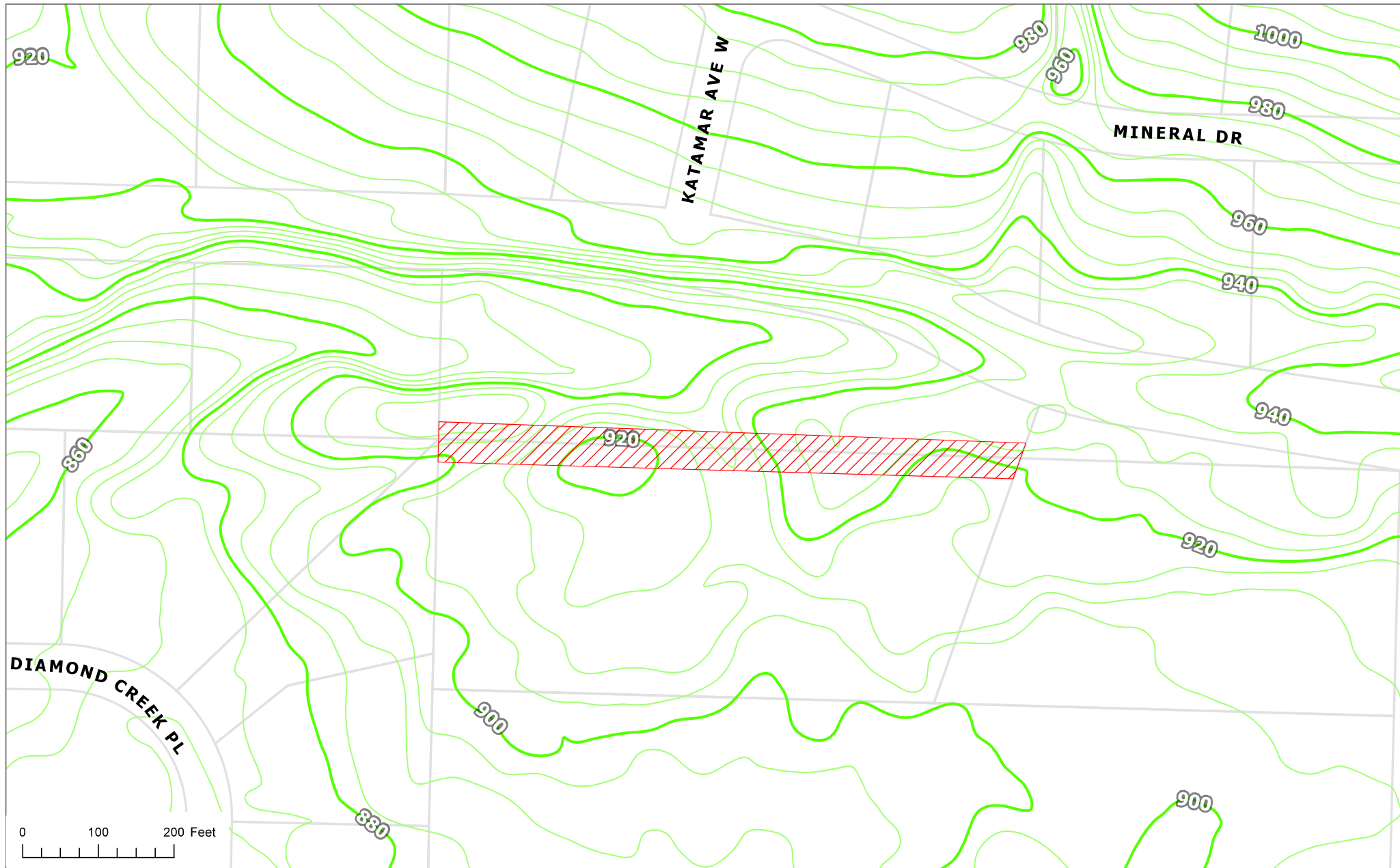
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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.

LEGEND

- Found Cor for Sections 7, 18, 12, & 13
GLO BC 1917 as per Plat No. 98-40 HRD
- Found E 1/16 cor Secs 12 & 13
3 1/4" BLM BC on 2 1/2" iron post, 1952
- Found 1" Iron Pipe as per Plat 75-11 HRD
- Found 2" Al Cap on 5/8" rebar 4469-S, 1985
- (M) Measured

OWNERSHIP CERTIFICATE

We hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

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

Peter J. Arno 12/19/99 Melissa A. Cobb 12/19/99
 Peter J. Arno Date Melissa A. Cobb Date
 PO Box 237
 Homer AK 99603

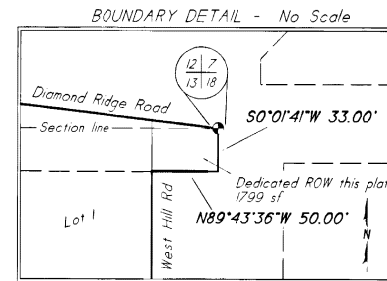
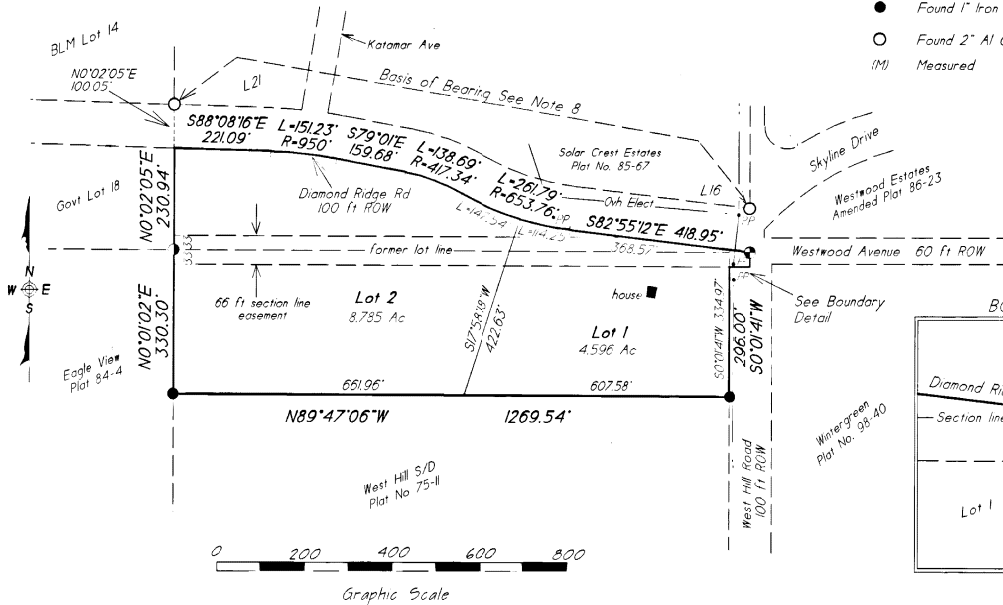
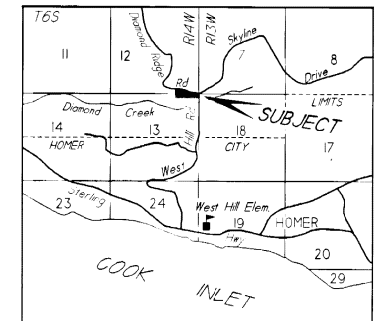
Notary's Acknowledgement
 Subscribed and sworn to me before me this 2nd day of December, 1999

for Peter J. Arno and Melissa A. Cobb

Naughton Rave
 Notary Public for Alaska
 My Commission Expires 7-30-02



Vicinity Map 1" = 1 Mile



NOTES

1. All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
2. No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. A building setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by the appropriate Planning Commission.
4. The front 10 ft. and the entire building setback within 5 ft. of side lot lines is also a utility easement.
5. No access to State maintained rights-of-way permitted unless approved by State of Alaska Department of Transportation.
6. Set 2" self identifying Aluminum cap on 5/8" x 36" long steel rebar at all lot corners unless noted otherwise.
7. Centerline and 50 ft dedication of West Hill Road matches West Hill S/D, Plat No. 75-11 and Wintergreen S/D, Plat No. 98-40. Source of data for Diamond Ridge Road is Solar Crest Estates Plat No. 85-67.
8. Basis of Bearing is the calculated inverse between the SE corner of Lot 16 and the SW corner of Lot 21 as shown on Solar Crest Estates Plat No. 85-67; N79°50'17" W 1340.40' Record 1340.06' Measured.

WASTEWATER DISPOSAL:

These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

R. W. Imhoff 10-18-99
 Roger W. Imhoff LS-5780 Date

PLAT APPROVAL

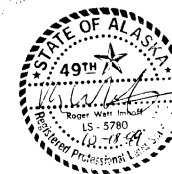
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of

October 26, 1998
 KENAI PENINSULA BOROUGH
 By M. J. Best
 Authorized Official

SURVEYORS CERTIFICATE

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

R. W. Imhoff 10-18-99
 Roger W. Imhoff LS-5780 Date



ARNO SUBDIVISION

Being a Subdivision of that parcel of land described in Book 277 Page 506 Homer Recording District

Located in the SE 1/4 SE 1/4 Sec 12 and the NE 1/4 NE 1/4 Sec 13, T6S, R14W, SM

Third Judicial District, State of Alaska
 Contains 13.422 Acres, more or less.

Clients: Pete Arno Melissa Cobb PO Box 237 Homer AK 99603	Surveyor: Roger W. Imhoff, RLS PO Box 2588 Homer AK 99603	FB 98-5/98-7 Drawn RWI SCALE 1" = 200 ft.
Date 10-01-98	File arno.vcd	KPB File No. 98-244



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 25-37

TO: Homer Advisory Planning Commission
THROUGH: Ryan Foster, City Planner
FROM: Ed Gross, Associate Planner
DATE: August 20, 2025
SUBJECT: Section Line Easement Vacation, Lot 2 Arno Subdivision

Requested Action: Conduct a public hearing and make a recommendation on the vacation of a Section Line Easement.

General Information:

Applicants:	Surveyor: Seabright Survey + Design Katherine A. Kirsis, PLS 1044 East End Road Suite A Homer, AK 99603	Land Owners: Lauren Flynn & Cory Jellicoe PO Box 429 Homer, AK 99603
Location:	Diamond Ridge Road and West Hill Road	
Parcel ID:	Northern Portion- 17357078, Southern Portion- 17357079	
Zoning Designation:	Northern Portion- Kenai Peninsula Borough, Southern Portion- Homer City Limits: Rural Residential	
Existing Land Use:	Single Family home and detached garage/ shop.	
Surrounding Land Use:	North: Residential South: Residential East: Residential West: Residential/vacant	
Comprehensive Plan:	2024 Transportation Plan: no motorized routes are shown using this area of the Section Line. Diamond Ridge Road is located directly to the north of the subject property.	
Wetland Status:	KPB GeoHub indicates potential riverine wetland	
Flood Plain Status:	Zone D, flood hazards undetermined.	
Utilities:	City water and sewer are not available at this time.	
Public Notice:	Notice was sent to 18 property owners of 14 parcels as shown on the KPB tax assessor rolls.	

Analysis: The petition proposes to vacate the section line easement as depicted on the submitted vacation petition diagrams. The petition proposes to maintain legal public access by granting a 20' wide public pedestrian access easement along the northern lot line, adjacent to Diamond Ridge Road, See attached plat. This lot is one legal lot split by City of Homer boundary. For Borough tax assessment purposes, the borough indicates two lots; one in and one out of Homer City Limits.

The section line easement affecting 12 & 13 (T. 6 S., R. 14 W.) is entirely undeveloped. Diamond Ridge Road right-of-way is fully constructed and provides access through Section 12. Westwood Avenue is fully constructed and provides access to the east. The lands to the east have been subdivided and have constructed, maintained access. There are no existing utilities within the easement area to be vacated.

KPB Code

20.65.050(D)(1-8) - Vacations

The (Kenai Peninsula Borough) planning commission shall consider the merits of each vacation request. A platted dedication to public use of land or interest in land may be vacated if the dedication is no longer necessary for present or future public use and in all cases the planning commission shall deem the area being vacated to be of value to the public. In evaluating the merits of the proposed vacation, the planning commission shall consider whether:

1. The right-of-way or public easement to be vacated is being used;

Staff Response: The section line easement is not being used.

2. A road is impossible or impractical to construct, and alternative access has been provided;

Staff Response: A road is impractical to construct, alternative access has been provided with the adjacent Diamond Ridge Road to the north.

3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;

Staff Response: The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed or provided for future construction.

4. The vacation of a public right-of-way provides access to a lake, river, or other area with public interest or value, and if so, whether equal or superior access is provided;

Staff Response: The vacated right-of-way does not provide access to a lake, river, or other area with public interest or value.

5. The proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;

Staff Response: The proposed vacation would not limit opportunities for interconnectivity with adjacent parcels.

6. Other public access, other than general road use, exist or are feasible for the right-of-way;

Staff Response: The subdivider has granted a 20' wide public pedestrian access easement.

7. All existing and future utility requirements are met. Rights-of-way which are utilized by a utility, or which logically would be required by a utility, shall not be vacated, unless it can be demonstrated that equal or superior access is or will be available. Where an easement would satisfactorily serve the utility interests, and no other public need for the right-of-way exists, the commission may approve the vacation and require that a utility easement be granted in place of the right-of-way.

Staff Response: Public Works has no objection.

8. Any other factors that are relevant to the vacation application or the area proposed to be vacated.

Staff Response: The subdivider has granted a 20' wide public pedestrian access easement.

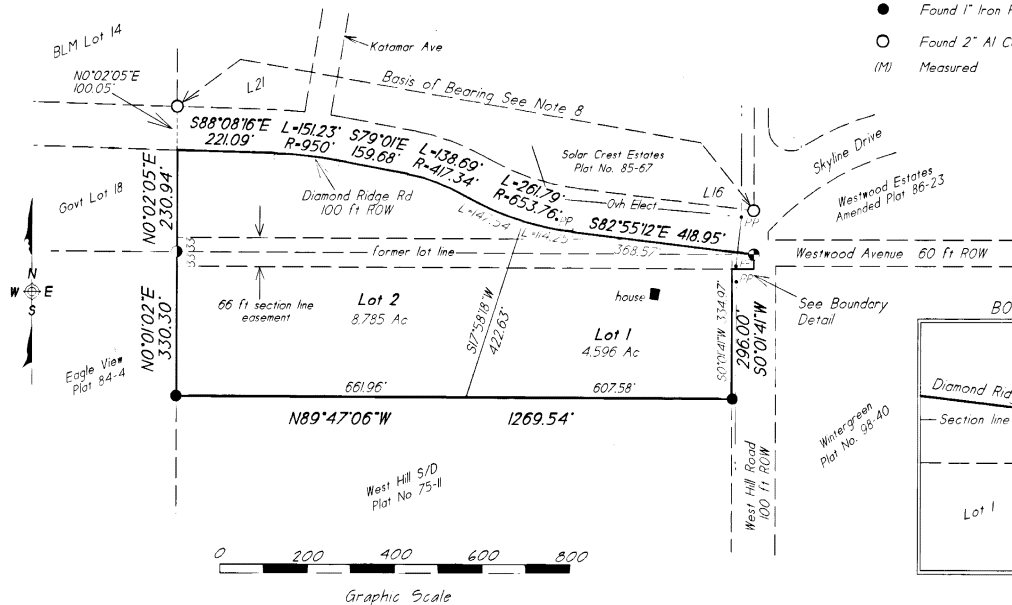
Public Works Comments: Public works has no objection to the vacation of the section line easement.

Staff Recommendation:

Planning Commission recommend approval of the vacation.

Attachments:

1. Arno Subdivision Plat
2. Vacation petition
3. Vacation petition Diagram (with and without imagery)
4. Public Notice
5. Aerial Map



LEGEND

- Found Cor for Sections 7, 18, 12, & 13
GLO BC 1917 as per Plat No. 98-40 HRD
- Found E 1/16 cor Secs 12 & 13
3 1/4" BLM BC on 2 1/2" iron post, 1952
- Found 1" Iron Pipe as per Plat 75-11 HRD
- Found 2" Al Cap on 5/8" rebar 4469-S, 1985
- (M) Measured

OWNERSHIP CERTIFICATE

We hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

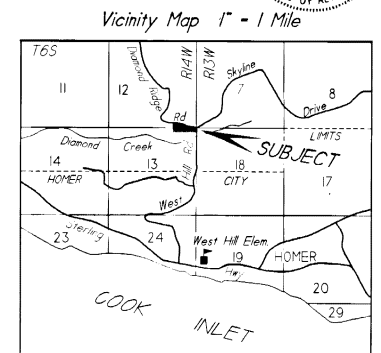
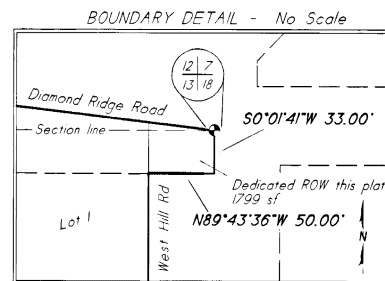
We further certify that the Deed of Trust affecting this property does not contain restrictions which would prohibit this subdivision or require signature and approval of the beneficiary.

Peter J. Arno 12/19/99 Melissa A. Cobb 12/19/99
Peter J. Arno Date Melissa A. Cobb Date
PO Box 237
Homer AK 99603

Notary's Acknowledgement
Subscribed and sworn to me before me this 2nd day of December, 1999

for Peter J. Arno and Melissa A. Cobb

Naughton Rave
Notary Public for Alaska
My Commission Expires 7-30-02



NOTES

1. All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
2. No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. A building setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by the appropriate Planning Commission.
4. The front 10 ft. and the entire building setback within 5 ft. of side lot lines is also a utility easement.
5. No access to State maintained rights-of-way permitted unless approved by State of Alaska Department of Transportation.
6. Set 2" self identifying Aluminum cap on 5/8" x 36" long steel rebar at all lot corners unless noted otherwise.
7. Centerline and 50 ft dedication of West Hill Road matches West Hill S/D, Plat No. 75-11 and Wintergreen S/D, Plat No. 98-40. Source of data for Diamond Ridge Road is Solar Crest Estates Plat No. 85-67.
8. Basis of Bearing is the calculated inverse between the SE corner of Lot 16 and the SW corner of Lot 21 as shown on Solar Crest Estates Plat No. 85-67; N79°50'17"W 1340.40' Record 1340.06' Measured.

WASTEWATER DISPOSAL:

These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

Roger W. Imhoff 10-18-99
Roger W. Imhoff LS-5780 Date

PLAT APPROVAL

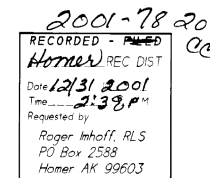
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of

October 26, 1998
KENAI PENINSULA BOROUGH
By: [Signature] Authorizing Official

SURVEYORS CERTIFICATE

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

Roger W. Imhoff 10-18-99
Roger W. Imhoff LS-5780 Date



ARNO SUBDIVISION

Being a Subdivision of that parcel of land described in Book 277 Page 506 Homer Recording District

Located in the SE 1/4 SE 1/4 Sec 12 and the NE 1/4 NE 1/4 Sec 13, T6S, R14W, SM

Third Judicial District, State of Alaska
Contains 13.422 Acres, more or less.

Clients: Pete Arno Melissa Cobb PO Box 237 Homer AK 99603	Surveyor: Roger W. Imhoff, RLS PO Box 2588 Homer AK 99603	FB 98-5/98-7 Drawn RWI SCALE 1" = 200 ft.
Date 10-01-98	File arno.vcd	KPB File No. 98-244



Planning Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

PETITION TO VACATE SECTION LINE EASEMENT

PUBLIC HEARING REQUIRED

Upon receipt of complete application with fees and all required attachments, a public hearing before the Planning Commission will be scheduled. The petition with all required information and attachments must be in the Planning Department at least 30 days prior to the preferred hearing date. By State Statute and Borough Code, the public hearing must be scheduled within 60 days of receipt of complete application.

The Kenai Peninsula Borough is advisory to the State of Alaska Department of Natural Resources regarding Section Line Easement Vacations. The State of Alaska has the final authority regarding vacation of Section Line Easements.

Initially, a sketch may be included with the vacation petition for review by the Planning Commission. After the Planning Commission takes action on the vacation, a Section Line Easement Vacation Plat must be prepared by a licensed land surveyor. The plat will be processed in accordance with KPB 20.10.080. Platting authority is vested in the Planning Director.

SUBMITTAL REQUIREMENTS

A Section Line Easement Vacation (SLEV) application will be scheduled for the next available planning commission meeting after a complete application has been received.

- ☐ \$500 non-refundable fee to help defray costs of advertising public hearing. Plat fees will be in addition to the vacation fees.
- ☐ City Advisory Planning Commission. Copy of minutes at which this item was acted on, along with a copy of City Staff Report.
- ☐ Is the section line easement in use by any utility company? If so, which company _____
- ☐ Width of easement proposed to be vacated must be shown on the sketch.
- ☐ 3 copies of the plat or map showing the section line easement to be vacated. Must not exceed 11 x 17 inches in size. Proposed alternative public access to be shown and labeled on the sketch
- ☐ REASON FOR VACATING The petitioner must attach a statement with reasonable justification for the vacation of the section line easement.

Has the section line easement been fully or partially constructed?	☐ Yes	☐ No
Is the section line easement used by vehicles / pedestrians / other?	☐ Yes	☐ No
Is alternative right-of-way being provided?	☐ Yes	☐ No

LEGAL DESCRIPTION OF AREA TO BE VACATED:

Lot 2 Arno Subdivision (HM 2001-78)	
Section, township, range Section 12 & 13, T. 6 S., R. 14 W.	
City (if applicable) Homer	General area Diamond Ridge

The petition must be signed by owners of a majority of the land affected by the section line easement proposed to be vacated. Each petitioner must include address and legal description of his/her property. Attach additional signature sheets if needed.

Submitted by: ☐ Petitioner ☐ Representative

Name (printed): <u>Laurer Flynn</u>	Signature: <u>[Signature]</u>
e-mail: <u>chamato4@gmail.com</u>	Address: <u>PO Box 429 Homer AK 99603</u>
Owner of:	

Petitioners:

Name (printed): <u>Cory Jelline</u>	Signature: <u>[Signature]</u>
e-mail: <u>cylline22@gmail.com</u>	Address: <u>PO Box 3555 Homer AK 99603</u>
Owner of:	

Name (printed):	Signature
e-mail:	Address:
Owner of:	

Name (printed):	Signature
e-mail:	Address:
Owner of:	

FOR OFFICE USE ONLY

RECEIVED BY _____ DATE SUBMITTED _____ KPB FILE # _____

RECEIVED

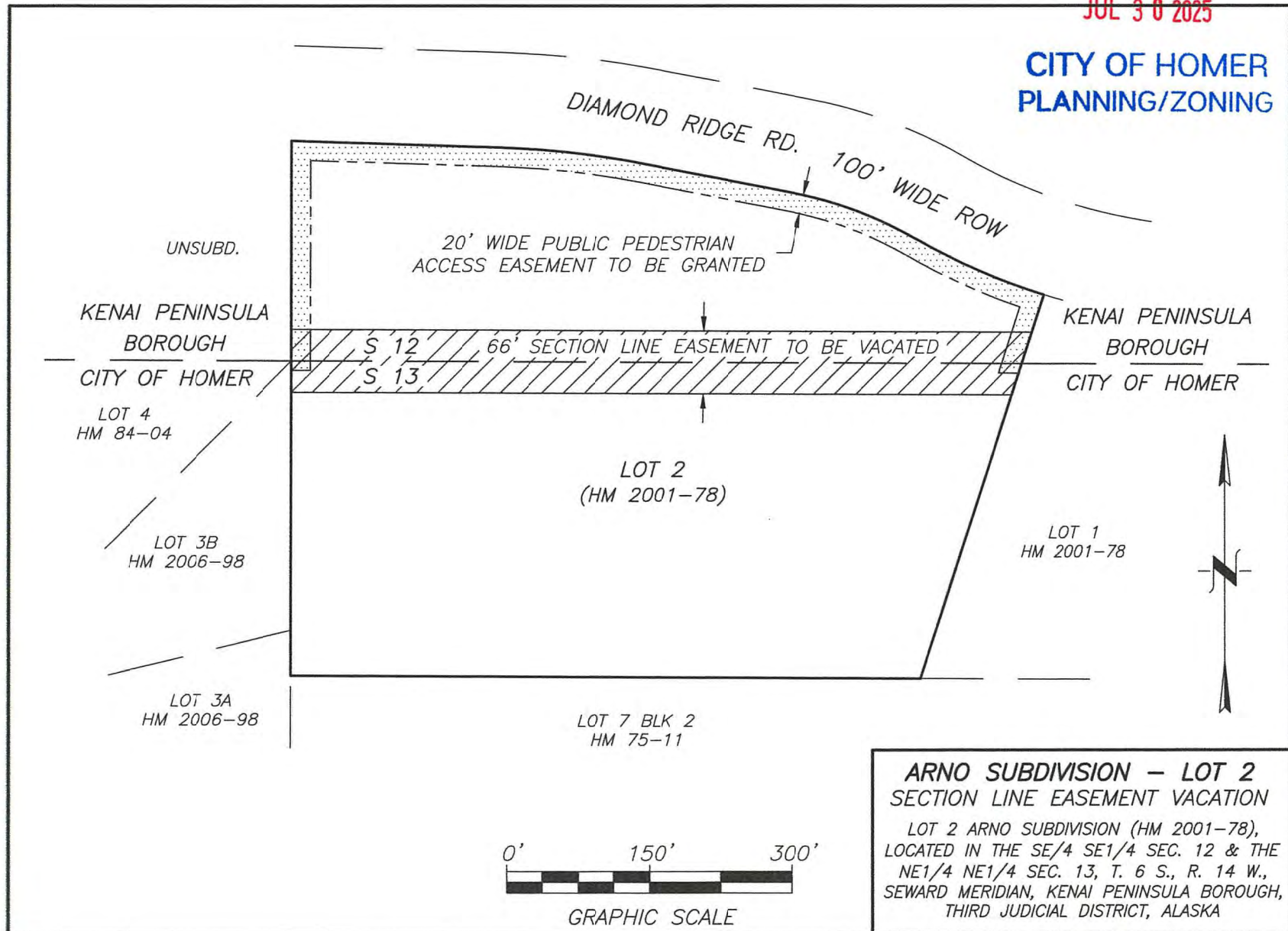
JUL 30 2025

CITY OF HOMER
PLANNING/ZONING

RECEIVED

JUL 30 2025

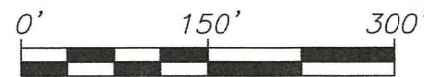
CITY OF HOMER
PLANNING/ZONING



RECEIVED

JUL 30 2025

CITY OF HOMER
PLANNING/ZONING



GRAPHIC SCALE

ARNO SUBDIVISION – LOT 2
SECTION LINE EASEMENT VACATION

LOT 2 ARNO SUBDIVISION (HM 2001-78),
LOCATED IN THE SE/4 SE1/4 SEC. 12 & THE
NE1/4 NE1/4 SEC. 13, T. 6 S., R. 14 W.,
SEWARD MERIDIAN, KENAI PENINSULA BOROUGH,
THIRD JUDICIAL DISTRICT, ALASKA

CITY OF HOMER
PUBLIC HEARING NOTICE - PLANNING COMMISSION MEETING

Public hearings on the matters below are scheduled for Wednesday, August 20, 2025 at 6:30 p.m. during the Regular Planning Commission Meeting. Participation is available virtually via Zoom webinar or in-person at Homer City Hall.

A REQUEST TO VACATE THE 66 FOOT WIDE SECTION LINE EASEMENT ACROSS LOT 2 ARNO SUBDIVISION, T 6S R 14W SEC 13 SEWARD MERIDIAN HM 2001078 ARNO SUB LOT 2 THAT PORTION LYING INSIDE HOMER CITY LIMITS, KNOWN AS 1145 DIAMOND RIDGE RD

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 5pm on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for August 15, 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 4pm on the day of the meeting.

If you have questions, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 235-3106, email: planning@ci.homer.ak.us or in-person at Homer City Hall.

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 300 FEET OF PROPERTY

.....



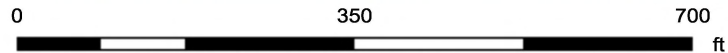
Legend

Transportation

Mileposts

Parcels and PLSS

Tax Parcels



NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correction of the data. The Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The operation or modification of the data. In using these data, you further agree to 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 II
DATE: AUGUST 20, 2025
SUBJECT: SUPPLEMENTAL

8. PUBLIC HEARINGS

8. A. A REQUEST TO VACATE THE 66-FOOT-WIDE SECTION LINE EASEMENT ACROSS LOT 2 ARNO SUBDIVISION, T 6S R 14W SEC 13 SEWARD MERIDIAN HM 2001078 ARNO SUB LOT 2 THAT PORTION LYING INSIDE HOMER CITY LIMITS, KNOWN AS 1145 DIAMOND RIDGE RD, STAFF REPORT 25-37

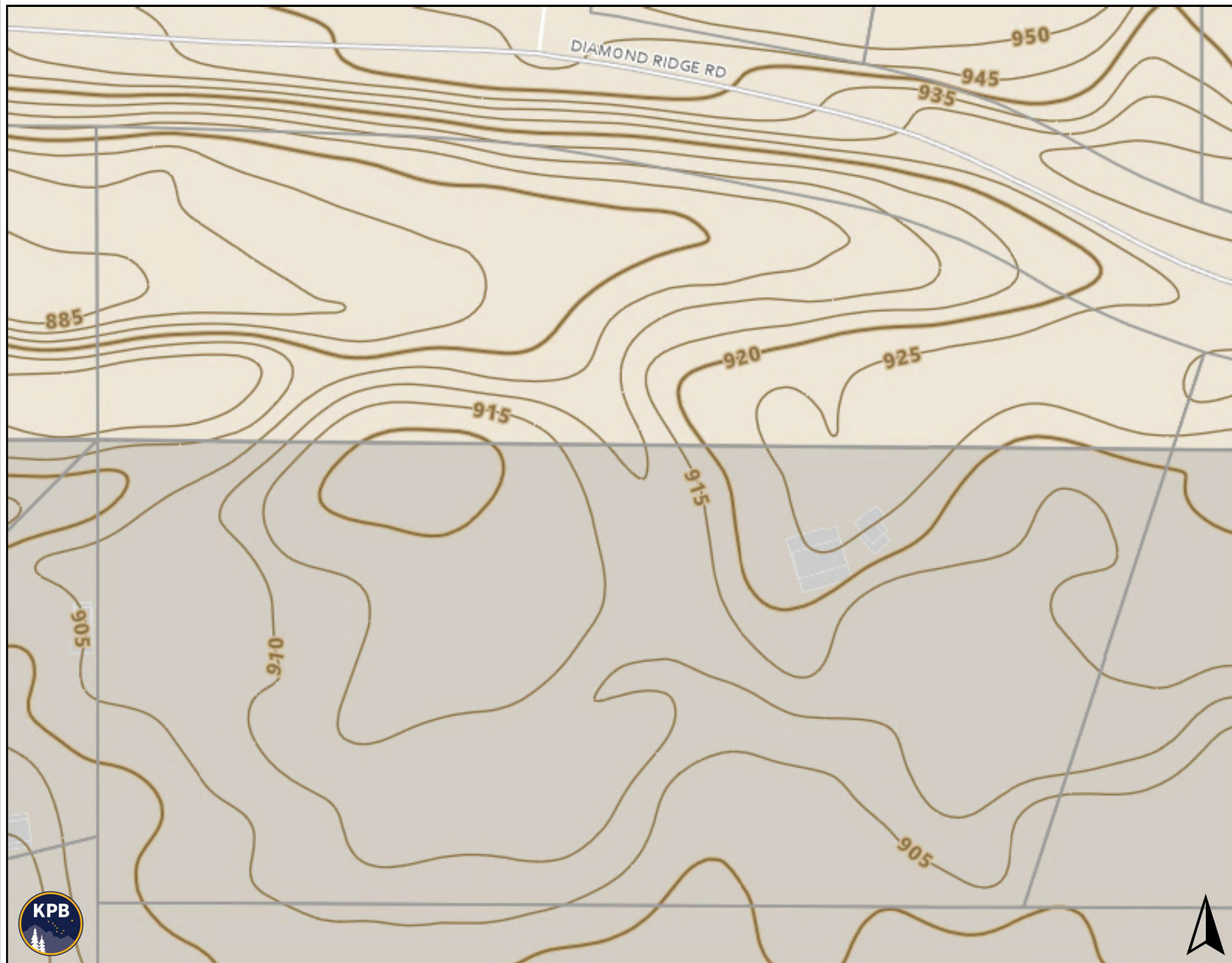
1. SLE Vacation – Topography 5’ Intervals **Page 3**

2. SLE Vacation Lot 2 Arno Subdivision – Topography with Elevation Profile **Page 4**

8. B. AN ORDINANCE OF THE HOMER CITY COUNCIL ADOPTING THE 2025 HOMER COMPREHENSIVE PLAN AND RECOMMENDING ADOPTION BY THE KENAI PENINSULA BOROUGH, Memorandum PL 25-038

1. 2045 Homer Comprehensive Plan Update Slideshow **Page 5**

2. Public Comments Received **Page 25**



Legend

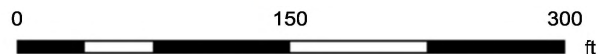
Transportation

Mileposts



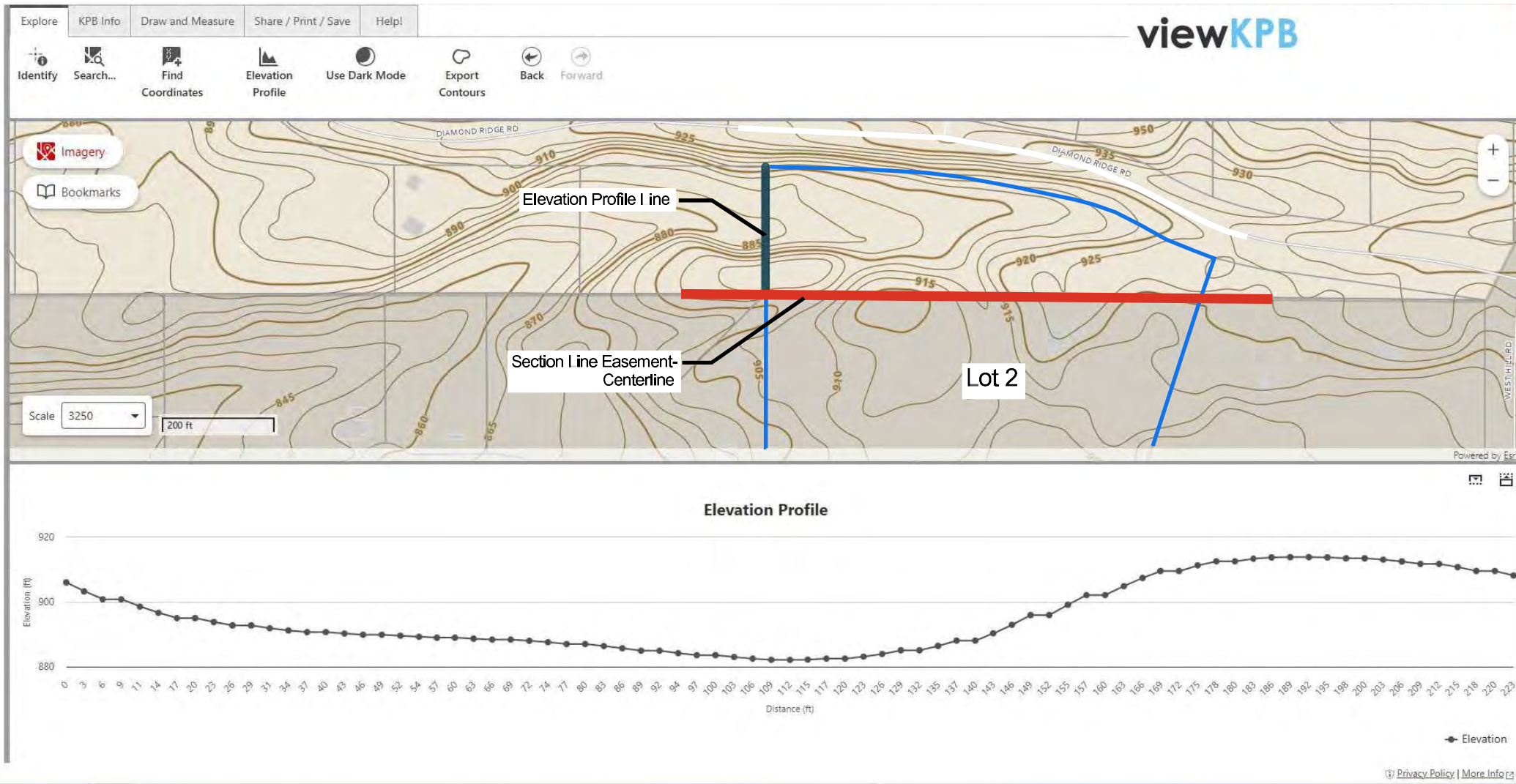
Parcels and PLSS

Tax Parcels



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 use, 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.

SLE Vacation Lot 2 Arno Subd. - Topography with Elevation Profile



CALL TO ORDER

Session 25-14, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:30 p.m. on August 20th, 2025 in the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONERS BARNWELL, HARNESS, SCHNEIDER, H. SMITH, S. SMITH & VENUTI

ABSENT: COMMISSIONER WALKER (EXCUSED)

STAFF: CITY PLANNER FOSTER & DEPUTY CITY CLERK PETTIT

AGENDA APPROVAL

Chair S. Smith read the supplemental items into the record. He then requested a motion and second to approve the agenda as amended.

HARNESS/BARNWELL MOVED TO AMEND THE AGENDA BY TAKING UP PLAT CONSIDERATIONS AFTER RECONSIDERATION.

There was a brief conversation as to where on the agenda inserting the plat consideration made the most sense.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

HARNESS/BARNWELL MOVED TO ADOPT THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

A. Unapproved Regular Meeting Minutes of August 6, 2025

SCHNEIDER/BARNWELL MOVED TO ADOPT THE CONSENT AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

PRESENTATIONS/VISITORS

REPORTS

A. City Planner's Report, Staff Report 25-35

City Planner Foster provided a summary of his staff report in the packet, noting the following:

- Ordinance 25-54 has been referred to the Planning Commission and the Economic Development Advisory Commission.
- Next Regular Meeting is scheduled for Wednesday, September 3, 2025.
- Next Commissioner report to Council on August 25, 2025.

There was a brief discussion regarding the United States Army Corps of Engineers fill permit down at the Spit.

PUBLIC HEARINGS

- A. A REQUEST TO VACATE THE 66-FOOT-WIDE SECTION LINE EASEMENT ACROSS LOT 2 ARNO SUBDIVISION, T 6S R 14W SEC 13 SEWARD MERIDIAN HM 2001078 ARNO SUB LOT 2 THAT PORTION LYING INSIDE HOMER CITY LIMITS, KNOWN AS 1145 DIAMOND RIDGE RD, Staff Report 25-37

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

Chair S. Smith opened the floor for the Applicant. Katie Kirsis noted that she was the surveyor for the project and made herself available for any questions.

Chair S. Smith then opened the public hearing. With no one coming forward to speak, Chair S. Smith closed the public hearing. He then opened the floor to questions from the Commission.

Commissioner Harness questioned why the pedestrian easement was only 20 feet instead of 66 feet similar to the section line easement. Ms. Kirsis stated it's not likely a trail would be constructed through that area, and therefore 20 feet is a reasonable width to reserve for public access.

Commissioner H. Smith asked if the easement would affect what is defined as inside or outside city limits. Ms. Kirsis stated that it wouldn't affect the legal boundaries.

SCHNEIDER/BARNWELL MOVED TO ADOPT STAFF REPORT 25-37 AND RECOMMEND APPROVAL OF THE VACATION OF THE SECTION LINE EASEMENT ACROSS LOT 2 ARNO SUBDIVISION.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- B. AN ORDINANCE OF THE HOMER CITY COUNCIL ADOPTING THE 2025 HOMER COMPREHENSIVE PLAN AND RECOMMENDING ADOPTION BY THE KENAI PENINSULA BOROUGH, Memorandum PL 25-038

With no other nominations called out, Vice Chair Barnwell declared Commissioner S. Smith re-elected as Chair.

INFORMATIONAL MATERIALS

- A. 2025 Planning Commission Calendar
- B. 2025 Planning Commission Meeting Dates & Submittal Deadlines
- C. Memorandum from City Clerk re: Call for the Question & Open Meeting vs Quorum Requirements

Chair S. Smith noted the informational materials included in the packet.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

City Planner Foster thanked everyone for their hard work and great conversations regarding the Comprehensive Plan.

COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)

Councilmember Aderhold thanked the Commission for the thoughtful deliberation in regards to the Comprehensive Plan, noting that she agreed with much of what was said.

COMMENTS OF THE COMMISSION

Commissioner Venuti opined that the Commission should've been involved in the Comprehensive Plan process from the very beginning. He commended Ms. Wade and Agnew::Beck for a great job in developing the plan.

Commissioner Harness thanked everyone for a great meeting, noting that the Commission worked through a lot of details tonight.

Commissioner S. Smith apologized for his recent absence. He stated he understands the importance of the Comprehensive Plan and that he's hopeful it can be representative of the community. He gave thanks to the Commission and Agnew::Beck.

Commissioner Schneider noted that he's impressed with the Comprehensive Plan and thanked everyone involved in the process.

Commissioner Barnwell thanked Agnew::Beck and City Planner Foster for their extensive work on the Comprehensive Plan.

Commissioner S. Smith echoed all the sentiments made by the Commission. He suggested the Commission come back to the next meeting with their comments written down and ready to discuss them. He noted that there are unique perspectives and unique voices that make the Comprehensive Plan great.

ADJOURN

There being no further business to come before the Commission, Chair S. Smith adjourned the meeting at 9:45 p.m. The next Regular Meeting is scheduled for **Wednesday, September 3rd, 2025 at 6:30 p.m.** All meetings