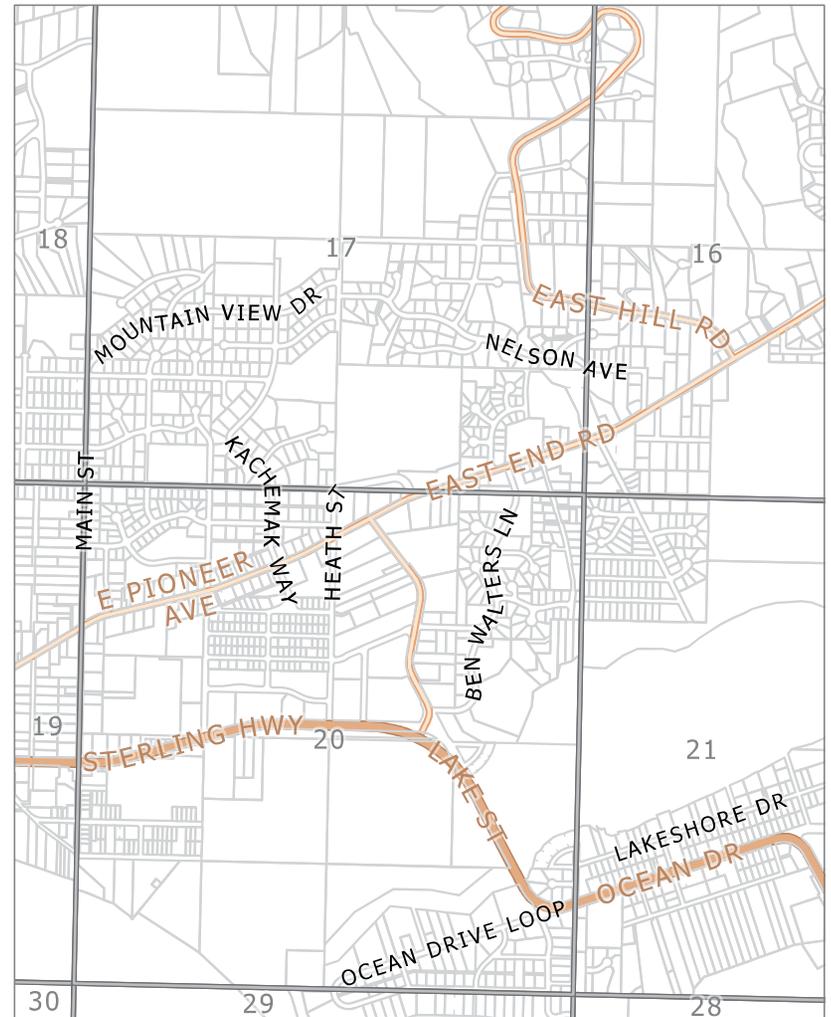


E. NEW BUSINESS

- 6. Raw Birch 2025 Replat; KPB File 2026-011
McLane Consulting Group / Raw Birch, LLC
Location: East End Road
City of Homer**



KPB File 2026-011
T06S R13W SEC17 & SEC20
City of Homer

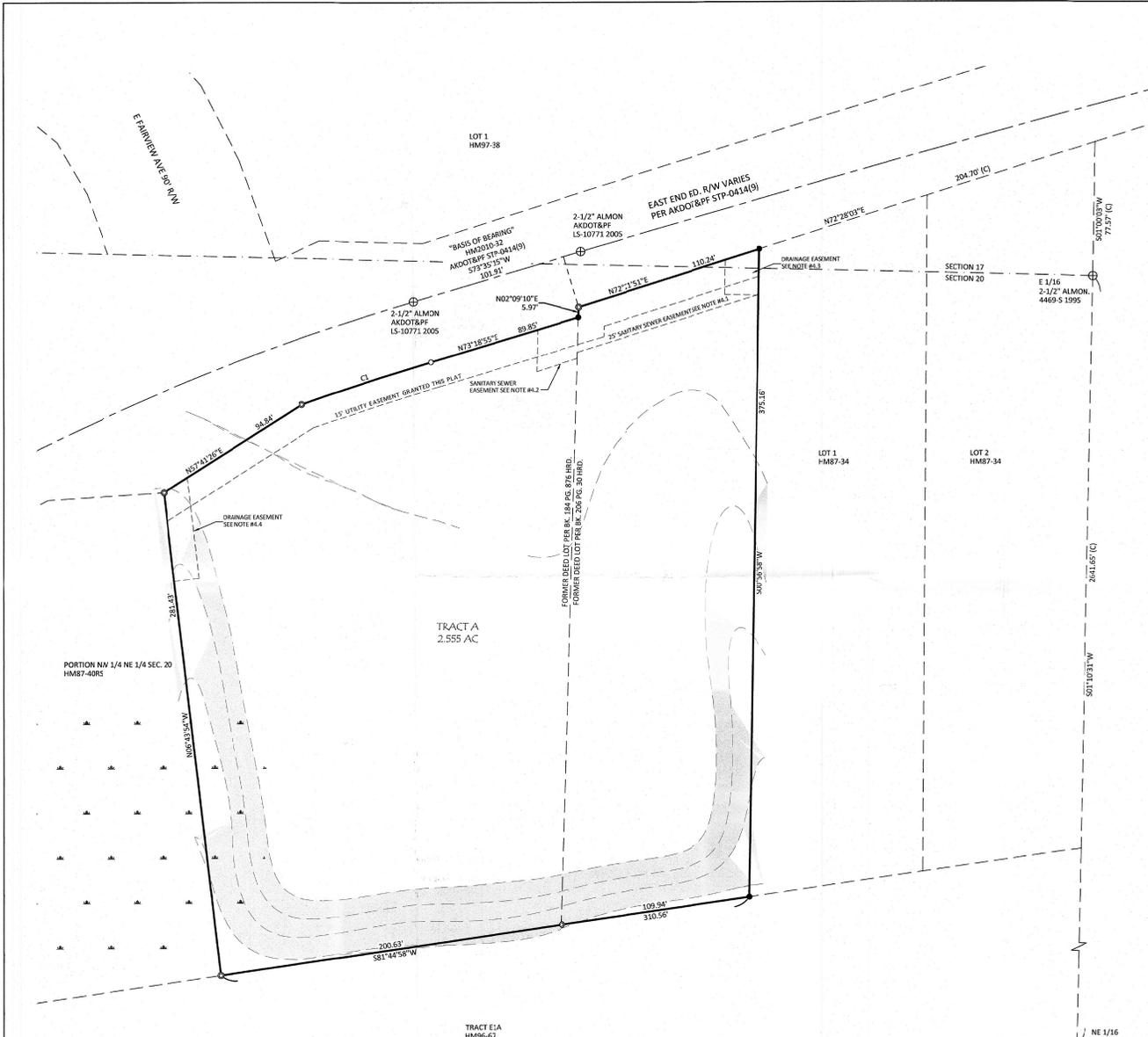
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Aerial Map



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



CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
CL	374°38'	1325.16'	78.30'	33.46'	N 72° 02' 30" E	78.89'

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT RAW BIRCH LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF RAW BIRCH 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.

JUSTIN G. BLACKSTOCK
RAW BIRCH LLC, OWNER
PO BOX 3448
HOMER, AK 99603

NOTARY'S ACKNOWLEDGEMENT

FOR: JUSTIN G. BLACKSTOCK
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2025
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE STATE OF ALASKA

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. ALL DEVELOPMENT MUST MEET THE CITY OF HOMER TITLE 21 ZONING CODE.
4. THIS PARCEL MAY BE SUBJECT TO THE FOLLOWING:
 - 4.1. A SANITARY SEWER EASEMENT GRANTED TO THE CITY OF HOMER
 - 4.1.1. RECORDED APRIL 8, 1994, BOOK 232 PAGE 102, HRD.
 - 4.2. A SANITARY SEWER EASEMENT GRANTED TO THE CITY OF HOMER
 - 4.2.1. RECORDED APRIL 8, 1994, BOOK 232 PAGE 108, HRD.
 - 4.3. A DRAINAGE EASEMENT GRANTED TO THE STATE OF ALASKA
 - 4.3.1. RECORDED MARCH 28, 2001, BOOK 312 PAGE 139, HRD.
 - 4.4. A DRAINAGE EASEMENT GRANTED TO THE STATE OF ALASKA
 - 4.4.1. RECORDED MARCH 28, 2001, BOOK 312 PAGE 147, HRD.
 - 4.5. RESOLUTION NO. 15 417 FOR THE CITY OF HOMER IN NATURAL GAS SPECIAL ASSESSMENT DISTRICT NUMBERS 12 69
 - 4.5.1. RECORDED MAY 12, 2015, 2015-001337-0, HRD.

WASTEWATER DISPOSAL

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

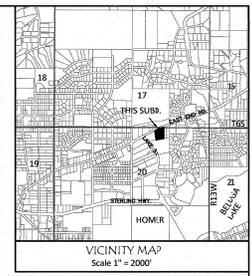
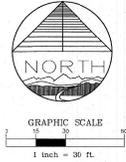
LEGEND

- RECORD PRIMARY MONUMENT AS DESCRIBED
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 2" ALUMINUM CAP 7610-S 2005
- SET 5/8" x 30" FEBAR w/ 1" BLUE PLASTIC CAP LS 211269
- (C) COMPUTED
- ▭ AREA SUBJECT TO INUNDATION/DISCHARGE SLOPE
- CONTOUR INTERVAL = 5'
- ▭ SLOPES GREATER THAN 20%
- PLAT BOUNDARY
- ADJACENT PROPERTY
- SECTION LINE
- R/W CENTERLINE

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.040.

AUTHORIZED OFFICIAL _____



KPB 2026-011

Plat #

Rec Date: _____

Date: _____

Time: _____

STATE OF ALASKA
49th
ANDREW HAMILTON
LS-211099

RAW BIRCH 2025 REPLAT

REPLAT OF LANDS DESCRIBED IN STATUTORY WARRANTY DEED 2025-002362-0 EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES PER BOOK 312 PAGE 14, HRD.

RAW BIRCH LLC, OWNER
PO BOX 3448, HOMER, AK 99603

2.555 AC. M/A SITUATED IN THE E1/2 SECTION 20 & W1/2 SECTION 17, TOWNSHIP 6 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THE CITY OF HOMER, AND THE HOMER RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 488 SOLDOTNA, AK 99688 VOICE: (907) 262-4518 FAX: (907) 262-3026 WWW.MCLANECORP.COM	KPB File No. 2025-XXX
Project No. 252037	

SCALE 1" = 30' DATE (AUG. 2025) BOOK NO. 1: 85-07 DRAWN BY: JAH

AGENDA ITEM E. NEW BUSINESS

**ITEM #6 - PRELIMINARY PLAT
RAW BIRCH 2025 REPLAT**

KPB File No.	2026-011
Plat Committee Meeting:	March 16, 2026
Applicant / Owner:	Raw Birch LLC of Homer, Alaska
Surveyor:	Andrew Hamilton, McLane Consulting Inc.
General Location:	E Pioneer Avenue, Homer

Parent Parcel No.:	177-060-11 and 177-060-12
Legal Description:	177-060-11: T 6S R 13W SEC 20 Seward Meridian HM BEGIN AT E1/16 CORNER OF SEC SEC 17 & 20 TH N 0 DEG 19'W 77.2 FT TO SOUTH ROW LINE OF HOMER EAST RD TH S71 DEG 12' W ALONG ROW 314.6 FT TO POB TH S73 DEG 48'W 130 FT TH S 68 DEG 30'W 127 FT TH S8 DEG 43'E 316.2 FT TH N 80 DEG 29'E 200 FT TH N 0 DEG 21'W 36 2.3 FT TO POB EXCL DOT ROW 177-060-12: T 6S R 13W SEC 20 Seward Meridian HM BEGIN AT E1/16 CORNER OF SEC SEC 17 & 20 TH N0 DEG 19'W 77.2 FT TO SOUTH ROW LINE OF HOMER EAST RD TH S71 DEG 12' W ALONG ROW 204.6 FT TO POB TH S71 DEG 12'W 110 FT TH S 0 DEG 21' W 362.3 FT TH N 80 DEG 29'E 110 FT TH N 0 DEG 19'W 379.6 FT TO POB
Assessing Use:	177-060-11: Residential Improved Land 177-060-12: Residential Vacant
Zoning:	City of Homer Central Business District
Water / Wastewater	City / City
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine two deeded parcels, of approximate sizes 1.68 acres and 0.91 acres, into a single parcel totaling 2.555 acres.

Location and Legal Access (existing and proposed):

The proposed plat is located along East End Road within the City of Homer.

Legal access is provided by East End Road, a state-maintained right-of-way with variable width.

The proposed plat lies primarily within section 20, with a minor portion extending into section 17. KPB records indicate that a portion of the section line includes a 33-foot section line easement abutting the northeast corner and extending west. Portions of the section line both to the east and west appear to have been vacated. **Staff recommends** that the applicant verify the status of the section line easement and provide supporting documentation with the final plat. If the easement is confirmed to exist, it should be depicted and labeled on the final plat.

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

Block length is not compliant as the length is too long between Lake Street and Smoky Bay Way going along East End Road. This plat is not able to give relief with a dedication and via the KPB GIS viewer there appears to already be a 10 pedestrian sidewalk in front of this property. Staff recommends the Plat Committee concur that an exception to KPB 20.30.170 Block- length Requirements is not needed at this time due to circumstances the owner cannot control.

KPB Roads Dept. comments	Out of Jurisdiction: Yes Roads Director: Uhlin, Dil Comments: No comments
SOA DOT&PF comments	<ul style="list-style-type: none"> ○ No objection to the proposed plat. ○ Single access will be allowed onto East End Road for lot Tract A. ○ Platting actions invalidate existing access permits. Apply for an Approach Road Review for Tract A connection to East End Road. Approach Road Reviews can be applied for at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
DOA ROW Engineering	There may be a 33' Section Line Easement along S17 S20 that isn't shown. This easement was vacated to the West and East of this property, but we couldn't locate any documents showing a vacation within this parcel. (This SLE isn't shown on the Homer East End Road 0-3.75 ROW mapping)

Site Investigation:

The preliminary plat does not depict any existing improvements. Based on KPB data, the land is classified as vacant.

The preliminary plat includes 5-foot contour intervals, with areas exceeding 20% shaded. These contours are consistent with KPB topographic data.

Based upon KPB data, wetlands identified as discharge slope wetlands are located within the subdivision boundary. These wetlands have been added to the preliminary plat, included in the legend, and depicted along the western boundary of proposed Tract A. Adjacent plats indicate a creek along the west boundary of proposed Tract A, and the City of Homer staff report includes comments and an exhibit showing the creek. **Staff recommends** locating and depicting the creek on the final plat.

KPB records indicate that the subdivision is entirely within non-regulatory Flood Zone D, an area of undetermined flood risk. **Staff recommends** adding the following note to the plat referencing the Flood zone and map panel (02122C2020E); no depiction is required.

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

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 was part of the aliquot portions of the NW1/4 NE1/4 of Section 20 and the SW1/4 SE1/4 of Section 17, located within Township 6 South, Range 13 West, Seward Meridian, City of Homer. The land was subsequently parceled by deeds. The proposed plat will be the first subdivision of the affected land and will consolidate the two deeded parcels into one tract.

According to the City of Homer staff report, city water and sewer utilities are available from East End Road to serve the proposed plat. The appropriate Wastewater Disposal Note has been added to the plat.

On September 3, 2025, The Homer Advisory Planning Commission recommended approval of the preliminary plat subject to four conditions. A copy of the city documents is included in the staff packet. Two of the conditions have been satisfied with the preliminary plat submittal to KPB. **Staff recommends** that items #1 and #4 be satisfied prior to final plat submittal.

Notice of the proposed plat was mailed to the beneficial interest holder on February 13, 2026. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

Utility Easements

Drainage easements were granted to the State of Alaska as recorded by Book 312 Page 139 and Book 312 Page 147. These easements are depicted on the plat and included as plat notes 4.3 and 4.4. **Staff recommends** adding dimensions to the drainage easements consistent with the exhibits in the recorded documents, and modifying the grantee in the corresponding plat notes to “State of Alaska DOT&PF.”

Sanitary sewer easements were granted to the City of Homer as recorded by Book 232 Page 102 and Book 232 Page 108. These easements are depicted and included as plat notes 4.1 and 4.2. **Staff recommends** adding dimensions to the sewer easements consistent with the exhibits in the recorded documents.

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 City of Homer has requested a 15-foot utility easement along East End Road, to be located west of the 25’ sanitary sewer easement. **Staff recommends** removing the easement from the eastern portion in accordance with city of Homer recommendations.

The City of Homer has also requested a 20-foot drainage easement along the west boundary of Tract A. **Staff recommends** depicting and labeling the easement on the plat. **Staff recommends** that the applicant verify with the City of Homer whether acceptance of the requested easements by the City is required on the final plat.

Based on KPB imagery and adjacent plat HM 87-34, a 20-foot overhead powerline easement should be granted in the northeast corner of the proposed plat. HEA has provided comments regarding the overhead electric line. **Staff recommends** that the applicant locate and depict the easement and grant it on the final plat, including the recommended plat note provided by HEA. HEA comment is include din the packet for review.

Utility provider review:

HEA	See comment in packet
ENSTAR	No comments or recommendations
ACS	
GCI	No objection

KPB department / agency review:

Addressing	<p>Reviewer: Pace, Rhealyn Affected Addresses: 745 East End Rd, 791 East End Rd.</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: East End Rd</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 need to advise on addresses.</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
LOZ&MS 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	<p>Reviewer: Windsor, Heather Comments: No comment</p>

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

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- o Modify KPB File No. to 2026-011

Add the following plat notes:

- o Add a plat note referencing CTP #11
- o 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.
- o No access to state-maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.

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:

- Revise KPB File No: 2026-011
- Revise legal description:
 - NW1/4 NE1/4 Section 20 and SW1/4 SE/4 Section 17
 - Township 6 South
- Proof Chris Brasfield authorized to act on behalf of LLC

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 E Pioneer Avenue

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:

- Verify 33' SLE
- Provide dimensions of easements as listed in the associated documents for CTP items 12-15.
- Grant a 20-foot drainage easement along the west boundary of Tract A as recommended by the City of Homer.
- COH requested a 15-foot utility easement adjacent to East End Road, west of the 25' sanitary sewer easement. Remove utility easement from the eastern portion.
- 20' OHP powerline easement per imagery and plat HM 87-34

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 in the label for the parcel to the west, "Tract A excluding DOT ROW"

H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;

Staff recommendation:

Discharge Slope depicted and labeled within legend.

- Flood Zone D.
- Depict and label Creek per COH staff report exhibit

KPB 20.30 – Subdivision Design Requirements

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

20.30.060. Easements-Requirements.

A. The planning commission may require easements it determines necessary for the benefit of the public. Such easements include, but are not limited to, lateral support (slope) easements, drainage easements for ditching or protection of a drainage, and utility easements. Required easements do not need to be for road purposes.

- Grant 20-foot drainage easement on west boundary of proposed tract as recommended by COH.

D. Unless a utility company requests additional easements, the front ten feet adjoining rights-of-way shall be designated as a utility easement, graphically or by note. Within the boundaries of an incorporated city, the width and location of utility easements will be determined by the city and affected utility providers.

Staff recommendation: *The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. Grant utility easements requested by the utility providers.*

- Modify 15-foot utility easement along East End Road as recommended by COH.
- 20' OHP powerline easement per imagery and plat HM 87-34

20.30.180. Pedestrian ways required when. Pedestrian ways not less than 8 feet wide shall be required in blocks longer than 600 feet where reasonably deemed necessary to provide circulation or access to schools, playgrounds, shopping centers, transportation or other community facilities.

Staff recommendation:

Provide 10' pedestrian ways

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:

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

Staff Comments: To maintain consistency with KPB 21.06.050, staff requests the surveyor ensure the proposed subdivision have adequate drainage to reduce exposure to flood damage.

Staff reminds the owner(s), that it is the responsibility of the subdivider to provide all necessary information regarding flood protection measures at the time the preliminary plat is presented for consideration by the planning commission (21.06.050).

The subdivision is within the City of Homer. The floodplain program is administered and enforced by HCC 21.41 Flood Prone Areas. The City of Kachemak is not included in the City of Homer's floodplain ordinance.

For information on the flood plain regulations and required permits in Homer, please contact the Homer Planning Department at 907-235-3106 or at planning@ci.homer.ak.us.

KPB 20.40 – Wastewater Disposal

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

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

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

20.60.160. Easements.

- A. The plat shall clearly show the location, width, and use of all easements. The easements must be clearly labeled and identified and, if already of record, the recorded reference given. If public easements are being granted by the plat, they shall be properly set out in the owner's certification of dedication.

Staff recommendation: comply with 20.60.160.

- Verify 33' SLE
- Provide dimensions of easements as listed in the associated documents for CTP items 12-15.
- Grant a 20-foot drainage easement along the west boundary of Tract A as recommended by the City of Homer.
- COH requested a 15-foot utility easement adjacent to East End Road, west of the 25' sanitary sewer easement. Remove utility easement from the eastern portion.
- 20' OHP powerline easement per imagery and plat HM 87-34

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: *comply with 20.60.190.*

- A. Certificate of ownership, dedication, and acknowledgement.
 - 5. Certificate of Ownership and Dedication
 - o Change Justin G. Blackstock to Chris Brasfield, Managing Member.
 - 6. Notary's Acknowledgment
 - o Change Justin G. Blackstock to Chris Brasfield, Managing Member
 - o Modify the year to 2026
 - 7. Certificate of Acceptance.
 - o Provide certificate of acceptance on the final plat for the pedestrian way.
- C. Statement of Plat Approval
 - o Modify the plat approval to reflect code.

RECOMMENDATION:

STAFF RECOMMENDS:

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

NOTE: 20.25.120. - REVIEW AND APPEAL.

A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

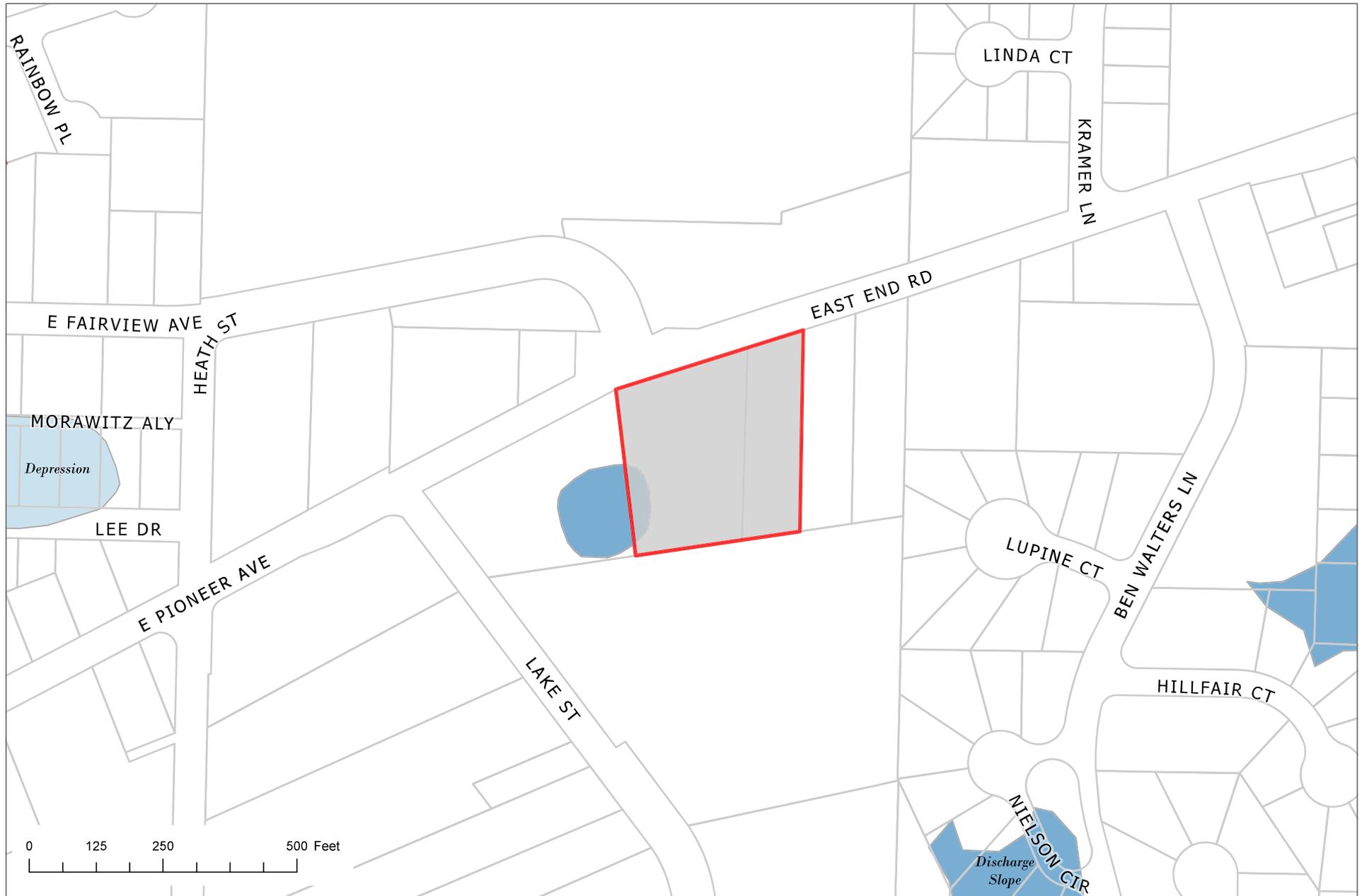
END OF STAFF REPORT



Aerial Map



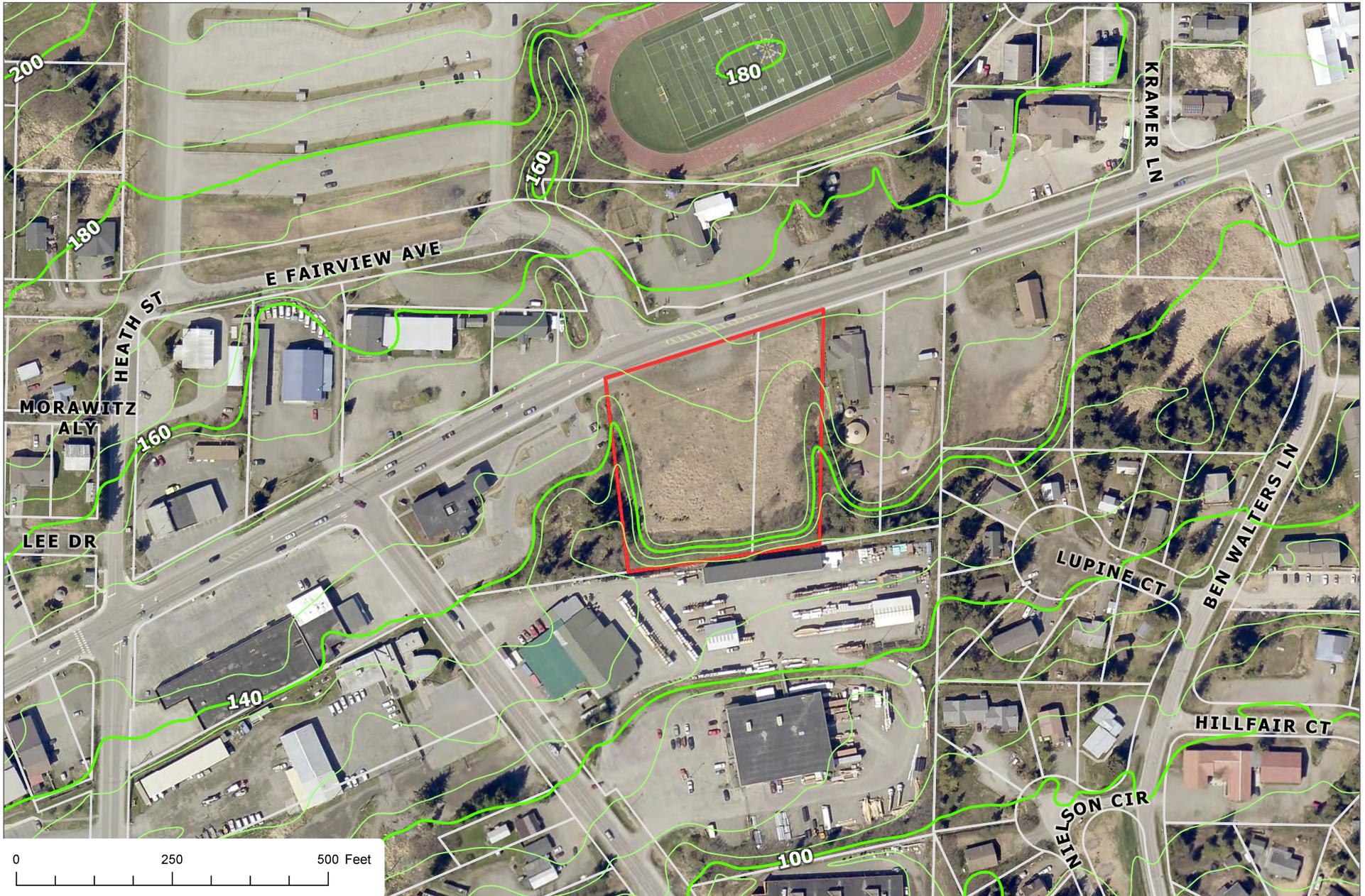
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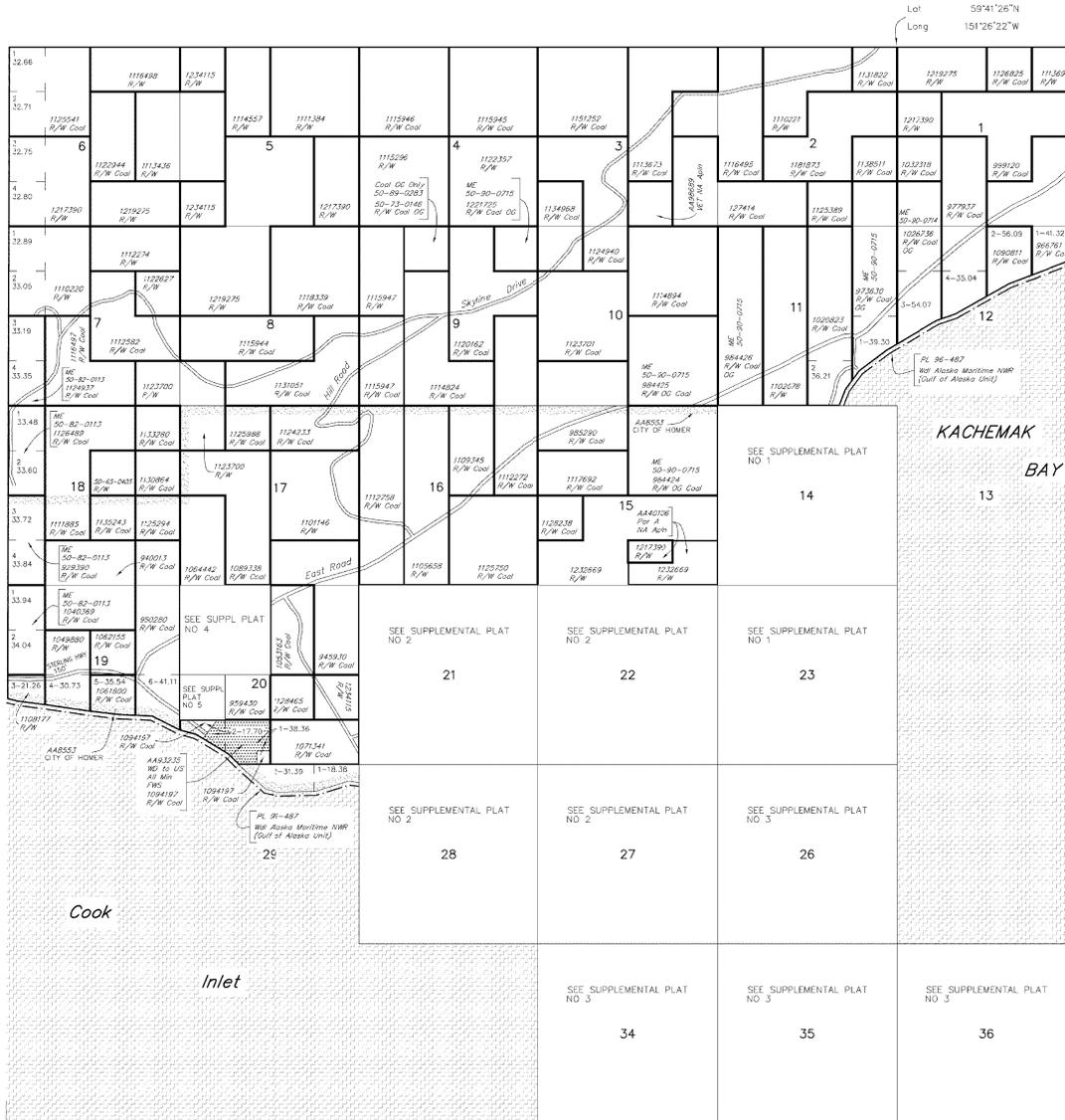


Aerial with 5-foot Contours



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SURVEYED TOWNSHIP 6 SOUTH RANGE 13 WEST OF THE SEWARD MERIDIAN, ALASKA



Lat 59°41'26"N
Long 151°26'22"W

STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES
AND ACQUIRED LANDS

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.

PLO 5194 W/ CI affects Lds/Interests not conveyed

A055316 SS Unpat lds W/1 entire Tp

A058732 SS Reserved Min Estate Only

A481235 Acq Conservation Esmt affects:

Sec 27: Parcel 1: Lot 6 lying east of Homer Spit R/W. Except that portion lying within Plot 77-55.
Parcel 2: Lots 7 & 8, Parcel 3: Lot 9 lying East of Homer Spit R/W.

A481237 Acq Conservation Esmt affects:

Sec 27:
Parcel 1: Tract A, of Retracement and Subdivision of tract A, Walter Dufour Property, according to plat No. 63-660.

Parcel 2: Lot 1 of Retracement and Subdivision Tract A, Walter Dufour Property, according to plat No. 63-660.

Parcel 3: Tract B, Walter Dufour tract B according to Plat No. 77-55.

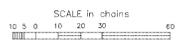
Parcel 4: Government Lot 3. Excepting Therefrom, those portions deeded to the state of Alaska by Deeds recorded 1/31/1956, in Volume 39 of page 299.

Parcel 5: Government Lot 5. Excepting Therefrom, those portions deeded to the state of Alaska, by Deeds recorded 1/31/1956, in Volume 39 of page 291.

A481236 Acq Conservation Esmt affects:

Sec 20: NW1/4SE1/4. Except that portion of land lying East of the Homer Spit Road in its present location, and further excepting that portion deeded to State of Alaska, Department of Highway in Deed recorded in Book 75, page 67, and further excepting therefrom that portion deeded to State of Alaska, Department of Transportation & Public Facilities in deed recorded in Book 264 of page 326.

A055316 SS Amst PL 96-487 Sec 906(c), Top Filed



WARNING:
This plat is the Bureau's Record of Title, and should be used only as a graphic display of the township survey data. Record errors do not reflect those 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.

Acq	
Sew Mer	
T.	6 S
R.	13 W

SURVEYED TOWNSHIP 6 SOUTH RANGE 13 WEST OF THE SEWARD MERIDIAN, ALASKA

STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

**MTP
SUPPL SEC 14, 23**

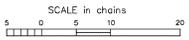
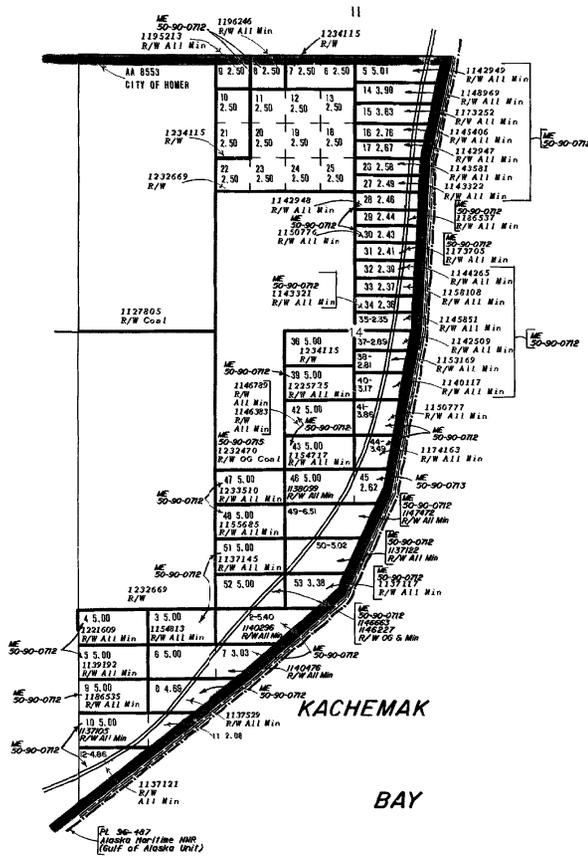
NO 1

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.

FLO 5184 W/1 CI effects Lds/Interests not conveyed

A055316 SS unpatented Lds W/1 entire Tp

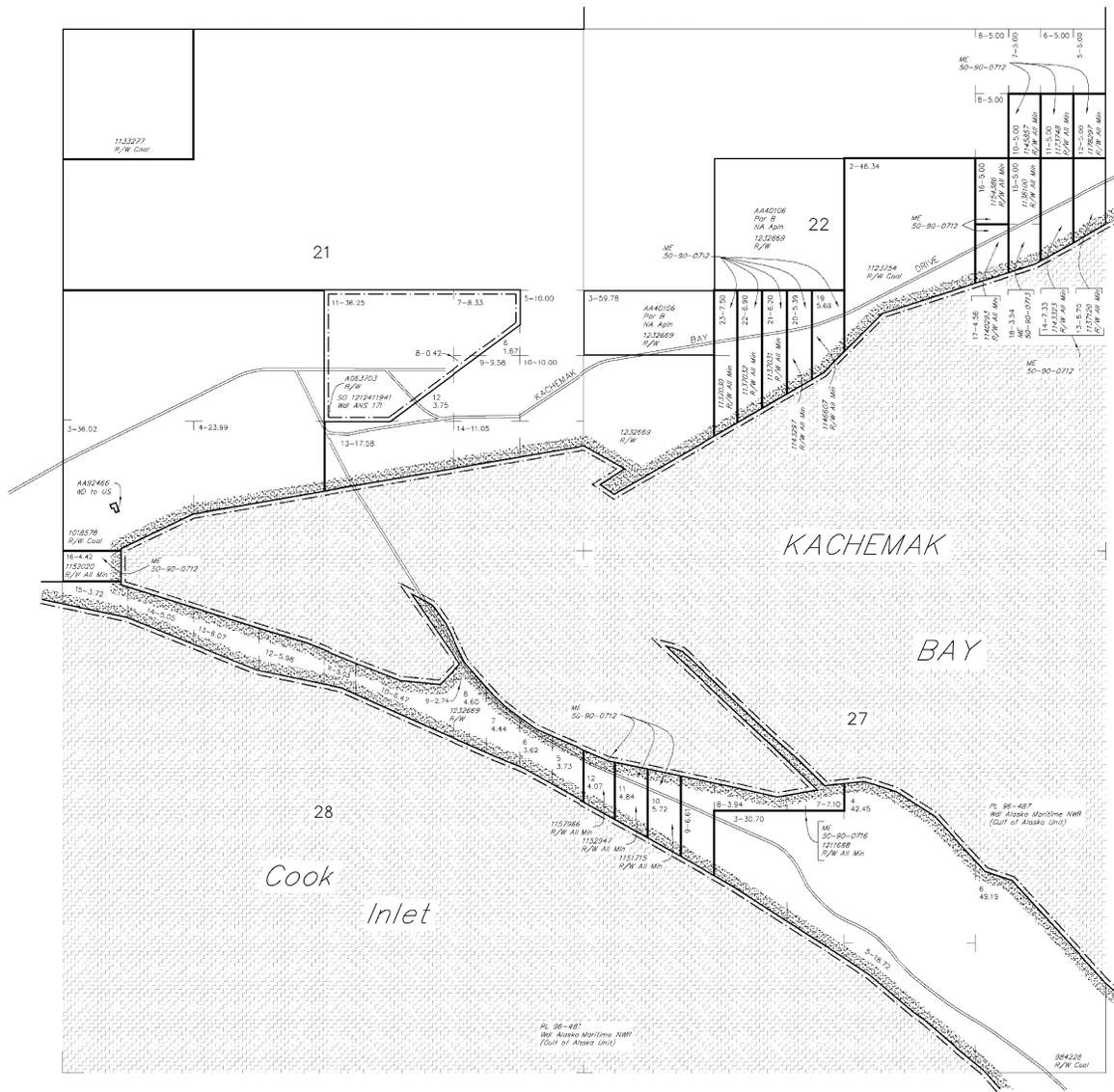
A058732 SS Reserved Min Estate Only



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

CURRENT TO		NO 1
6-14-2007		Sew Mer
		T 6 S
		R 13 W

SURVEYED TOWNSHIP 6 SOUTH RANGE 13 WEST OF THE SEWARD MERIDIAN, ALASKA



STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

**MTP
SUPPL SECS 21,22,27,28**
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.

- PL0 5194 Vol O Sec 21, 22, 27, 28
- A053316 SS Amul RL 96-487 Sec 906(a) Top Filed
- A058732 SS Reserved Min Estate Only
- AAB1235 Acq Conservation Esmt affects:
 - Sec 22, Parcel 1: Lot 6 lying east of Homer Spit R/W, Except that portion lying within Plot 77-35.
 - Parcel 2: Lots 7 & 8, Parcel 3: Lot 9 lying East of Homer Spit R/W.
- AAB1237 Acq Conservation Esmt affects:
 - Sec 27:
 - Parcel 1: Tract A, of Retrocement and Subdivision of tract A, Walter Dufour Property, according to plot No. 63-660.
 - Parcel 2: Lot 1 of Retrocement and Subdivision Tract A, Walter Dufour Property, according to plot No. 63-660.
 - Parcel 3: Tract B, Walter Dufour tract B according to plot No. 77-35.
 - Parcel 4: Government Lot 3, Excepting therefrom, those portions decided to the state of Alaska, by Deeds recorded 1/31/966, in Volume 39 at page 299.
 - Parcel 5: Government Lot 3, Excepting therefrom, those portions decided to the state of Alaska, by Deeds recorded 1/31/966, in Volume 39 at page 291.
 - AAB1236 Acq Conservation Esmt affects:
 - Sec 20, NW1/4SE1/4, Except that portion of land lying East of the Homer Spit Road in its present location, and further excepting that portion decided to State of Alaska, Department of Highways in Deed recorded in Book 76, page 67, and further excepting therefrom that portion decided to State of Alaska, Department of Transportation & Public Facilities in deed recorded in Book 264 at page 326.

CURRENT TO		NO 2
4-29-2022		Sw Mer
		T 6 S
		R 13 W

ACAD

SURVEYED TOWNSHIP 6 SOUTH RANGE 13 WEST OF THE SEWARD MERIDIAN, ALASKA

STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

**MTP
SUPPL SEC 26, 34, 35, 36**
NO 3

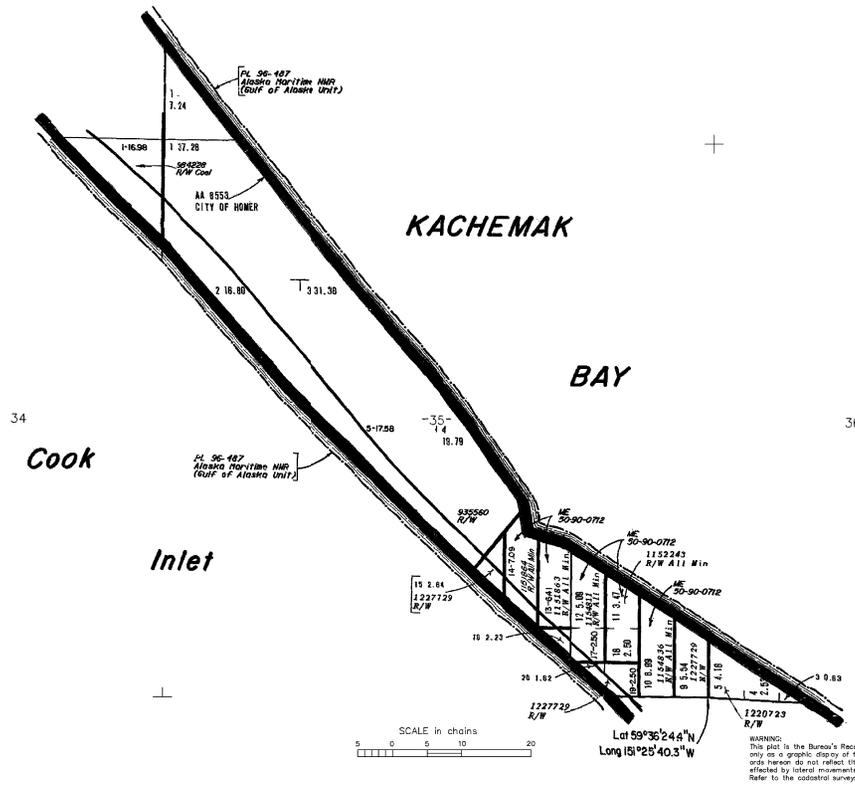
FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

PLO 5184 W/ CI effects Lds/Interests not conveyed

A055316 SS Unpai Lds W/ entire Tp

A058732 SS Reserved Min Estate Only

26



36

		NO 3
CURRENT TO		Sew Mer
6-14-2007		T 6 S
		R 13 W

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

SURVEYED TOWNSHIP 6 SOUTH RANGE 13 WEST OF THE SEWARD MERIDIAN, ALASKA

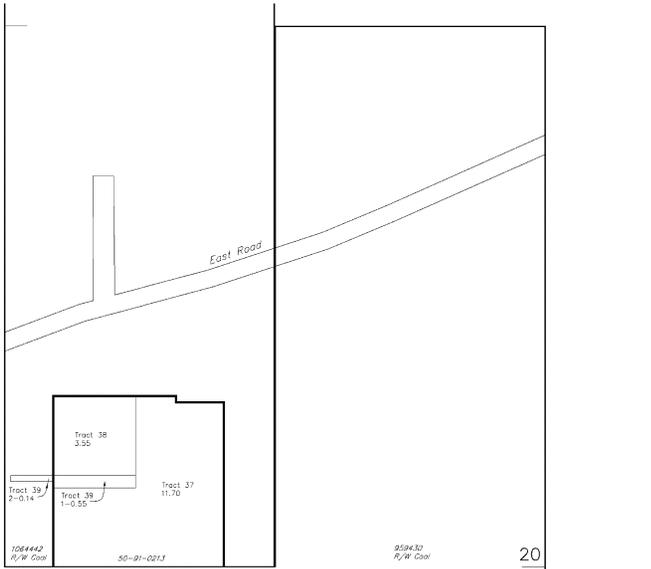
STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES
AND ACQUIRED LANDS
**MTP
SUPPL SEC 20 NW1/4**

NO 4
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.

PLD 5184 W/1 C/1 affects Lvs/Interests not conveyed

A058732 SS Reserved Min Estate Only

AA81238 Acq Conservation Esmt affects:
Sec 20, NW1/4SE1/4 Except that portion of land lying East of the Homer Spit Road in its present location and further excepting that portion deeded to State of Alaska, Department of Highways in Deed recorded in Book 75, page 67, and further excepting therefrom that portion deeded to State of Alaska, Department of Transportation & Public Facilities in deed recorded in Book 264 of page 326.



SCALE in chains
0 5 10

WARNING:
This plat is the Bureau's Record of Title, and should be used only as a graphic display of the township survey data. Rec-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 original surveys for official survey information.

CURRENT TO	
6-27-2012	

Acq
NO 4
Sew Mer
T 6 S
R 13 W
ACAD

SURVEYED TOWNSHIP 6 SOUTH RANGE 13 WEST OF THE SEWARD MERIDIAN, ALASKA

20

STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES
AND ACQUIRED LANDS

**MTP
SUPPL SEC 20 NW1/4SW1/4**

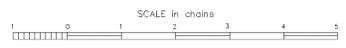
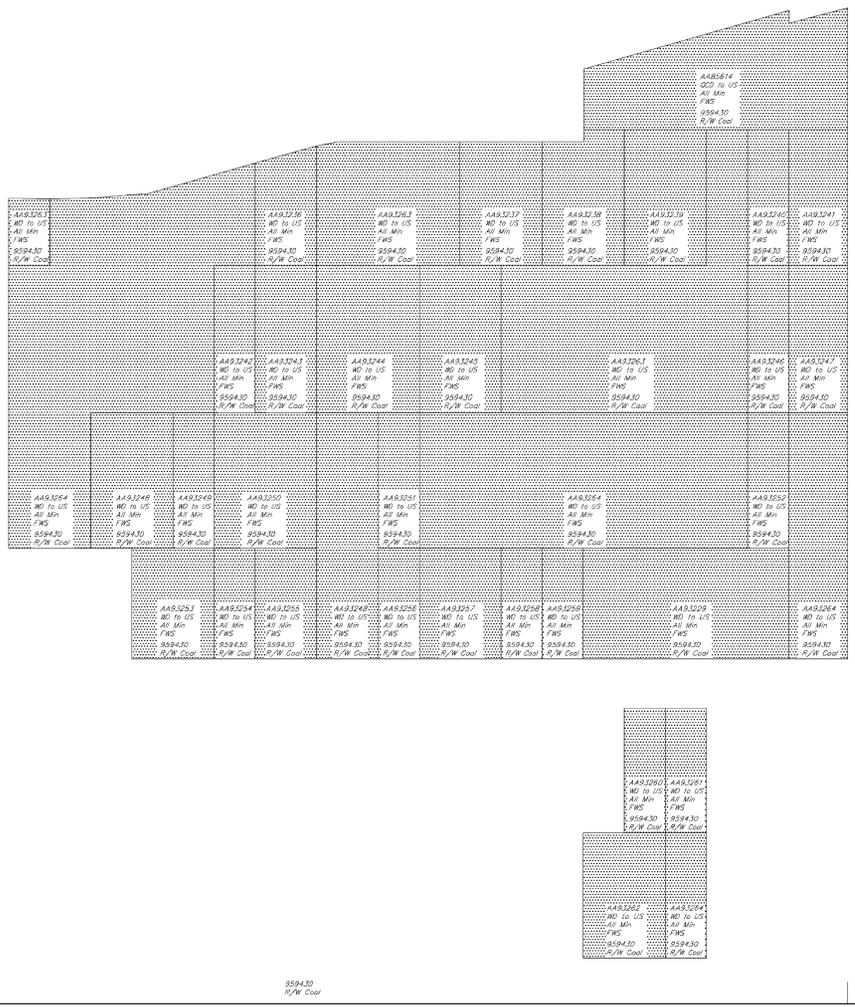
NO 5

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.

PL0 5184 W/1 C1 affects Lvs/Interests not conveyed

A058732 SS Reserved Min Estate Only

A481238 Acq Conservation Easmt affects:
Sec 20, NW1/4SW1/4 Except that portion of land
lying East of the Homer Spit Road in its present
location and further excepting that portion deeded to
State of Alaska, Department of Highways in Deed
recorded in Book 75, page 67, and further excepting
therefrom that portion deeded to State of Alaska,
Department of Transportation & Public Facilities in
deed recorded in Book 254 at page 326.



WARNING:
This plat is the Bureau's Record of Title, and should be used
only as a graphic display of the township survey data. Rec-
ords shown do not reflect title changes which may have been
affected by lateral movements of rivers or other bodies of water.
Refer to the original surveys for official survey information.

CURRENT TO	Acq NO 5
6-27-2012	Sew Mer T 6 S
	R 13 W ACAD



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 25-043

TO: Homer Advisory Planning Commission
 FROM: Will Anderson, Associate Planner
 THRU: Ryan Foster, City Planner
 DATE: August 20, 2025
 SUBJECT: Raw Birch 2025 Replat

Requested Action: Approval of a preliminary plat to consolidate two former deed lots—(BK 184, PG 876 and BK 206, PG 30, Homer Recording District)—comprising lands described in Statutory Warranty Deed No. 2025-002362-0, excepting the portion conveyed to the State of Alaska Department of Transportation and Public Facilities as recorded in BK 312, PG 143, Homer Recording District. The consolidation will result in a single lot designated as Tract-A, accomplished through the vacation of the common lot line.

General Information:

Applicants:	Raw Birch LLC, Owner PO BOX 3448 Homer, AK 99603	McLane Consulting, Inc. Andrew Hamilton, P.L.S. 38240 Kenai Spur Hwy Soldotna, AK 99669-0468
Location:	Located within the City of Homer, eastward of the intersection of Lake Street and East Pioneer Avenue, on the southern side of East End Road, and across from the entrance of Homer High School at East Fairview Avenue.	
Parcel ID:	17706011, 17706012	
Size of Existing Lot(s):	1.68 acres, 0.91 acres	
Size of Proposed Lot(s):	2.556 acres	
Zoning Designation:	Central Business District	
Existing Land Use:	Vacant	
Surrounding Land Use:	North: Institutional South: Commercial East: Commercial, Residential Office West: Commercial, Institutional	

Comprehensive Plan:	Chapter 4 Land Use, Goal 4: Support the development of a variety of well-defined commercial/business districts for a range of commercial purposes.
Wetland Status:	Property contains areas subject to inundation, designated discharge slope wetlands per Kenai Watershed Forum (WKF)
Flood Plain Status:	Not located in a coastal flood plain
BCWPD:	Outside the Bridge Creek Watershed Protection District.
Utilities:	City water and sewer are available
Public Notice:	Notice was sent to 39 property owners of 40 parcels as shown on the KPB tax assessor rolls.

Analysis: This subdivision lies within the Central Business District. The purpose of this plat is to vacate the common lot line between two deed lots (KPB 17706011 and KPB 17706012), consolidating them into a single parcel—Tract-A—totaling 2.556 acres. Tract-A will remain accessible via East End Road, with water and sewer utilities available from existing City infrastructure.

The preliminary plat identifies: State of Alaska drainage easements, City of Homer sanitary sewer easements, areas greater than 20 percent slopes, and lands subject to inundation.

Please note that an existing drainage along the western property line of Tract-A is not shown on this plat. For reference, see the Drainage Easement Diagram attached to this staff report.

Per the surveyor’s letter, the application seeks to unify these lots, facilitating future development and improving land use efficiency. The proposed replat does not alter existing access, utility easements, or zoning designations.

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 these requirements. The surveyor does not identify Tract-A as having granted a 15-foot utility easement.

Staff recommends the surveyor grant a 15’ utility easement fronting East Road, along the entire boundary west of the 25’ sewer main 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 these requirements.

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

Staff Response: The plat meets these requirements. No rights-of-way are proposed.

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; however

Staff recommends amending the legend to clearly distinguish between the various line types depicted on the plat— including property lines, section lines, and rights-of-way centerlines.

- 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; however—

Staff recommends adjusting the arrow in the vicinity map to accurately locate Tract-A, rather than adjacent lots to the east.

- 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 the specified requirements. However, an existing drainage located along the western property line of Tract-A, is not depicted on the plat.

Staff recommends the surveyor provide a 20' wide drainage easement centered along the location of the existing creek, consistent with the easement granted under HM 2018-40, to be subject to Homer City Code with the approximate location to be shown.

- 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. Areas subject to inundation are shown.

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

Staff Response: The plat meets these requirements. Not within a tidal area.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements. City water and sewer utilities are available from East End Road to the north.

- 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: Not applicable, the plat meets these requirements. No roads are being dedicated.

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

Staff Response: The plat meets these requirements. Areas of 20 percent slope are indicated with a gray hatch, see legend.

- 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. The vacation of the lot line does not create any encroachment conditions.

- 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: Not applicable, the plat meets these requirements.

Public Works Comments:

1. Grant a 15' utility easement fronting East Road, along the entire boundary west of the 25' sewer main easement.
2. No comment on the ADOT culvert and drainage along the western boundary of the lot.

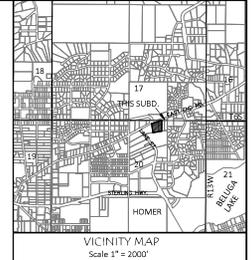
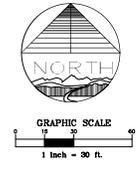
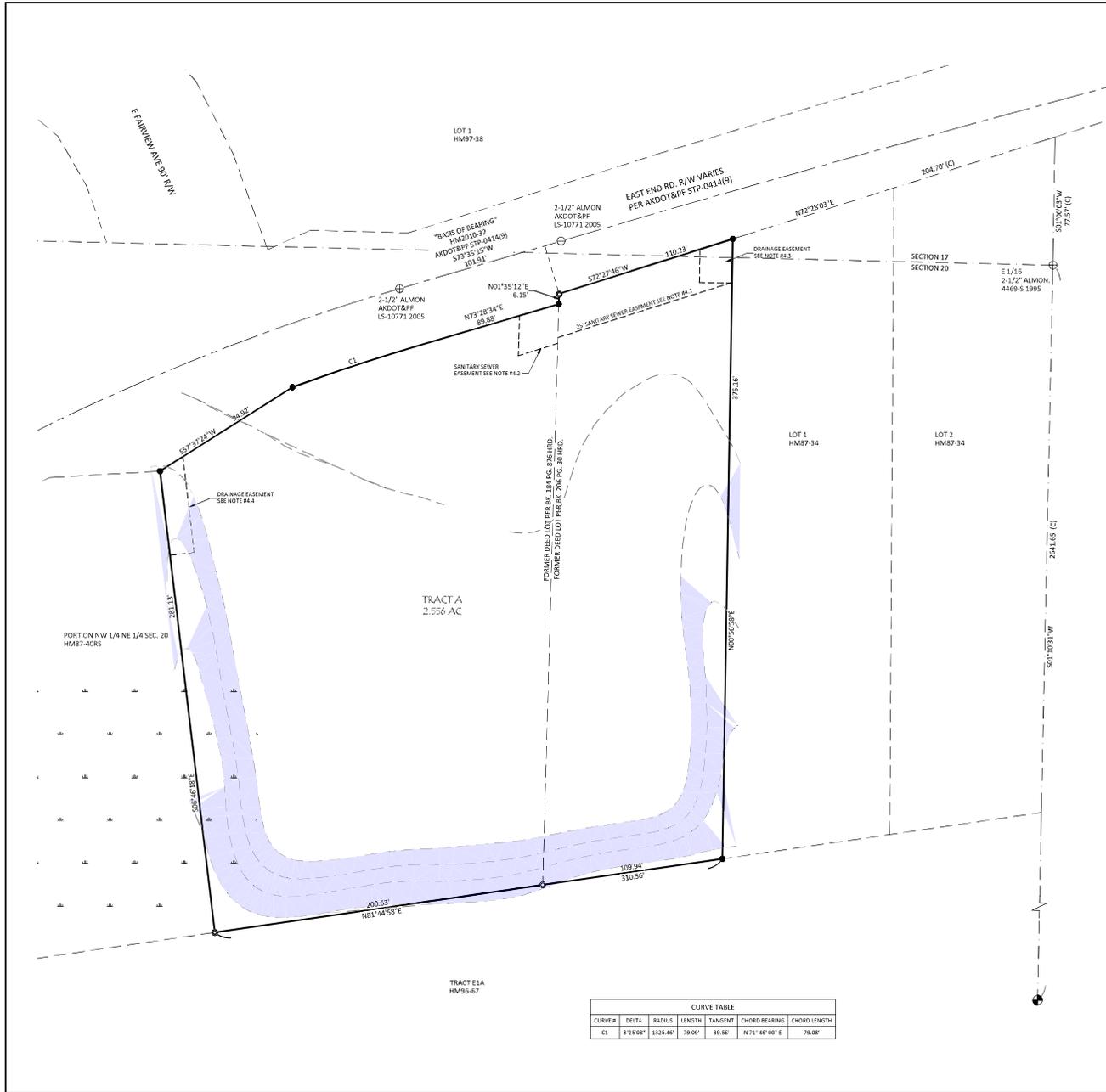
Staff Recommendation:

Planning Commission recommends approval of the preliminary plat with the following comments:

1. Grant a 15' utility easement fronting East Road, along the entire boundary west of the 25' sewer main easement.
2. Amend the legend to clearly distinguish between the various line types depicted on the plat—including property lines, section lines, and rights-of-way centerlines.
3. Adjust the arrow in the vicinity map to accurately locate Tract-A, rather than adjacent lots to the east.
4. Dedicate a 20' wide drainage easement centered along the location of the existing creek, consistent with the easement granted under HM 2018-40, to be subject to Homer City Code with the approximate location to be shown.

Attachments:

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



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT RAW BIRCH LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF RAW BIRCH 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.

JUSTIN G. BLACKSTOCK
RAW BIRCH LLC, OWNER
PO BOX 3448
HOMER, AK 99603

NOTARY'S ACKNOWLEDGEMENT

FOR: JUSTIN G. BLACKSTOCK
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2025
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE STATE OF ALASKA

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. ALL DEVELOPMENT MUST MEET THE CITY OF HOMER TITLE 21 ZONING CODE.
4. THIS PARCEL MAY BE SUBJECT TO THE FOLLOWING:
 - 4.1. A SANITARY SEWER EASEMENT GRANTED TO THE CITY OF HOMER RECORDED APRIL 8, 1994, BOOK 232 PAGE 102, HRD.
 - 4.2. A SANITARY SEWER EASEMENT GRANTED TO THE CITY OF HOMER RECORDED APRIL 8, 1994, BOOK 232 PAGE 108, HRD.
 - 4.3. A DRAINAGE EASEMENT GRANTED TO THE STATE OF ALASKA RECORDED MARCH 28, 2001, BOOK 312 PAGE 139, HRD.
 - 4.4. A DRAINAGE EASEMENT GRANTED TO THE STATE OF ALASKA RECORDED MARCH 28, 2001, BOOK 312 PAGE 147, HRD.
 - 4.5. RESOLUTION NO. 15-017 FOR THE CITY OF HOMER IN NATURAL GAS SPECIAL ASSESSMENT DISTRICT NUMBER 12-69 RECORDED MAY 12, 2015, 2015-001337-0, HRD.

WASTEWATER DISPOSAL

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

LEGEND

- RECORD PRIMARY MONUMENT AS DESCRIBED
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 2" ALUMINUM CAP 7610-S 2005
- SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP LS-211269
- (C) COMPUTED
- AREA SUBJECT TO INUNDATION/DISCHARGE SLOPE
- CONTOUR INTERVAL = 5'
- SLOPES GREATER THAN 20%

Plat #

Rev. Date: _____

Date: _____

Title: _____



RAW BIRCH 2025 REPLAT
REPLAT OF LANDS DESCRIBED IN STATUTORY WARRANTY DEED 2025-002362-0 EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES PER BOOK 312, PAGE 143, HRD.
RAW BIRCH LLC, OWNER
PO BOX 3448, HOMER, AK 99603
2.556 AC. M/L SITUATED IN THE E1/2 SECTION 20 & W1/2 SECTION 17, TOWNSHIP 6 NORTH, RANGE 13 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THE CITY OF HOMER, AND THE HOMER RECORDING DISTRICT, ALASKA.

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
CL	372.08°	132.60	79.09	35.50	N 71° 46' 00" E	78.08

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.040.

AUTHORIZED OFFICIAL

ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 488
SOLDOTNA, AK 99688
VOICE: (907) 283-4218
FAX: (907) 283-2428
WWW.MCLANESGROUP.COM

KPB File No. 2025-XXXX

Project No. 252037

SCALE: 1" = 30'
DATE: AUG. 2025
BOOK NO.: 12507
DRAWN BY: JMB



McLane Consulting Inc.
PO Box 468
Soldotna, AK 99669

City of Homer Planning Department
491 E Pioneer Ave
Homer, AK 99603

Subject: Submission of Raw Birch 2025 Replat – KPB Parcel IDs 17706011 & 17706012

Dear Planning Department,

On behalf of Raw Birch LLC, McLane Consulting Inc. is pleased to submit the Raw Birch 2025 Replat for review and approval. This replat proposes to combine Kenai Peninsula Borough Parcel IDs 17706011 and 17706012 into a single unified lot to facilitate future development and improve land use efficiency.

The parcels are currently described in separate deeds and are located within the City of Homer's jurisdiction. The proposed replat does not alter existing access, utility easements, or zoning designations.

Enclosed in this packet are the following items:

- (1) Full-size paper copy of the Plat
- (1) 11"x17" reduced paper copy of the Plat
- (1) Digital copy of the Plat optimized for legibility for an 11"x17" print (USB)
- Preliminary Plat Processing Fee (\$300)

We respectfully request that this replat be placed on the next available Planning Commission agenda for consideration. Please let us know if any additional information or revisions are needed to complete the review process.

Thank you for your time and attention to this matter. We look forward to working with the Planning Department to finalize this replat.

Sincerely,
Andrew Hamilton, PLS
Survey Manager
McLane Consulting Inc.

RECEIVED

AUG 11 2025

CITY OF HOMER
PLANNING/ZONING

Drainage Easement Diagram:

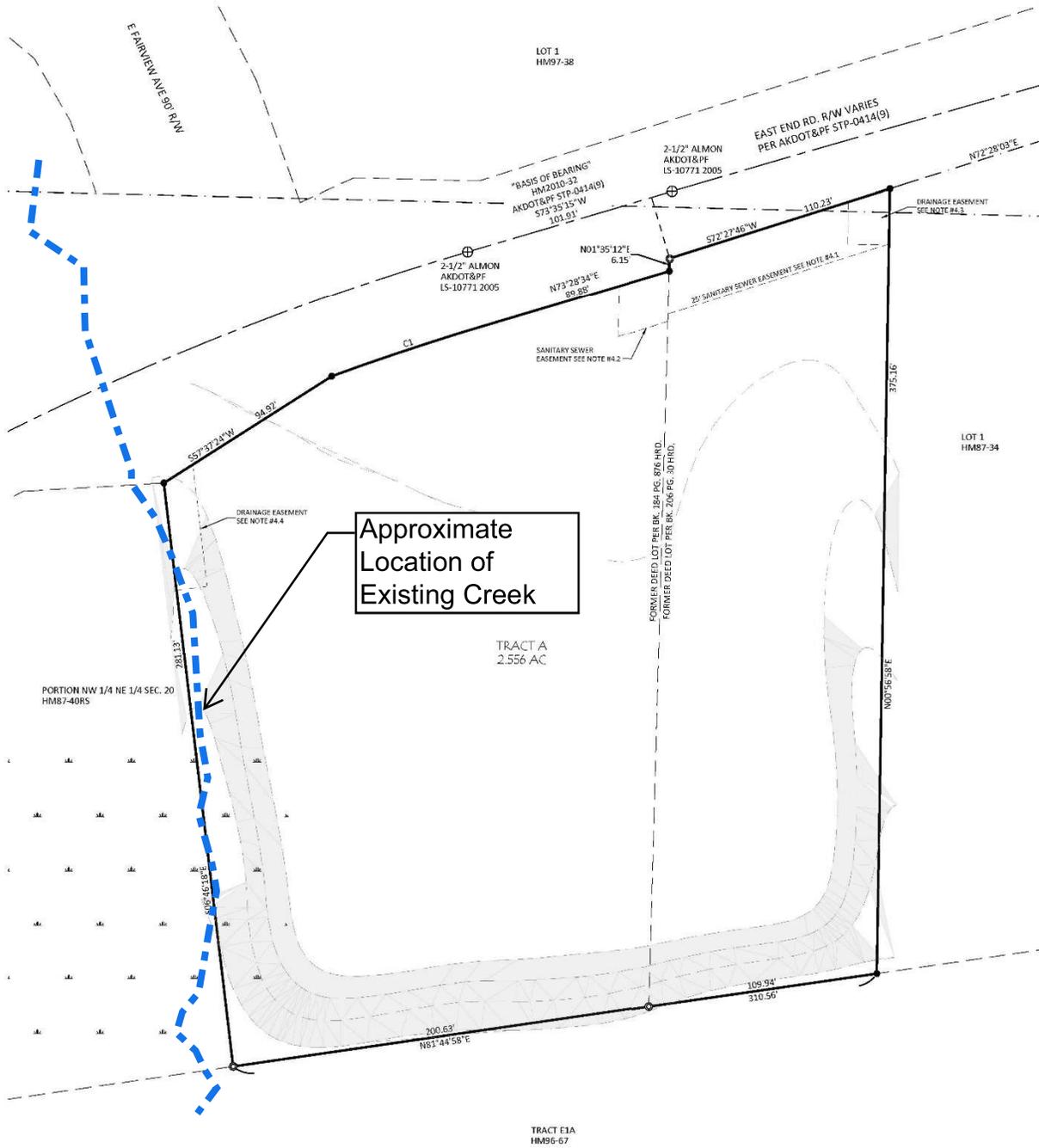


Exhibit from Raw Birch 2025 Replat

COH P&Z
9.3.2025

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:

Raw Birch 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 Wednesday, September 3, 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 August 29, 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



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

28 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: SEPTEMBER 3, 2025
SUBJECT: SUPPLEMENTAL

9. PLAT CONSIDERATION

9. A. BARNETT LOT 1-A 2025 RESUB, Staff Report 25-42

1. Public Comment Received **Page 3**

9. B. RAW BIRCH 2025 REPLAT, Staff Report 25-43

1. Public Comment Received **Page 3**

11. NEW BUSINESS

11. A. Ordinance 25-54, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 8 Permits, Licenses and Regulations by Adding Chapter 8.13 Temporary Retail Services, Memorandum PL 25-44

1. Public Comment Received **Page 4**

MEMORANDUM

TO: Homer Planning Commission
FROM: Janette Keiser, PE
DATE: September 2, 2025
RE: Plat Considerations for meeting of September 3, 2025

I have reviewed the materials in the packet regarding the two plats that will be under consideration at the meeting of September 3, 2025, and have the following comments and recommendations:

1. RE: Barnett Lot 1-A Resubdivision

- a. Accessing Lot 1-A-2 directly from East Hill Road will exacerbate traffic safety issues, because the lot fronts on the edge of a curve with limited sight distance. I recommend you specify that access to Lot 1-A-2 must be from Barnett Place, as access to Lot 1-A-1 already is. This will send a message to the ADOT/PF that you are concerned about traffic safety on East Hill Road in the even the developer applies for a driveway permit for East Hill Road.

2. RE: Raw Birch 2025 Replat

- a. The plat Notes say there are two drainage easements, one recorded on Book 312, Page 139, HRD and one recorded on Book 312, page 147, HRD. Neither one of these is shown on the plat. I recommend you require both easements to be shown.
- b. I recommend the easement on the west side of Tract A be enlarged to encompass the little wetland that is shown on the plat. This wetland serves as a small, natural “sponge” for storm water that flows off the high school property and across East End Road. The area is currently outside the limits of the filled area on the lot and should stay that way so it can continue to serve its purpose. If the area is filled, it will concentrate flow and exacerbate erosion. One of the strategies in the new Comprehensive Plan is to “*encourage the use of green infrastructure and site-responsive design solutions to improve drainage and reduce hazard exposure.*” Preserving this little wetland is a textbook example of how this can be done.
- c. This property is served with City sewer; thus, the note about Wastewater Disposal is no longer applicable and should be deleted in the interests of clarity.

Chair S. Smith opened the floor for further discussion on the main motion as amended.

Commissioner H. Smith restated that he appreciated the intent behind the amendment but noted that it's important for the Commission to stay in its lane.

Chair S. Smith requested the Clerk to perform a roll-call vote on the amended main motion.

VOTE (AMENDED MAIN MOTION): YES: WALKER, VENUTI, HARNESS, BARNWELL.

VOTE (AMENDED MAIN MOTION): NO: S. SMITH, H. SMITH, SCHNEIDER.

Motion carried.

Final Motion as Adopted (with Amendment Incorporated):

SCHNEIDER/H. SMITH MOVED TO ADOPT STAFF REPORT 25-42 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:

1. WATER AND SEWER SERVICES WILL NEED TO BE PROVIDED TO THE NEWLY SUBDIVIDED LOT PRIOR TO RECORDING THE FINAL PLAT.
2. THE EXISTING PLAT INDICATES A TOTAL AREA OF 1.543 ACRES, YET THE PRELIMINARY PLAT INDICATES 1.542 ACRES. PLEASE CLARIFY THE TOTAL ACREAGE OF THE LOT.
3. THE NOTE, "15' UTILITY EASEMENT PER HM99-15" AND THE ASSOCIATED DIMENSIONING ARROW WITH 15', DEPICTED ALONG BARNETT PLACE CONFLICTS GRAPHICALLY WITH THE HATCH INDICATING 20% OR GREATER SLOPES. THIS NOTE AND DIMENSIONING SHOULD BE MOVED SO THAT THEY DO NOT CONFLICT THE HATCHING.
4. RECOMMEND SHOWING THE ENTIRE WIDTH OF STREETS (NOT JUST TO CENTERLINE).
5. ADJACENT PARCELS SHOULD BE IDENTIFIED, INCLUDING LOT 7 AND LOT 8 ACROSS BARNETT PLACE.
6. THE ACCESS FOR LOT 1-A-2 BE FROM BARNETT PLACE.

B. RAW BIRCH 2025 REPLAT, Staff Report 25-43

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 opened the floor for the Applicant. Chris Brasfield introduced himself as the Applicant and thanked the Commission for its time and consideration of his application.

Chair S. Smith opened the public comment period.

Jan Keiser, city resident, supported the plat but expressed concerns about drainage on the west side of the property. She cautioned against additional fill that could impact the stream and adjacent properties and recommended a wider easement than 20 feet.

Chair S. Smith then opened the floor to questions and comments from the Commission.

Chair S. Smith asked City Planner Foster if he could respond to Ms. Keiser’s concerns regarding the creation of a wider easement. Mr. Foster noted that discussion pertaining to adding fill to the property wouldn’t technically be appropriate until the zoning permit process.

Public Works Director Kort stated that he isn’t opposed to a wider easement but added that there’s an earthen wedge on the parcels that creates the building site. He reasoned that he couldn’t foresee anyone adding fill further towards the stream.

There were also conversations regarding the wetlands associated with the plat and whether there should be a drainage easement on the eastern boundary.

H. SMITH/BARNWELL MOVED TO ADOPT STAFF REPORT 25-43 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:

1. GRANT A 15’ UTILITY EASEMENT FRONTING EAST END ROAD, ALONG THE ENTIRE BOUNDARY WEST OF THE 25’ SEWER MAIN EASEMENT.
2. AMEND THE LEGEND TO CLEARLY DISTINGUISH BETWEEN THE VARIOUS LINE TYPES DEPICTED ON THE PLAT—INCLUDING PROPERTY LINES, SECTION LINES, AND RIGHTS-OF-WAY CENTERLINES.
3. ADJUST THE ARROW IN THE VICINITY MAP TO ACCURATELY LOCATE TRACT-A, RATHER THAN ADJACENT LOTS TO THE EAST.
4. DEDICATE A 20’ WIDE DRAINAGE EASEMENT CENTERED ALONG THE LOCATION OF THE EXISTING CREEK, CONSISTENT WITH THE EASEMENT GRANTED UNDER HM 2018-40, TO BE SUBJECT TO HOMER CITY CODE WITH THE APPROXIMATE LOCATION TO BE SHOWN.

Commissioner H. Smith asked for clarification on defining exactly what was meant by “centered along the location of the existing creek.” City Planner Foster specified that it would be 10 feet on each side of the centerline of the creek.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried

Chair S. Smith called for a 10-minute recess at 7:55 p.m.

Chair S. Smith called the meeting back to order at 8:05 p.m.

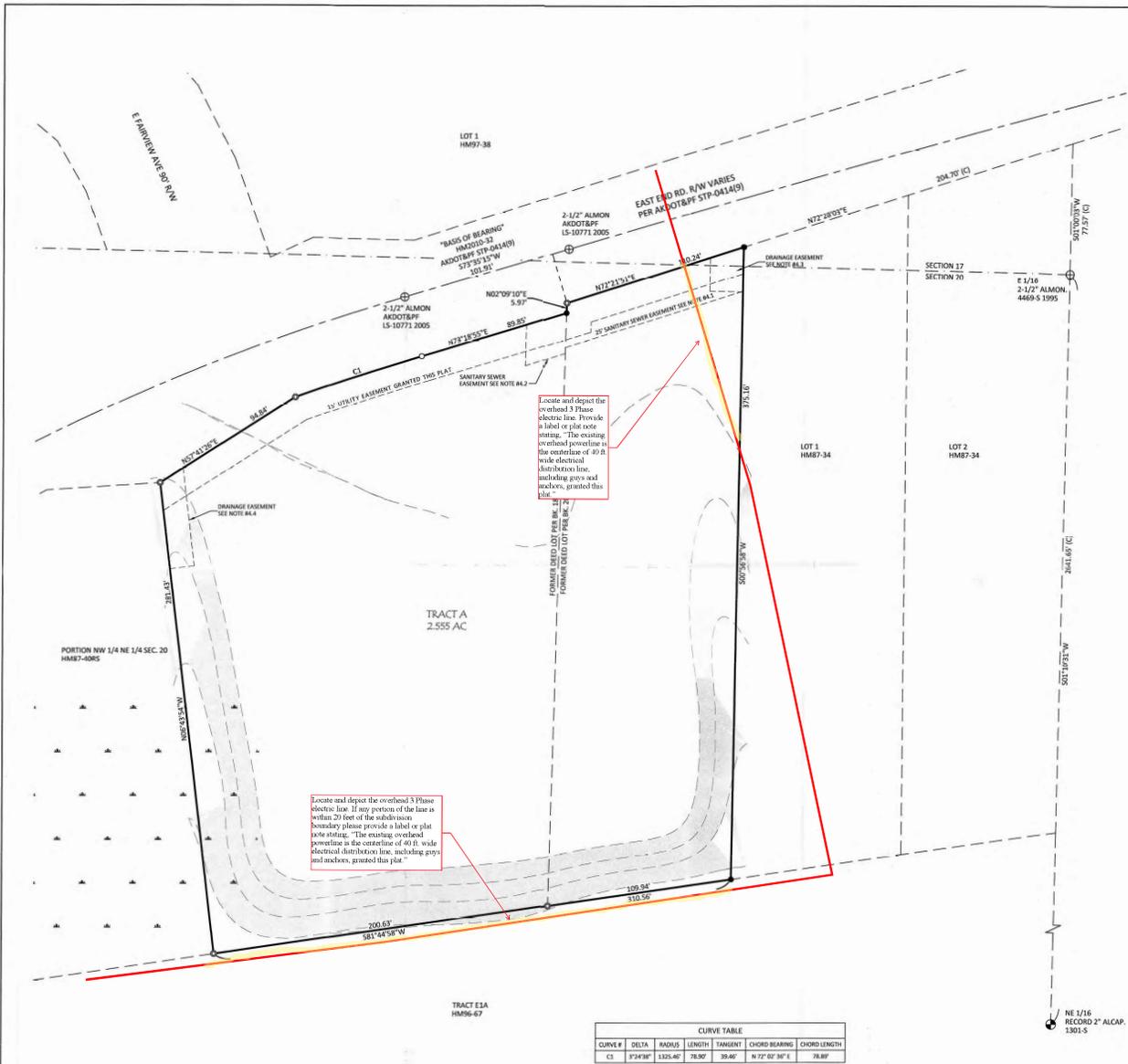
PENDING BUSINESS

- A. 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

Chair S. Smith introduced the item by reading of the title and opened the floor for continued discussion on the Draft Comprehensive Plan. The Commissioners went around the dais, each reading their recommended changes and suggestions into the record.

H. SMITH/BARNWELL MOVED TO EXTEND THE MEETING TO 10:30 P.M.

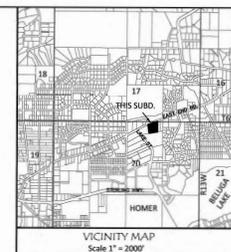
There was no discussion.



Locate and depict the overhead 3 phase electric line. If any portion of the line is within 20 feet of the subdivision boundary please provide a label or plat stake setting. The existing overhead powerline is the centerline of 40 ft wide electrical distribution line, including guys and anchors, granted this plat.

Locate and depict the overhead 3 phase electric line. Provide a label or plat stake setting. The existing overhead powerline is the centerline of 40 ft wide electrical distribution line, including guys and anchors, granted this plat.

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	374°38'	1325.46'	78.90'	N 77° 02' 30" E	78.89'



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT RAW BIRCH LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF RAW BIRCH 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.

JUSTIN G. BLACKSTOCK
RAW BIRCH LLC, OWNER
PO BOX 3448
HOMER, AK 99603

NOTARY'S ACKNOWLEDGEMENT

FOR: JUSTIN G. BLACKSTOCK
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2025
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE STATE OF ALASKA

NOTES

- WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
- 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.
- ALL DEVELOPMENT MUST MEET THE CITY OF HOMER TITLE 21 ZONING CODE.
- THIS PARCEL MAY BE SUBJECT TO THE FOLLOWING:
 - A SANITARY SEWER EASEMENT GRANTED TO THE CITY OF HOMER
 - RECORDED APRIL 8, 1994, BOOK 232 PAGE 102, HRD.
 - A SANITARY SEWER EASEMENT GRANTED TO THE CITY OF HOMER
 - RECORDED APRIL 8, 1994, BOOK 232 PAGE 108, HRD.
 - A DRAINAGE EASEMENT GRANTED TO THE STATE OF ALASKA
 - RECORDED MARCH 28, 2001, BOOK 312 PAGE 139, HRD.
 - A DRAINAGE EASEMENT GRANTED TO THE STATE OF ALASKA
 - RECORDED MARCH 28, 2001, BOOK 312 PAGE 147, HRD.
 - RESOLUTION NO. 15-017 FOR THE CITY OF HOMER IN NATURAL GAS SPECIAL ASSESSMENT DISTRICT NUMBER 12-69
 - RECORDED MAY 12, 2015, 2015-001337-Q, HRD.

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

LEGEND

- RECORD PRIMARY MONUMENT AS DESCRIBED
- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 2" ALUMINUM CAP 7610-S 2005
- SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP IS-211269
- (C) COMPUTED
- AREA SUBJECT TO INUNDATION/DISCHARGE SLOPE
- CONTOUR INTERVAL = 5'
- SLOPES GREATER THAN 20%
- PLAT BOUNDARY
- ADJACENT PROPERTY
- SECTION LINE
- R/W CENTERLINE



Plat # _____
Rec Date: _____
Date: _____
Time: _____



RAW BIRCH 2025 REPLAT
REPLAT OF LANDS DESCRIBED IN STATUTORY WARRANTY DEED 2025-002862 EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES PER BOOK 312 PAGE 143, HRD.

RAW BIRCH LLC, OWNER
PO BOX 3448, HOMER, AK 99603
2.555 AC. N/4 SITUATED IN THE E1/2 SECTION 20 & W1/2 SECTION 17, TOWNSHIP 6 NORTH, RANGE 13 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THE CITY OF HOMER, AND THE HOMER RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTNG
RAW BIRCH LLC, MAPPER
PO BOX 3448
HOMER, AK 99603
VOICE: (907) 283-4218
FAX: (907) 283-5289
WWW.MCLANES.COM

YSP File No. 2025-XXXX
Project No. 252037

SCALE: 1" = 20'
DATE: AUGUST 2025
BOOK NO.: 33-07
DRAWN BY: J. AMM

KPB 2026-011