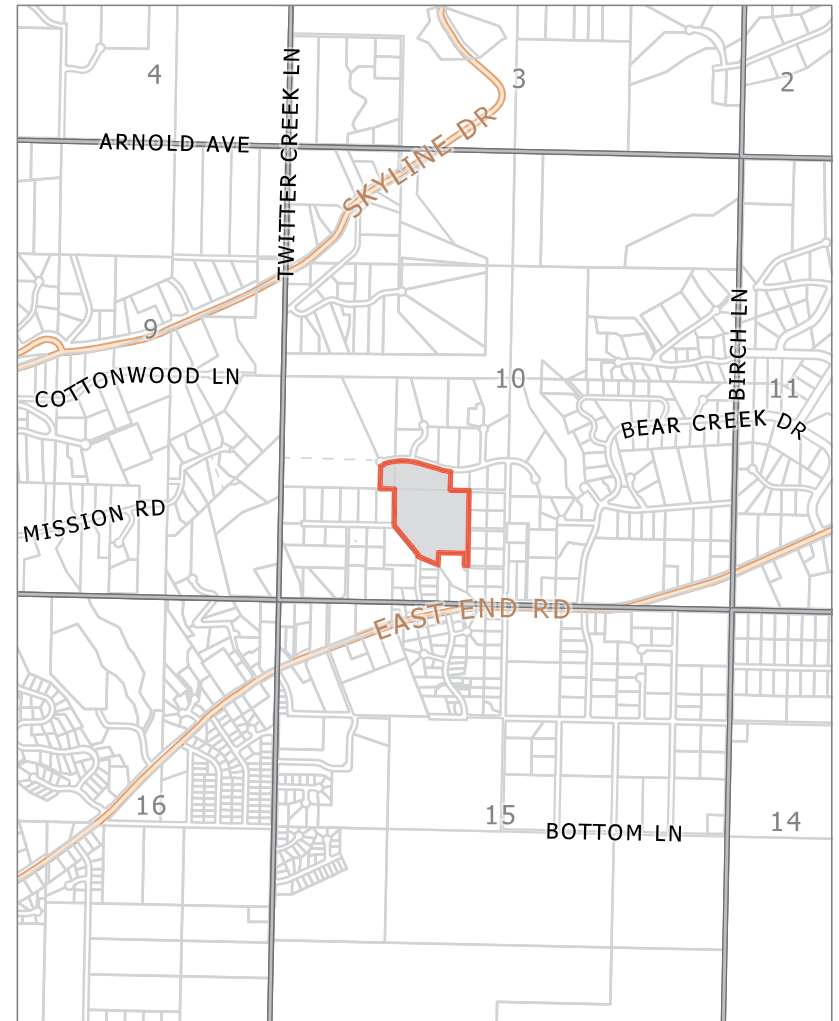


## **E. NEW BUSINESS**

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



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





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



## NOTES

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

## CERTIFICATE OF OWNERSHIP & DEDICATION

I HEREBY CERTIFY THAT THE CARLA LEE FABIAN LIVING TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON. THAT ON BEHALF OF THE CARLA LEE FABIAN LIVING TRUST, I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

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

## NOTARY'S ACKNOWLEDGMENT

FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2025

NOTARY PUBLIC FOR ALASKA

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

## LEGEND

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

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

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

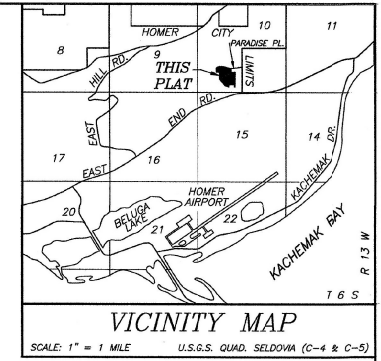
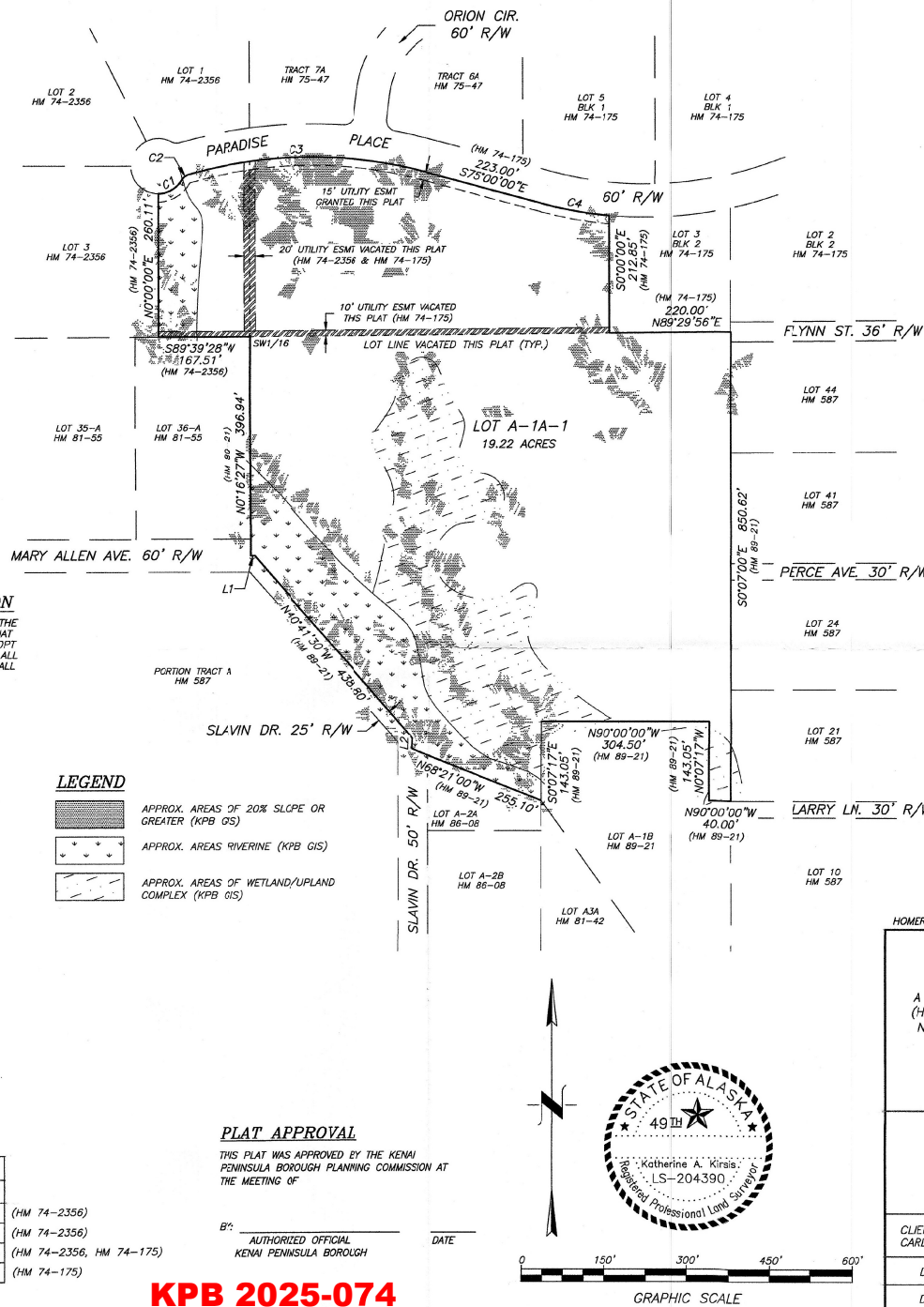
## PLAT APPROVAL

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

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

DATE

**KPB 2025-074**



## CERTIFICATE OF OWNERSHIP & DEDICATION

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

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

## NOTARY'S ACKNOWLEDGMENT

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

## WASTEWATER DISPOSAL

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

HOMER RECORDING DISTRICT KPB FILE NO. 2025-XXX

**PARADISE SOUTH SUBDIVISION  
BELIEU FABIAN 2025 REPLAT**

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

CONTAINING 19.22 ACRES

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

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

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



AGENDA ITEM E. NEW BUSINESS

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

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

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

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**STAFF REPORT**

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

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

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

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

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

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

No section line easements affect the proposed plat.

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

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

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

#### **Site Investigation:**

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

Wetlands identified by the KWF Wetlands Assessment as Riverine and Wetland/Upland Complex are depicted on the plat and included in the legend. **Staff recommendation:** place a note on the final plat indicating any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetland determination if applicable.

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

The City of Homer is considered an independent community by the National Flood Insurance Program (NFIP) and is not within the jurisdiction of the KPB Floodplain Management Program. Homer administers their own floodplain program. The City of Homer Staff Report states the proposed plat is not within a floodplain. The proper plat note is added to the plat as plate note number 2.

This property is not within the Habitat Protection District per the KPB River Center Reviewer.

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

#### **Staff Analysis**

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

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



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

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

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

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

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

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

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission.

#### **Utility Easements**

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

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

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

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

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

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

**Utility provider review:**

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

**KPB department / agency review:**

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

**STAFF RECOMMENDATIONS**

**CORRECTIONS / EDITS**

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



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

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**KPB 20.25.070 – Form and contents required**

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

- A. Within the Title Block
1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
  2. Legal description, location, date, and total area in acres of the proposed subdivision;
  3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.
- Staff recommendation:**
- Staff recommends incorporating both parent plats name into the new subdivision name: Paradise South Subdivision Scenic View Addition 2025 Replat
- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;
- Staff recommendation:**
- *Move the bearing and distance (40') for the south boundary of Proposed Lot A-1A-1 to depict Larry Lane more accurately as referenced in HM 2004-29*
- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;
- Staff recommendation:**
- Add a label for Section 23, and 27-29
  - Add a label for Lampert Lake in Section 22
  - Move the portion of the label for Homer City Limits to follow the city boundary correctly (suggest to move to the top of section 10)
  - Staff suggests: Add labels for Sterling Highway and Skyline Drive
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
- Staff recommendation:**
- Add 10X20 anchor easement to the northeast of proposed Lot A-1A-1 per HM 74-175
  - Add the 5'x10' pedestal easement in the northeast corner of proposed lot per HM74-175
  - Need to add the 15' utility easement along Slavin Dr and Larry Ln on the west and south.
  - Easements being vacated- incomplete application submitted
- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;
- Staff recommendation:**
- The parcel to the south should be modified to Lot 11A (HM 2004-29)
  - Please clearly show the west boundary of Larry Avenue adjacent to the south of the plat.
- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;
- Staff recommendation:**
- Staff recommends changing the lot numbering to Lot 1 to simplify the lot numbering for this subdivision.

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**KPB 20.30 – Subdivision Design Requirements**

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

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**KPB 20.40 – Wastewater Disposal**

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

20.40.010 Wastewater disposal.

*Platting Staff Comments:*

**Staff recommendation:** *comply with 20.40.*

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**KPB 20.60 – Final Plat**

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

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**RECOMMENDATION:**

**STAFF RECOMMENDS:**

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

**NOTE:** KPB 20.25.120. - REVIEW AND APPEAL.

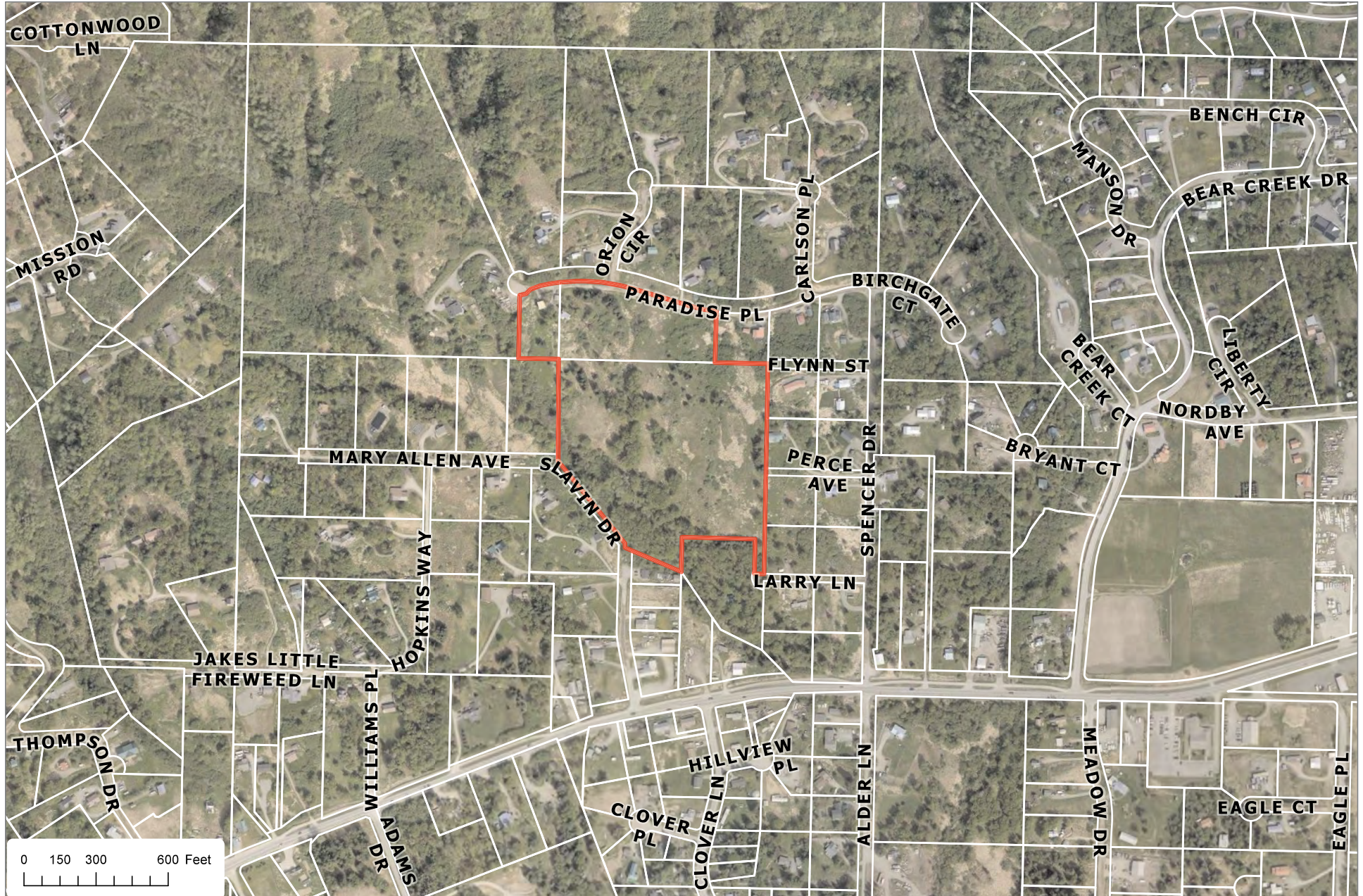
IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION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

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

**END OF STAFF REPORT**

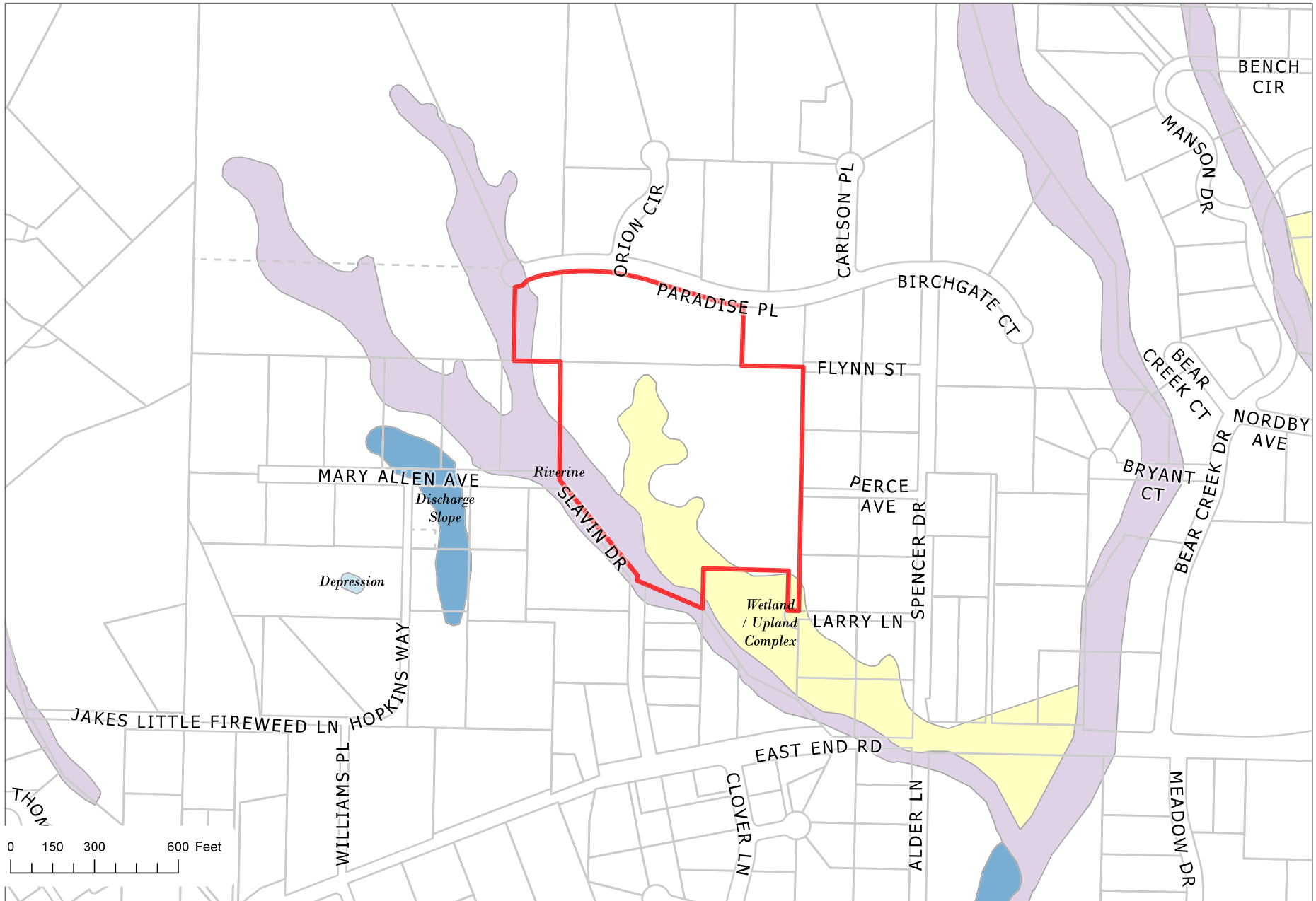
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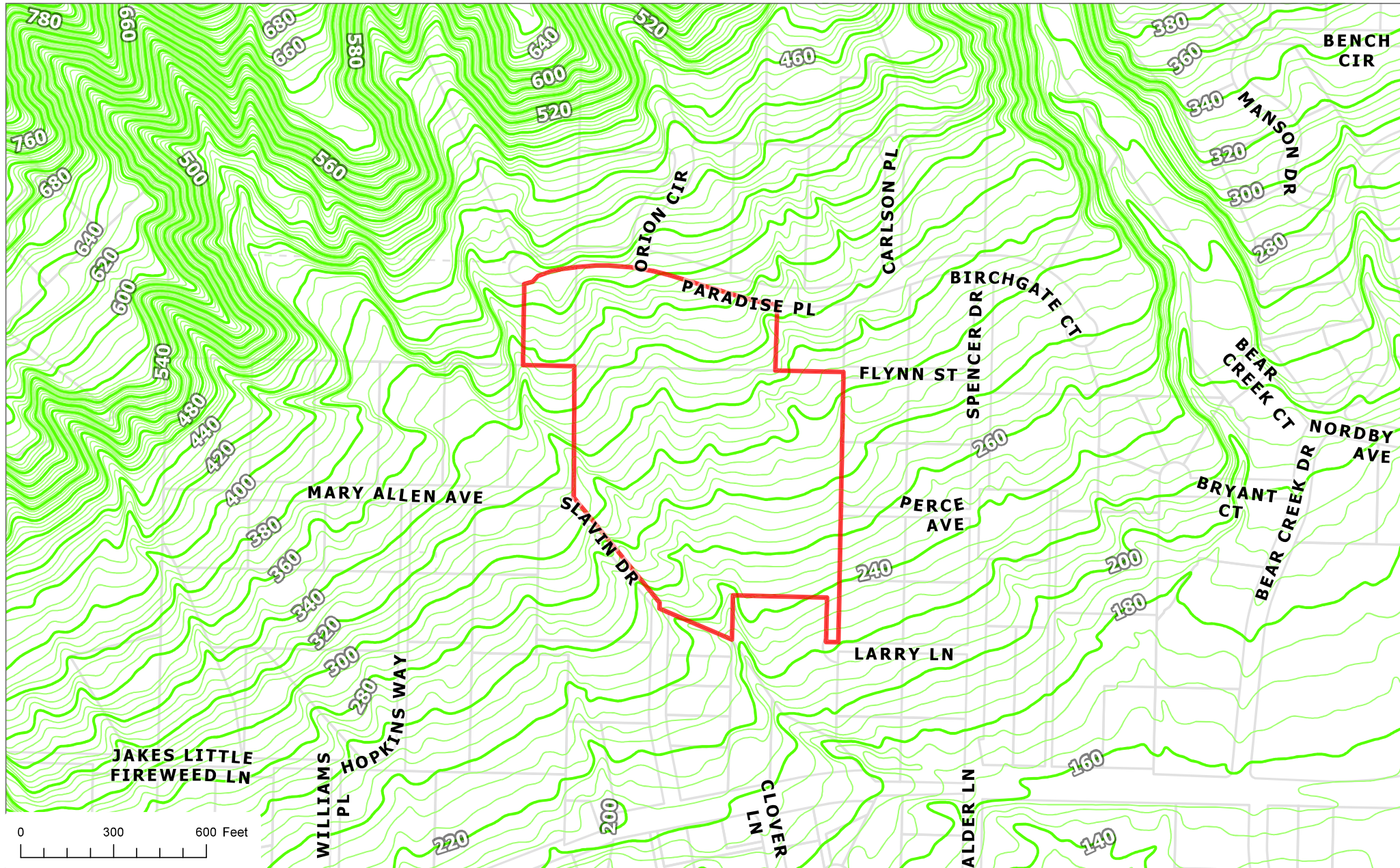


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





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# LEGEND

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

# NOTES

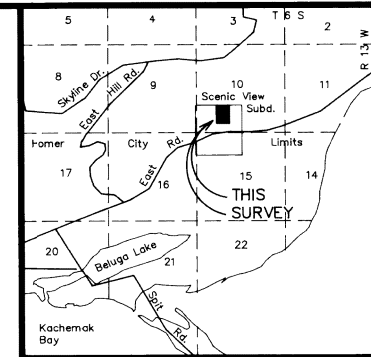
A building setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by a resolution of the appropriate planning commission.

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

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

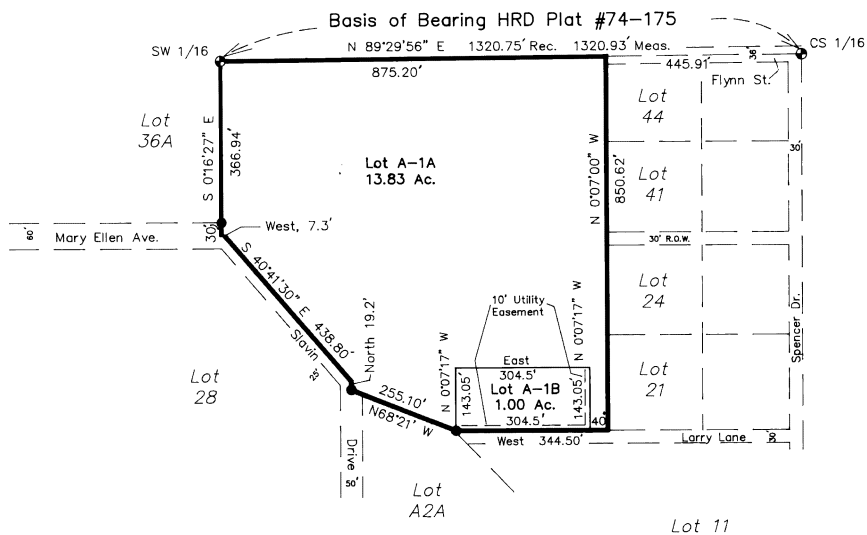
No structures permitted within panhandle portion of Lots A1-A through A1-B.

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



VICINITY MAP 1" = 1 mile

Paradise South Subdivision



# CERTIFICATE OF OWNERSHIP

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

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

# NOTARY'S ACKNOWLEDGEMENT for Richard W. Tyler

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



# PLAT APPROVAL

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

KENAI PENINSULA BOROUGH

By Richard W. Tyler  
 Authorized Official

# SURVEYOR'S CERTIFICATE

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

Date 5/24/89 Carlos Freeman  
 Carlos Freeman, L.S. 4129

# SCENIC VIEW NO. TWO

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

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

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

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

THE PURPOSE OF THIS PLAT IS TO REVERT TO ACREAGE

PARCEL A-1  
 14.832 AC.

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

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

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

STAR RT. #2  
 KENAI, AK. 99611

CITY OF HOMER  
 Approved 11/23/70  
 By Mayor

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

CERTIFICATE OF OWNERSHIP

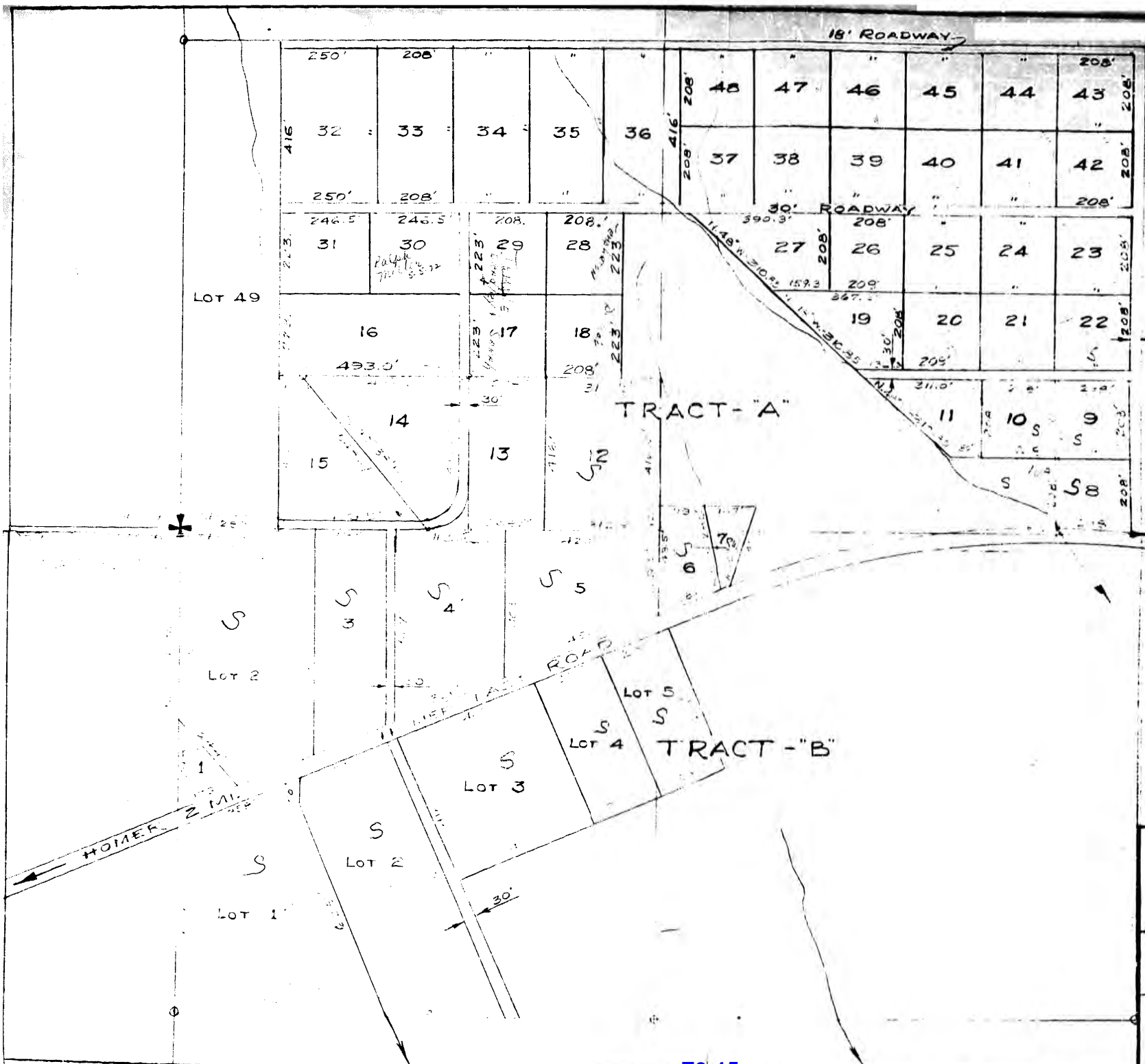
I certify that I am the owner of the  
 property shown and described hereon and that  
 I hereby adopt this plan of subdivision and  
 dedicate Slavin Drive to public use and to  
 the use of public utilities.  
 Owner Lawrence A. Johnson

STATE OF ALASKA  
 THIRD JUDICIAL DISTRICT

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

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

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



**DEDICATION**

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

Signed

*L. P. Slavin*

Witnessed

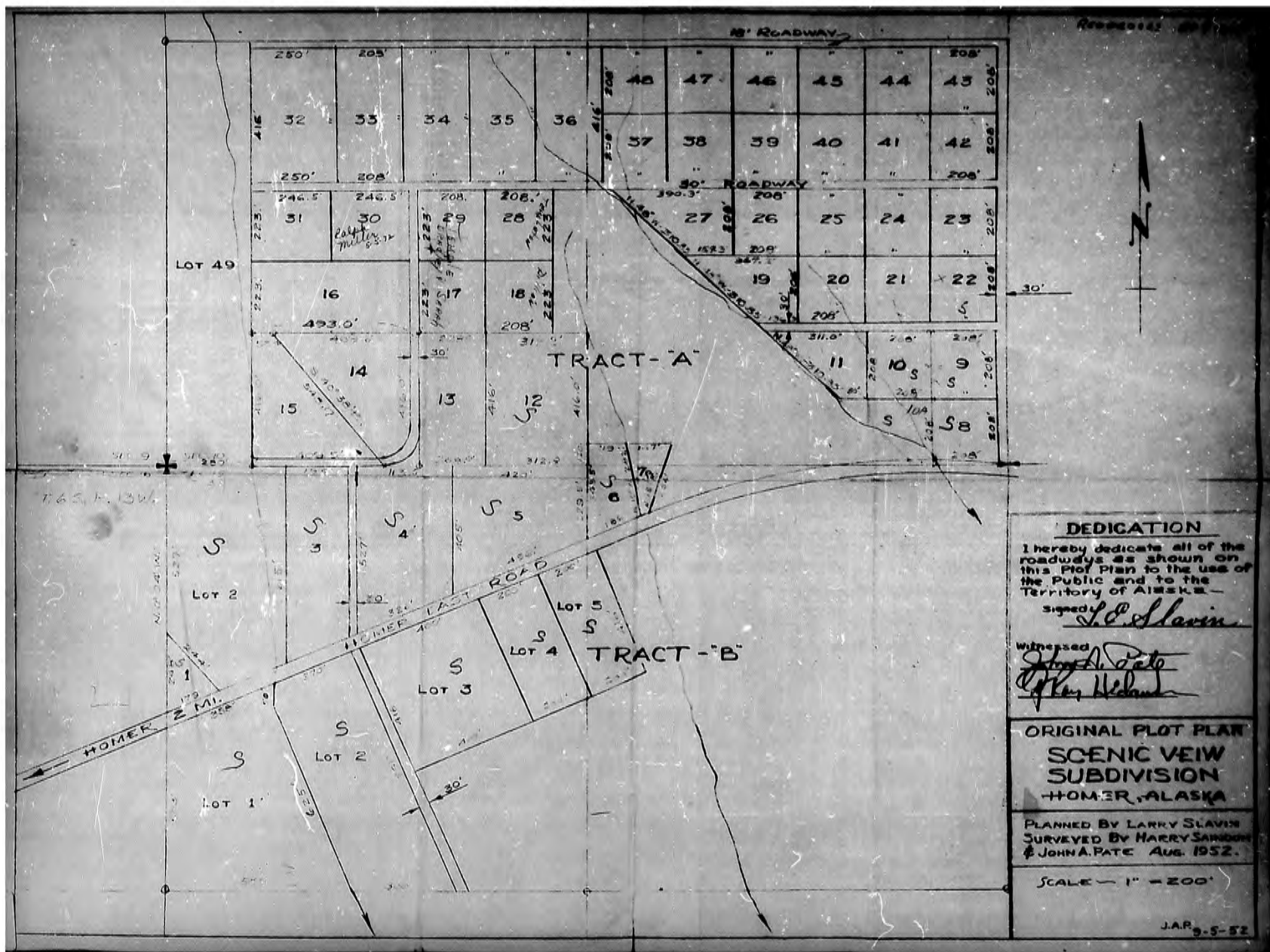
*John A. Pate*  
*Ray Hedlund*

**ORIGINAL PLOT PLAN  
SCENIC VIEW  
SUBDIVISION  
HOMER, ALASKA**

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

SCALE - 1" = 200'







#587

**FILED**

for Recording

Vol. #3  
page 42

September 22, 1952  
4:00 P.M.

Office Of  
U. S. COMMISSIONER  
Homer, Alaska

filing fee \$2.25



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

N 89°09'38"E 1520.60

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

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

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

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

... ..

The map shows the proposed route for the Los Angeles Harbor Tunnel, which would connect the Harbor Freeway (I-110) to the Harbor Freeway (I-105). The route is shown as a dashed line passing through the Harbor area. The map includes labels for major highways, cities, and landmarks. A scale bar at the bottom indicates distances in miles and kilometers.

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

A map of the Kachemak Bay area, showing Cook Inlet to the west and Kachemak Bay to the east. The map is overlaid with a grid of numbers. A black arrow points to a specific location near the coast, labeled '11'. Other locations are labeled with numbers such as 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. The map also shows various geographical features like rivers, streams, and a small settlement labeled 'Tukwila'.

**VICINITY MAP**  
SCALE 7:1,000

- REMOTE INTERNAL 161 1 & 0: STOPPED POWER MONITORING RECOVERED THIS CONVEY
- REMOTE INTERNAL 167 0 & 0: CHARGES POWER MONITORING RECOVERED THIS CONVEY
- REMOTE HEATS CAP MONITORING RECOVERED THIS CONVEY
- REMOTE HEATS CAP MONITORING 167 THIS CONVEY
- REMOTE 16 20: WITH OVERVIEW ELEMENT
- REMOTE CHARGES ELEMENT
- REMOTE 161 1 & 0: INTERNAL ELEMENT FOR INTERRUPTING VOLTAGE AND FLOWING

1. ALL S.W. RETURNED ARE TO BE RECOVERED UNLESS OTHERWISE NOTED  
2. 2" X 2" ROD AND JACK SET AT ALL LOT CORNERS THIS SURVEY  
3. ALL DIMENSIONS NOTED ON REATTACHMENT SURVEY OF N. L. OF SECTION 10  
WERE MEASURED WITH A "HEWLETT PACKARD" DISTOMAT



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

35,270 ACRES

PREPARED FOR  
BAXTER DEVELOPMENT CORP  
2960 GARDINER DRIVE  
ANCHORAGE, ALASKA

AUGUST 15, 1978

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

[illegible]

RECORDED & FILED 22  
HARRIS - 100  
DATE 1-31-74  
TIME 1:48 P.  
RECEIVED BY Mrs. P. H. H.  
Sgt. J. H. H.



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

[Planning@ci.homer.ak.us](mailto:Planning@ci.homer.ak.us)

(p) 907-235-3106

(f) 907-235-3118

### Staff Report 25-003

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

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

### General Information:

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



**Analysis:** This subdivision is within the Rural Residential District. This plat vacates the lot line between Paradise South Subdivision Lot 4 and Paradise South Subdivision Addition 1 Lot 04. Vacates the lot line between Paradise South Subdivision Lot 4 and Scenic View Subdivision Number 2 Lot A-1A resulting in Lot A-1A-1 of 19.22 acres.

**Homer City Code 22.10.051 Easements and rights-of-way**

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

**Staff Response:** The plat meets this requirement. The plat notes a 15-foot utility easement.

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

**Staff Response:** The plat meets this requirement.

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

**Staff Response:** The plat meets these requirements.

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

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

**Staff Response:** The plat meets these requirements.

- B. North point;

**Staff Response:** The plat meets these requirements.

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

**Staff Response:** The plat meets these requirements.

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

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

**Staff Response:** The plat meets these requirements.

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

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

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

**Staff Response:** The plat meets these requirements.

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

**Staff Response:** The plat meets these requirements.

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

**Staff Response:** The plat meets these requirements.

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

**Staff Response:** The plat meets these requirements.

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

**Staff Response:** The plat meets these requirements.

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

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

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

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

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

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

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

**Staff Response:** The plat meets these requirements.

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

**Staff Response:** The plat meets these requirements.

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

**Staff Recommendation:**

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

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

**Attachments:**

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

## NOTES

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

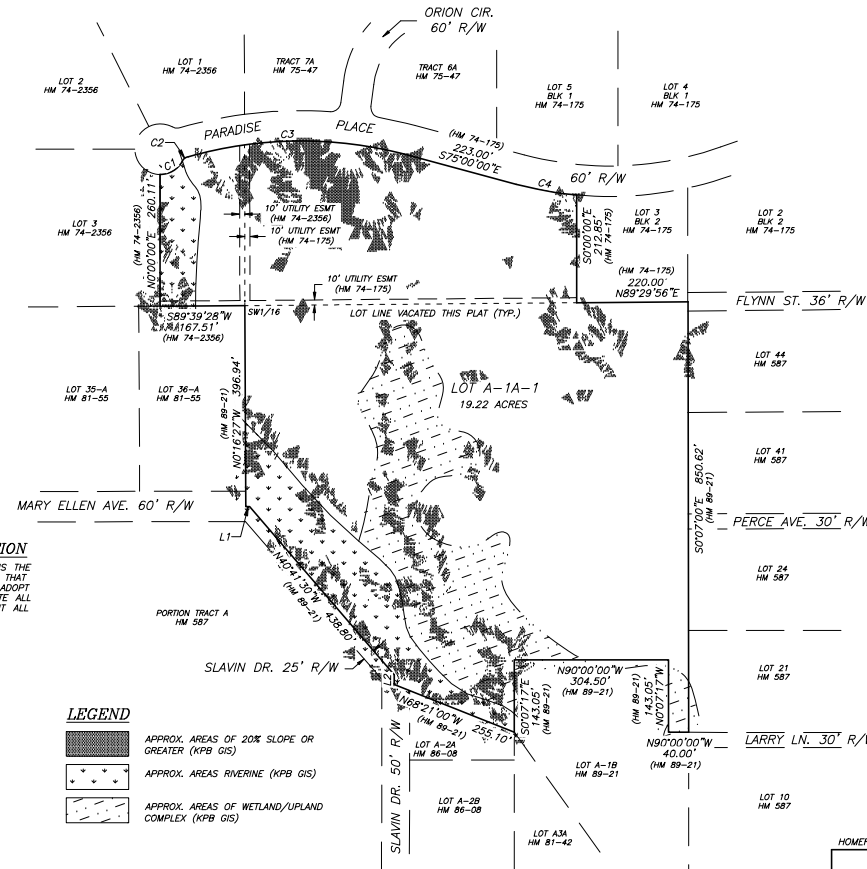
## CERTIFICATE OF OWNERSHIP & DEDICATION

I HEREBY CERTIFY THAT THE CARLA LEE FABIAN LIVING TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON. THAT ON BEHALF OF THE CARLA LEE FABIAN LIVING TRUST, I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

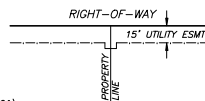
CARLA LEE FABIAN, TRUSTEE  
CARLA LEE FABIAN LIVING TRUST  
P.O. BOX 2380  
HOMER, AK, 99603

## NOTARY'S ACKNOWLEDGMENT

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



## R/W TYPICAL DETAIL



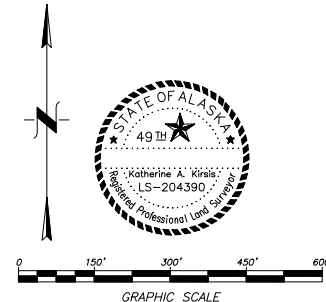
LINE TABLE					
LINE #	LENGTH	BEARING			
L1	7.30'	N90°00'00"W	(HM 89-21)		
L2	19.20'	N0°00'00"E	(HM 89-21)		

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

## PLAT APPROVAL

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

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



## CERTIFICATE OF OWNERSHIP & DEDICATION

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

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

## NOTARY'S ACKNOWLEDGMENT

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

## WASTEWATER DISPOSAL

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

HOMER RECORDING DISTRICT KPBS FILE NO. 2025-XXX

## PARADISE SOUTH SUBDIVISION BELIEU FABIAN 2025 REPLAT

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

CONTAINING 19.22 ACRES

## SEABRIGHT SURVEY + DESIGN

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

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

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



## SEABRIGHT SURVEY + DESIGN

Katherine A. Kirsis, P.L.S.

1044 East End Road Suite A

Homer, Alaska 99603

(907) 299-1580

[seabrightz@yahoo.com](mailto:seabrightz@yahoo.com)

December 12, 2024

City of Homer

491 East Pioneer Ave

Homer, AK 99603

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

Dear Planning Department,

We are pleased to submit the above referenced preliminary plat for your review. Included in this submittal packet you will find:

- 1 full size plat copy
- 1 11x17 plat copy
- Signed KPB plat submittal form
- Check for \$300 plat review fee

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

Please let us know if there are any concerns or clarifications we can address.

Cordially,

*Katherine A. Kirsis*

Katherine A. Kirsis, PLS

Seabright Survey + Design

## NOTICE OF SUBDIVISION

Public notice is hereby given that a preliminary plat has been received proposing to subdivide or replat property. You are being sent this notice because you are an affected property owner within 500 feet of a proposed subdivision and are invited to comment.

Proposed subdivision under consideration is described as follows:

### **Paradise South Subdivision Belieu Fabian 2025 Replat Preliminary Plat**

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

A public meeting will be held by the Homer Planning Commission on Thursday, January 2, 2025 at 6:30 p.m. In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603. To attend the meeting virtually, visit [zoom.us](https://zoom.us) and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

Meeting ID: 979 8816 0903

Passcode: 976062

Additional information regarding this matter will be available by 5 p.m. on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for December 27, 2025 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

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

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

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

.....



### Legend

Transportation

Mileposts

Parcels and PLSS

Tax Parcels



0 500 1000 ft

NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the 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. In using these data, you further agree to the data, or use of the data.





## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

[Planning@ci.homer.ak.us](mailto:Planning@ci.homer.ak.us)

(p) 907-235-3106

(f) 907-235-3118

# Memorandum

## Agenda Changes/Supplemental Packet

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

---

### 9. PLAT CONSIDERATION

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

1. Public Comment Received

**Page 3**

### 12. INFORMATIONAL MATERIALS

12. A. Landslide Hazard Susceptibility Mapping

1. Shoreline Change Map

**Page 4**

2. Coastal Bluff Stability Map

**Page 5**



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

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Public comment for tonight's meeting

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

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

– *Ojibwe Prayer*

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

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

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

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

Thank you,  
Jackie Morrison

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

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

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

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

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

VOTE: NO: H. SMITH.

Motion carried.

### **PLAT CONSIDERATION**

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

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

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

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

Chair S. Smith opened the public comment period.

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

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

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

Chair S. Smith requested a motion and second.

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

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

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

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

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

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

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

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

Motion failed.

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

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

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

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

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

Motion carried.

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

Motion carried.

#### **PENDING BUSINESS**

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

#### **NEW BUSINESS**