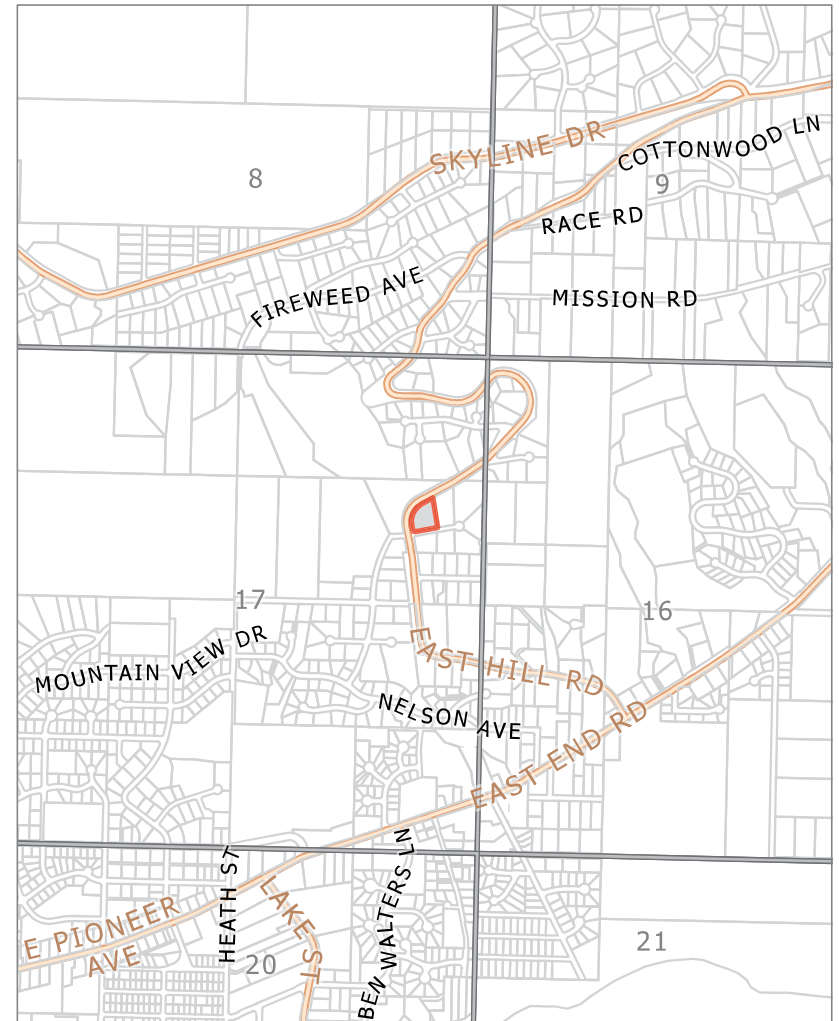
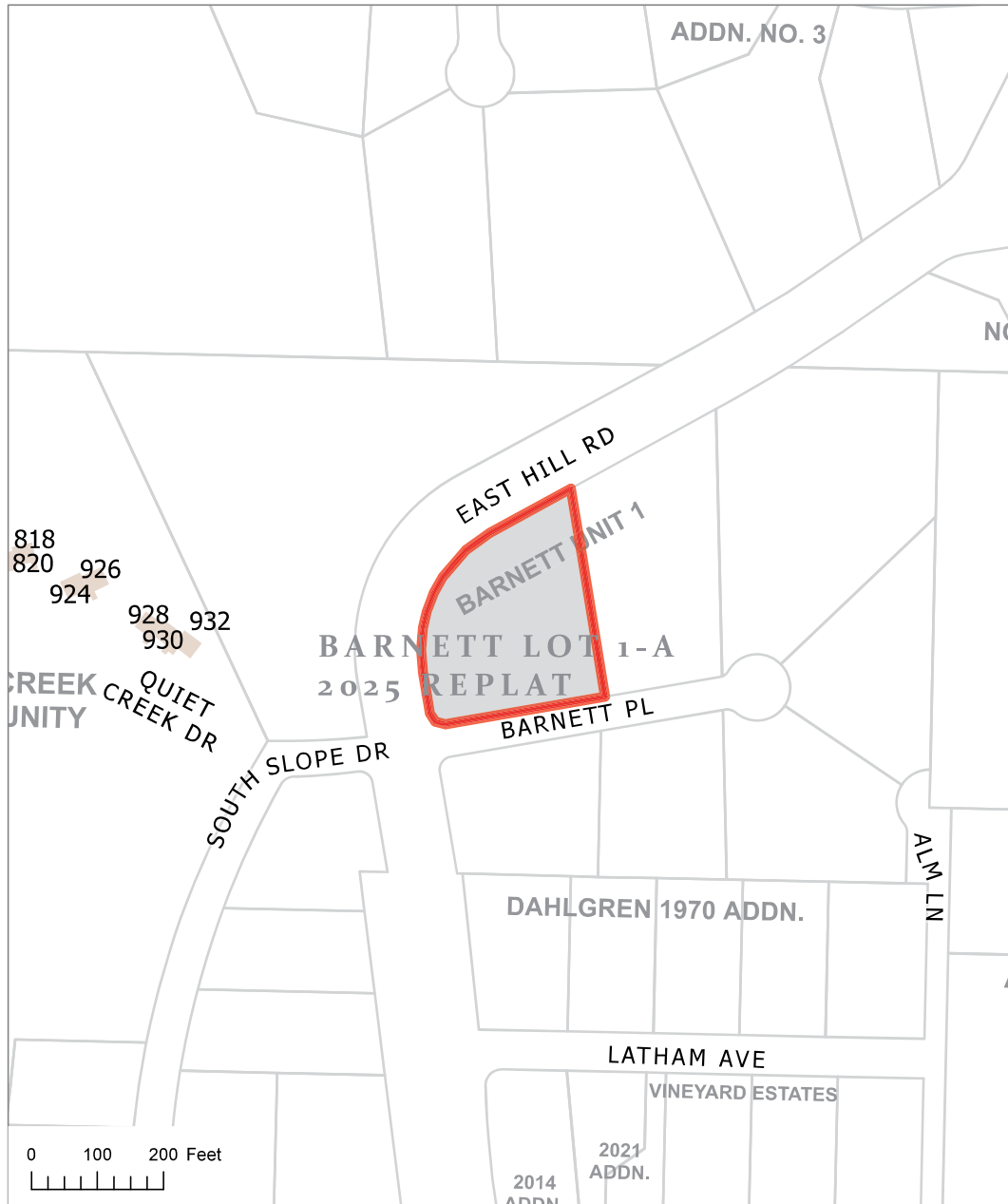


E. NEW BUSINESS

- 2. Barnett Lot 1-A 2025 Resubdivision; KPB File 2025-140**
Mullikin Surveys / Range Group, LLC
Location: East Hill Road & Barnett Place
City of Homer

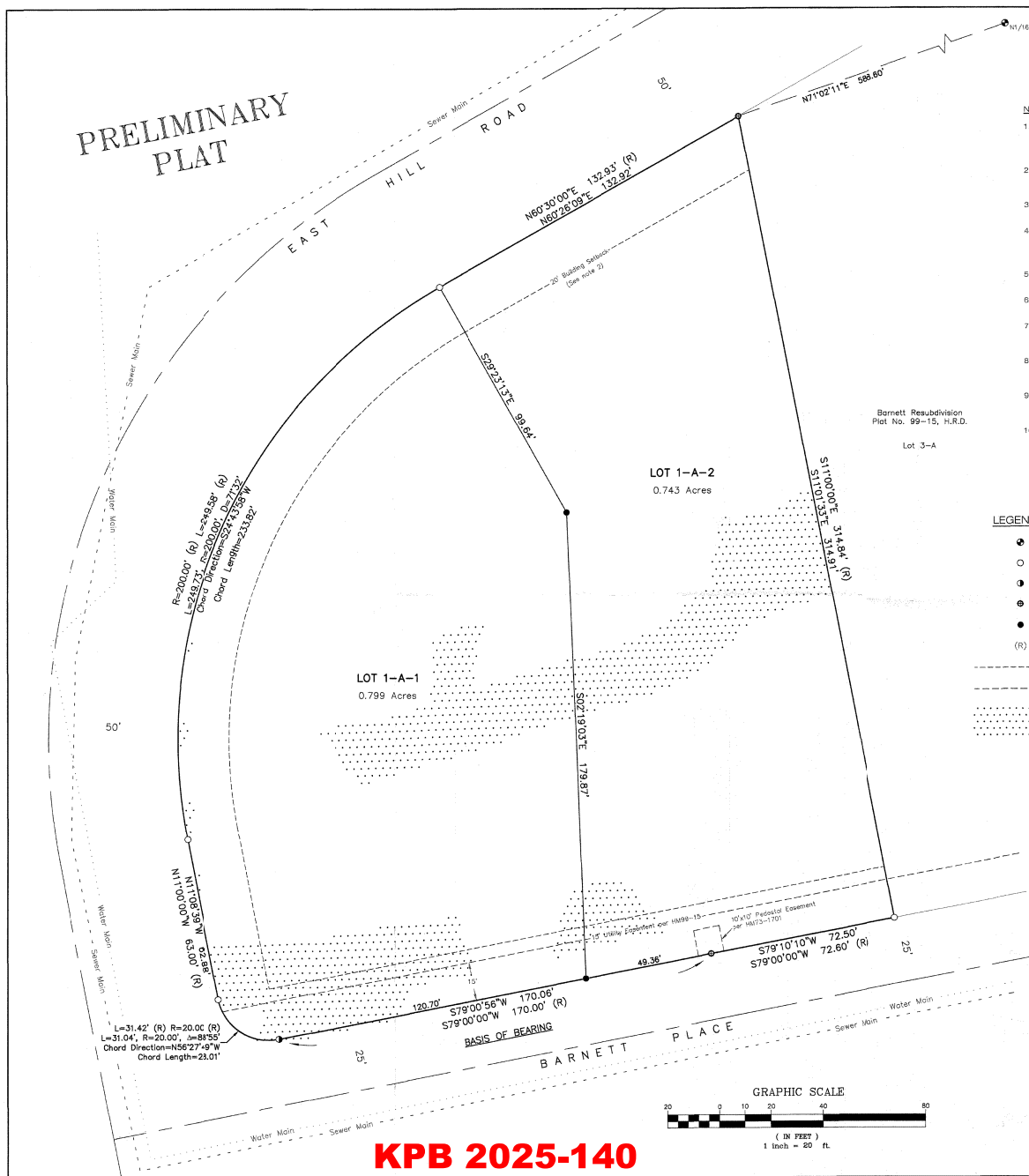


KPB File 2025-140
T 06S R 13W S17
Homer

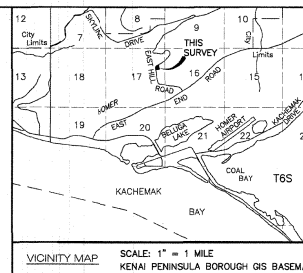


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

PRELIMINARY PLAT



KPB 2025-140



CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the real property shown and described herein and that I hereby adopt the plan of subdivision and by my free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Matthew Crawford for Range Group LLC
1309 Coffeen Avenue, Ste. 1200
Sheridan, WY 82801

NOTARY'S ACKNOWLEDGMENT

For: _____

Acknowledged before me this _____ day of _____, 2025.

Notary Public for Alaska
My Commission expires _____

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of July 18, 2025.

Kenai Peninsula Borough Authorized Official



BARNETT LOT 1-A 2025 RESUB

A SUBDIVISION OF LOT 1-A
BARNETT RESUB, LOTS 1-3, UNIT 1, PLAT No. 99-15
HOMER RECORDING DISTRICT

LOCATED WITHIN
THE SE 1/4 NE 1/4 OF SECTION 17
TOWNSHIP 6 SOUTH, RANGE 13 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 1.542 ACRES

SURVEYOR	CLIENT
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 Homer, AK 99603	MATTHEW CRAWFORD (RANGE GROUP LLC) 1309 COFFEEN AVENUE, STE 1200 SHERIDAN, WY 82801
SURVEY DATE: 7/3/2025	SCALE: 1" = 20'
PLAT DATE: 6/11/2025	BOOK No.: NA
CHECKED BY: CLM	FILE: LOT 1A BARNETT SUBDIVISION.dwg
DRAWN BY: MRS	KPB FILE No.: 2025-###

Date: _____
Registration No.: 14449-3
Christopher L. Mullikin,
Professional Land Surveyor



AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
BARNETT LOT 1-A 2025 RESUB**

KPB File No.	2025-140
Plat Committee Meeting:	October 13, 2025
Applicant / Owner:	Range Group LLC of Sheridan, Wyoming
Surveyor:	Christopher Mullikin, Mullikin Surveys LLC
General Location:	East Hill Road and Barnett Place, City of Homer

Parent Parcel No.:	177-230-09
Legal Description:	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0990015 BARNETT RESUB LOTS 1-3 UNIT 1 LOT 1-A
Assessing Use:	Residential Dwelling
Zoning:	City of Homer Rural Residential
Water / Wastewater	City Water and City Sewer
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 1.542-acre lot into two lots of 0.743-acres and 0.799-acres.

Location and Legal Access (existing and proposed):

The proposed plat is located within Homer City Limits.

Barnett Place and East Hill Road provide legal access to the subject parcel. Barnett Place is located to the south and was dedicated by Barnett Subdivision, Unit 1 (HM 73-001701). It is a 50-foot-wide city-maintained road that serves both proposed lots, terminating in a cul-de-sac bulb to the east and connecting to East Hill Road to the west. Abutting the subdivision to the west is East Hill Road, a 100-foot-wide state-maintained road.

The City of Homer Planning Commission has requested that the access for proposed Lot 1-A-2 be from Barnett Place. KPB 20.30.070 supports this request by limiting direct access to state-maintained road due to traffic hazard, traffic flow and location of the plat. Additionally, the SOA DOT&PF has provided comment that no direct access will be permitted to East Hill Road. **Staff recommends** Add a plat note stating that access is limited to Barnett Place for both lots. *PER DOT:* The platting action voids any previous issued permits. Land owners will need to reapply for driveway access permits to state road and right-of-way access.

Per KPB 20.30.120, the minimum right-of-way width of streets shall be 60 feet. The City of Homer Code 11.040.060 coincides with KPB requirements of 60 feet. Barnett Place was dedicated as 50-feet, terminating in a cul-de-sac, and is currently city-maintained. No comments were received from the city nor agencies requesting additional street right-of-way. **Staff recommends** the Planning Commission concur an exception to code is not required due to the reasons listed and no additional right-of-way will be requested.

There are no Section Line Easements affecting the proposed plat.

The block length is defined by Barnett Place to the south and east and East Hill Road to the west and north. The proximity of Barnett Pl to East Hill Rd does not allow for a road to connect and provide relief to create a complete circulation block. **Staff recommends** the Plat Committee concur that an exception to 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&PF comments	○ No direct access to East Hill Road will be granted. All proposed lots must take access from Barnett Place as shown on proposed plat. ○ No objection to the proposed plat.

Site Investigation:

No improvements are depicted on the preliminary plat. Reviewing that information with KPB GIS Imagery, it appears that a house and drive will be situated on proposed Lot 1-A-1 when complete. There does not appear to be any encroachment issues. **Staff recommends** the surveyor provide information of any encroachment issues with the final plat submittal or confirmation there are no encroachments.

The preliminary plat includes shaded area of grades exceeding 20% as reflected on KPB GIS Imagery Contours Layer. **Staff recommends** Per 20.60.010 contours are not required on a final plat. If the contours remain on the final plat, please label the top and toe of slope.

According to KPB GIS Imagery, no wetlands affect the proposed plat. **Staff recommends** plat note number 9 be removed from the final plat.

The floodplain program is administered and enforced by HCC 21.41. **Staff recommends the surveyor include the following note:** The developer is responsible for contacting the city to determine the restrictions prior to any development for areas within a Flood zone and/or Floodway.

The proposed plat is not within a 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 an aliquot portion of the SE1/4 NE1/4 of Section 17, Township 6 South, Range 13 West, Seward Meridian. In 1973, Barnett Subdivision Unit 1 HM73-1701 subdivided the land into 8 parcels and dedicated Barnett Place. In 1999, Barnett Resubd. Lots 1-3 Unit 1 HM99-15 reconfigured Lot 1-3 into 2 lots, creating Lots 1-A and 3-A. The proposed plat will further subdivide Lot 1-A into two new lots consisting of 0.799 acres and 0.743 acres.

Homer Advisory Planning Commission granted conditional approval of the proposed plat during the regular meeting of September 3, 2025. **Staff recommends** the surveyor comply with any conditions set by the City at the meeting.

The size and shape of lots and building setback requirements are subject to the City of Homer regulations per KPB 20.30.190, 20.30.200 and 20.30.250. A 20-foot building setback is depicted on the preliminary plat and referenced in plat note number 2 and confirmed by City of Homer Code 21.12.040(b).

The City of Homer Planning Commission staff report confirmed the proposed plat will be served by City Water and City Sewer and the services will need to be provided to the newly subdivided lot prior to recording the final plat. No additional easements are required. **Staff recommends** the surveyor provide a letter or email from the City of Homer that the installation of the water and sewer services have been provided and are sufficient, prior to final plat approval.

A comment was received from the public which is in the desk packet. The comment received related little with the platting process unfortunately and more with covenants, traffic and property use that are not addressed with this process. We do address the access to East Hill Rd and both DOT, City of Homer and KPB have the same safety idea in mind and recommend that access for these lots only be from Barnett Place. There exist an entrance already on the property near the corner, and it will be up to the DOT to issue a new permit for this property. No new roads are proposed as is a concern in the comments also.

Staff recommends plat note 9 be modified to reflect KPB 20.40.070(B). No signature is required by a licensed engineer per KPB 20.40.070(C).

Notice of the proposed plat was mailed to the beneficial interest holder on September 16, 2025. 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.

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

Utility Easements

Barnett Subdivision, Unit 1 (HM 73-1701) granted a 10-foot by 10-foot pedestal easement on former common lot lines. This easement was carried forward and is depicted and labeled on the south lot line of proposed Lot 1-A-2.

Barnett Resubd. Lots 1-3 Unit 1 (HM 99-15) granted a 15' foot wide utility easement on the south boundary, contiguous to Barnett Place.

An easement for electric lines and/or telephone lines was granted to HEA, Inc. by Book 48 Page 77, HRD and is denoted as plat note number 4.

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.

KPB 20.30.060(D) grants the City authority for utility easements adjoining rights-of-way. The City of Homer has requested a 15-foot utility easement along East Hill Road as referenced in the Homer Planning Commission staff report. **Staff recommends** the surveyor add the easement on the final plat with a label indicating "granted by this plat."

HEA has requested an electrical easement be depicted and label or plat note be added to the plat. **Staff recommends** the surveyor include this information on the final plat.

Utility provider review:

HEA	See comment in staff packet
ENSTAR	No comments or recommendations
ACS	No objections

GCI	Approved as shown
-----	-------------------

KPB department / agency review:

Addressing Review	Reviewer: Pace, Rhealyn Affected Addresses: 960 BARNETT PL Existing Street Names are Correct: Yes List of Correct Street Names: EAST HILL RD, BARNETT PL Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: CITY OF HOMER WILL ADVISE ON ADDRESSING.
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Review Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat. Review Not Required
Assessing Review	Reviewer: Windsor, Heather Comments: No comment

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

PLAT NOTES TO ADD:

- The developer is responsible for contacting the city to determine the restrictions prior to any development for areas within a Flood zone and/or Floodway.

KPB 20.25.070 – Form and contents required

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

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

Staff recommendation:

- Modify the KPB File No to 2025-140

- Within the legal description, add City of Homer
- Please modify “Client” to “Owner”
- Within the title block, the owner’s name should reflect CTP and KPB records, “Range Group LLC” and remove Matthew Crawford

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:

- Show the entire 100’ width of East Hill Road
- Show the entire 50’ width of Barnett Place

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:

- Include label for range 14W and R13W at the appropriate line
- Add a label for section 24
- Add a label for the Sterling Highway

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

Staff recommendation:

- Add labels and lot lines for adjacent lands within 100 feet of subdivision
- Add labels and lot lines for parcels across from East Hill Road

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.

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.

- 15-foot utility easement adjacent to East Hill Road to be granted as requested by COH

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.*

- Modify plat note #8 to KPB 20.40.070(B) and provide an agreement from the City stating services are provided prior to final plat approval. Engineer’s signature not required per 20.40.070(C)

KPB 20.60 – Final Plat

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

20.60.190 (A)(5) Certificate of Ownership and Dedication

- Modify the owner's name under the signature line to "Mathew Crawford, Manager for Range Group LLC"

20.60.190 (C) Plat Approval

- Modify the meeting date to October 13, 2025

RECOMMENDATION:

STAFF RECOMMENDS:

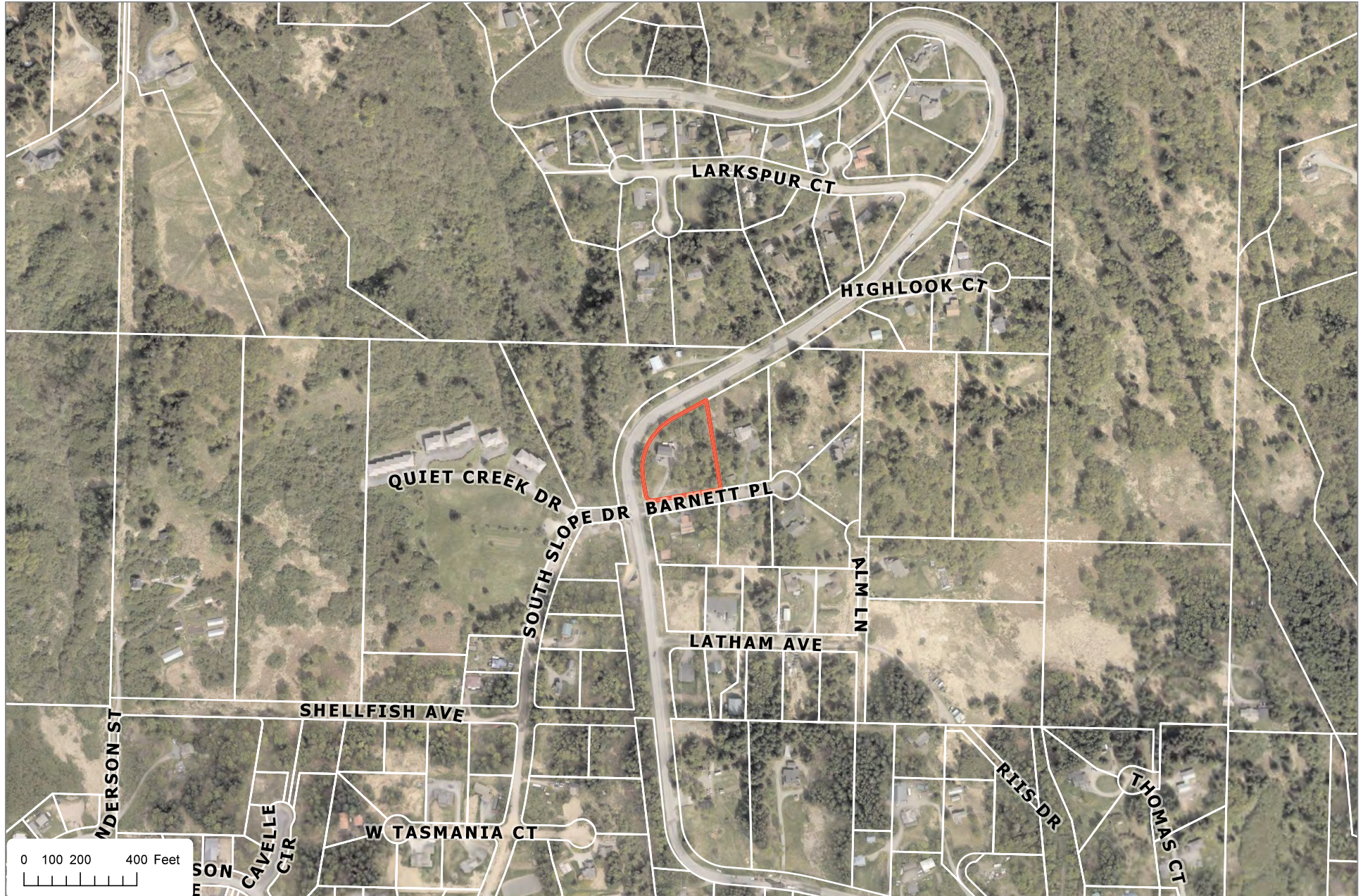
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

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

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

END OF STAFF REPORT



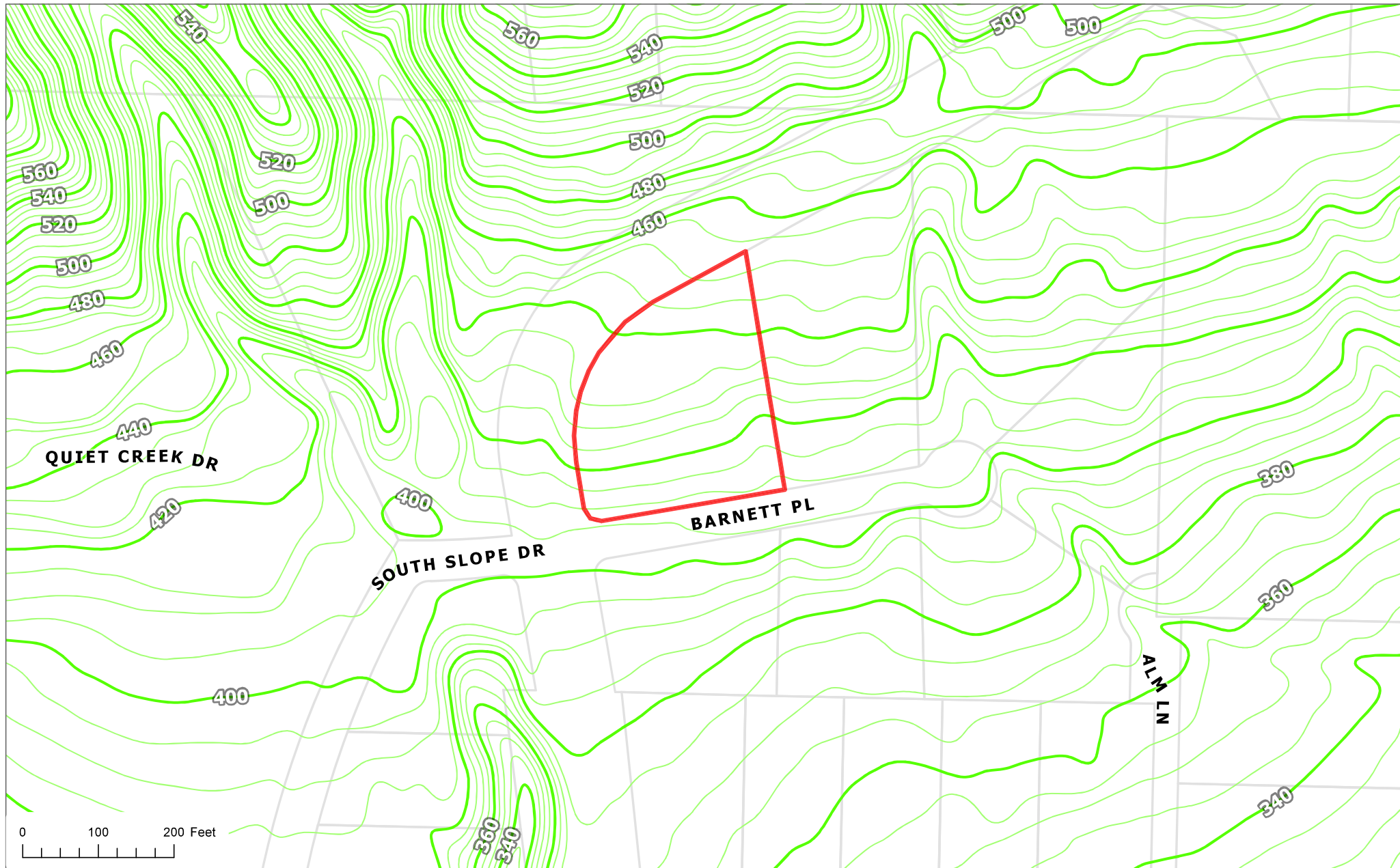
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Wetlands



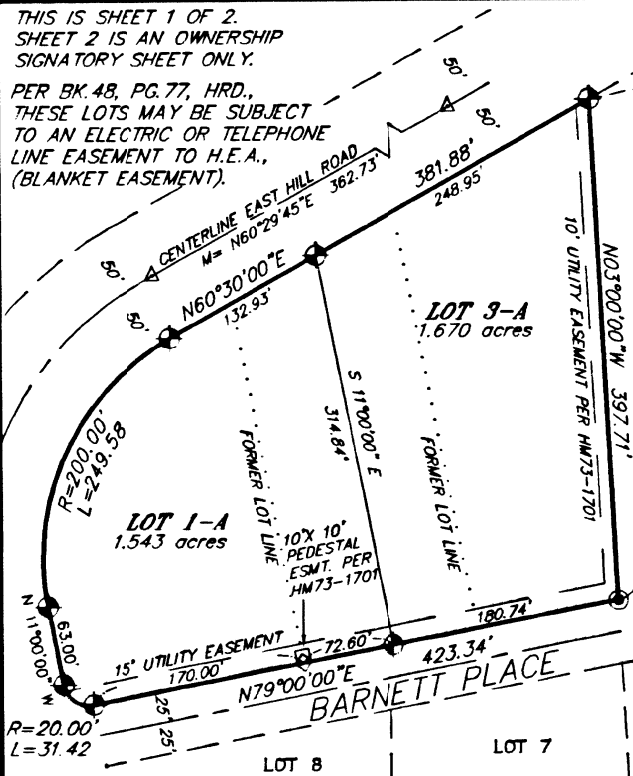
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The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

THIS IS SHEET 1 OF 2.
SHEET 2 IS AN OWNERSHIP
SIGNATORY SHEET ONLY.

PER BK. 48, PG. 77, HRD.,
THESE LOTS MAY BE SUBJECT
TO AN ELECTRIC OR TELEPHONE
LINE EASEMENT TO H.E.A.,
(BLANKET EASEMENT).



NOTES

1. DEVELOPMENT ON THESE LOTS IS SUBJECT TO HOMER CITY CODE AND THE COVENANTS AND RESTRICTIONS RECORDED IN BOOK 93, PAGE 966, H.R.D.
2. NO STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
3. **WASTEWATER DISPOSAL:** PLANS FOR WASTEWATER DISPOSAL, THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
4. THE BASIS OF BEARINGS IS BARNETT SUBD. UNIT 1, (HM73-1701), BASED UPON A TIE BETWEEN THE SOUTHEAST CORNER OF LOT 1 TO THE N1/16 CORNER, COMPUTED AS N47°52'02\"/>
5. NO DIRECT ACCESS TO STATE MAINTAINED R.O.W. PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Peter Larson 4/7/99
FOR FORMER LOTS 2 AND 3:
PETER LARSON, (AKA PETER ELLSWORTH LARSON)
P.O. BOX 3112
HOMER, ALASKA 99603

Florence B. Larson 4/7/99
FOR FORMER LOT 3:
FLORENCE B. LARSON
P.O. BOX 3112
HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGEMENT

FOR PETER LARSON AND FLORENCE B. LARSON
Subscribed and sworn to before me this 7th day

of April 1999
Stacey R. Nelson 8/29/01

Notary public for Alaska My Commission Expires
PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough
Planning Commission at the meeting of 12/14/98.

KENAI PENINSULA BOROUGH

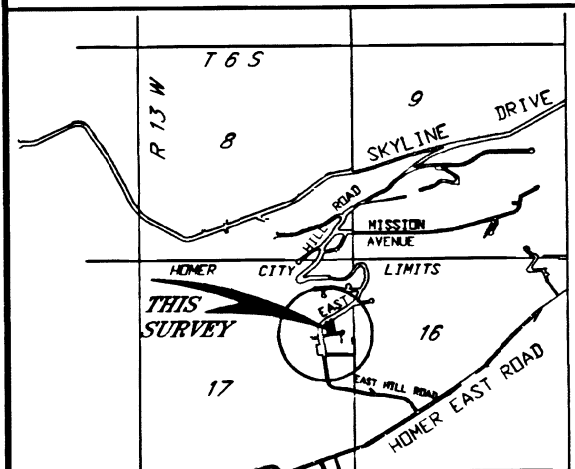
BY Max Stet
Authorized Official

LEGEND

- SET 2\"/>

K.P.B. FILE No. 98-258

VICINITY MAP SCALE: 1\"/>



DATE APRIL 1999

SCALE 1\"/>

GRID No. AR-69

DRAWING: 3169

JOB No. 3169



BARNETT RESUBD. LOTS 1-3 UNIT 1

A RESUBDIVISION OF LOTS 1, 2, AND 3
BARNETT SUBDIVISION, UNIT 1
(FILED AS PLAT No. 73-1701 HRD)
INTO LOTS 1A AND 3A

WITHIN THE SE1/4 NE1/4 SEC. 17, Twp 6S, Rge. 13W, S.M.
CITY OF HOMER, HOMER RECORDING DISTRICT,
KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT,
STATE OF ALASKA
CONTAINING 3.213 ACRES

ABILITY SURVEYS

GARY NELSON, PLS
(907) 235-8440
184 CITYVIEW, HOMER ALASKA 99603

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATED WITHIN A PORTION OF THE SE 1/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, HOMER RECORDING DISTRICT, ALASKA, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

1. COMMENCING FOR REFERENCE at the G.L.O. Quarter Section Corner monument situated on the East boundary of said Section 17;
2. Thence N 0°08'00"W 547.25 feet along the East boundary of said Section 17 to the POINT OF BEGINNING;
3. Thence S 89°52'00"W 713.00 feet to the intersection of the Easterly R.O.W. line of the East Hill Road;
4. Thence N 11°00'00"W 309.60 feet along said R.O.W. line;
5. Thence from a tangent bearing N 11°00'00"W along a curve to the right with a radius of 200.00 feet through an angle of 71°30'00" a distance of 249.58 feet along said R.O.W. line;
6. Thence N 60°30'00"E 381.89 feet along the Southerly R.O.W. line of the East Hill Road;
7. Thence from a tangent bearing N 60°30'00"E along a curve to the left with a radius of 2050.00 feet through an angle of 3°40'36" a distance of 131.55 feet along said R.O.W. line;
8. Thence S 89°57'46"E 227.73 feet to the intersection of East boundary of said Section 17;
9. Thence S 0°08'00"E 770.79 feet along the East boundary of said Section 17 to the POINT OF BEGINNING;
10. Said parcel of land containing an area of 11.454 Acres more or less.

NOTES

1. 2" x 2" HUB AND TACK SET AT ALL LOT CORNERS THIS SURVEY

SECTION LINE EASEMENT VACATION CERTIFICATES

APPROVAL RECOMMENDATION

STATE DEPARTMENT OF HIGHWAYS

THE VACATION STATEMENT AS SHOWN HEREON HAS BEEN REVIEWED BY THE ANCHORAGE DISTRICT OFFICE AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE COMMISSIONER.

RECOMMENDED BY: [Signature] DATE: 10/21/73

TITLE: Dist. H.W. Agent

STATE DIVISION OF LANDS

THE VACATION STATEMENT AS SHOWN HEREON HAS BEEN REVIEWED BY THE DIVISION OF LANDS AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE COMMISSIONER.

RECOMMENDED BY: [Signature] DATE: 10/21/73

TITLE: Director

THE STATE OF ALASKA, ACTING BY AND THROUGH THE COMMISSIONER OF THE DEPARTMENT OF NATURAL RESOURCES AND THE COMMISSIONER OF THE DEPARTMENT OF HIGHWAYS, DOES HEREBY STATE AND DECLARE THAT THE STATE OF ALASKA VACATES AND RELEASES ALL RIGHT AND TITLE TO ANY AND ALL PORTIONS OF SECTION LINE EASEMENTS FOR PUBLIC HIGHWAYS REFERRED TO IT UNDER ALASKA STATUTE 19.10.010, (SPECIFIC AREA DELINEATED).

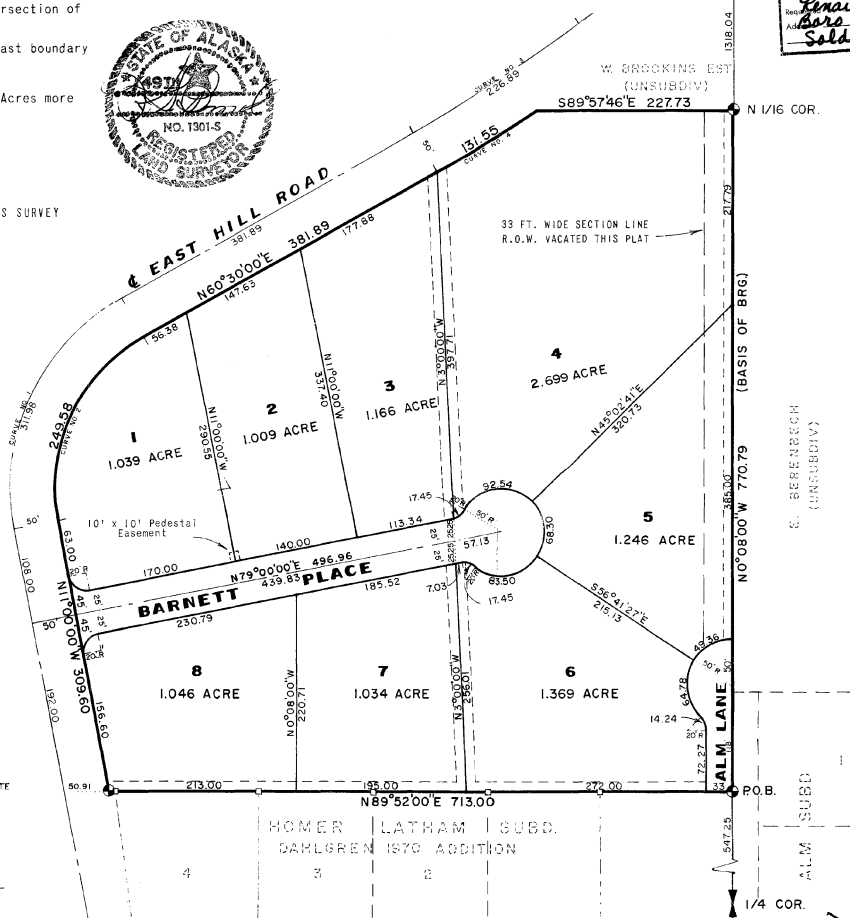
APPROVED
DATE: 10-30-73 [Signature]
COMMISSIONER, DEPARTMENT OF HIGHWAYS
DATE: 10/27/73 [Signature]
COMMISSIONER, DEPARTMENT OF NATURAL RESOURCES

LEGEND

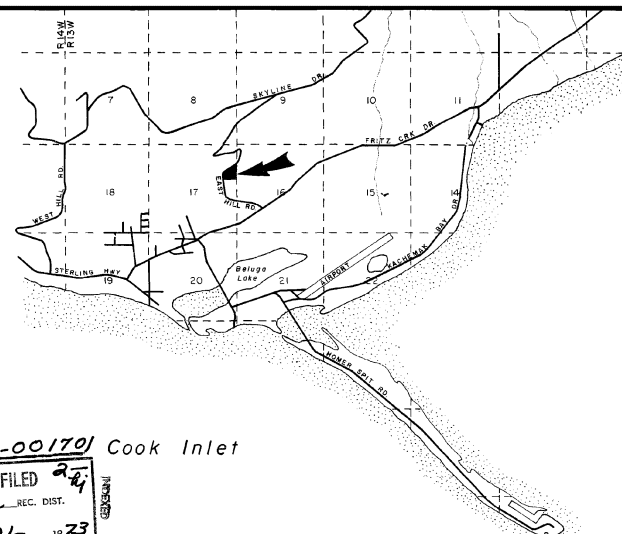
- ⊙ DENOTES BRASS CAP MONUMENT SET THIS SURVEY
- ✕ DENOTES ORIGINAL 1917 G.L.O. SECTION CORNER MONUMENT RECOVERED THIS SURVEY.
- ⌵ DENOTES ORIGINAL 1917 G.L.O. QUARTER SECTION CORNER MONUMENT RECOVERED THIS SURVEY.
- DENOTES 10 FT. WIDE UTILITY EASEMENT
- DENOTES EXISTING SUBDIVISION.
- DENOTES 2' x 4' HUB AND TACK RECOVERED THIS SURVEY

CURVE DATA

NO.	ANGLE	RADIUS	LENGTH	TANGENT	CHORD
1.	71°30'00"	250.00	311.98	179.97	292.12
2.	71°30'00"	200.00	249.58	143.98	233.70
3.	6°40'36"	2000.00	226.89	113.57	226.77
4.	3°40'36"	2050.00	131.55	65.80	131.53



1"=100'



VICINITY MAP

1"=1 MILE

CERTIFICATE OF OWNERSHIP

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

Date: 7/3/73

[Signature]
Bernard E. Barnett

NOTARY'S ACKNOWLEDGMENT

CERTIFICATE OF OWNERSHIP SUBSCRIBED AND SWORN TO BEFORE ME THIS

OF July 1973.
[Signature]
Notary Public and for the State of Alaska.

My Commission Expires 7/31/73



SURVEYOR'S CERTIFICATE

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

Date: 6/25/73

[Signature]
K. G. Branch, R.L.S.

KENAI PENINSULA BOROUGH

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

Date: August 13, 1973

[Signature]
Borough Mayor

BARNETT SUBDIVISION, UNIT I

SITUATED IN

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, HOMER RECORDING DISTRICT, ALASKA

PREPARED FOR
ROBERT E. BARNETT
P. O. BOX 132
HOMER, ALASKA

PREPARED BY
KEN BRANCH, R.L.S.
746 F STREET
ANCHORAGE, ALASKA

DATE
MARCH 17, 1973
SCALE
1"=100'



Agenda

Planning Commission Regular Meeting

Wednesday, September 03, 2025 at 6:30 PM

City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

Homer City Hall

491 E. Pioneer Avenue
Homer, Alaska 99603
www.cityofhomer-ak.gov

Zoom Webinar ID: 205 093 973 Password: 610853

<https://cityofhomer.zoom.us>
Dial: 346-248-7799 or 669-900-6833;
(Toll Free) 888-788-0099 or 877-853-5247

CALL TO ORDER, 6:30 P.M.

AGENDA APPROVAL

PUBLIC COMMENTS The public may speak to the Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

RECONSIDERATION

CONSENT AGENDA All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner or someone from the public, in which case the item will be moved to the regular agenda.

- A. Unapproved Regular Meeting Minutes of August 20, 2025

PRESENTATIONS / VISITORS

REPORTS

- A. City Planner's Report, Staff Report 25-41

PUBLIC HEARINGS

PLAT CONSIDERATION

- A. BARNETT LOT 1-A 2025 RESUB, Staff Report 25-42
- B. RAW BIRCH 2025 REPLAT, Staff Report 25-43

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



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 25-42

TO: Homer Advisory Planning Commission
Through: Ryan Foster, City Planner
From: Ed Gross, Associate Planner
DATE: September 3, 2025
SUBJECT: Barnett Lot 1-A 2025 Resubdivision

Requested Action: Approval of a preliminary plat for the resubdivision of Lot 1-A of, Barnett Resubdivision Lots 1 – 3 Unit 1, to become two smaller lots.

General Information:

Applicants:	Mullikin Surveys, LLC PO Box 1023 Homer, AK 99603	Matthew Crawford For Range Group, LLC 1309 Coffeen Avenue, Ste. 1200 Sheridan, WY 82801
Location:	North of Barnett Place, east and south of East Hill Road	
Parcel ID:	17723009	
Size of Existing Lot(s):	Approximately 1.54 acres	
Size of Proposed Lots(s):	Lot 1-A-1, 0.799 Acres & Lot 1-A-2, 0.743 Acres	
Zoning Designation:	Rural Residential District	
Existing Land Use:	Residential	
Surrounding Land Use:	North: residential South: residential East: residential West: vacant	
Comprehensive Plan:	1-C-1 Promote infill development in all housing districts.	
Wetland Status:	No wetlands present	
Flood Plain Status:	Not located in a \flood plain	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are available	
Public Notice:	Notice was sent to 52 property owners of 23 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is within the Rural Residential District. The plat divides one lot 1.543 acres each into two proposed lots of 0.799 acres for lot 1-A-1 and 0.743 acres for lot 1-A-2.

Homer City Code 22.10.051 Easements and rights-of-way

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

Staff Response: The plat does not meet this requirement. While the plat depicts a 15-foot utility easement along Barnett Place, it does not depict a 15-foot utility easement along East Hill Road. The plat should depict a 15-foot utility easement along East Hill Road

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

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

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

Staff Response: The plat meets these requirements.

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

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

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat does not meet these requirements. The proposed plat only identifies the street width to the centerline. Recommend showing the entire width of streets.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat does not meet these requirements. The proposed plat only identifies the street width to the centerline. Recommend showing the entire width of streets.

- 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 does not meet these requirements. Adjacent parcels should be identified, including Lot 7 and Lot 8 across Barnett Place.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements. No known encroachments.

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

Staff Response: The plat meets these requirements.

Public Works Comments:

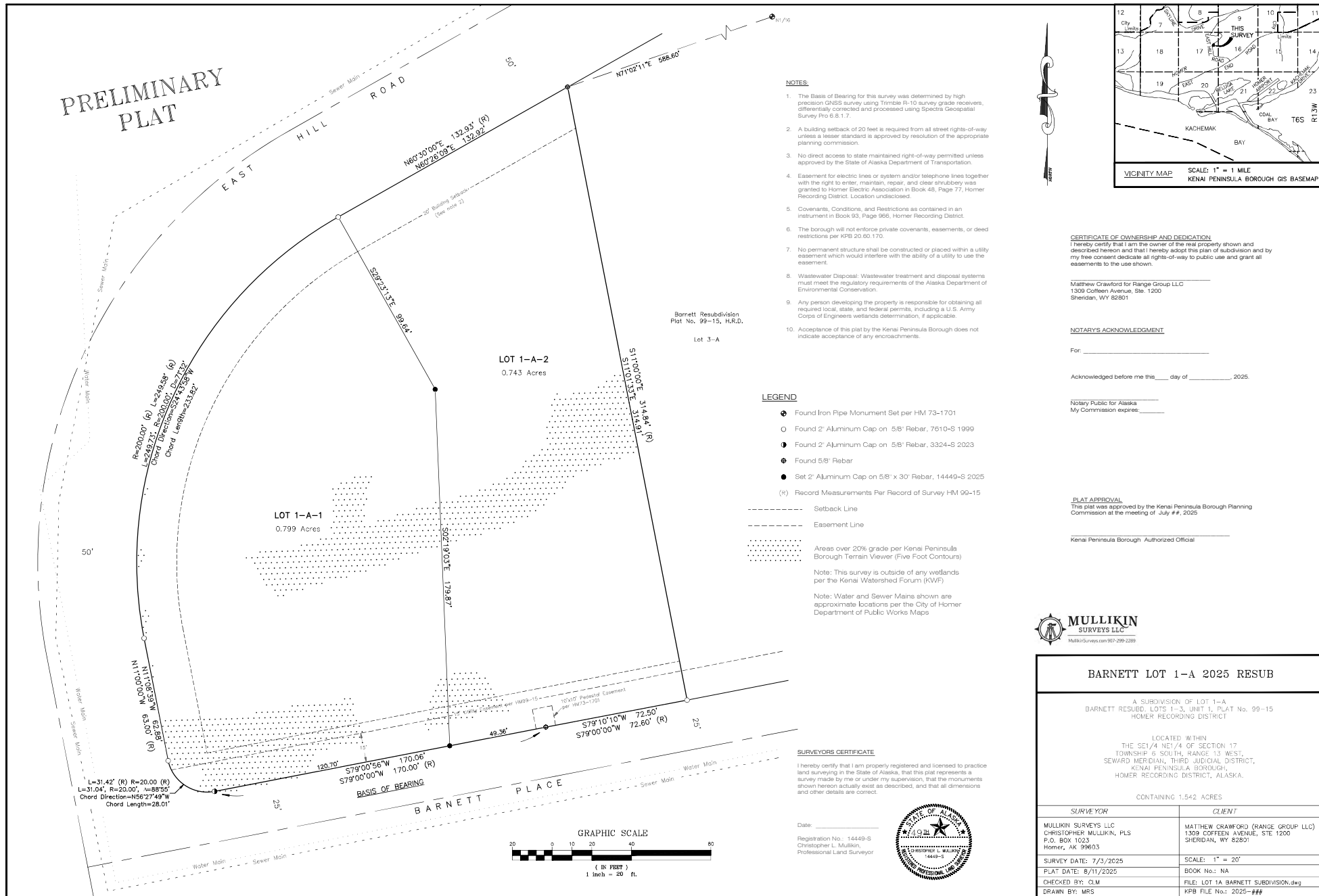
Water and sewer services will need to be provided to the newly subdivided lot prior to recording the final plat.

Staff Recommendation: The Planning Commission recommends 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.

Attachments:

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





MULLIKIN SURVEYS LLC

MullikinSurveys.com 907-299-2289

Christopher Mullikin, PLS
P.O. Box 1023, Homer, AK 99603

PRELIMINARY PLAT SUBMITTAL

Planning Dept.
City of Homer
491 East Pioneer Ave
Homer, AK 99603

Re: Barnett Lot 1-A 2025 Resub

To Whom it may concern,

This is a preliminary plat for the subdivision of Lot 1-A, Barnett Resubd. Lots 1-3, Unit 1 (HM99-15) for Matthew Crawford of Range Group LLC.

Please find included in this packet:

- One full sized paper plat
- One half sized paper plat
- \$300 check (#271) for plat submittal fee

The electronic version has been emailed.

Sincerely,

Christopher Mullikin, PLS

RECEIVED

AUG 14 2025

**CITY OF HOMER
PLANNING/ZONING**

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:

Barnett Lot 1-A 2025 Resub 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

Physical Addresses



Transportation

Mileposts



Parcels and PLSS

Tax Parcels



0 150 300
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

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.

PUBLIC HEARINGS

PLAT CONSIDERATION

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

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, but no one came forward to speak.

Chair S. Smith then opened the public comment period. With no one coming forward to comment, Chair S. Smith closed the public comment period.

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

Discussion topics included character of the neighborhood, time at which the subdivision was originally platted, water and sewer infrastructure and availability, and driveways and legal access to the property.

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.

HARNESS/VENUTI MOVED TO AMEND THE MOTION TO INCLUDE A RECOMMENDATION #6 TO SPECIFY THAT THE ACCESS FOR LOT 1-A-2 BE FROM BARNETT PLACE.

Commissioner H. Smith noted that while he agreed with the principle behind the amendment, it's been highlighted by the City Planner that dictating access is outside of the Commission's purview during the platting process.

Commissioner Schneider reiterated that it's not up to the Commission to specify where the driveway will go.

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

VOTE (AMENDMENT): YES: BARNWELL, HARNESS, VENUTI, WALKER.

VOTE (AMENDMENT): NO: SCHNEIDER, H. SMITH, S. SMITH.

Motion carried.

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.

From: [Carpenter, Beverly](#)
To: [Simons, Sandee](#)
Cc: [Piagentini, Vincent](#)
Subject: FW: <EXTERNAL-SENDER>notice of subdivision/replat
Date: Friday, October 3, 2025 10:35:56 AM
Attachments: [image001.png](#)
[image002.png](#)

Happy Friday Sandee!

Could you please process this public comment?

Thank you!

Beverly Carpenter
Platting Specialist, Planning Department
Office: 907-714-2200 Direct: 907-714-2210



Kenai Peninsula Borough
144 N. Binkley St. Soldotna, AK 99669
kpb.us

PUBLIC RECORDS LAW DISCLOSURE: This email and responses to this email may be considered a public record under the law.

From: Planning Dept, <planning@kpb.us>
Sent: Friday, October 3, 2025 10:27 AM
To: Piagentini, Vincent <vpagentini@kpb.us>; Carpenter, Beverly <BCarpenter@kpb.us>
Subject: FW: <EXTERNAL-SENDER>notice of subdivision/replat

From: Flo Larson <putts5646@yahoo.com>
Sent: Friday, October 3, 2025 10:15 AM
To: Planning Dept, <planning@kpb.us>
Cc: Carrie Bishop <carrieb1@earthlink.net>; Nell Gustafson <ngust028@gmail.com>
Subject: <EXTERNAL-SENDER>notice of subdivision/replat

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

To Whom This May Concern:

Regarding KPB File 2025-140:

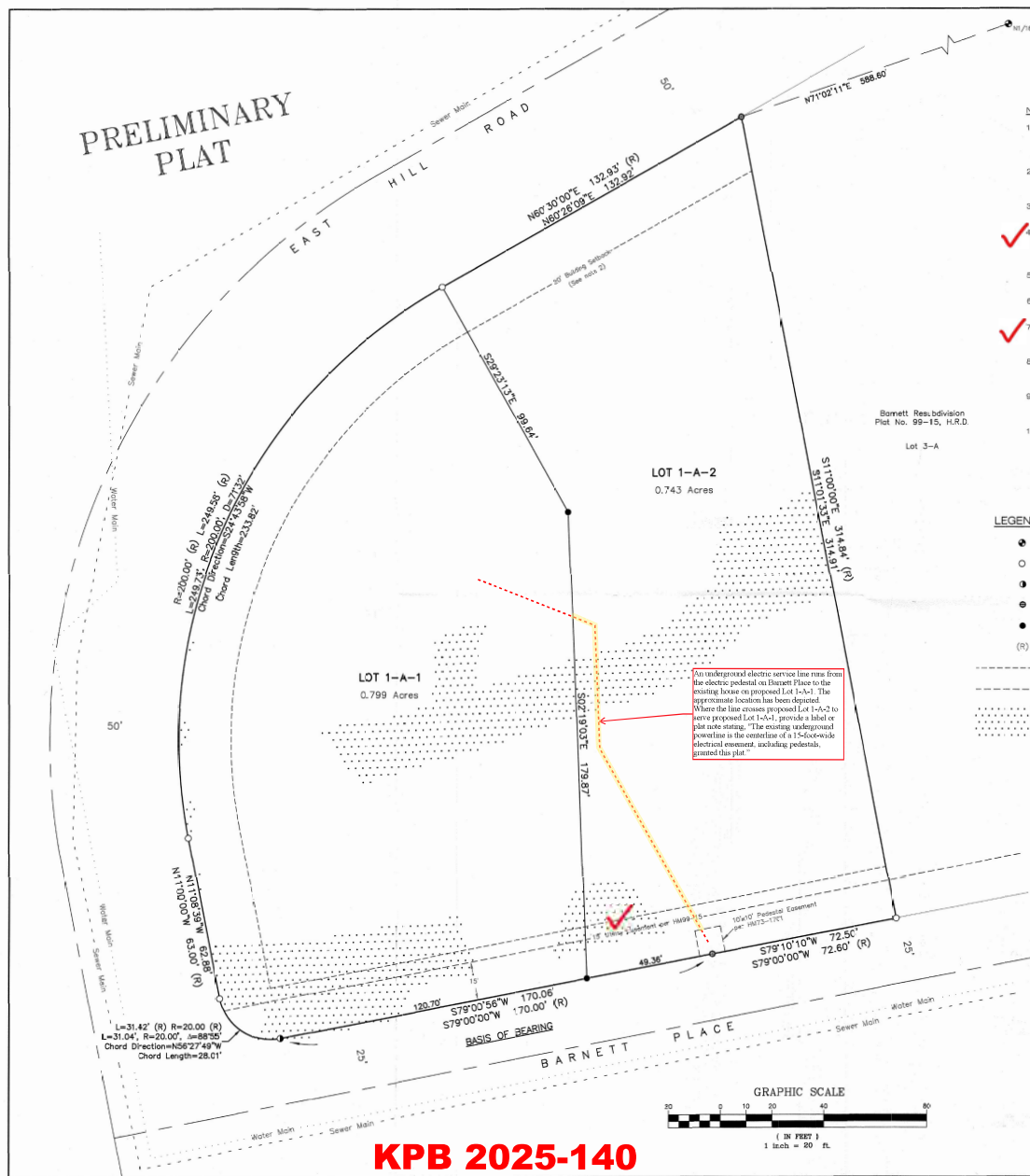
I live on Barnett Place to the right of the proposed replat and oppose this action for the reasons listed below:

1) the present triplex violated the covenants when it was built on the corner

- 2) a DOT representative said the present approach to the existing triplex violates road requirements being too close to the stop sign
- 3) traffic coming downhill on the sharp corner of East Hill is dangerous
- 4) additional traffic on the corner adds additional danger
- 5) dividing the corner lot is out of sync with existing lots and will look “stuffed”
- 6) if a road to the new replat comes off East Hill, it complicates an existing dangerous corner especially on icy roads
- 7) the five existing homes, not including the triplex, do not want our small neighborhood chopped further
- 8) the other day when I was parked at the stop sign, a car turning up to the triplex nearly hit my car
- 9) this needs additional study

Thank you for your consideration.

Sincerely,
Florence B Larson



NOTES:

1. The Basis of Bearing for this survey was determined by high precision GPS survey using Trimble R10 survey grade receivers, differentially corrected and processed using Specia Geospatial Survey Pro 6.8.1.7.
2. A building setback of 20 feet is required from all street rights-of-way unless a lesser setback is approved by resolution of the appropriate planning commission.
3. No direct access to state maintained right-of-way permitted unless approved by the State of Alaska Department of Transportation.
4. Easement for electric lines or system and/or telephone lines together with the right to enter, maintain, repair, and clear shrubbery was granted to Homer Electric Association in Block 48, Page 77, Homer Recording District. Location undisturbed.
5. Covenants, Conditions, and Restrictions as contained in an instrument in Block 58, Page 965, Homer Recording District.
6. The borough will not enforce private covenants, easements, or deed restrictions per AS 10.05.170.
7. 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.
8. Wastewater Disposal: Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
9. Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
10. Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

LEGEND

- Found Iron Pipe Monument Set per HM 73-1701
- Found 2" Aluminum Cap on 5/8" Rebar, 7610-S 1999
- Found 2" Aluminum Cap on 5/8" Rebar, 3324-S 2023
- Found 5/8" Rebar
- Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2025
- Record Measurements Per Record of Survey HM 99-15

Setback Line
Easement Line

Areas over 20% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)

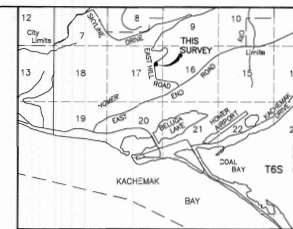
Note: This survey is outside of any wetlands per the Kenai Watershed Forum (KWF).

Note: Water and Sewer Mains shown are approximate locations per the City of Homer Department of Public Works Maps.

SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my supervision, that the monuments shown herein actually exist as described, and that all dimensions and other details are correct.

Date: _____
Registration No.: 14449-S
Christopher L. Mullikin,
Professional Land Surveyor



VICINITY MAP SCALE: 1" = 1 MILE
KENAI PENINSULA BOROUGH GIS BASEMAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the real property shown and described herein and that I hereby adopt this plan of subdivision and by my free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Matthew Crawford for Range Group LLC
1309 Corfeen Avenue, Ste. 1200
Sheridan, WY 82801

NOTARY'S ACKNOWLEDGMENT

For: _____
Acknowledged before me this _____ day of _____, 2025.

Notary Public for Alaska
My Commission expires: _____

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of July 22, 2025.

Kenai Peninsula Borough Authorized Official



BARNETT LOT 1-A 2025 RESUB

A SUBDIVISION OF LOT 1-A
BARNETT RESUBD LOTS 1-3, UNIT 1, PLAT No. 99-15
HOMER RECORDING DISTRICT

LOCATED WITHIN
THE SE1/4 NE1/4 OF SECTION 17
TOWNSHIP 6 SOUTH, RANGE 13 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 1.542 ACRES

SURVEYOR	CLIENT
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 Homer, AK 99603	MATTHEW CRAWFORD (RANGE GROUP LLC) 1309 CORFEEN AVENUE, STE 1200 SHERIDAN, WY 82801
SURVEY DATE: 7/3/2025	SCALE: 1" = 20'
PLAT DATE: 8/11/2025	BOOK No.: NA
CHECKED BY: CLM	FILE: LOT 1A BARNETT SUBDIVISION.dwg
DRAWN BY: MRS	KPB FILE No.: 2025-##