

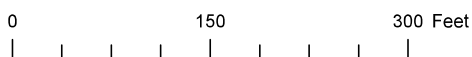
E. NEW BUSINESS

- 7. Scenic View No. 6 Lovett 2024 Replat
KPB File 2024-079
Seabright Surveying / Shannon Lane, LLC
Location: East End Road, Shannon Lane &
Early Spring Street
City of Homer**



KPB File 2024-079
T 06S R 13W SEC 16
Homer

7/19/2024





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. THIS PLAT WAS PREPARED FOR THE VACATION OF THE COMMON LINE BETWEEN LOT F7-A & LOT F10-A. NO SURVEY WAS PERFORMED FOR THE PREPARATION OF THIS PLAT. ALL LOT DIMENSIONS SHOWN ON THIS PLAT ARE FROM RECORD DATE AS SHOWN ON PLAT HM 82-47 & HM 2010-32.
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. THE FRONT 15' ALONG THE ROW IS A UTILITY EASEMENT GRANTED THIS PLAT.
4. A 10' UNDERGROUND UTILITY EASEMENT EXISTS ALONG EACH SIDE OF ALL RIGHTS-OF-WAY WITHIN THIS SUBDIVISION. THERE IS ALSO A 10' EASEMENT ALONG EACH SIDE OF EXISTING POWERLINES (HM 82-47).

PLAT APPROVAL

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

BY: _____ AUTHORIZED OFFICIAL DATE _____
KENAI PENINSULA BOROUGH

WASTEWATER DISPOSAL

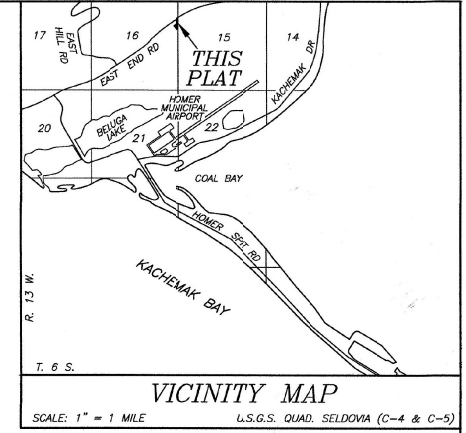
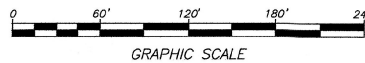
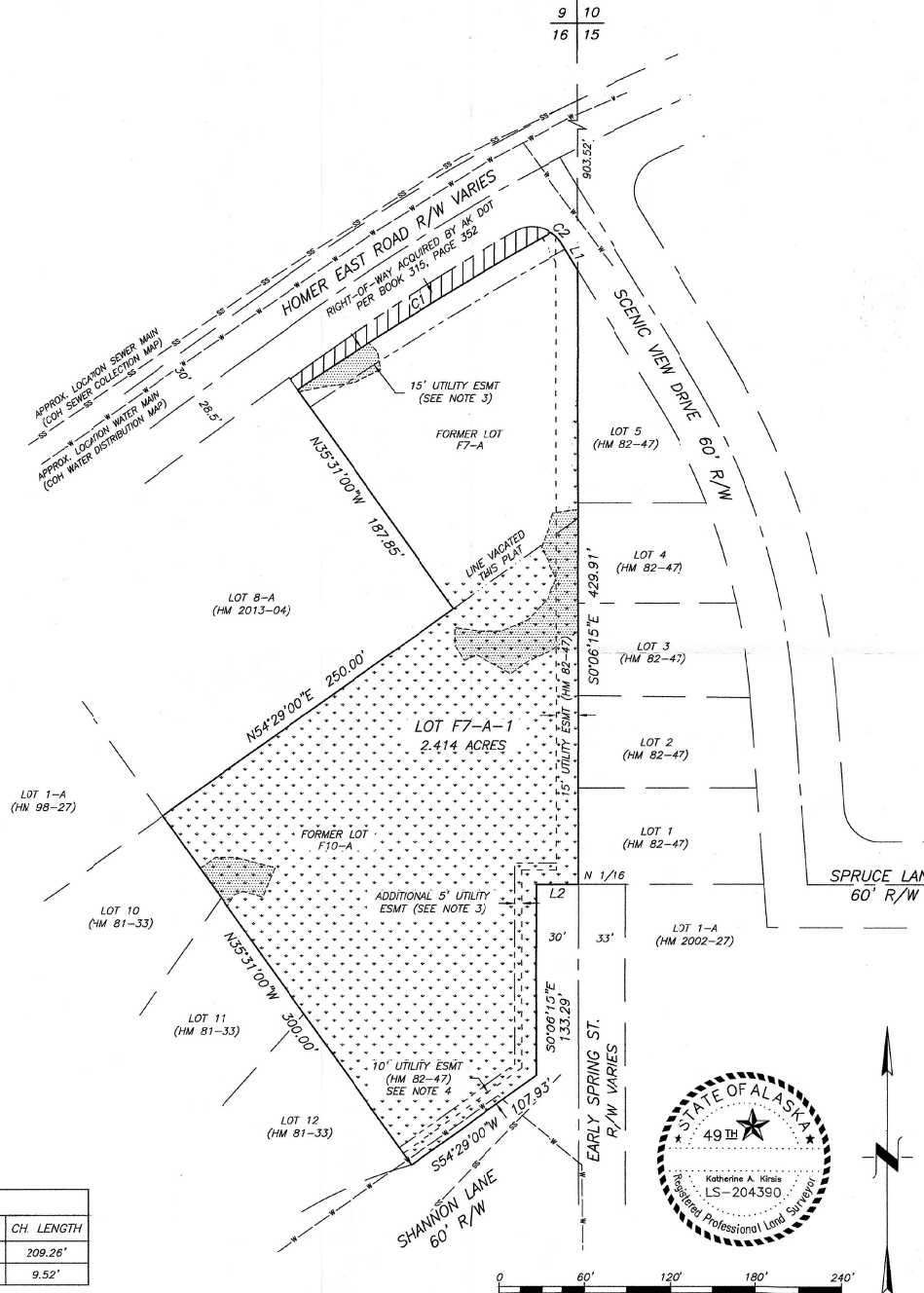
PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LEGEND

- APPROX. AREA DISCHARGE SLOPE (KWF WETLANDS ASSESSMENT, KPB GIS)
- APPROX. AREAS OF 20% SLOPE OR GREATER (KPB GIS)

LINE TABLE				
LINE #	LENGTH	BEARING		
L1	22.82'	S31°00'00"E		
L2	30.00'	N89°59'51"W		

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	209.32'	2417.97'	4°57'36"	N58°21'40"E	209.26'
C2	9.35'	25.00'	21°57'47"	S45°54'33"E	9.52'



CERTIFICATE OF OWNERSHIP

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

WILLIAM E. LOVETT, OWNER
SHANNON LANE, LLC
P.O. BOX 4243
HOMER, AK 99603

NOTARY'S ACKNOWLEDGMENT

FOR: WILLIAM E. LOVETT
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____ 2024
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

HOMER RECORDING DISTRICT KPB FILE NO. 2024-XXX

**SCENIC VIEW NO. 6
LOVETT 2024 REPLAT**

A REPLAT OF LOT F7-A & LOT F10-A, SCENIC VIEW NO. 6 (HM 82-47), LOCATED WITHIN THE NE1/4 NE1/4, SECTION 16, T. 6 S., R. 13 W., S.M., CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CON'AINING 2.414 AC

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

CLIENTS: SHANNON LANE, LLC
P.O. BOX 4243 HOMER, AK 99603

DRAWN BY: KK CHKD BY: KK JOB #2024-34
DATE: 07/2024 SCALE: 1"=60' SHEET #1 OF 1

KPB 2024-079

AGENDA ITEM E. NEW BUSINESS

**ITEM #7 - PRELIMINARY PLAT
SCENIC VIEW NO. 6 LOVETT 2024 REPLAT**

KPB File No.	2024-079
Plat Committee Meeting:	August 12, 2024
Applicant / Owner:	Shannon Lane, LLC / Homer, AK
Surveyor:	Katherine Kirsis / Seabright Survey + Design
General Location:	East End Rd / City of Homer, AK

Parent Parcel No.:	179-390-01 & 179-390-02
Legal Description:	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT F10-A and LOT F7-A EXCLUDING DOT ROW
Assessing Use:	Residential and Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	City / City
Exception Request	None

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine two lots into one lot of size 2.414 acres.

Location and Legal Access (existing and proposed):

Legal access to the is currently from Shannon Lane on the south, a 60' developed right-of-way maintained by the City of Homer. There is also access from the south to Early Spring St a 63' dedication that is not developed. On the north is East End Rd a varied width right-of-way maintained by the Alaska DOT.

This plat will not be completing a dedication or a vacation.

The plat is affected by a 33' section line easement that needs to be added along the east side of the subdivision drawing. **Staff recommends** the surveyor verify the easement and add to the drawing once verified.

Block length is compliant, being completed by Early Spring St, Shannon Lane, Rochelle Rd, East End Rd and Scenic View Dr.

PER DOT: The platting action voids any previous issued permits. Land owners will need to reapply for driveway access permits to state road and right-of-way access.

KPB Roads Dept. Comments	Out of Jurisdiction: Yes Roads Director: Griebel, Scott Comments: Within the City of Homer. No RSA comments or objections.
SOA DOT Comments	No comment

Site Investigation:

There are several structures on the southern portion of the of the proposed lot. Proposed structures are shown on the northern portion of the proposed lot s can be scene on the included as-built supplied by the surveyor. Water and sewer are available on both the north and south ends of the plat as shown on the preliminary plat drawing. **Staff recommends** these utilities be removed for the final submittal.

There are some steep areas over 20 percent grade on the plat that are shown as the dense hatched areas on the drawing.

There are wetlands on the plat as shown by the less dense shading. **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.

Being in the City of Homer, The River Center had no comments and the following is noted for flood plain and floodway information.

The City of Homer noted the plat is not within a flood plain.

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

The City of Homer did not identify this plat to be in the Bridge Creek Watershed Protection District.

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

Staff Analysis

The location has gone through several subdivision of this general shape of these two lots starting in the mid 1950's from what can be determined, but some of the original plats are not to be found. Originally noted as the Guy Waddell Tracts, they then were included in the Scenic View Subdivision HM 63-1151, then subdivided as Lots 7 and 10 by Thompson Subdivision HM64-51. Scenic View No. 6 HM 82-47 aligned them to the current Lots F7-A and F10-A which this platting action will now combine into Lot F7-A-1

A soils report will not be needed as this plat is located inside the City of Homer and water and sanitary sewer are available to the site.

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 City of Homer Planning Commission reviewed and approved the plat at the June 19, 2024 meeting.

There does not appear to be any encroachments to or from the plat boundary or easements. Staff recommends the surveyor watch for any issues when doing the boundary survey and report any issues found and a resolution to them.

Utility Easements

There are utility easements carried forward from the parent plat as shown and noted.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

Utility provider review:

HEA	No comment
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Leavitt, Rhealyn Affected Addresses: 2065 EAST END RD, 2080 SHANNON LN Existing Street Names are Correct: No List of Correct Street Names: EAST END RD, SCENIC VIEW DR, EARLY SPRING ST, SHANNON LN Existing Street Name Corrections Needed: EAST END RD IS LABLED AS HOMER EAST RD ON PLAT PLEASE CORRECT All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: CITY OF HOMER WILL ADVISE ON ADDRESSES.
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
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	Reviewer: Windsor, Heather Comments: No comment

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

- Add a plat not for HEA easement in Bk 19 Pg 90.
- On the northern line, move the note for the 15' utility easement over to the right, as it looks to be identifying the steep area.
- Add to the Plat Approval the date of August 12, 2024.
- Remove note #2 as connection to city sewer system is available.
- Add Scenic View Drivee to the vicinity map and label it.

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:

Add to KPB File no 2024-079

Remove from the legal description the NE1/4 as it drops in the SE1/4 NE1/4 also

- 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:
 Revise the road name to just East End Road
 Add the 33' section line easement to both sides of the section line unless proven to be vacated.
- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions, or limitations of reservations that could affect the subdivision;
Staff recommendation:
 Add north side of East End Rd and parcels with labels to the north.

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.

20.30.250. Building setbacks-Within cities. The building setback requirements for subdivisions located within cities shall be governed by the provisions of municipal zoning districts. Building setbacks as depicted, or noted, on recorded plats shall not be carried forward on a new subdivision plat located within a municipal zoning district. Provide a plat note stating, "Per KPB 20.30.250 the building setback of record has been removed. All development must comply with the municipal zoning requirements."

KPB 20.40 – Wastewater Disposal

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

20.40.010 Wastewater disposal.
Platting Staff Comments:
Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

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

RECOMMENDATION:

STAFF RECOMMENDS:

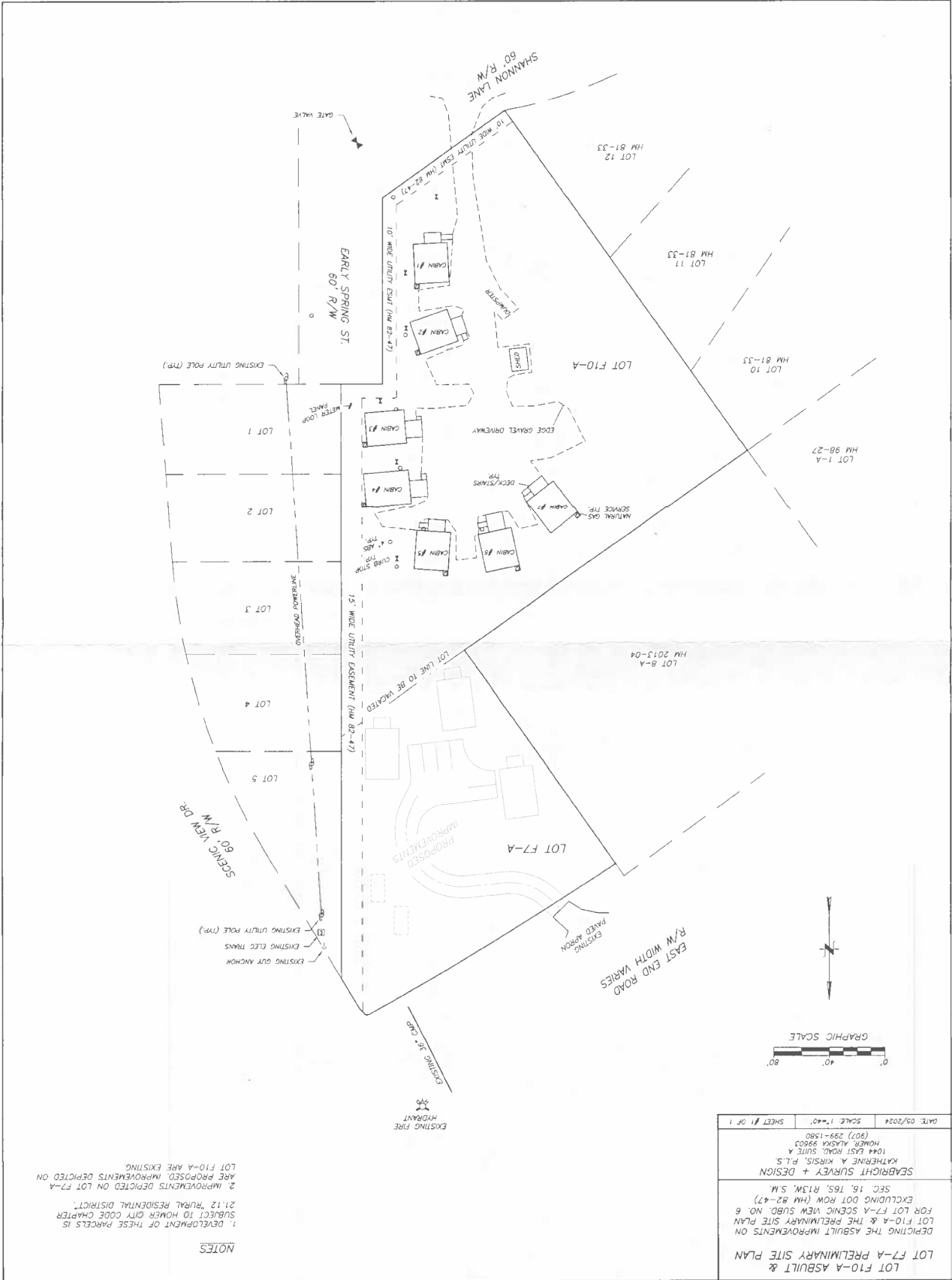
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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

NOTE: 20.25.120. - REVIEW AND APPEAL.

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

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

END OF STAFF REPORT



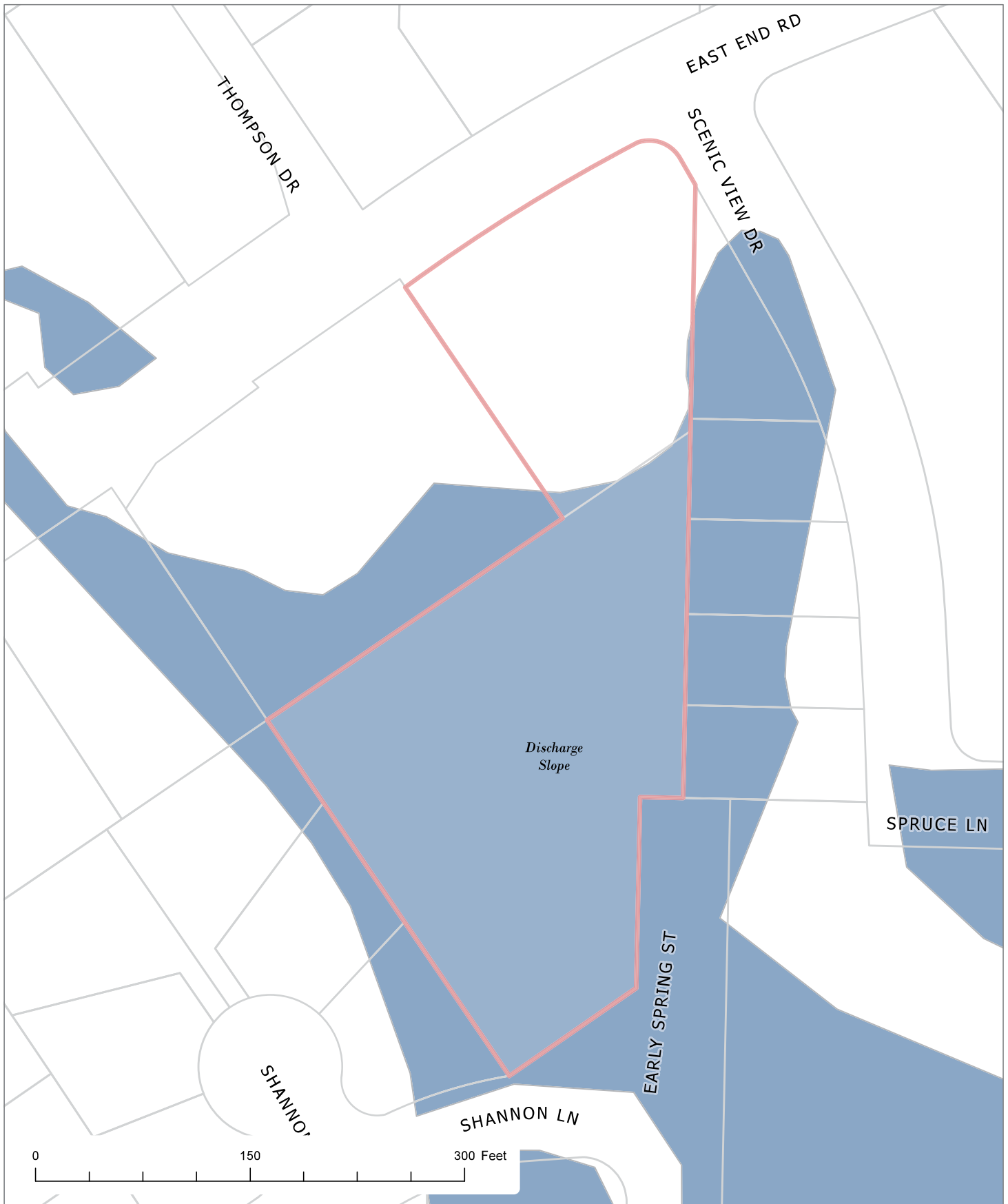
NOTES

1. DEVELOPMENT OF THESE PARCELS IS SUBJECT TO HOMER CITY CODE CHAPTER 21.12 RURAL RESIDENTIAL DISTRICT.
2. IMPROVEMENTS DEPICTED ON LOT F7-A ARE PROPOSED. IMPROVEMENTS DEPICTED ON LOT F10-A ARE EXISTING.

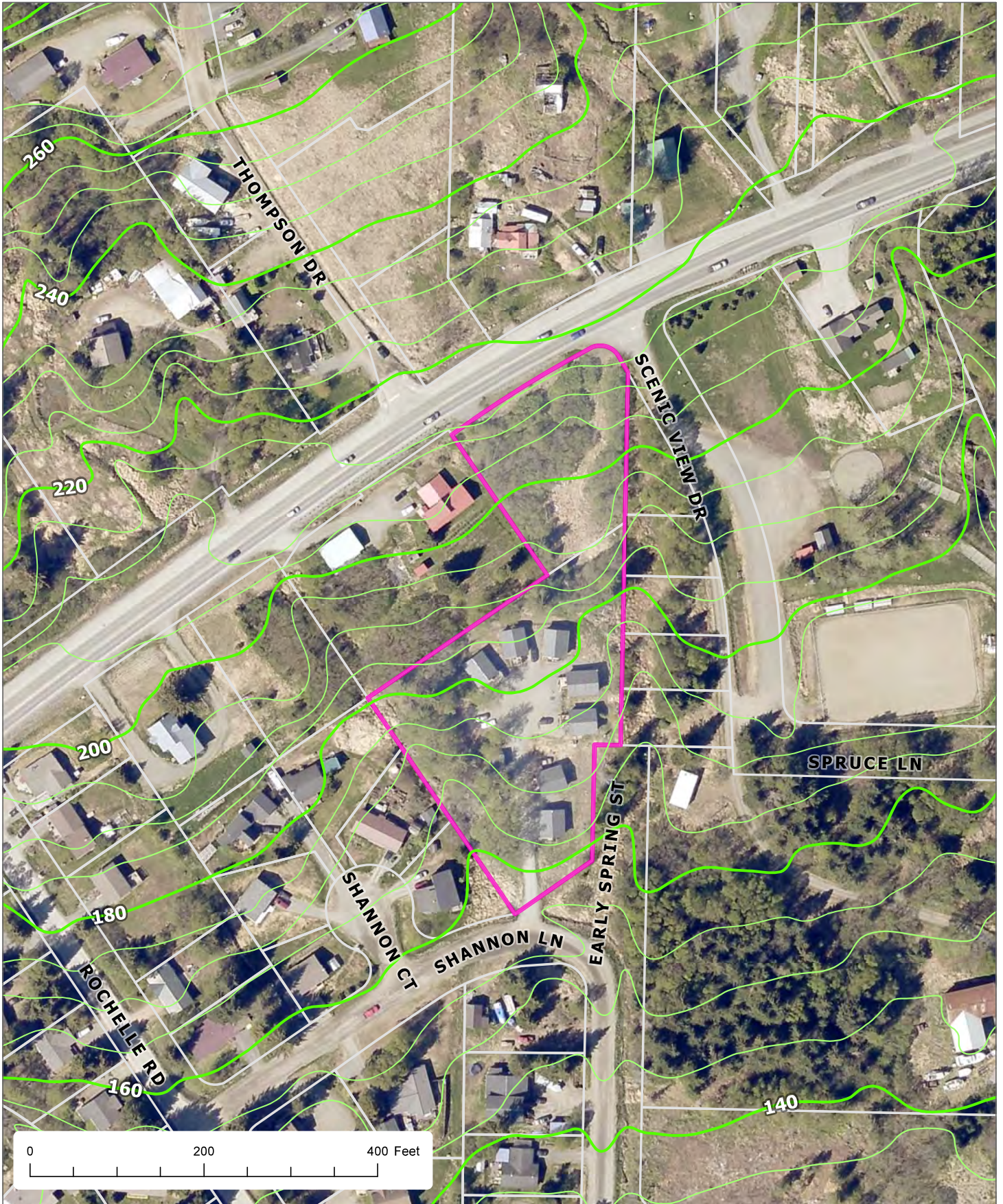
DATE: 09/2024	SCALE: 1"=40'	SHEET # OF 1
SEABRIGHT SURVEY + DESIGN KATHERINE A. KRISIS, P.L.S. 1044 EAST ROAD, SUITE A HOMER, ALASKA 99603 (907) 299-1580		
LOT F10-A ASBULT & LOT F7-A PRELIMINARY SITE PLAN DEPICTING THE ASBULT IMPROVEMENTS ON LOT F10-A & THE PRELIMINARY SITE PLAN FOR LOT F7-A SCENIC VIEW SUBD. NO. 6 EXCLUDING DOT ROW (HM 82-47) SEC. 18, T6S, R13W, S1M.		



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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CERTIFICATE OF OWNERSHIP
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON. I HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES DEDICATED BY ME FOR PUBLIC USE.

Clem Tillion *Diana R. Tillion*
 CLEM TILLION DIANA R. TILLION
 BOX 372
 HOMER, AK 99603

Clarence Fry *Charlotte Fry*
 CLARENCE FRY CHARLOTTE FRY
 BOX 629
 HOMER, AK 99603

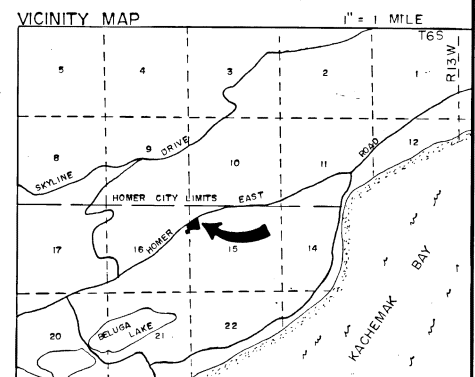
(FOR CLARENCE & CHARLOTTE FRY, & NOTARY'S ACKNOWLEDGEMENT CLEM & DIANA R. TILLION)
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 DAY OF June 1981.
 ALL OF THE ABOVE LISTED PERSONS PERSONALLY APPEARED BEFORE ME.

Jerry Anderson
 JERRY ANDERSON, 3686-S
 NOTARY PUBLIC FOR ALASKA
 SURVEYOR'S CERTIFICATE
 MY COMMISSION EXPIRES 8/31/81

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JUNE 22, 1981
 KENAI PENINSULA BOROUGH

BY: *Old But*
 AUTHORIZED OFFICIAL

- LEGEND:
- FOUND 1" I.P.
 - ⊕ FOUND G.L.O. MONUMENT
 - FOUND BERNSTEIN MONUMENT, 1301-S
 - ▭ INDICATES RIGHT OF WAY VACATED THIS SURVEY
 - ⊥ 1/2" x 24" REBAR WITH PLASTIC CAP TO BE SET UPON COMPLETION OF WATER AND SEWER CONSTRUCTION
 - FOUND 5/8" REBAR



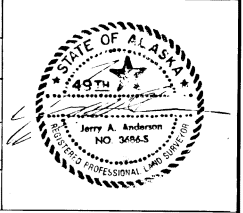
DATE: JANUARY, 1981

SCALE: 1" = 75'

DRAWN BY: SW

FLD. BK. NO.: 95

JOB NO.: 1265



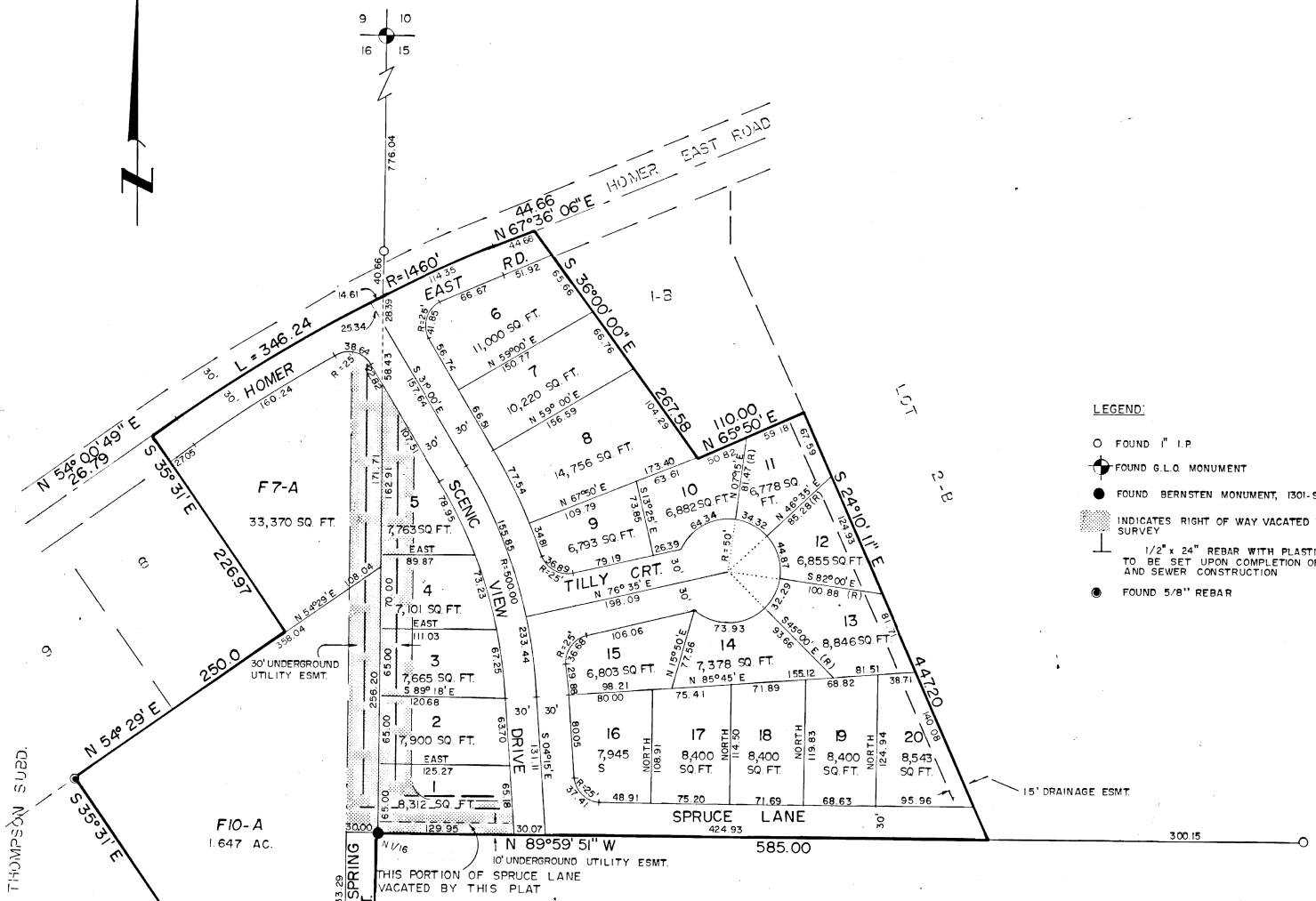
82-47

RECORDED - FILED 10
 HOMER, AK DIST.

DATE: 6-28-81
 TIME: 11:15 A.M.
 Requested by: KTB
 Address: Soldotna

SCENIC VIEW NO. 6
 AND VACATION OF PORTIONS OF EARLY SPRING STREET AND SPRUCE LANE
 BEING A REPLAT OF LOT 1-A, SCENIC VIEW SUBD. REPLAT OF LOT 1, PLAT NO. 78-103, H.R.D. AND LOTS 7 & 10, TR. F, THOMPSON SUBD., PLAT NO. 64-51, H.R.D. WITHIN THE SW 1/4 NW 1/4, SEC. 15, & THE NE 1/4 NE 1/4, SEC. 16, T. 6 S., R. 13 W., 3 M., WITHIN THE CITY OF HOMER, CONTAINING 7.956 ACRES.

ABILITY SURVEYS
 JERRY ANDERSON, RLS BOX 1263 HOMER, ALASKA



- UNSUBDIVIDED
- NOTES:
1. A 10' UNDERGROUND UTILITY EASEMENT EXISTS ALONG EACH SIDE OF ALL RIGHTS OF WAY WITHIN THIS SUBDIVISION THERE IS ALSO A 10' EASEMENT ALONG EACH SIDE OF EXISTING POWERLINES.
 2. ACCESS TO LOT 6 SHALL BE FROM SCENIC VIEW DRIVE ONLY.
 3. 1/2" x 24" REBAR WITH PLASTIC CAP TO BE SET UPON COMPLETION OF WATER & SEWER CONSTRUCTION.

E 1/16, 5 9/32, 3 16
3 x 3/4 HUB

SEC. LINE S 89°34' W 1329.85

Sec. 9

Sec. 10

SEC. COR.-G.L.O.-MON.

Sec. 16

Sec. 15



1/16 SEC. LINE S 0° 11' 30" E 1222.20

2693.00

1/16 COR. NOT SET

CHRISTENSEN

to Homer

TRACT A
TRACT B
TRACT C
TRACT D
TRACT E
TRACT F
TRACT G

TRACT I
4.57 AC.

TRACT H
15.90 AC.

TRACT A
TRACT B
TRACT C
TRACT D
TRACT E
TRACT F
TRACT G

TRACT G

TRACT F

ORIGINAL MABEL SHOTTER SVEDLAND
HOMESTEAD. THE E. 1/2 OF THE NE 1/4,
T. 6 S., R. 13 W., S. M. PAT. No 1112272

AT 550.00 SET HUB BY POWER FILE
AT 774.00 SET HUB BURIED 2'
AT 730.80 BURIED IRON PIPE

BLAVIN

PRICE

SEC. LINE N 0° 0' 0" W 775.00

519.77

1318.57 to 1/4 COR.

1/16 COR. NOT SET

CERTIFICATION

I hereby certify this plat and all detail and dimensions are correct. The bearings and distances shown hereon are based on a true and accurate subdivision of this section. True North is referenced to the west side of this section, all other bearings are grid from there.

David L. Bear

C 1/4 COR. Not Set

N 89° 54' 15" E 1318.89 to 1/4 COR

THORNE

BOUNDARY SURVEY OF TRACTS
"E", "H" AND "I" PROPERTY OF
GUY WADDELL

SURVEYED BY: DAVID L BEAR
DATE: MAY 1954
SCALE: 1 INCH TO 200.00 FEET

No. 2242

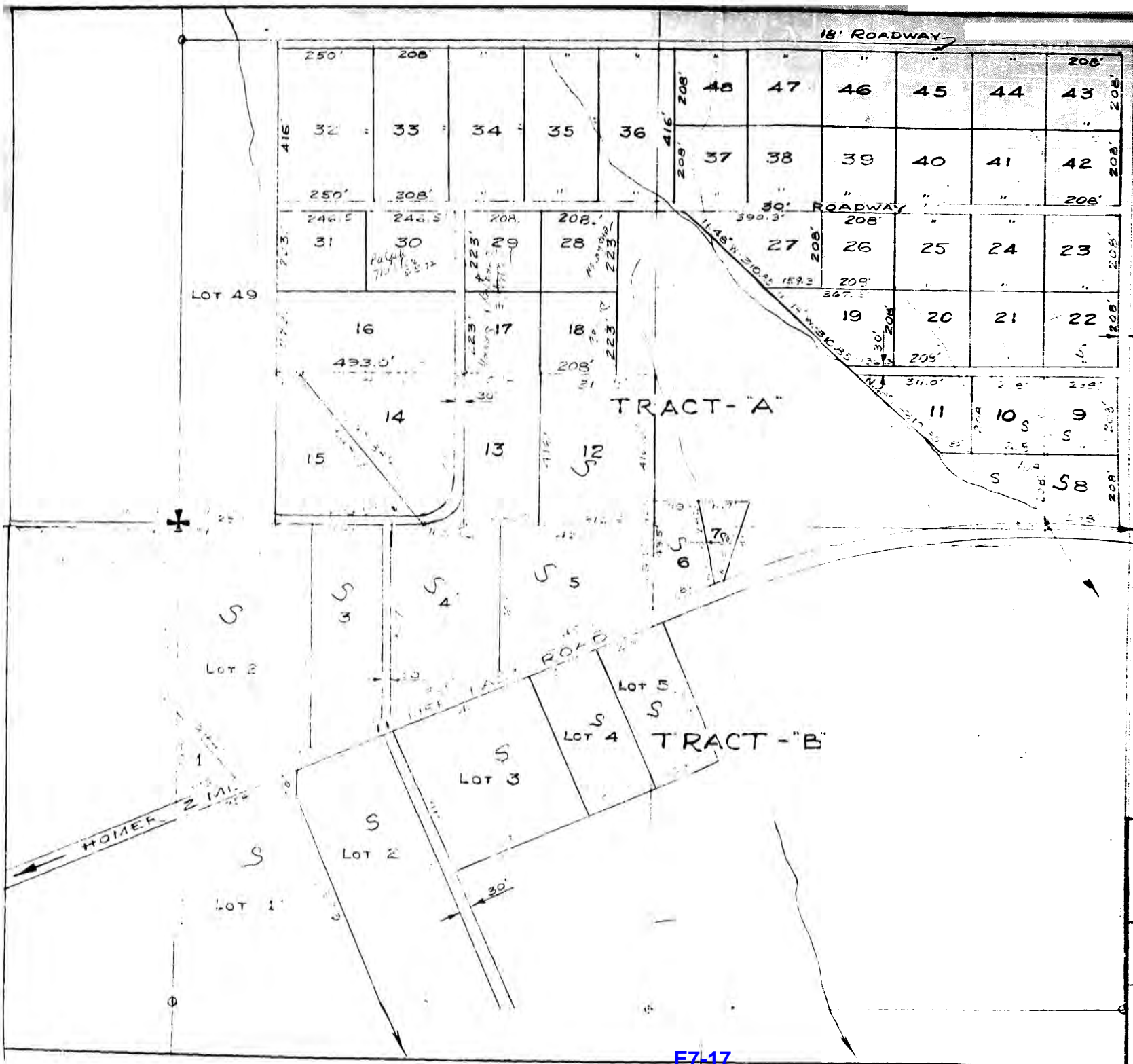
FILED FOR RECORDING

Nov 12, 1954 12:50 P.

Vol. V Page 200

Hemer Recording Precinct
Terr. of Alaska

At the Request of Arthur Thompson



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 -

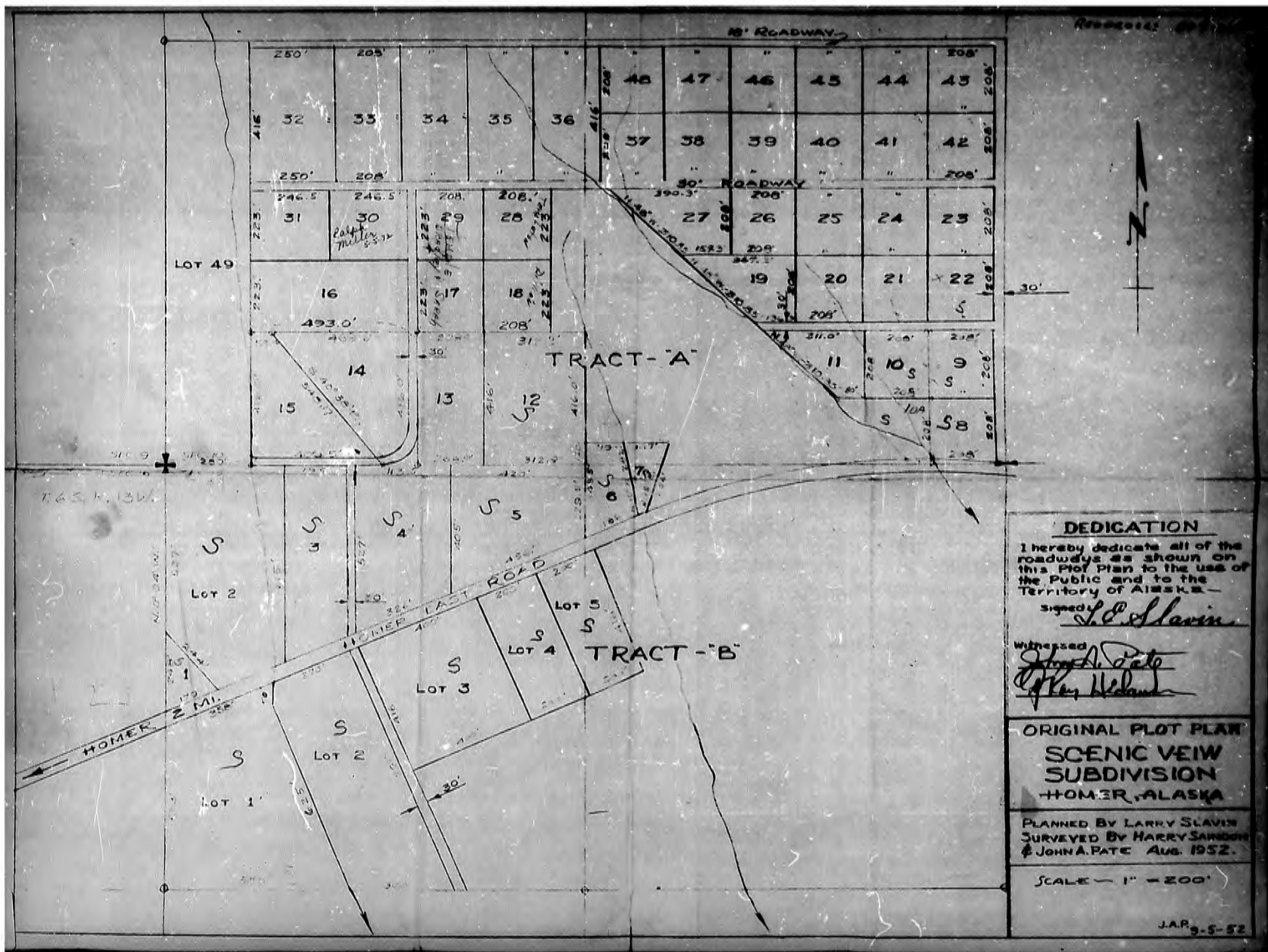
Signed: *L. C. Slavin*

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



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 24-030

TO: Homer Planning Commission **24-030**
 FROM: Ryan Foster, AICP, City Planner
 DATE: 6/19/24
 SUBJECT: Scenic View No. 6 Pier 59 2024 Replat Preliminary Plat

Requested Action: Approval of a preliminary plat for a lot line vacation. The lot line between Lot F7A & F10A would be vacated, creating a proposed Lot F7-A-1.

General Information:

Applicants:	Pier 59, LLC PO Box 4243 Homer, AK 99603	Seabright Survey + Design 1044 East Road, Suite A Homer, AK 99603
Location:	East End Road, Between Thompson Dr and Scenic View Dr	
Parcel ID:	17939002 and 17939001	
Size of Existing Lot(s):	0.76 acres and 1.65 acres	
Size of Proposed Lots(s):	2.41 acres	
Zoning Designation:	Rural Residential District	
Existing Land Use:	Vacant & Residential	
Surrounding Land Use:	North: Residential South: Residential East: Vacant & Commercial West: Residential	
Comprehensive Plan:	Goal 1: Objective A: Pattern of growth.	
Wetland Status:	Discharge slope covers all of 17939001.	
Flood Plain Status:	Not within a flood plain.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are present	
Public Notice:	Notice was sent to 73 property owners of 63 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 Lot F7A & F10A would be vacated, creating a proposed Lot F7-A-1 at approximately 2.41 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. No new street is being accepted by the City for maintenance.

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

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

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat does not meet these requirements. Recommend the surveyor provide 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 to the preliminary plat.

- 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 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.

- 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: None.

Staff Recommendation:

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

1. Recommend the surveyor provide 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 to the preliminary plat.

Attachments:

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

NOTES

1. THIS PLAT WAS PREPARED FOR THE VACATION OF THE COMMON LINE BETWEEN LOT F7-A & LOT F10-A. NO SURVEY WAS PERFORMED FOR THE PREPARATION OF THIS PLAT. ALL LOT DIMENSIONS SHOWN ON THIS PLAT ARE FROM RECORD DATE AS SHOWN ON PLAT HM 82-47 & HM 2010-32.
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. THE FRONT 15' ALONG THE ROW IS A UTILITY EASEMENT GRANTED THIS PLAT.
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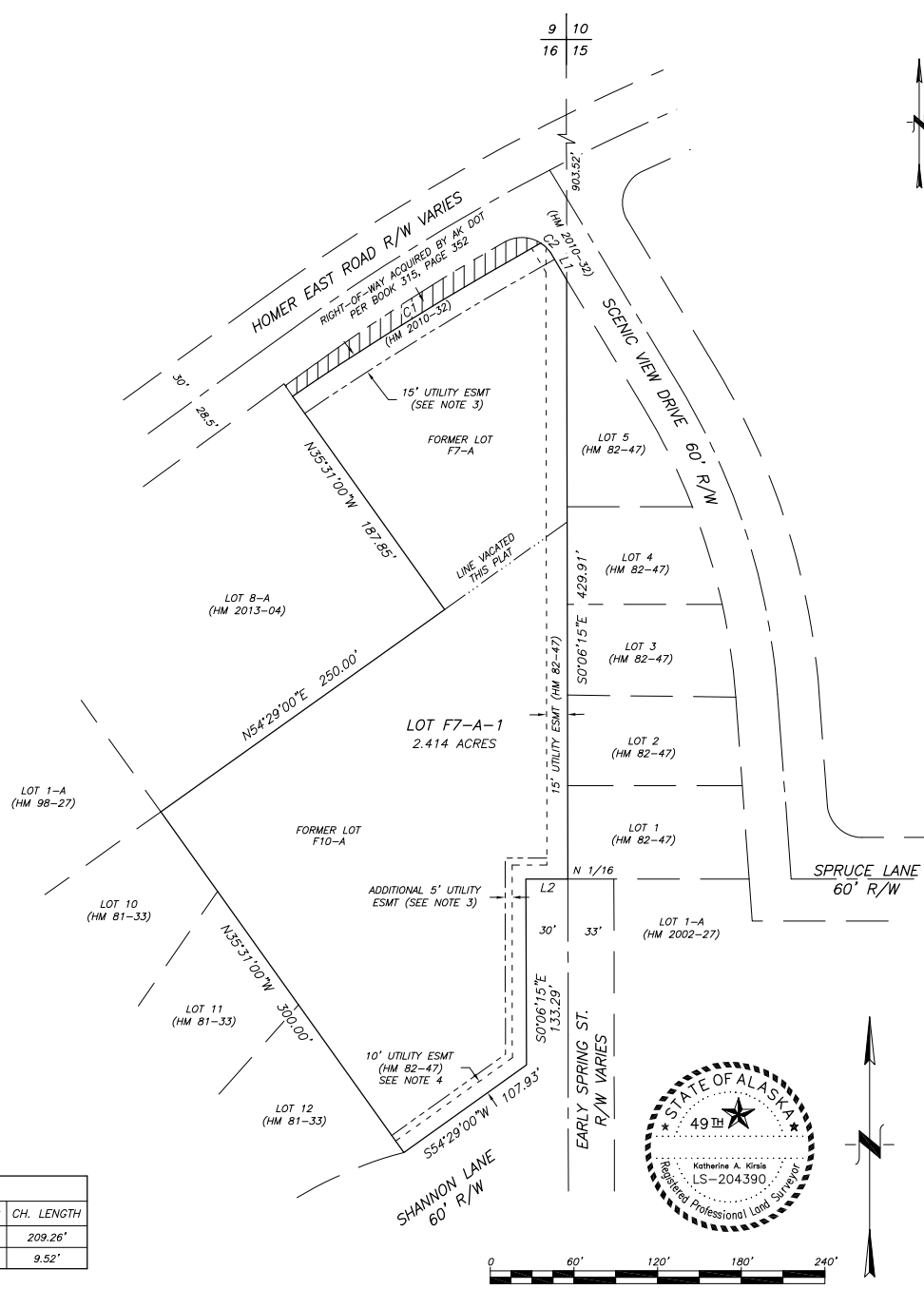
PLAT APPROVAL

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

BY: _____ AUTHORIZED OFFICIAL DATE _____
KENAI PENINSULA BOROUGH

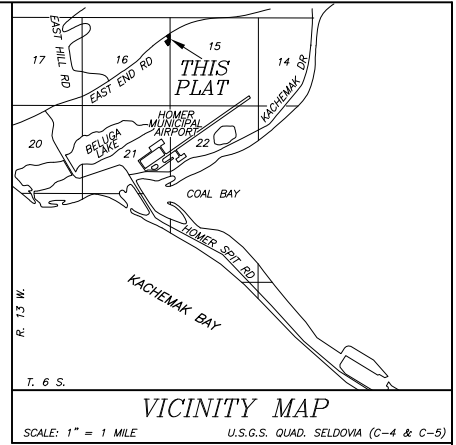
WASTEWATER DISPOSAL

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



LINE TABLE		
LINE #	LENGTH	BEARING
L1	22.82'	S31°00'00"E
L2	30.00'	N89°59'51"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	209.32'	2417.97'	4°57'36"	N58°21'40"E	209.26'
C2	9.35'	25.00'	21°57'47"	S45°54'33"E	9.52'



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT PIER 59, LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF PIER 59, LLC I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

WILLIAM E. LOVETT, OWNER
PIER 59, LLC
P.O. BOX 4243
HOMER, AK 99603

NOTARY'S ACKNOWLEDGMENT

FOR: WILLIAM E. LOVETT
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2024.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

HOMER RECORDING DISTRICT KP8 FILE NO. 2024-XXX

**SCENIC VIEW NO. 6
PIER 59 2024 REPLAT**

A REPLAT OF LOT F7-A & LOT F10-A, SCENIC VIEW NO. 6 (HM 82-47), LOCATED WITHIN THE NE1/4, NE1/4, SECTION 16, T. 6 S., R. 13 W., S.M., CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 2.414 AC

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

CLIENTS: PIER 59, LLC
P.O. BOX 4243 HOMER, AK 99603

DRAWN BY: KK	CHKD BY: KK	JOB #2024-34
DATE: 05/2024	SCALE: 1"=60'	SHEET #1 OF 1

SEABRIGHT SURVEY + DESIGN
Katherine A. Kirsis, P.L.S.

1044 East Road Suite A
Homer, Alaska 99603
(907) 299-1580
seabrightz@yahoo.com

May 29, 2024

City of Homer
491 East Pioneer Ave
Homer, AK 99603

RE: Preliminary Submittal for “Scenic View No. 6 Pier 59 2024 Replat”

Dear Planning Department,

We are pleased to submit the above referenced preliminary plat for your review on behalf Pier 59, LLC. Included in this submittal packet you will find:

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

In addition, we are emailing 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:

Scenic View No. 6 Pier 59 2024 Replat Preliminary Plat

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

A public meeting will be held by the Homer Planning Commission on Wednesday, June 19, 2024 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 June 14, 2024 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.

.....

VICINITY MAP ON REVERSE

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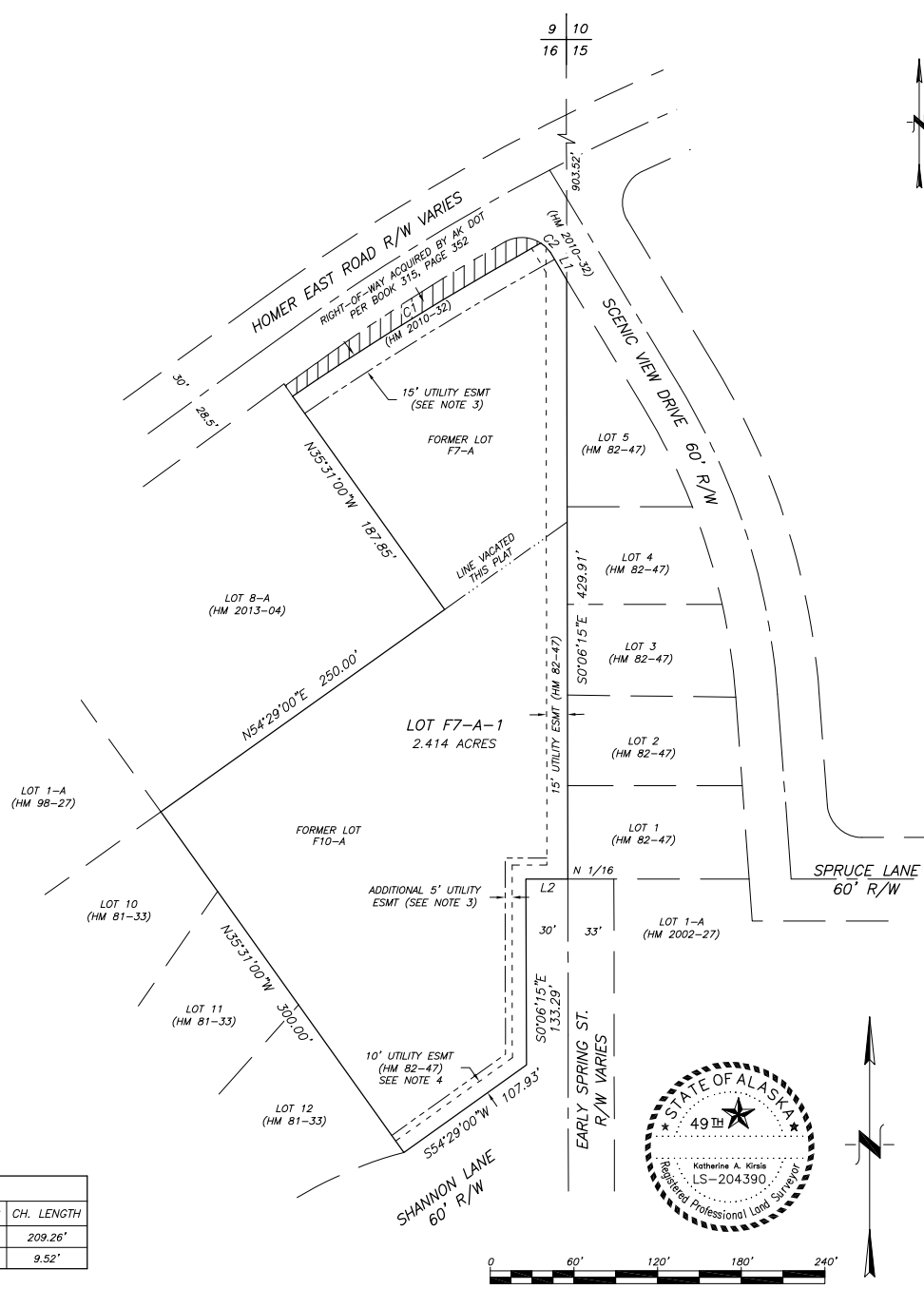
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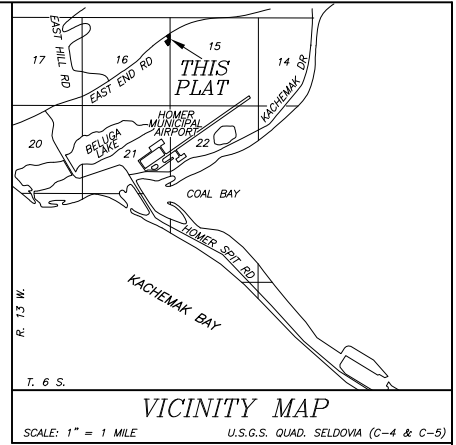
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WILLIAM E. LOVETT, OWNER
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P.O. BOX 4243
HOMER, AK 99603

NOTARY'S ACKNOWLEDGMENT

FOR: WILLIAM E. LOVETT
ACKNOWLEDGED BEFORE ME THIS _____
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HOMER RECORDING DISTRICT KP8 FILE NO. 2024-XXX

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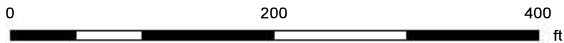
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CLIENTS: PIER 59, LLC P.O. BOX 4243 HOMER, AK 99603	DRAWN BY: KK	CHKD BY: KK	JOB #2024-34
DATE: 05/2024	SCALE: 1"=60'	SHEET #1 OF 1	



Legend

- Physical Addresses
 -
- Transportation
 - Mileposts
 -
 - Roads
 - Medium Collector
 - Medium Volume - Unmaintained
 - Medium Volume - Maintained
 - Low / Seasonal
 - Legal Trail
 - Private
 - State Hwy
 - Platted / Proposed
- Parcels and PLSS
 - Tax Parcels
 - ▭
- 9" Imagery
 - Red: Red
 - Green: Green
 - Blue: Blue



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 cor

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Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The operation or modification of the data. In using these data, you further agree to the data, or use of the data.

noting that her association owns and runs the Cottonwood Horse Park, which is within 300 feet of the proposed development. She added that she won't gain anything financially from this.

SCHNEIDER/VENUTI MOVED THAT COMMISSIONER HIGHLAND HAS A CONFLICT OF INTEREST.

Commissioner Conley asked Commissioner Highland if the proximity would sway her decision one way or another. She replied that it would not.

Commissioner Venuti asked Commissioner Highland if she had anything to gain from this financially. She stated that there was nothing to gain financially for her.

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

VOTE: NO: VENUTI, SMITH, SCHNEIDER, CONLEY, STARK, BARNWELL

Motion failed.

City Planner Foster reviewed the staff report included in the packet.

Chair Smith opened the floor for the applicant, Bill Hand. Mr. Hand stated that this project was for a client who has multiple businesses in town and needs employee housing.

Chair Smith opened the public hearing, but there were no public comments made.

Chair Smith opened the floor for comments and questions from the Commission.

Commissioner Highland questioned Mr. Hand if he was planning on filling in the drainage ditch that runs from north to south on the upper lot. Mr. Hand clarified that the area Ms. Highland was referring to was actually a pre-existing driveway that used to host a mobile home trailer prior to the trailer being torn down. He added that there's also a gravel pad at the bottom of the driveway.

SCHNEIDER/BARNWELL MOVED TO ADOPT STAFF REPORT 24-029 AND RECOMMEND APPROVAL WITH FINDINGS 1-10 AND THE FOLLOWING CONDITIONS:

- 1: THE SCENIC VIEW NO. 6 PIER 59 2024 REPLAT PRELIMINARY PLAT FOR A LOT LINE VACATION TO COMBINE THE TWO PROPERTIES MUST BE APPROVED AND FINALIZED BY THE KENAI PENINSULA BOROUGH.
- 2: OUTDOOR LIGHTING MUST BE DOWN LIT PER HCC 21.59.030 AND THE COMMUNITY DESIGN MANUAL.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PLAT CONSIDERATION

- A. Staff Report 24-030, Scenic View No. 6 Pier 59 2024 Replat Preliminary Plat

Chair Smith introduced the item by reading of the title.

HIGHLAND/SCHNEIDER MOVED TO EXTEND THE MEETING TIME FOR AN HOUR UNTIL 10:30 P.M.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Commissioner Highland stated that she had a potential conflict of interest due to the plat being located right next to the Kachemak Equestrian Association property.

VENUTI/SCHNEIDER MOVED THAT COMMISSIONER HIGHLAND HAS A CONFLICT OF INTEREST.

With no further discussion, Chair Smith requested the Clerk to perform a roll-call vote.

VOTE: NO: VENUTI, SMITH, SCHNEIDER, CONLEY, STARK, BARNWELL.

Motion failed.

City Planner Foster reviewed the staff report included in the packet.

Chair Smith opened the floor for the applicant. Katie Kirsis, who stated that she was the surveyor, noted that she prepared the lot line vacation plat. She added that the utilities are coming up from Shannon Lane, and that the main purpose of the lot line vacation is to get new improvements on the same services as discussed with Public Works and John Bishop.

Chair Smith opened the floor for public comments.

Scott Adams, city resident, questioned if this was being discussed as a subdivision. Chair Smith informed him that this was a plat consideration.

Chair Smith closed the public comment period and opened the floor to comments or questions from the Commission.

HIGHLAND/BARNWELL MOVED TO ADOPT STAFF REPORT 24-030 AND RECOMMEND APPROVAL OF THE SCENIC VIEW NO. 6 PIER 59 2024 REPLAT PRELIMINARY PLAT WITH THE FOLLOWING COMMENT:

1: RECOMMEND THE SURVEYOR PROVIDE 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 TO THE PRELIMINARY PLAT.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS