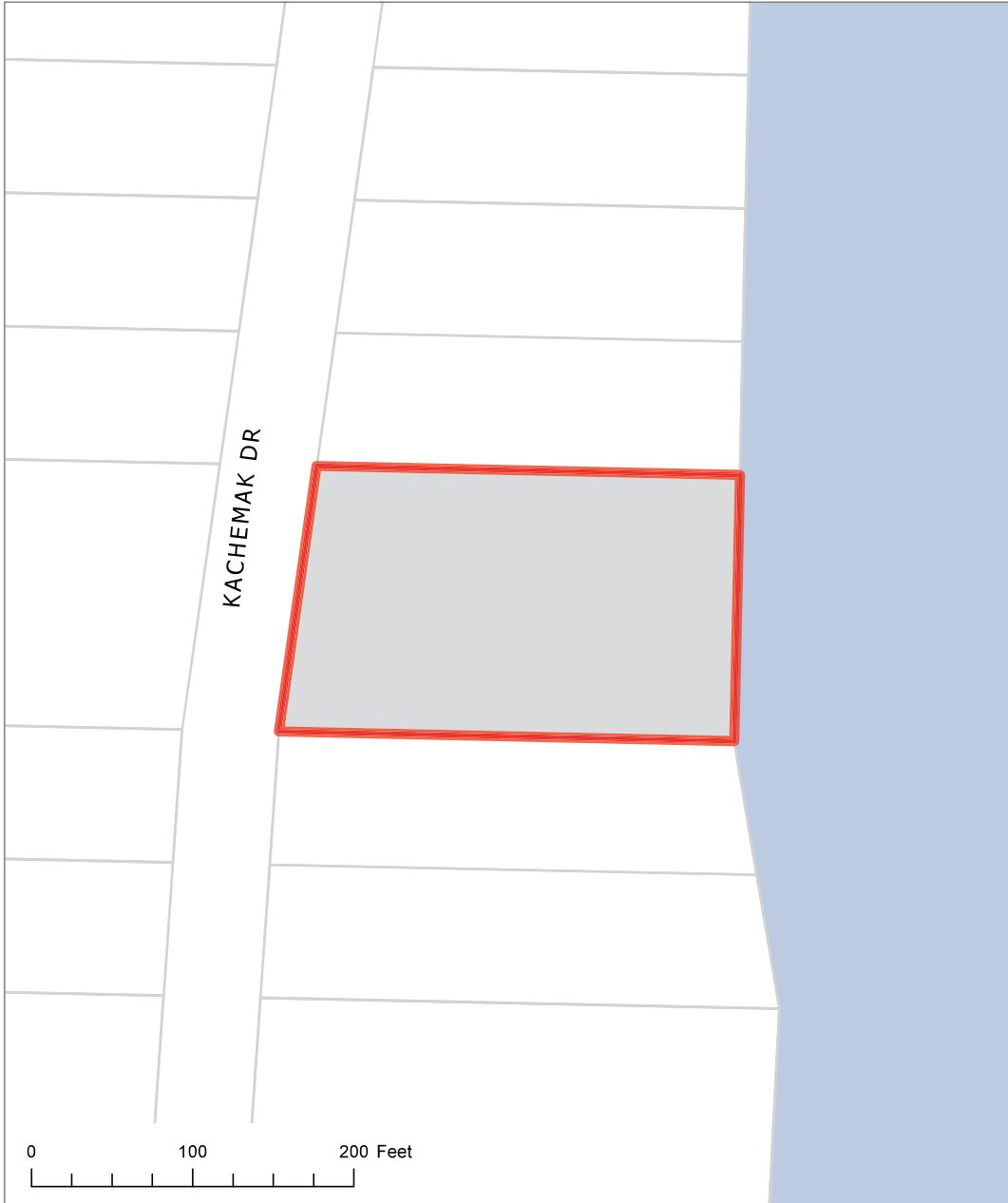


E. NEW BUSINESS

- 4. RNK Subdivision; KPB File 2024-032
Geovera, LLC / Barnard
Location: Kachemak Drive
City of Homer**



KPB File 2024-032
T 06S R 13W SEC 14
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.



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. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON DUAL-FREQUENCY HIPER V RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED WITH MAGNET OFFICE VERSION 3.1 SOFTWARE. NAD83 ALASKA STATE PLANE GRID COORDINATES (U.S. SURVEY FEET) OBTAINED FROM THE GPS OBSERVATIONS WERE BASED ON THE NGS PUBLISHED VALUES FOR FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" (PID TT0155).
2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -1°17'13.4". TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986696.
3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" N=100,000 E=100,000. ALL COORDINATE VALUES REPRESENT GROUND DISTANCES IN U.S. SURVEY FEET ORIENTED TO TRUE NORTH.
4. THE FRONT 15 FEET ADJOINING THE KACHEMAK DRIVE RIGHT-OF-WAY IS A UTILITY EASEMENT GRANTED BY THIS PLAT. 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.
5. PROPERTY IS SUBJECT TO CITY OF HOMER REGULATIONS. CHECK WITH HOMER PLANNING PRIOR TO ANY DEVELOPMENT ACTIVITIES.
6. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS.
7. THESE LOTS ARE AFFECTED BY A PUBLIC RECREATION EASEMENT PER HM 2009-000794-0.

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF HOMER FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

THE 15 FOOT UTILITY EASEMENT ADJOINING THE KACHEMAK DRIVE RIGHT-OF-WAY

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: _____ DATE: _____
 ROB DUMOUCHEL, CITY MANAGER
 CITY OF HOMER, ALASKA

LEGEND

- ⊙ INDICATES IRON PIPE FILLED W/ CONCRETE PER HM 99-80 RECOVERED THIS SURVEY
- ⊗ INDICATES X IN GRANITE BOULDER PER HM 2004-8 RECOVERED THIS SURVEY
- INDICATES 5/8" X 30" REBAR WITH 2" ALCAP (7538-S, 2024) SET THIS SURVEY
- () RECORD DIMENSION PER PLAT 88-3RS

INDICATES AREAS WITH SLOPES GREATER THAN 20%

KPB 2024-032

FLOOD HAZARD NOTICE

SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA PER FIRM PANEL 02122C2115E AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE OF THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE CITY OF HOMER FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CITY OF HOMER FLOOD PLAIN CODE.

PLAT APPROVAL

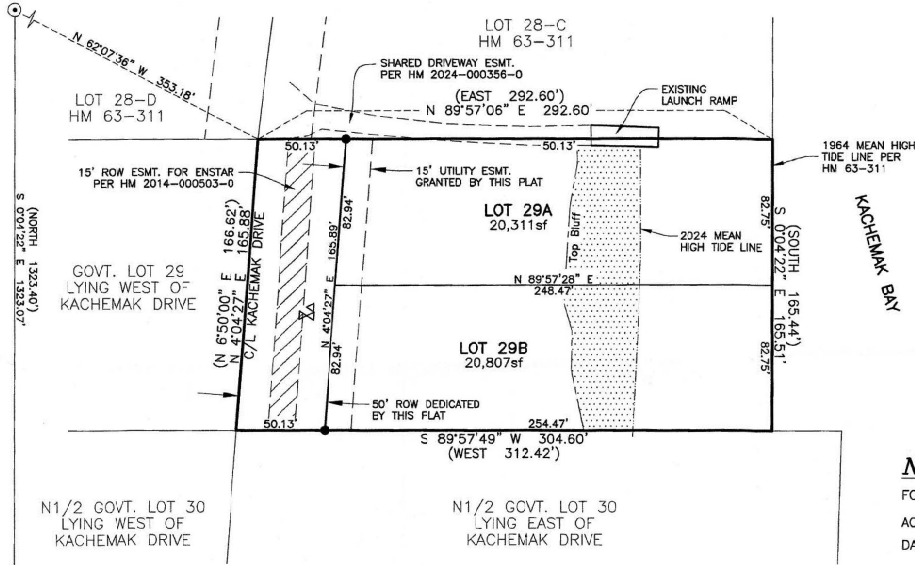
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF ???

BY: _____ DATE: _____
 AUTHORIZED OFFICIAL
 KENAI PENINSULA BOROUGH

WASTEWATER DISPOSAL

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

CN1/16 SEC. 14
 N=107,818.5180
 E=106,720.9690



C1/4 SEC. 14
 N=106,492.4530
 E=108,722.6476

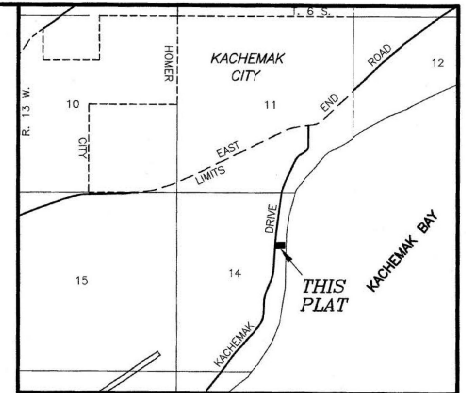
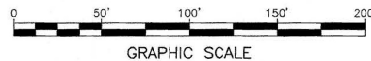
CERTIFICATE OF ACCEPTANCE AND DEDICATION BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

THE KACHEMAK DRIVE RIGHT-OF-WAY

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: _____ DATE: _____
 MELANIE ARNOLDS, P.E.
 CENTRAL REGION ROW CHIEF
 STATE OF ALASKA DOT & PF
 4111 AVIATION AVENUE
 ANCHORAGE, ALASKA 99516



VICINITY MAP
 SCALE: 1" = 1/2 MILE
 U.S.G.S. QUAD. SELDOVIA (D-5)

CERTIFICATE OF OWNERSHIP

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

RICHARD W. BARNARD
 1154 KRUEH WAY
 HOMER, ALASKA 99603

KATE E. BARNARD
 1154 KRUEH WAY
 HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGMENT

FOR RICHARD W. AND KATE E. BARNARD
 ACKNOWLEDGED BEFORE ME THIS _____
 DAY OF _____, 2024.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

HOMER RECORDING DISTRICT KPB FILE No. 2024-???

RNK SUBDIVISION

BEING A SUBDIVISION OF GOVERNMENT LOT 29, SECTION 14 T. 6 S., R. 13 W., S.M., ALASKA
 LOCATED WITHIN THE SW1/4 NE1/4 SECTION 14, T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA
 CONTAINING 1.134 ACRES

OWNERS:
 RICHARD W. AND KATE E. BARNARD
 1154 KRUEH WAY, HOMER, AK 99603

GEOVERA, LLC

PO BOX 3235
 HOMER ALASKA 99603
 (907) 399-4345
 EMAIL: scsmith@gci.net

DRAWN BY: SCS DATE: MARCH 2024 SCALE: 1" = 50'

CHK BY: SCS JOB #2024-6 SHEET 1 OF 1

AGENDA ITEM E. NEW BUSINESS

**ITEM #4 - PRELIMINARY PLAT
RNK SUBDIVISION**

KPB File No.	2024-032
Plat Committee Meeting:	April 22, 2024
Applicant / Owner:	Richard and Kate Barnard of Homer, AK
Surveyor:	Stephen Smith / Geovera, LLC
General Location:	Kachemak Dr in Homer

Parent Parcel No.:	179-090-09
Legal Description:	Gov't Lot 29 lying east of the center of Kachemak Drive Sec 14, T6S R13W SM HM 880003RS
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	City Provided
Exception Request	None

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 1.134 acre parcel into two lots and a dedication, with the lots ranging in size of 20,311 sq ft and 20,807 sq ft.

Location and Legal Access (existing and proposed):

Legal access to the plat is on Kachemak Drive in the City of Homer. Kachemak Drive is State maintained and currently 60 feet wide.

This plat will be dedicating a half dedication of Kachemak Drive with this platting process. It is currently sown as 50 feet for this half. Adjacent properties and subdivisions have maintained and dedicated 30' / 60' right-of-ways. **Staff recommends:** the surveyor confirm with the State that a 50 foot dedication is required with this platting action before completing the final.

The plat is not affected by a section line easement.

Block length is not compliant along this portion of road the plat is located. This plat is not able to give a dedication to give relief to the length due to Kachemak Bay located to the East. **Staff recommends:** the Plat Committee concur that an exception is not needed due to surrounding issues.

PER DOT: The platting action voids any previous issued permits. You need to reapply for driveway access permits to state ROW.

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

Site Investigation:

There are no structures on site. There are improvements to the site. Cit water and sewer are available onsite, but only for one of the lots. The developer will need to supply services to the other lot in the near future or set up an installation agreement with the city. **Staff recommends:** surveyor supply proof of either services installed or installation agreement to staff prior to final being signed for filing.

The east end of the property is indicated to be in Kachemak Bay and the mean high tide is indicated on the plat.

there are steep slopes located on the plat with the top of the bluff identified also.

The city of Homer is considered an independent community by the National Flood Insurance Program (NFIP) and is not within the jurisdiction of the KPB Floodplain Management Program. Homer administers their own floodplain management program. 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. Flood Hazard Notice note will need to be modified.

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

Staff Analysis

The property was divided as government Lot 29 in Section 14, Township 6 South, Range 13 West, SM Homer Recording District, AK. Kachemak Dr. divides the lot into two parcels unofficially until it was sold at and east and west piece by one of the title holders in the past. The certificate to plat did not indicate which owner may have sold it as east and west of the road. The current record hold is now dividing Lot 29 lying East of Kachemak Dr into two lots with this platting action.

A soils report will not be required as the property is served by city water and sewer.

The setback requirements and any other standards of the City of Homer code will need to be followed. The following note should be added to the plat: “Per KPB 20.30.250 the building setback of record has been removed. All development must comply with the local municipal zoning requirements.”

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is within the city limits of Homer. The preliminary plat was approved by the City of Homer Planning Commission at its regular meeting of March 6, 2024 with a non-objection, unanimous consent vote.

The launch ramp and driveway is shown as lying on the lot line between lots 29 and 28-C and is covered by the shared driveway easement filed at serial 2024-000356-0. Add a plat note in reference to this document.

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

Utility Easements

There is a gas line easement shown on the plat per 2014-000503-0. **Staff recommends:** the surveyor checks the drafting of the easement location compared to the description in the document, as it appears to be off. Please check and adjust as needed.

The plat is proposing the front 15 feet adjacent to the right-of-way 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 comment
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Leavitt, Rhealyn Affected Addresses: 4788 KACHEMAK DR Existing Street Names are Correct: Yes List of Correct Street Names: KACHEMAK DR 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 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

Correct the dimension on the north line of Lot 29A.

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:

Correct the KPB file no to 2024-032

Add to the legal to make as follows: Being a subdivision of part of Government Lot 29,

- 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:
Label Kachemak drive and row width on the area to the north shown

- 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:
The plat notes indicate at #7 a Public Recreational Easement granted to the public; location of use should be indicated, if possible.
There is indicated a Reciprocal Easement Agreement filed and indicated on the drawing.

- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
Staff recommendation:
Verify the width of the right-of-way of Kachemak Drive, the survey of record shows 60' and adjacent properties also show 60'

- 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:
To the north need to show lot 28-B1 as Lot 28-C is only 83'- wide.

- 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 recommendation:
Need to show utilities on site.

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.

KPB 20.40 – Wastewater Disposal

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

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

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

20.60.180. Plat notes.

- A. Plat notes shall not be placed on a final plat unless required by borough code or by the planning commission in order to promote or protect the public health, safety, and welfare consistent with borough and state law.

B. Revision of, or not carrying forward, an existing plat note from the parent plat will adhere to KPB 20.50.010. Separate advertising of the plat note removal is not required, Notification of the requested change will be sent by regular mail to all owners within the subdivision (parent plat and subsequent replats) as shown on the borough tax rolls. Upon approval by the planning commission, the revision or removal of the record plat note shall be finalized by recording a planning commission resolution or subdivision plat.

Staff recommendation: *Place the following notes on the plat.*

- "No access to state maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation."
- Property may be affected by special assessments as indicated in serial 2014-002995-0 and 2015-001337-0

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: *comply with 20.60.190.*

Add to the Plat Approval the date of April 22, 2024

In the certificate of ownership signature lines addresses. There are two periods in Kate's name behind E.

20.60.200. Survey and monumentation.

Staff recommendation: *comply with 20.60.200*

Show set pins on the point between the lots and at the west side of the ROW. Set witness pins on east.

RECOMMENDATION:

SUBJECT TO 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



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BASIS OF BEARING

CN 1/16
SEC 14

HOMER RECORDING DISTRICT, BOOK 28 PAGE 344
REC) 1323.5' MEAS) 1323.4'
NORTH

165.44'
165.44'
992.52'

LOT 28-D

LOT 28-C

EAST

EAST

312.00' TO \bar{C} ROAD

FROM \bar{C} 292.60' TO M.H.W.

LOT

29

2.30 Ac.

FROM \bar{C} ROAD 292.18'

FROM M.H.W. 312.42' TO \bar{C} ROAD

WEST

WEST

30.2'

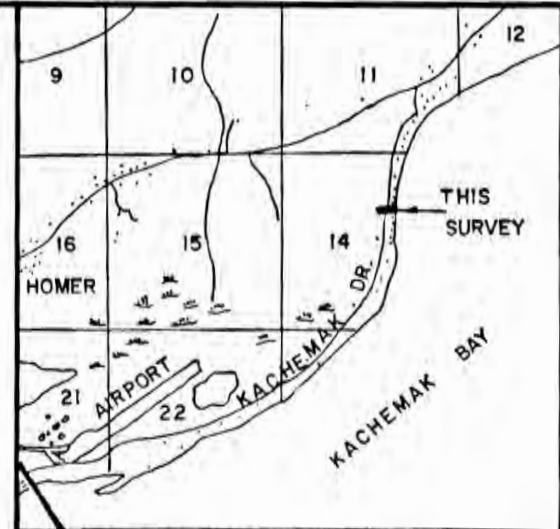
N 6°50'E 166.62'
KACHEMAK DRIVE

WC= 110.08'

WC= 114.71'

SOUTH
KACHEMAK BAY

88-3RS
HOMER
DATE 1-28-88
TIME 1:20 P.
K. Rowell
7426 PECK ST
ANCHORAGE 99504



USGS QUAD SELDOVIA (C-4) SCALE: 1"=1 MILE
VICINITY MAP



DATE 10-10-87

DATE OF SURVEY	DAVID STREBEL
BEGINNING 10/01/87	3605 ARCTIC BLVD. #724
ENDING 10/01/87	ANCHORAGE, ALASKA 99503

RECORD OF SURVEY

of LOT 29
SECTION 14
T. 6 S., R. 13 W.
SEWARD MERIDIAN, ALASKA
HOMER RECORDING DISTRICT

DRAWN BY DCS	SCALE 1"=100'	CHECKED MEH
DATE 10/07/87		

LEGEND

- FOUND I.P.
- SET 5/8" REBAR

NOTES

- THIS IS A SURVEY OF THE PROPERTY DESCRIBED IN UNITED STATES PATENT NO. PA0118837 RECORDED IN THE ANCHORAGE RECORDING DISTRICT ON SEPT. 25, 1958 THIS DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY A.S. 40.15.190 (2).

C 1/4
SEC 14

SN# 88-274

CALL TO ORDER

Session 24-05, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:32 p.m. on March 6, 2024 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar. A worksession was conducted at 5:30 p.m. On the agenda was a presentation by Kinney Engineering with questions and answers on the draft Transportation Plan.

PRESENT: COMMISSIONERS HIGHLAND, SMITH, SCHNEIDER, VENUTI, STARK

ABSENT: COMMISSIONERS BARNWELL AND CONLEY (EXCUSED)

STAFF: DEPUTY CITY CLERK KRAUSE, CITY PLANNER FOSTER, COMMUNITY DEVELOPMENT DIRECTOR ENGBRETSSEN

AGENDA APPROVAL

Chair Smith requested a motion and second to approve the agenda as presented.

HIGHLAND/SCHNEIDER MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS ON ITEMS ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

Chair Smith noted for the record that all items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. If a separate discussion is desired on an item, a Commissioner may request that item be removed from the Consent Agenda and placed on the Regular Agenda under New Business. He then requested a motion and second to adopt.

- A. Unapproved Regular Meeting Minutes for February 21, 2024

HIGHLAND/VENUTI MOVED TO ADOPT THE CONSENT AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PRESENTATIONS/VISITORS

REPORTS

A. City Planner's Report PC-24-006

City Planner Foster provided a summary of his staff report to the Commission. He provided further details on the following:

- Ordinance on Short Term Rentals failed;
- Attendance at a training event conducted by the National Flood Insurance Program
 - o This is the first community that he has worked where there are coastal flood plains and no riverine flood plains
 - o Learned quite a bit on management from mapping to development
 - o Title 21 covers development in flood plains
 - o Next time this program training is offered the Associate Planner will attend the training as well as it is very informative.
- Adding the Transportation Plan to the March 20th agenda with a tentative date of April 3rd for the Public Hearing on the document if the Commission determines more time is needed for review;
- A joint worksession with Council is scheduled for Tuesday, March 26th from 3:00 p.m. to 4:50 p.m. on the Comprehensive Plan process with a presentation by Agnew::Beck;
- The first Public Meeting for the Comprehensive Plan is an Open House and will be conducted on Thursday, March 28th at Islands and Ocean Visitor Center;
- Appeal was filed by Doyon Limited on CUP 23-08, Lighthouse Village Development;
 - o Reminded the Commission not comment or discuss the proceeding to anyone as this may be remanded back to the Commission.

Chair Smith stated that he will not be in attendance for the March 20th meeting, and is unsure if he can attend the joint worksession on March 26, noting that Commissioner Barnwell will be out as well those dates and in order to conduct the meetings they will need to have a quorum present and Commissioner Highland would as the next senior member of the Commission be acting Chair for those meetings.

City Planner Foster will distribute an email to the Commission to verify attendance since Commissioner Conley was absent.

Commissioners Highland, Venuti, Schneider and Stark confirmed that they would attend those meetings. It was noted that a preference for the Commissioner chairing the meeting be present in person although Commissioner Highland has conducted the meeting quite effectively via Zoom before.

City Planner Foster responded to Commissioners questions regarding the following topics:

- purpose of the joint worksession scheduled with Council and what the content will be including documents for review; and
 - o This meeting is or will be a kick off to the start of the many public meetings to be introduced by the consultant, Agnew::Beck and presentation of their development plan.
- Stakeholders listed in the minutes of the Comp Plan Steering Committee last meeting did not include general contractors or building contractors, many of his clients that are actually doing the work and they should be included.

- The list of stakeholders actually comprises about five to six pages and the minutes do not reflect the entire listing. City Planner Foster will double check to make sure that contractors are included.
- Differences in Flood Plain versus the flooding that was experience out East End Rd near the Bagel Shop that happens repeatedly and how training could impact that issue.
 - Flood plains in the program is dependent on mapping in the community such as coastal mapping, or as in Soldotna and Kenai with the Kenai River there is riverine mapping and with each of those there is determined base flood elevation and is based on certain events with a 1% chance you will have a flood event. There are other types of flooding in a community such as steep hills and poorly draining soils which we then see flooding but those events cannot be mapped and are not included in the program.

PUBLIC HEARINGS

PLAT CONSIDERATIONS

A. Staff Report PC-24-010, RNK Subdivision Preliminary Plat

Chair Smith introduced the item by reading of the title and deferred to City Planner Foster.

City Planner Foster reviewed Staff Report PC-24-010 for the Commission. He provided description and location of the requested action and noted the following items the plat did not meet requirements on:

- shared driveway easement needed the north property boundary identified;
- corrections to plat note regarding reference to the Kenai Peninsula Borough should state City of Homer;
- existing utilities should be shown on the plat;
- a recent recorded document showed a shared easement over existing gravel driveway was not indicated;
- The bluff area exceeds 20% grade and is not indicated on the plat.

There was no applicant present.

Chair Smith opened the public comment period and seeing that there were no members of the public in chambers and those attending via Zoom not indicating they wanted to comment, the Chair closed the public comment period and opened the floor to questions or comments from the Commission.

The Commissioners did not present any questions for the City Planner and the Chair requested a motion and second.

HIGHLAND/VENUTI MOVED THE PLANNING COMMISSION ADOPTS STAFF REPORT PC-24-010 AND RECOMMENDS APPROVAL OF THE PRELIMINARY PLAT TO DIVIDE ONE LARGE LOT INTO TWO SMALLER LOTS WITH THE ADDITIONAL COMMENTS AS FOLLOWS:

1. STAFF UNDERSTANDS THAT THE UTILITY EASEMENT WOULD BE GRANTED TO THE CITY OF HOMER, AND THEREFORE SHOULD BE ACCEPTED BY THE CITY VIA THE CITY MANAGER'S SIGNATURE ON THE PLAT.

2. 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.
3. SHOW AREAS OVER 20 PERCENT GRADE (BLUFF).
4. STAFF RECOMMENDS A PLAT NOTE INDICATING THE RECORDING OF DOCUMENT 2024-000356-0, A SHARED EASEMENT OVER THE EXISTING GRAVEL DRIVEWAY.
5. CORRECT THE FLOOD HAZARD NOTICE PLAT NOTE TO REFER TO THE CITY OF HOMER FLOODPLAIN ADMINISTRATOR, AND CITY OF HOMER FLOOD PLAIN CODE.
6. THE SURVEYOR HAS PROVIDED A STATEMENT IN THE APPLICATION COVER LETTER THAT THE PROPERTY WILL PROVIDE WATER AND SEWER SERVICES TO THE NEWLY SUBDIVIDED LOT. THESE IMPROVEMENTS WILL NEED TO BE COMPLETED PRIOR TO RECORDING THE FINAL PLAT OR THE PROPERTY OWNER CAN ENTER INTO AN INSTALLATION AGREEMENT WITH THE CITY.

A brief discussion on the number of items in the review that did not meet the requirements, they were consider typical items and caused no concerns to the City Planner and were sufficiently covered by the comments included in the motion recommending approval to the Borough Planning Commission.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

NEW BUSINESS

- A. Staff Report PC-24-011, Draft City of Homer Transportation Plan

Chair Smith introduced the item by reading of the title and deferred to Community Development Director Engebretsen.

Community Development Director Engebretsen requested the Commission to map out the meetings that they feel is needed to review and discussed the proposed Transportation Plan. She noted the intent was to have it in the worksession today and now at the regular meeting then have a public hearing at the next regular meeting however, if the Commission feels that one more meeting to review and discuss the plan with a public hearing on April 3rd is quite doable as well. This will help in scheduling staff and other items as well. The Commission can schedule a worksession before the next regular meeting as well. Ms. Engebretsen stated that she was unsure if the budget allowed for more of Kinney Engineering to spend more time but that Leon Galbraith, the new City Engineer and Special Projects Coordinator, previously worked for Kinney Engineering and is qualified to answer questions on this project. She further advocated for the Commission to determine the dates so they can be advertised on the website.



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 24-010

TO: Homer Planning Commission **24-010**
 THROUGH: Ryan Foster, AICP, City Planner
 FROM: Julie Engebretsen, Economic Development Manager
 DATE: 2/28/24
 SUBJECT: RNK Subdivision Preliminary Plat

Requested Action: Approval of a preliminary plat the subdivision of one larger lot into two smaller lots.

General Information:

Applicants:	Richard and Kate Barnard 1154 Krueth Way Homer, AK 99603	Geovera LLC PO Box 3235 Homer, AK 99603
Location:	Kachemak Drive, about 1/3 mile south of the boat yard	
Parcel ID:	17909009	
Size of Existing Lot(s):	1.03 acres	
Size of Proposed Lots(s):	0.47 acres, 0.46 acres	
Zoning Designation:	Rural Residential District	
Existing Land Use:	Vacant	
Surrounding Land Use:	North: Vacant/Residential South: Residential East: Kachemak Bay West: Vacant/Residential	
Comprehensive Plan:	1-C-1 Promote infill development in all housing districts.	
Wetland Status:	No wetlands present.	
Flood Plain Status:	The beach area is within a VE flood zone.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are present	
Public Notice:	Notice was sent to 23 property owners of 26 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is within the Rural Residential District. This plat divides a larger lot to create two smaller lots.

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. This should be granted to the City and accepted by signature on the plat.

- 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. City sewer and water are already provided. No additional easements are needed.

- 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. Kachemak Drive is a State facility.

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 does not meet these requirements. The shared driveway easement along the north property boundary should be noted. (See item N below)

- 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. The plat note should be corrected to reference the City of Homer rather than the Kenai Peninsula Borough.

- 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 does not meet this requirement. The bluff area exceeds 20 percent grade.

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

Staff Response: The plat does not meet these requirements. Staff recommends a plat note indicating the recent recording of document 2024-000356-0, a shared easement over the existing gravel driveway.

- 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: The Surveyor has provided a statement in the application cover letter that the property will provide water and sewer services to the newly subdivided lot. These improvements will need to be completed prior to recording the final plat, or the property owner can enter into an installation agreement with the City.

Staff Recommendation:

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

1. Staff understands that the utility easement would be granted to the City of Homer, and therefore should be accepted by the City via the City Manager's signature on the plat.
2. 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.
3. Show areas over 20 percent grade (bluff).
4. Staff recommends a plat note indicating the recording of document 2024-000356-0, a shared easement over the existing gravel driveway.
5. Correct the Flood Hazard Notice plat note to refer to the City of Homer floodplain administrator, and City of Homer flood plain code.

Attachments:

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

NOTES

1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON DUAL-FREQUENCY HI-PRE V RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED WITH MAGNET OFFICE VERSION 3.1 SOFTWARE. NAD83 ALASKA STATE PLANE GRID COORDINATES (U.S. SURVEY FEET) OBTAINED FROM THE GPS OBSERVATIONS WERE BASED ON THE NGS PUBLISHED VALUES FOR FEDERAL BASE NETWORK CONTROL STATION "HOMAR" (FD T10155).

2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BASE NETWORK CONTROL STATION "HOMAR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -1°17'13.4". TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986998.

3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON FEDERAL BASE NETWORK CONTROL STATION "HOMAR" N=100,000 E=100,000. ALL COORDINATE VALUES REPRESENT GRID DISTANCES IN U.S. SURVEY FEET ORIENTED TO TRUE NORTH.

4. THE FRONT 15 FEET ADJOINING THE KACHEMAK DRIVE RIGHT-OF-WAY IS A UTILITY EASEMENT GRANTED BY THIS PLAT. 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.

5. PROPERTY IS SUBJECT TO CITY OF HOMER REGULATIONS. CHECK WITH HOMER PLANNING PRIOR TO ANY DEVELOPMENT ACTIVITIES.

6. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS.

7. THESE LOTS ARE AFFECTED BY A PUBLIC RECREATION EASEMENT PER HM 2009-000794-G.

FLOOD HAZARD NOTICE

SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA PER FIRM PANEL 02122C115E AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE OF THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE.

LEGEND

- ⊙ INDICATES IRON PIPE FILLED W/ CONCRETE PER HM 99-80 RECOVERED THIS SURVEY
- ⊗ INDICATES X IN GRANITE BOULDER PER HM 2004-8 RECOVERED THIS SURVEY
- INDICATES 5/8" X 30" REBAR WITH 2" ALCAI (7435-S, 2004) SET THIS SURVEY
- (1) RECORD DIMENSION PER PLAT 88-3RS

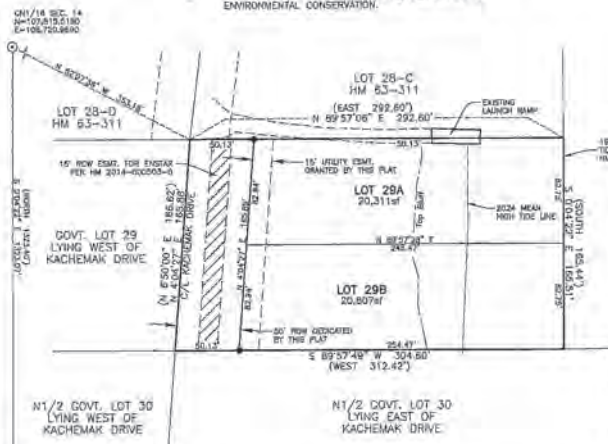
PLAT APPROVAL

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

BY: _____ DATE _____
 AUTHORIZED OFFICIAL
 KENAI PENINSULA BOROUGH

WASTEWATER DISPOSAL

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



VICINITY MAP

SCALE 1" = 1/2 MILE
 D.R.G.S. QUAD 35E0106 (D-8)

CERTIFICATE OF OWNERSHIP

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

RICHARD W. BARNARD
 1154 KRUEH WAY
 HOMER, ALASKA 99603

KATE E. BARNARD
 1154 KRUEH WAY
 HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGMENT

FOR RICHARD W. AND KATE E. BARNARD
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

CITY OF HOMER
 PLANNING/ZONING

HOMER RECORDING DISTRICT KPB FILE No. 2024-???

RNK SUBDIVISION

BEING A SUBDIVISION OF GOVERNMENT LOT 29, SECTION 14, T. 6 S., R. 13 W., S.M., ALASKA, LOCATED WITHIN THE SW 1/4, NE 1/4 SECTION 14, T. 6 S., R. 13 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA CONTAINING 1.124 ACRES OWNERS:

RICHARD W. AND KATE E. BARNARD
 1154 KRUEH WAY, HOMER, AK 99603

GEOVERA, LLC

PO BOX 3235
 HOMER ALASKA 99603
 (907) 399-4345
 EMAIL: scsmith@ggol.net

DRAWN BY: SCS DATE: FEBRUARY 2024 SCALE: 1" = 50'
 CHK BY: SCS JOB #2024-6 SHEET 1 OF 1

CERTIFICATE OF ACCEPTANCE AND DEDICATION BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

THE KACHEMAK DRIVE RIGHT-OF-WAY

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: _____ DATE _____

MELANIE ARNOLDS, P.E.
 CENTRAL REGION ROW CHIEF
 STATE OF ALASKA DOT & PF
 4111 AVIATION AVENUE
 ANCHORAGE, ALASKA 99516





Kenai Peninsula Borough Planning Department
144 North Binkley Street
Soldotna, AK 99669

Plat Submittal Form

Abbreviated Plat - Use the Abbreviated Plat Submittal Form.

Survey Firm Name & Address:

Geovera, LLC

Phone: (907) 399-4345

PO Box 3235

Homer, Alaska 99603

Email: scsmith@gci.net

- Checkboxes for Preliminary Plat, Revised Preliminary Plat, Minor Revisions, Major Revisions

- Checkboxes for Preliminary Design, Subdivision Plat Phase (if a phased development, note preliminary design name below.)

- Checkbox for Submittal of 1 full size plat and 7 - 11x17 size plats.

- Checked checkbox for Plat Submittal Fee in the Amount of \$300.00

- Checkbox for Final Plat - Preliminary Approval Granted (date) FEB 15 2024

- Checkbox for Plat Recording Fee in the Amount of

RECEIVED

CITY OF HOMER PLANNING/ZONING

Plat Name:

General Location: Kachemak Drive Homer

USE: Checked Residential, Unchecked Recreational, Unchecked Commercial, Unchecked Agricultural

Other:

- Checkbox for City minutes attached (Plat location is in city limits or Bridge Creek Watershed District.)

CURRENT ZONING WHERE APPLICABLE:

SEWER: Unchecked On site, Checked City, Unchecked Community WATER: Unchecked On site, Checked City, Unchecked Community

EXCEPTIONS REQUIRED AND REQUESTED:

- Numbered list for exceptions required and requested

Comments: (Attach an additional sheet if needed.)

See Attached Submittal Letter

Original Signature(s) of Owner(s) of a Majority of Land within the Subdivision

Richard W. Barnard
Print Name

Signature of Richard W. Barnard

Kate E. Barnard
Print Name

Signature of Kate E. Barnard

Print Name

Signature

Print Name

Signature

Geovera, LLC

PO Box 3235 • Homer, Alaska 99603 • (907) 399-4345 • scsmith@gci.net

February 14, 2024

City of Homer
Planning Department
Ryan Foster, City Planner
491 E. Pioneer Ave.
Homer, Alaska 99603

RE: RNK Subdivision Preliminary Plat Submittal

Ryan,

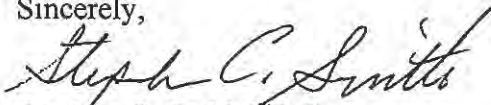
Please find enclosed (1) full size copy and (2) 11X17 copies of the preliminary plat of RNK Subdivision, and a \$300.00 check for the submittal fee.

This plat divides Government Lot 29, Section 14, T. 6 S., R. 13 W., S.M., Alaska lying east of Kachemak Drive into two lots. The plat dedicates a 50 foot right-of-way to the centerline of Kachemak Drive. There is a certificate of acceptance and dedication that ADOT will sign accepting the right-of-way dedication. The plat grants a 15 foot public utility easement adjoining the Kachemak Drive right-of-way dedication.

The owner will install a new water and sewer service to service Lot 29-A. A construction agreement is being worked out with public works.

Please let me know if you have any questions. You can reach me at any time at (907) 399-4345. Thanks!

Sincerely,


Stephen C. Smith P.L.S.

RECEIVED

FEB 15 2024

**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:

RNK Subdivision 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, March 6, 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 March 1, 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.

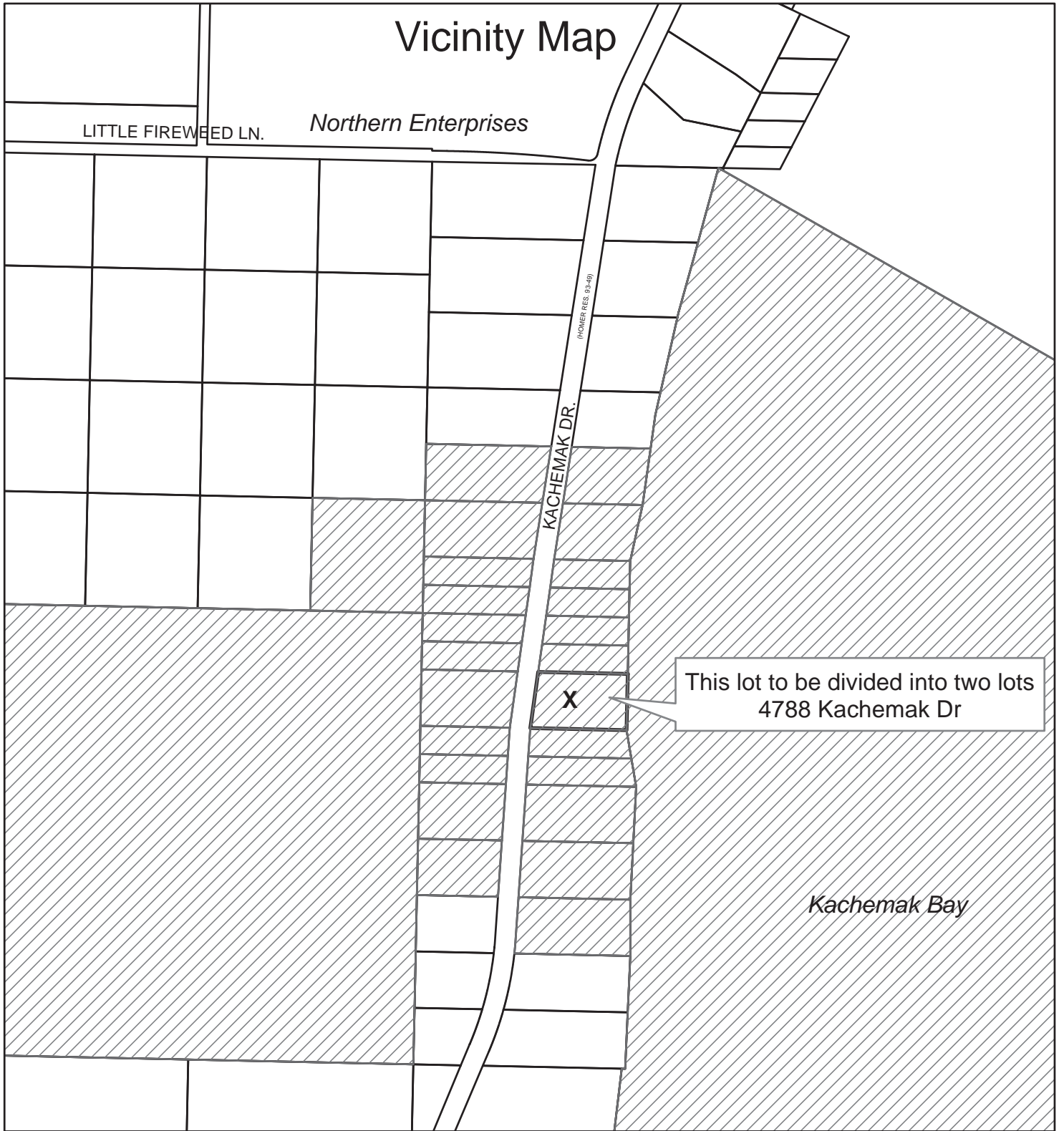
If you have questions or would like additional information, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 235-3106, email: clerk@cityofhomer-ak.gov, or in-person at Homer City Hall.

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

.....

VICINITY MAP ON REVERSE

Vicinity Map



LITTLE FIREWEED LN.

Northern Enterprises

KACHEMAK DR.
(HOMER RES. 03-46)

This lot to be divided into two lots
4788 Kachemak Dr

Kachemak Bay

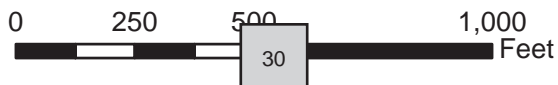


City of Homer
Planning and Zoning Department

2/21/24

RNK Subdivision Preliminary Plat

Marked lots are within 500 feet
and property owners notified



*Disclaimer:
It is expressly understood the City of
Homer, its council, board,
departments, employees and agents are
not responsible for any errors or omissions
contained herein, or deductions, interpretations
or conclusions drawn therefrom.*



This lot to be divided into two lots
4788 Kachemak Dr

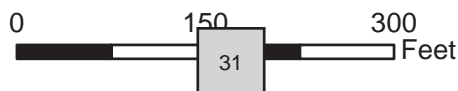
Property lines are not exact; use with care.
Aerial Photoe dated 2016.
10 foot topo lines are shown.



City of Homer
Planning and Zoning Department
2/21/24

RNK Subdivision
Preliminary Plat

Aerial Map



*Disclaimer:
It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.*