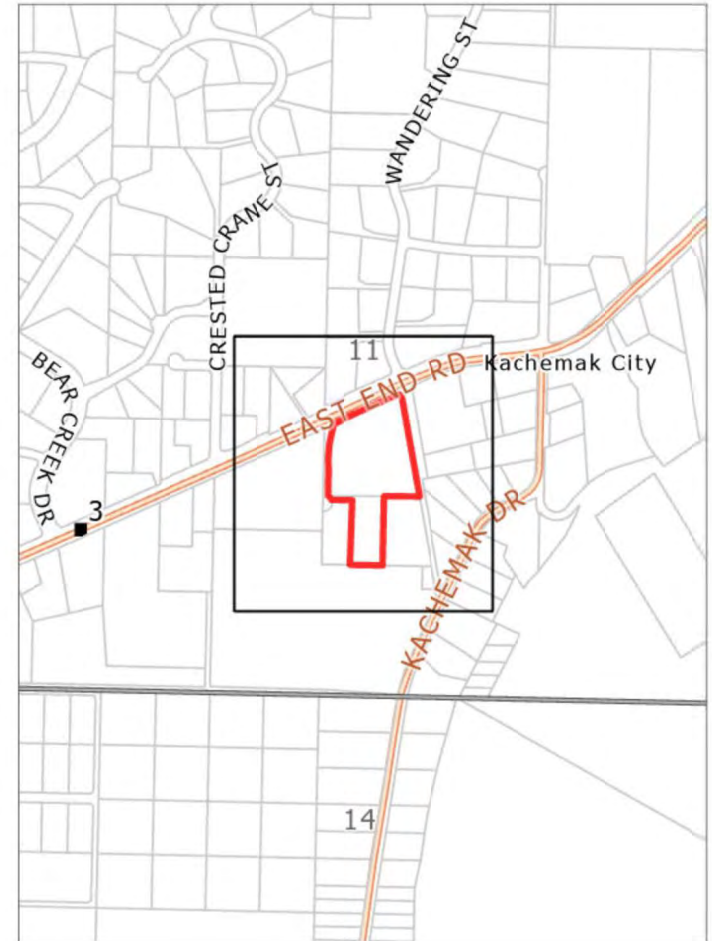
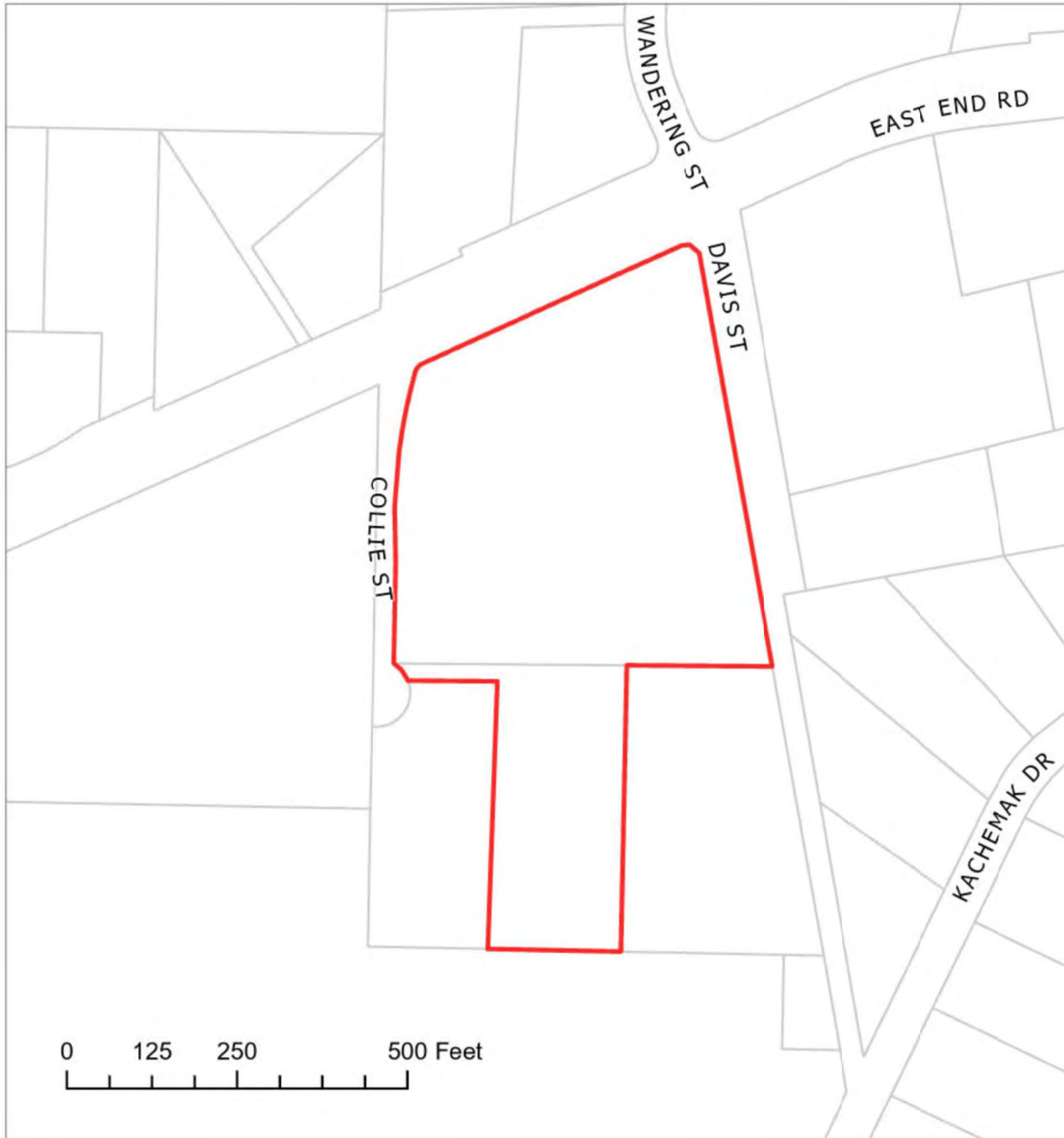


E. NEW BUSINESS

- 9. Rumley Collie Subdivision Nine; 2024-126
Johnson Surveying / Fraiman, Seaton
Location: East End Road & Collie Street
City of Homer**



KPB File 2024-126
T06S R13W
SEC 11
HOMER

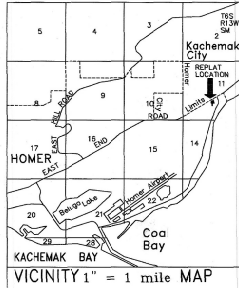
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Aerial Map



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



Rumley Collie Subdivision Nine Preliminary Plat

A replat of Tract BC-2 Rumly Collie Subd. Eight, (HRD 2020-19 and Lot A-3B Rumly Collie Four, (HRD 81-69). Located in the SE 1/4 Section 11, T6S R13W, SM, City of Homer, Alaska.
Homer Recording District Kenai Peninsula Borough

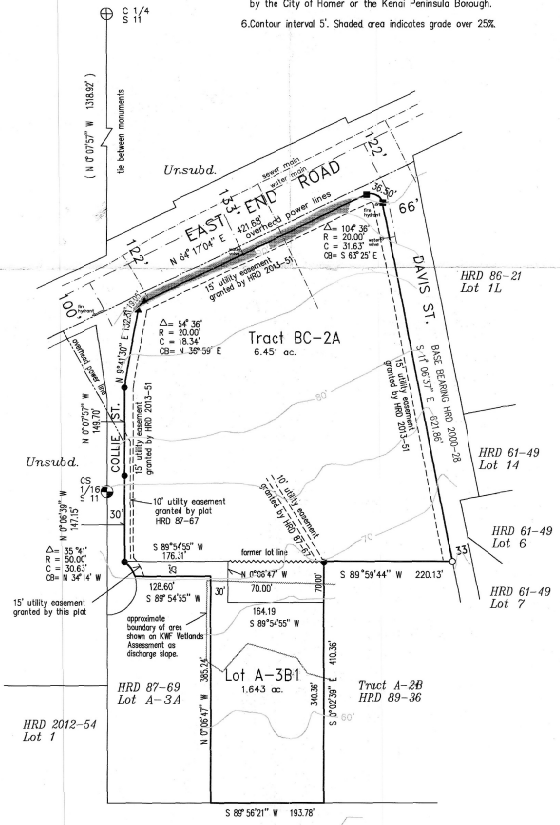
Prepared for: East End Mini Storage, LLC
P.O. Box 2822
Homer, AK 99603

Seaton Community Property Trust
56395 Frisco Ave.
Homer, AK 99603

Prepared by: Johnson Surveying
P.O. Box 27
Clam Gulch, Ak 99568
(907) 282-8772

SCALE 1" = 100' AREA = 8.094 acres 19 November, 2024

- NOTES**
- 1.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.
 - 2.East End Road & Collie St. ROW are as shown on State Highway Plans STP-0414(9) sheet 22. No access to state maintained ROWs permitted unless approved by the State of Alaska Department of Transportation. No direct access to East End Road will be permitted.
 - 3.This replat is subject to City of Homer Zoning regulations.
 - 4.There is a 15' utility easement fronting on all street ROWs. Existing structures that predate granting of this easement are not subject to it.
 - 5.Building setback along streets to be according to City Ordinances.
 - 6.Approval of this plat by the borough does not indicate approval of any encroachments by the City of Homer or the Kenai Peninsula Borough.
 - 6.Contour interval 5'. Shaded area indicates grade over 25%.



WASTEWATER DISPOSAL
20-40 DFC
Plans for wastewater disposal, that meet regulatory requirements are on file at the Department of Environmental Conservation

KPB 2024-126

AGENDA ITEM E. NEW BUSINESS

**ITEM #9 - PRELIMINARY PLAT
RUMLEY COLLIE SUBDIVISION NINE**

KPB File No.	2024-126
Plat Committee Meeting:	December 16, 2024
Applicant / Owner:	East End Mini Storage, LLC and Seaton Community Property Trust / Homer
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Est End Rd / City of Homer

Parent Parcel No.:	174-203-19 & 174-203-09
Legal Description:	T 06S R 13W SEC 11 SEWARD MERIDIAN HM 2020039 RUMLEY COLLIE SUB EIGHT TRACT BC-2 & HM 0870069 RUMLEY - COLLIE FOUR TRACT A-3B
Assessing Use:	Commercial
Zoning:	Unrestricted
Water / Wastewater	City / City
Exception Request	None requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine two lots of size 6.189 acres and 1.906 acres to re-align the line between them to create new lots of size 6.451 acres and 1.643 acres.

Location and Legal Access (existing and proposed):

Legal access to the plat is along Davis St on the east for Tract BC-2A and Collie Street for Tract BC-2A and Lot A-3B1. Davis St is a 66 dedication and Collie St is a 30' half dedication, both being maintained by the City of Homer. Both of these roads exit directly off of East End Rd a varied width dedications maintained by the Alaska DOT. There is no direct access to East End Road. Access to Lot A-3B1 is also being done from the south by coming through the adjacent property.

There is not a vacation being finalized by this plat nor is there a dedication being proposed. The subdivision is not affected by section line easements either.

Block length is not compliant, but due to the compact usage of the property a road is not possible to help close the block and the roads Collie St and Davis St cannot be extended either to help. **Staff recommends** the plat committee concur that an exception to KPB 20.30.170 Block Length – requirements is not needed due to the limitations as stated.

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

Site Investigation:

There are improvements on both properties. The north tract, Tract BC-2A is being used as a storage business and has several mini storage buildings and three other primary structures located on it. Lot A-3B1 on the south has two structures located on it. The structures will remain on the lots they originated on and will not be affected by the line being moved.

There are steep slopes shown, but are only located on the north in the area of the ditch on the edge of East End Rd, so not of any concern.

There is an area of wetlands identified on the plat, located on the northern part of Lot A-3B1. The area is identified as discharge slope. **Staff recommends** the surveyor make this area stand out better with a different designation technique. The River Center review did not identify the plat to be located in a FEMA designated flood hazard zone or a habitat protect district.

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

Staff Analysis

The land was originally surveyed as part of the NW1/4 of the SE1/4 and Government Lot 2 in Section 11, Township 6 South, Range 13 West, SM, Alaska. Then Rumley – Collie Tract A HM 72-676 was platted of the land giving one tract and four dedications. There have been several subdivisions and resubdivisions of Tract A over the years, eight in total and this plating action being the ninth.

A soils report will not be needed as the lots are served by city water and sewer.

The plat is located in the City of Homer. The City of Homer Planning Commission reviewed the plat at their regular scheduled meeting of October 2, 2024 and gave it approval with non-objection, unanimous consent. There was no mention of an installation agreement mentioned. Staff only recommended the water line and sewer lines be added to the drawing with approval. These have been added to the drawing, located in East End Rd.

Utility Easements

The plat is carrying forward the 15’ utility easement fronting all street right-of-ways from HM 2013-51. The 10 utility easement on the west line grant by HRD 87-67 and the 10’ utility easement in the middle of Tract BC-2A have been carried forward also.

There is a 10’ utility easement on the south line of Lot A-3B1 that needs to be carried forward from HRD 87-69.

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.

Utility provider review:

HEA	Noted the missing 10’ utility easement, indicated the 10’ utility granted by HRD 87-67 dragonling up from the south line on Tract BC-2A was not needed by HEA anymore.
ENSTAR	No comments or recommendations
ACS	
GCI	Approved as shown

KPB department / agency review:

Addressing Review	Reviewer: Leavitt, Rhealyn Affected Addresses:
-------------------	---

	<p>3585 EAST END RD, 5305 COLLIE ST, 5285 COLLIE ST</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: COLLIE ST, EAST END RD</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: CITY OF HOMER WILL ADVISE ON ADDRESSES.</p>
Code Compliance	<p>Reviewer: Ogren, Eric</p> <p>Comments: No comments</p>
LOZMS Review Planner	<p>Reviewer: Raidmae, Ryan</p> <p>There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p> <p>Review Not Required</p>
Assessing Review	<p>Reviewer: Windsor, Heather</p> <p>Comments: No comment</p>
Advisory Planning Commission	

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Wastewater Disposal note was cut off at the bottom of the page, printing format needs corrected.

Tie survey to the nearest BLM/GLO corners

Carry forward the notes from HM 2020-39 needed, if not already shown; #3 & #7.

Add KPB No 2024-126 to the title block

Add a bar scale to north arrow

PLAT NOTES TO ADD

- Place the standard note on the plat for the flag lot(s): No structures are permitted within the panhandle portion of the flag lot(s). The access portion may not be used for permanent structures or wastewater disposal area.
- *Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetland determination if applicable*

KPB 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.*

- 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:

Should center the subject property in the vicinity map
Label Kachemak Dr on map

- 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:
10' utility easement at south end of lot A-3B from parent plat needs carried over to this plat.
- H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;
Staff recommendation:
Should make the area of wetlands stand out better
- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;
Staff recommendation:
L (length) is missing on the front curve of Lot A-3B
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;
Staff recommendation:
Looks to be several encroachments to the south and east lines that need checked

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.

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

END OF STAFF REPORT



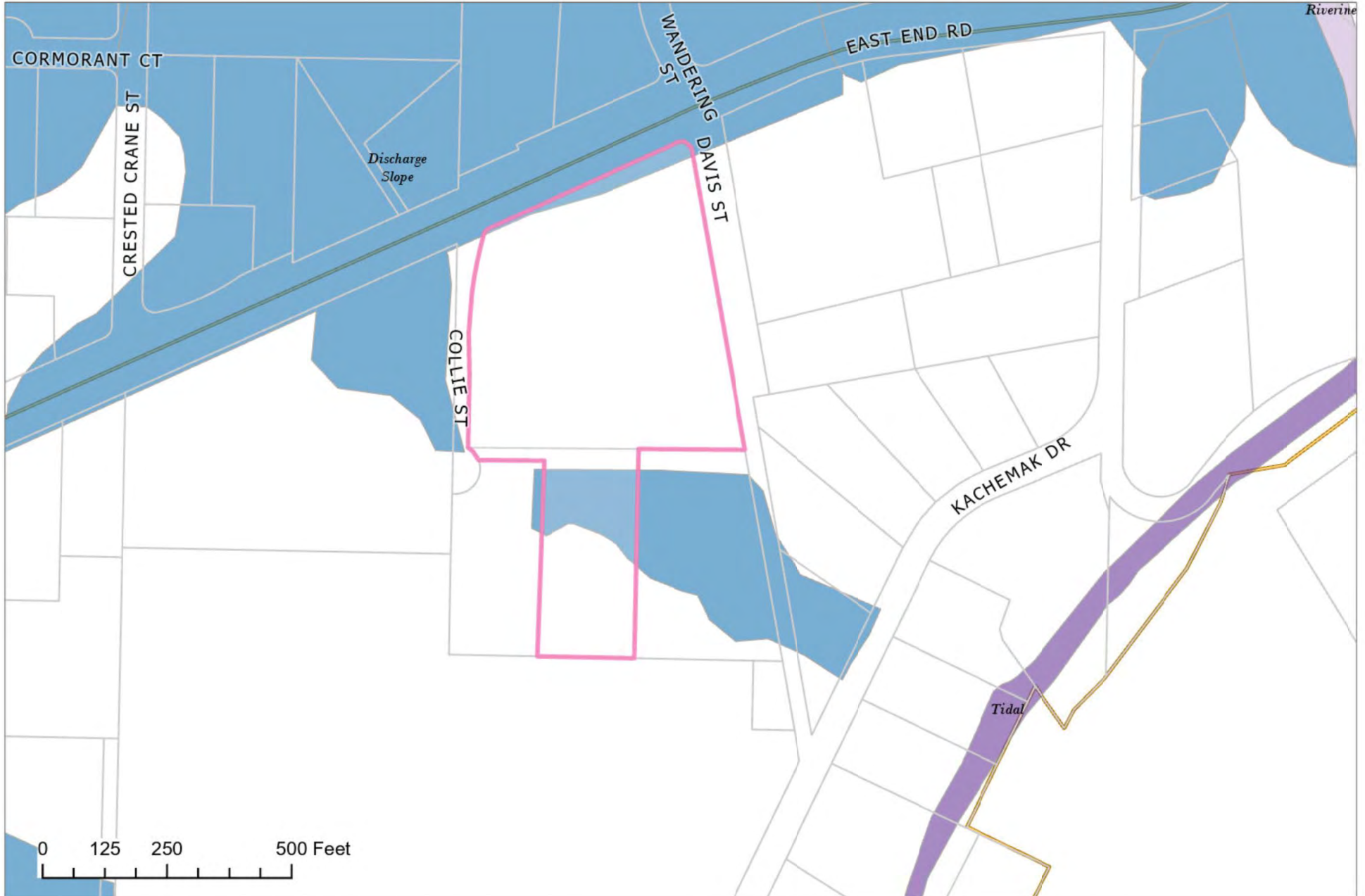
Aerial Map



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.



Wetlands



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



Aerial with 5-foot Contours



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:

- No field survey was performed. Boundaries and areas are of record per plats HM2013-51, HM87-67, and HM87-69.
- No permanent structures shall be constructed or placed within a utility easement which would interfere with the ability of the utility to use the easement.
- Per HM2013-51 there is a 15' Utility Easement fronting all street ROWs. Existing structures that predate granting of this easement are not subject to this easement.
- This subdivision is subject to City of Homer Zoning Codes.
- Acceptance of the plat is not an acceptance by the City of Homer or the Kenai Peninsula Borough of any nonconforming structures or encroachments.
- No access to state maintained rights-of-way unless approved by the State of Alaska Department of Transportation.
- An exception to KPB 20.30.240, Building Setback note was granted by the Kenai Peninsula Plat Committee at the meetings of July 13, 2020 and August 10, 2020.
- Right of Way of East End Road is shown of record per Rumley-Collie Subdivision Seven HM2013-51 and State of Alaska Department of Transportation Right of Way Map STP-0414(9), recorded as HM2010-32 (Sheet 22 of 27).

LEGEND

- Brass Cap, 2-1/2" as noted (R3)
- 2" Alcap on 5/8" rebar, 3686-S(R3)
- Plastic cap on 1/2" rebar, 5780-S(R3)
- 2" Alcap on rebar, 10771-S, 2005(R3)
- △ Plastic cap on 1/2"x4' rebar, 7328-S(R3)
- 2" Alcap on 5/8" rebar, 3686-S(R1)

- (R1) Record data per HM87-67
- (R2) Record data per HM87-69
- (R3) Record data per HM2013-51
- (C) Computed

Plat Approval

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of July 13, 2020.

By: Scott A. Latimer 11/2/20
 Authorized Official Date
 Kenai Peninsula Borough



WASTEWATER CERTIFICATE:
 Plans for wastewater disposal that meet regulatory requirements are on file at the Department of Environmental Conservation.

C 1/4 S11 268-S per HM2000-28

(R3) N00°07'57"W 1318.92'
 (The between monuments)

(R3) N09°41'30"E(R3) 132.31'
 10' Utility Easement per HM87-67

(R3) N00°07'57"W(R3) 149.70'
 COLLIE STREET ROW width varies

(R1) S00°06'39"E(R1) 147.15'
 CS 1/16, S 11 3686-S, 1983(R2)

(R2) N00°06'26"W 209.64'(R2)
 Unsubdivided

(R1) S89°54'55"W(C) 340.60'(C)
 (R1=S89°53'21"W 370.81')
 (R2=S89°54'22"W 340.90')

(R3) S64°17'04"W(R3) 421.68'(R3)
 EAST END ROAD ROW width varies
 Kachemak City Limits
 Homer City Limits

(R3) S11°06'37"E 621.86'(R3)
 DAVIS STREET 66' ROW
 Basis of Bearings(R3)

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

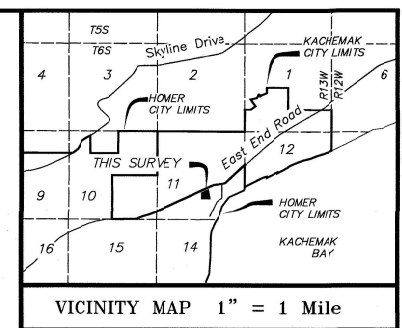
66'

Tract BC-2
 6.189 Ac.

COMPUTED CURVE DATA (C)					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	19.06'	18.34'	S36°59'17"W	54°35'34"
C2	20.00'	36.51'	31.65'	N63°24'47"W	104°36'19"

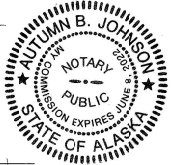
RECORD CURVE DATA (R3)			
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	20.00'	19.91'	54°36'
C2	20.00'	36.51'	104°36'

RECORD CURVE DATA (R2)			
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C3	50.00'	124.89'	143°07'31"



Ownership Certificate:
 We hereby certify that we are the owners of the real property shown and described herein and 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.

By Douglas E. Fraiman, Manager
 East End Mini Storage LLC
 PO Box 2622
 Homer, AK 99603



Notary's Acknowledgement:

For Douglas E. Fraiman
 Acknowledged before me this 20 day of October, 2020.

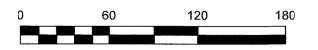
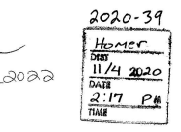
By Johanna F. Fraiman
 Notary Public for Alaska
 My commission expires: June 8, 2020



Notary's Acknowledgement:

For Johanna F. Fraiman
 Acknowledged before me this 7 day of October, 2020.

By Johanna F. Fraiman
 Notary Public for Alaska
 My commission expires: June 8, 2020



RUMLEY COLLIE SUBDIVISION EIGHT
 A replat combining
 Tract BC Rumley-Collie Subd. Seven HM2013-51
 and
 Tract A1-B Rumley-Collie Subd. Three HM87-67,
 Within SE1/4 Sec. 11, T6S, R13W, S1M,
 City of Homer, Kenai Peninsula Borough,
 Homer Recording District, Third Judicial District, Alaska
 Containing 6.189 Acres more or less.

Prepared for:
 East End Mini Storage LLC
 PO Box 2622
 Homer, AK 99603

Prepared by:
 Orion Surveys
 PO Box 15025
 36570 Maria Road
 Fittz Creek, AK 99603
 (907) 399-7028
 tum@orionsurveys.com

Scale: 1"=60'
 Date: 5/5/2020

FB: NA Job# 841 KFB File No. 2020-061

RUMLEY - COLLIE SUBD. SEVEN

A replat combining Tracts B & C Rumley-Collie Subd. Six, HRD 2000-28, including a vacation of a 20' wide utility easement. Located in the SE 1/4 Section 11, T6S R13W SM, City of Homer, Alaska. Homer Recording District Kenai Peninsula Borough Files 2013-153 & 2013-164

Prepared for

Prepared by

Douglas Fraiman
P.O. Box 2622
Homer, AK 99603

Johnson Surveying
Box 27
Clam Gulch, Ak 99568



SCALE 1" = 100'
11 July, 2013

AREA = 5.189 acres

- indicates utility easement being vacated.

LEGEND

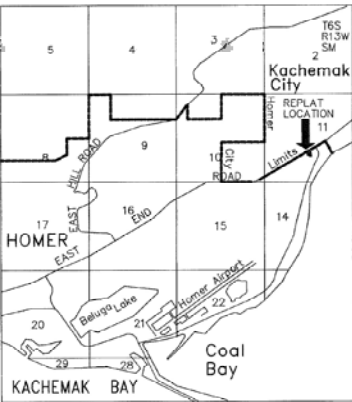
- ⊕ - 2 1/2" brass cap monument, 268-S, 1972, record HRD 2000-28
- ⊙ - 2 1/2" brass cap monument, 3686-S, 1983, found
- - 2" alcap on 5/8" rebar, 3686-S, found.
- - plastic cap on 1/2" rebar, LS-5780, found.
- - 2" alcap on rebar, LS-10771, 2005, found.
- ▲ - plastic cap on 1/2" x 4" rebar, set.
- () - record information from plat HRD 2000-28.

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 23 September, 2013.

KENAI PENINSULA BOROUGH

By: *Mary Beth* Dec. 26, 2013
Authorized Official Date



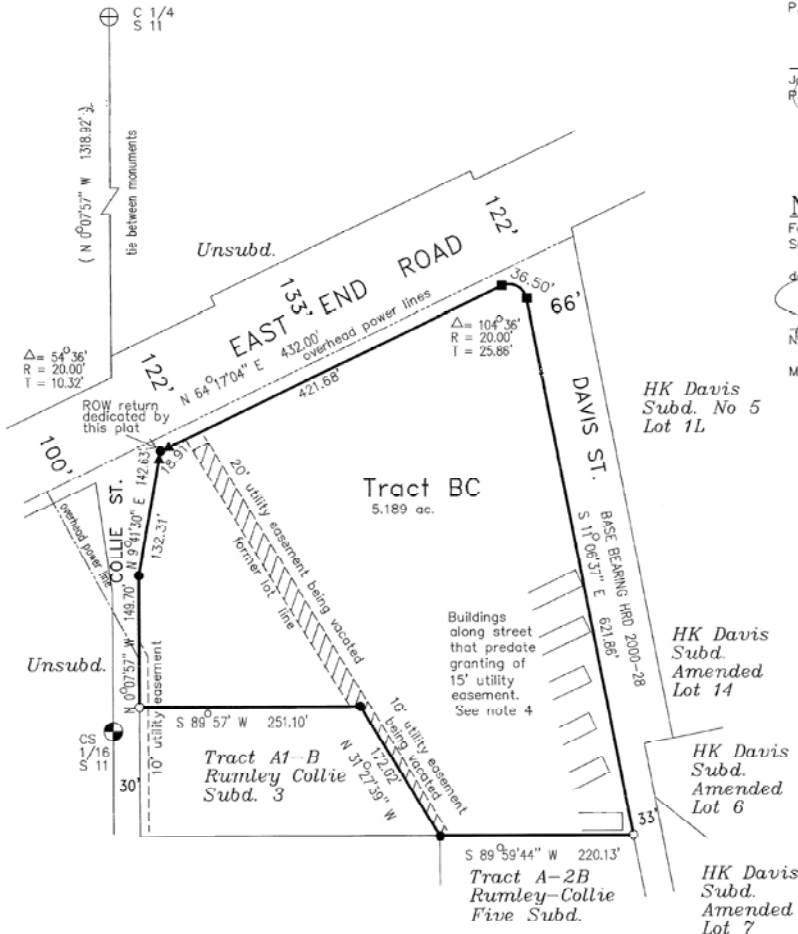
VICINITY 1" = 1 mile MAP

2013-51

Plat #	HOMER
Rec. Dist.	
DATE	12/27/2013
TIME	10:02 AM

NOTES

- 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.
- East End Road & Collie St. ROW are as shown on State Highway Plans STP-0414(9) sheet 22. No access to state maintained ROWs permitted unless approved by the State of Alaska Department of Transportation. No direct access to East End Road will be permitted.
- Utility easement vacation was approved at the KPBB Planning Commission meeting of 28 October, 2013.
- There is a 15' utility easement fronting on all street ROWs. Existing structures that predate granting of this easement are not subject to it.
- The KPBB Planning Commission granted an exception to KPBB 20.20.230 removing the 20' building setback shown on plat HM 2000-28. Building setback along streets to be according to City Ordinance. Approval of this plat by the borough does not indicate approval of any encroachments by the City of Homer or the Kenai Peninsula Borough.
- This replat is subject to the City of Homer zoning regulations.



OWNERSHIP CERTIFICATE & DEDICATION

We hereby certify that we are the owners of the real property shown and described herein; and that we hereby adopt this plan of replat, and by our free consent dedicate all ROWs to public use and grant all easements to the use shown.

Douglas Fraiman Manager, East End Mini Storage, LLC
P.O. Box 2622 Homer, AK 99603

Johanna P. Fraiman Manager, East End Storage, LLC
P.O. Box 2622 Homer, AK 99603

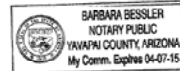
NOTARY'S ACKNOWLEDGEMENT

For: Douglas & Johanna P. Fraiman
Subscribed and sworn to before me this 16

day of December, 2013

Notary Public for Arizona

My commission expires 04-07-15



HK Davis Subd. No 5 Lot 1L

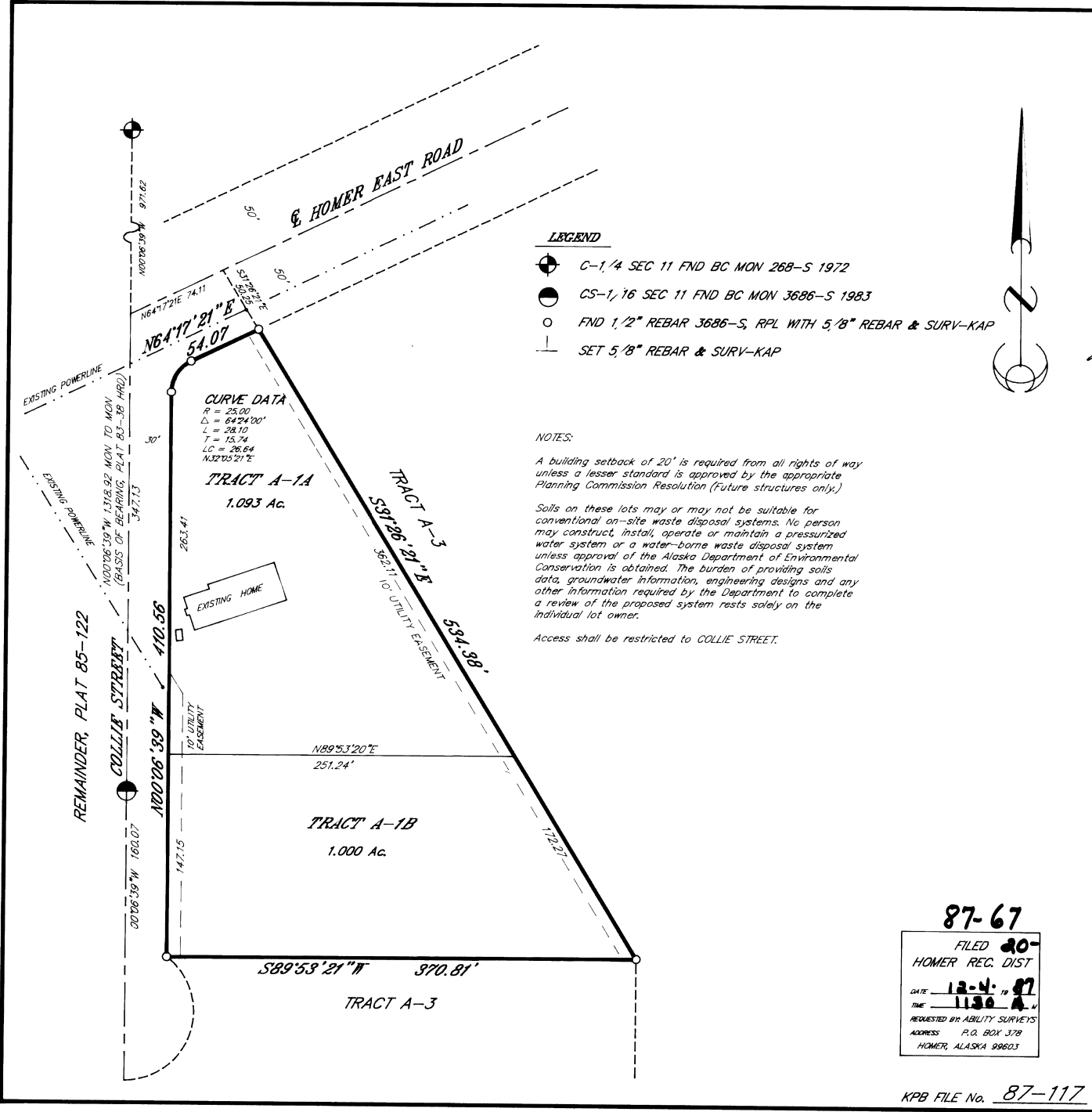
HK Davis Subd. Amended Lot 14

HK Davis Subd. Amended Lot 6

HK Davis Subd. Amended Lot 7

WASTEWATER DISPOSAL

20.14.070
Plans for wastewater disposal, that meet regulatory requirements are on file at the Department of Environmental Conservation



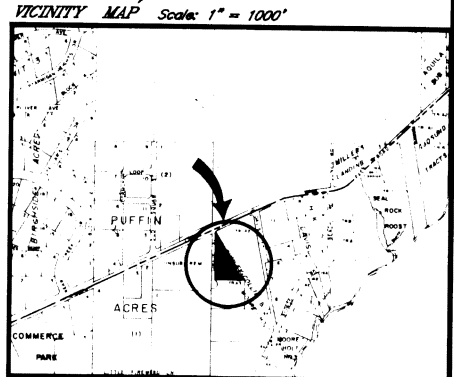
CERTIFICATE OF OWNERSHIP
 I hereby certify that I am the owner of the property shown and described hereon. I hereby request approval of this plat showing such easements for public utilities and roadways dedicated by me for public use, or to the uses shown.

Kenneth D. Moore *Roseleen L. Moore*
 KENNETH D. MOORE ROSELEEN L. MOORE
 HGR #1980
 Homer, Alaska 99603

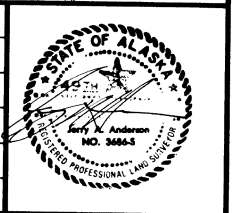
NOTARY'S ACKNOWLEDGEMENT FOR KENNETH & ROSELEEN MOORE
 Subscribed and sworn to before me this 7 day of August 1987
Scott Legman 7/8/87
 Notary public for Alaska My Commission Expires

SURVEYORS CERTIFICATE
 I hereby certify that this survey was performed by me or under my direct supervision. I declare that the information shown hereon is true and correct to the best of my knowledge and belief.
Jerry A. Anderson 8-8-87
 Jerry A. Anderson PLS No. 3686 Date:

PLAT APPROVAL
 This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 1-21-87
 KENAI PENINSULA BOROUGH
 BY *Jerry A. Anderson*
 Authorized Official



DATE JULY 1987
 SCALE 1" = 50'
 GRID No. AR-70
 FLD. BK. No. 189 & 36
 DISK No. B.1881.1
 JOB No. 1881

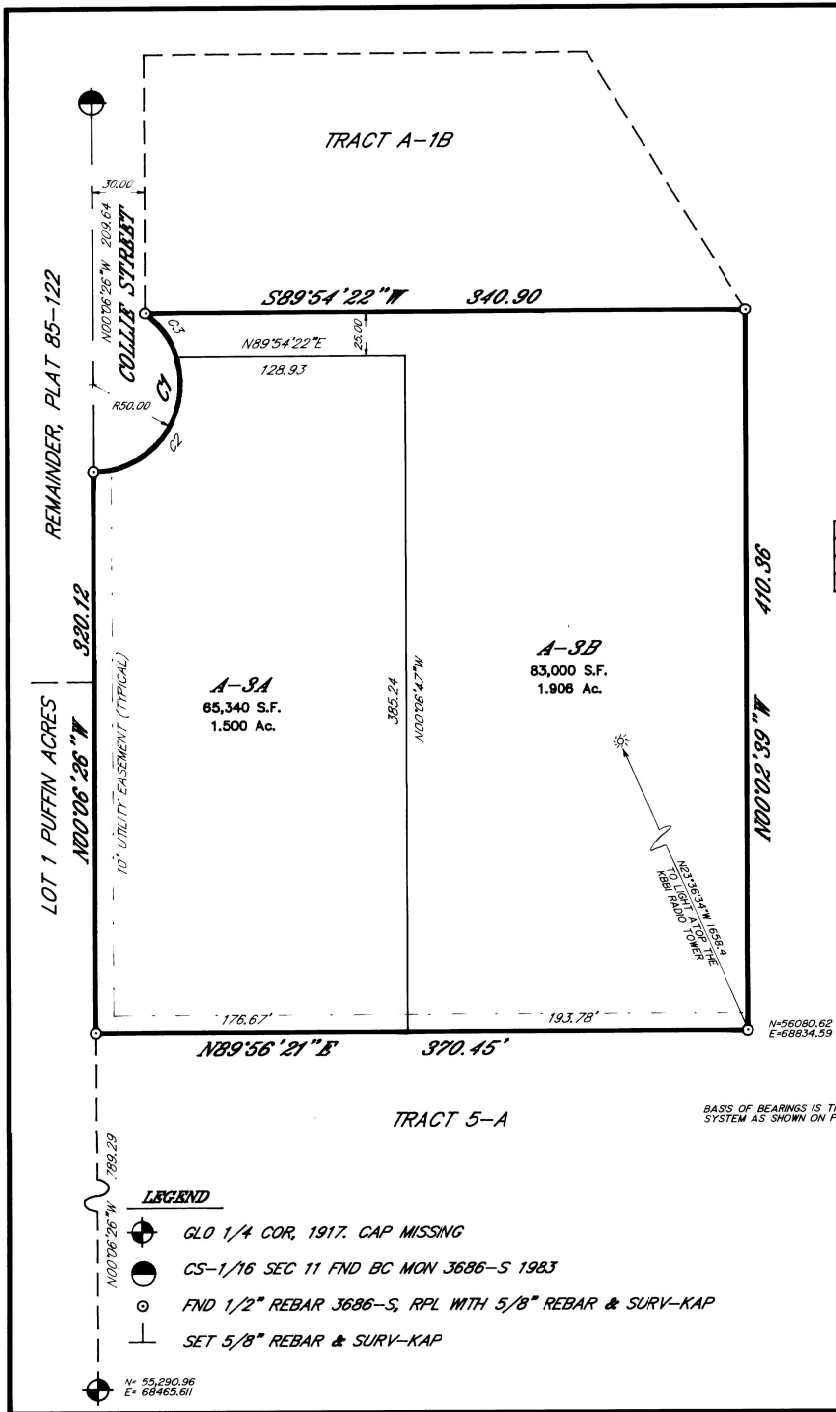


87-67
 FILED **20**
 HOMER REC. DIST
 DATE 12-4-87
 TIME 1:50 A
 REQUESTED BY: ABILITY SURVEYS
 ADDRESS: P.O. BOX 378
 HOMER, ALASKA 99603

RUMLEY-COLLIE THREE
 A REPLAT OF TRACT A-1, PLAT 78-5B HRD IN THE SE 1/4, Sec 11, Twp 6S, Rge 13W, S.1M, ALASKA BETWEEN THE CITIES OF KACHEMAK & HOMER
 HOMER RECORDING DISTRICT
 CONTAINING 2.093 ACRES

ABILITY SURVEYS
 JERRY A. ANDERSON PLS
 (907) 235-8440
 BOX 378, HOMER ALASKA 99603

KPB FILE No. 87-117



No.	Delta	Radius	Arc Length
C1	143°07'31"	50.00	124.89
C2	107°26'39"	50.00	93.76
C3	35°40'52"	50.00	31.13



BASS OF BEARINGS IS THE CITY OF HOMER COORDINATE SYSTEM AS SHOWN ON PLAT 87-31 HRD

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 and roadways dedicated by me for public use, or to the uses shown.

Kenneth D. Moore
KENNETH D. MOORE
HCR 41900
Homer, Alaska 99603

Roseleen L. Moore
ROSELEEN L. MOORE

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 11 day of February 1987.

Jackie Vaughn
Notary public for Alaska

10-25-88
My Commission Expires

SURVEYORS CERTIFICATE

I hereby certify that this survey was performed by me or under my direct supervision. I declare that the information shown hereon is true and correct to the best of my knowledge and belief.

Jerry A. Anderson
Jerry A. Anderson PLS No. 3686
Date: 10-21-87

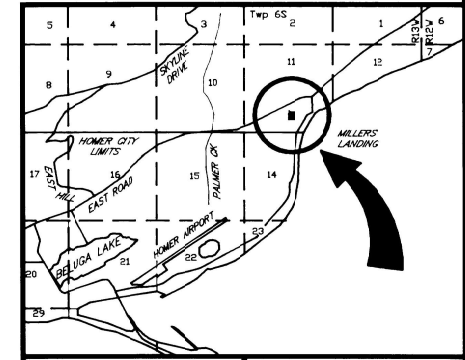
PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 9-28-87.

KENAI PENINSULA BOROUGH

BY *Jerry A. Anderson*
Authorized Official

VICINITY MAP Scale: 1" = 1 MILE



DATE SEPT 1987

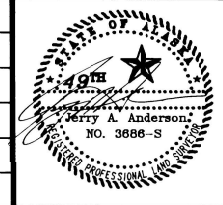
SCALE 1" = 50'

GRID No. AR-70

FLD. BK. No. 190

DISK No. B.1895.1

JOB No. 1895



87-69

FILED **20-**
HOMER REC. DIST

DATE 12-18 19 87
TIME 1:35 P.M.

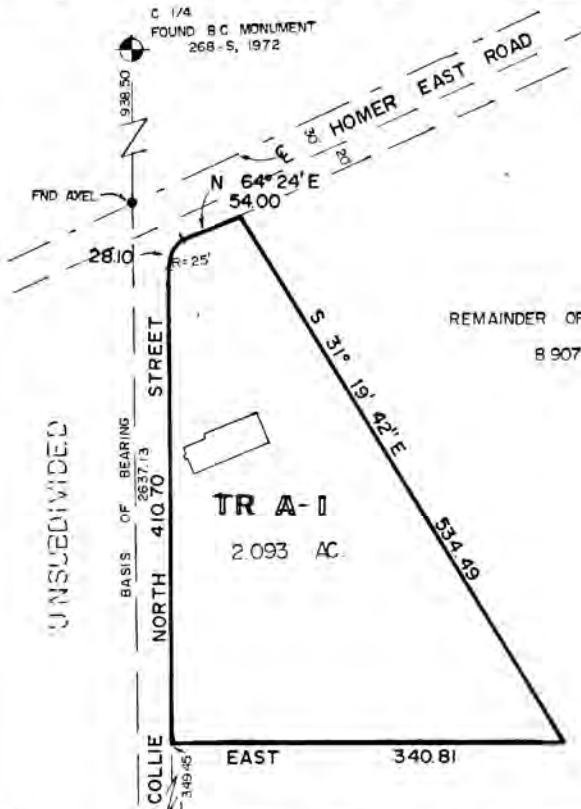
REQUESTED BY: ABILITY SURVEYS
ADDRESS: P.O. BOX 378
HOMER, ALASKA 99603

RUMLEY-COLLIE FOUR

A REPLAT OF TRACT A-3, PLAT 83-38 HRD IN THE SE 1/4 Sec 11, Twp 6S, Rng 13W, S14 ALASKA BETWEEN THE CITIES OF KACHEMAK & HOMER HOMER RECORDING DISTRICT CONTAINING 3.406 ACRES

ABILITY SURVEYS
JERRY A. ANDERSON PLS
(907) 235-8440
BOX 378, HOMER ALASKA 99603

KPB FILE No. 87-142



NOTES

- 1 ALL WASTEWATER DISPOSAL SYSTEMS MUST COMPLY WITH EXISTING LAW AT THE TIME OF CONSTRUCTION.
- 2 1/2" X 24" REBAR SET AT LOT CORNERS
- 3 THE STATE OF ALASKA REQUIRES ALL WASTEWATER DISPOSAL SYSTEMS TO BE A MINIMUM OF 100' FROM ANY WATER SOURCE
- 4 ALL FUTURE BUILDINGS SHALL BE SUBJECT TO A 20' BUILDING SETBACK LINE
- 5 ACCESS TO TR A-1 SHALL BE BY COLLIE STREET ONLY

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 AND ROADWAYS, DEDICATED BY ME FOR PUBLIC USE.

John W. Collie
JOHN W. COLLIE
HOMER, ALASKA

Felva Collie
FELVA COLLIE

78-58
RECORDED FILED
Homer REC. DIST.
DATE 6-13-78
TIME 8:40 A.M.
Requested by KTB
Address

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF May 1978

Virginia L. Wilson
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 2-26-80
NOTARY PUBLIC
VIRGINIA L. WILSON
MY COMMISSION EXPIRES FEB 25 1980

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT CORNERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.

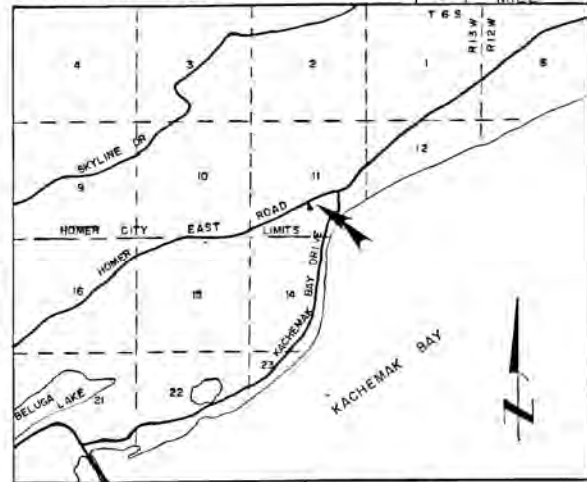
Jerry Anderson
JERRY ANDERSON, 368E-5
DATE 6-12-78

PLAT APPROVAL

THIS PLAT HAVING BEEN APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF May 1, 1978 IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT, SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW APPERTAINING THERETO.

KENAI PENINSULA BOROUGH
Phelps Waring
BY

VICINITY MAP



DATE: APRIL, 1978

SCALE: 1" = 100'

DESIGNED BY: D.M.

FLD. BK. NO.: 36

DRAWN BY: S.W.



RUMLEY-COLLIE TRACT A-1
REPLAT OF A PORTION OF TR. A

BEING A REPLAT OF A PORTION OF RUMLEY-COLLIE TRACT A, PLAT NUMBER 72-676, SITUATED IN THE NW 1/4 SE 1/4, S 11, T 6 S, R 13 W, S.M. Kenai Peninsula Borough

CONTAINING 2.093 ACRES

ABILITY SURVEYS

JERRY ANDERSON, RLS BOX 1263 HOMER, ALASKA

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

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

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat does not meet these requirements. Indicate City Sewer and Water Mains located on East End Road.

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

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

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

Staff Response: The plat meets 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.

- 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 Public Works Department reviewed this preliminary plat and had no comments.

Staff Recommendation:

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

1. Indicate City Sewer and Water Mains located on East End Road.

Attachments:

1. Preliminary Plat
2. Surveyor's Email
3. Public Notice
4. Aerial Map
5. Fraiman Proposed Land Sale Map

Rumley Collie Subdivision Nine Preliminary Plat

A replat of Tract BC-2 Rumley Collie Subd. Eight, (HRD 2020-39 and Lot A-3B Rumley Collie Four, (HRD 87-69).
 Located in the SE 1/4 Section 11, T6S R13W, SM, City of Homer, Alaska.
 Homer Recording District Kenai Peninsula Borough

Prepared for

East End Mini Storage, LLC
 P.O. Box 2622
 Homer, AK 99603

Prepared by

Johnson Surveying
 P.O. Box 27
 Clam Gulch, AK 99568
 (907) 262-5772

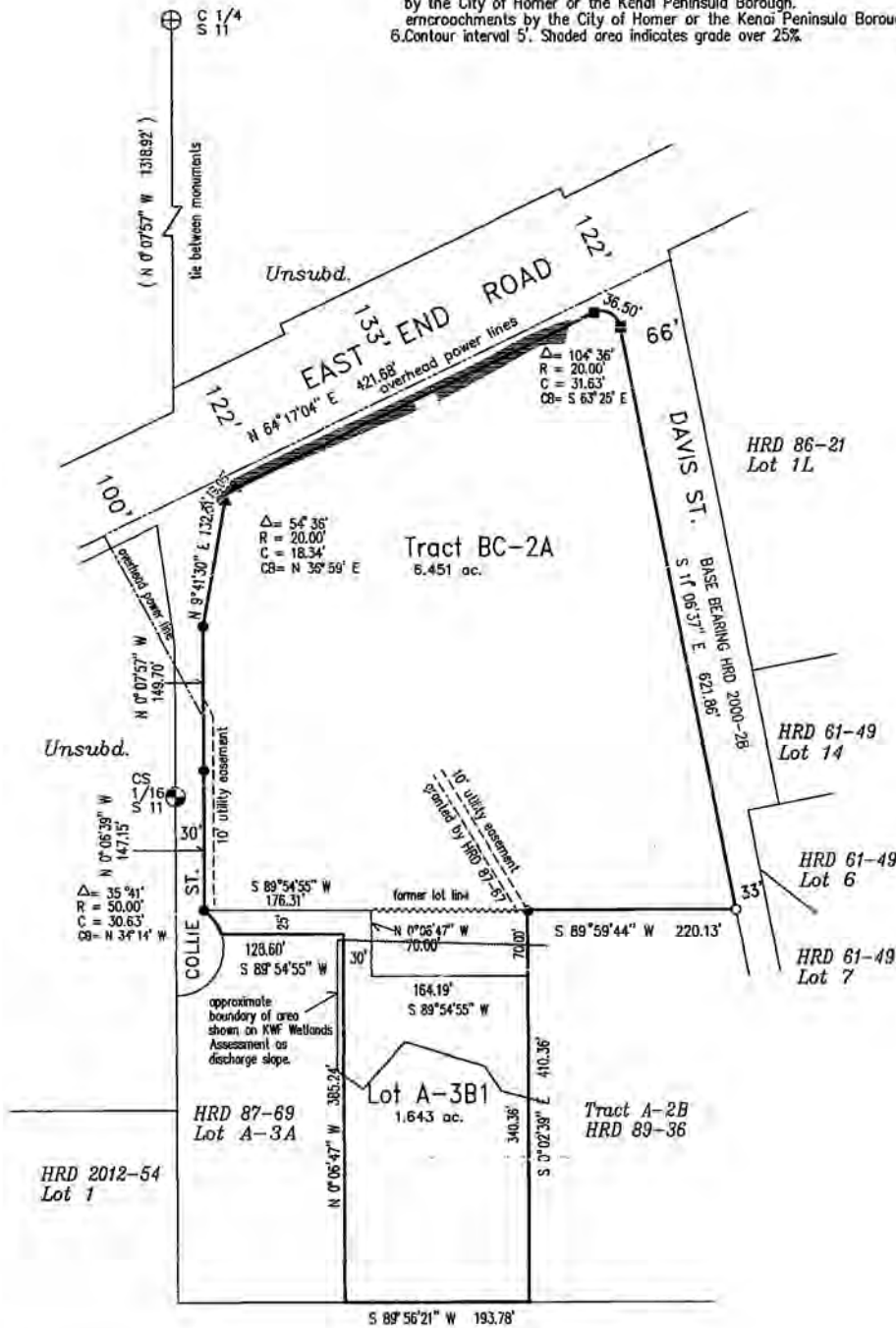
SCALE 1" = 100' AREA = 8.094 acres 23 August, 2024



VICINITY 1" = 1 mile MAP

NOTES

- 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.
- East End Road & Collie St. ROW are as shown on State Highway Plans STP-0414(9) sheet 22. No access to state maintained ROWs permitted unless approved by the State of Alaska Department of Transportation. No direct access to East End Road will be permitted.
- This replat is subject to City of Homer Zoning regulations.
- There is a 15' utility easement fronting on all street ROWs. Existing structures that predate granting of this easement are not subject to it.
- Building setback along streets to be according to City Ordinances.
 Approval of this plat by the borough does not indicate approval of any encroachments by the City of Homer or the Kenai Peninsula Borough.
 encroachments by the City of Homer or the Kenai Peninsula Borough.
- Contour interval 5'. Shaded area indicates grade over 25%.



WASTEWATER DISPOSAL

20.14.070
 Plans for wastewater disposal, that meet regulatory requirements are on file at the Department of Environmental Conservation

HRD 27 54

E9-19

10 September, 2024

Johnson Surveying
P.O. Box 27
Clam Gulch, AK 99568

Julie,

Here is a pdf copy of the preliminary plat. The purpose of the replat is to transfer a 70' by 200' section of Seaton property (Lot A3-B Rumly-Collie Four) to Fraiman property (Tract BC-2 Rumly-Collie Eight). I have also attached the map Doug sent me for making up the plat. I assume you gave him a plat application to fill out and sign?

Jerry Johnson

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:

Rumley Collie Subdivision Nine 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, October 2, 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 September 27, 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.

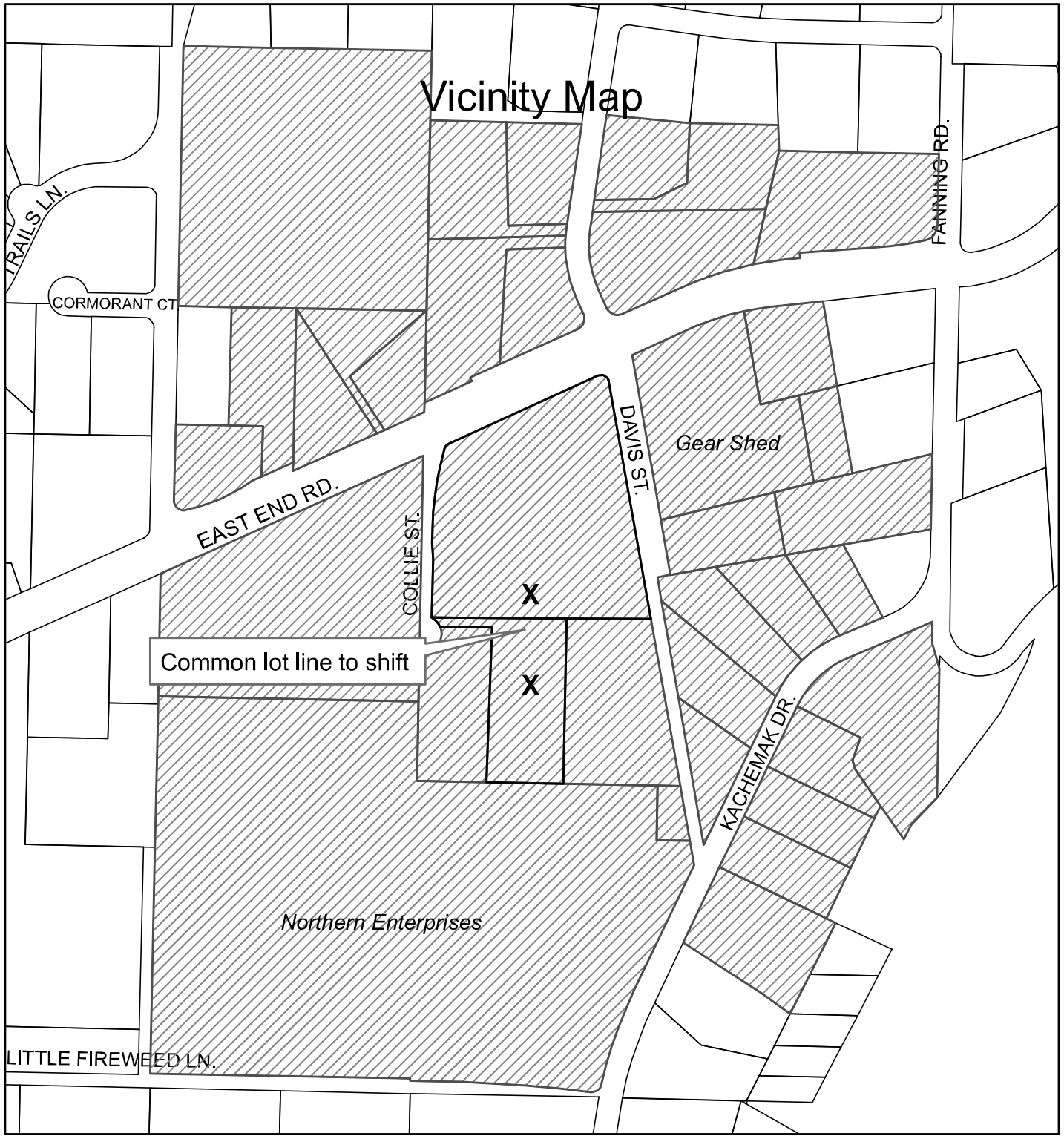
If you have questions or would like additional information, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 235-3106, email: clerk@cityofhomer-ak.gov, or in-person at Homer City Hall.

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

.....

VICINITY MAP ON REVERSE

Vicinity Map

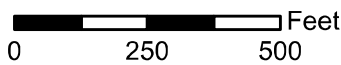


City of Homer
Planning and Zoning Department

September 16, 2024

Rumley Collie Subdivision 9 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.*



Legend

Transportation

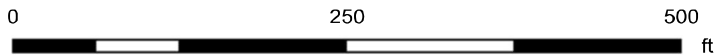
Mileposts

Roads

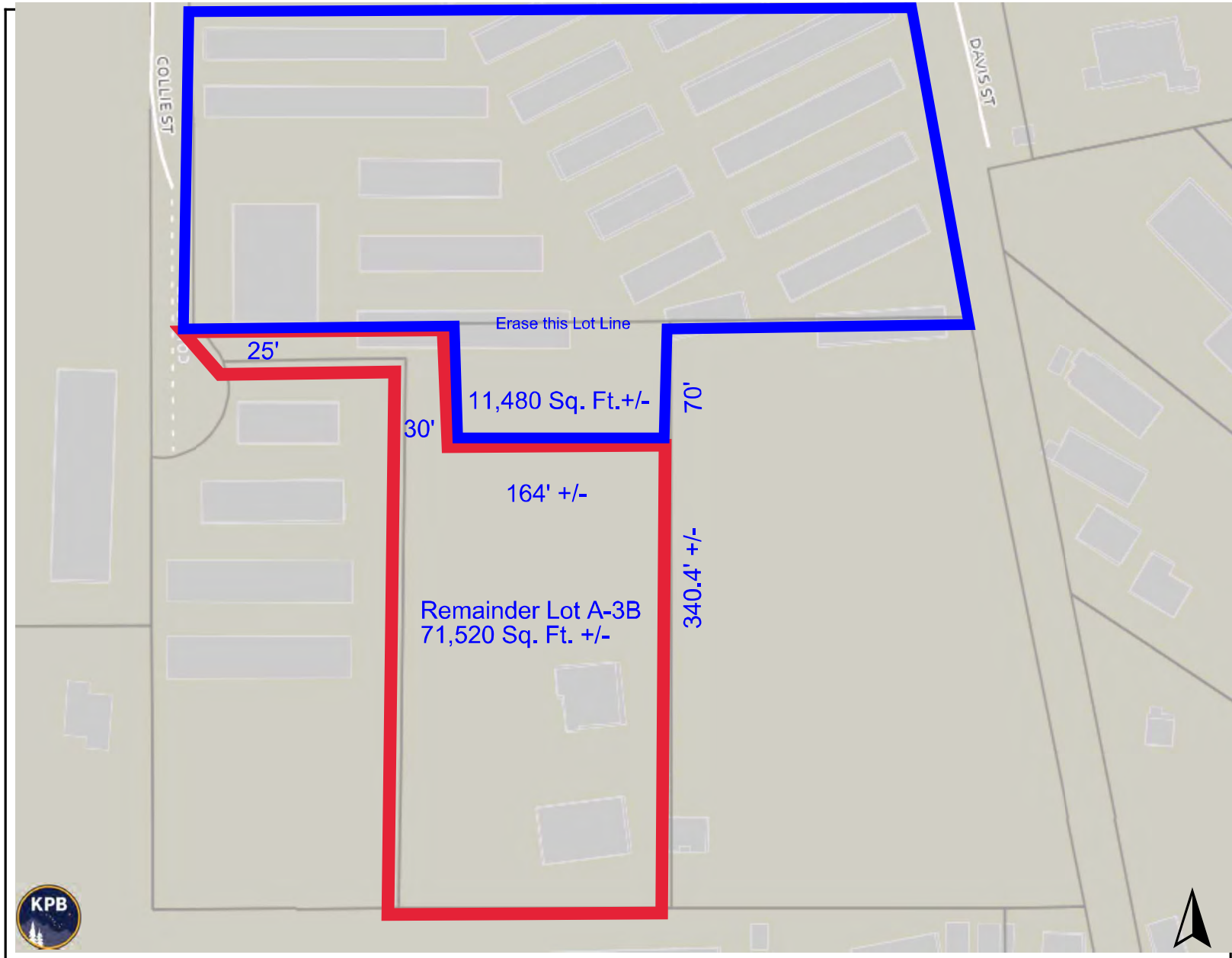
- Medium Collector
- Medium Volume - Unmaintained
- Medium Volume - Maintained
- Low / Seasonal
- Legal Trail
- Private
- State Hwy
- Platted / Proposed

Parcels and PLSS

Tax Parcels



NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the operation or modification of the data. In using these data, you further agree to 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, or use of the data.

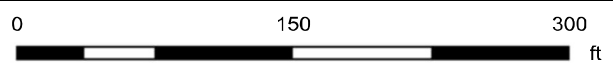


Legend

- 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



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**PLANNING COMMISSION
2024 Calendar**

	AGENDA ITEM DEADLINES	MEETING DATE	COMMISSIONER SCHEDULED TO REPORT	CITY COUNCIL MEETING FOR REPORT*	ANNUAL TOPICS FOR AGENDA AND EVENTS PLANNED
JANUARY	12/13/23 Public Hearing Items 12/15/23 Preliminary Plat Submittals 12/22/23 Regular Agenda Items	01/03/24		Monday, 01/08/24 6:00 p.m.	•
	12/27/23 Public Hearing Items 12/29/23 Prelim Plat Items 01/05/24 Regular Agenda Items	01/17/24		Monday 01/22/24 6:00 p.m.	•
FEBRUARY	01/17/24 Public Hearing Items 01/19/24 Prelim Plat Items 01/26/24 Regular Agenda Items	02/07/24		Monday 02/12/24 6:00 p.m.	• NFIP Staff Training • This meeting was canceled.
	01/31/24 Public Hearing Items 02/02/24 Prelim Plat items 02/09/24 Regular Agenda Items	02/21/24		Monday 02/26/24 6:00 p.m.	• Short Term Rental Ordinance
MARCH	02/14/24 Public Hearing Items 02/16/24 Prelim Plat Items 02/23/24 Regular Agenda Items	03/06/24		Monday 03/11/24 6:00 p.m.	• Transportation Plan
	02/28/24 Public Hearing Items 03/01/24 Prelim Plat Items 03/08/24 Regular Agenda Items	03/20/24		Tuesday 03/26/24 6:00 p.m.	
APRIL	03/13/24 Public Hearing Items 03/15/24 Prelim Plat Items 03/22/24 Regular Agenda Items	04/03/24		Monday 04/08/24 6:00 p.m.	Draft Transportation Plan Review
	03/27/24 Public Hearing Items 03/29/24 Prelim Plat Items 04/05/24 Regular Agenda Items	04/17/24		Monday 04/22/24 6:00 p.m.	• APA National Planning Conference
MAY	04/10/24 Public Hearing Items 04/12/24 Prelim Plat Items 04/19/24 Regular Agenda Items	05/01/24		Monday 05/13/24 6:00 p.m.	• Public Hearing on Draft Transportation Plan
	04/24/24 Public Hearing Items 04/26/24 Prelim Plat Items 05/03/24 Regular Agenda Items	05/15/24		Tuesday 05/28/24 6:00 p.m.	•
JUNE	05/15/24 Public Hearing Items 05/17/24 Prelim Plat Items 05/24/24 Regular Agenda Items	06/05/24		Monday 06/10/24 6:00 p.m.	• Reappointment Applications will be sent out by the Clerk
	05/29/24 Public Hearing Items 05/31/24 Prelim Plat Items 06/07/24 Regular Agenda Items	06/19/24		Monday 06/24/24 00 p.m.	

PLANNING COMMISSION
REGULAR MEETING
OCTOBER 2, 2024

UNAPPROVED

Commissioner Venuti highlighted his current living situation, where his neighbors have three dogs that go ballistic anytime he walks out of his residence. He stated that if he were the Applicant, he would put a fence in too.

Hearing no further questions from the Commission, Vice Chair Barnwell requested a motion and second.

SCHNEIDER/VENUTI MOVED TO ADOPT STAFF REPORT PC-24-049 AND RECOMMEND APPROVAL OF THE CONDITIONAL FENCE PERMIT AT 4937 ALDER LANE.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PLAT CONSIDERATION

- A. Staff Report 24-050, Rumley Collie Subdivision Nine, Preliminary Plat

Vice Chair Barnwell introduced the item by reading of the title and deferred to City Planner Foster. Mr. Foster provided a summary review of his report included in the packet.

Vice Chair Barnwell invited the Applicant to speak to the application, but no one came forward to do so.

Vice Chair Barnwell then opened the floor for the public comment period. With no one wishing to comment, Mr. Barnwell closed the public comment period.

Vice Chair Barnwell opened the floor for questions from the Commission to the City Planner, but there were none.

With no further questions or comments, Vice Chair Barnwell requested a motion and second.

SCHNEIDER/VENUTI MOVED TO ADOPT STAFF REPORT PC-24-050 AND RECOMMEND APPROVAL OF THE RUMLEY COLLIE SUBDIVISION NINE PRELIMINARY PLAT WITH THE FOLLOWING ADDITIONAL COMMENTS:

- 1. INDICATE CITY SEWER AND WATER MAINS LOCATED ON EAST END ROAD

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

~~PENDING BUSINESS~~

~~NEW BUSINESS~~

~~INFORMATIONAL MATERIALS~~