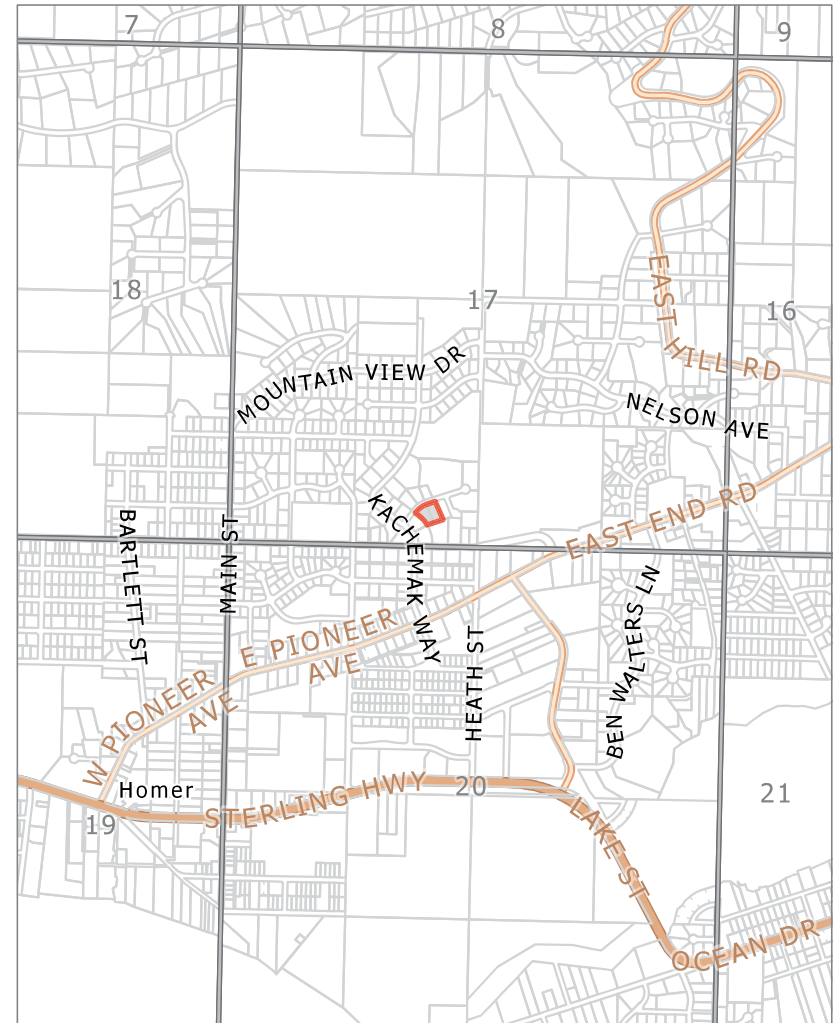


E. NEW BUSINESS

4. Anderson 1973 Sub Brunner 2026 Replat (*Consent Agenda*)
KPB File 2025-181
Seabright Survey & Design / Brunner
Location: Rainbow Court off Kachemak Way
City of Homer



KPB File 2025-181
T06S R13W SEC17
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. THE FRONT 15' ALONG ALL RIGHTS-OF-WAY ARE UTILITY EASEMENTS GRANTED THIS PLAT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
2. DEVELOPMENT OF THESE LOTS IS SUBJECT TO THE CITY OF HOMER ZONING REGULATIONS. REFER TO HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PRIOR TO DEVELOPMENT ACTIVITIES.
3. THERE IS A RIGHT-OF-WAY EASEMENT OF NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC PER BK 17 PG 300 HRD.
4. ACCEPTANCE OF THIS PLAT BY THE KENAI PENINSULA BOROUGH DOES NOT INCLUDE ACCEPTANCE OF ANY ENCROACHMENTS.

PLAT APPROVAL

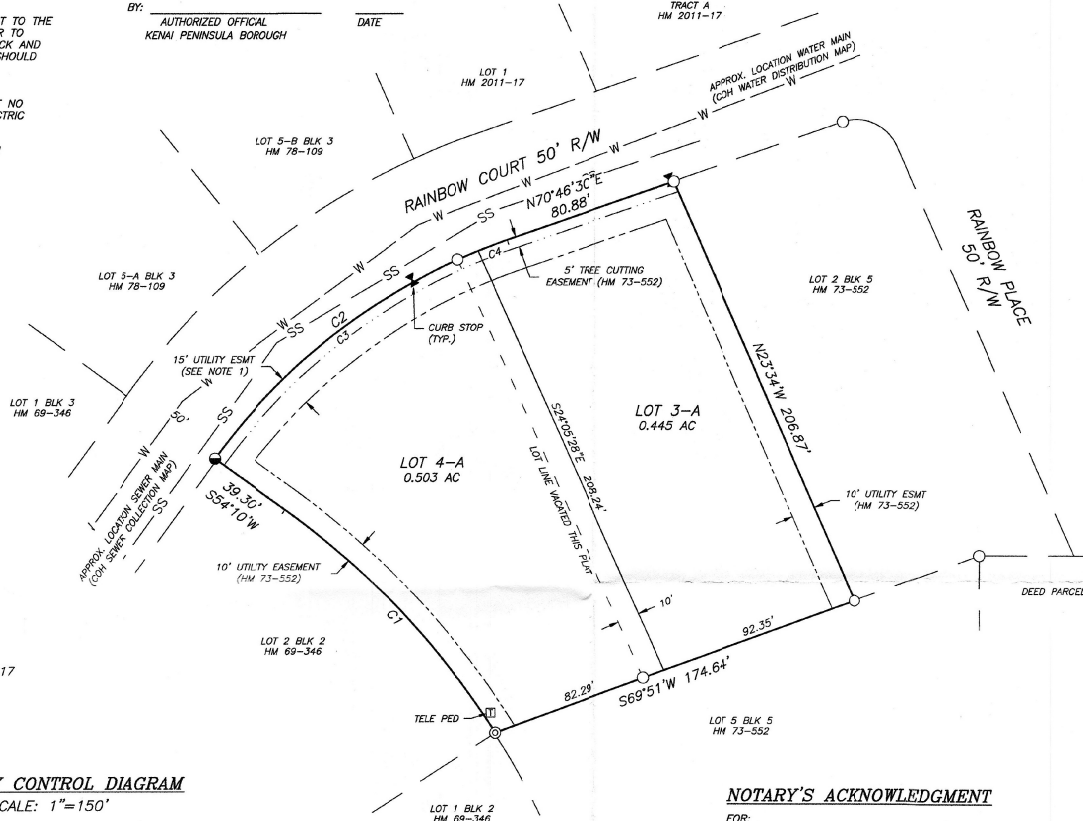
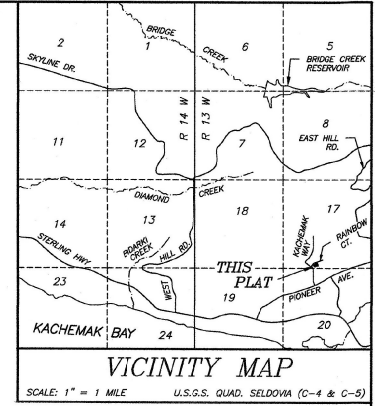
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

BY: _____ AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE _____

WASTEWATER DISPOSAL

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

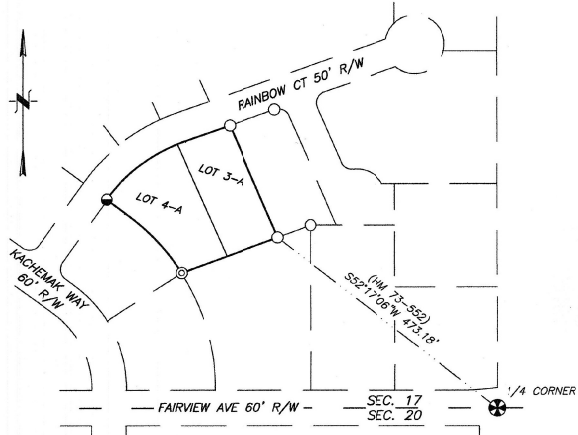


LEGEND

- FND. 2" A.C. 7610-S 2008
- FND. 5/8" RBR.
- ⊙ FND. 1/2" RBR.
- ⊗ FND. 3.25" BC MON USGLO 1917

SURVEY CONTROL DIAGRAM

SCALE: 1"=150'

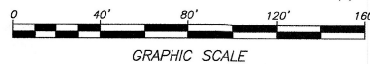


CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	140.30'	370.30'	21°42'30"
C2	167.60'	275.00'	34°55'06"
C3	153.87'	275.00'	32°03'31"
C4	13.73'	275.00'	2°51'35"

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____



CERTIFICATE OF OWNERSHIP & DEDICATION

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

JOSEPH R. BRUNNER
475 RAINBOW CT.
HOMER AK, 99603

FUKUKO BRUNNER
475 RAINBOW CT.
HOMER AK, 99603

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

HOMER RECORDING DISTRICT KPB FILE NO. 2025-XXX

**ANDERSON 1973 SUBDIVISION
BRUNNER 2026 REPLAT**

A REPLAT OF LOTS 3 & 4 BLK 5, ANDERSON 1973 SUBDIVISION (HM 73-552), LOCATED IN THE SE1/4 SW1/4 SEC. 17, T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 0.948 ACRES

**SEABRIGHT SURVEY + DESIGN
KATHERINE A. KIRSIS, P.L.S.**

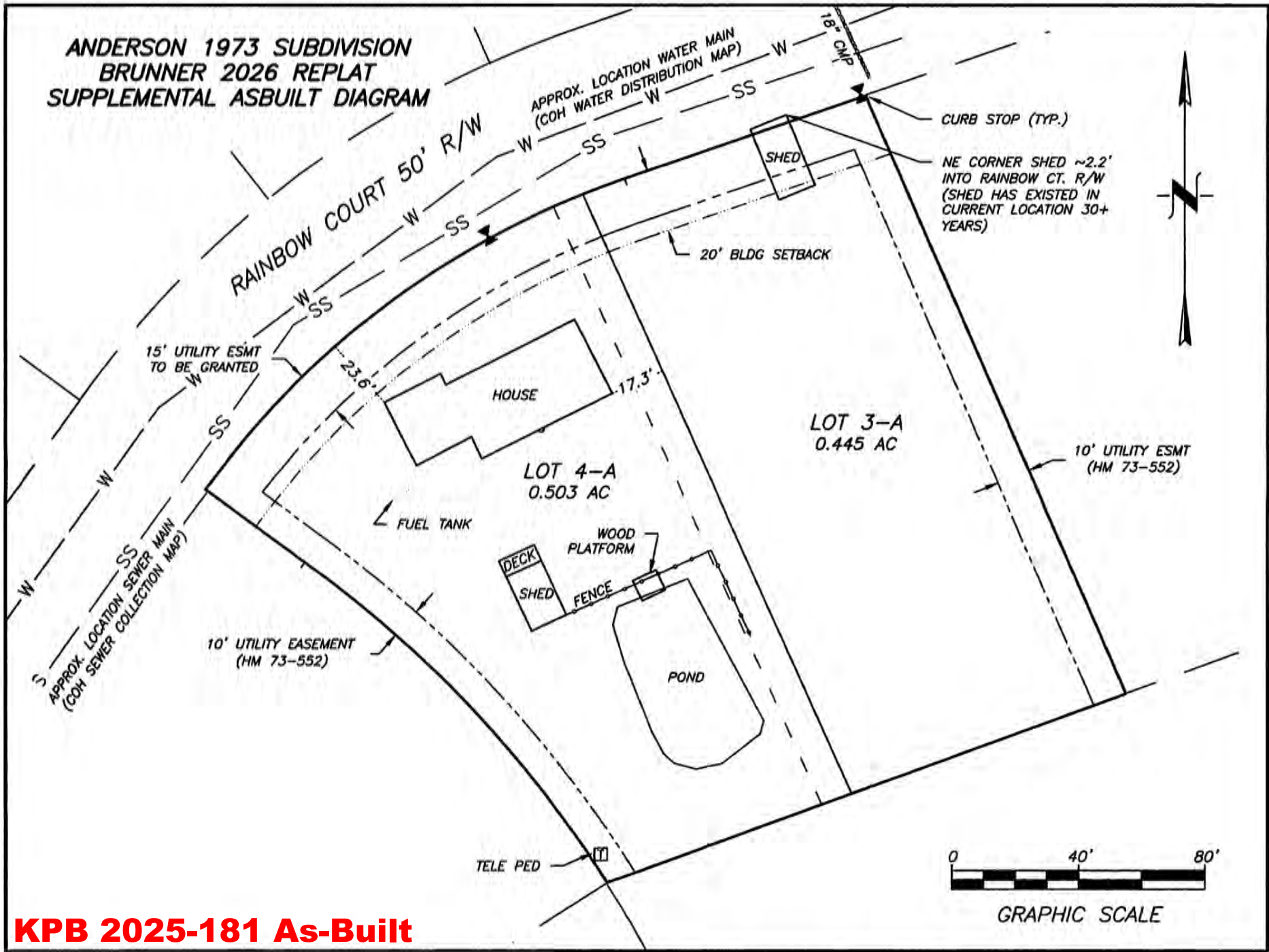
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 580-1380
seabrightsurvey@gmail.com

CLIENT: JOSEPH R. BRUNNER & FUKUKO BRUNNER
475 RAINBOW CT., HOMER, AK 99603

DRAWN BY: TC, KK	CHKD BY: KK	JOB #2025-74
DATE: 12/2025	SCALE: 1"=40'	SHEET #1 OF 1

KPB 2025-181

**ANDERSON 1973 SUBDIVISION
BRUNNER 2026 REPLAT
SUPPLEMENTAL ASBUILT DIAGRAM**



KPB 2025-181 As-Built

AGENDA ITEM E. NEW BUSINESS

**ITEM #4 - PRELIMINARY PLAT
ANDERSON 1973 SUBDIVISION BRUNNER 2026 REPLAT**

KPB File No.	2025-181
Plat Committee Meeting:	May 11, 2026
Applicant / Owner:	Joseph R. and Fukuko Brunner of Homer, Alaska
Surveyor:	Katie Kirsis, Seabright Survey + Design LLC
General Location:	Rainbow Court, City of Homer

Parent Parcel No.:	177-220-01 and 177-220-02
Legal Description:	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0730552 ANDERSON 1973 SUB LOT 3 AND LOT 4, BLK 5
Assessing Use:	177-220-01: Residential Dwelling 177-220-02: Residential Accessory Building
Zoning:	City of Homer Urban Residential District
Water / Wastewater	City Water / City Wastewater
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will adjust the common lot line between two parcels consisting of 0.046 acres and 0.492 acres ten feet to the east, resulting in two new parcels of 0.503 acres and 0.455 acres.

Location and Legal Access (existing and proposed):

The subdivision is located within the City of Homer, east of Kachemak Way and near the high school.

Legal access to the proposed subdivision is provided by Rainbow Court, which intersects Kachemak Way to the west.

Rainbow Court is a 50-foot, city-maintained right-of-way. The city staff report notes that this width is narrower than the minimum 60-foot right-of-way standard because the parent plat (HM 73-552) was approved prior to adoption of the local subdivision code. No additional right-of-way dedication has been requested. Staff recommends the Plat Committee concur with the Homer City Staff that no additional right-of-way is will be needed and an exception to KPB 20.30.120 Street-widths will not need to be requested.

Rainbow Court connects to Kachemak Way to the west, a city-maintained right-of-way. Kachemak Way provide access to E Pioneer Avenue to the south, a state-maintained right-of-way.

No right-of-way vacations or dedications are proposed with this platting action.

No section line easements affect the proposed plat.

The block is compliant in length and is bounded by Rainbow Court to the North, Rainbow Place to the east, Kachemak Way to the west, and E Fairview Avenue to the south. The plat is surrounded by roads even though they do not make a complete connecting block around the property.

KPB Roads Dept. comments	Out of Jurisdiction: Yes Roads Director: Uhlin, Dil
--------------------------	--

	Comments: No comments
SOA DOT&PF comments	No comments

Site Investigation:

The supplemental as-built diagram identifies multiple structures on the subject parcels. A shed located along the north boundary of Lot 3-A encroaches approximately 2.2 feet into the Rainbow Court right-of-way and lies entirely within the utility easements and building setback. The City of Homer has provided a supplemental letter stating that the structure is considered nonconforming and that the proposed plat does not create any encroachment issues. Therefore, no further action regarding the structure is required. The appropriate plat note has been added as note 4.

Available imagery and the supplemental as-built diagram indicate a man-made pond located on proposed Lot 4-A. **Staff recommendation:** Add a note on the final plat indicating any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetland determination if applicable.

The subdivision is within the City of Homer. The floodplain program is administered and enforced by HCC 21.41 Flood Prone Areas. The City of Kachemak is not included in the City of Homer's floodplain ordinance. 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.

According to KPB data, the proposed plat lies within Flood Zone D, a non-regulatory flood zone with undetermined flood risk (FIRM Map Panel 02122C2020E). **Staff recommends** the surveyor add the following note from KPB 20.30.280.D to the final plat and referencing the flood zone and FIRM map panel:

Flood Hazard Notice: Some or all of the property shown on this plat has been designated by FEMA as a flood hazard area district as of the date this plat is recorded with the district recorder's officer. The developer is responsible for contacting the city to determine the restrictions prior to any development for areas within a Floodzone and/or Floodway.

Staff recommends the surveyor include the following note: The developer is responsible for contacting the city to determine the restrictions prior to any development for areas within a Floodzone and/or Floodway.

The subdivision is not located within a habitat protection district according to KPB review.

The subject area slopes gently from north to south, with no grades exceeding 20%.

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

Staff Analysis

In 1973, Anderson 1973 Subdivision subdivided a portion of the SE1/4 SW1/4 of Section 17, Township 6 North, Range 13 West, Seward Meridian, creating Block 5 having 7 lots, including Lots 3 and 4. The proposed plat adjusts the common lot line between Lots 3 and 4, resulting in two new lots, 3-A and 4-A.

The parent plat created a 20-foot building setback along Rainbow Avenue. In accordance with KPB 20.60.180 and City of Homer code 21.14.040, this 20-foot building setback will carry forward onto the proposed plat.

Proposed lot 4-A contains approximately 21,910 square feet, and proposed Lot 3-A contains approximately 19,384 square feet. Minimum lot size requirements are regulated by Homer City Code. No exception is needed to KPB 20.30.200 Lots – Minimum size.

On November 5, 2025, Homer Advisory Planning Commission granted conditional approval of the preliminary plat subject to the addition of a plat note. The required note has been as plat note 4: *Acceptance of this plat by the Kenia Peninsula Borough does not include acceptance of any encroachments*

City water and sewer utilities are available within Rainbow Court, as confirmed by the City of Homer Staff Report, and will serve the proposed lots. The appropriate Wastewater Disposal note has been added to the plat.

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.

Utility Easements

A right-of-way easement with no defined location was granted to Homer Electric Association, Inc. (HEA) by Book 17, Page 300, HRD which affects the subject property. This easement has been added to the plat as plat note #3.

The parent plat granted a 5-foot tree cutting easement for HEA along Rainbow Court. Additionally, the parent plat granted a 10-foot utility easement along the west boundary of former Lot 4 and on the east boundary of former Lot 3. All previously granted easements have been correctly depicted and labeled on the preliminary plat.

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.

The proposed plat is granting a 15-foot utility easement along all rights-of-way. This easement needs to be depicted on the drawing and is note as plat note 1.

Utility provider review:

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

KPB department / agency review:

Addressing	<p>Reviewer: Pace, Rhealyn Affected Addresses: 475 RAINBOW CT, 495 RAINBOW CT</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: RAINBOW CT</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 affected addresses.</p>
Code Compliance	<p>Reviewer: Ogren, Eric</p> <p>Comments: No comments</p>
LOZ&MS 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	<p>Reviewer: Windsor, Heather</p> <p>Comments: No comment</p>

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

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Modify KPB File Number to 2025-181

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:

- Change *Skyline Drive* to *Diamond Ridge Road* in section 2 and 12. Provide a label for *Skyline Drive* in section 7.
- Provide a label for *T06S*

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:

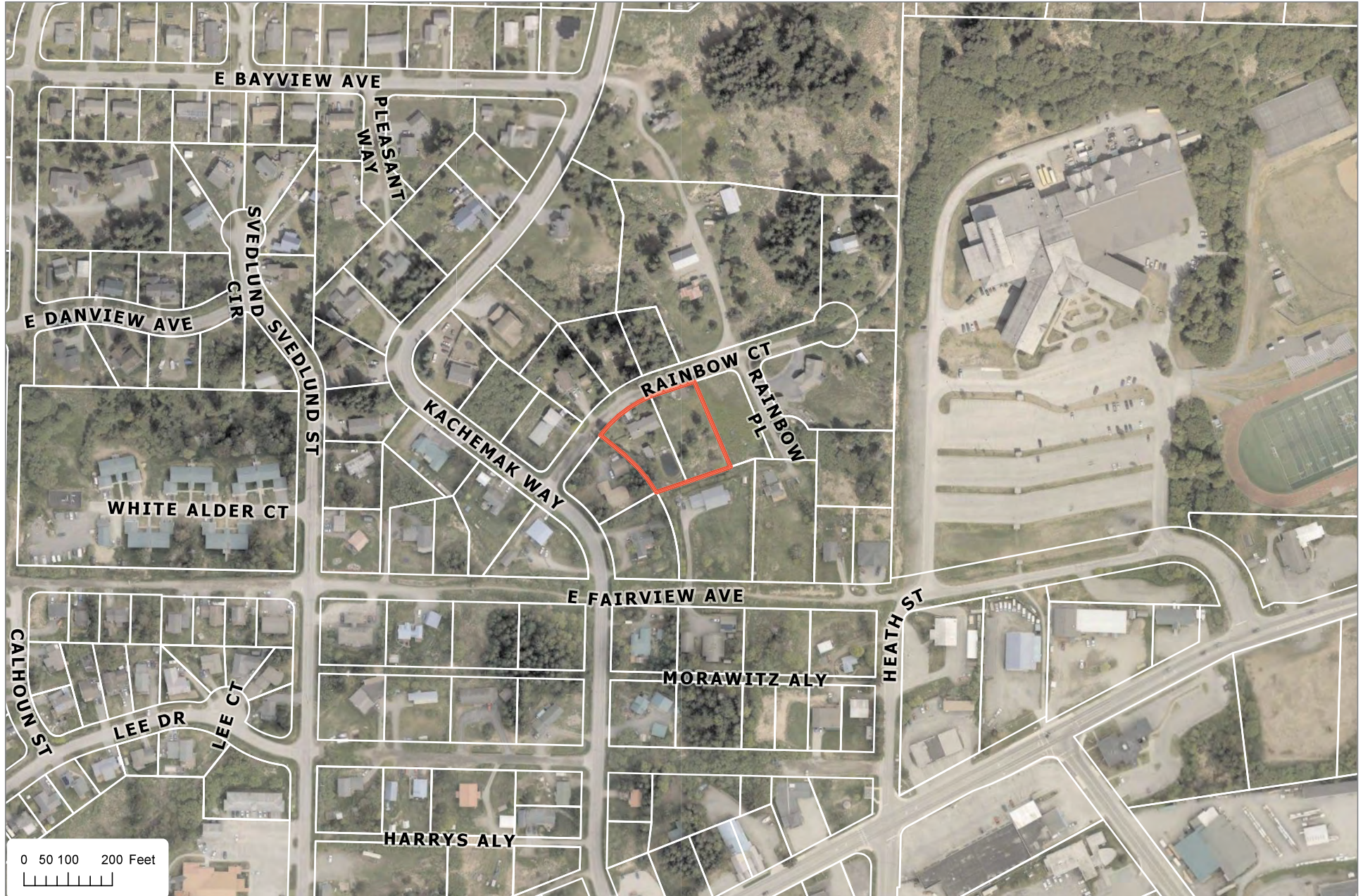
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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

NOTE: 20.25.120. - REVIEW AND APPEAL.

A 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.

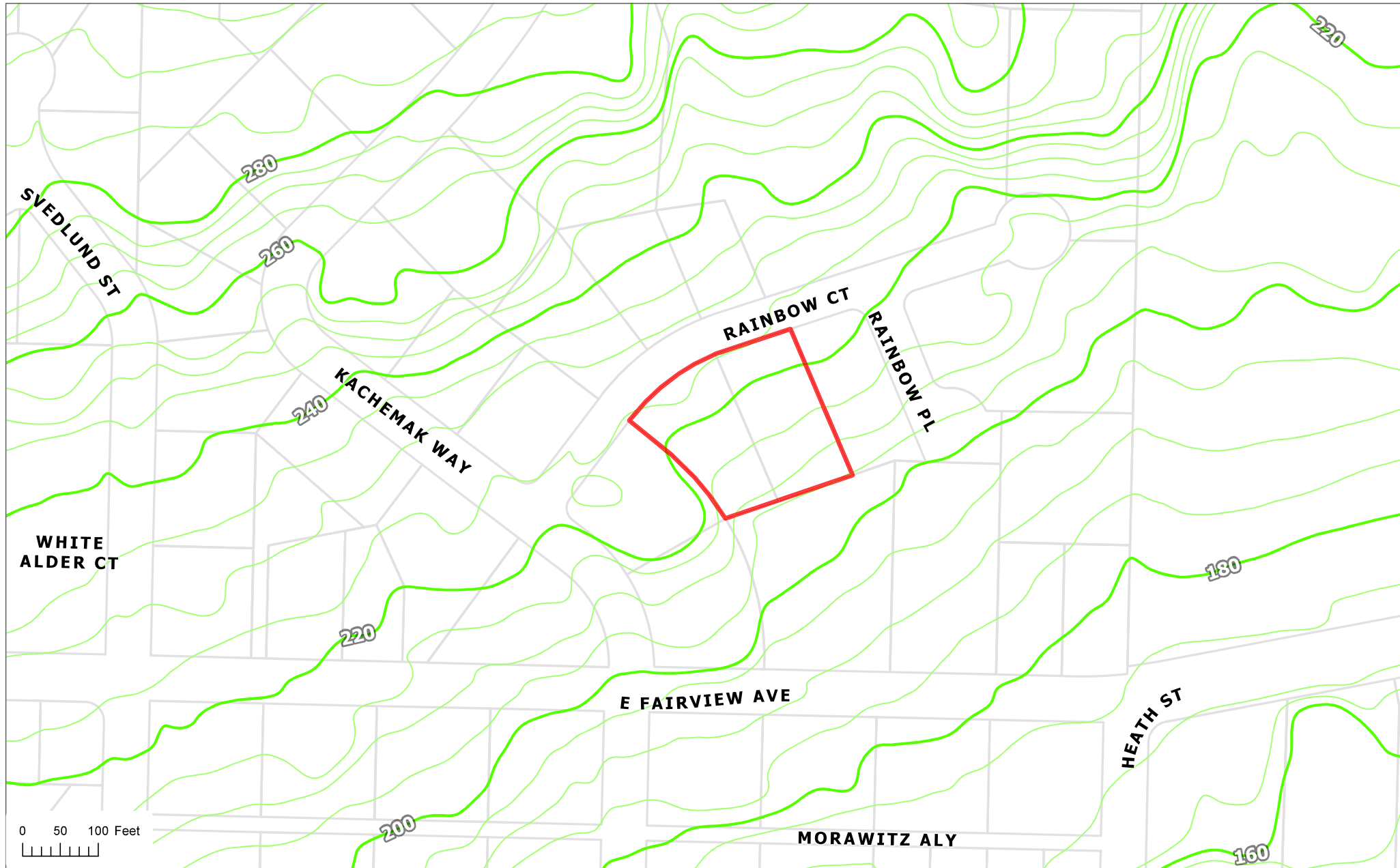
END OF STAFF REPORT



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ANDERSON - 1973 - SUBDIVISION

LOCATED IN SE 1/4 SW 1/4, SEC. 17, T6S. R13W. 5M,
HOMER, ALASKA.

DEVELOPED BY: FRED, MARGARET AND VIRGO ANDERSON,
BOX 115 HOMER, ALASKA.

SCALE = 1" = 100'

APRIL 10, 1973

AREAS

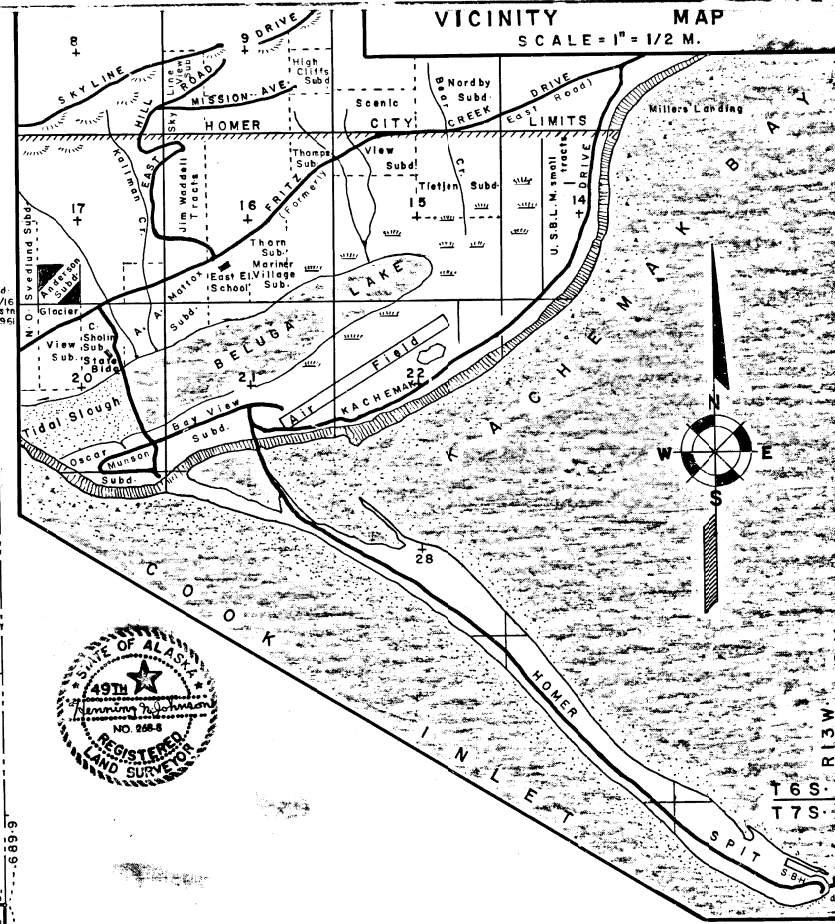
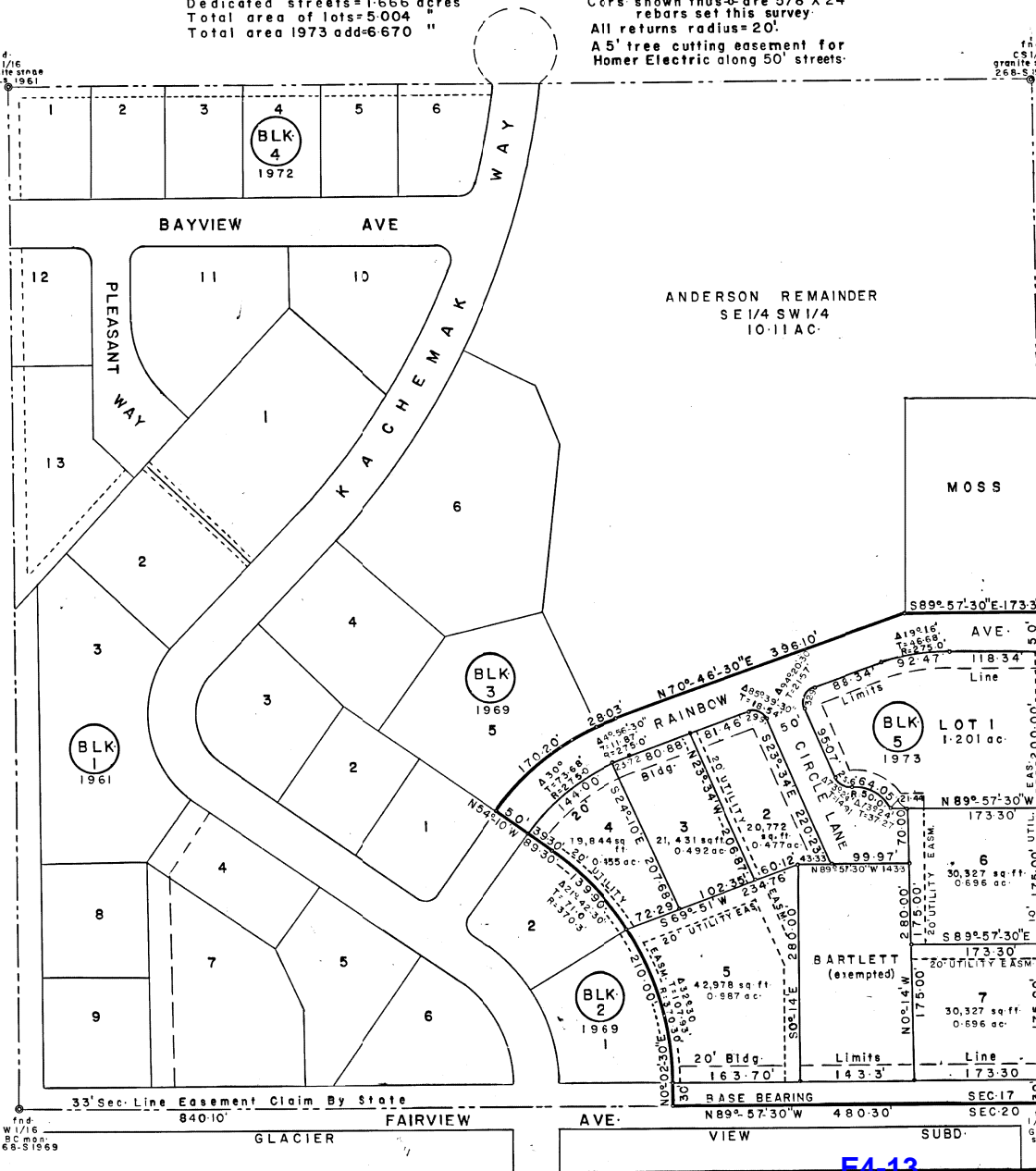
Dedicated streets = 1.666 acres
Total area of lots = 5.004
Total area 1973 add = 6.670 "

NOTE:

Cors shown thus - are 5/8" x 24" rebar set this survey.
All returns radius = 20'.
A 5' tree cutting easement for Homer Electric along 50' streets.

fd. S.W. 1/6 granite stone 268-S-1961

fd. CS 1/16 granite stone 268-S-1961



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon, and that we hereby adopt this plan of subdivision, and dedicate all streets to public use and to the use of public utilities:

Virgo Warner Anderson
 Owner
Fred W. Anderson
 Owner
Margaret S. Anderson
 Owner

 Owner

KENAI PENINSULA BOROUGH

STATE OF ALASKA

APPROVED April 23, 1973

THIRD JUDICIAL DISTRICT

BY: Stanley F. Thompson
 Mayor

Subscribed and sworn before me this 25 day of April 1973

Homer S. Thompson
 Notary Public for Alaska.
 My commission expires 17 Jan 1977

FILED 24
 Homer SEC. DIST.
 DATE 5-9-73
 TIME 12:40 P.M.
 By Kenai Pen. Bd.
 Salsatna

HOMER
 Serial No. 73-552



City of Homer

www.cityofhomer-ak.gov

Planning
491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

Staff Report 25-51

TO: Homer Planning Commission **25-51**
 FROM: William Anderson, Associate Planner
 DATE: 11/5/2025
 SUBJECT: Anderson 1973 Subdivision Brunner 2026 Replat

Requested Action: Approval of a preliminary plat for a lot line vacation to relocate the common lot line 10 feet to the east.

General Information:

Applicants:	Joseph R. & Fukuko Brunner 475 Rainbow Ct. Homer, AK 99603	Seabright Survey + Design Katie Kirsis P.L.S 1044 East End Road, Suite A Homer AK, 99603
Location:	Rainbow Ct., East of Kachemak Way	
Parcel ID:	17722001 and 17722002	
Size of Existing Lot(s):	0.46 acres and 0.49 acres	
Size of Proposed Lots(s):	0.503 acres and 0.445 acres	
Zoning Designation:	Urban Residential District	
Existing Land Use:	Residential and Vacant	
Surrounding Land Use:	North: Residential South: Residential East: Vacant West: Residential	
Wetland Status:	No wetlands present.	
Flood Plain Status:	Not located in a flood plain.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are present on Rainbow Ct.	
Public Notice:	Notice was sent to 49 property owners of 45 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is located within the Urban Residential District. The purpose of this plat is to adjust the common lot line between Lots 4-A and 3-A, relocating it 10 feet eastward. This platting action does not create any new encroachment conditions. However, Lot 3-A contains an accessory structure built in 1996 that currently encroaches into the Rainbow Court right-of-way, a 5-foot tree

cutting easement (per HM 73-552), a 15-foot utility easement, and the required 20-foot building setback. The structure located in the northeast corner of Lot 3-A is considered nonconforming at this time.

For reference, please see the attached Supplemental As-Built Diagram for details regarding the encroachment.

The preliminary plat identifies existing utilities, including the approximate locations of a city water service line and a city sewer line. Both utilities are located within the existing 50-foot dedicated right-of-way of Rainbow Court, which was approved by the Borough in 1973, prior to the adoption of local subdivision code.

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.

- 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.

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

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

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

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

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

- K. Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and

immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;

Staff Response: The plat meets these requirements. The surveyor provides the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision.

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

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

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

Staff Response: The plat meets these requirements.

- 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. While apparent encroachments are identified in the supplemental as-built diagram, staff recommends the surveyor provide a fourth note stating: "Acceptance of the plat by the Borough does not include acceptance of any encroachments."

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

Staff Response: The plat meets these requirements.

Public Works Comments: Rainbow Court, at 50 feet wide, is narrower than the minimum 60' right-of-way standard; however, there appears to be no conflict with water and sewer services related to the lot line re-location. No additional comments.

Staff Recommendation:

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

1. Recommend the surveyor provide a fourth plat note stating: "Acceptance of the plat by the Borough does not include acceptance of any encroachments."

Attachments:

1. Preliminary Plat
2. Supplemental As-built Diagram
3. Surveyor's Letter
4. Public Notice
5. Aerial Map

NOTES

1. THE FRONT 15' ALONG ALL RIGHTS-OF-WAY ARE UTILITY EASEMENTS GRANTED THIS PLAT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.

2. DEVELOPMENT OF THESE LOTS IS SUBJECT TO THE CITY OF HOMER ZONING REGULATIONS. REFER TO HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PRIOR TO DEVELOPMENT ACTIVITIES.

3. THERE IS A RIGHT-OF-WAY EASEMENT OF NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC PER BK 17 PG. 300 HRD.

PLAT APPROVAL

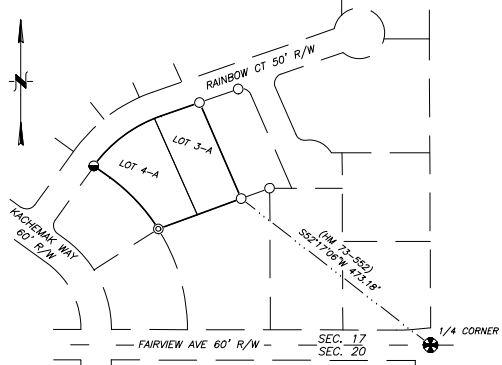
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

BY: _____ DATE _____
 AUTHORIZED OFFICIAL
 KENAI PENINSULA BOROUGH

LEGEND

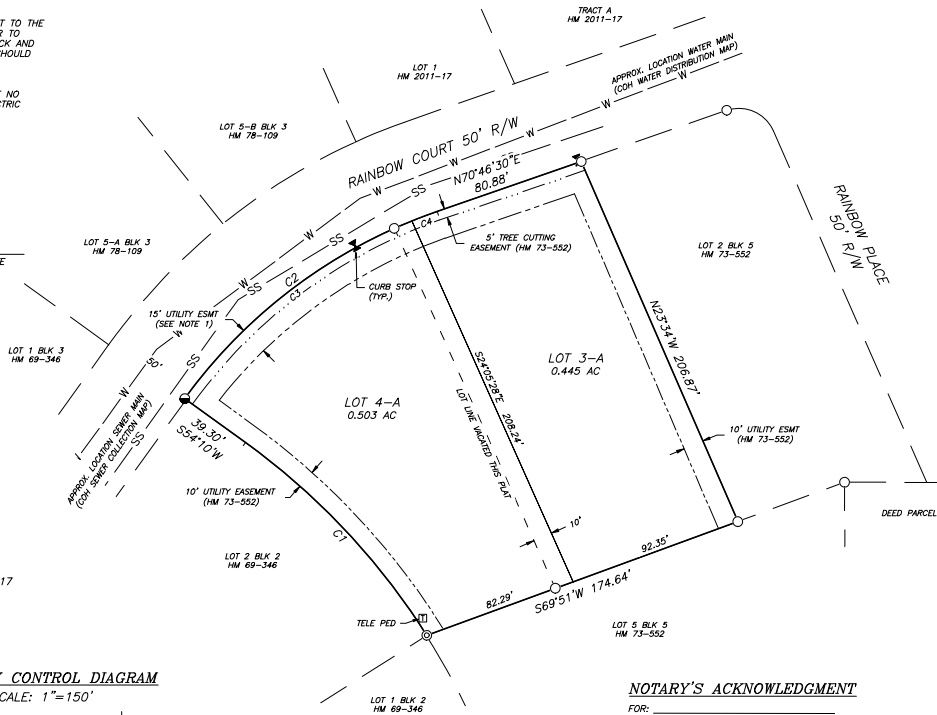
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- FND. 5/8" RBR.
- ⊙ FND. 1/2" RBR.
- ⊕ FND. 3.25" BC MON USGLO 1917

SURVEY CONTROL DIAGRAM
 SCALE: 1"=150'



WASTEWATER DISPOSAL

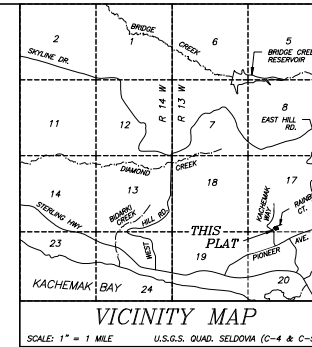
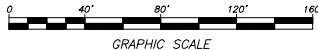
PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



CURVE #	LENGTH	RADIUS	DELTA
C1	140.30'	370.30'	21°42'30"
C2	167.60'	275.00'	34°55'06"
C3	153.87'	275.00'	32°03'31"
C4	13.73'	275.00'	2°51'35"

NOTARY'S ACKNOWLEDGMENT

FOR: _____
 ACKNOWLEDGED BEFORE ME THIS _____
 DAY OF _____, 2026.
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____



CERTIFICATE OF OWNERSHIP & DEDICATION

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

 JOSEPH R. BRUNNER
 475 RAINBOW CT.
 HOMER, AK, 99603

 FUKUKO BRUNNER
 475 RAINBOW CT.
 HOMER, AK, 99603

NOTARY'S ACKNOWLEDGMENT

FOR: _____
 ACKNOWLEDGED BEFORE ME THIS _____
 DAY OF _____, 2026.
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____

HOMER RECORDING DISTRICT KPB FILE NO. 2025-XXX

**ANDERSON 1973 SUBDIVISION
 BRUNNER 2026 REPLAT**

A REPLAT OF LOTS 3 & 4 BLK 5, ANDERSON 1973 SUBDIVISION (HM 73-552), LOCATED IN THE SE 1/4 SW 1/4 SEC. 17, T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 0.948 ACRES

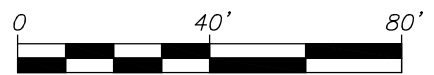
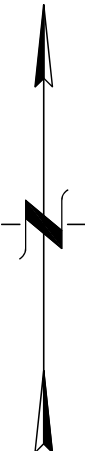
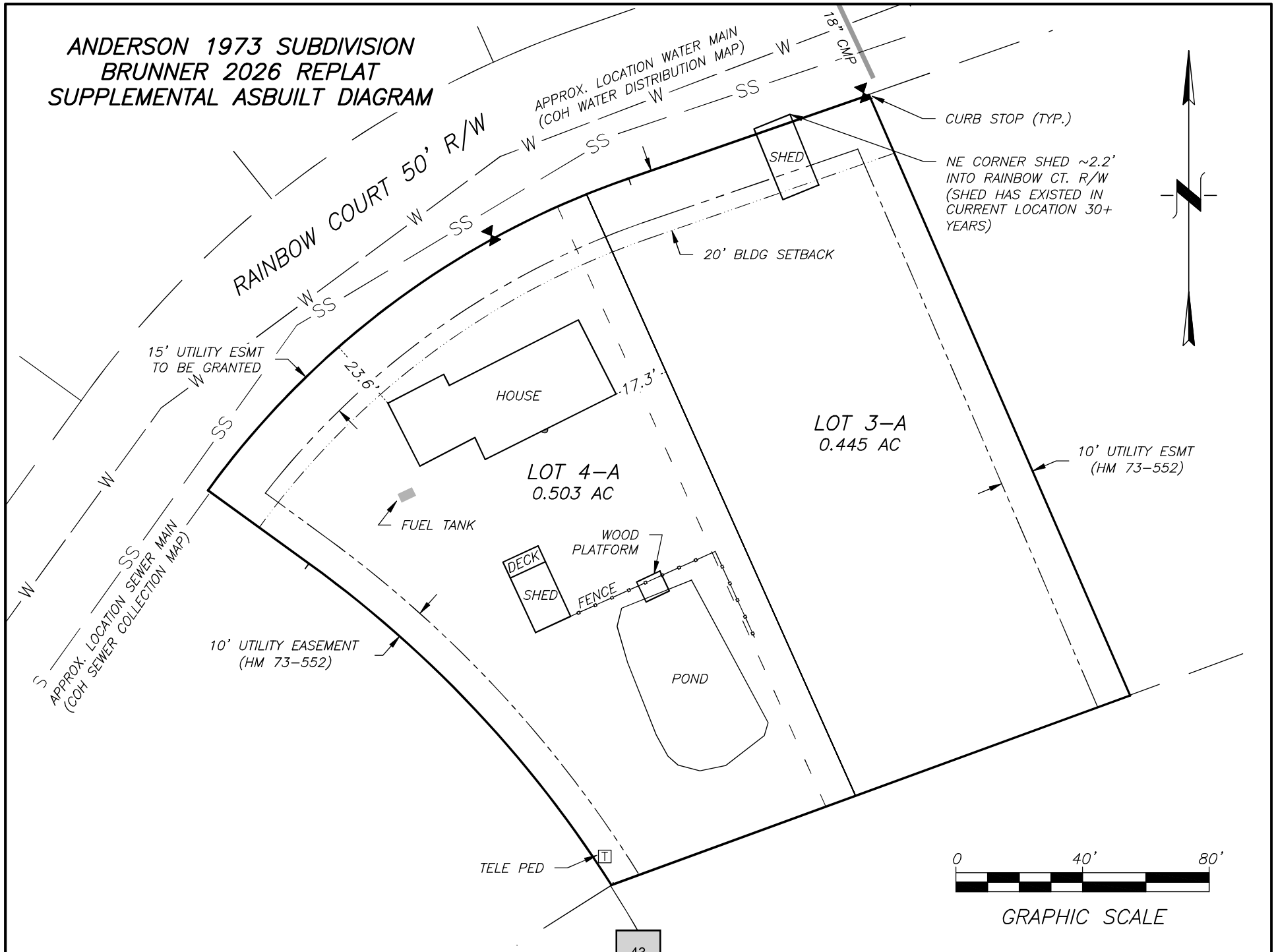
SEABRIGHT SURVEY + DESIGN
 KATHERINE A. KIRAIS, P.L.S.

1044 EAST END ROAD, SUITE A
 HOMER, ALASKA 99603
 (907) 209-1580
 seabrightsurvey@gmail.com

CLIENT: JOSEPH R. BRUNNER & FUKUKO BRUNNER
 475 RAINBOW CT., HOMER, AK 99603

DRAWN BY: FC, KK	CHKD BY: KK	JOB #2025-74
DATE: 10/2025	SCALE: 1"=40'	SHEET #1 OF 1

**ANDERSON 1973 SUBDIVISION
BRUNNER 2026 REPLAT
SUPPLEMENTAL ASBUILT DIAGRAM**



GRAPHIC SCALE

SEABRIGHT SURVEY + DESIGN

Katherine A. Kirsis, P.L.S.

1044 East End Road Suite A

Homer, Alaska 99603

(907) 299-1580

seabrightsurvey@gmail.com

October 20, 2025

City of Homer
491 East Pioneer Ave
Homer, AK 99603

RE: Preliminary Submittal for "Anderson 1973 Subdivision Brunner 2026 Replat"

Dear Planning Department,

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

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

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

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

Cordially,

Katherine A. Kirsis

Katherine A. Kirsis, PLS
Seabright Survey + Design

RECEIVED

OCT 20 2025

**CITY OF HOMER
PLANNING/ZONING**

NOTICE OF SUBDIVISION

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

Proposed subdivision under consideration is described as follows:

Anderson 1973 Subdivision Brunner 2026 Replat Preliminary Plat

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

A public meeting will be held by the Homer Planning Commission on Wednesday, November 5, 2025 at 6:30 p.m. In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603. To attend the meeting virtually, visit zoom.us and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

Meeting ID: 979 8816 0903

Passcode: 976062

Additional information regarding this matter will be available by 5 p.m. on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for October 31, 2025 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

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

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

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

.....



Legend

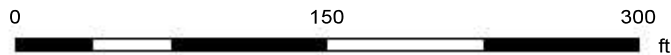
Transportation

Mileposts



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 data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or

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

- A. City Planner's Report, Staff Report 25-45
 - o Public Open House on **November 6, 2025** at Kenai Peninsula College
 - o Shelly Wade gives quick presentation on what to expect at the open house.
 - o Next meeting is scheduled for December 3rd
 - o Planning commission reports to council November 10th
 - o Commissioner Walker will report to council

PUBLIC HEARINGS

- A. Request for Conditional use permit 25-03

City planner Ryan Foster gives staff report 25-050

Planning Commission discussed a conditional use permit request for a 18,480 square foot building at 3145 Lampert Lane, which would replace an existing 1,800 square foot commercial building. Staff recommended approval of the permit, finding the proposed use compatible with the General Commercial 1 district and meeting all applicable code requirements. The commission reviewed criteria including building size, lot coverage, compatibility with surrounding uses, and public services. Conditions were imposed, including requirements for downlit outdoor lighting, screening along the southern lot line, a stormwater plan, and a driveway access agreement across the northern property at 1103 Ocean Drive.

Tim Carr spoke about his concerns of drainage west of the property as well as ingress and egress exit present a hazard to large trucks and traffic.

Chair Barnwell Requests the Clerk to Perform a Roll Call Vote:

VOTE: YES:

VOTE: NO: BARNWELL, HARNESS, SNYDER, H. SMITH, VENUTI, WALKER

There was no discussion

Motion failed

The commission's findings were as follows

- Concerning square footage and the lot coverage, that exceeds a reasonable amount.
- Driveway easement that accommodates large trailers and vehicles
- Driveway access off Ocean Drive

PLAT CONSIDERATION

- A. Anderson, 1973 subdivision. Bruner, 2025 replat

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

Chair Barnwell opened the floor for the Applicant.

The applicant Katie Kirsis with Sea Bright Designs says she is available for any questions from the commission.

Chair Barnwell then opened the public comment period.

With no other members of the public wishing to comment, Chair Barnwell closed the public comment period. He then opened the floor to questions from the Commission.

S. SMITH/SNYDER MOVED TO ADOPT STAFF REPORT 25-51 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:

1. RECOMMEND THE SURVEYOR PROVIDE A FOURTH PLAT NOTE STATING, "ACCEPTANCE OF THE PLAT BY THE BOROUGH DOES NOT INCLUDE ACCEPTANCE OF ANY ENCROACHMENTS"

There was no discussion.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

NEW BUSINESS

- A. Draft Title 21 Zoning Code Review

Chair S. Smith introduced the item by reading of the title and noted the supplemental items that were included pertaining to this business item. He then opened the floor for Shelly Wade of Agnew::Beck and Erin Perdu of Stantec. Together, they presented to the Commission covering the following items:

- Introduction and land acknowledgement
- Project schedule
- Process updates
- Areas of focus
 - Reorganization and development process
 - District consolidations
 - Housing changes
- Next steps and closing comments

INFORMATIONAL MATERIALS

- A. 2025 Planning Commission Calendar
- B. 2025 Planning Commission Meeting Dates & Submittal Deadlines
- C. Landslide Hazard Flier

Chair S. Smith noted the informational materials included in the packet.

COMMENTS OF THE AUDIENCE

Jan Keiser, city resident, emphasized the importance of maintaining the Commission's authority to impose conditions on conditional use permits to protect community interests and public welfare. She opposed administrative adjustments, stating projects should comply with regulations or seek a variance, and



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

November 5, 2025

Homer Advisory Planning Commission

Notice of Action

Request: Approval of Anderson 1973 Subdivision Brunner 2026 Replat

Applicants:

Joesph R. & Fukuko Brunner
475 Rainbow Ct.
Homer, AK 99603

Katie Kirsis P.L.S.
Seabright Survey + Design
1044 East End Road Ste. A
Homer, AK 99603

At the regular meeting of November 5, 2025 the Homer Advisory Planning Commission forwarded a **recommendation for approval** of the preliminary plat, with staff report, and the attached draft minutes to the Kenai Peninsula Borough Planning Commission.

Should you have any questions, please contact the planning office at 235-3106.

Cc: Beverly Carpenter, Platting Technician, Kenai Peninsula Borough



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

March 20, 2026

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

To: Kenai Peninsula Borough Planning Commission,

This letter serves as a supplemental document for the Preliminary Plat - Anderson 1973 Subdivision Brunner 2026 Replat. After a thorough review by the City of Homer Planning Department, we confirm no issue with the proposed platting action following the Code of Ordinances, City of Homer, Alaska.

The primary purpose of this platting action is to adjust the common lot line between Lots 4-A and 3-A, relocating it 10 feet eastward. However, Lot 3-A contains an accessory structure built in 1996 that currently encroaches into the Rainbow Court right-of-way, a 5-foot tree cutting easement (per HM 73-552), a 15-foot utility easement, and the required 20-foot building setback. The structure located in the northeast corner of Lot 3-A is considered nonconforming at this time.

The City of Homer has determined that the platting action does not create any encroachment conditions. The accessory structure reflects a pre-existing non-conforming condition. As such, this legacy issue does not affect the platting action under review.

This letter regarding the platting action does not change the status of the non-conforming structures on this property.

The City of Homer has no issue with the adjustment of the lot line as proposed and submits this letter as confirmation of no opposition to the proposed action.

Sincerely,

Ryan Foster

Ryan Foster,
City Planner
City of Homer