

## Huff, Scott

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**From:** john fowler <johnfowlerski@gmail.com>  
**Sent:** Tuesday, March 9, 2021 9:14 AM  
**To:** Huff, Scott  
**Subject:** <EXTERNAL-SENDER> preliminary review of 70 acre platt

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Hi Scott,

It was helpful chatting with you yesterday. Let me know if this response to your email is adequate or if I should change or add anything.

I will have seabrite surveying finalise the platt for preliminary review by the city.

Regarding kpb 20.30.030- Proposed Street layout

We have no problem dedicating the section lines above and below such as plunging way however these go straight up and down the hill and are not practicable but if you want them dedicated we can do that. The access to our proposed to lots is a shared driveway that currently serves five lots and was approved by the city in the borough so we're only adding actually one more lot to the shared driveway we would be asking for this as a reasonable use of my 70 acre parcel turning it into only two lots. i'm happy to put deed restrictions on the two new parcels on my 70 acre such that they cannot be further subdivided. Since both of my possible access options to my 70 acre parcel from above and below have been eliminated, we believe that having a modest two parcel development on the 70 acre allowing use of the lower bench for one homesite in the upper bench for another home site is a reasonable request.

Regarding kpb 20.20.050-leagle access

Again we are happy to dedicate the section line to the property but it is actually not buildable. The shared driveway is built already up to the tract A parcel of Canyon trails and shaped up but not graveled to my 70 acre parcel. this shared driveway is adequate for large dump trucks and has already been approved as legal access for five of the canyon trail slots the remaining tract A parcel and the 70 acre parcel so again we are actually adding one homesite to the demands of the shared driveway. So, again I am just asking for a very modest use of my 70 acre parcel due to the removal of any full excess by the borough

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Regarding kpb 20.30.100 -cup-de-sac

We have no problem with changing the end of the shared driveway to a T type turn around as you mention that tract a and B are large enough to be further subdivided we have also no problem with providing a deed restriction for no further subdividing of these parcels.

Kpb 20.30.120- Street width requirements

Again we have no problem with dedicating Birch Lane and plunging way but these would both not be buildable. And again we are actually just requesting that are shared driveway access one more lot to allow a modest use of my 70 acre parcel

Kpb20.30.210 -lots access to streets

We can dedicate birch lane and plunging way so that both lots actually have a Front that meets a dedicated right away

It appears to me that all of these exceptions to code noted above clearly fall under section a number one that special circumstances or conditions affect the property and have been shown by the application.

The special circumstances being that the borough has denied a Borough Road reaching the property from below by denying my previous subdivision preliminary plat and from above by recently vacating the plans for access from above so due to both of those circumstances that both greatly affected my property and were enacted by the borough, My solution to have a very modest to parcel development of my 70 acre seems reasonable

Thank you so much for your time on this Scott I suspect we will be able to get through this as I believe the borough does not intend to deny folks of a most reasonable use of their property. I look forward to chatting with you again soon.

Sincerely,

John Fowler



ReplyForward

## Huff, Scott

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**From:** John Fowler <johnfowlerski@gmail.com>  
**Sent:** Thursday, May 13, 2021 12:08 PM  
**To:** Huff, Scott  
**Subject:** <EXTERNAL-SENDER>Letter to go with my plat submission

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Kenai peninsula planning commission

I am sending this letter as a cover letter of sorts for my proposed platt of my 70 acre parcel in Homer.

In the past when we were getting approvals for the Canyon trails subdivision The borough denied our platt that brought a dedicated road to my 70 acre property.

Recently the Borough allowed the vacation of an easement cementing that there could be no road to my property from above. These were the only two practicable access to my 70 acre parcel.

I am now simply wanting a most modest use of my 70 acre parcel, turning it into two non subdividable parcels by deed restriction. These two parcels would use the existing shared driveway easement that currently provides access to the 70 acre parcel. There are two major benches on this property and each parcel owner would enjoy their own private bench.

I believe that is the intention of the planning commission to allow folks a reasonable use of their property, and I believe that turning my 70 acre parcel into two large non subdividable parels is by any measure a modest and reasonable proposal.

Thank You for your service and your time in this matter,

Sincerely,

John Fowler  
[907 529-8090](tel:9075298090)

Sent from my iPhone