



Agenda

Planning Commission Regular Meeting

Wednesday, May 07, 2025 at 6:30 PM

City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

Homer City Hall

491 E. Pioneer Avenue
Homer, Alaska 99603
www.cityofhomer-ak.gov

Zoom Webinar ID: 979 8816 0903 Password: 976062

<https://cityofhomer.zoom.us>
Dial: 346-248-7799 or 669-900-6833;
(Toll Free) 888-788-0099 or 877-853-5247

CALL TO ORDER, 6:30 P.M.

AGENDA APPROVAL

PUBLIC COMMENTS The public may speak to the Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

RECONSIDERATION

CONSENT AGENDA All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner or someone from the public, in which case the item will be moved to the regular agenda.

- [A.](#) Unapproved Regular Meeting Minutes of April 16, 2025
- [B.](#) Unapproved Special Meeting Minutes of April 29, 2025
- [C.](#) Utility Easement Vacation Paradise South Belieu Fabian 2025 Replat, Memorandum 25-22
- [D.](#) Jack Gist Subdivision No. 3 Phase 2 Extension Request, Memorandum 25-23

PRESENTATIONS / VISITORS

- [A.](#) Kyra Wagner Bluff Presentation
- B. Update on Title 21 Rewrite Process

REPORTS

- [A.](#) City Planner's Report, Staff Report 25-24

PUBLIC HEARINGS

PLAT CONSIDERATION

[A.](#) Foss Acres 2025 Addition Preliminary Plat, Staff Report 25-25

[B.](#) Jack Gist Subdivision 2025 Replat Preliminary Plat, Staff Report 25-26

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

[A.](#) 2025 Planning Commission Calendar

[B.](#) 2025 Planning Commission Meeting Dates & Submittal Deadlines

COMMENTS OF THE AUDIENCE Members of the audience may address the Commission on any subject. (3 min limit)

COMMENTS OF THE STAFF

COMMENTS OF THE MAYOR/COUNCIL

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **Wednesday, May 21, 2025 at 6:30 p.m.** A Worksession is scheduled for 5:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission

CALL TO ORDER

Session 25-07, a Regular Meeting of the Planning Commission was called to order by Acting Chair Mike Stark at 6:35 p.m. on April 16th, 2025 in the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONERS BARNWELL, VENUTI, CONLEY, SCHNEIDER, STARK & H. SMITH

ABSENT: COMMISSIONER S. SMITH (EXCUSED)

STAFF: CITY PLANNER FOSTER & DEPUTY CITY CLERK PETTIT

CONSULTING: PUBLIC WORKS DIRECTOR KORT

AGENDA APPROVAL

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

SCHNEIDER/BARNWELL MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Jan Keiser, city resident, shared her appreciation for the Title 21 presentation during the group's worksession, and more specifically, the "pyramid of discretion." She stated that that she's hopeful the consultants will reach out to surveyors and engineers in regards to the development of Title 21. She advocated for reconciliation among the various documents that relate to development in Homer, adding that annotations might be helpful in Title 21.

Larry Slone, city resident, proclaimed his fascination with the "pyramid of discretion." He questioned where zone conversions would fall into the "pyramid of discretion," and what the Planning Commission's role looks like for these situations in the future.

RECONSIDERATION

CONSENT AGENDA

A. Unapproved Regular Meeting Minutes of March 19, 2025

SCHNEIDER/BARNWELL MOVED TO ADOPT THE CONSENT AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS / VISITORS

- A. Kenai Peninsula Borough Safe Streets 4 All Presentation and Q&A

Acting Chair Stark introduced the item by reading of the title and opened the floor for Malia Walters and Ryan Goentzel. Together, they covered the following in their presentation:

- The need for the Safe Streets 4 All Project
- Crash trends from 2018-2022
- High Injury Network
- Community outreach
- Program and process recommendations
- Strategies and solutions for the Kenai Peninsula Borough
- Proven safety countermeasures
- Priority project locations and steps to identify final project locations
- Next steps for the project

REPORTS

- A. City Planner's Report, Staff Report 25-17

City Planner Foster reviewed his staff report included in the packet, covering the following:

- Comprehensive Plan Update
- Special Meeting scheduled for April 29, 2025
- Next Regular Meeting is May 7, 2025
- Next Commissioner Report to Council on April 28, 2025 (Commissioner Barnwell)

PUBLIC HEARINGS

- A. Ordinance 25-XX, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 21.10.030 Amending the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to General Commercial 1 (GC1) Zoning District.

Staff Report PL 25-018 as backup

Acting Chair Stark 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.

Acting Chair Stark then opened the floor for the Applicant. Katie Kirsis noted that she was the surveyor that helped prepare the rezone application. She made herself available for any questions.

Acting Chair Stark opened the public hearing period.

Jan Keiser, city resident, shared her support for the rezone application. She pointed out an oddity in the application, recognizing that access is granted from Ocean Drive through parcel one to access parcel two. She inferred that someone will need to figure out how to provide legal access to the second lot in the future, questioning whether or not an easement is currently in place.

With no other members of the public wishing to provide testimony, Acting Chair Stark closed the public hearing period. He then opened the floor to questions and comments from the Commissioners.

Commissioner H. Smith echoed Ms. Keiser's concerns, adding that he thought the two parcels were one lot altogether. He questioned Ms. Kirsis whether or not there is a dedicated easement from Ocean Drive. Ms. Kirsis stated that she hasn't seen any recorded documents indicating such, but that both lots are owned by the same LLC. She added that Seabright Surveying would be recommending granting a shared access easement across the two lots. She stated that legal access is provided through Lampert Lane, whereas physical access is from Ocean Drive. Mr. Smith highlighted that if the ordinance were adopted, the City would be providing access to a General Commercial 1 lot through a Rural Residential area. Ms. Kirsis noted that this specific issue would be addressed at the zoning permit level.

With no other pending questions or comments from the Commission, Acting Chair Stark requested a motion and second.

SCHNEIDER/VENUTI MOVED TO ADOPT STAFF REPORT PL 25-018 AND RECOMMEND APPROVAL TO THE HOMER CITY COUNCIL OF THE ZONING MAP AMENDMENT TO REZONE A PORTION OF THE RURAL RESIDENTIAL ZONING DISTRICT TO GENERAL COMMERCIAL 1 ZONING DISTRICT.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- B. Ordinance 25-XX, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 21.10.030 Amending the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to Residential Office (RO) Zoning District.

Staff Report PL 25-019 as backup

Acting Chair Stark 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.

Acting Chair Stark then opened the floor for the Applicant.

Larry Slone introduced himself as the Applicant, and noted that the wetlands designation has been removed by the Army Corps of Engineers. He provided that ongoing change and growth in Homer prompted his rezone application. He claimed that this parcel is suitable for rental properties, but not suitable for family/upscale residences, emphasizing various audible disturbances that occur on a daily basis. He noted that the current zoning designation permits the construction of a chicken farm or a trailer park, reasoning that these uses are

not best fit for the area. He provided that this property is isolated and surrounded by other uses which are better suited for Homer at this time.

Acting Chair Stark opened the public hearing period.

Jan Keiser, city resident, shared her support for the rezone application, reiterating the points made by City Planner Foster and Mr. Slone. She urged the Commission to think about access when development time comes for these two properties, stating that East End Road doesn't need anymore driveways directly onto it. She added that while there may not be wetlands on this lot, there are drainage issues that need to be addressed during the development process.

Travis Brown shared that he was representing Moore & Moore Services and Blackwell Pump, the two businesses to the east of this lot. He added both parties are in support of the rezone application, and that one of these property owners plans to apply for a similar rezone in the future.

With no other members of the public wishing to provide testimony, Acting Chair Stark closed the public hearing period. He then opened the floor to questions and comments from the Commissioners.

Commissioner H. Smith agreed with Ms. Keiser regarding driveways entering onto East End Road. He noted that he's in support of this rezone given that the parcel is nestled between two properties that are supposedly Rural Residential, but are in fact businesses.

Commissioner Conley voiced his support for the rezone application, reiterating the two adjacent lots that are being used in this capacity.

Acting Chair Stark commented that the rezone application makes sense from his perspective.

With no other pending questions or comments from the Commission, Acting Chair Stark requested a motion and second.

SCHNEIDER/BARNWELL MOVED TO ADOPT STAFF REPORT PL 25-019 AND RECOMMEND APPROVAL TO THE HOMER CITY COUNCIL OF THE ZONING MAP AMENDMENT TO REZONE A PORTION OF THE RURAL RESIDENTIAL ZONING DISTRICT TO RESIDENTIAL OFFICE ZONING DISTRICT.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PLAT CONSIDERATION

A. Staff Report PL 25-020 Cooper Subdivision 2025 Addition Replat Preliminary Plat

Acting Chair Stark 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.

Acting Chair Stark then opened the floor for the Applicant.

Mark Hennick (Applicant) noted that the property was not the highest and best use when he purchased it, and as a result of that it was an extreme fire hazard. He added that the replat is a way to comply with the law. He stated that the water issue has been addressed and permitted by the City to bring in a 3-inch main from the new main on Alder Lane, providing that this will gravity feed the third floor fire suppression system that's currently in place.

Acting Chair Stark opened the public comment period. With no members of the public wishing to speak, Mr. Stark closed the public comment period.

Acting Chair Stark then opened the floor to questions and comments from the Commissioners.

Commissioner H. Smith questioned whether or not water had been installed on Alder Lane. City Planner Foster informed him that both city water and sewer are available on Alder Lane.

With no other pending questions or comments from the Commission, Acting Chair Stark requested a motion and second.

H. SMITH/SCHNEIDER MOVED TO ADOPT STAFF REPORT 25-20 AND RECOMMEND APPROVAL OF THE COOPER SUBDIVISION 2025 ADDITION REPLAT PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:

1. THE ALDER LANE PROPERTY: LOT 2A ABANDON THE CURB BOX OPERATING THE ABANDONED WATER SERVICE OFF OF HILLVIEW COURT.
2. NOTE 2. SHALL BE CHANGED TO READ FRONT 15' FOR THE UTILITY EASEMENT.
3. INDICATE EXISTING UTILITIES.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSET.

Motion carried.

PENDING BUSINESS

NEW BUSINESS

- A. Title 21 Update and Audit Discussion – If needed

Acting Chair Stark introduced the item by reading of the title. The Commission discussed the following items:

- Zoned area specifically for tiny homes
- Zoning height restrictions in Homer
- The concept of reducing minimum lot size
- Defining “livable” and other similar broad terms within the Comprehensive Plan

INFORMATIONAL MATERIALS

COMMENTS OF THE AUDIENCE

Doug Baily, city resident, questioned why the Comprehensive Plan is urging the support of a political body with respect to decisions of that body which are presently undisclosed and may or may not be taken in the future. He referred the Commission to the portion of the Comprehensive Plan that aims to continue supporting the South Kenai Peninsula Hospital Service Area Board, adding that he and many others view that as a political endorsement that doesn't belong in the Comprehensive Plan. Furthermore, he questioned how a plan that's supposed to reflect the majority of the views of the community can support a program which was in front of the voters of Homer just a few months ago before being soundly defeated. He added that he's having a hard time understanding why the Comprehensive Plan tends to reach out beyond the city boundaries and encompass a project which is not a city function.

Larry Slone, city resident, thanked the Commission for passing his rezone application. Addressing concerns brought up during the discussion, he noted that the plan is to construct a culvert and ditch to assist with drainage on the lot. He clarified that there is a mutual use driveway on the property, so there wouldn't be a need for another driveway directly onto East End Road.

Jan Keiser, city resident, spoke to the Safety Action Plan, voicing that it should be renamed the "Transportation Safety Action Plan." Speaking to the notice of funding for additional funding for Safe Streets 4 All, she noted the money can be used for planning or construction. She shared that in order for a project to be eligible for Safe Streets 4 All funding it must be on the Safety Action Plan, in which the City of Homer is currently partners in the Borough-wide Safety Action Plan. She continued, reasoning that the City needs to have projects that it's interested in that are not in the Borough's Safety Action Plan in order to submit for funding. She suggested devising a list of recommended high priority projects for Homer, and requesting the Borough to include that list as a supplement to their Safety Action Plan.

COMMENTS OF THE STAFF

Deputy City Clerk Pettit commended Acting Chair Stark on a great job filling in for the Chair, and noted that it was a good meeting.

City Planner Foster thanked Acting Chair Stark for filling in this evening. He thanked the Commission for their hard work.

COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)

COMMENTS OF THE COMMISSION

Commissioner H. Smith noted that there's a lot of work that needs to be done with the Title 21 Rewrite, adding that the Commission needs to be on top of it if they're going to be productive in an hour/two-hour time slot. He shared his appreciation for all the public input at the meeting tonight, and further shared his appreciation for all the applicants being in attendance at tonight's meeting. He thanked the Commission.

Commissioner Venuti questioned Ms. Keiser if the Safe Streets 4 All funding was federal or state. Ms. Keiser inserted that the funding is state funding. Mr. Venuti provided the reason for his question, noting that part of the overall plan is for the Commission to develop adoptability codes and develop an inspection process. He added that he had heard rumors that the federal funding was no longer available. He suggested that the Planning Department and Planning Commission needs to start thinking about how to achieve that without federal funding.

Commissioner Barnwell stated that the biggest point is that there needs to be more coordination between the City of Homer, the Department of Transportation, and the Borough. He added that the Commission needs to be on the same page in terms of the Comprehensive Plan in order to coordinate what's important and define broader terms.

Commissioner Conley thanked Acting Chair Stark for filling in tonight.

Commissioner Schneider thanked Acting Chair Stark for filling in tonight. He echoed Commissioner H. Smith's comments regarding the difficulty of tackling Title 21. He noted that he would be absent for the late April and early May meetings.

Acting Chair Stark thanked the public for their participation tonight. He also thanked City Staff and his fellow Commissioners.

ADJOURN

There being no further business to come before the Commission, Acting Chair Stark adjourned the meeting at 8:53 p.m. The next Regular Meeting is scheduled for **Wednesday, May 7th, 2025 at 6:30 p.m.** A Worksession is scheduled for 5:30 p.m. A Special Meeting is scheduled for **Tuesday, April 29th, 2025 at 5:30 p.m.** All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.

Zach Pettit, Deputy City Clerk II

Approved: _____

CALL TO ORDER

Session 25-08, a Special Meeting of the Planning Commission was called to order by Chair Scott Smith at 5:31 p.m. on April 29th, 2025 in the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONERS BARNWELL, VENUTI, S. SMITH, STARK & H. SMITH

ABSENT: COMMISSIONERS SCHNEIDER (EXCUSED) & CONLEY

STAFF: CITY PLANNER FOSTER & DEPUTY CITY CLERK PETTIT

AGENDA APPROVAL

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

H. SMITH/STARK MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Penelope Haas expressed her disappointment with the draft plan that's been developed and the Commission's attitude toward the public comments provided, specifically public comments addressing short-term rentals. She opined that there are issues within the plan regarding housing and climate change that need to be rectified.

Scott Adams, city resident, stated that the draft plan mentions nothing about the Bridge Creek Watershed Protection District. He suggested changes in the plan to address the Bridge Creek Watershed Protection District, noting that property owners are only allowed to use 4%-6.2% of their property when they want to develop. He provided that he's against the rezoning of the Hillside Acres Subdivision, adding that the property owners should be involved in that decision-making process.

Arn Johnson, city resident, stated that the property owners of the Hillside Acres Subdivision should be coming to the City for the rezone rather than vice versa. He provided the reasons he's against the rezone, claiming that the residents don't want to see a plethora of lots being built there, the water system can't supply enough pressure for the way it's built at this time, and noting the absence of a good drainage system. He requested that the City leave the Hillside Acres Subdivision property owners alone.

Linda Rourke, city resident, shared that she is a resident of the Hillside Acres Subdivision. She requested that the City honor the decision that was made two years ago to leave the Hillside Acres Subdivision zoned as Rural Residential, adding that everything to the north and west of the Subdivision is zoned as such.

Sara Faulkner, city resident, echoed the previous comments made requesting the City to allow the Hillside Acres Subdivision to remain Rural Residential. She pleaded with the Planning Commission to listen to the neighbors providing public comment on this topic.

Jan Keiser, city resident, encouraged the Commission to remember that this Comprehensive Plan is a plan for the future. She recognized that it might be necessary for denser development to the west of West Hill Road in the 10-20-year time frame, but not any time immediately. She spoke to the importance of the time frame that the comprehensive plan is addressing, further stating that not only should the plan highlight what the City is already doing, but to also better highlight what the City is going to be doing in the proposed timeframe.

Kathy Carsow, city resident, expressed her disappointment with the comprehensive plan and the fact that the public review process is going to take place at a time when a large portion of the community is unable to participate. She critiqued the plan for its lack of solutions and rather appearing as an accumulation of information. She suggested postponing the public hearing process until later in the year when more public input can be provided by those who will be out of town this summer. She shared her dissatisfaction about the plan not addressing short-term rentals, adding that there's already an ordinance that requires bed and breakfasts to be operated at an individual's primary residence isn't enforced.

Joshua Bregge noted that he was looking to purchase property in Homer, specifically in the Hillside Acres Subdivision. He stated that he was discouraged to see that the City is trying to rezone the area to Urban Residential, claiming that there are ample other areas in Homer that can continue to be developed instead. He added that he wouldn't be interested in purchasing property in the Hillside Acres Subdivision were it to be rezoned to Urban Residential.

Brandy McGee, city resident, questioned why this meeting was taking place at the same time as the Homer City Code Forum happening next door at the college. She added that she has no skin in the game, but that she found it interesting that these meetings were occurring at the same time. She thanked the Commission for their time and volunteer work in the Homer community.

Jon Faulkner, city resident, shared his opposition for the Hillside Acres Subdivision to be rezoned as Urban Residential. He urged the Commission to insert a statement into the comprehensive plan documenting exactly what it is that has occurred to avoid leaving it subject to interpretation in the future. He reiterated past public hearings where the vast majority of the residents in the Hillside Acres Subdivision testified against the rezone. He voiced that the City seems to be imposing external wishes onto the residents of the Subdivision. He encouraged the Commission to tie this recommendation to findings of fact, and to note what the civic or government purpose is behind the rezone. He thanked the Commission for listening and for their volunteer work.

NEW BUSINESS

A. Draft Comprehensive Plan Comments Review, Memorandum 25-21

Chair S. Smith introduced the item by reading of the title and deferred to Shelly Wade of Agnew::Beck. Ms. Wade and the Commission reviewed the Draft Comprehensive Plan comments, discussing the following items in depth:

- Working schedule to finalize and adopt the comprehensive plan
- Summary of comments
 - How comments are organized
 - Who responded to the comments
 - Comments per chapter
 - Positive feedback on the plan
- Technical improvements and corrections
 - Consistency, corrections, usability (adding a glossary with definitions)
- Proposed structural revisions
 - Elevating City-led strategies
 - Implementation planning
 - Removal of the “Quality of Life” chapter (redistributing the themes and strategies into other existing chapters)
 - Eliminate redundancies
- Proposed substantive revisions (chapter specific)
- Timeline and next steps for revision/adoption

Chair S. Smith called for a 10-minute recess at 7:40 p.m.

Chair S. Smith called the meeting back to order at 7:49 p.m.

COMMENTS OF THE AUDIENCE

Jan Keiser, city resident, shared her appreciation for the service of the Commissioners, and commended Ms. Wade of Agnew::Beck for her work. She suggested the plan delve further into the details of short-term rentals, reasoning that the Borough’s comprehensive plan only speaks to tourism with respect to the Borough as a whole. Recognizing that the Comprehensive Plan is a tool that the Planning Commission and City Council will use to guide review of future developments, she suggested that the plan needs to have an implementation strategy in addition to being easier to reference. She mentioned the need for a reference to the Borough’s Transportation Safety Plan, highlighting that projects can be referenced easily when applying for grants. She stated that food security is an important issue in Homer that should be addressed in the comprehensive plan. She warned the Commission to be careful of what it does with the airport in the comprehensive plan in order to protect the intent of the surrounding areas. She suggested the creation of an appendix of GIS layers that identify conservation areas and other areas alike. Lastly, she stated that there needs to be a way to hold the City accountable for implementation.

COMMENTS OF THE STAFF

City Planner Foster thanked everyone for their hard work and noted that it was a great meeting. He added that this conversation will be helpful in refining the draft plan and moving on to the next stages.

Deputy City Clerk Pettit noted that it was a good meeting with some good conversations. He said that he was looking forward to seeing everyone at the next meeting.

COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)

COMMENTS OF THE COMMISSION

Commissioner Venuti thanked Shelly Wade and his fellow Commissioners. He shared his condolences for the friends and family of former Planning Commissioner Roberta Highland, noting that she will be greatly missed.

Commissioner H. Smith gave his condolences to the friends and family of former Commissioner Highland, adding that she left a footprint in the community. He stated that it's great to be here and talk through the comprehensive plan. He shared his appreciation for Ms. Keiser's comments about implementing a report card to reflect back on the progress that's been made after the adoption of the plan. He thanked his fellow Commissioners for their time.

Commissioner Stark thanked Ms. Wade for her excellent work and commended her on her substantial endurance. He also gave thanks to Ms. Keiser for her input, City Staff, and his fellow Commissioners.

Commissioner Barnwell thanked Ms. Wade. He noted how big of an impact former Commissioner Highland had on the community. He suggested Agnew::Beck investigate the airport land ownership before applying blanket airport designation to the entire area. He agreed with the need of a report card to reflect back on progress that's made with implementation of the new comprehensive plan. He thanked his fellow Commissioners for their service and shared his appreciation for City Planner Foster's work.

Commissioner S. Smith gave his condolences to the friends and family of former Commissioner Highland, noting that she was a champion of Homer, wetlands and the environment. He thanked the constituents from Agnew::Beck and Ms. Keiser for her public input.

ADJOURN

There being no further business to come before the Commission, Chair Scott Smith adjourned the meeting at 9:24 p.m. The next Regular Meeting is scheduled for **Wednesday, May 7th, 2025 at 6:30 p.m.** All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.

Zach Pettit, Deputy City Clerk II

Approved: _____



MEMORANDUM

Utility Easement Vacation- Paradise South Subdivision Belieu Fabian 2025 Replat

Item Type: Action Memorandum
Prepared For: Homer Advisory Planning Commission
Date: May 7, 2025
From: Ed Gross, Associate Planner
Through: Ryan Foster, City Planner

On January 2, 2025 the Homer Advisory Planning Commission carried a motion to vacate lot lines for the Paradise South Subdivision Belieu Fabian 2025 Replat. The utility easement vacation request is intended to accompany this preliminary platting action.

When the preliminary plat was originally submitted for review and recommendation, the proposed utility easement vacations were not included. Kachemak Heritage Land Trust holds a conservation easement over the subject parcels and has requested the vacation of the easements as represented by the submitted Supplemental Easement Vacation Diagram.

The surveyor, Seabright Survey + Design, has sent a Request for Information to local utility companies regarding any objection, or installed utilities located in the easement. The utility companies include, HEA, Enstar, GCI, ACS and the City of Homer Public Works Department. None of the utility companies, or the City of Homer were using the easement or objected to vacating the easement.

City of Homer Public Works suggested removing Note 1 regarding utility easements, from the plat and depicting a 15' Utility Easement fronting Paradise Place.

RECOMMENDATION:

Recommend approval of the Utility Easement Vacation as submitted with the following comment:

1. Remove Note 1 from the preliminary plat and depict a 15' Utility Easement fronting Paradise Place.

Attachments:

Paradise South Subdivision Belieu Fabian 2025 Replat Preliminary Plat

Paradise South Subdivision Belieu Fabian 2025 Replat Supplemental Easement Vacation Diagram

NOTES

1. THE FRONT 15' ALONG THE RIGHT-OF-WAY AND THE 5' ADJACENT TO SIDE LOT LINES IS A UTILITY EASEMENT 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 THIS LOT 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. THIS LOT IS SERVED BY CITY OF HOMER WATER AND SEWER.
4. THERE IS A RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. THAT AFFECTS THIS SUBDIVISION RECORDED BK 19 PG 100 (HRD). RELEASE OF EASEMENT AFFECTING PARCEL NO. 3 RECORDED BK 237 PG 434 (HRD).
5. THERE ARE EASEMENTS DEDICATED AND NOTES THAT AFFECT THIS SUBDIVISION PER HM 74-175, HM 74-2356 & HM 89-21.
6. THERE IS A CONSERVATION EASEMENT THAT AFFECTS THIS SUBDIVISION RECORDED BK 238 PG 534. MEMORANDUM OF AGREEMENT RECORDED BK 238 PG 591 & AMENDMENTS PER SERIAL NO. 2018-000688-0 & 2018-002317-0.
7. THIS PLAT WAS PREPARED FOR THE VACATION OF LOT LINES ONLY. NO SURVEY WAS PERFORMED FOR THE PREPARATION OF THIS PLAT. ALL LOT DIMENSIONS SHOWN ON THIS PLAT ARE FROM RECORD DATE AS SHOWN ON PLATS HM 74-175, HM 74-2356 & HM 89-21.

CERTIFICATE OF OWNERSHIP & DEDICATION

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

CARLA LEE FABIAN, TRUSTEE
CARLA LEE FABIAN LIVING TRUST
P.O. BOX 2380
HOMER, AK, 99603

NOTARY'S ACKNOWLEDGMENT

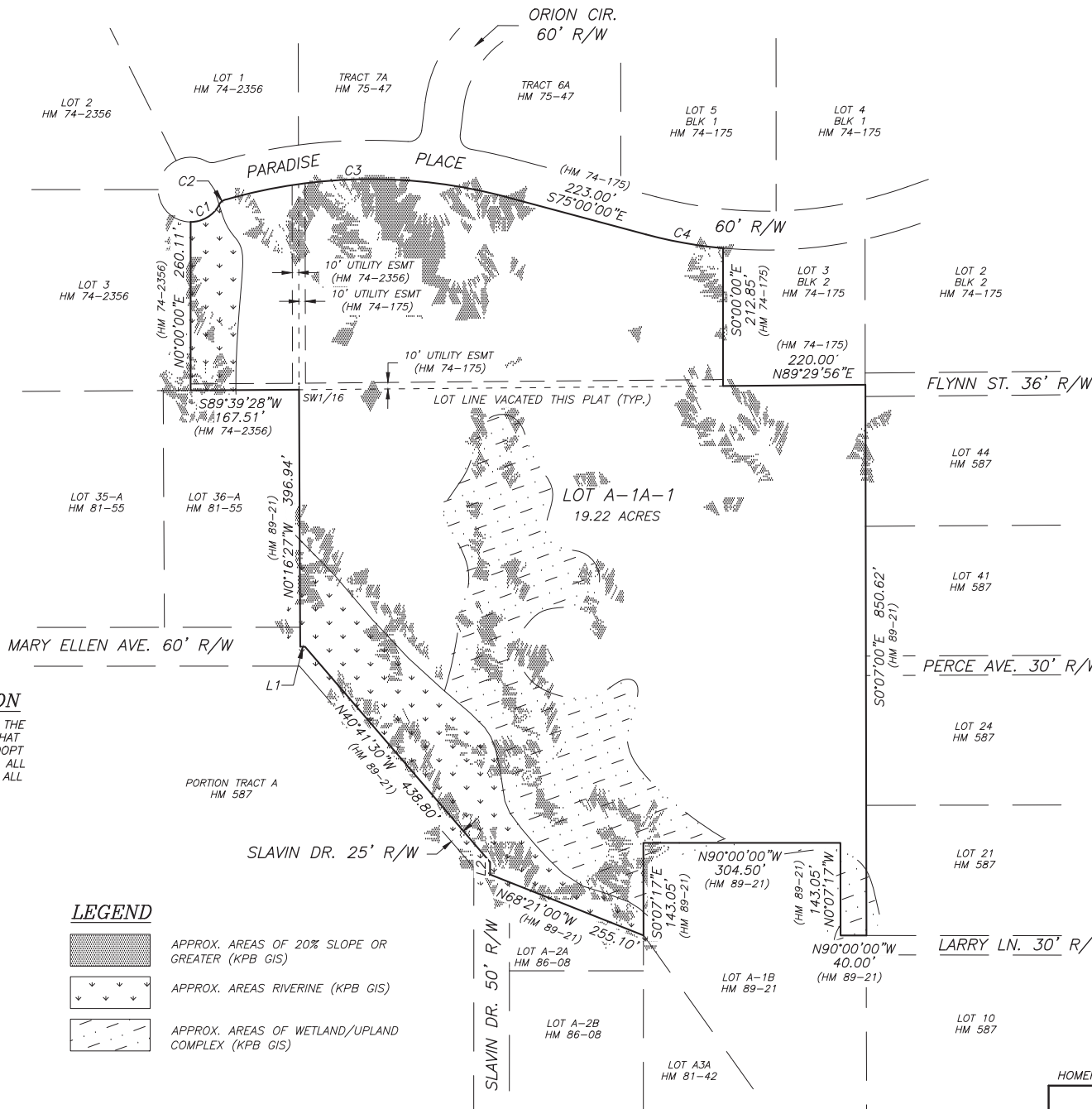
FOR: _____

ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____, 2025

NOTARY PUBLIC FOR ALASKA

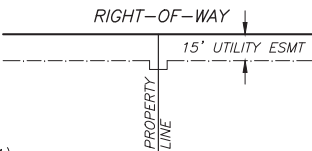
MY COMMISSION EXPIRES _____



LEGEND

- APPROX. AREAS OF 20% SLOPE OR GREATER (KPB GIS)
- APPROX. AREAS RIVERINE (KPB GIS)
- APPROX. AREAS OF WETLAND/UPLAND COMPLEX (KPB GIS)

R/W TYPICAL DETAIL



LINE TABLE				
LINE #	LENGTH	BEARING		
L1	7.30'	N90°00'00"W	(HM 89-21)	
L2	19.20'	N0°00'00"E	(HM 89-21)	

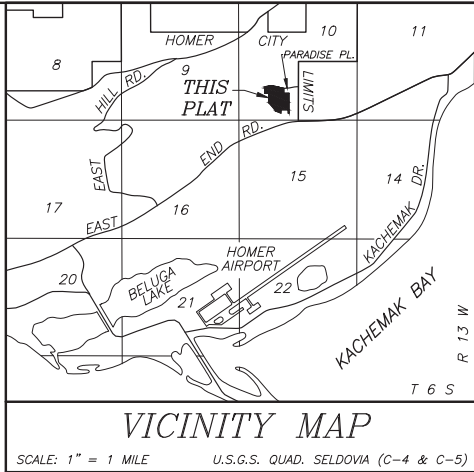
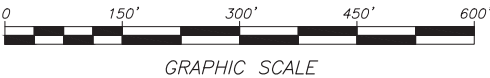
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	52.72'	50.00'	60°24'46"	N59°47'37"E	50.31' (HM 74-2356)
C2	15.80'	15.50'	58°23'18"	S51°47'22"W	15.12' (HM 74-2356)
C3	438.25'	810.00'	31°00'00"	S89°30'00"W	432.93' (HM 74-2356, HM 74-175)
C4	120.60'	715.00'	9°39'49"	S79°49'55"E	120.45' (HM 74-175)

PLAT APPROVAL

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

BY: _____ AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE _____



CERTIFICATE OF OWNERSHIP & DEDICATION

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

TRACY ALLAN BELIEU
P.O. BOX 314
HOMER, AK, 99603

NOTARY'S ACKNOWLEDGMENT

FOR: _____

ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____, 2025

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

WASTEWATER DISPOSAL

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

HOMER RECORDING DISTRICT KPB FILE NO. 2025-XXX

PARADISE SOUTH SUBDIVISION
BELIEU FABIAN 2025 REPLAT

A REPLAT OF LOT 4 BLOCK 2 PARADISE SOUTH SUBDIVISION (HM 74-175), LOT 4 PARADISE SOUTH SUBDIVISION ADDITION NO. 1 (HM 74-2356), & LOT A-1A SCENIC VIEW NO. TWO (HM 89-21), LOCATED IN THE SW1/4 SEC. 10, T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, ALASKA

CONTAINING 19.22 ACRES

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

1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580

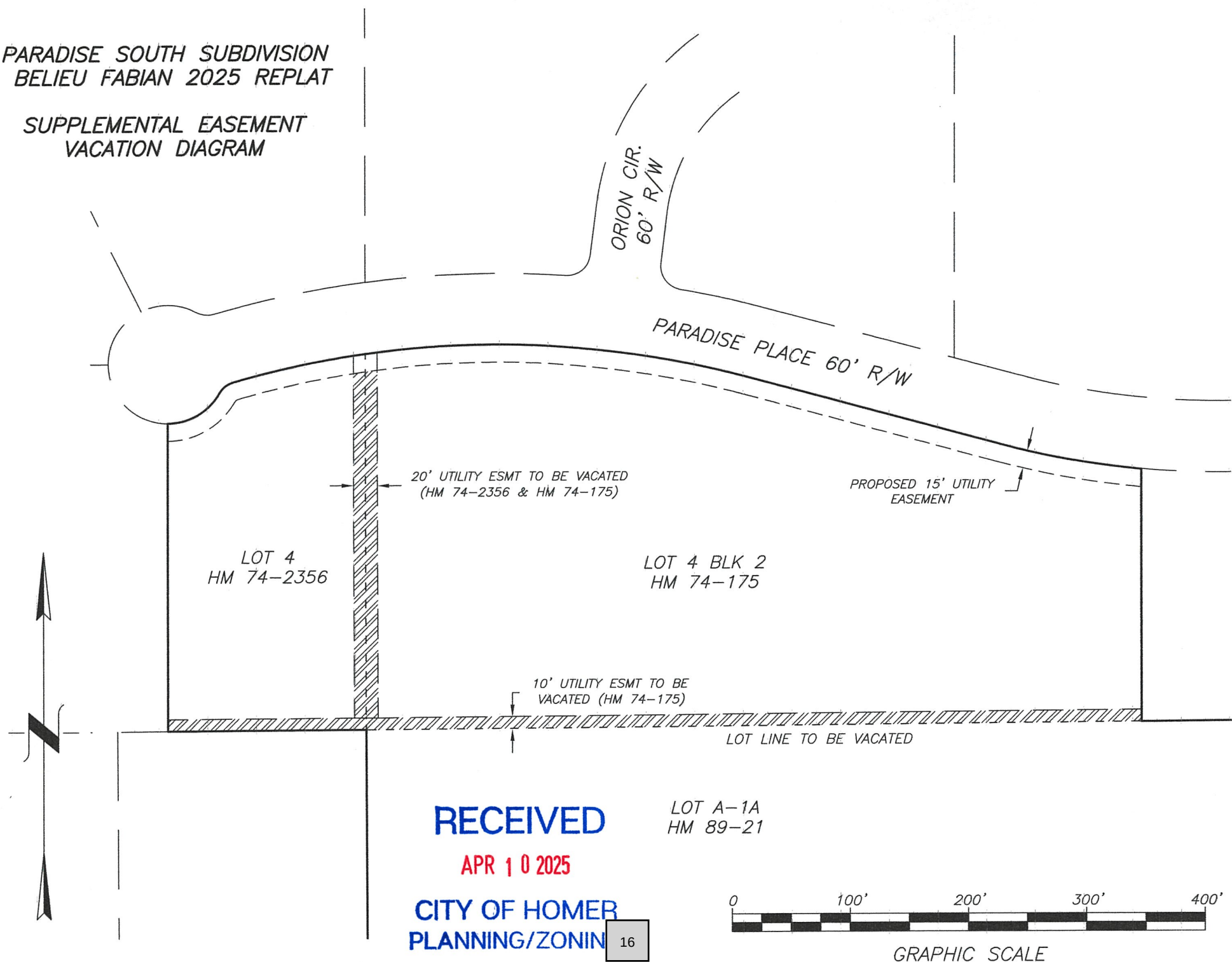
CLIENTS: TRACY ALLAN BELIEU, P.O. BOX 314, HOMER, AK 99603 & CARLA LEE FABIAN LIVING TRUST, P.O. BOX 2380, HOMER, AK 99603

DRAWN BY: KK CHKD BY: KK JOB #2024-95

DATE: 12/2024 SCALE: 1"=150' SHEET #1 OF 1

PARADISE SOUTH SUBDIVISION
BELIEU FABIAN 2025 REPLAT

SUPPLEMENTAL EASEMENT
VACATION DIAGRAM





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

Memorandum 2025 – 023

TO: Homer Advisory Planning Commission
FROM: Ryan Foster, City Planner
DATE: May 7, 2025
SUBJECT: Time Extension Request for Jack Gist Subdivision No3 Phase 2

Surveyor Stephen Smith has submitted a time extension request for the Jack Gist Subdivision No3 Phase 2 preliminary plat. He has noted that the plat is almost ready for signatures and submittal to the Kenai Peninsula Borough (KPB) with a couple of issues that need to be addressed. The KPB plat approval time limit is expiring on May 26, 2025. He has submitted a time extension request with the KPB, but the KPB has asked that the City of Homer also approve the time extension request.

Staff has no objection to the extension to allow for the completion and recording of the plat. After the Homer Advisory Planning Commission makes a recommendation, Mr. Smith will submit the request for extension to the Kenai Peninsula Borough for their action.

Requested action: Recommend approval of a two-year time extension request for Jack Gist Subdivision No3 Phase 2.

Attachments:

Subdivision time extension request
Jack Gist Subdivision No3 Phase 2 Preliminary Plat

From: [Edward Gross](#)
To: [Ryan Foster](#)
Subject: FW: Jack Gist No. 3 Phase 2
Date: Tuesday, April 29, 2025 8:44:45 AM
Attachments: [Jack Gist Sub No 3 Phase 2 Final Review 20250411.pdf](#)

Ed Gross
Associate Planner
City of Homer Planning Department
491 Pioneer Ave, Homer AK. 99603
(907) 435-3118

-----Original Message-----

From: Edward Gross
Sent: Wednesday, April 23, 2025 8:40 AM
To: Ryan Foster <rfoster@ci.homer.ak.us>
Subject: FW: Jack Gist No. 3 Phase 2

Ed Gross
Associate Planner
City of Homer Planning Department
491 Pioneer Ave, Homer AK. 99603
(907) 435-3118

-----Original Message-----

From: Stephen C. Smith <scsmith@gci.net>
Sent: Friday, April 11, 2025 3:10 PM
To: Edward Gross <egross@ci.homer.ak.us>
Subject: Jack Gist No. 3 Phase 2

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Ed,

Attached is a PDF of the plat of Jack Gist No. 3 Phase 2. The plat is almost ready for signatures and submittal to the borough. There are a couple of issues I need to address. The borough plat approval time limit is expiring on May 26. I've submitted a time extension request but the borough has asked that the city also approve the time extension request. Julie mentioned to me that she thought it could be approved by putting it on the May 7 consent agenda.

Another issue the borough asked me to address is a flood hazard notice that the city may require. The plat is entirely within Zone D, which is a zone where flood hazards are undetermined, but possible. The attached plat includes a flood hazard notice that addresses the flood plane issue. If the city does not require a flood hazard notice for Zone D, I can take it off.

If the city wants to keep a flood hazard note on the plat, will this note work? If not, can you please let me know what language you would like to see?

Please let me know if you need any additional information or have any questions. Thanks. I appreciate it.

Steve

Stephen C. Smith, P.L.S.
Geovera, LLC
PO Box 3235
Homer, AK 99603
(907) 399-4345

NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS PER THE PLAT OF JACK GIST SUBDIVISION NO. 3 PHASE 1 (HM 2023-17).

2. THE 15 FEET FRONTING THE SPRUCE LANE, JACK GIST LANE AND JACK GIST WAY RIGHT-OF-WAYS, AND THE FRONT 20 FEET WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. THE ENTIRE 20 FEET FRONTING THE EARLY SPRING STREET RIGHT-OF-WAY IS A UTILITY EASEMENT. 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.

3. 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.

4. THESE LOTS ARE SERVED BY CITY OF HOMER SEWER AND WATER.

5. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.

6. SET A 5/8" X 30" REBAR WITH 2" ALCAP (7538-S 2025) AT ALL LOT CORNERS AND RIGHT-OF-WAY POINTS OF CURVATURE UNLESS INDICATED OTHERWISE.

7. EXISTING DRAINAGES ARE SUBJECT TO 20 FOOT WIDE DRAINAGE EASEMENTS CENTERED ON THE CENTERLINE OF THE EXISTING DRAINAGES PER HM 99-63. APPROXIMATE LOCATIONS OF DRAINAGES ARE SHOWN.

8. THE PLAT IS AFFECTED BY AN EASEMENT OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK18, PG 97 HRD).

9. THERE IS A 15 FOOT WIDE NATURAL GAS EASEMENT CENTERED ON THE NATURAL GAS PIPELINES INSTALLED UNDER, OVER, UPON AND THROUGH ORIGINAL LOT 1-B (HM 2002-27) OF THIS SUBDIVISION GRANTED TO ENSTAR NATURAL GAS COMPANY RECORDED SEPTEMBER 20, 2022 (HM 2022-003141-0).

10. AN EXCEPTION TO KPB 20.30.100 (CUL-DE-SACS) WAS APPROVED AT THE MEETING OF SEPTEMBER 28, 2020.

FLOOD HAZARD NOTICE

SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA PER FIRM PANEL 02122C2115E AS WITHIN ZONE D, AN AREA WHERE FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE, AS OF THE DATE 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.

LEGEND

- INDICATES 3-1/4" ALCAP MONUMENT (1301-S 1974) RECOVERED THIS SURVEY
- INDICATES 2" ALCAP (7968-S 1990) RECOVERED THIS SURVEY
- INDICATES 5/8" REBAR (CAP MISSING) (5780-S PER HM 2002-27) RECOVERED THIS SURVEY
- INDICATES 5/8" REBAR WITH 2" ALCAP (7538-S, 2023) RECOVERED THIS SURVEY
- INDICATES 5/8" REBAR (7538-S 2025) SET THIS SURVEY
- (R&M) INDICATES RECORD DIMENSION PER HM 2023-17 MATCHES MEASURED DIMENSION THIS SURVEY
- INDICATES LIMIT OF WETLANDS PER USACE POA 2020-00523, BELUGA LAKE
- INDICATES APPROXIMATE CENTERLINE OF DRAINAGE
- INDICATES SLOPES GREATER THAN 20%

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1 (R&M)	81°25'17"	25.00'	35.53'	S 49°15'29" E	32.61'
C2 (R&M)	38°59'12"	170.00'	115.68'	S 10°56'45" W	113.46'
C3 (R&M)	30°29'28"	230.00'	122.40'	S 15°11'37" W	120.96'
C4 (R&M)	62°10'55"	25.00'	27.13'	S 31°02'21" W	25.82'
C5 (R&M)	36°48'24"	50.00'	32.12'	N 43°43'36" E	31.57'
C6 (R&M)	64°37'23"	20.00'	22.56'	N 57°38'06" E	21.38'
C7 (R&M)	33°29'53"	170.00'	99.39'	S 73°18'16" E	97.98'
C8 (R&M)	33°24'49"	230.00'	134.13'	S 73°15'44" E	132.24'
C9 (R&M)	89°52'25"	20.00'	31.37'	S 45°01'55" E	28.25'
C10 (R&M)	33°24'49"	170.00'	99.14'	S 73°15'44" E	97.74'
C11 (R&M)	28°04'55"	230.00'	112.73'	S 70°35'47" E	111.60'
C12 (R&M)	90°07'35"	20.00'	31.46'	N 44°58'05" E	28.32'
C13	20°07'47"	230.00'	80.81'	S 79°54'14" E	80.39'
C14	13°17'02"	230.00'	53.32'	S 63°11'50" E	53.21'
C15	10°12'03"	170.00'	30.27'	S 61°39'21" E	30.23'
C16	23°17'51"	170.00'	69.12'	S 78°24'18" E	68.65'

LINE TABLE

LINE	BEARING	DISTANCE
L1 (R&M)	N 89°56'47" E	94.41'
L2 (R&M)	S 0°05'43" E	96.33'
L3 (R&M)	S 0°02'12" E	116.72'
L4 (R&M)	S 54°08'49" E	85.86'
L5 (R&M)	S 66°51'59" E	38.93'
L6 (R&M)	S 0°05'43" E	97.30'

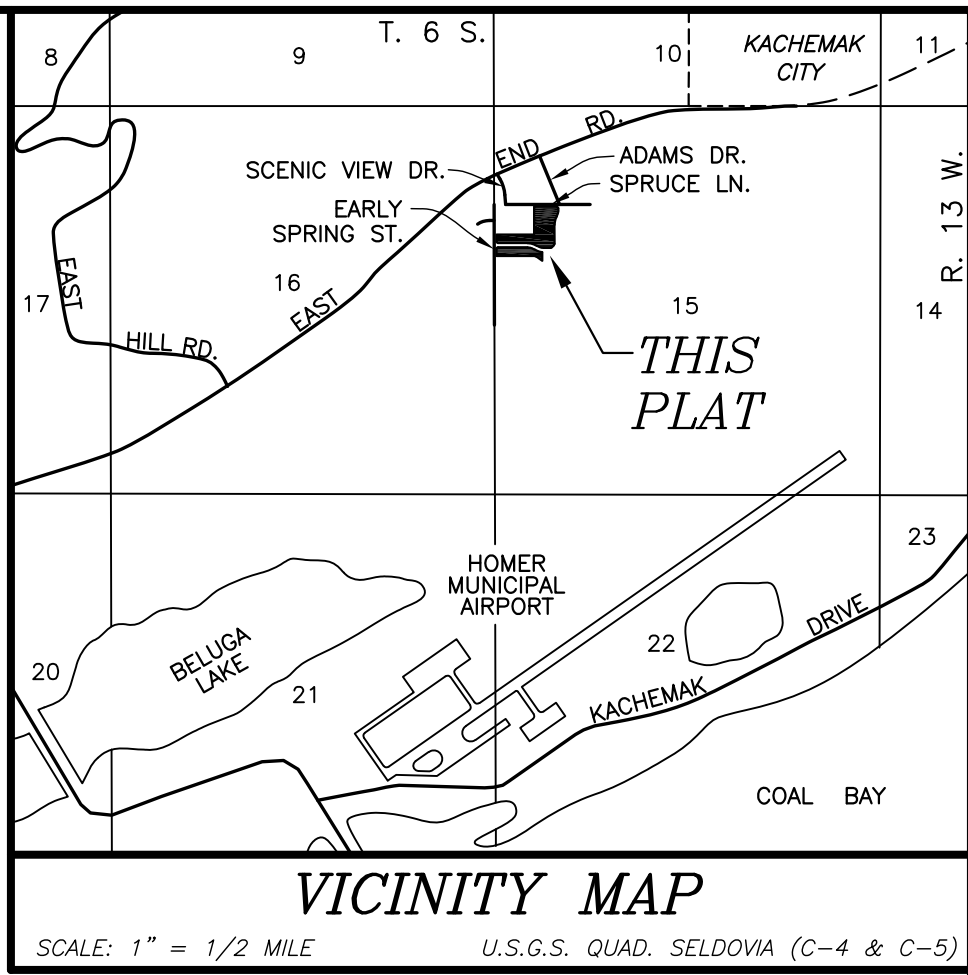
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 28, 2020

BY: AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE

SCALE 1"=60'



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

TRILOGY DEVELOPMENT, LLC
JASON WEISSER, MANAGER
PO BOX 1772
HOMER, ALASKA 99603

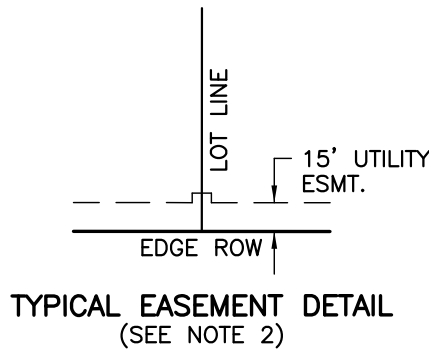
NOTARY'S ACKNOWLEDGMENT

FOR JASON WEISSER

ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025.

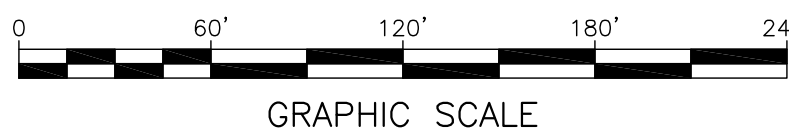
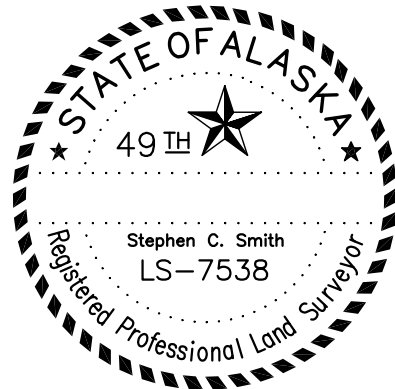
NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____



WASTEWATER DISPOSAL

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



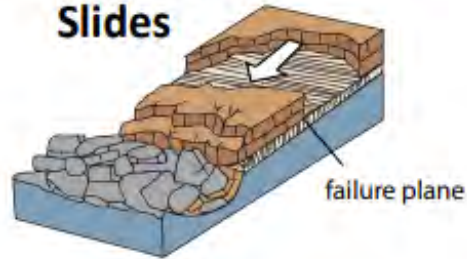
Ground Truthing

With Homer Soil and Water

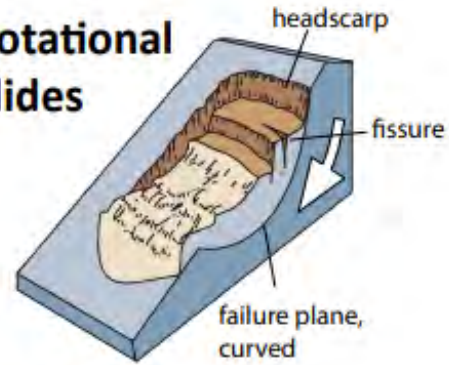
Some recent examples of local landslides, flows and slope failures

Types of Slides

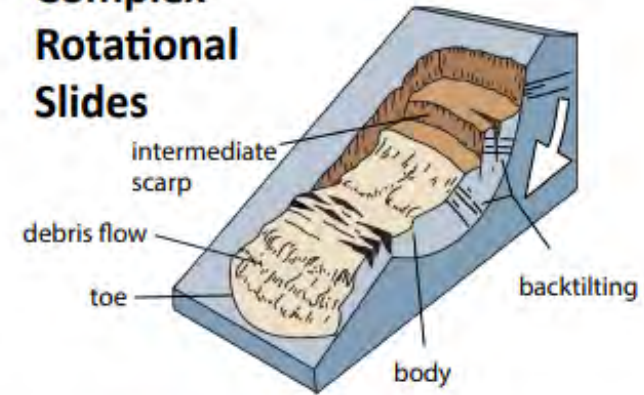
Translational Slides



Rotational Slides

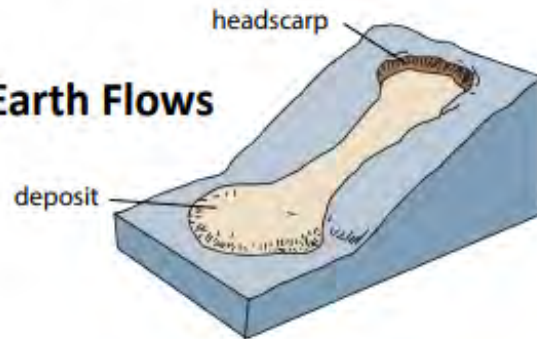


Complex Rotational Slides

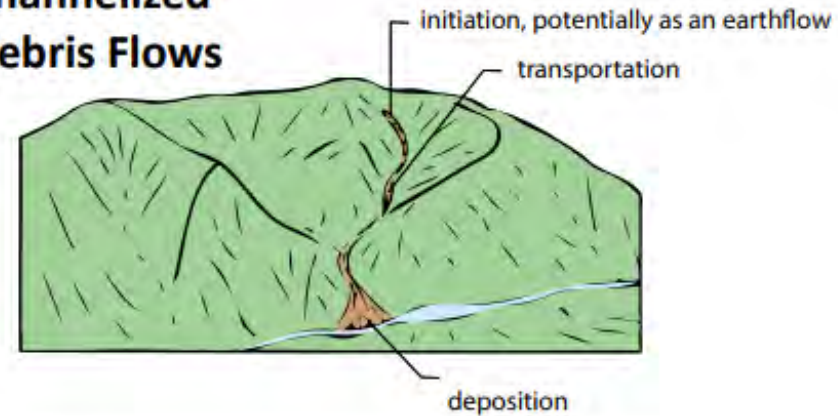


Types of Flows

Earth Flows

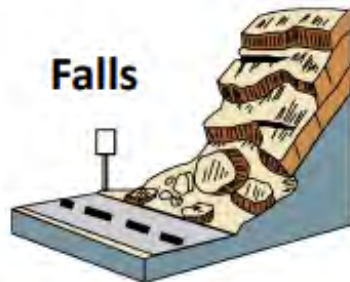


Channelized Debris Flows

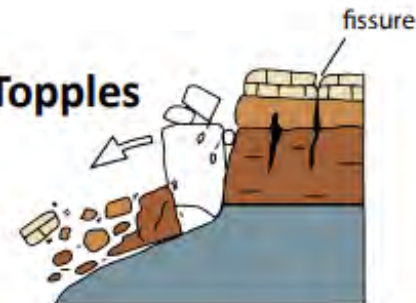


Other Types of Slope Failures

Falls



Topples



Spreads

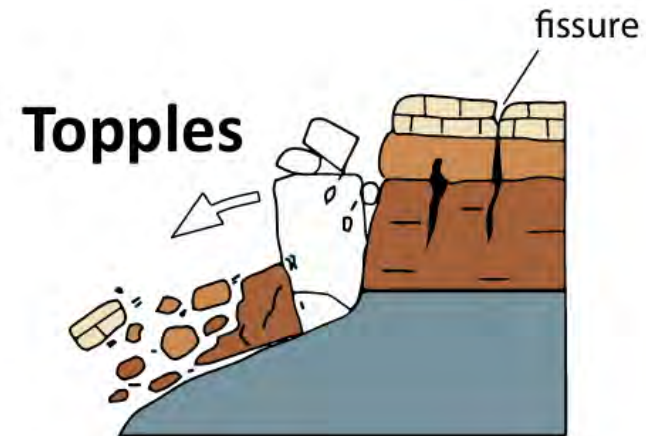
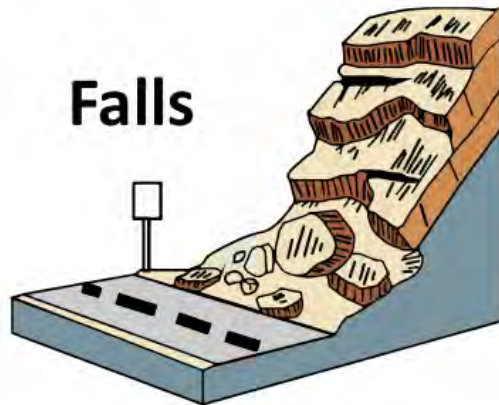
liquefiable
rate



From
“LANDSLIDE
HAZARD
SUSCEPTIBILITY
MAPPING IN
HOMER, ALASKA”
by J. Barrett
Salisbury

Slope Failures

Other Types of Slope Failures



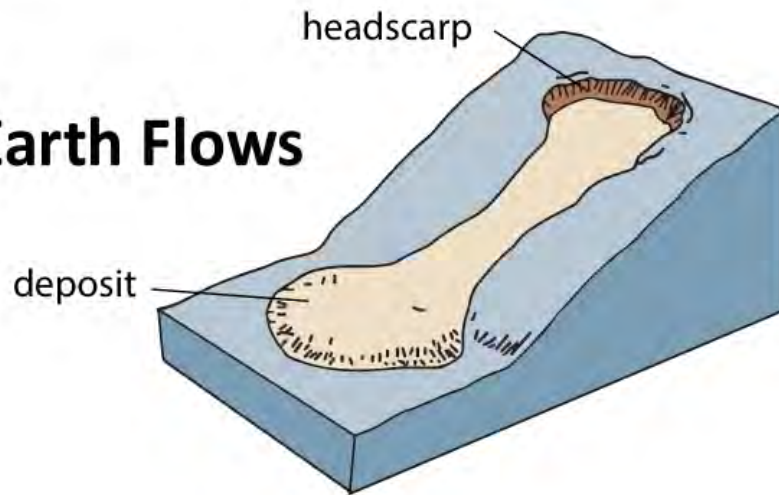
A photograph showing a steep, eroded bank. The bank is composed of dark, moist soil and is partially covered with patches of snow. Several bare, thin tree trunks and branches are visible, some leaning against the bank. In the foreground, there is a large pile of dry, brown grass or straw. The overall scene suggests a winter or early spring setting with significant erosion.

**Highland Drive
January 2025**

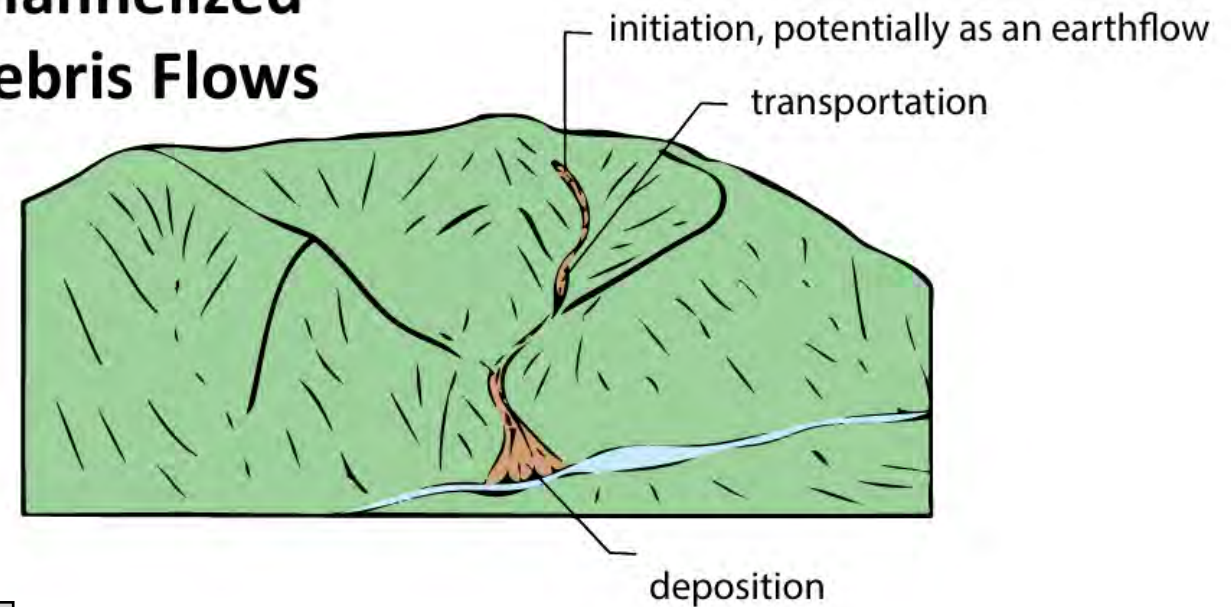
Flows

Types of Flows

Earth Flows

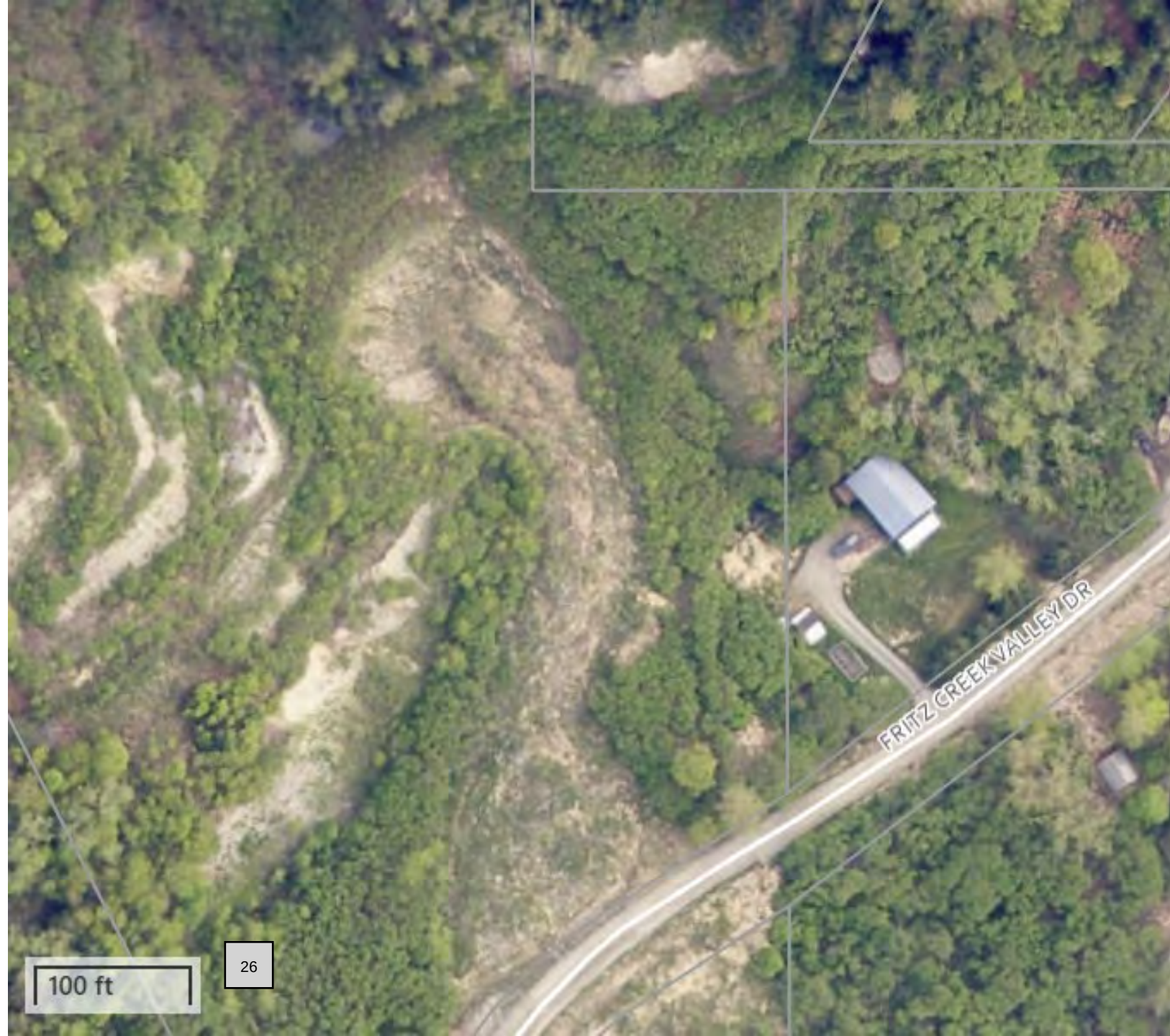


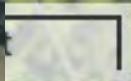
Channelized Debris Flows



Fritz Creek Valley Road

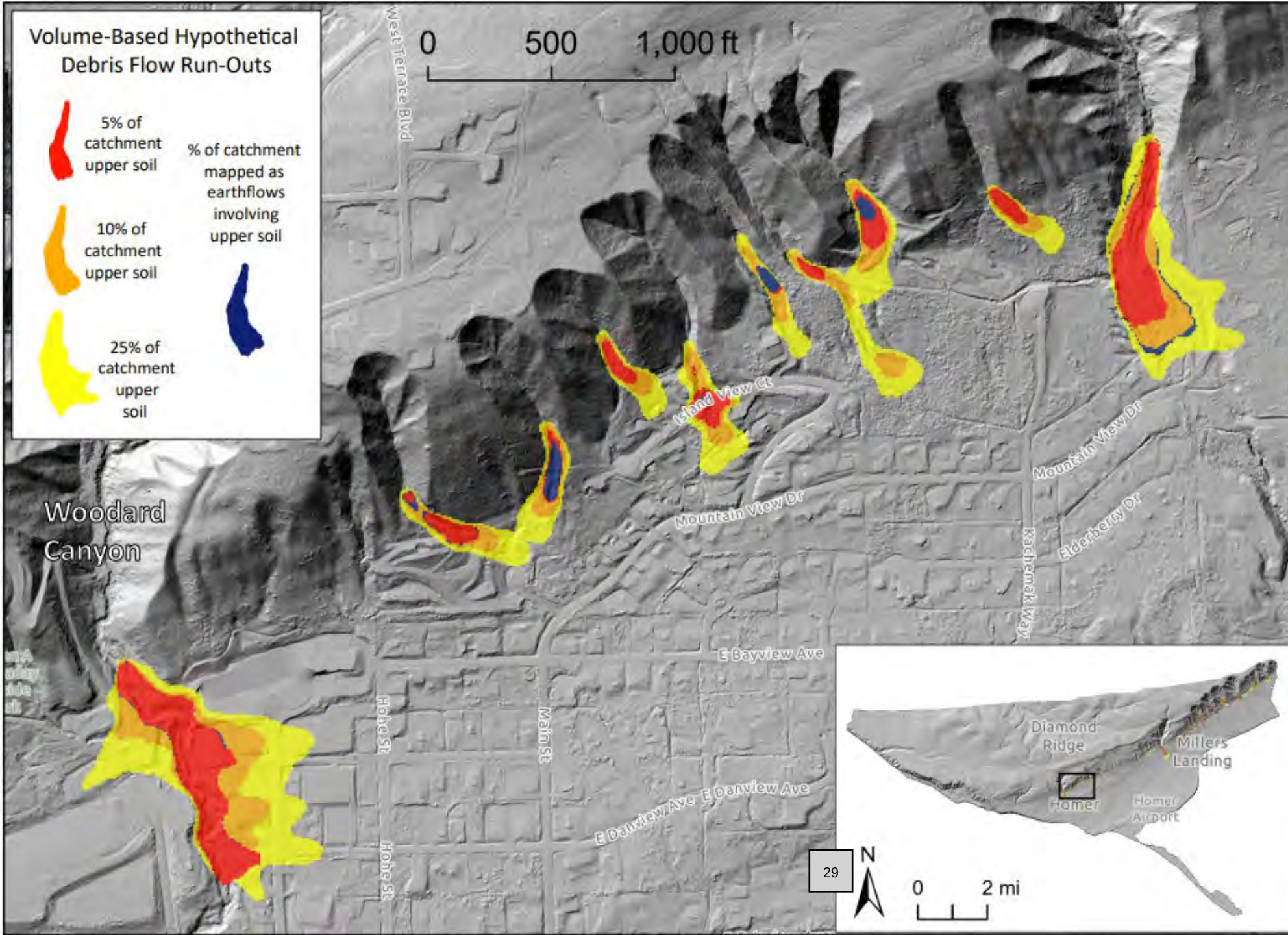
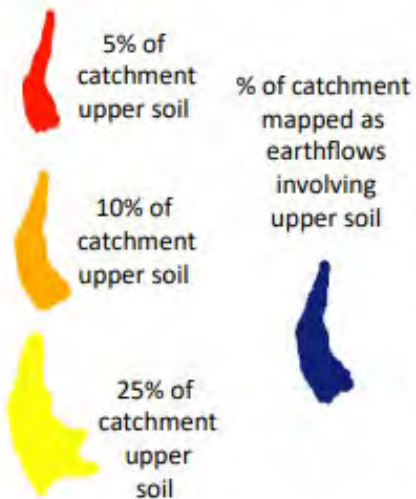
- Slope weakened by development
- Soils supersaturated
- Lack of freezing







Volume-Based Hypothetical Debris Flow Run-Outs



How far do
these flows go?

From "LANDSLIDE
HAZARD SUSCEPTIBILITY
MAPPING IN HOMER,
ALASKA" by J. Barrett
Salisbury

Channelized Debris Flow

February 2025

- Can carry a lot of material
- Can go for long distances

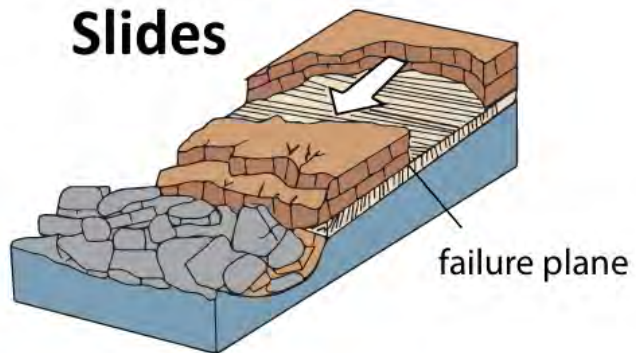




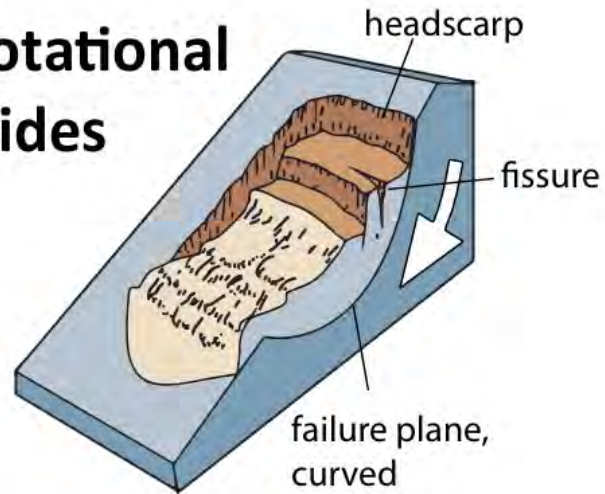
Slides

Types of Slides

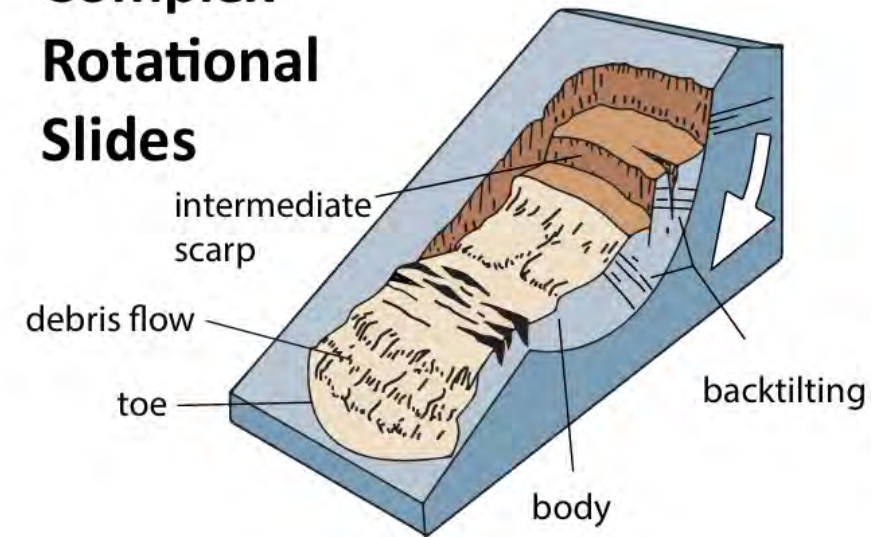
Translational Slides



Rotational Slides



Complex Rotational Slides



March 2025







Rotational slide

February 2025

- Now open to storm erosion
- Moving base of the bluff
- Infrastructure threatened





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 PI 25-024

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner
DATE: May 7, 2025
SUBJECT: City Planner's Report

Comprehensive Plan Update

The Draft Comprehensive Plan public review comment period is now closed. Comments will be compiled and utilized in revising the draft plan. For more information on the project, go to: <https://homercompplanupdate.com/>

Building Code BRIC Grant

Due to the recently announced decision on April 4, 2025, by the Department of Homeland Security (DHS), the FEMA Building Resilient Infrastructure & Community (BRIC) Program has been shuttered and will no longer exist in its current form. As per the DHS/FEMA guidance all projects not yet awarded from FY2020, 2021, 2022 & 2023 will not be awarded. Unfortunately, this includes the City of Homer BRIC award for developing building codes, as well as many other projects across Alaska. The State of Alaska Division of Homeland Security and Emergency Management tells us that at this time there is no appeal process to save projects that have not yet been awarded. If there is a change in policy, or the creation of a new program that provides opportunities such as the ones in BRIC we will be notified. At this time, they have no further guidance on if a program like this will return in the future.

Meeting Schedule

The next regular meeting date is Wednesday, May 21, 2025.

Commissioner Report to Council

5/12/25 _____



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

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

Staff Report 25-025

TO: Homer Advisory Planning Commission
FROM: Ryan Foster, City Planner
DATE: May 7, 2025
SUBJECT: Foss Acres 2025 Addition Preliminary Plat

Requested Action: Approval of a preliminary plat to subdivide to existing parcels into 10 lots.

General Information:

Applicants:	Sandra & Tyler Kaneshiro 7565 Blue Copper Court P.O. Box 2913 Las Vegas, NV 89113	Peninsula Surveying, LLC 10535 Katrina Boulevard Ninilchik, AK 99639
Location:	Tundra Rose Road east of West Hill Rd and south of Skyline Drive, within Homer City limits.	
Parcel ID:	17324096, 17324097	
Size of Existing Lot(s):	11.44 acres, 11.59 acres	
Size of Proposed Lot(s):	10 lots (see plat)	
Zoning Designation:	Rural Residential District	
Existing Land Use:	Vacant	
Surrounding Land Use:	North: Vacant & Residential South: Vacant East: Vacant West: Residential	
Comprehensive Plan:	Chapter 4 Land Use, Goal 1 Objective C: Maintain high quality residential neighborhoods; promote housing choice by supporting a variety of dwelling options.	
Wetland Status:	KWF Wetlands Assessment: Depression, Wetland/Upland Complex, Discharge Slope	
Flood Plain Status:	Not located in a coastal flood plain	
BCWPD:	Outside the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are not available at this time.	
Public Notice:	Notice was sent to 45 property owners of 39 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is located within the Homer City Limit's Rural Residential District. The purpose of this plat is to subdivide two existing parcels of 11.44 acres and 11.59 acres into 10 lots ranging between 2.182 acres and 2.519 acres each.

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 these requirements.

- 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 unavailable.

- 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 does not meet these requirements (see Public Works comments below).

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. Not within a tidal area.

- 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. City water and waste water are not available.

- 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.

- 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. Areas of 20 percent slope are indicated with a stipple hatch, see plat legend.

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

Staff Response: No known encroachments. The plat meets these requirements.

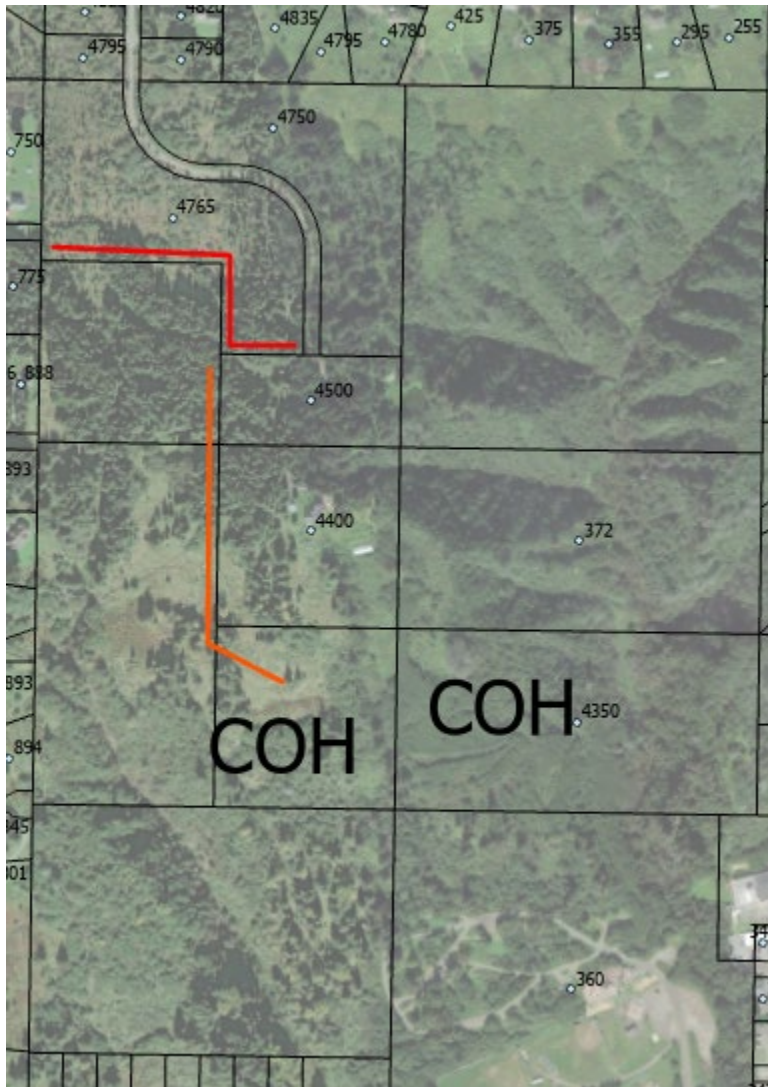
- O. If the subdivision will be finalized in phases, all dedications for through streets as required by KPB 20.30.030 must be included in the first phase.

Staff Response: Not applicable, the plat meets these requirements.

Public Works Comments:

The Developer will need to enter into a Subdivision Agreement with the City:

- Construct Tundra Rose Road and the dedicated cul-de-sac off Jeffrey Avenue to a City Standard Road.
- Provide power and gas to all lots.
- Dedicate a 40' wide road access and utility easement to provide legal access to the unsubdivided parcel to the east.
- Construct a hammer head at the end of Tundra Rose Road within the right-of-way to provide emergency and maintenance turnaround.
- There is a 10' utility easement along the property boundaries of Tracts B2, B3, a portion of B4, and B5 (See map below). Change the language of the utility easement to include pedestrian access for a future trail and recreational connectivity.

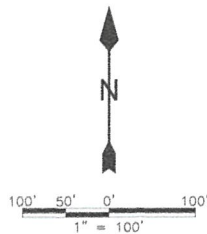


Staff Recommendation: The Planning Commission recommends approval of the preliminary plat, with the following comments:

1. The Developer will need to enter into a Subdivision Agreement with the City:
 - a. Construct Tundra Rose Road and the dedicated cul-de-sac off Jeffrey Avenue to a City Standard Road.
 - b. Provide power and gas to all lots
 - c. Dedicate a 40' wide road access and utility easement to provide legal access to the unsubdivided remainder to the east.
 - d. Construct a hammer head at the end of Tundra Rose Road within the right-of-way to provide emergency and maintenance turnaround.
 - e. There is a 10' utility easement along the property boundaries of Tracts B2, B3, a portion of B4, and B5. Change the language of the utility easement to include pedestrian access for a future trail and recreational connectivity.

Attachments:

1. Preliminary Plat
2. Surveyor's Letter to City of Homer
3. Public Notice
4. Aerial Map
5. Public Comments received by May 1, 2025



LINE TABLE		
LINE	LENGTH	BEARING
L1	51.15'	S00°10'43"E
L2	112.25'	S89°57'07"E
L3	51.05'	S00°11'41"E
L4	45.26'	N00°11'41"W
L5	112.25'	N89°57'07"W
L6	50.92'	N00°10'43"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	212.02'	310.00'	039°11'11"	207.91'	S19°46'19"E
C2	70.91'	310.00'	013°06'20"	70.75'	S45°55'04"E
C3	202.79'	310.00'	037°28'53"	199.20'	S71°12'40"E
C4	391.64'	250.00'	089°45'24"	352.80'	S45°04'23"E
C5	227.22'	310.00'	041°59'43"	222.16'	N21°11'33"W
C6	90.12'	310.00'	016°39'24"	89.80'	N50°31'06"W
C7	168.29'	310.00'	031°06'17"	166.23'	N74°23'56"W
C8	391.71'	250.00'	089°46'24"	352.85'	N45°03'55"W
C9	485.72'	310.00'	089°46'24"	437.54'	S45°03'55"E
C10	485.64'	310.00'	089°45'30"	437.48'	N45°04'26"W
C11	249.81'	50.00'	286°15'34"	60.00'	N00°11'57"W

NOTES

- ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.
- A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION PER HM94-57.
- THE FRONT 15' OF ADJOINING DEDICATED RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT.
- 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.
- NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
- 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.
- SUBJECT TO A GENERAL EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHTS TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., PER BOOK 30 PAGE 49 RECORDED AUGUST 13, 1963, HOMER RECORDING DISTRICT.
- SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS PER BOOK 240 PAGE 640 RECORDED JANUARY 20, 1995, HOMER RECORDING DISTRICT.
- THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
- FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE 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. SEE FEMA FIRM PANEL 0122C-2015E & 0122C-2020E FOR INFORMATION ON FLOODPLAIN ZONES D.
- BOUNDARY DATA IS PER HM94-57. (R1)
- KPB GIS DATA SHOWS THERE IS NO ANADROMOUS WATERS.

LEGEND

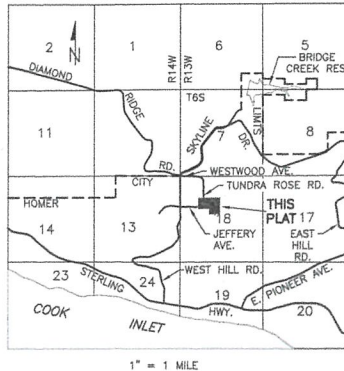
- RECORD PRIMARY MONUMENT AS DESCRIBED
- RECORD 5/8" REBAR
- RECORD 1/2" REBAR
- TO SET RPC ON 5/8" X 30" REBAR BY LS14488
- (R1) RECORD DATA PER HM94-57

- APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GIS DATA
- DISCHARGE SLOPES WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING
- WETLAND/UPLAND COMPLEX WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING
- DEPRESSION WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING

WASTEWATER DISPOSAL

TBD
ONSITE SEWER AND WATER - NO CITY SERVICES

RECEIVED
APR 16 2025
CITY OF HOMER
PLANNING/ZONING



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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.

SANDRA KANESHIRO
7565 BLUE COPPER CT.
LAS VEGAS, NV 89113

TYLER KANESHIRO
7565 BLUE COPPER CT.
LAS VEGAS, NV 89113

NOTARY ACKNOWLEDGMENT

FOR: SANDRA AND TYLER KANESHIRO
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPT 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:

JEFFERY AVE.

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.

AUTHORIZED OFFICIAL: _____

DATE: _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMITTEE AT THE MEETING OF MM/DD/YYYY.

BOROUGH OFFICIAL _____ DATE _____

KPB FILE NUMBER: 2025-000

PENINSULA SURVEYING, LLC
10535 KATRINA BOULEVARD, NINILCHIK, AK 99639
(907)306-7065

PLAT OF
FOSS ACRES 2025 ADDITION

A SUBDIVISION OF
TRACT A & TRACT B, FOSS ACRES, HM94-57
LOCATED WITHIN
THE NW1/4 SEC. 18, T6S, R13W, S.M., CITY OF
HOMER, HOMER RECORDING DISTRICT, KENAI
PENINSULA BOROUGH, ALASKA
CONTAINING 23.033 ACRES

OWNERS: SANDRA AND TYLER KANESHIRO
7565 BLUE COPPER CT.
LAS VEGAS, NV 89113

SCALE: 1" = 100' DATE: APRIL 14, 2025
DRAWN: BLT CHECKED: JLS SHEET: 1 OF 1



RECEIVED

APR 16 2025

CITY OF HOMER
PLANNING/ZONING

April 14, 2025

Planning Commission
City of Homer Planning Department
491 Pioneer Ave
Homer, AK 99603

Re: Preliminary Plat Submission of **FOSS ACRES 2025 ADDITION**

Enclosed herewith are (1) full sized 24"X36", and (1) 11"X17" reduced copy of the preliminary plat, and a check in the amount of \$300.00 for the City of Homer Preliminary Plat Processing Fee. A pdf file will be emailed separately.

The owners propose to subdivide the two parent parcels into 10 lots, with access via the existing Tundra Rose Rd. right-of-way. This road has been constructed and is in use by neighbors to the south. The cul-de-sac bulb is being proposed to provide a turnaround for Jeffery Ave.

Thank you for your consideration.

Sincerely,

Brandon Thielke
Survey Technician

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:

Foss Acres 2025 Addition 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, May 7, 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 May 2, 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

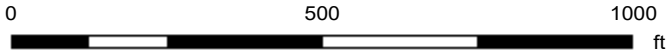
Transportation

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 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.

Homer Planning Commission
City Hall
Homer, AK 99603

RE: The proposed subdivision near the top of Tundra Rose Rd. in Homer, designated as Foss Acres 2025 Addition, a subdivision of Tract A & Tract B, Foss Acres, HM94-57.

4/30/2025

Dear Planning Commissioners,

We are concerned about the division of land on the west side of this proposed development, designated "Tract B." This is a classified wetland that eventually drains through the property's southern end, becoming a substantial stream that runs across our property. It never runs dry. This is a good indication of the large inflow of water from the watershed above this wetland, which is slated to be developed into 5 house sites.

We use this brook all summer to water our food crops, grown in 2 high tunnels and a large vegetable, berry and fruit tree garden. Our produce benefits ourselves, friends and neighbors, and excess has been donated to the Food Pantry. We have a water rights permit to use up to 1,052 gallons/day from the brook annually, from May 1st-October 31st. We've had it tested and have been told it's safe to use on food crops and could be filtered to be safe enough to drink.

Since our drilled well has never been functional, we anticipate that we may have to use the water from the brook at some point for household needs. Looking ahead, we expect there may be a time when the water truck finds the road impassable, or water may no longer be available for purchase. It is critical that this stream continue to flow at it's current rate, and to be unpolluted by silt, solids and septic runoff. We are aware that pollutants can leach out of mound systems, and where natural flow is interrupted in disturbed wetlands, polluted water may not be able to run through the purification process that a large area of peat provides.

Our second concern is the long road that leads to our home through this proposed development. Since the mid-'90's the city has required that we plow and maintain this extension of Tundra Rose Road. It will be challenging and expensive to construct this road according to city ordinances and for the city to take over maintaining it.

We are well acquainted with the difficulties in constructing along the edge of a wetland, since we personally cut the road and had it built over approximately 15 years. We were accustomed to pulling out cars stuck in the peat bog, subsequently repairing the damaged road and keeping the drainage ditches functional. Because of the boggiess, there are 5 layers of typar and 300 yards of base material in the first 300' of the 1300' road.

We will need to have continuous safe access to our home, including while the development road is being constructed through the wetlands. The water truck needs to be able to make it down. (Please note that on the development plat there needs to be a cul-de-sac at the south end that will accommodate large emergency vehicles.)

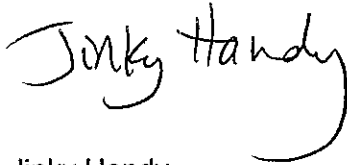
(over)

Regarding the current subdivision plan, we suggest that the west side remain as one lot. Lot B5 on the current subdivision map may pass a perc test for a septic system, but probably is the only site on the west side that will do so. The 5 lots on the east side of Tundra Rose Rd. would stay as delineated on the map.

Our desire is that the commission will ask the developer to redraw the lots on the west side of Tundra Rose, reducing 5 lots down to one building site as described above. This will allow for a continuing supply of unpolluted water in the stream, and permit the wetland to remain intact as an important natural filtration system.

Thank you kindly for your time and consideration of our concerns and suggestions.

Sincerely,

A handwritten signature in black ink that reads "Jinky Handy". The signature is written in a cursive, flowing style with a large loop at the end of the last name.

Jinky Handy
4400 Tundra Rose Rd.
Homer, AK
99603
907-252-3907

Dear Planning Commission members,

Thank you for the opportunity to comment.

We have serious reservations about this subdivision which lies upslope from our northern boundary.

Most recently Terra Bella was the owner of Foss Acres A and B HM94-57, before Sandra and Tyler Kaneshiro bought it and divided their hillside lands according to Foss Acres 2025 Addition subdivision plat. They chose to subdivide for development 9 lots fronting on Fairview Avenue in Homer. They did not further divide their Foss Acres or other hillside lots into multiple lots for sale, most likely due to the cost of development on steep slopes and in wetlands.

Following are some of the costs to develop Foss Acres 2025 Addition.

- For the developer: upgrading 60 foot ROW Tundra Rose Road, currently 12 feet in width, per HCC 11.20.020.
- For the City of Homer: year-round maintenance per HCC 11.20.100.
- For the developer: Potentially extending electric service along the entire Tundra Rose Road with access to each of the 10 proposed lots. This would add value to the lots.
- A possible cost to the neighbors along Tundra Rose Road, the City, and taxpayers: application through an LID for HARP funds for reconstructing and upgrading of Tundra Rose Road.

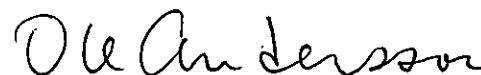
•Bogs on both sides of Tundra Rose Road are designated wetlands on the subdivision plat, as referenced by Kenai Watershed Forum 2013 Cook Inlet Wetlands Mapping and The National Wetlands Inventory USFWS. In addition, we have walked through the extensive wet areas and confirm they are subpar for development. In the early '90's a well-known local developer passed on purchasing this land, most likely because of the costs associated with development in wetlands. We were then offered the property and also passed because of wetlands and terrain.

There are several runoff streams and a couple of year-round streams that pass through the Foss Acre lots. One of the year-round streams provides water for our two high tunnels and outdoor gardens.

To summarize, first and foremost, the access road which we and our friends use with occasional use by service vehicles, is the lifeline to our home. If up to ten new homes are established above us, the road will have to be upgraded, reconstructed and approved by the City for year-round maintenance, and with a proper cul-de-sac turn around. If the subdivision, or modified subdivision is accepted it should follow Design phase procedures outlined in HCC 11.20 Construction Procedures Within City Rights of Way and Subdivisions.

Thank you for your attention to these comments. We do not support this subdivision as proposed. We consider this application to be incomplete at this time since no information is supplied on the plat for road upgrade and reconstruction per HCC 11.20. Also, downstream effects of disturbance to wetlands are not outlined. At the very least there should be a postponement of any approvals so additional information can be provided to the Planning Commission and to allow for further public comment with a revised application. We are happy to answer any questions that may arise because of these stated concerns.

Ole Andersson
4400 Tundra Rose Road, Homer AK 99603
Phone: 907 394-3907





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 25-026

TO: Homer Advisory Planning Commission
FROM: Ryan Foster, City Planner
DATE: May 7, 2025
SUBJECT: Jack Gist Subdivision Replat 2025 Preliminary Plat

Requested Action: Approval of a preliminary plat to consolidate Lots 39 and 40 of the Jack Gist Subdivision into a single lot, designated as Lot 39A, through the vacation of the shared lot line.

General Information:

Applicants:	Jason Weisser, Owner Trilogy Development, LLC P.O. Box 2913 Homer, AK 99603	Peninsula Surveying, LLC 10535 Katrina Boulevard Ninilchik, AK 99639
Location:	South of East End Road, located at the intersection of Early Spring Street and Beauregard Court, within Homer City limits.	
Parcel ID:	17901047, 17901046	
Size of Existing Lot(s):	0.380, 0.370 acres	
Size of Proposed Lot(s):	0.752 acres	
Zoning Designation:	Rural Residential District	
Existing Land Use:	Vacant	
Surrounding Land Use:	North: Vacant South: Residential, Vacant East: Vacant West: Residential	
Comprehensive Plan:	Chapter 4 Land Use, Goal 1 Objective C: Maintain high quality residential neighborhoods; promote housing choice by supporting a variety of dwelling options.	
Wetland Status:	Properties contain wetlands per USACOE POA 2020-00523	
Flood Plain Status:	Not located in a coastal flood plain	
BCWPD:	Outside the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are available	

Public Notice:	Notice was sent to 87 property owners of 70 parcels as shown on the KPB tax assessor rolls.
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Analysis: This subdivision is located within the Homer City Limit's Rural Residential District. Covering 0.752 acres, the purpose of this plat is to consolidate two existing lots into one by vacating the common lot line. As a corner lot, 39A will front both Early Spring Street to the west and Beauregard Court the north.

Per the Surveyor's letter, the owner has proposed to vacate the lot line to increase the size of the lot. This replat is necessary to meet the zoning code requirements regarding minimum lot size for a proposed triplex.

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 these requirements. Utility easements are shown on the plat as 20 feet along Early Spring Street and 15 feet along Beauregard Court, as also specified in Note #2.

- 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 mains are located on Beauregard Court, with City water also available along Early Spring Street.

- 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: Not applicable, 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. Not within a tidal area.

- 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. City water and waste water are available.

- 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: Not applicable, the plat meets these requirements. No roads are being 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. Areas of 20 percent slope are indicated with a stipple hatch, see legend.

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

Staff Response: No known encroachments. 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: Not applicable, the plat meets these requirements.

Public Works Comments:

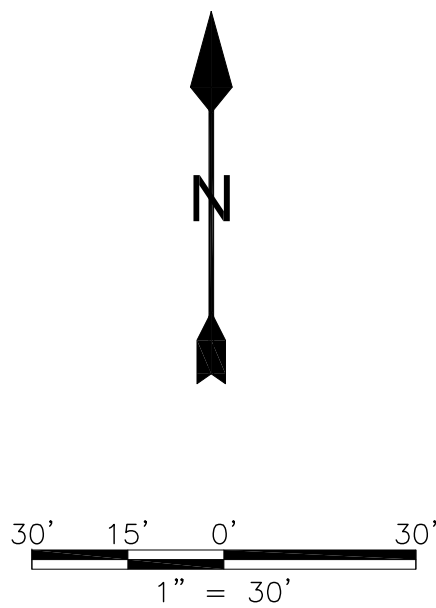
The developer will need to enter into an installation agreement with the City for the abandonment of one water service at the main. Or, they can abandon the water service prior to recording the final plat.

Staff Recommendation: The Planning Commission recommends approval of the preliminary plat, with the following comments:

1. The developer shall either enter into an installation agreement with the City to abandon one water service at the main, or complete the abandonment prior to recording the final plat.

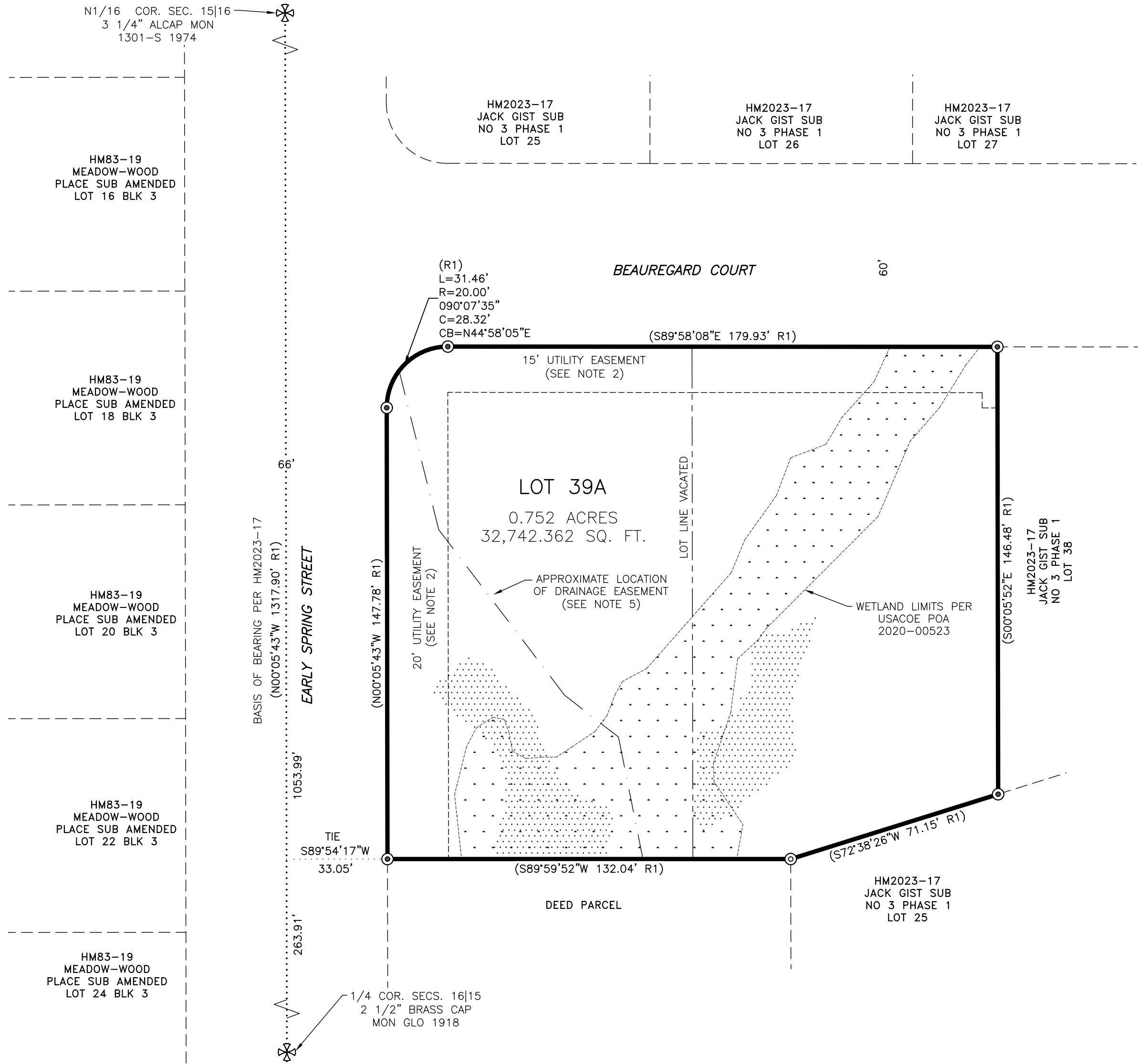
Attachments:

1. Preliminary Plat
2. Surveyor's Letter to City of Homer
3. Public Notice
4. Aerial Map



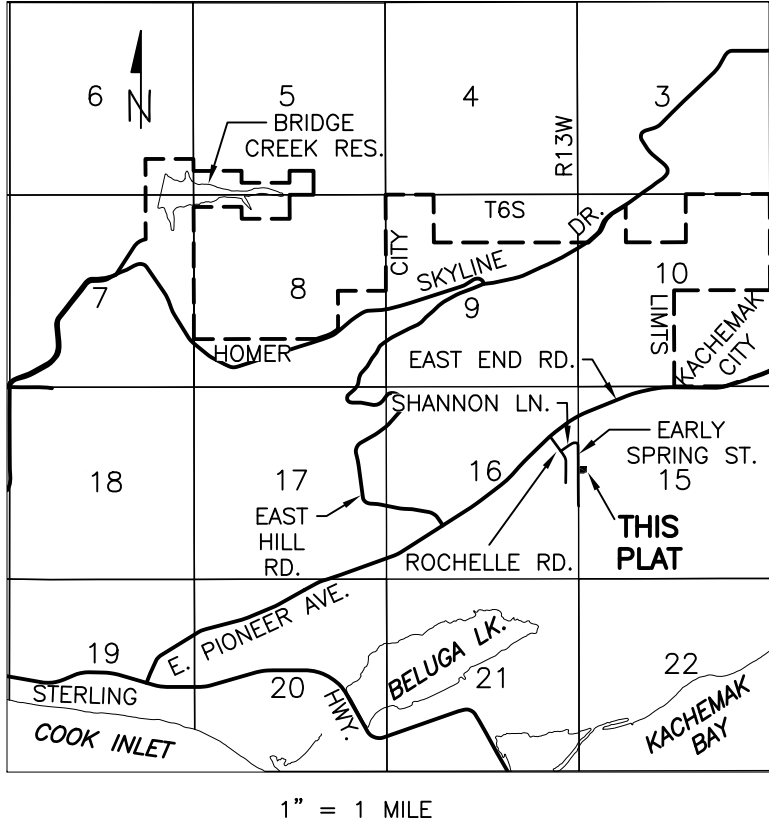
NOTES

- ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.
- THE 15' FRONTING THE BEAUREGARD COURT RIGHT-OF-WAY AND THE FRONT 20' WITHIN 5' OF THE SIDE LOT LINES IS A UTILITY EASEMENT. THE ENTIRE 20' FRONTING THE EARLY SPRING STREET RIGHT-OF-WAY IS A UTILITY EASEMENT.
- 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.
- 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.
- THE EXISTING DRAINAGE IS SUBJECT TO A 20 FOOT WIDE DRAINAGE EASEMENT CENTERED ON THE CENTERLINE OF THE EXISTING DRAINAGE PER HM99-63. APPROXIMATE LOCATION OF DRAINAGE IS SHOWN.
- SUBJECT TO A GENERAL EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHTS TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., PER BOOK 18 PAGE 97 RECORDED OCTOBER 20, 1959, HOMER RECORDING DISTRICT.
- THERE IS A 15 FOOT WIDE NATURAL GAS EASEMENT CENTERED ON THE NATURAL GAS PIPELINES INSTALLED UNDER, OVER, UPON AND THROUGH ORIGINAL LOT 1-B OF THIS SUBDIVISION GRANTED TO ENSTAR NATURAL GAS COMPANY RECORDED SEPTEMBER 20, 2022, DOCUMENT SERIAL NUMBER 2022-003141-0.
- FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE 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. SEE FEMA FIRM PANEL 0122C-2115E FOR INFORMATION ON FLOODPLAIN ZONES D.
- BOUNDARY DATA IS PER HM2023-17 (R1), NO FIELD SURVEY THE PLAT.
- KPB GIS DATA SHOWS THERE IS NO ANADROMOUS WATERS.



LEGEND

- RECORD PRIMARY MONUMENT AS DESCRIBED
- RECORD 2" AL-CAP BY 7538-S, 2023
- RECORD 2" AL-CAP BY 7968-S, 1990
- (R1) RECORD DATA PER HM2023-17
- APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GIS DATA
- INDICATES LIMIT OF WETLANDS PER USACOE POA 2020-00523, BELUGA LAKE



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

JASON WEISSER, OWNER
TRILOGY DEVELOPMENT, LLC
P.O. BOX 2913
HOMER, AK 99603

NOTARY ACKNOWLEDGMENT

FOR: JASON WEISSER
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2025

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

WASTEWATER DISPOSAL

THIS LOT IS SERVED BY CITY OF HOMER SEWER AND WATER

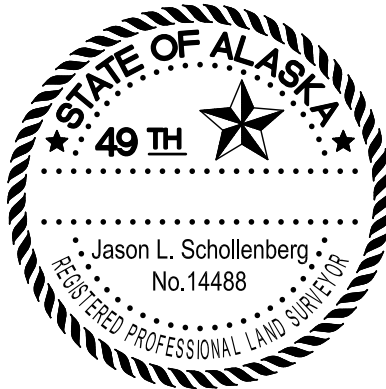
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMITTEE AT THE MEETING OF MM/DD/YYYY.

BOROUGH OFFICIAL _____ DATE _____

KPB FILE NUMBER: 2025-XXXX

PENINSULA SURVEYING, LLC 10535 KATRINA BOULEVARD, NINILCHIK, AK 99639 (907)306-7065		
PLAT OF JACK GIST SUBDIVISION 2025 REPLAT		
A SUBDIVISION OF LOTS 39 & 40, JACK GIST SUBDIVISION, NO. 3 PHASE 1, HM2023-17 LOCATED WITHIN THE SW 1/4 NW1/4 SEC. 15, T6S, R13W, S.M., CITY OF HOMER, HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA CONTAINING 0.752 ACRES		
OWNERS: TRILOGY DEVELOPMENT, LLC P.O. BOX 2913 HOMER, AK 99603		
SCALE: 1" = 30'	DATE: APRIL 14, 2025	
DRAWN: BLT	CHECKED: JLS	SHEET: 1 OF 1





RECEIVED

APR 15 2025

**CITY OF HOMER
PLANNING/ZONING**

April 14, 2025

Planning Commission
City of Homer Planning Department
491 Pioneer Ave
Homer, AK 99603

Re: Preliminary Plat Submission of **JACK GIST SUBDIVISION REPLAT 2025**

Enclosed herewith are (1) full sized 24"X36", and (1) 11"X17" reduced copy of the preliminary plat, and a check in the amount of \$300.00 for the City of Homer Preliminary Plat Processing Fee. A pdf file will be emailed separately.

The owner has proposed to vacate the lot line between Lots 39 and 40 of the parent plat to increase the lot size. This replat is necessary to meet the building code requirements regarding minimum lot size for a proposed triplex.

Thank you for your consideration.

Sincerely,

Brandon Thielke
Survey Technician

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:

Jack Gist Subdivision 2025 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, May 7, 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

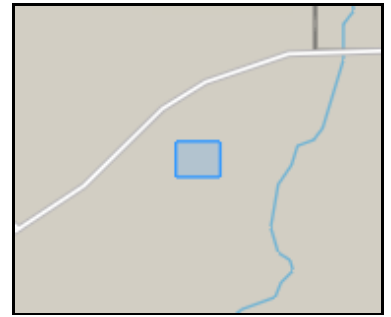
Additional information regarding this matter will be available by 5 p.m. on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for May 2, 2025 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office 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

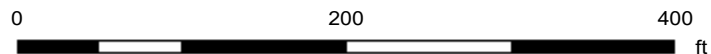
Transportation

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 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 use, 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.

**PLANNING COMMISSION
2025 Calendar**

	AGENDA ITEM DEADLINES	MEETING DATE	COMMISSIONER SCHEDULED TO REPORT	CITY COUNCIL MEETING FOR REPORT*	ANNUAL TOPICS FOR AGENDA AND EVENTS PLANNED
JANUARY	12/11/24 Public Hearing Items 12/13/24 Prelim Plat Submittals 12/17/24 Regular Agenda Items	01/02/25		Monday, 01/13/25 6:00 p.m.	
	12/24/24 Public Hearing Items 12/27/24 Prelim Plat Submittals 01/03/25 Regular Agenda Items	01/15/25		Monday 01/27/25 6:00 p.m.	
FEBRUARY	01/15/25 Public Hearing Items 01/17/25 Prelim Plat Submittals 01/24/25 Regular Agenda Items	02/05/25		Monday 02/10/25 6:00 p.m.	NFIP Staff Training
	01/29/25 Public Hearing Items 01/31/25 Prelim Plat Submittals 02/07/25 Regular Agenda Items	02/19/25		Monday 02/24/25 6:00 p.m.	
MARCH	02/12/25 Public Hearing Items 02/14/25 Prelim Plat Submittals 02/21/25 Regular Agenda Items	03/05/25		Monday 03/10/25 6:00 p.m.	
	02/26/25 Public Hearing Items 02/28/25 Prelim Plat Submittals 03/07/25 Regular Agenda Items	03/19/25		Monday 03/24/25 6:00 p.m.	
APRIL	03/12/25 Public Hearing Items 03/14/25 Prelim Plat Submittals 03/21/25 Regular Agenda Items	04/02/25		Monday 04/14/25 6:00 p.m.	
	03/26/25 Public Hearing Items 03/28/25 Prelim Plat Submittals 04/04/25 Regular Agenda Items	04/16/25		Monday 04/28/25 6:00 p.m.	
MAY	04/16/25 Public Hearing Items 04/18/25 Prelim Plat Submittals 04/25/25 Regular Agenda Items	05/07/25		Monday 05/12/25 6:00 p.m.	
	04/30/25 Public Hearing Items 05/02/25 Prelim Plat Submittals 05/09/25 Regular Agenda Items	05/21/25		Tuesday 05/27/25 6:00 p.m.	
JUNE	05/14/25 Public Hearing Items 05/16/25 Prelim Plat Submittals 05/23/25 Regular Agenda Items	06/04/25		Monday 06/09/25 6:00 p.m.	Reappointment Applications will be sent out by the Clerk.
	05/28/25 Public Hearing Items 05/30/25 Prelim Plat Submittals 06/06/25 Regular Agenda Items	06/18/25		Monday 06/23/25 6:00 p.m.	

JULY	06/25/25 Public Hearing Items 06/27/25 Prelim Plat Submittals 07/03/25 Regular Agenda Items	07/16/25		Monday 07/28/25 6:00 p.m.	
AUGUST	07/16/25 Public Hearing Items 07/18/25 Prelim Plat Submittals 07/25/25 Regular Agenda Items	08/06/25		Monday 08/11/25 6:00 p.m.	• Election of Officers • Worksession: Training with City Clerk • Capital Improvement Plan Presentation by Jenny Carroll
	07/30/25 Public Hearing Items 08/01/25 Prelim Plat Submittals 08/08/25 Regular Agenda Items	08/20/25		Monday 08/25/25 6:00 p.m.	
SEPTEMBER	08/13/25 Public Hearing Items 08/15/25 Prelim Plat Submittals 08/22/25 Regular Agenda Items	09/03/25		Monday 09/08/25 6:00 p.m.	
	08/27/25 Public Hearing Items 08/29/25 Prelim Plat Submittals 09/05/25 Regular Agenda Items	09/17/25		Monday 09/22/25 6:00 p.m.	
OCTOBER	09/10/25 Public Hearing Items 09/12/25 Prelim Plat Submittals 09/19/25 Regular Agenda Items	10/01/25		Monday 10/13/25 6:00 p.m.	
	09/24/25 Public Hearing Items 09/26/25 Prelim Plat Submittals 10/03/25 Regular Agenda Items	10/15/25		Monday 10/27/25 6:00 p.m.	Annual Meeting Schedule for 2026
NOVEMBER	10/15/25 Public Hearing Items 10/16/25 Prelim Plat Submittals 10/24/25 Regular Agenda Items	11/05/25		Monday 11/10/25 6:00 p.m.	
DECEMBER	11/12/25 Public Hearing Items 11/14/25 Prelim Plat Submittals 11/21/25 Regular Agenda Items	12/03/25		Tentative: Monday 01/05/26 6:00 p.m.	There are no Council meetings in December.

*The Commission's opportunity to give their report to City Council is scheduled for the Council's regular meeting following the Commission's regular meeting, under Agenda Item 8 – Announcements/ Presentations/ Borough Report/Commission Reports. Reports are the Commission's opportunity to give Council a brief update on their work. Attend via Zoom or in Person. A written report can be submitted if no member is able to attend.



2025 Meeting Dates & Submittal Deadlines

Homer Planning Commission

Meeting dates are bolded and submittal deadlines are underneath

January 2, 2025

December 11 for Public Hearing Items
December 13 for Preliminary Plat Submittal
December 17 for Regular Agenda Items

January 15, 2025

December 24 for Public Hearing Items
December 27 for Preliminary Plat Submittal
January 3 for Regular Agenda Items

February 5, 2025

January 15 for Public Hearing Items
January 17 for Preliminary Plat Submittal
January 24 for Regular Agenda Items

February 19, 2025

January 29 for Public Hearing Items
January 31 for Preliminary Plat Submittal
February 7 for Regular Agenda Items

March 5, 2025

February 12 for Public Hearing Items
February 14 for Preliminary Plat Submittal
February 21 for Regular Agenda Items

March 19, 2025

February 26 for Public Hearing Items
February 28 for Prelim. Plat Submittal
March 7 for Regular Agenda Items

April 2, 2025

March 12 for Public Hearing Items
March 14 for Preliminary Plat Submittal
March 21 for Regular Agenda Items

April 16, 2025

March 26 for Public Hearing Items
March 28 for Preliminary Plat Submittal
April 4 for Regular Agenda Items

May 7, 2025

April 16 for Public Hearing Items
April 18 for Preliminary Plat Submittal
April 25 for Regular Agenda Items

May 21, 2025

April 30 for Public Hearing Items
May 2 for Preliminary Plat Submittal
May 9 for Regular Agenda Items

June 4, 2025

May 14 for Public Hearing Items
May 16 for Preliminary Plat Submittal
May 23 for Regular Agenda Item

June 18, 2025

May 28 for Public Hearing Items
May 30 for Preliminary Plat Submittal
June 6 for Regular Agenda Items

2025 Meeting Dates & Submittal Deadlines

Homer Planning Commission

Meeting dates are bolded and submittal deadlines are underneath

July 16, 2025

June 25 for Public Hearing Items

June 27 for Preliminary Plat Submittal

July 3 for Regular Agenda Items

August 6, 2025

July 16 for Public Hearing Items

July 18 for Preliminary Plat Submittal

July 25 for Regular Agenda Items

August 20, 2025

July 30 for Public Hearing Items

August 1 for Preliminary Plat Submittal

August 8 for Regular Agenda Items

September 3, 2025

August 13 for Public Hearing Items

August 15 for Prelim. Plat Submittal

August 22 for Regular Agenda Items

September 17, 2025

August 27 for Public Hearing Items

August 29 for Preliminary Plat Submittal

September 5 for Regular Agenda Items

October 1, 2025

September 10 for Public Hearing Items

September 12 for Preliminary Plat Submittal

September 19 for Regular Agenda Items

October 15, 2025

September 24 for Public Hearing Items

September 26 for Preliminary Plat Submittal

October 3 for Regular Agenda Items

November 5, 2025

October 15 for Public Hearing Items

October 16 for Preliminary Plat Submittal

October 24 for Regular Agenda Item

December 3, 2025

November 12 for Public Hearing Items

November 14 for Preliminary Plat Submittal

November 21 for Regular Agenda Item



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

Memorandum

Agenda Changes/Supplemental Packet

TO: PLANNING COMMISSION
FROM: ZACH PETTIT, DEPUTY CITY CLERK II
DATE: MAY 7, 2025
SUBJECT: SUPPLEMENTAL

5. CONSENT AGENDA

5. A. Revised Unapproved Regular Meeting Minutes of April 16, 2025 **Page 3**
5. B. Revised Unapproved Special Meeting Minutes of April 29, 2025 **Page 10**

9. PLAT CONSIDERATION

9. A. Additional Public Comment Received **Page 14**
Stream Drainages & Wetlands Map **Page 16**

CALL TO ORDER

Session 25-07, a Regular Meeting of the Planning Commission was called to order by Acting Chair Mike Stark at 6:35 p.m. on April 16th, 2025 in the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONERS BARNWELL, VENUTI, CONLEY, SCHNEIDER, STARK & H. SMITH

ABSENT: COMMISSIONER S. SMITH (EXCUSED)

STAFF: CITY PLANNER FOSTER & DEPUTY CITY CLERK PETTIT

CONSULTING: PUBLIC WORKS DIRECTOR KORT

AGENDA APPROVAL

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

SCHNEIDER/BARNWELL MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Jan Keiser, city resident, shared her appreciation for the Title 21 presentation during the group's worksession, and more specifically, the "pyramid of discretion." She stated that she's hopeful the consultants will reach out to surveyors and engineers in regards to the development of Title 21. She advocated for reconciliation among the various documents that relate to development in Homer, adding that annotations might be helpful in Title 21.

Larry Slone, city resident, proclaimed his fascination with the "pyramid of discretion." He questioned where zone conversions would fall into the "pyramid of discretion," and what the Planning Commission's role looks like for these situations in the future.

RECONSIDERATION

CONSENT AGENDA

A. Unapproved Regular Meeting Minutes of March 19, 2025

SCHNEIDER/BARNWELL MOVED TO ADOPT THE CONSENT AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS / VISITORS

- A. Kenai Peninsula Borough Safe Streets 4 All Presentation and Q&A

Acting Chair Stark introduced the item by reading of the title and opened the floor for Malia Walters and Ryan Goentzel. Together, they covered the following in their presentation:

- The need for the Safe Streets 4 All Project
- Crash trends from 2018-2022
- High Injury Network
- Community outreach
- Program and process recommendations
- Strategies and solutions for the Kenai Peninsula Borough
- Proven safety countermeasures
- Priority project locations and steps to identify final project locations
- Next steps for the project

REPORTS

- A. City Planner's Report, Staff Report 25-17

City Planner Foster reviewed his staff report included in the packet, covering the following:

- Comprehensive Plan Update
- Special Meeting scheduled for April 29, 2025
- Next Regular Meeting is May 7, 2025
- Next Commissioner Report to Council on April 28, 2025 (Commissioner Barnwell)

PUBLIC HEARINGS

- A. Ordinance 25-XX, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 21.10.030 Amending the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to General Commercial 1 (GC1) Zoning District.

Staff Report PL 25-018 as backup

Acting Chair Stark 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.

Acting Chair Stark then opened the floor for the Applicant. Katie Kirsis noted that she was the surveyor that helped prepare the rezone application. She made herself available for any questions.

Acting Chair Stark opened the public hearing period.

Jan Keiser, city resident, shared her support for the rezone application. She pointed out an oddity in the application, recognizing that access is granted from Ocean Drive through parcel one to access parcel two. She inferred that someone will need to figure out how to provide legal access to the second lot in the future, questioning whether or not an easement is currently in place.

With no other members of the public wishing to provide testimony, Acting Chair Stark closed the public hearing period. He then opened the floor to questions and comments from the Commissioners.

Commissioner H. Smith echoed Ms. Keiser's concerns, adding that he thought the two parcels were one lot altogether. He questioned Ms. Kirsis whether or not there is a dedicated easement from Ocean Drive. Ms. Kirsis stated that she hasn't seen any recorded documents indicating such, but that both lots are owned by the same LLC. She added that Seabright Surveying would be recommending granting a shared access easement across the two lots. She stated that legal access is provided through Lampert Lane, whereas physical access is from Ocean Drive. Mr. Smith highlighted that if the ordinance were adopted, the City would be providing access to a General Commercial 1 lot through a Rural Residential area. Ms. Kirsis noted that this specific issue would be addressed at the zoning permit level.

With no other pending questions or comments from the Commission, Acting Chair Stark requested a motion and second.

SCHNEIDER/VENUTI MOVED TO ADOPT STAFF REPORT PL 25-018 AND RECOMMEND APPROVAL TO THE HOMER CITY COUNCIL OF THE ZONING MAP AMENDMENT TO REZONE A PORTION OF THE RURAL RESIDENTIAL ZONING DISTRICT TO GENERAL COMMERCIAL 1 ZONING DISTRICT.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- B. Ordinance 25-XX, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 21.10.030 Amending the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to Residential Office (RO) Zoning District.

Staff Report PL 25-019 as backup

Acting Chair Stark 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.

Acting Chair Stark then opened the floor for the Applicant.

Larry Slone introduced himself as the Applicant, and noted that the wetlands designation has been removed by the Army Corps of Engineers. He provided that ongoing change and growth in Homer prompted his rezone application. He claimed that this parcel is suitable for rental properties, but not suitable for family/upscale residences, emphasizing various audible disturbances that occur on a daily basis. He noted that the current zoning designation permits the construction of a chicken farm or a trailer park, reasoning that these uses are

not best fit for the area. He provided that this property is isolated and surrounded by other uses which are better suited for Homer at this time.

Acting Chair Stark opened the public hearing period.

Jan Keiser, city resident, shared her support for the rezone application, reiterating the points made by City Planner Foster and Mr. Slone. She urged the Commission to think about access when development time comes for these two properties, stating that East End Road doesn't need any more driveways directly onto it. She added that while there may not be wetlands on this lot, there are drainage issues that need to be addressed during the development process.

Travis Brown shared that he was representing Moore & Moore Services and Blackwell Pump, the two businesses to the east of this lot. He added both parties are in support of the rezone application, and that one of these property owners plans to apply for a similar rezone in the future.

With no other members of the public wishing to provide testimony, Acting Chair Stark closed the public hearing period. He then opened the floor to questions and comments from the Commissioners.

Commissioner H. Smith agreed with Ms. Keiser regarding driveways entering onto East End Road. He noted that he's in support of this rezone given that the parcel is nestled between two properties that are supposedly Rural Residential, but are in fact businesses.

Commissioner Conley voiced his support for the rezone application, reiterating the two adjacent lots that are being used in this capacity.

Acting Chair Stark commented that the rezone application makes sense from his perspective.

With no other pending questions or comments from the Commission, Acting Chair Stark requested a motion and second.

SCHNEIDER/BARNWELL MOVED TO ADOPT STAFF REPORT PL 25-019 AND RECOMMEND APPROVAL TO THE HOMER CITY COUNCIL OF THE ZONING MAP AMENDMENT TO REZONE A PORTION OF THE RURAL RESIDENTIAL ZONING DISTRICT TO RESIDENTIAL OFFICE ZONING DISTRICT.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PLAT CONSIDERATION

A. Staff Report PL 25-020 Cooper Subdivision 2025 Addition Replat Preliminary Plat

Acting Chair Stark 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.

Acting Chair Stark then opened the floor for the Applicant.

Mark Hennick (Applicant) noted that the property was not the highest and best use when he purchased it, and as a result of that it was an extreme fire hazard. He added that the replat is a way to comply with the law. He stated that the water issue has been addressed and permitted by the City to bring in a 3-inch main from the new main on Alder Lane, providing that this will gravity feed the third floor fire suppression system that's currently in place.

Acting Chair Stark opened the public comment period. With no members of the public wishing to speak, Mr. Stark closed the public comment period.

Acting Chair Stark then opened the floor to questions and comments from the Commissioners.

Commissioner H. Smith questioned whether or not water had been installed on Alder Lane. City Planner Foster informed him that both city water and sewer are available on Alder Lane.

With no other pending questions or comments from the Commission, Acting Chair Stark requested a motion and second.

H. SMITH/SCHNEIDER MOVED TO ADOPT STAFF REPORT 25-20 AND RECOMMEND APPROVAL OF THE COOPER SUBDIVISION 2025 ADDITION REPLAT PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:

1. THE ALDER LANE PROPERTY: LOT 2A ABANDON THE CURB BOX OPERATING THE ABANDONED WATER SERVICE OFF OF HILLVIEW COURT.
2. NOTE 2. SHALL BE CHANGED TO READ FRONT 15' FOR THE UTILITY EASEMENT.
3. INDICATE EXISTING UTILITIES.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSET.

Motion carried.

PENDING BUSINESS

NEW BUSINESS

- A. Title 21 Update and Audit Discussion – If needed

Acting Chair Stark introduced the item by reading of the title. The Commission discussed the following items:

- Zoned area specifically for tiny homes
- Zoning height restrictions in Homer
- The concept of reducing minimum lot size
- Defining “livable” and other similar broad terms within the Comprehensive Plan

INFORMATIONAL MATERIALS

COMMENTS OF THE AUDIENCE

Doug Baily, city resident, questioned why the Comprehensive Plan is urging the support of a political body with respect to decisions of that body which are presently undisclosed and may or may not be taken in the future. He referred the Commission to the portion of the Comprehensive Plan that aims to continue supporting the South Kenai Peninsula Hospital Service Area Board, adding that he and many others view that as a political endorsement that doesn't belong in the Comprehensive Plan. Furthermore, he questioned how a plan that's supposed to reflect the majority of the views of the community can support a program which was in front of the voters of Homer just a few months ago before being soundly defeated. He added that he's having a hard time understanding why the Comprehensive Plan tends to reach out beyond the city boundaries and encompass a project which is not a city function.

Larry Slone, city resident, thanked the Commission for passing his rezone application. Addressing concerns brought up during the discussion, he noted that the plan is to construct a culvert and ditch to assist with drainage on the lot. He clarified that there is a mutual use driveway on the property, so there wouldn't be a need for another driveway directly onto East End Road.

Jan Keiser, city resident, spoke to the Safety Action Plan, voicing that it should be renamed the "Transportation Safety Action Plan." Speaking to the notice of funding for additional funding for Safe Streets 4 All, she noted the money can be used for planning or construction. She shared that in order for a project to be eligible for Safe Streets 4 All funding it must be on the Safety Action Plan, in which the City of Homer is currently partners in the Borough-wide Safety Action Plan. She continued, reasoning that the City needs to have projects that it's interested in that are not in the Borough's Safety Action Plan in order to submit for funding. She suggested devising a list of recommended high priority projects for Homer, and requesting the Borough to include that list as a supplement to their Safety Action Plan.

COMMENTS OF THE STAFF

Deputy City Clerk Pettit commended Acting Chair Stark on a great job filling in for the Chair, and noted that it was a good meeting.

City Planner Foster thanked Acting Chair Stark for filling in this evening. He thanked the Commission for their hard work.

COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)

COMMENTS OF THE COMMISSION

Commissioner H. Smith noted that there's a lot of work that needs to be done with the Title 21 Rewrite, adding that the Commission needs to be on top of it if they're going to be productive in an hour/two-hour time slot. He shared his appreciation for all the public input at the meeting tonight, and further shared his appreciation for all the applicants being in attendance at tonight's meeting. He thanked the Commission.

Commissioner Venuti questioned Ms. Keiser if the Safe Streets 4 All funding was federal or state. Ms. Keiser inserted that the funding is ~~state~~ **federal** funding. Mr. Venuti provided the reason for his question, noting that part of the overall plan is for the Commission to develop adoptability codes and develop an inspection process. He added that he had heard rumors that the federal funding was no longer available. He suggested that the Planning Department and Planning Commission needs to start thinking about how to achieve that without federal funding.

Commissioner Barnwell stated that the biggest point is that there needs to be more coordination between the City of Homer, the Department of Transportation, and the Borough. He added that the Commission needs to be on the same page in terms of the Comprehensive Plan in order to coordinate what's important and define broader terms.

Commissioner Conley thanked Acting Chair Stark for filling in tonight.

Commissioner Schneider thanked Acting Chair Stark for filling in tonight. He echoed Commissioner H. Smith's comments regarding the difficulty of tackling Title 21. He noted that he would be absent for the late April and early May meetings.

Acting Chair Stark thanked the public for their participation tonight. He also thanked City Staff and his fellow Commissioners.

ADJOURN

There being no further business to come before the Commission, Acting Chair Stark adjourned the meeting at 8:53 p.m. The next Regular Meeting is scheduled for **Wednesday, May 7th, 2025 at 6:30 p.m.** A Worksession is scheduled for 5:30 p.m. A Special Meeting is scheduled for **Tuesday, April 29th, 2025 at 5:30 p.m.** All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.

Zach Pettit, Deputy City Clerk II

Approved: _____

CALL TO ORDER

Session 25-08, a Special Meeting of the Planning Commission was called to order by Chair Scott Smith at 5:31 p.m. on April 29th, 2025 in the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONERS BARNWELL, VENUTI, S. SMITH, STARK & H. SMITH

ABSENT: COMMISSIONERS SCHNEIDER (EXCUSED) & CONLEY

STAFF: CITY PLANNER FOSTER & DEPUTY CITY CLERK PETTIT

AGENDA APPROVAL

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

H. SMITH/STARK MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Penelope Haas expressed her disappointment with the draft plan that's been developed and the Commission's attitude toward the public comments provided, specifically public comments addressing short-term rentals. She opined that there are issues within the plan regarding housing and climate change that need to be rectified.

Scott Adams, city resident, stated that the draft plan mentions nothing about the Bridge Creek Watershed Protection District. He suggested changes in the plan to address the Bridge Creek Watershed Protection District, noting that property owners are only allowed to use 4%-6.2% of their property when they want to develop. He provided that he's against the rezoning of the Hillside Acres Subdivision, adding that the property owners should be involved in that decision-making process.

Arn Johnson, city resident, stated that the property owners of the Hillside Acres Subdivision should be coming to the City for the rezone rather than vice versa. He provided the reasons he's against the rezone, claiming that the residents don't want to see a plethora of lots being built there, the water system can't supply enough pressure for the way it's built at this time, and noting the absence of a good drainage system. He requested that the City leave the Hillside Acres Subdivision property owners alone.

Linda Rourke, city resident, shared that she is a resident of the Hillside Acres Subdivision. She requested that the City honor the decision that was made two years ago to leave the Hillside Acres Subdivision zoned as Rural Residential, adding that everything to the north and west of the Subdivision is zoned as such.

Sara Faulkner, city resident, echoed the previous comments made requesting the City to allow the Hillside Acres Subdivision to remain Rural Residential. She pleaded with the Planning Commission to listen to the neighbors providing public comment on this topic.

Jan Keiser, city resident, encouraged the Commission to remember that this Comprehensive Plan is a plan for the future. She recognized that it might be necessary for denser development to the west of West Hill Road in the 10-20-year time frame, but not any time immediately. She spoke to the importance of the time frame that the comprehensive plan is addressing, further stating that not only should the plan highlight what the City is already doing, but to also better highlight what the City is going to be doing in the proposed timeframe.

Kathy Carsow, city resident, expressed her disappointment with the comprehensive plan and the fact that the public review process is going to take place at a time when a large portion of the community is unable to participate. She critiqued the plan for its lack of solutions and rather appearing as an accumulation of information. She suggested postponing the public hearing process until later in the year when more public input can be provided by those who will be out of town this summer. She shared her dissatisfaction about the plan not addressing short-term rentals, adding that there's already an ordinance that requires bed and breakfasts to be operated at an individual's primary residence isn't enforced.

Joshua Bregge noted that he was looking to purchase property in Homer, specifically in the Hillside Acres Subdivision. He stated that he was discouraged to see that the City is trying to rezone the area to Urban Residential, claiming that there are ample other areas in Homer that can continue to be developed instead. He added that he wouldn't be interested in purchasing property in the Hillside Acres Subdivision were it to be rezoned to Urban Residential.

Brandy McGee, city resident, questioned why this meeting was taking place at the same time as the Homer City Code Forum happening next door at the college. She added that she has no skin in the game, but that she found it interesting that these meetings were occurring at the same time. She thanked the Commission for their time and volunteer work in the Homer community.

Jon Faulkner, city resident, shared his opposition for the Hillside Acres Subdivision to be rezoned as Urban Residential. He urged the Commission to insert a statement into the comprehensive plan documenting exactly what it is that has occurred to avoid leaving it subject to interpretation in the future. He reiterated past public hearings where the vast majority of the residents in the Hillside Acres Subdivision testified against the rezone. He voiced that the City seems to be imposing external wishes onto the residents of the Subdivision. He encouraged the Commission to tie this recommendation to findings of fact, and to note what the civic or government purpose is behind the rezone. He thanked the Commission for listening and for their volunteer work.

NEW BUSINESS

A. Draft Comprehensive Plan Comments Review, Memorandum 25-21

Chair S. Smith introduced the item by reading of the title and deferred to Shelly Wade of Agnew::Beck. Ms. Wade and the Commission reviewed the Draft Comprehensive Plan comments, discussing the following items in depth:

- Working schedule to finalize and adopt the comprehensive plan
- Summary of comments
 - How comments are organized
 - Who responded to the comments
 - Comments per chapter
 - Positive feedback on the plan
- Technical improvements and corrections
 - Consistency, corrections, usability (adding a glossary with definitions)
- Proposed structural revisions
 - Elevating City-led strategies
 - Implementation planning
 - Removal of the “Quality of Life” chapter (redistributing the themes and strategies into other existing chapters)
 - Eliminate redundancies
- Proposed substantive revisions (chapter specific)
- Timeline and next steps for revision/adoption

Chair S. Smith called for a 10-minute recess at 7:40 p.m.

Chair S. Smith called the meeting back to order at 7:49 p.m.

COMMENTS OF THE AUDIENCE

Jan Keiser, city resident, shared her appreciation for the service of the Commissioners, and commended Ms. Wade of Agnew::Beck for her work. She suggested the plan delve further into the details of short-term rentals, reasoning that the Borough's ~~comprehensive plan~~ **Tourism Working Group report** only speaks to tourism with respect to the Borough as a whole. Recognizing that the Comprehensive Plan is a tool that the Planning Commission and City Council will use to guide review of future developments, she suggested that the plan needs to have an implementation strategy in addition to being easier to reference. She mentioned the need for a reference to the Borough's Transportation Safety Plan, highlighting that projects can be referenced easily when applying for grants. She stated that food security is an important issue in Homer that should be addressed in the comprehensive plan. She warned the Commission to be careful of what it does with the airport in the comprehensive plan in order to protect the intent of the surrounding areas. She suggested the creation of an appendix of GIS layers that identify conservation areas and other areas alike. Lastly, she stated that there needs to be a way to hold the City accountable for implementation.

COMMENTS OF THE STAFF

City Planner Foster thanked everyone for their hard work and noted that it was a great meeting. He added that this conversation will be helpful in refining the draft plan and moving on to the next stages.

Deputy City Clerk Pettit noted that it was a good meeting with some good conversations. He said that he was looking forward to seeing everyone at the next meeting.

COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)

COMMENTS OF THE COMMISSION

Commissioner Venuti thanked Shelly Wade and his fellow Commissioners. He shared his condolences for the friends and family of former Planning Commissioner Roberta Highland, noting that she will be greatly missed.

Commissioner H. Smith gave his condolences to the friends and family of former Commissioner Highland, adding that she left a footprint in the community. He stated that it's great to be here and talk through the comprehensive plan. He shared his appreciation for Ms. Keiser's comments about implementing a report card to reflect back on the progress that's been made after the adoption of the plan. He thanked his fellow Commissioners for their time.

Commissioner Stark thanked Ms. Wade for her excellent work and commended her on her substantial endurance. He also gave thanks to Ms. Keiser for her input, City Staff, and his fellow Commissioners.

Commissioner Barnwell thanked Ms. Wade. He noted how big of an impact former Commissioner Highland had on the community. He suggested Agnew::Beck investigate the airport land ownership before applying blanket airport designation to the entire area. He agreed with the need of a report card to reflect back on progress that's made with implementation of the new comprehensive plan. He thanked his fellow Commissioners for their service and shared his appreciation for City Planner Foster's work.

Commissioner S. Smith gave his condolences to the friends and family of former Commissioner Highland, noting that she was a champion of Homer, wetlands and the environment. He thanked the constituents from Agnew::Beck and Ms. Keiser for her public input.

ADJOURN

There being no further business to come before the Commission, Chair Scott Smith adjourned the meeting at 9:24 p.m. The next Regular Meeting is scheduled for **Wednesday, May 7th, 2025 at 6:30 p.m.** All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.

Zach Pettit, Deputy City Clerk II

Approved:_____

Kim and Stephen Smith
PO Box 3235
Homer, Alaska 99603

May 1, 2025

Dear Homer Planning Commission Members,

Steve and I are property owners adjacent to and downstream of the subdivision Foss Acres 2025 Addition. We built our home in 1985 on Bell Avenue and recently bought the adjoining ten acres neighboring the proposed subdivision. We have had the chance to review the Preliminary Plat and are now commenting regarding the proposed subdivision guided by the requirements of the City of Homer Ordinances, as well as the Kenai Peninsula Borough Code.

- We ask the Planning Commission to note that the existing road alignment varies from the platted Right of Way center line. The road and its drainage improvements are substandard in accordance with the City of Homer's Road Construction Design Criteria. Given the density of this subdivision and its location within wetlands, we believe the City of Homer should exercise its requirement to reconstruct and realign the road to City of Homer road and drainage improvement standards.
- During the redesign process we recommend that the design include non-motorized facilities. These facilities have continually been recommended for new subdivisions in the City of Homer.
- The City of Homer will also need to address Kenai Peninsula Borough Code 20.30.030. The adjoining subdivision to the north with access from Tundra Rose to the proposed subdivision has a grade that far exceeds the Kenai Peninsula Borough and City of Homer grade standards for emergency access vehicles trying to negotiate the road, particularly in icy conditions.
- Kenai Peninsula Borough code 20.30.030 requires the continuation or appropriate projection of all streets and surrounding areas as well as providing adequate and safe access for emergency and service vehicles. The extension of Jeffrey Avenue to connect to Tundra Rose Right of Way will realistically be a Borough requirement and should be a City of Homer requirement.
- The City of Homer should consider the proposed development within the wetlands included in the Preliminary Plat. The City should address the runoff of

these wetlands. The wetlands drain into gulleys on adjacent property with streams that run year-round and continue all the way to Fairview Avenue and beyond.

We have also been in discussion with adjacent property owners about dedicating a public recreational easement as part of a trail system connecting Karen Hornaday Park with the Tundra Rose Right of Way. We believe that a dedication, along the south boundary or another functional location should be required to complete the connection from our east property line to the Tundra Rose Right of Way. We know the City of Homer has been actively investigating a recreational easement from Karen Hornaday Park to the top of West Hill. The opportunity for this access finishing at the Tundra Rose Right of Way is both a historical and a recreational benefit to the City of Homer.

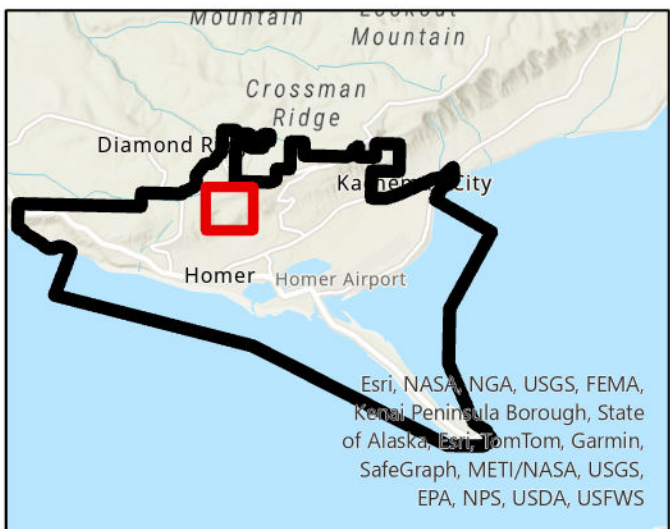
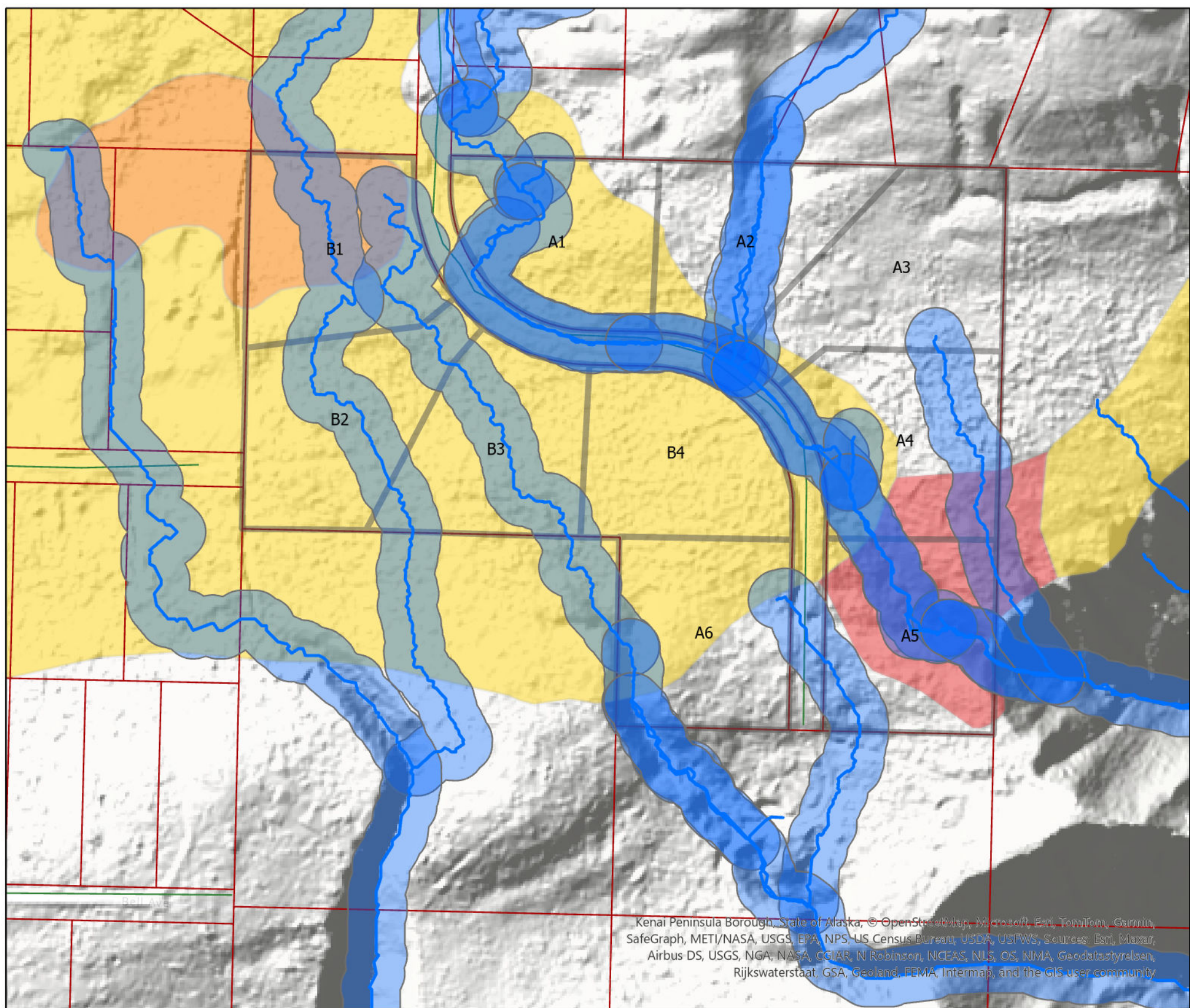
We look forward to continued dialog. We will be flying out to a family reunion on May 7, actually in the air, so we will not be able to join the Commission for the meeting. We request you take our comments into consideration, and if you need further information contact us going forward.

Thank you for the work you do and the opportunity to address the proposed Preliminary Plat. As residents of Homer since 1978 and 1977, what happens here matters to us. With the new Comprehensive Plan soon to be released, we ask that the Commission move forward with a vision of Homer we have worked for and imagined.

With respect,

Kim and Steve Smith
888 Bell Avenue
PO Box 32352
Homer, Alaska 99603

Foss Acres 2025 Addition--Stream Drainages & Wetlands



Legend

- Stream buffer - 50 ft.
- Stream Drainages
- Redacted_Parcel
- Proposed Subdivision-Foss Acres #2

Wetlands (KWF)

- Discharge Slope

- Tidal
- Riverine
- Kettle
- Depression
- Wetland / Upland Complex
- Drainageway
- Headwater Fen
- Lakebed
- DISTURB
- Other