January 14, 2021

Homer City Council
491 East Pioneer Avenue
Homer, AK 99603-7645

RE: Drainage Easement Vacations

a. Vacate the 20-foot-wide drainage easement adjoining Lots 13, 14, 20, and 21 (Item A found on Water Resources Map KPB);
b. Vacate the 20-foot-wide drainage easement adjoining Lots 32 and 33 (Item B found on Water Resources Map KPB);
f. Vacate the 20-foot-wide drainage easement adjoining Lots 7, 8, 26, and 27 (Item F found on Water Resources Map KPB);

all drainage easement were granted by, and are within, Lillian Wali Estate, Plat HM 88-16 and within Section 24, Township 6 South, Range 14 West, Seward Meridian, Alaska, within the Kenai Peninsula Borough. KPB File 2020-119V1.

Dear Homer City Council Members:

In accordance with AS 29.40.140, no vacation of a city right-of-way and/or easement may be made without the consent of the city council. The KPB Planning Commission approved the referenced utility easement vacation during their regularly scheduled meeting of January 11, 2021. This petition is being sent to you for your consideration and action.

The City Council has 30 days from January 11, 2021 in which to veto the decision of the Planning Commission. If no veto is received from the Council within the 30-day period, the decision of the Planning Commission will stand.

Attached are draft, unapproved minutes of the pertinent portion of the meeting and other related material.

Sincerely,

Melanie Aeschliman
Planning Director
Kenai Peninsula Borough

Attachments:
Draft 01-11-2021 Planning Commissioner Meeting Minutes
01-11-21 Meeting Packet Information
AGENDA ITEM E. NEW BUSINESS

2. Drainage Easement Vacations

   a) Vacate the 20-foot-wide drainage easement adjoining Lots 13, 14, 20, and 21 (Item A found on Water Resources Map KPB);
   b) Vacate the 20-foot-wide drainage easement adjoining Lots 32 and 33 (Item B found on Water Resources Map KPB);
   c) Vacate the 20-foot-wide drainage easement adjoining Lots 10, 11, 23, and 24 (Item C found on Water Resources Map KPB);
   d) Vacate the 20-foot-wide drainage easement adjoining Lots 28 and 29 (Item D found on Water Resources Map KPB);
   e) Vacate the 20-foot-wide drainage easement adjoining Lots 9, 10, 24, and 25 (Item E found on Water Resources Map KPB);
   f) Vacate the 20-foot-wide drainage easement adjoining Lots 7, 8, 26, and 27 (Item F found on Water Resources Map KPB);

   all drainage easements were granted by, and are within, Lillian Walli Estate, Plat HM 88-16 and within Section 24, Township 6 South, Range 14 West, Seward Meridian, Alaska, within the Kenai Peninsula Borough. KPB File 2020-119V1.

Staff report given by Scott Huff.

Purpose as stated in petition: Petitioners are vacating lots lines and right of way under an agreement with the City of Homer. (These utility easements are adjoining the right of way to be vacated.)

Purpose as stated in letter from Geovera, LLC: The City of Homer has recommended vacating the existing drainage easements shown on the parent plat in favor of a note stating that creeks and drainages are subject to a 15 foot building setback per Homer city code.

Petitioners: Weisser Homes, Miller, Walli, Johnson and Dobrzynski

Location: Off of West Hill Road and Eric Lane, in the City of Homer

Notification: Notice of vacation mailings were sent by regular mail to 16 owners of property within 300 feet. Notice of the proposed vacation was emailed to 10 agencies and interested parties;

State of Alaska DOT (4)
State of Alaska DNR
State of Alaska Fish and Game
State of Alaska Public Facilities
KPB Homer Office
CES Homer
Ninilchik Native Traditional Council

The public notice was posted on the Planning Department’s bulletin board at the KPB Administration Building. The petition was published as part of the agenda in the Homer News on January 7, 2021.

Utility Company Comments Received:

Alaska Communications Systems: No objection.

ENSTAR Natural Gas: No objection.

GCI: A response was not received. The surveyor provided proof that an attempt was made to receive comment.

Homer Electric Association: No objection.
Staff comments:

This petition is to vacate six different drainage easements all located within the City of Homer. This is in conjunction with project to vacate Cheryl Lane right of way and combine and/or reconfigure 28 parcels. If approved the drainage easement vacations will be finalized by the Lillian Walli Estate 2020 Replat, KPB File 2020-119.

The vacation of Cheryl Lane was heard and approved by the Kenai Peninsula Borough Planning Commission at their October 26, 2020 regularly scheduled meeting. That decision was upheld by the Homer City Council on November 9, 2020. The preliminary plat was heard and approved by the Kenai Peninsula Borough Plat Committee on November 9, 2020.

On May 20, 2020 the Homer Planning Commission unanimously approved to adopt staff report 20-31 and recommended the retention of drainage easements C, D, E, and the vacation of drainage easements A, B, and F. Per the city memorandum dated May 19, 2020 from the Deputy City Planner, it was recommended to retain easements C, D, and E "as they feed into the designed drainage system for Eric Lane. The other easements do not appear to serve a purpose or have any water associated with them."

Staff would like to note that if approved the drainage easement vacations should only be drawn to the property line as granted by the parent plat and not the centerline of the former right of way.

When looking at the plat submitted the approximate centerline of drainage is not always within the designated drainage easements. This was also noted within the City of Homer staff report. Per their code HCC 21.60.020(b)(2) requires structures be a minimum of 15 feet of the top of the bank of a defined channel.

A comment was previously received by a land owner, Fran Durner. The comments were submitted prior to the other meetings that were scheduled for the plat and right of way vacation. Ms. Durner is supportive of the vacation and plat but has concerns regarding the drainage easement vacations. She owns lots 48 and 49 south of Eric Lane and is concerned about future development and lot clearings and how that will impact and create the potential for flooding and water damage because of the steep slopes in the area. Ms. Durner requested that all of the drainage easements be retained.

Findings:

1. Per the petition, the drainage easement proposed to be vacated is not in use by a utility company.
2. ACS, ENSTAR and Homer Electric Association provided written non-objection to the proposed vacation, GCI did not respond.
3. The Homer Advisory Planning Commission recommended approval to retain three (C, D and E) and vacate three (A, B, and F) of the six (A, B, C, D, E and F) proposed vacations on May 18, 2020, see Water Resource Map HCC and Water Resource Map KPB.
4. Lillian Walli Estate (Plat HM 88-16) granted six 20-foot wide drainage easements adjoining lots 7, 8, 9, 10, 11, 13, 14, 20, 21, 23, 24, 25, 26, 27, 28, 29, 32, and 33.
5. Staff used KPB 20.90 "Easement" definition when determining what process to follow for the drainage easement vacation application.
6. May 20, 2020 City of Homer Planning Commission meeting was opened to allow a public comment period and confirming with the Clerk that there were no members of the public present to provide testimony the chairman closed the public comment period.
7. Homer Public Works Department recommends retaining the easements marked C, D and E on the "Water Resource Map", as they feed into the designed drainage system for Eric Lane. The other easements to not appear to serve a purpose or have any water associated with them.
8. The 20-foot drainage easements were granted by Plat HM 88-16.
9. The easements are reserved for drainage purposes only.
10. Any use of the drainage easement, by the public, would require approval from the City of Homer Public Works Department.
11. An objection comment from a neighboring land owner (Durner) was received. The land owner requested that all existing drainage easements be retained.
12. The approximate drainage is not wholly within the drainage easements.
13. City of Homer Code requires structures be a minimum of 15 feet from the top of the bank of a
defined channel.

14. The proposed plat has a plat note that addresses the city code and the setback requirements.
15. There is not a drainage easement that connects drainage C and drainage E to drainage D.
16. A drainage easement to provide a connection from drainage C and E to drainage D can be granted on the Lillian Walli Estate 2020 Replat.

STAFF RECOMMENDATION:

Based on the means of evaluating public necessity established by KPB 20.70, the merits of the proposed vacations, and findings 1, 2, 3, 7, 10, 13, 16, Staff recommends approval of the drainage easements labeled A, B and F on the Water Resources Map KPB, and the denial of the drainage easements labeled C, D and E on the Water Resources Map KPB, subject to:

1. The granting of a 15 foot drainage easement to provide a connection from drainages C and E to drainage D with the location of the easement being defined on the Lillian Walli Estate 2020 Replat.
2. Finalize the approved vacations by submitting a final plat within a timeframe such that the plat can be recorded within one year of vacation consent (KPB 20.70.130).
3. Any drainage easements that are retained may require additional drainage easement dedications within the vacated portion of Cheryl Lane that are approved by the City of Homer Public Works Department.

NOTE: Action after denial of vacation (KPB 20.70.120)
A. Denial of a vacation petition is a final act for which no further consideration shall be given by the Kenai Peninsula Borough.
B. Upon denial by the planning commission, no reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.

END OF STAFF REPORT

Chair Martin open the item for public comment. Seeing and hearing no one from the public wishing to comment, Chair Martin closed public comment and opened discussion among the Commission.

MOTION: Commissioner Venuti moved, seconded by Commissioner Bentz to approve the vacation of drainage easements labeled A, B & F as shown on the Water Resources Map KPB in the meeting packet, based on the means of evaluating public necessity established by KPB 20.70, and findings 1, 2, 3, 7, 10, 13 & 16.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

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<td>Bentz, Brantley, Carluccio, Chesser, Ecklund, Fikes, Gillham, Martin, Ruffner Venuti</td>
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AGENDA ITEM E. NEW BUSINESS


Staff report given by Scott Huff (from the December 16, 2020 memo to the Planning Commission)

The following is a timeline of events regarding Ordinance 2020-45
E. NEW BUSINESS

2. Drainage Easement Vacation
Lillian Walli Estate 2020 Replat Cheryl Lane ROW Vacation
KPB File 2020-119V1
Petitioners: Mill, Walli, Johnson, Weisser Homers & Eugene P.
Dobrzynski Trust
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.
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Aerial View

Drainage Easements

PClements, KPB 2020-119V1
Date: 10/19/2020
Imagery: HOMER 2016
AGENDA ITEM E  NEW BUSINESS

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STAFF REPORT

PC Meeting: January 11, 2021

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END OF STAFF REPORT
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Water Resources Map KPB

Date: 11/5/2020
To the Kenai Peninsula Borough Planning Commission,

At your Monday, January 11, 2021 Planning Commission meeting, you will be considering KPB 2020-119V1, a proposal to vacate drainage easements in the replat of the Walli Subdivision in Homer.

I am the owner of lots 48 and 49 in the Walli Subdivision, on the south side of Eric Lane, directly downhill of the proposed re-plat and vacation.

While I think the replat makes sense overall and am generally supportive of it, I am concerned about the proposed vacation of the six existing drainage easements on the replatted property.

The Walli Subdivision is at the bottom of West Hill, on a particularly steep slope. There are known drainage and flooding problems in the subdivisions adjacent, below and to the east of the Walli Subdivision.
One of the owners of the largest lots at the top of this proposed replat, has stated his intent to remove all the trees.

With so many trees removed above Eric Lane, and with the already existing flooding problems, I am concerned with the potential for increased flooding and water damage to homes and roads in our subdivision and adjacent subdivisions. This area is part of a moderate wetlands and drainage area which can be viewed on the Homer Wetlands map.

On May 20, 2020, the City of Homer Planning Commission Special Meeting unanimously approved a recommendation to retain drainage easements C, D, and E on the proposed replat. These drainages and the wetlands areas are marked plainly on the Water Resources Map that was sent to me in the recent meeting notice packet.

The recent notice that was sent to me does not mention the full recommendations of the Homer Planning Commission, and only states that the City of Homer recommends vacating the drainage easements in favor of a note stating that creeks and drainages are subject to a 10 foot building setback. The statement without the full recommendation is misleading.

It is also misleading to suggest that drainages can be subject to a 10 foot setback, for without the drainage easements
marked on the plat, who is to say where drainages are located for 10-foot setbacks?

I respectfully ask the KPB Planning Commission to revisit the question of the drainage easements on the proposed replat and give careful consideration to not just the City of Homer's recommended retention of easements C, D, and E, but vote to retain all six of the easements, A, B, C, D, E, and F.

Thank you,

Respectfully,

Fran Durner
Homer Planning Commission

Notice of Action

Requests

1) Approval of Vacation of Cheryl Lane
2) Approval of Lillian Wali Estate 2020 Replat Preliminary Plat
3) Approval of Vacation of utility and drainage easements within Lillian Wali Estate Subdivision

Surveyor:
Steve Smith
Geovera LLC
PO Box 3235
Homer, AK 99603

Property Owners:

Pat W. Miller
2020 North Star, Apt. 1
Anchorage, AK 99503

Judith Arlene Johnson
20773 Porcupine Lane
Clam Gulch, AK 99568

Eugene P. Dobrzynski
Declaration of Trust
288 Season Drive
Fernley, NV 89408

Ero Steve Walli
35910 North Fork Road
Anchor Point, AK 99556

Aaron Weisser
3677 Forest Glen Dr.
Homer, AK 99603

Brent Gustave Johnson
20773 Porcupine Lane
Clam Gulch, AK 99568

Jenny Weisser
3677 Forest Glen Dr.
Homer, AK 99603

At the special meeting of May 20, 2020, the Homer Planning Commission forwarded a recommendation for approval of all three requests with staff recommendations and the attached minutes to the Kenai Peninsula Borough Planning Commission.

Should you have any questions, please contact the planning office at 235-3106.
Chair Venuti closed the public hearing having no additional members of the public present for testimony and opened the floor to the Commission for questions.

There was a brief discussion between the Commission, City Planner and the Applicant on the following:

- Previously the lot held three structures and the one dilapidated structure would be removed and a new structure would be constructed.
- The sloped driveway was reworked to reduce the slope and mitigate the issues in the winter.
- Prior discussion with Public Works Superintendent noted the previous problems of parking on the street and the applicant explained that he has provided plans for 6 parking spots and is only required to provide four places.
- The Zoning District does allow multiple structures on a parcel.
- This Applicant plans to have this as a rental property and does not believe that there will be any need for his tenants to park on the street.
- Applicant explained that he will be providing the following services: water/sewer, sanding, plowing and garbage.

HIGHLAND/BOS MOVE TO ADOPT STAFF REPORT 20-28 AND APPROVE CUP 20-08 WITH FINDINGS 1-10 AND THE FOLLOWING CONDITIONS:

1. OUTDOOR LIGHTING MUST BE DOWNWARD DIRECTIONAL AND MUST NOT PRODUCE LIGHT TRESPASS OR GLARE PER CDM AND PPC 21.59.030
2. DUMPSTER MUST BE SCREENED ON THREE SIDES.

Brief discussion on the historical parking problems on Bayview which restricted thru traffic that any future or current issues are a police matter and that the applicant has provided parking over the requirement.

VOTE. YES. DAVIS, SMITH, HIGHLAND, BENTZ, VENUTI, BOS

Motion carried.

A. Staff Report 20-29, Vacation of Cheryl Lane

Chair Venuti introduced the item by reading of the title into the record.

City Planner Abboud provided a summary of Staff Report 20-29 for the Commission.

Chair Venuti declared that he may have the appearance of a conflict of interest.

BENTZ/HIGHLAND - MOVED THAT COMMISSIONER VENUTI HAD A CONFLICT OF INTEREST.
A brief discussion ensued with Commissioner Venuti declaring that he was conducting inspection services for one of the applicants but the monetary amount was less than the stated limit. Chair Venuti did not feel that it would impact his decision.

VOTE. NO. BENTZ, HIGHLAND, BOS, DAVIS, SMITH

Motion carried.

Chair Venuti invited the applicant to provide a presentation if desired.

Mr. Steve Walli, applicant, provided a statement that it has been a plus to have the city working with his family on this project and his family have been residents of the city for many long years and looking forward to having it completed.

Chair Venuti opened the Public Hearing and there were no citizens registered to provide testimony so the Public Hearing was closed and opened the floor to the Commission for questions.

There were no questions from the Commission and Chair Venuti requested a motion.

HIGHLAND/BENTZ MOVED TO ADOPT STAFF REPORT 20-29 AND RECOMMEND APPROVAL OF THE VACATION OF CHERYL LANE.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PLAT CONSIDERATION

A. Staff Report 20-30, Lillian Walli Estate 2020 Replat Preliminary Plat

Chair Venuti introduced the item by reading of the title into the record.

City Planner Abboud provided a summary review of Staff Report 20-30 for the Commission.

There was no applicant present.

Chair Venuti opened the public comment period and confirming with the Clerk that there were no members of the public present to provide testimony he closed the public comment period and opened the floor to the Commission for questions.
There was a brief discussion on a memorandum which applied to the next agenda item.

Chair Venuti requested a motion.

**BENTZ/HIGHLAND MOVED TO ADOPT STAFF REPORT 20-30 AND RECOMMEND APPROVAL OF THE VACATION OF CHERYL LANE.**

No discussion.

No objection to the motion.

Motion approved.

Deputy City Clerk Krause called for a point of order noting the motion shown was in error and related to the previous action. The correct motion was shown on page 94 of the packet, page 4 of Staff Report 20-30. She requested Commissioner Bentz to restate the motion.

**BENTZ/HIGHLAND MOVED TO ADOPT STAFF REPORT 20-30 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT WITH THE FOLLOWING COMMENTS:**

1. **INCLUDE A PLAT NOTE STATING 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.**

2. **INCREASE THE WIDTH OF THE UTILITY EASEMENT ALONG LINSTRANG WAY TO 15 FEET PER HCC 22.10.051(A).**

3. **AMEND PLAT NOTE 10 TO STATE THAT CREEKS AND DRAINAGES ARE SUBJECT TO A 15 FOOT BUILDING SETBACK PER HOMER CITY CODE.**

There was no discussion.

**VOTE. NON-OBJECTION. UNANIMOUS CONSENT.**

Motion carried.

**PENDING BUSINESS**

**NEW BUSINESS**

A. **Staff Report 20-31, Vacation of utility and drainage easements within Lillian Walli Estate Subdivision**
   a. Memorandum from Deputy City Planner re: Amending Recommendations in Staff Report 20-31
Chair Venuti introduced the item into the record by reading of the title.

City Planner Abboud reviewed Staff Report 20-31 and the memorandum from the Deputy City Planner regarding the recommendations received from Public Works on the drainages.

There was no applicant present.

There was a brief discussion on the recommendations retaining drainage easements C, D, and E and vacating the easements A, B, F.

**BENTZ/HIGHLAND MOVED TO ADOPT STAFF REPORT 20-31 AND RECOMMEND VACATION OF UTILITY EASEMENT THAT RUN PARALLEL TO CHERYL LANE WITH THE VACATION OF CHERYL LANE AND FURTHER RECOMMEND RETENTION OF DRAINAGE EASEMENTS C, D, E AND VACATION OF DRAINAGE EASEMENTS A, B, AND F.**

There was no discussion.

**VOTE. NON-OBJECTION. UNANIMOUS CONSENT.**

Motion carried.

**INFORMATIONAL MATERIALS**

A. City Manager Reports for April 27 and May 11 City Council Meetings

The Commission and City Planner Abboud held a brief discussion on the chemical storage building at the airport and what types of chemicals would be stored in there noting that more research would be needed and the City Planner did not want guess.

**COMMENTS OF THE STAFF**

Deputy City Clerk apologized for the oversight on the motion and expressed that it was a good meeting.

City Planner Abboud expressed his appreciation for the meeting going so well using this format he requested the Commission to contact him with any comments, questions or suggestions on the process. Mr. Abboud expressed some concerns on the larger items of interest and worksession items, since they are more disciplined using Zoom. He believed that having the opportunity to bounce ideas with each other very valuable to their discussions.

**COMMENTS OF THE COMMISSION**
Memorandum

TO: Homer Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: 5/19/20
SUBJECT: RE: Staff Report 20-31 Vacation of utility and drainage easements with Lillian Walli Estate Subdivision

When staff wrote Staff Report 20-31 regarding the drainage easement vacations, Public Works had not responded with comments.

Planning staff discussed the drainage easements with Public Works on Monday, May 18. Public Works recommends retaining the easements marked C, D and E on the ‘Water Resources Map,” as they feed into the designed drainage system for Eric Lane. The other easements do not appear to serve a purpose or have any water associated with them.

Revised Staff Recommendation:

Retain drainage easements C, D and E. Vacated easements A, B and F.
Staff Report PL 20-31

TO: Homer Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: May 20, 2020
SUBJECT: Vacation of utility and drainage easements within L Walli Estates Subdivision

Requested action: Recommend approval of the utility and drainage easement vacations. This action is regarding ONLY the vacation of easements, not the granting of new easements or any plat notes. Any request for new easements will be addressed in the preliminary plat staff report.

Introduction
The applicant is requesting the vacation of the utility easements that run parallel to Cheryl Lane. With the vacation of Cheryl Lane, these easements will no longer be needed.

The applicant is also requesting the vacation of drainage easements that were granted in the original plat. The local drainage system does not run within these easements. The actual drainage pattern is shown on the plat. Staff has labeled the drainage easements—see the “Water Resources Map.” HCC 21.50.020 (b)(2) requires structures be a minimum of 15 feet of the top of the bank of a defined channel.

Planning Staff Comments: No objection to the vacations.
Public Works Comments: No objections to the vacations of the utility easement.

Staff Recommendation
1. Recommend the vacation of the utility easements that run parallel to Cheryl Lane, in coordination with the vacation of Cheryl Lane.
2. Recommend the vacation of the drainage easements

Attachments
Petition
Water Resources Map
To the Kenai Peninsula Borough Planning Commission,

At your Monday, October 26, 2020 Planning Commission meeting, you will be considering KPB 2020-119V, a proposed replat and vacation of a portion of the Walli Subdivision in Homer.

I am the owner of lots 48 and 49 in the Walli Subdivision, on the south side of Eric Lane, directly downhill of the proposed re-plat and vacation.

While I think the replat makes sense and am generally supportive of it, I am concerned about the proposed vacation of the six existing drainage easements on the replatted property.

The Walli Subdivision is at the bottom of West Hill in a particularly steep slope. There are known drainage and flooding problems in the subdivisions adjacent and to the east of the Walli Subdivision.

One of the owners of the largest lots at the top of this proposed replat, has stated verbally, and in writing, that he is planning to remove all the trees on his lot, and has pressured all the owners of the other lots along Eric Lane to do the same.

With all these trees removed, I am concerned with the potential for buildup of considerable flooding and water damage to homes and roads in our subdivision and adjacent subdivisions. This area is part of a moderate wetlands and drainage area. Please see the attached Homer Wetlands map.

On May 20, 2020, the City of Homer Planning Commission Special Meeting approved a recommendation to retain drainage easements C, D, and E on the proposed replat. Please see the attached map from the City of Homer Planning Commission packet.

I respectfully ask the KPB Planning Commission to revisit the drainage easements on the proposed replat, and vote to recommend retention of all six of the easements, A, B, C, D, E, and F.
Thank you for your consideration.

Respectfully,

Fran Durner
Homer Wetlands Map

Legend

Wetlands RANK
- Low
- Moderate
- High

Bridge Creek Watershed Protection District

Parcels

City Limits

Drainages
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