



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 22-127

TO: MAYOR CASTNER AND THE HOMER CITY COUNCIL
FROM: RICK ABOUD, AICP, CITY PLANNER
DATE: July 13, 2022
SUBJECT: WOODARD PARK CONFIGURATION

I received a request from a realtor for the City Manager to sign a quit claim document to relinquish the City's interests in a parcel known as LOT 10-A-2, BUNNELL'S SUBD. NO. 17 REPLAT. After reviewing the request and forwarding the matter to the City Attorney, we found that it is appropriate to gain City Council approval prior to granting the request.

This request was the result of commencement of an action item listed in the Woodard Creek Watershed Plan. The plan has the support of the City Council with the approval of Resolution 17-066. This item was brought to fruition through the wishes of an adjoining landowner, Marvin Hanson and facilitated by his heirs. The platting action brought forth by Mr. Hansen's heirs reconfigured the park area to include the portion of Woodard Creek traversing his two lots, cleaned up an adjacent dedication of Spruceview Avenue, and vacated small parts of an unutilized and rather impractical parkland. Additionally, the plat dedicates utility and pedestrian easements.

With the approval of the accompanying ordinance, the City Manager will be authorized to sign quit claims deeds to the portions of parklands found in parcels 10-A-2 and 10-A-3 in the above mentioned plat. The park and right-of-way has been accepted through the platting action.

Attachments:

Draft Ordinance

BUNNEL'S SUBD. NO. 17 with depiction of parkland dedication and vacation

Pre-subdivision plat with ownership depiction

Aerial of lots

Excerpt from Woodard Creek Watershed Plan

Resolution 17-066

Staff Report 18-12 Bunnell's Subdivision No. 17 2018 Replat Preliminary Plat w/ notice of action and minutes

PARCAC Staff Report and minutes

2018 Land Allocation Plan excerpt

LEGEND

- 2" AC (7968-S 2016) ON 5/8" REBAR SET THIS SURVEY
- FIND 2" AL-CAP 7538-S 2003
- FIND 2" AL-CAP 5780-S 2000
- FIND 5/8" REBAR
- FIND 2" AL-CAP 3686-S 1983
- FIND 2" AL-CAP 5780-S 2007
- ⊕ PRIMARY MONUMENT AS NOTED
- CURB STOP
- (R) RECORD DATA
- (F) FIELD DATA

WASTEWATER DISPOSAL

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



CERTIFICATE OF ACCEPTANCE

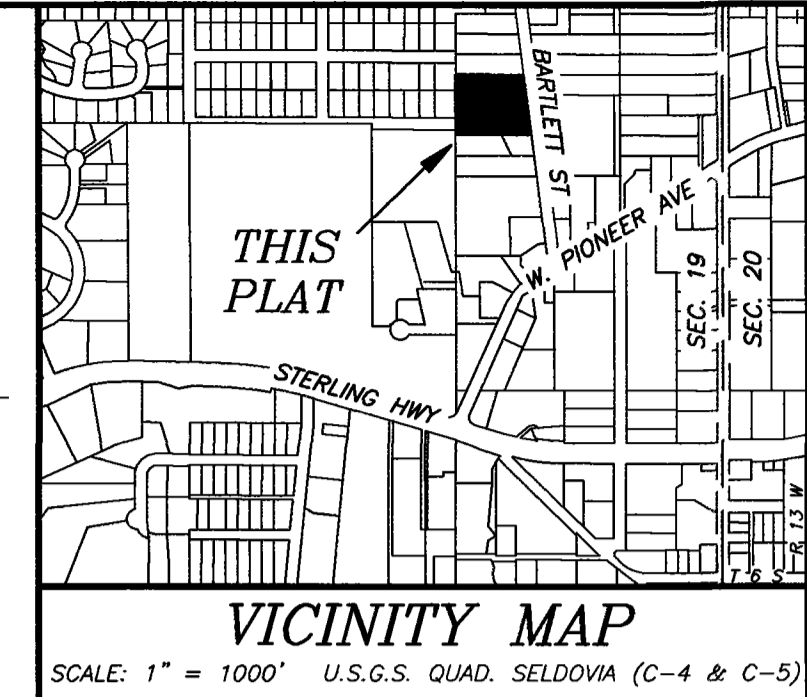
THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF HOMER FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE 15' WIDE UTILITY EASEMENT GRANTED, THE 15' PEDESTRIAN EASEMENT GRANTED, THE RIGHT-OF-WAY DEDICATED, AND TRACT "A" (0.564 AC PARK) DEDICATED BY THIS PLAT. 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.

Katie Koester 3.6.20
 KATIE KOESTER, CITY MANAGER DATE
 CITY OF HOMER

NOTARY'S ACKNOWLEDGMENT

FOR: *Katie Koester, City Manager*
 ACKNOWLEDGED BEFORE ME THIS 6th
 DAY OF March, 2020
Bobbie R Krause
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 08/06/23

Bobbie R Krause
 Notary Public, State of Alaska
 Commission# 190806002
 My Commission Expires 08/06/2023



NOTARY'S ACKNOWLEDGMENT

FOR: *Christian Hanson*
 ACKNOWLEDGED BEFORE ME THIS 17
 DAY OF August, 2018
Katie Jo Gamble
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 02/17/21

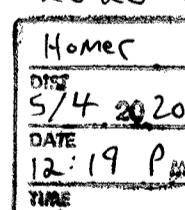
State of Alaska
 NOTARY PUBLIC
 Katie Jo Gamble
 My Commission Expires Feb. 17, 2021

CERTIFICATE OF OWNERSHIP

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

Chris Hanson
 CHRISTIAN HANSON, PERSONAL REP. LOT 10-A AND LOT 11-A FOR; ESTATE OF MARVIN L. HANSON
 P.O. BOX 490
 HOMER, AK 99603

Katie Koester
 KATIE KOESTER, CITY MANAGER LOT 11-B AND LOT 12-A FOR; CITY OF HOMER
 491 EAST PIONEER AVENUE
 HOMER, AK 99603



HOMER RECORDING DISTRICT KPB FILE NO. 2018-027

BUNNELL'S SUBD. NO. 17 2018 REPLAT

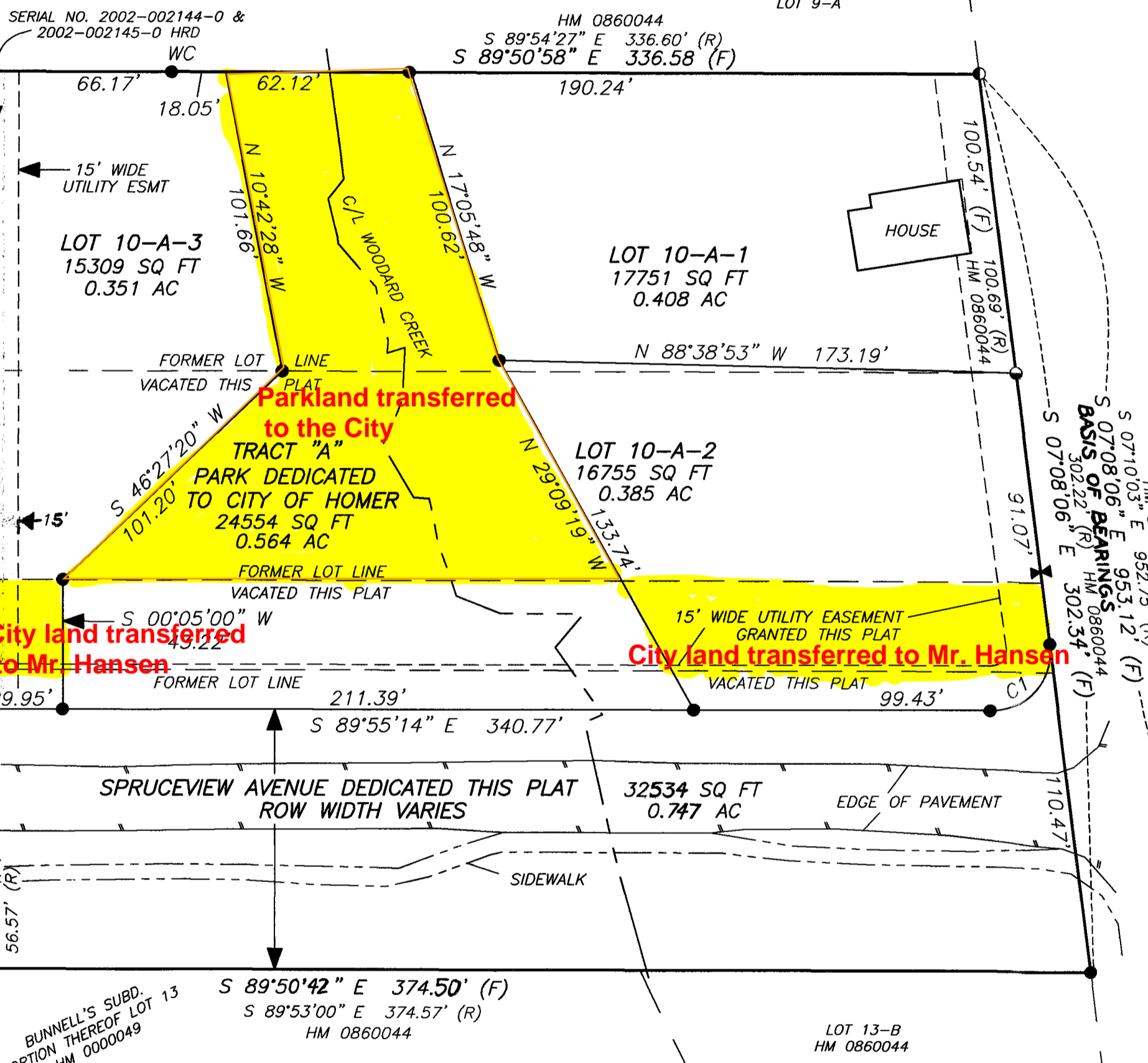
A RE-SUBDIVISION OF LOTS 10-A, 11-A, 11-B AND 12-A OF THE BUNNELL'S SUBD. NO. 17 (HM 1986044) LOCATED WITHIN THE E 1/2 OF SECTION 19 TWP. 6 SOUTH RNG. 13 WEST, S.M. AND WITHIN THE CITY OF HOMER, ALASKA CONTAINING 2.447 ACRES +/-

SEABRIGHT SURVEY + DESIGN
 KENTON T. BLOOM, P.L.S.
 1044 EAST ROAD, SUITE A
 HOMER, ALASKA 99603
 (907) 235-4247

CLIENT: CITY OF HOMER
 491 EAST PIONEER AVE. HOMER, AK

CLIENT: CHRISTIAN HANSON, PERSONAL REP.
 FOR: ESTATE OF MARVIN L. HANSON
 P.O. BOX 490 HOMER, AK

DRAWN BY: KB	CHKD BY: KB	JOB #2017-72
DATE: 8/2018	SCALE: 1"=40'	SHEET #1 OF 1



CURVE TABLE

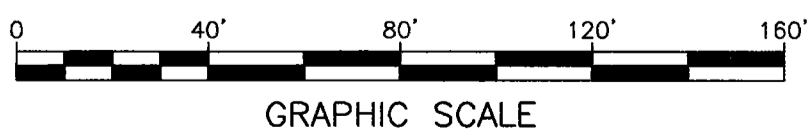
CURVE#	RADIUS	ARC	CHORD	CH. BRG
C1	20'	33.93'	30.01'	S41°28'20"W

NOTES cont.

6. 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.
7. THERE ARE BLANKET EASEMENTS GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. THAT AFFECT THESE LOTS RECORDED BK 19 PG 7, AND BK 49 PG 331 HRD.
8. NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOT(S).

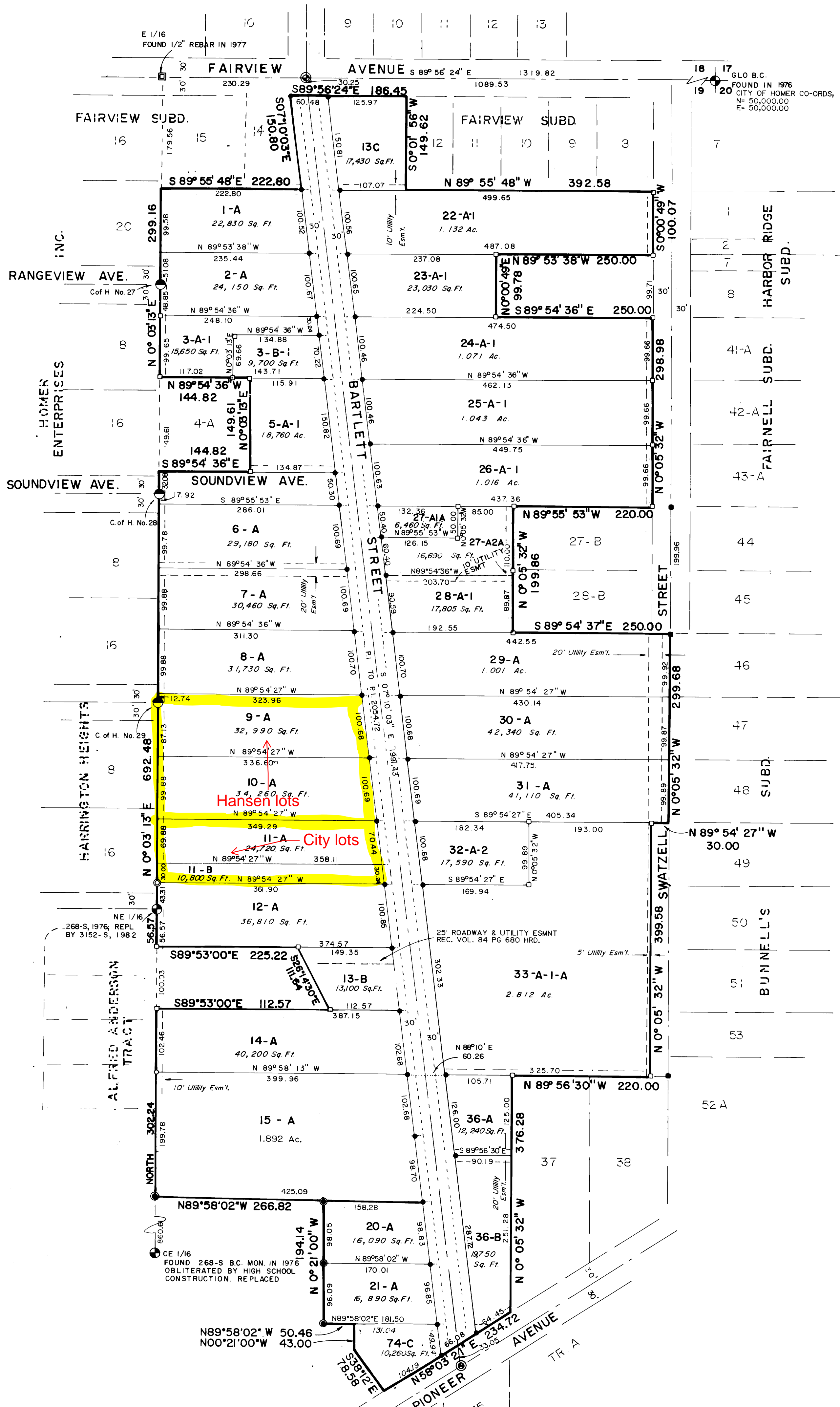
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 4/23/2018
 KENAI PENINSULA BOROUGH
 BY: *[Signature]*
 AUTHORIZED OFFICIAL



NOTES

1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. THIS SUBDIVISION IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF HOMER.
3. THIS LOT IS SERVED BY CITY OF HOMER WATER AND SEWER.
4. THE 15' FT FRONTING THE RIGHT-OF-WAYS ARE A UTILITY EASEMENT. THIS EASEMENT IS 10' WIDE IN THE AREA WHERE THE EXISTING HOUSE FRONTS BARTLETT ST. ROW SO NO NEW ENCROACHMENT WILL BE CREATED. THERE IS A 15' WIDE UTILITY EASEMENT ALONG THE WESTERLY BOUNDARY OF THIS PLAT.
5. THERE IS A 10' WIDE PEDESTRIAN EASEMENT ALONG THE WESTERLY BOUNDARY OF THIS PLAT GRANTED TO THE CITY OF HOMER.



- LEGEND:**
- FOUND 1/2" REBAR, 3686-S
 - FOUND ORIGINAL SPRUCE STOB
 - ⊙ FOUND B.C. MON.
 - ⊙ FOUND BERNSTEN ALUM. MON., 1301-S
 - ⊙ SET AL CAP MON. ON REBAR
 - ⊙ SET COPPERWELD MON.
 - ⊙ FOUND 1/2" REBAR
 - ⊙ AL CAP MON. OF RECORD, 268-S, 1983

- NOTES:**
- 1) Being a replat of Lots 6-16, 19-21, 29-31, 36 & 74, BUNNELL'S SUBD., plat no. 4780, Lots 3-A, & 3-B, BUNNELL'S SUBD., REPLAT OF LOT 3 plat no. 79-113, Lot 5A, BUNNELL'S SUBD., REPLAT OF LOT 4 & THE N 1/2 OF LOT 5, plat no. 78-121, Lots 22-A, 23-A, 24-A, 25-A, 26-A, FAIRNELL SUBD., plat no. 79-58, Lots 27-A-1 & 27-A, BUNNELL'S SUBD., NO. 13, plat no. 80-30, Lot 28-A, BUNNELL'S SUBD., REPLAT OF LOTS 27 & 28, plat no. 78-44, Lots 32-A & 33A, BUNNELL'S SUBD., NO. 15, plat no. 83-09, Lots 13 & 14, FAIRVIEW SUBD., plat no. 56-2936.
 - 2) Monuments shown as found were recovered over a period of 9 years' retracement and survey in the area.
 - 3) The purpose of this plat is to resolve errors in the plat and description of record, to restore corners to proper location and to show prior purchases of additional right-of-way along Bartlett Street.
 - 4) Upon construction of Swatzell Street the ingress/egress easements in Lots 27-A-1, 27-A-2, & 28-A will be automatically vacated.
 - 5) Utility easements shown are 10' in width, unless labeled otherwise.
 - 6) Utility and right-of-way easements granted to the City of Homer, Glacier State Telephone and other Public Utility Agencies that were granted in the 15' adjacent to the old Right-of-way Line are not shown, as they have been merged with the full dedication of a 60' Right of way for Bartlett Street.
 - 7) The DECLARATION OF TAKING, which created portions of the right of way of BARTLETT STREET was filed in the Superior Court at Homer, Alaska as case No. 340 84-185 CIV. That document is recorded in the District Recorders Office at Homer Alaska in Vol. 167 at Page 719, 720 & 721.



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON. I HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING RIGHTS OF WAY AND EASEMENTS DEDICATED BY ME FOR PUBLIC USE, OR TO THE USE SHOWN.

Andre V. Marrou 28 Dec 85

ANDRE V. MARROU INDIVIDUALLY, AND FOR THE FOLLOWING LISTED PERSONS AS ATTORNEY IN FACT. 1) P1A's RECORDED IN HOMER REC'D. DIST.

INDIVIDUALS	VOL.	PG.	LOT	TAX PARCEL NO.
1) MICHAEL C. HANSON	144	837	7-A	171-131-0800
2) MICHAEL C. HANSON	144	838	8-A	171-131-1000
3) FLORENCE E. JONES	144	337	9-A	175-131-0900
4) FRANK H. BAUER	144	690	5-A-1	175-131-1500
5) FRANK H. BAUER	144	686	4-A-1	175-131-1600
6) FRANK H. BAUER	144	694	3-B-1	175-131-1700
7) DALE MORTON	144	945	12-A	175-141-0500
8) ROBERT E. & BERNADINE BARNETT	145	280	14-A	175-141-0300
9) HOMER SOCIETY OF NATURAL HISTORY	144	732	17-A	175-141-1000
10) HOMER SOCIETY OF NATURAL HISTORY	144	698	15-A	175-141-0600
11) COURTNEY E. & NELDA A. CALHOUN	145	034	20-A	175-141-1100
12) COURTNEY E. & NELDA A. CALHOUN	145	039	21-A	175-141-1200
13) MARGARET SHENCK	144	841	13-B	175-141-1200
14) CHARLIE S. & WILMA S. WILLIAMS	144	573	23-A-1	175-310-1100
15) SAMUEL C. & NANCY K. MATTHEWS	144	029	24-A-1	175-310-1100
16) DONOVAN E. & MILDRED F. HARRISON	144	329	25-A-1	175-310-1400
17) DONOVAN E. & MILDRED F. HARRISON	144	333	26-A-1	175-310-1500
18) JAMES E. & JANICE PRESTON	43	577	32-A2	175-310-2000
19) LILLIAN SWATZELL	144	075	27-A2A	175-132-2800
20) LILLIAN SWATZELL	144	037	27-A1	175-132-2800
21) LILLIAN SWATZELL	144	033	28-A1	175-132-2700
22) JUNE M. LUNSKI	144	041	29-A	175-132-2900
23) EILEEN C. MARROU	144	135	30-A	175-132-1000
24) MICHAEL W. & WESLEY F. EASTHAM	143	569	31-A	175-132-1100

TABLE OF RECORDED EASEMENTS

- 1) V60 P365 S. 10' Public R/W to City of Homer. Lot 36-B
- 2) V60 P369 Metes & Bounds Public R/W to City of Homer. Lot 36-B
- 3) Plat 83-09 15' along the existing drainage channel. To the City of Homer. Lot 32-A-1
- 4) V18 P214 Blanket Homer Electric Association. Lot 23-A-1
- 5) V18 P7, V24 P107 Blanket Homer Electric Association. Lot 1-A
- 6) V64 P358 S. Boundary waterline to lot 37. Lot 36-A
- 7) V18 P7 Blanket Homer Electric Association. Lot 2-A
- 8) V48 P222 Blanket Homer Electric Association. Lot 25-A-1
- 9) V49 P229 Blanket Homer Electric Association. Lot 26-A-1
- 10) V25 P30 N. 30' R/W to Summers & Tonia Woodman. Lot 25-A-1
- 11) V49 P223 Blanket Homer Electric Association. Lots 3-A-1 & 3-B-1
- 12) V18 P82 Blanket Homer Electric Association. Lot 5-A-1
- 13) V49 P263 All existing facilities as of June 4, 1978. To Homer Electric Association. Lot 74-A
- 14) V18 P82 Blanket Homer Electric Association. Lots 7-A & 8-A
- 15) V48 P331 Blanket Homer Electric Association. Lot 9-A
- 16) V48 P331 Blanket Homer Electric Association. Lot 10-A
- 17) V48 P331 Blanket Homer Electric Association. Lot 11-A
- 18) V18 P214 Blanket Homer Electric Association. Lot 26-A-1
- 19) V49 P331 Blanket Homer Electric Association. Lot 11-B
- 20) V84 P680 N. 25' E. of Stream Bed. Roadway and Utilities. In favor of lot 13-A, affects Lot 13-B
- 21) V18 P214 Blanket Homer Electric Association. Lot 24-A-1
- 22) V136 P895 Metes & Bounds Utilities to Glacier State Telephone. Lot 13-B
- 23) V18 P196, V30 P39 Blanket Homer Electric Association. Lot 33-A-1-A
- 24) V6 P210 N. 20' W. of Stream. Roadway reserved in Warranty Deed. Lot 13-A
- 25) Plat 83-09 15' along the existing drainage channel. To the City of Homer. Lot 33-A-1-A
- 26) V19 P15 Blanket Homer Electric Association. Lot 30-A
- 27) V60 P273, V60 P276 E. 30' Public R/W to City of Homer. Lot 30-A
- 28) V18 P196 Blanket Homer Electric Association. Lot 32-A-1
- 29) V49 P325 Blanket Homer Electric Association. Lot 14-A
- 30) V8 P247, V18 P247 Blanket Homer Electric Association. Lot 15-A
- 31) V79 P865 N. 15' Ingress & Egress reserved by Warranty deed. Lot 15-A
- 32) Plat 78-44 N. 25' lots 27-A-3 & 27-A-2. Ingress/Egress easement. To be automatically vacated upon the construction of Swatzell Street. Lot 28-A-1 is subject to an identical easement over the S. 25'.

Phil Shealy
 Phil Shealy, Manager, City of Homer
 3670 Lake Street, Homer, Alaska 99603

THIS IS SHEET 1 OF 15 SHEETS. SHEETS 2 THROUGH 15 ARE SIGNATURE SHEETS ONLY.

NOTARY'S ACKNOWLEDGEMENT FOR PHIL SHEALY & ANDRE V. MARROU
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of Dec 1985

JERRY ANDERSON
 NOTARY PUBLIC
 STATE OF ALASKA

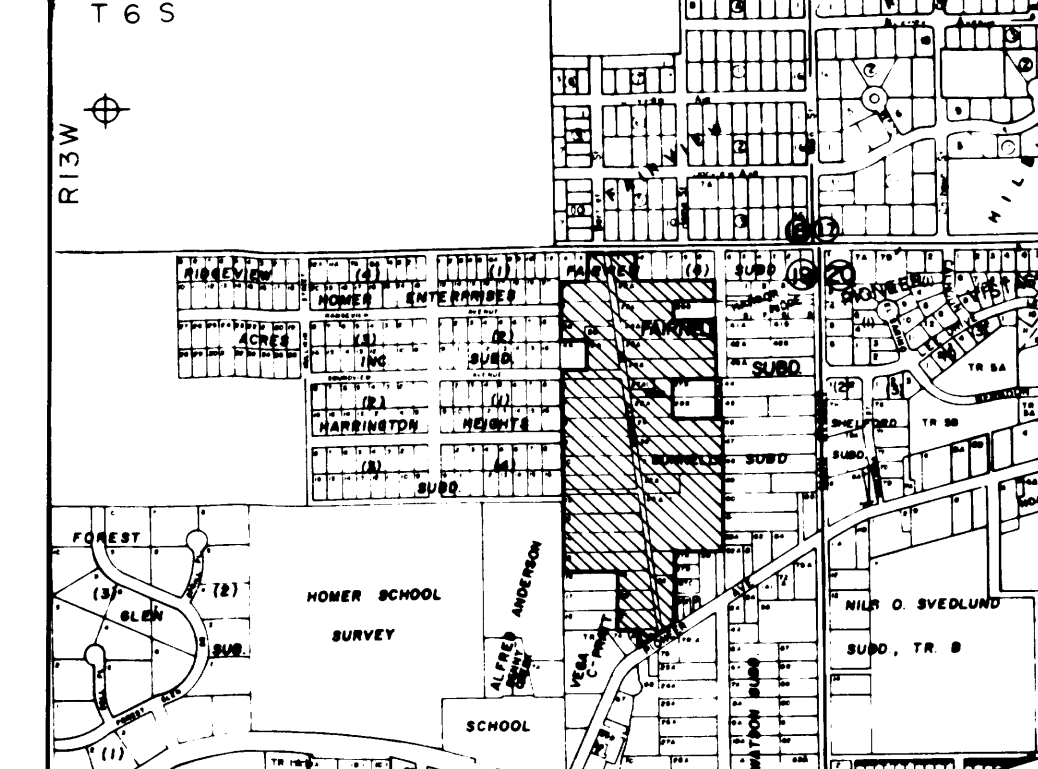
SURVEYOR'S CERTIFICATE
 I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT CORNERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.

JERRY ANDERSON, RLS NO. 3686-S DATE 11-10-84

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF NOV. 28, 1983
 KENAI PENINSULA BOROUGH

Richard E. Torgerson
 AUTHORIZED OFFICIAL

VICINITY MAP



DATE: NOV., 1983

SCALE: 1" = 100'

DESIGNED BY: J.A.

DRAWN BY: S.S.

DISK NO.: 1591

FLD. BK. NO.: 162

86-44

RECORDED - FILED 48-
 Homer REC. DIST.

6-11-86
 2:02 P.M.
 Ability Survey

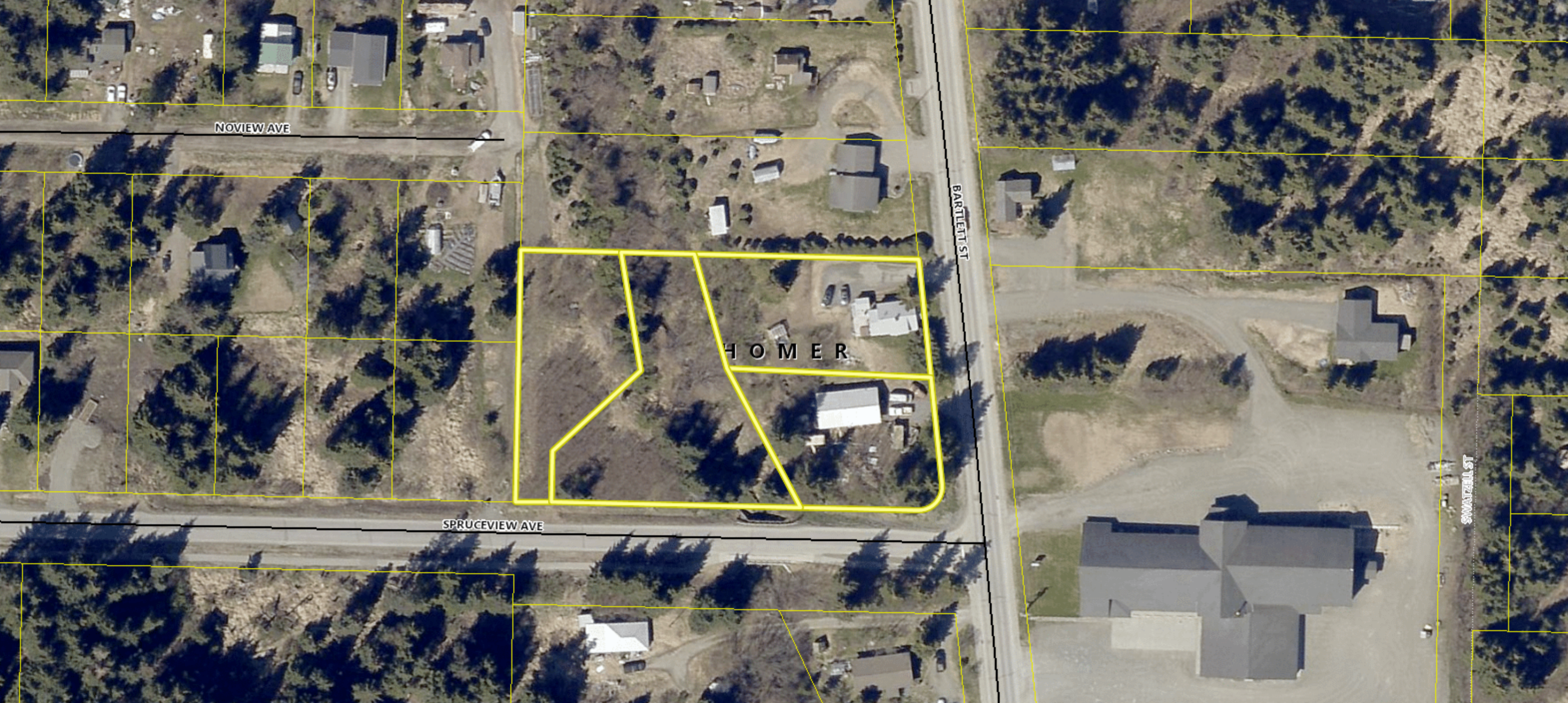
BUNNELL'S SUBD. No. 17

Situated in the E 1/2, Sec. 19, T.6S, R.13W, S.M.
 (see note 1 for complete legal description)

CONTAINING 27.567 ACRES

ABILITY SURVEYS

JERRY ANDERSON, RLS BOX 1263 HOMER, ALASKA



NOVIEW AVE

HOMER

SPRUCEVIEW AVE

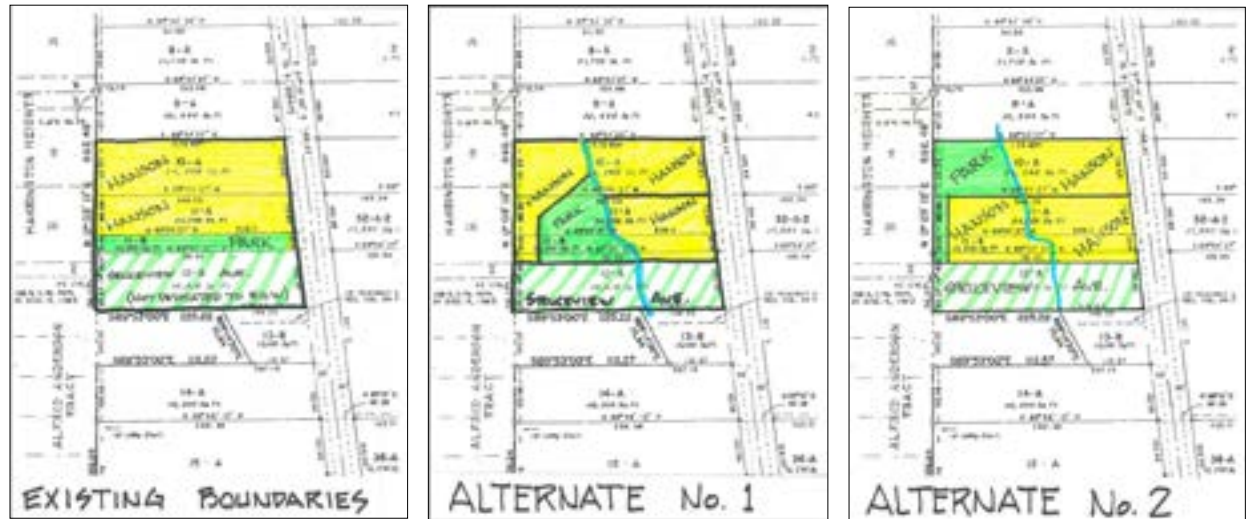
BARTLETT ST

SWARTZELL ST

4. Develop Spruceview Park



This project contributes to the objective, “create and enhance public access points.”



Concept maps for the development of Spruceview Park. Source: Marvin Hanson.

This project would create a pocket park for enhanced appreciation of Woodard Creek. The proposal would subdivide properties, dedicate Spruceview Avenue rights of way, consolidate lots into useable areas separated by the creek, and improve the potential of all properties by using topographical features to enhance best land use. Park land would be increased by approximately 5,000 sf (47%) and would be consolidated west of Woodard Creek, with increased frontage on the creek.

This concept proposal addresses four parcels of property with Bunnell’s Subdivision No. 17, City of Homer. Lots 10A and 11A are private property owned by Marvin Hanson, Lots 11B and 12A are public property of the City of Homer. Lot 11B is currently designated

as park lands. Lot 12A contains Spruceview Avenue, which has not yet been dedicated as public right of way (see maps).

All four properties are segmented by Woodard Creek, creating topographically separated areas on each side of the creek, a poor configuration for best land use. Lot 11B (park land) is a thirty foot wide strip bisected by the creek and has very limited use in its present configuration.

All costs of subdivision would be paid by Marvin Hanson, with no costs to the City of Homer. The exact area of City property accrued by Hanson would be appended to the consolidated park land.

**CITY OF HOMER
HOMER, ALASKA**

Aderhold

RESOLUTION 17-066

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, RECOGNIZING THE FUNCTIONS AND VALUES OF THE WOODARD CREEK WATERSHED, ACKNOWLEDGING THE WOODARD CREEK COALITION'S FEBRUARY 2017 WOODARD CREEK WATERSHED PLAN, REFERENCING APPROPRIATE SECTIONS OF THE PLAN IN THE CITY OF HOMER'S COMPREHENSIVE PLAN, PROMOTING THE PLAN ON THE CITY OF HOMER'S WEBSITE, AND MAKING THE PLAN AVAILABLE FOR REFERENCE IN THE PLANNING DEPARTMENT.

WHEREAS, Woodard Creek, which flows from its headwaters atop the bluff through Homer's central business district and into the Kachemak Bay Critical Habitat Area at Bishop's Beach, is Homer's most prominent perennial stream; and

WHEREAS, The Woodard Creek watershed rests largely in an area considered urban/residential under the City of Homer building code, and South Peninsula Hospital, Pratt Museum, Saint John's Baptist Church, many private residences and small businesses, and Karen Hornaday Park and the Homer Playground are built within the Woodard Creek watershed; and

WHEREAS, Development has changed the natural flow of Woodard Creek through channelization, culverts, and riparian encroachment; and

WHEREAS, Woodard Creek is subject to flooding and erosion during storm events, which can damage private property, roads, and other important infrastructure; and

WHEREAS, In spite of these modifications, Woodard Creek continues to support vibrant ecological and aesthetic functions and values, including native plants, large and small mammals, birds, insects, microbes, and nutrients that natural systems need to flourish; and

WHEREAS, Woodard Creek is a vital community asset that enhances conservation efforts, promotes recreational outlets, protects against flooding hazards, adds value to the central business district, and enhances the quality of life for residents and tourists alike; and

WHEREAS, Interested Homer citizens, the Kachemak Bay Conservation Society, Cook Inletkeeper, Friends of Woodard Creek and Karen Hornaday Park, the Pratt Museum, Homer Council on the Arts, Bunnell Street Art Center, Homer Soil and Water Conservation District, Alaska Department of Transportation and Public Facilities, Alaska Department of Fish and

43 Game, Kachemak Bay National Estuarine Research Reserve, Mobilizing for Action through
44 Planning and Partnerships, South Peninsula Hospital, Kenai Watershed Forum, and the City of
45 Homer formed the Woodard Creek Coalition; and

46

47 WHEREAS, The Woodard Creek Coalition received a grant from the National Park
48 Service Rivers, Trails, and Conservation Assistance Program to develop a plan for Woodard
49 Creek; and

50

51 WHEREAS, The mission of the Woodard Creek Coalition is to bring together diverse
52 groups, property owners, and citizens to promote the health and safety of the Woodard Creek
53 watershed as a community asset; and

54

55 WHEREAS, The City of Homer Planning Department participated in the planning and
56 drafting of the Woodard Creek Watershed Plan; and

57

58 WHEREAS, The Woodard Creek Coalition completed the Woodard Creek Watershed
59 Plan in February 2017 after numerous public meetings and opportunities for public comment;
60 and

61

62 WHEREAS, The Woodard Creek Watershed Plan characterizes the watershed, discusses
63 watershed issues, details goals and objectives to improve public awareness and restore and
64 protect the natural functions and flow of Woodard Creek, and provides an action plan for
65 meeting the goals and objectives.

66

67 NOW, THEREFORE, BE IT RESOLVED that the that the City Council of Homer, Alaska
68 hereby recognizes the natural functions and values of the Woodard Creek watershed and
69 acknowledges the Woodard Creek Coalition's February 2017 Woodard Creek Watershed Plan;
70 and

71

72 BE IT FURTHER RESOLVED that the City of Homer will reference appropriate sections of
73 the Woodard Creek Watershed Plan in its revisions to the City of Homer Comprehensive Plan;
74 and

75

76 BE IT FURTHER RESOLVED that the City of Homer will promote the Woodard Creek
77 Watershed Plan on the Planning Department's page of the City of Homer's Planning website
78 and will make the plan available in the Planning Department for reference by home and
79 business owners living in the Woodard Creek watershed.

80

81 PASSED AND ADOPTED by the Homer City Council, this 26th day of June, 2017.

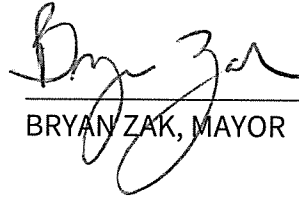
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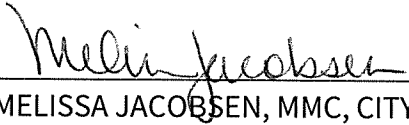
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CITY OF HOMER



BRYAN ZAK, MAYOR

ATTEST:



MELISSA JACOBSEN, MMC, CITY CLERK





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 18-12

TO: Homer Advisory Planning Commission **18-12**
 FROM: Julie Engebretsen, Deputy City Planner
 THROUGH: Rick Abboud, City Planner
 DATE: February 21, 2018
 SUBJECT: Bunnell's Subdivision No. 17 2018 Replat Preliminary Plat

Requested Action: Recommend approval of the preliminary plat to reconfigure lot lines and dedicate a portion of Spruceview Ave.

General Information:

Applicants: Christian Hanson
 PO Box 490
 Homer, AK 99603

Kenton Bloom, PLS
 1044 East End Rd Ste A
 Homer, AK 99603

City of Homer
 491 E Pioneer Ave
 Homer, AK 99603

Location:	Bartlett St and Spruceview Ave
Parcel ID:	17513326, 17513327, 17513328 17513329
Size of Existing Lot(s):	0.25 to 0.85 acres
Size of Proposed Lots(s):	0.531 to 0.418 acres
Zoning Designation:	Residential Office District
Existing Land Use:	Residential, vacant
Surrounding Land Use:	North: Residential
	South: Residential
	East: Church/Residential Office
	West: Residential/vacant
Comprehensive Plan:	Chapter 4 Goal 1: Guide Homer's growth with a focus on increasing the supply and diversity of housing, protect community character, encouraging infill, and helping minimize global impacts of public facilities including greenhouse gas emissions.

Wetland Status:	Woodard Creek runs through the subdivision. Discharge slope wetlands may be present.
Flood Plain Status:	Zone D, flood hazards undetermined.
BCWPD:	Not within the Bridge Creek Watershed Protection District.
Utilities:	City water and sewer are available
Public Notice:	Notice was sent to 60 property owners of 66 parcels as shown on the KPB tax assessor rolls.

Analysis: Commissioners may recall that citizens worked on a project called the Woodard Creek Plan. Mr. Marvin Hanson was an active landowner participant in this group, and owned the private parcels within this preliminary plat. He promoted the idea of a better public park and changing the lot lines involving his land to accommodate the park. Mr. Hanson was also a licensed surveyor. Unfortunately, he recently passed away before seeing his idea come to life. His estate is working with Kenton Bloom to see his wishes carried out.

In the current lot layout, Spruceview travels through a parcel rather than within a dedicated right of way. This plat dedicates the right of way for Spruceview Avenue, and reconfigures this block of land. The city owns an adjacent strip of land, which is designated in the Land Allocation Plan as Woodard Park. North of the park, the Hanson family owns two tracts. This plat proposes to change the layout to create a larger public park along Woodard Creek and a new residential lot to the west of the creek. This proposal for the park will be considered at the Park, Art, Recreation, and Culture Commission meeting of February 15, 2018.

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. A 15 ft utility easement is granted by the plat, and jogs around the existing non-conforming structure on lot 10-A-1.

- 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.

- C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities in areas identified as public access corridors in the Homer Non-Motorized Transportation and Trail Plan, other plans adopted by the City Council, or as required by the Kenai Peninsula Borough Code.

Staff Response: The plat meets these requirements. No additional easements are needed.

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. Tract "A" is dedicated as park land to the City of Homer.

- 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. Woodard Creek is depicted and labeled.

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

Staff Response: The plat meets these requirements. (Not applicable to this location).

- 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.

- 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. The road was constructed by the City of Homer; and this plat dedicates the right of way across what was a city owned parcel.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat does not meet these requirements. Staff recommends the applicant apply for non-conforming status on the existing house.

Public Works Comments:

1. Water and sewer stub outs will need to be provided to Lot 10-A-3.
2. An installation agreement will need to be in place or services provided before recording the plat.

3. Provide the appropriate curve return on the northern intersection corner of Spruceview and Bartlett Street (20').

Fire Department Comments: *No comments made.*

Staff Recommendation:

Planning Commission recommend approval of the preliminary plat with the following comments:

1. 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. Provide the appropriate curve return on the northern intersection corner of Spruceview and Bartlett Street (20').

Attachments:

1. Preliminary Plat
2. Illustration of City park dedication
3. Public Notice
4. Aerial Map

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2018.

FOR: _____

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____



NOTES

1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. THIS SUBDIVISION IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF HOMER.
3. THIS LOT IS SERVED BY CITY OF HOMER WATER AND SEWER.
4. THE 15' FT FRONTING THE RIGHT-OF-WAYS ARE A UTILITY EASEMENT. THIS EASEMENT IS 10' WIDE IN THE AREA WHERE THE EXISTING HOUSE FRONTS BARTLETT ST. ROW.

PLAT APPROVAL

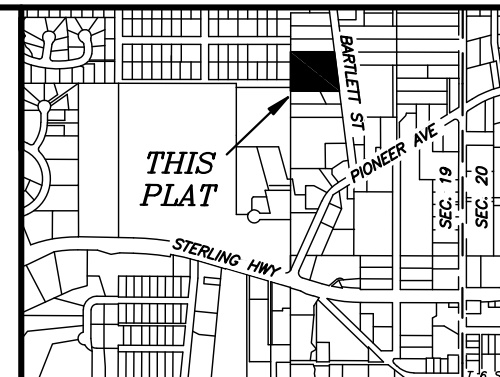
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____ KENAI PENINSULA BOROUGH

BY: _____ AUTHORIZED OFFICIAL

RECEIVED

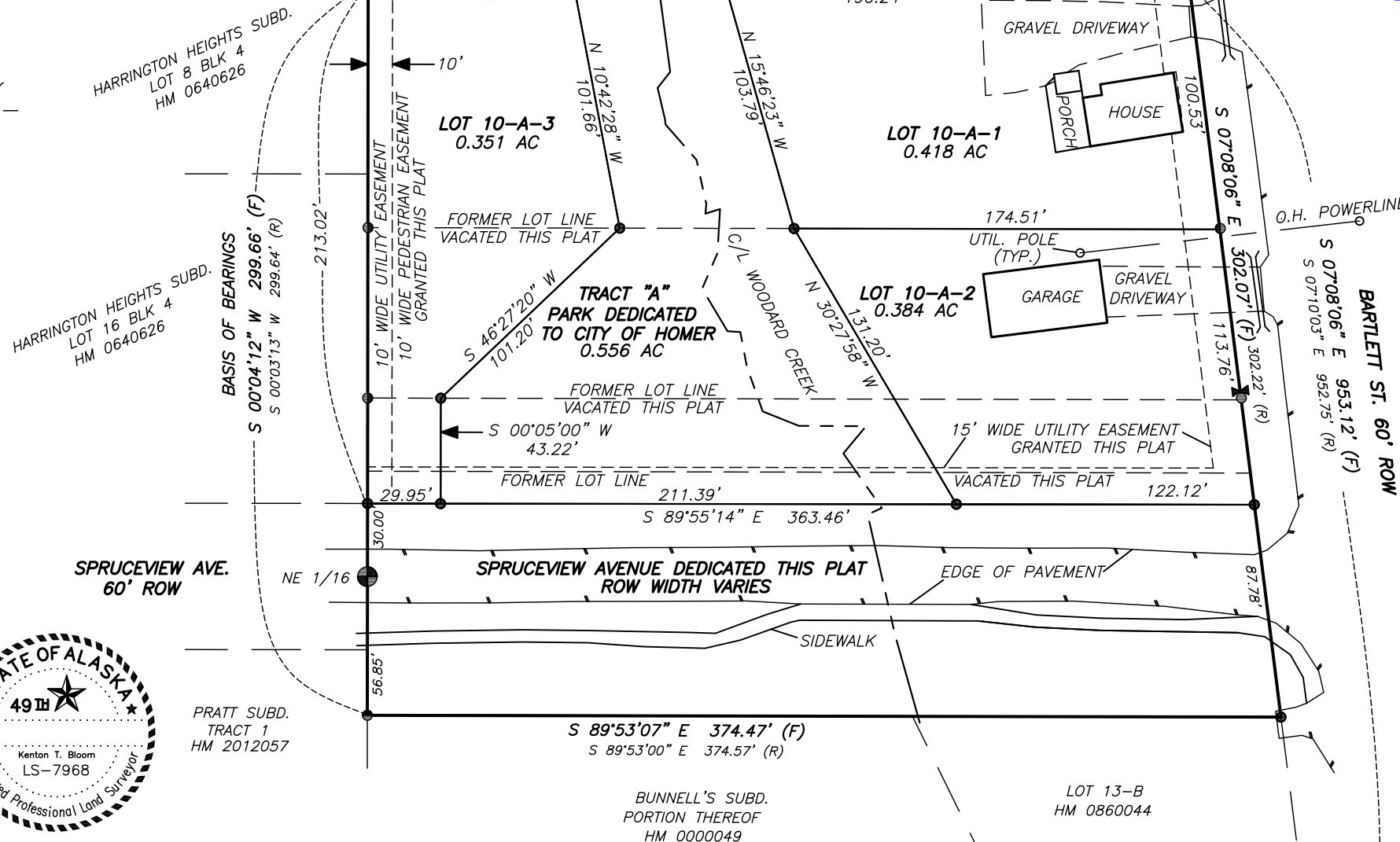
1/4/2018

CITY OF HOMER PLANNING/ZONING



VICINITY MAP

SCALE: 1" = 1000' U.S.G.S. QUAD. SELDOVIA (C-4 & C-5)

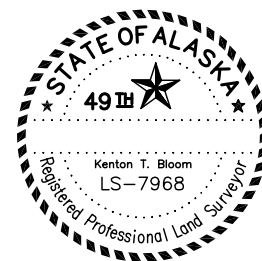
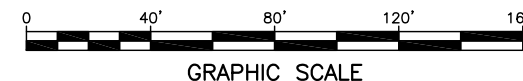


CERTIFICATE OF OWNERSHIP

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

CHRISTIAN HANSON LOT 10-A AND LOT 11-A
P.O. BOX 490
HOMER, AK 99603

KATIE KOESTER, CITY MANAGER LOT 11-B AND LOT 12-A FOR;
CITY OF HOMER
491 EAST PIONEER AVENUE
HOMER, AK 99603



NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2018.

FOR: _____

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

LEGEND

- ⊕ FIND 1/2" REBAR
- 2" AC (7968-S 2016) ON 5/8" REBAR SET THIS SURVEY
- FIND 2" AL-CAP 7538-S 2003
- FIND 2" AL-CAP 5780-S 2000
- FIND 2" AL-CAP 3686-S 1983
- PRIMARY MONUMENT AS NOTED
- ⊠ CURB STOP

WASTEWATER DISPOSAL

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

HOMER RECORDING DISTRICT KPB FILE NO. 2018-XXX

BUNNELL'S SUBD. NO. 17 2018 REPLAT

A RE-SUBDIVISION OF LOTS 10-A, 11-A, 11-B AND 12-A OF THE BUNNELL'S SUBD. NO. 17 (HM 1986044) LOCATED WITHIN THE E 1/2 OF SECTION 19 TWP. 6 SOUTH RING. 13 WEST, S.M. AND WITHIN THE CITY OF HOMER, ALASKA CONTAINING 2.447 ACRES +/-

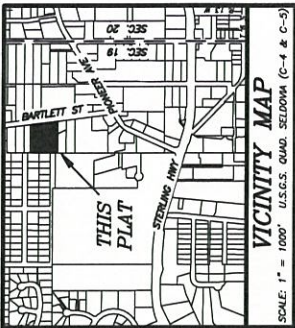
SEABRIGHT SURVEY + DESIGN KENTON T. BLOOM, P.L.S.

1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 235-4247

CLIENT: CHRISTIAN HANSON
P.O. BOX 490 HOMER, AK

DRAWN BY: KB CHKD BY: KB JOB #2017-72

DATE: 12/2017 SCALE: 1"=40' SHEET #1 OF 1



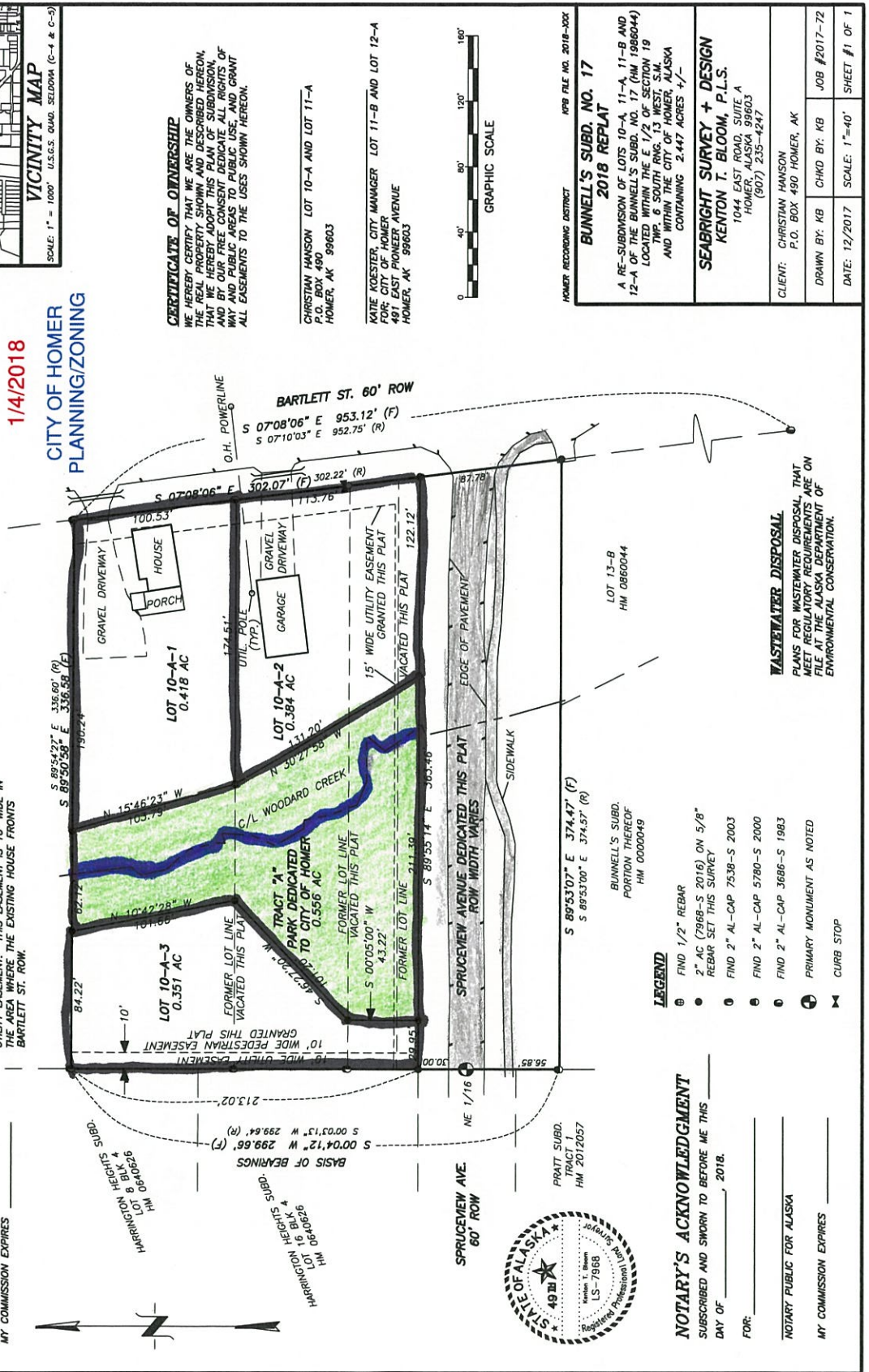
NOTARY'S ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2018.
 FOR: _____
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____

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 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2018.
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PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____ KENAI PENINSULA BOROUGH
 BY: _____ AUTHORIZED OFFICIAL

RECEIVED
 1/4/2018
 CITY OF HOMER
 PLANNING/ZONING



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CHRISTIAN HANSON LOT 10-A AND LOT 11-A
 P.O. BOX 490
 HOMER, AK 99603

KATE KOSTERED CITY MANAGER LOT 11-B AND LOT 12-A
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 491 EAST PIONEER AVENUE
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HOMER RECORDING DISTRICT
 KPB FILE NO. 2018-100
BUNNELL'S SUBD. NO. 17
 2018 REPLAT
 A RE-SUBDIVISION OF LOTS 10-A, 11-A, 11-B AND 12-A OF THE BUNNELL'S SUBD. NO. 17 (HM 19860044) LOCATED WITHIN THE 1/2 SECTION 19 T12S, R14E, S12W, ALASKA AND WITHIN THE CITY OF HOMER, ALASKA CONTAINING 2.447 ACRES +/-
SEABRIGHT SURVEY + DESIGN
 KENTON T. BLOOM, P.L.S.
 1044 EAST ROAD, SUITE A
 HOMER, ALASKA 99603
 (907) 235-4247
 CLIENT: CHRISTIAN HANSON
 P.O. BOX 490 HOMER, AK
 DRAWN BY: KB
 CHKD BY: KB
 DATE: 12/2017
 SCALE: 1"=40'
 SHEET #1 OF 1

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

LEGEND
 ○ FIND 1/2" REBAR
 ● 2" AC (7968-S 2016) ON 5/8" REBAR SET THIS SURVEY
 ⊙ FIND 2" AL-CAP 7538-S 2003
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 ⊙ FIND 2" AL-CAP 3686-S 1983
 ⊙ PRIMARY MONUMENT AS NOTED
 ⊙ CURB STOP



NOTARY'S ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2018.
 FOR: _____
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____

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:

Bunnell's Subd. No. 17 2018 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 Advisory Planning Commission on Wednesday, February 21, 2018 at 6:30 p.m. at Homer City Hall, Cowles Council Chambers, 491 East Pioneer Avenue, Homer, Alaska.

Anyone wishing to present testimony concerning this matter may do so at the meeting or by submitting a written statement to the Homer Advisory Planning Commission, 491 East Pioneer Avenue, Homer, Alaska 99603, by 4:00 p.m. on the day of the meeting.

The complete proposal is available for review at the City of Homer Planning and Zoning Office located at Homer City Hall. For additional information, please contact Rick Abboud in the Planning and Zoning Office, 235-3106.

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

.....

VICINITY MAP ON REVERSE

Vicinity Map

Soundview Ave

Noview Ave

Spruceview Ave

Bartlett St

Main St

Church

Pratt Museum

Pioneer Ave

These four lots to be reconfigured.

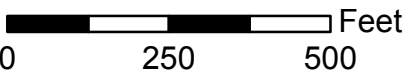
X
X
X
X



City of Homer
Planning and Zoning Department
February 6, 2018

Bunnells Sub No 17
2018 Replat Preliminary Plat

Marked lots are within 500 feet
and property owners notified.



Disclaimer:
It is expressly understood the City of
Homer, its council, board,
departments, employees and agents are
not responsible for any errors or omissions
contained herein, or deductions, interpretations
or conclusions drawn therefrom.

CITY OF HOMER PLANNING/ZONING PLAT APPROVAL

NOTARY'S ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS
DAY OF _____, 2018.

FOR: _____

NOTARY PUBLIC FOR ALASKA

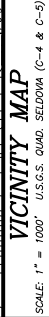
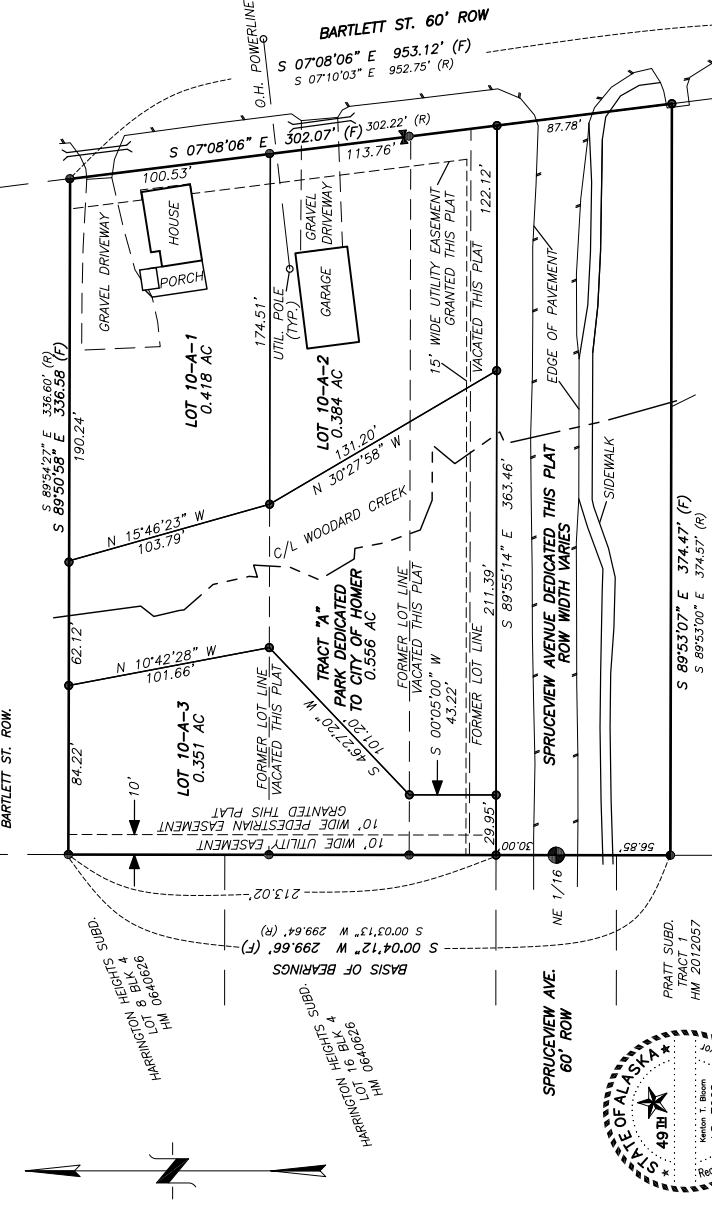
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KENAI PENINSULA BOROUGH

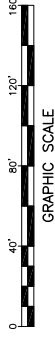
BY: _____
AUTHORIZED OFFICIAL



CERTIFICATE OF OWNERSHIP
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CHRISTIAN HANSON LOT 10-A AND LOT 11-A
P.O. BOX 490
HOMER, AK 99603

KATE KOESTER, CITY MANAGER LOT 11-B AND LOT 12-A
1044 EAST ROAD, SUITE A
491 EAST PIONEER AVENUE
HOMER, AK 99603



HOMER RECORDING DISTRICT KRP FILE NO. 2018-XXX

**BUNNELL'S SUBD. NO. 17
2018 REPLAT**
A RE-SUBDIVISION OF LOTS 10-A, 11-A, 11-B AND 12-A OF THE BUNNELL'S SUBD. NO. 17 (HM 19860044) LOCATED WITHIN THE E 1/2 OF SECTION 19 T14P, 8 SOUTH RING, 13 WEST, S14M, WITHIN THE CITY OF HOMER, ALASKA CONTAINING 2.447 ACRES +/-

SEABRIGHT SURVEY + DESIGN KENTON T. BLOOM, P.L.S. 1044 EAST ROAD, SUITE A HOMER, ALASKA 99603 (907) 236-4247	
CLIENT: CHRISTIAN HANSON P.O. BOX 490 HOMER, AK	
DRAWN BY: KB	CHKD BY: KB
DATE: 12/2017	SCALE: 1"=40'
	JOB #2017-72
	SHEET #1 OF 1

LEGEND

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- 2" AC (7968-S 2016) ON 5/8" REBAR SET THIS SURVEY
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- FIND 2" AL-CAP 5780-S 2000
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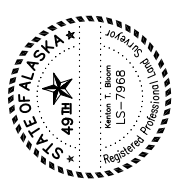
NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS
DAY OF _____, 2018.

FOR: _____

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____



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

Aerial Map

Soundview Ave

Noview Ave

Spruceview Ave

These four lots to be reconfigured.

Bartlett St

Main St

Church

Pratt Museum

Pioneer Ave

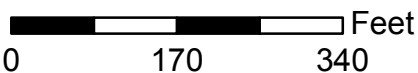
10 foot topo, 2016 photo



City of Homer
Planning and Zoning Department

February 6, 2018

Bunnells Sub No 17 2018 Replat Preliminary Plat



Disclaimer:
It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

March 1, 2018

Homer Advisory Planning Commission

Notice of Action

Request: Approval of Bunnell's Subd. No. 17 2018 Replat Preliminary Plat

Applicants:

Christian Hanson
PO Box 490
Homer, AK 99603

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

At the regular meeting of February 21, 2018 the Homer Advisory Planning Commission forwarded a **recommendation for approval** of the preliminary plat 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 Stead called for a five minute recess at 7:03 p.m. The meeting was called back to order at 7:09 p.m.

Commissioner Highland after consultation removed her intent of putting forth a special condition.

There was no further discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PLAT CONSIDERATION

A. Staff Report 18-12, Bunnell's Subd. No. 17, 2018 Replat Preliminary Plat

City Planner Abboud reviewed the report for the commission. He noted that the outcome of this plat will dedicate a portion of Spruceview that is not currently dedicated. This exchange will allow for a larger dedicated park area.

Chair Stead invited the applicant to provide his presentation to the commission.

Kenton Bloom, surveyor and working with the family and estate, provided information on the history of the project and the benefits to the area and the community.

Chair Stead opened the public comment period. Upon having no one in the audience come forward he closed the public comment period.

Chair Stead opened the floor for questions of staff and applicant from the commission.

Commissioner Bernard inquired if there was knowledge of the future plans for the mentioned park and if it was typical for the Parks and Recreation Commission to review this type of action prior to the Planning Commission and what the outcome was.

City Planner Abboud did not believe there was any definite plans in place at this time. This is in relation to the Woodard Creek Plan and he has not been a part of that project discussion but this represent a win-win situation. He did not have the results from the recent Parks meeting.

VENUTI/BANKS - MOVED TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAT TO RECONFIGURE LOT LINES AND DEDICATE A PORTION OF SPRUCEVIEW AVENUE WITH THE FOLLOWING COMMENTS:

1. PROPERTY OWNER SHOULD CONTACT ARMY CORPS OF ENGINEERS PRIOR TO ANY ONSITE 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. PROVIDE THE APPROPRIATE CURVE RETURN ON THE NORTHERN INTERSECTION CORNER OF SPRUCEVIEW AND BARTLETT STREET (20')

There was a brief comments on the proposed project, the different entities that worked together to bring the project forward, it was a generous donation to the city and it was not necessary to include the non-conforming status comment in the motion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

A. City Manager's Reports for the February 12, 2018 City Council Meeting

Chair Stead encouraged everyone to read the information.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

City Planner Abboud commented that it was nice to have Mr. Wall come down and speak on the Borough Comprehensive Plan and hear the public comments. He is encouraged on the City's Comprehensive Plan and believes they are doing well, and will continue to work on that.

Deputy City Clerk Krause reported that the Parks and Recreation Commission did review the Woodard Park Land proposal and approved it last week and that their recommendation will be forthcoming. The Commission will be working on a park plan in the future for this land.

COMMENTS OF THE COMMISSION

Commissioner Banks had no comments.

Commissioner Venuti commented that he preferred the process of updating their comp plan line by line as the commission is involved throughout the process. The Borough Planning Commission has had two presentations one was an initial introduction by Agnew Beck and one just recently. There is not that close working relationship with the Consultant and the Borough Planning



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

To: Parks, Art, Recreation and Culture Advisory Commission
From: Julie Engebretsen, Deputy City Planner
Date: February 8, 2018
Subject: Woodard Creek Park

Requested Action: Make a motion in support of the proposal layout of Woodard Creek Park.

Kenton Bloom, surveyor, will be making a presentation on Woodard Creek Park at the meeting. Later in the meeting, the Commission will have the opportunity to pass a motion of support for the plan. Commissioners may recall that there is a strip of land that is designated as Woodard Park, along Spruceview Ave, just west of Bartlett St. The adjoining land owner, Marvin Hanson, was a member of the Woodard Creek Coalition, and brought forward the idea of moving lot lines to create a more usable public park area. Mr. Hanson has since passed away, but Kenton is working with the heirs to the estate to bring this park vision to fruition. On the attached preliminary plat, Tract A would become a park dedicated to the City of Homer.

Attachments

Bunnell's Subdivision No 17 2018 Replat Preliminary Plat

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2018.

FOR: _____

NOTARY PUBLIC FOR ALASKA _____

MY COMMISSION EXPIRES _____

PLAT APPROVAL

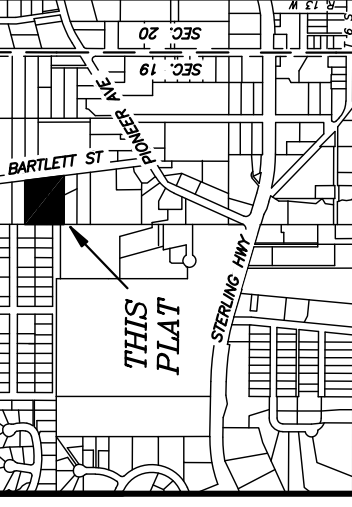
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____ KENAI PENINSULA BOROUGH

BY: _____ AUTHORIZED OFFICIAL

RECEIVED

1/4/2018

CITY OF HOMER PLANNING/ZONING



SCALE: 1" = 1000' U.S.G.S. QUAD. SELDOVA (C-4 & C-5)

CERTIFICATE OF OWNERSHIP

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

CHRISTIAN HANSON LOT 10-A AND LOT 11-A
P.O. BOX 490
HOMER, AK 99603

KATIE KOESTER, CITY MANAGER LOT 11-B AND LOT 12-A
FOR: CITY OF HOMER
491 EAST PIONEER AVENUE
HOMER, AK 99603



GRAPHIC SCALE

HOMER RECORDING DISTRICT KPB FILE NO. 2018-XXX

**BUNNELL'S SUBD. NO. 17
2018 REPLAT**

A RE-SUBDIVISION OF LOTS 10-A, 11-A, 11-B AND 12-A OF THE BUNNELL'S SUBD. NO. 17 (HM 1986044) LOCATED WITHIN THE E 1/2 OF SECTION 19 TWP. 6 SOUTH RING. 13 WEST, S.M. AND WITHIN THE CITY OF HOMER, ALASKA CONTAINING 2.447 ACRES +/-

**SEABRIGHT SURVEY + DESIGN
KENTON T. BLOOM, P.L.S.**

1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 235-4247

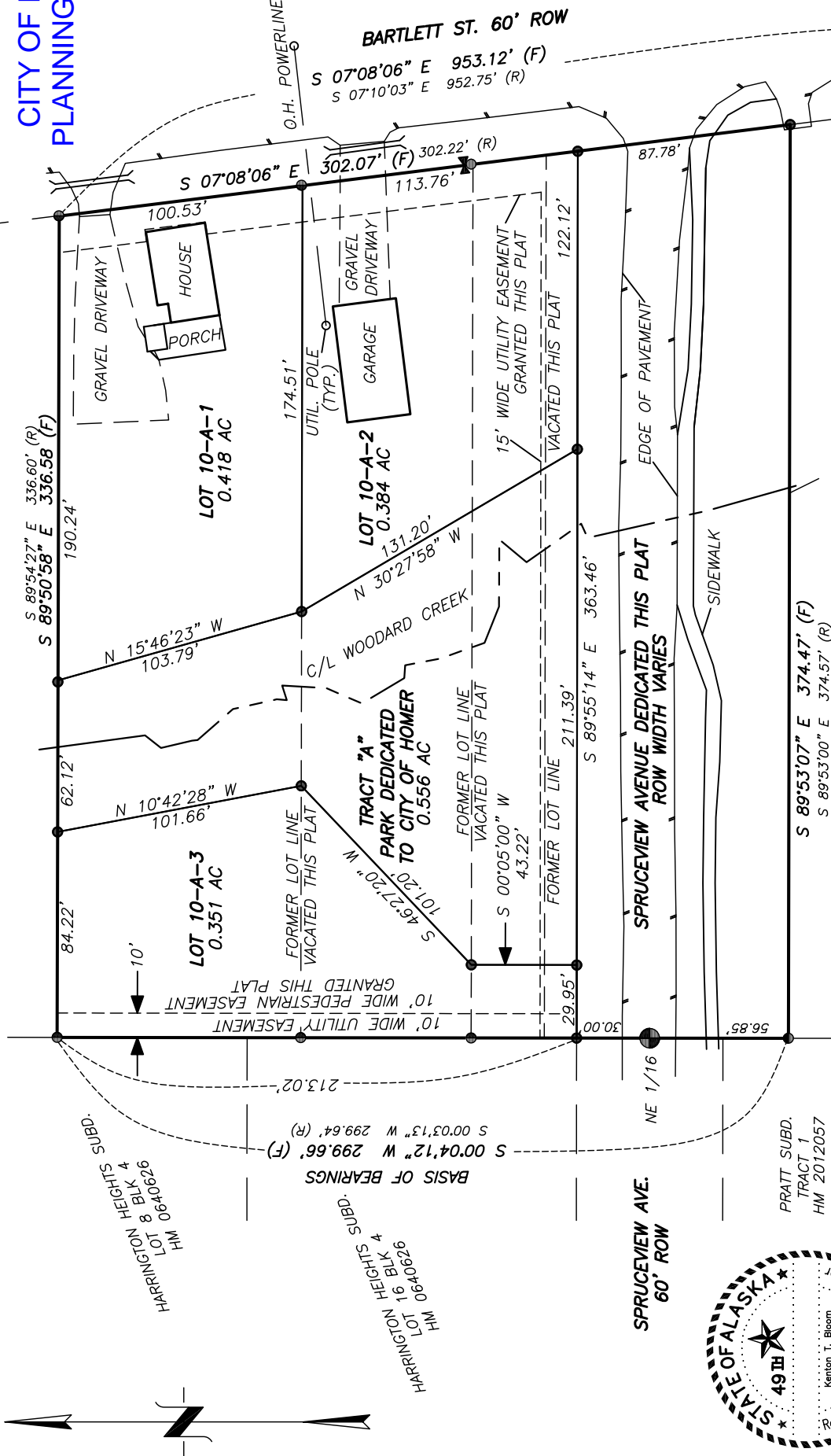
CLIENT: CHRISTIAN HANSON
P.O. BOX 490 HOMER, AK

DRAWN BY: KB CHKD BY: KB JOB #2017-72

DATE: 12/2017 SCALE: 1"=40' SHEET #1 OF 1

NOTES

- NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
- THIS SUBDIVISION IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF HOMER.
- THIS LOT IS SERVED BY CITY OF HOMER WATER AND SEWER.
- THE 15' FT FRONTING THE RIGHT-OF-WAYS ARE A UTILITY EASEMENT. THIS EASEMENT IS 10' WIDE IN THE AREA WHERE THE EXISTING HOUSE FRONTS BARTLETT ST. ROW.



LEGEND

- FIND 1/2" REBAR
- 2" AC (7968-S 2016) ON 5/8" REBAR SET THIS SURVEY
- FIND 2" AL-CAP 7538-S 2003
- FIND 2" AL-CAP 5780-S 2000
- FIND 2" AL-CAP 3686-S 1983
- PRIMARY MONUMENT AS NOTED
- ◄ CURB STOP

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2018.

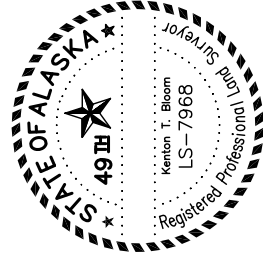
FOR: _____

NOTARY PUBLIC FOR ALASKA _____

MY COMMISSION EXPIRES _____

WASTEWATER DISPOSAL

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



Session 18-02 A Regular Meeting of the Parks, Art, Recreation and Culture Advisory Commission was called to order on February 15, 2018 at 6:02 pm by Chair Matt Steffy at the Cowles Council Chambers City Hall located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS FAIR, LOWNEY, SHARP, ASHMUN, HARRALD, ARCHIBALD, ROEDL, STEFFY AND SALZMANN

ABSENT: COMMISSIONER WALLS (EXCUSED)

STAFF: DEPUTY CITY PLANNER ENGEBRETSEN
DEPUTY CITY CLERK KRAUSE
RECREATION MANAGER ILLG

The commission met at 5:30 p.m. in a worksession to discuss the Homer Education Recreation Center (HERC) facility. The worksession adjourned at 5:58 p.m.

APPROVAL OF THE AGENDA

Chair Steffy called for a motion to approve the agenda but would like to add an amendment to add Recreation Manager Illg under Reports, Item B.

LOWNEY/ROEDL – MOVED TO APPROVE THE AGENDA AS AMENDED.

There was a no discussion.

VOTE. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENT ON ITEMS ALREADY ON THE AGENDA

Pat Moss, city resident, commented on the Homer Dog Trainers use the field at the HERC facility in the summer on most every Saturday, the Homer Animal Friends group also uses the field for events. It has been discussed that Homer needs a Dog Park and that would be a perfect location.

VISITORS

Kenton Bloom, Woodard Creek Park

Mr. Bloom provided a synopsis of the proposed plan to enlarge the area and create Woodard Creek Park. -

- Spruceview would have a dedicated right of way
- Reconfigures the block of land to create a larger public park along Woodard Creek and a new residential lot to the west of the creek
- City owned strip of land along Spruceview west of Bartlett Street and is currently designated as Woodard Park
- The heirs of Marvin Hanson wish to bring Mr. **Hanson's park vision to fruition**
- The park would be granted to the City of Homer

Mr. Bloom responded to a few questions and comments from the commission noting the owner was not a “showy guy” and the heirs have not requested naming the park; acknowledging the work of Mr. Hanson on the Woodard Creek Plan, all parties involved are agreeable to the proposed arrangement, surrounding property owners input on the proposal and the derelict shed on the property will require removal.

Commissioners commented on the benefits to the creek and community and future naming or development. Staff provided input that once it has final approval from the Borough, in the future the commission can certainly develop a park plan when the city takes ownership.

Chair Steffy thanked Mr. Bloom for presenting the project to the commission.

RECONSIDERATION

ADOPTION OF THE CONSENT AGENDA

All items on the consent agenda are considered routine and non-controversial by the Parks Art Recreation & Culture Advisory Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Commissioner or someone from the public, in which case the item will be moved to the regular agenda and considered in normal sequence.

A. Minutes for the Special Meeting on January 18, 2018

Chair Steffy requested a motion to adopt the Consent Agenda.

LOWNEY/HARRALD – SO MOVED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

STAFF & COUNCIL REPORTS/COMMITTEE REPORTS/BOROUGH REPORTS

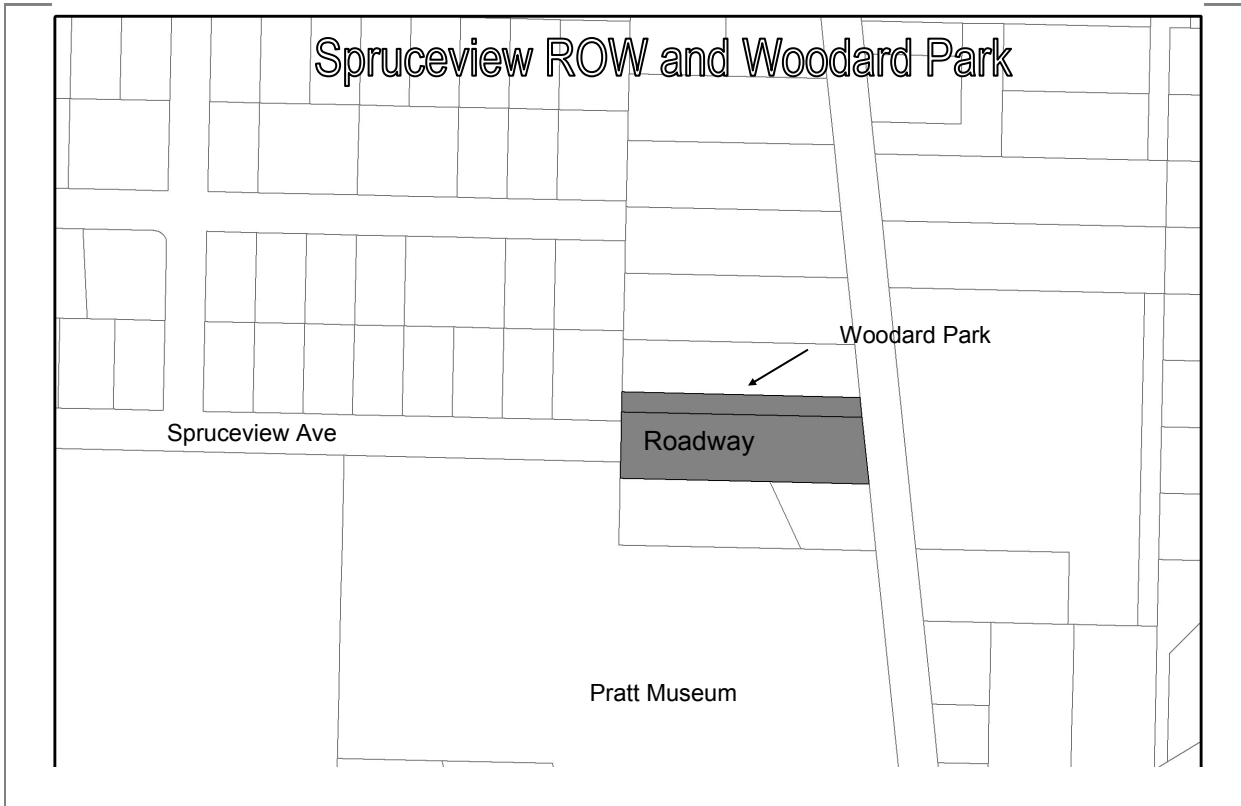
A. Julie Engebretsen, Deputy City Planner

Deputy City Planner Engebretsen commented on the table regarding the work on the master plan for Karen Hornaday Park. This will be on the March agenda so there is plenty of time for review by the commission. She also noted the information in the Supplemental Packet provided by Commission Harrald on the Camp Host program.

B. Mike Illg, Recreation Manager

Recreation Manager Illg provided a report to the commission on the following:

- Spring/Summer catalog has been submitted to the printer
- There are many new programs being offered
- The Telluride Festival was a success. There were approximately 500 who attended and HOWL was able to raise \$1500 for their organization.



Designated Use: ROW and Woodard Park
Acquisition History: ROW: Purchased for Harrington Heights LID, Ord 2000-13(S) 7/2000. Woodard Park: Tax Foreclosure (Harry Gregoire), Park designation enacted in Reso 04-53

Area: ROW 0.85 acres Woodard Park: .025 acres	Parcel Number: 17513329 17513328
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2015 Assessed Value: ROW: \$79,700, Park: \$40,600

Legal Description: ROW: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 12-A
 Woodard Park: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 11-B

Zoning: Residential Office	Wetlands: Woodard Creek and wetlands present
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Infrastructure: Paved access on Bartlett. Part of completed Spruceview Road LID. Water and sewer present.

Notes:

Finance Dept. Code: ROW: 500.0051 Park: