



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: RENEE KRAUSE, DEPUTY CITY CLERK II
DATE: APRIL 19, 2023
SUBJECT: SUPPLEMENTAL

10. PENDING BUSINESS

10. A. Bunnell's Subdivision 2023 Replat Preliminary Plat
Memorandum PL 23-025

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12. INFORMATIONAL MATERIALS

12. C. Homer: Guiding Growth
Community Meeting Announcement

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Staff Report 23-025

TO: Homer Planning Commission
FROM: Julie Engebretsen, Economic Development Manager
THROUGH: Rick Abboud, AICP, City Planner
DATE: 4/5/2023
SUBJECT: Bunnell Subdivision 2023 Replat Preliminary Plat

Requested Action: Approval of a preliminary plat to shift a common lot line and dedicate a portion of Swatzell Street.

General Information:

Applicants:	John & Candace Hendrix 2000 Atwood Dr Anchorage, AK 99517	Susan Malone PO Box 2415 Homer, AK 99603	Ability Surveys 152 Dehel Ave. Homer, AK 99603
Location:	Near corner of W. Pioneer and Main St, west of the Movie Theater		
Parcel ID:	17514223, 17514218		
Size of Existing Lot(s):	0.36, 0.89		
Size of Proposed Lots(s):	1.25 acres		
Zoning Designation:	Central Business District and Medical District		
Existing Land Use:	Mixed use office building (Hillas Building), parking lot, and vacant lot		
Surrounding Land Use:	North: Vacant/Residential South: Commercial restaurant, salon, East: Movie Theater West: Four small commercial structures, including restaurant and offices, Church		
Comprehensive Plan:	Chapter 4 Goal 1 Implementation item 1-D-4: Encourage a concentrated development pattern to reduce the need for vehicle trips and encourage non-motorized transportation.		
Wetland Status:	No mapped wetlands but there is a drainage; see discussion.		
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 32 property owners of 49 parcels as shown on the KPB tax assessor rolls.
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Analysis: This subdivision is within the Central Business District (southern lot) and Medical District (northern lot). This plat shifts the common lot line between the two lots. The southern lot contains the two story mixed use Hillas Building, and the land behind the building is used for parking. This plat allows the Hillas Building owner to purchase the parking area from the adjacent land owner. A half right of way will also be dedicated along Swatzell Street.

Drainage

There is a drainage that runs from the north to the east, flowing along the back side of the parking lot, then south to Pioneer Ave between the Twisted Goat Restaurant and the octagon building. (See Attachments) The City acquired a 15-foot drainage easement centered on the creek during a recent platting action to the north. The City is requesting a continuation of this easement on the lots within this subdivision.

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: Dedicate a 15-foot utility easement along the newly dedicated Swatzel Street.

- 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 required by HCC 11.04.120.

Staff Response: The plat meets these requirements. No requests from Public Works.

- D. The City Council may accept the dedication of easements or rights-of-way for non-motorized transportation facilities that are not required by subsection (c) of this section, if the City Council determines that accepting the dedication would be Consistent with the adopted plans of the City.

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.

- 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: Dedicate a 15-foot utility easement centered on the drainage. This continues the drainage easement from the north.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

- K. Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;

Staff Response: The plat meets these requirements. Information is on file with the Public Works Department.

- 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. Contours are shown.

- 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 meets these requirements.

Public Works Comments:

1. There will need to be a drainage easement that continues from Lot 50-A.
2. Dedicate a 15' drainage easement centered on the creek of Lots 51A and possibly through the north west corner of lot 54A.
3. Dedicate a 15' utility easement fronting the newly dedicated Swatzell Street.
4. There currently exists a water and sewer stub out for lot 51A on the south east property boundary. These services will need to be relocated north as to serve the lot directly and not via an easement.
5. The property owner will need to relocate the services prior to recording the plat, or enter into an installation agreement with the City, in which they will bond the cost of relocating the services in an agreed upon time frame. This will allow the plat to be recorded prior to the work being completed.

Staff Recommendation:

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

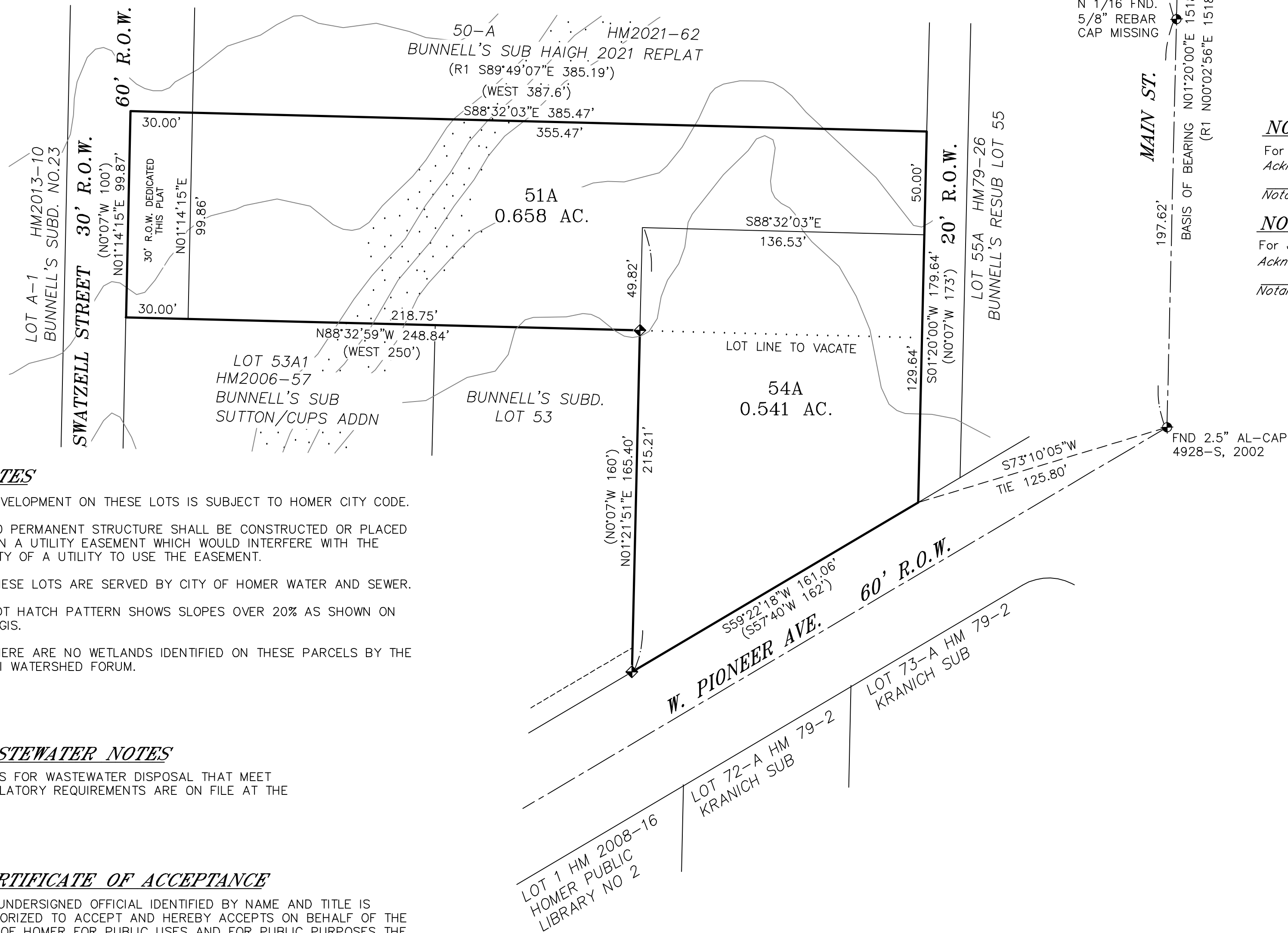
1. Include a plat note stating "Property owner should contact the Army Corps of Engineers prior to any on-site development or construction activity to obtain the most current wetland designation (if any). Property owners are responsible for obtaining all required local, state and federal permits."
2. Dedicate a 15' drainage easement centered on the creek of Lots 51A and possibly through the north west corner of lot 54A.
3. There currently exists a water and sewer stub out for lot 51A on the south east property boundary. These services will need to be relocated north as to serve the lot directly and not via an easement.
4. The property owner will need to relocate the services prior to recording the plat, or enter into an installation agreement with the City, in which they will bond the cost of relocating the services in an agreed upon time frame. This will allow the plat to be recorded prior to the work being completed.

Attachments:

1. Preliminary Plat
2. Surveyor's Letter
3. Public Notice
4. Aerial Map
5. Drainage Map

LEGEND

- ◆ FOUND MONUMENT AS DESCRIBED
- ◆ FOUND 5/8" REBAR
- () RECORD DATA PER HM44-49
- (R1) RECORD DATA PER HM2021-62



NOTES

1. DEVELOPMENT ON THESE LOTS IS SUBJECT TO HOMER CITY CODE.
2. 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. THESE LOTS ARE SERVED BY CITY OF HOMER WATER AND SEWER.
4. DOT HATCH PATTERN SHOWS SLOPES OVER 20% AS SHOWN ON KPB GIS.
5. THERE ARE NO WETLANDS IDENTIFIED ON THESE PARCELS BY THE KENAI WATERSHED FORUM.

WASTEWATER NOTES

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE

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 REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLIES AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS: SWATZELL ST.

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: _____ DATE: _____
NAME AND TITLE OF AUTHORIZED OFFICIAL
CITY OF HOMER.

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of MM/DD/YYYY.
KENAI PENINSULA BOROUGH

BY _____
Authorized Official

PLAT #
Rec Dist
Date
Time

KPB FILE No. 2022-000

CERTIFICATE OF OWNERSHIP

We hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision, and by our free consent dedicate all public rights-of-way and grant all easements to the use shown.

SUSAN MALONE
P.O. BOX 2415
HOMER, AK 99603

JOHN L HENDRIX
2000 ATWOOD DR
ANCHORAGE, AK 99517

CANDACE L HENDRIX
2000 ATWOOD DR
ANCHORAGE, AK 99517

NOTARY'S ACKNOWLEDGEMENT

For SUSAN MALONE
Acknowledged before me this ____ day of _____ 2023.

Notary public for Alaska My Commission Expires

NOTARY'S ACKNOWLEDGEMENT

For JOHN L & CANDACE L HENDRIX
Acknowledged before me this ____ day of _____ 2023.

Notary public for Alaska My Commission Expires

VICINITY MAP 1" = 1/2 MILE

DATE	3-7-2023
SCALE	1" = 40'
JOB No.	5468
DRAWING:	5468_5467_SPZ

STATE OF ALASKA

49TH

Gary B. Nelson

No. 7610-S

REGISTERED PROFESSIONAL LAND SURVEYOR

BUNNELL'S SUBDIVISION

2023 REPLAT

A REPLAT OF LOTS 51 & 54, BUNNELL'S SUBDIVISION (HM44-49), IN THE NE1/4 SEC. 19, T6S, R13W, S.M., KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA CONTAINING 1.25 ACRES

OWNERS:

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ABILITY SURVEYS

GARY NELSON, PLS

(907) 235-8440

152 DEHEL AVE., HOMER ALASKA 99603

DRAWN BY: BT

CHECKED: GN

ABILITY SURVEYS

SURVEYING HOMER SINCE 1975

LAND SURVEYING - CONSTRUCTION SURVEYING - DESIGN SURVEYING
152 DEHEL AVE. , HOMER, AK. 99603 PH. 907-235-8440 FAX. 235-8440

3/8/2022

City of Homer Planning Dept.
491 E. Pioneer Ave.
Homer, AK 99603

Re: Preliminary Plat submittal of **BUNNELL'S SUBDIVISION 2023 REPLAT**

Enclosed herewith are 1 reduced to 11 X 17 copy of the preliminary plat and 1 full sized 18"X 24" copy, and a check # **3869** in the amount of \$300 for the City of Homer filing fee.

The proposed subdivision is located near the intersection of Pioneer Ave and Main St.
The existing parcel is serviced by city water and sewer.

Lot 54 falls within the Central Business District and Lot 51 is zoned Residential Office.

I am not aware of other necessary code exemptions at this time but reserve a right to ask for it if one is found to be necessary. I met with the Planning Department last week and am aware that a drainage easement will be requested for lot 51 and that the ROW dedication on the west boundary of lot 51 would be required. The location for the drainage easement will be determined during the field survey.

Thank you for your assistance and consideration in this endeavor. Please don't hesitate to call for any reason.

Sincerely,

/s/ Gary Nelson

Gary Nelson, PLS

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 Subdivision 2023 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, April 5, 2023 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 April 5, 2023 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.

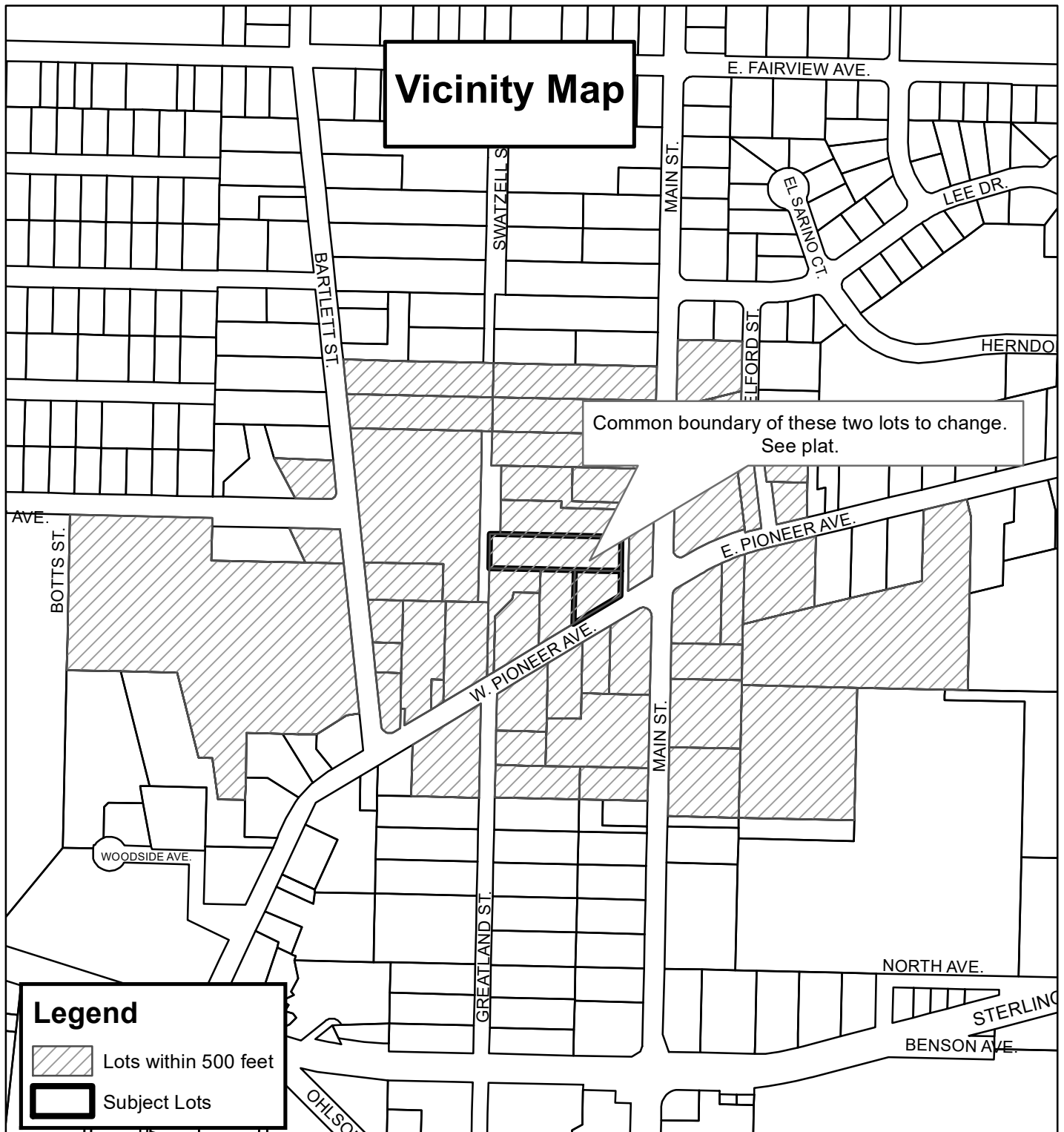
If you have questions or would like additional information, contact Rick Abboud at the Planning and Zoning Office. Phone: (907) 235-3106, email: clerk@cityofhomer-ak.gov, or in-person at Homer City Hall.

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



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VICINITY MAP ON REVERSE

Vicinity Map



Legend

-  Lots within 500 feet
-  Subject Lots



City of Homer
Planning and Zoning Department

March 15, 2023

Request for Bunnell Subdivision 2023 Replat 126 W Pioneer Ave.

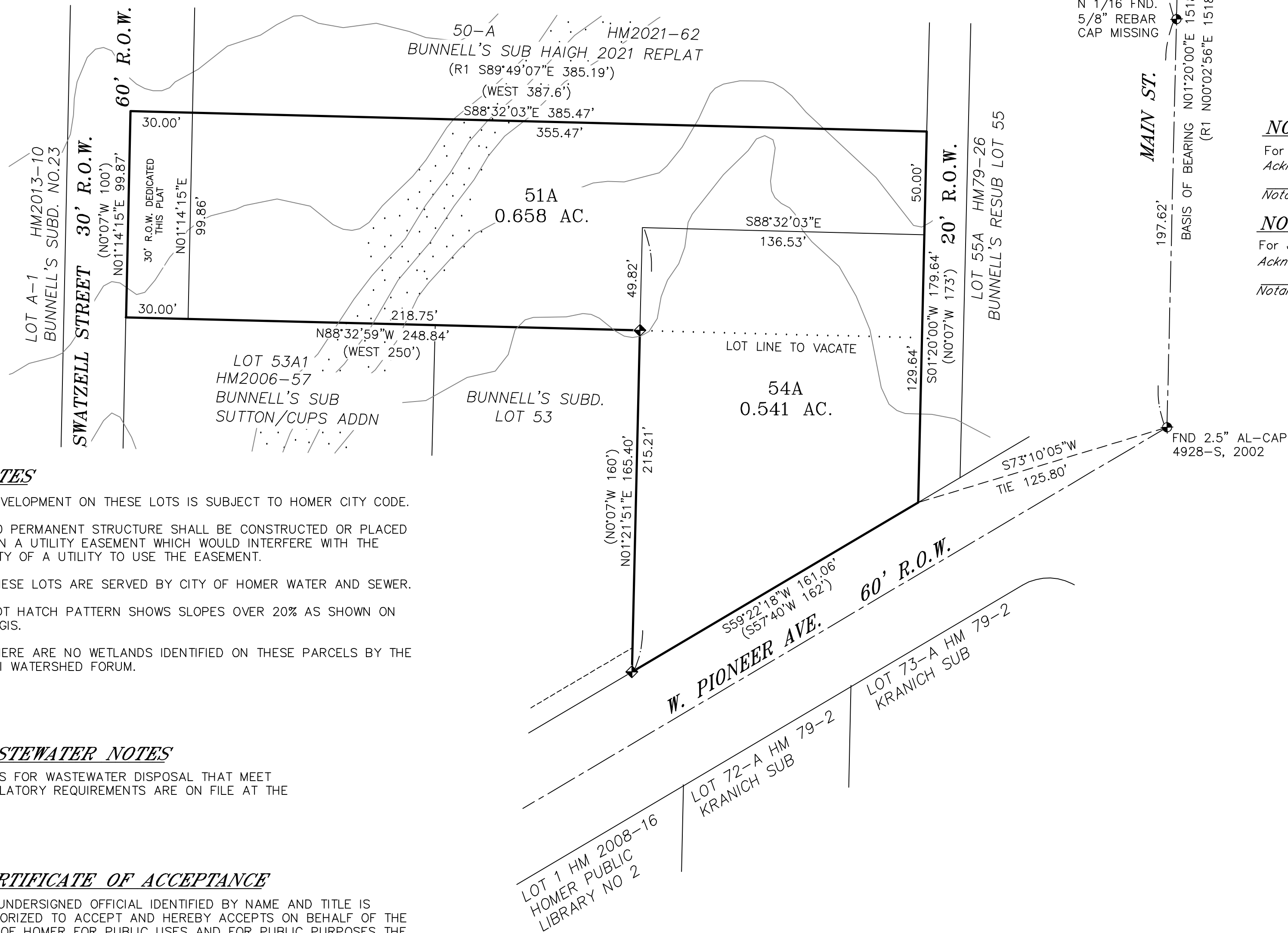
Marked lots are within 500 feet and
property owners notified



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.

LEGEND

- ◆ FOUND MONUMENT AS DESCRIBED
- ◆ FOUND 5/8" REBAR
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BY: _____ DATE: _____
NAME AND TITLE OF AUTHORIZED OFFICIAL
CITY OF HOMER.

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KENAI PENINSULA BOROUGH

BY _____
Authorized Official

PLAT #
Rec Dist
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Time

KPB FILE No. 2022-000

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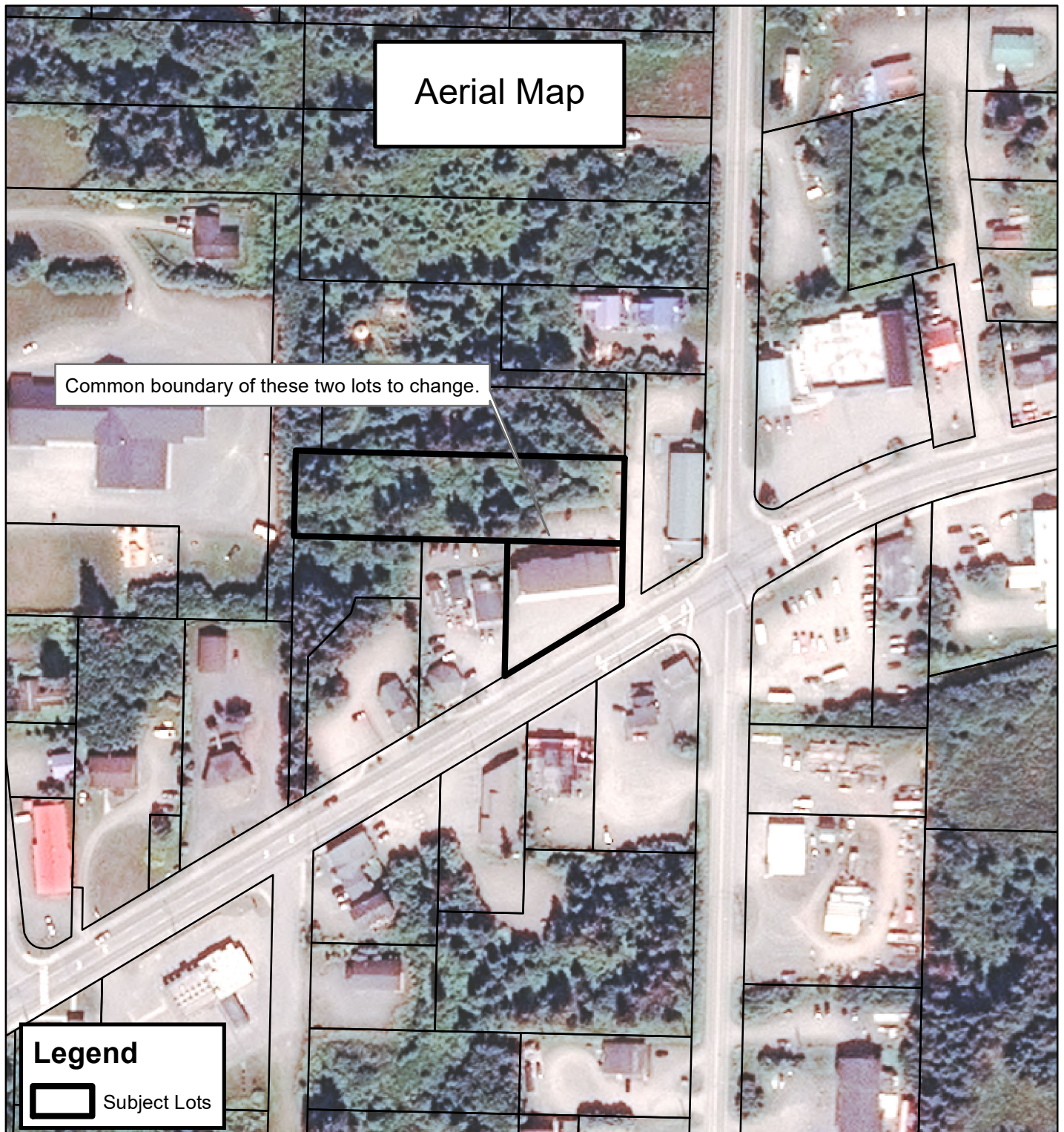
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DRAWN BY: BT

CHECKED: GN



City of Homer
Planning and Zoning Department

March 30, 2023

Request for Bunnell Subdivision 2023 Replat 126 W Pioneer Ave.



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departments, employees and agents are
not responsible for any errors or omissions
contained herein, or deductions, interpretations
or conclusions drawn therefrom.*

Guiding Growth: A Conversation Series

Guiding Growth is a conversation series developed by community members to explore growth opportunities and shared community values. Participating community members are unaffiliated and anyone is invited to help brainstorm, implement, and participate in the discussions. Through civic discourse, good conversation, and relevant resources the group hopes to help guide the vision of how the Homer community develops.

The first discussion is on April 29, 4:00 pm at Christian Community Church. Mercedes Harness will present newspaper clippings about how Homer was growing forty years ago--and how many of our concerns and shared values have remained consistent. Tom Kizzia, who edited the Homer News in the mid 1970s, will provide deeper context. Community members will be invited to share their insights and ideas.

GUIDING GROWTH

What makes Homer a special place to live?

Attend an open forum to share ideas, history
and growth opportunities for Homer.

Come see historical newspaper
photos and articles, share stories.

Discuss who we are and
how Homer is changing.

Location: Christian Community Church
3838 Bartlett St A, Homer

Time: 4-5:30 pm, Saturday, April 29

With Mercedes Harness and Tom Kizzia