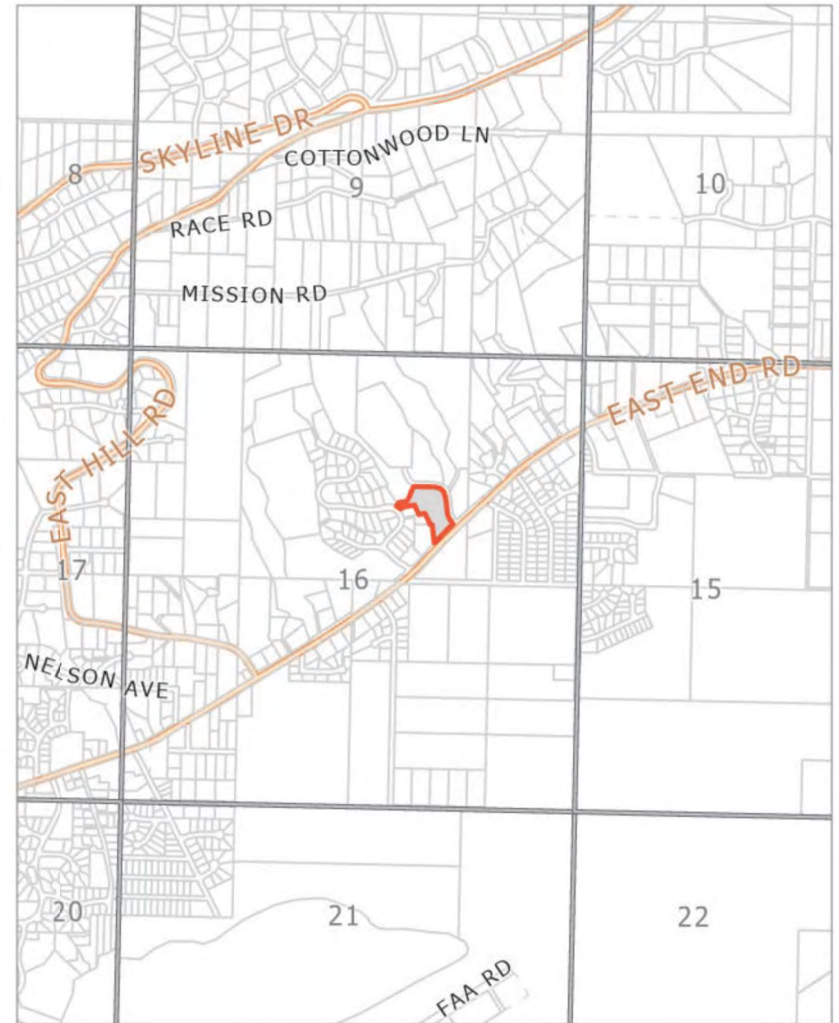
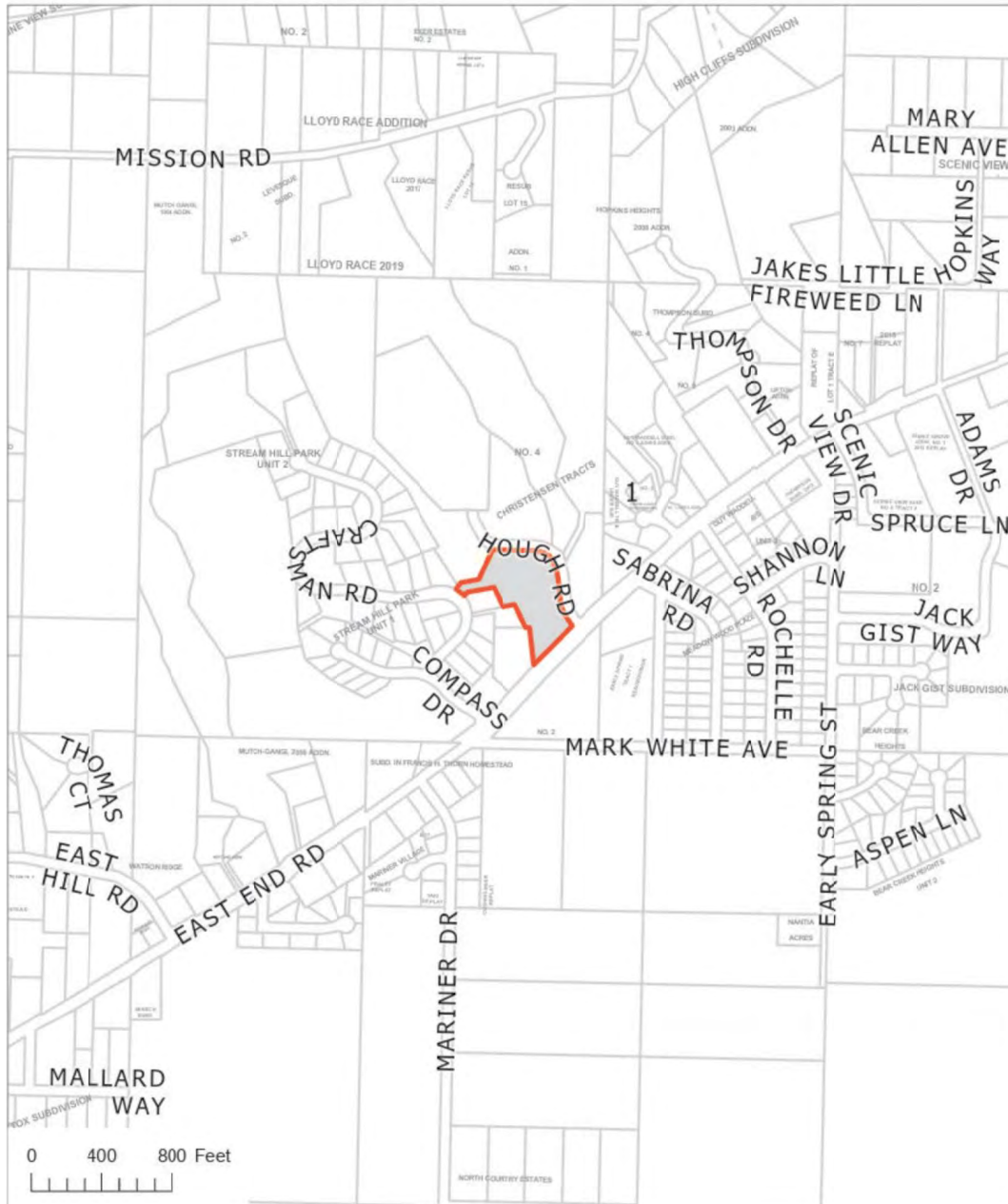


E. NEW BUSINESS

- 2. Christensen Gardens; KPB File 2025-061**
Mullikin Surveys / Hough
Location: Hough Road off East End Road
City of Homer



KPB File 2025-061
T 6S R 13W Sec 16
Homer



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.

NOTES:

- The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble 3-10 survey grade receivers, differentially corrected and processed using Spectra Geospatial Survey Pro 8.8.1.7.
- As per HMB-9, there is a 10 foot wide utility easement within Tract F-1-B, fronting the right-of-way of East End Road.
- The 15 feet fronting all other rights-of-way are subject to an underground utility easement.
- This subdivision is subject to an easement for electric lines or system with right to enter, maintain, repair, and clear shrubbery, granted to Homer Electric Association Inc. as outlined in Book 49 Page 268, Homer Recording District. No definite location disclosed.
- 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.
- Creeks and drainages are subject to a 15 foot building setback per Homer City Code.
- As per HMB-3, a 20 foot bank maintenance easement is centered on the creeks shown on said plat.
- Any person developing the property is responsible for obtaining all required local state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
- All lots within this subdivision are subject to the City of Homer zoning regulations. Owners should check with the City of Homer Planning Department Prior to development activities.
- Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

WASTEWATER DISPOSAL

Soil conditions in this subdivision have been found unsuitable for conventional onsite wastewater treatment and disposal systems. Plans showing a suitable alternate wastewater disposal system that could be used on lots in this subdivision are included in the Engineers Subdivision and Sales Report and are available from the Kenai Peninsula Borough. An alternate onsite wastewater treatment and disposal system must be designed for the specific installation by a qualified engineer registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation prior to construction.

Signature of Engineer License # Date

LINE TABLE			RECORD LINE TABLE		
Line #	Length	Direction	Line #	Length (R)	Direction (R)
L1	45.53'	N33° 45' 47"E	L1	45.53'	N33° 45' 47"E
L2	45.75'	S20° 19' 17"E	L2	45.75'	S20° 19' 17"E
L3	51.28'	S35° 22' 49"E	L3	51.28'	S35° 22' 49"E
L4	22.64'	S89° 59' 20"W	L4	22.64'	S89° 59' 20"W
L5	70.81'	S78° 24' 34"W	L5	70.81'	S78° 24' 34"W
L6	24.33'	S33° 45' 52"W	L6	24.33'	S33° 45' 52"W

CURVE TABLE					RECORD CURVE TABLE				
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length (R)	Radius (R)	Delta (R)
C1	60.37'	185.00'	18°42'	N52° 59' 12"W	60.10'	C1	60.37'	185.00'	18°42'
C2	91.51'	203.78'	25°44'	N77° 10' 30"W	90.74'	C2	91.51'	203.78'	25°44'
C3	53.74'	70.00'	43°59'	N42° 18' 57"W	52.43'	C3	53.74'	70.00'	43°59'
C4	63.40'	270.00'	13°27'	N13° 35' 41"W	63.25'	C4	63.40'	270.00'	13°27'
C5	114.46'	230.00'	28°31'	S21° 07' 27"E	113.28'	C5	114.46'	230.00'	28°31'
C6	310.54'	8524.60'	2°05'	S42° 55' 06"W	310.52'	C6	310.54'	8524.60'	2°05'

LEGEND

- Found 2" Aluminum Cap on 5/8" Rebar, 5780-S 2006
 - Found 2" Aluminum Cap on 5/8" Rebar, 7538-S 2021
 - Found 1/2" Rebar
 - Set 2" Aluminum Cap on 5/8" > 30" Rebar, 14449-S 2025
- (R) Record Measurements Per HM 2023-14, Christensen Tracts 2021 Addition

----- Easement Line
 ----- Setback Line

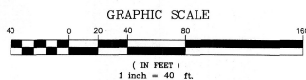
..... Areas over 20% grass per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)

Wetlands Area defined as Discharge Slope SC per the Kenai Watershed Forum (KWF)

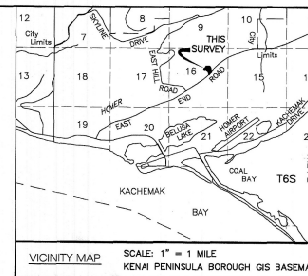
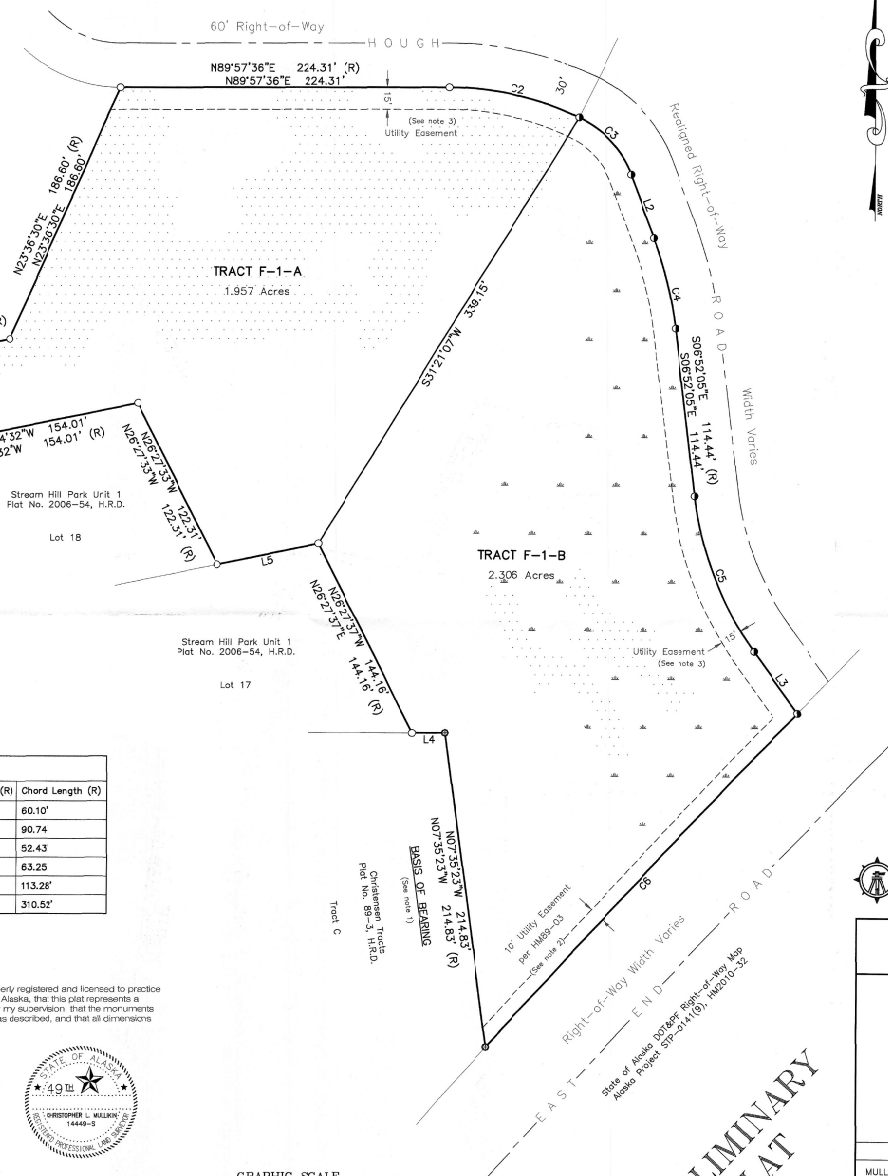
SURVEYORS CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my supervision, that the monuments shown herein actually exist as described, and that all dimensions and other details are correct.

Date: _____
 Registration No.: 14449-S
 Christopher L. Mullikin
 Professional Land Surveyor



KPB 2025-061



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

C. Michael Hough
 3733 Ben Walters Lane, Suite 2
 Homer AK 99603

Shila A. Hough
 3733 Ben Walters Lane, Suite 2
 Homer AK 99603

NOTARY'S ACKNOWLEDGMENT

For: _____

Acknowledged before me this ____ day of _____, 2025.

Notary Public for Alaska
 My Commission expires: _____

For: _____

Acknowledged before me this ____ day of _____, 2025.

Notary Public for Alaska
 My Commission expires: _____

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April #1, 2025.

Kenai Peninsula Borough Authorized Official



CHRISTENSEN GARDENS

A SUBDIVISION OF TRACT F-1
 CHRISTENSEN TRACTS 2021 ADDITION, PLAT No. 2023-14
 HOMER RECORDING DISTRICT

LOCATED WITHIN
 THE SW1/4 NE1/4 OF SECTION 16
 TOWNSHIP 6 SOUTH, RANGE 13 WEST,
 SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
 KENAI PENINSULA BOROUGH,
 HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 4.263 ACRES

SURVEYOR	CLIENT
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 Homer, AK 99603	MICHAEL AND SHILA HOUGH 3733 BEN WALTERS LANE, SUITE 2 HOMER AK 99603
SURVEY DATE: 1/11/2025	SCALE: 1" = 40'
PLAT DATE: 4/30/2025	BOOK No.: NA
CHECKED BY: CLM	FILE: CHRISTENSEN SUBDIVISION.dwg
DRAWN BY: MRS	KPB FILE No.: 2023-###

AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
Christensen Gardens**

KPB File No.	2025-061
Plat Committee Meeting:	August 11, 2025
Applicant / Owner:	Michael and Shila Hough of Homer, Alaska
Surveyor:	Christopher Mullikin / Mullikin Surveys, LLC
General Location:	Hough Road, Craftsman Road and near milepost 1.5 East End Road

Parent Parcel No.:	179-021-66
Legal Description:	Township 6 South, Range 13 West, Section 16, Seward Meridian, Homer Recording District, Plat 2023-14, Christensen Tracts 2021 Addition, Tract F-1
Assessing Use:	Residential Vacant
Zoning:	City of Homer Rural Residential
Water / Wastewater	City Water for both Lots / City Sewer for Tract F-1-A and On-Site for Tract F-1-B
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 4.263-acre parcel into two parcels ranging in size from 1.957-acres to 2.306-acres.

Location and Legal Access (existing and proposed):

The proposed plat is located near milepost 1.4 East End Road.

Legal access is by Hough Road to the East, Craftsman Road to the West and East End Road to the south. Hough Road is a 60-foot platted and constructed road that appears to be the primary access for both proposed lots. Craftsman Road is a city-maintained road and provides access to the western portion of proposed Tract 4-1-A. Both roads connect to East End Road to the south, a state-maintained road. **Staff recommends** the surveyor include the following notes on the final plat:

PER DOT: The platting action voids any previous issued permits. Land owners will need to reapply for driveway access permits to state road and right-of-way access.

No structures are permitted within the panhandle portion of the flag lot.

There are no proposed right-of-way dedications or vacations by this platting action. No section line easements affect the proposed plat.

The block is non-compliant and defined by East End Road to the south, Compass Drive and Craftsman Road to the west and Hough Road to the east. No roads connect the block on the north. The area is affected by steep slopes, ravines, and drainages making a compliant block length nearly impossible. The rights-of-way dedicated in the area appear to be the most feasible for configuration. The parent plats dedicated rights-of-way in the area and further dedications where available, would not improve compliance. **Staff recommends** the Plat Committee concur that an exception for KPB 20.30.170 Blocks Length Requirements is not required.

KPB Roads Dept RSA review	Out of Jurisdiction: Yes Roads Director: Uhlin, Dil Comments: City of Homer Jurisdiction
SOA DOT comments	No Response

Site Investigation:

No structures are provided on the preliminary plat. KPB GIS Imagery and KPB Assessing Records show the parcels are vacant.

A creek is depicted and notated on the parent plats. Christensen Tracts (Plat HM 89-3) included a plat note stating there is a 20-foot bank maintenance easement centered on all creeks. The proper plat notes have been carried forward as plat notes number 6 and 7. **Staff recommends** the surveyor depict the creek on the plat to indicate where the associated bank maintenance easement and/or drainage easement are located. Include CTP item #5 to the plat in reference to the creek.

Wetlands categorized as discharge slopes by the KWF Wetlands Assessment are present on the subject property and have been properly delineated on the preliminary plat. The proper development within wetlands notes have been added as plat notes #8 and #9. This area is not within an anadromous water's habitat protection district per the KPB River Center Reviewer.

KPB GIS Imagery Contours layer show steep slopes located within the subdivision, primarily to the north and an area located centrally of proposed Tract F-1-B. Slopes greater than 20% are represented with a dotted hatch on the preliminary plat. The area does not stand out well on the drawing and **staff recommends** the surveyor add different indicators or shading to represent the steep area and direction of grade.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Within City of Homer Comments: No comments
	B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No Response

Staff Analysis

The land was originally part of the E1/2 of Section 6 Township 6 South Range 13 West SM Alaska. Christensen Tracts HM 88-41 Amended HM89-3 was the first to divide this area of land. Multiple plats have been recorded since HM89-3, with the most recent being Christensen Tracts 2021 Addition (plat HM 2023-14) in 2023. The proposed plat will subdivide Tract F-1 of HM2023-14 into the two proposed tracts.

The City of Homer Planning Commission reviewed and granted unanimous consent to conditional approval of the proposed plat during their May 21, 2025 meeting. A copy of city documents is available in the staff packet. **Staff recommends** the surveyor satisfy the conditions set forth by the City of Homer Planning Commission.

The City of Homer Staff Report stated that City Water and Sewer are available to proposed Tract F-1-A. City Water is available to proposed Tract F-1-B; however, city sewer is not available. The parent plat, Christensen Tracts 2021 Addition (HM 2023-14) included a soils report that was approved by the KPB Platting. The current proposed plat is creating additional lots increasing density and therefore does not satisfy KPB 20.40.020 *Wastewater system review not required*. Therefore, per KPB 20.40.020, a soils report will be required for proposed Tract F-1-B and an engineer will need sign the final plat as the new lot is less than 200,000 square feet. The surveyor does have a wastewater disposal note present on the drawing. The Wastewater Disposal note will be reviewed once the soils report has been received. **Staff recommends** the surveyor make any necessary modifications to the Wastewater Disposal Note to comply with KPB code.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

Utility Easements

There is a 10 foot utility easement at plat note 2, which the City of Homer has requested to be removed. Staff recommends the note be removed and plat note 3 be modified to show the 15' underground utility is being carried forward from plat HM2023-14 and it parent plats.

Christensen Tracts (Plat HM 89-3) granted a 20-foot utility easement centered on existing powerlines. **Staff recommends** the surveyor confirm if there are existing powerlines within the subject area. If so, carry forward the plat note.

A blanket easement for electric lines or system was granted to Homer Electric Association, Inc. as recorded in Book 49, Page 288, HRD. This easement has been added to the plat as plat note number 4.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

Utility provider review:

HEA	No Comments
ENSTAR	No Response
ACS	No Objections
GCI	No Response

KPB department / agency review:

Addressing Review	<p>Reviewer: Pace, Rhealyn Affected Addresses: 4580 CRAFTSMAN RD</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: CRAFTSMAN RD, HOUGH RD, EAST END RD</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: CITY OF HOMER WILL ADVISE ON ADDRESSING</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
LOZMS Review Planner	<p>Reviewer: Raidmae, Ryan</p>

	<p>There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat. Review Not Required</p>
Assessing Review	<p>Reviewer: Windsor, Heather Comments: No comment</p>

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Depict the creeks crossing the plat and show the 20' bank easements

Carry forward plat note 12 from HM2023-14.

Revise the easement along East End Road to 15'

Remove setback line from legend per City of Homer recommendation

Darken 20% grade shading or change designation method.

PLAT NOTES TO ADD

- No structures are permitted within the panhandle portion of the flag lot(s).
- No access to state maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.

KPB 20.25.070 – Form and contents required

Staff recommendation: *final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.*

A. Within the Title Block

1. Name 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. The parent plat's name shall be the primary name of the preliminary plat.

2. Legal description, location, date, and total area in acres of the proposed subdivision;

3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

- o Please include City of Homer within the legal description
- o Please modify the KPB file number to 2025-061
- o Consider renaming plat to include the majority of the parent plats name: Christensen Tracts Garden Addition. City Approval of new name will be required.

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 recommendation:

- o Clarify delineation of the City of Homer Limits- portion of Section 9, 10 and 13 are not within the city limits and the depictions indicates the sections are within the city
- o Sections 10, 13 and 15 include depictions with no labels that do not match KPB roads or creeks. Please modify accordingly

F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;

Staff recommendation:

- o Add depiction of creek/drainage easement
- o Verify existing powerlines/20-foot utility easement.

- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff recommendation:

- Add labels and lot lines for all lots across from Hugh Road ROW
- Modify the label for the west parcel: Tract B HM 2008-48

- H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;

Staff recommendation:

- Creek depicted on parent plats HM 89-3 and HM 2008-48. Locate and accurately depict creek.

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

20.60.190 Certificates, statements, and signatures required.

- A. 5. The certificate of ownership and dedication:

- Modify the owners' names to match how they're listed in the title block and Certificate to Plat

- C. Statement of Plat Approval

- Modify the plat approval date to August 11, 2025
-

RECOMMENDATION:

STAFF RECOMMENDS:

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A

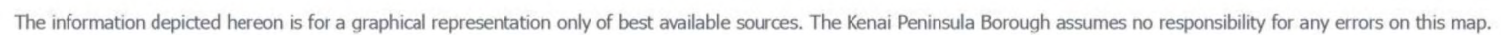
DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.

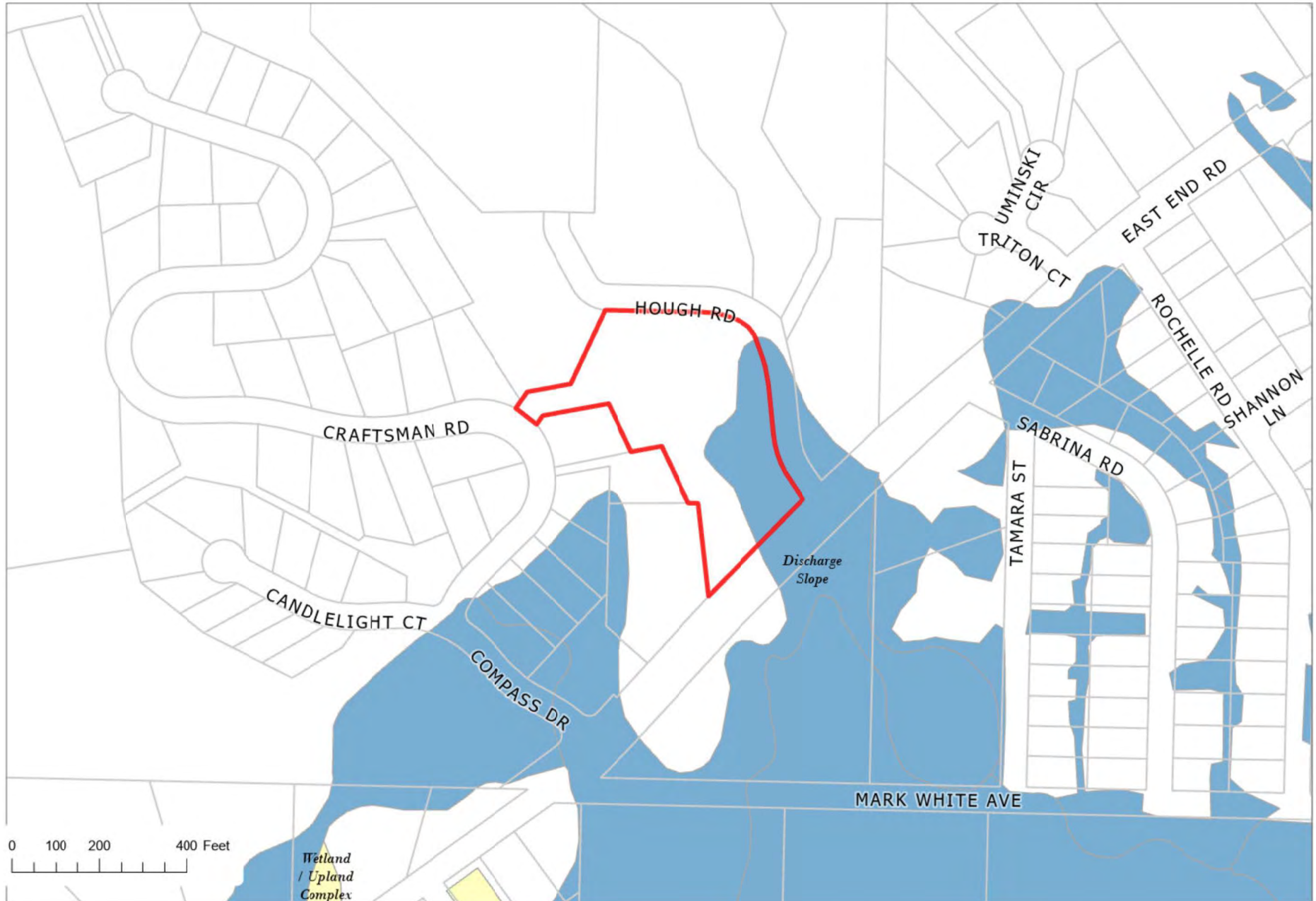
A DECISION OF THE PLAT COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT



4/28/2025

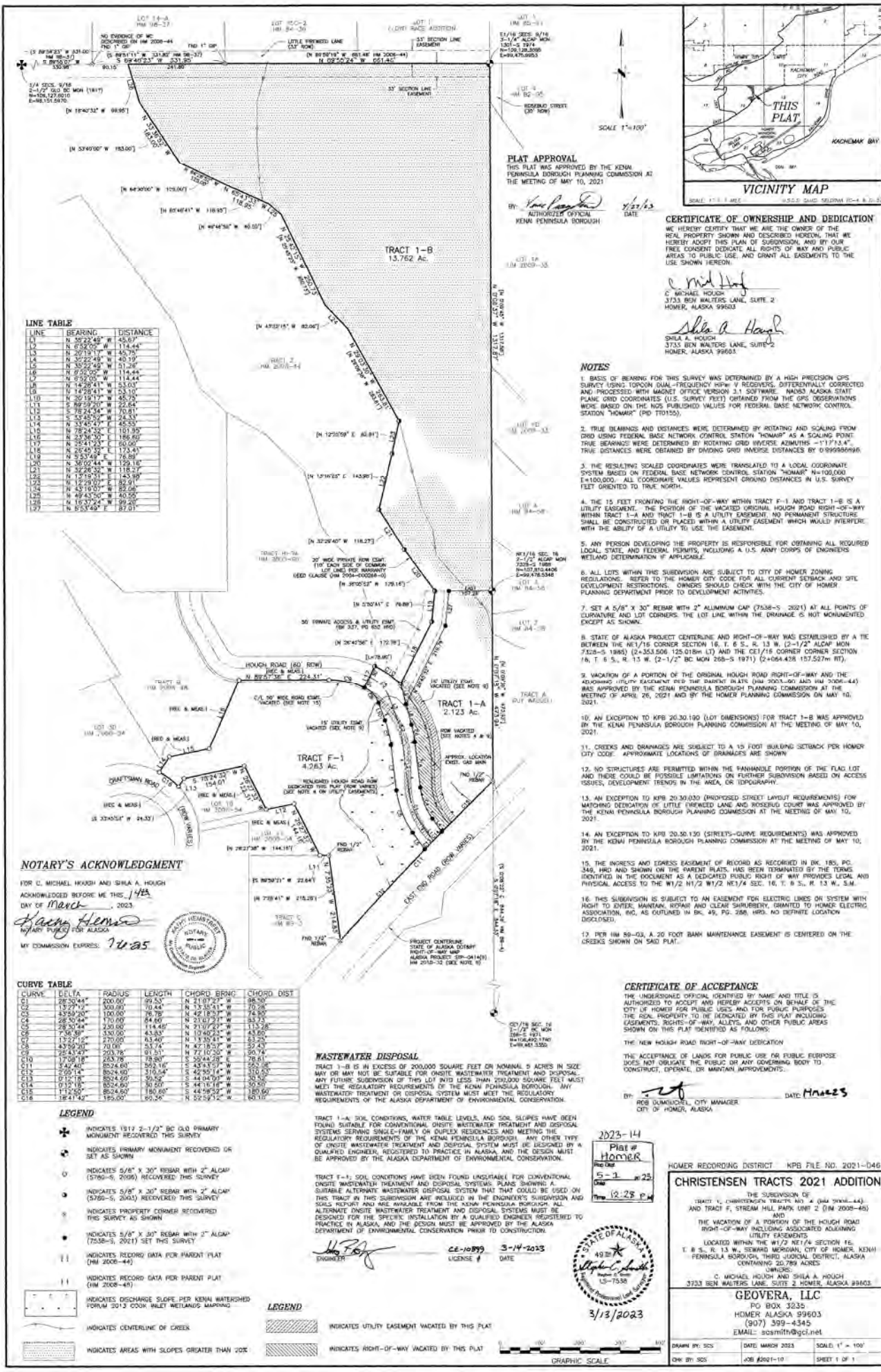




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LINE TABLE

LINE	BEARING	DISTANCE
1	N 89°22'53" W	231.00
2	N 89°22'53" W	114.44
3	N 89°22'53" W	114.44
4	N 89°22'53" W	114.44
5	N 89°22'53" W	114.44
6	N 89°22'53" W	114.44
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98	N 89°22'53" W	114.44
99	N 89°22'53" W	114.44
100	N 89°22'53" W	114.44

NOTARY'S ACKNOWLEDGMENT

FOR C. MICHAEL HOUGH AND SHILA A. HOUGH

ACKNOWLEDGED BEFORE ME THIS 14th

DAY OF March, 2023

Notary Signature

MY COMMISSION EXPIRES: 7/25/25

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEING	CHORD DIST
C1	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C2	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C3	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C4	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C5	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C6	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C7	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C8	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C9	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C10	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C11	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C12	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C13	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C14	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C15	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C16	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C17	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C18	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C19	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C20	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C21	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C22	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C23	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C24	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C25	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C26	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C27	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C28	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C29	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C30	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C31	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C32	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C33	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C34	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C35	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C36	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C37	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C38	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C39	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C40	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C41	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C42	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C43	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C44	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C45	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C46	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C47	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C48	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C49	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C50	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C51	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C52	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C53	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C54	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C55	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C56	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C57	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C58	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C59	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C60	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C61	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C62	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C63	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C64	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C65	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C66	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C67	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C68	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C69	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C70	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C71	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C72	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C73	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C74	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C75	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C76	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C77	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C78	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C79	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C80	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C81	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C82	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C83	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C84	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C85	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C86	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C87	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C88	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C89	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C90	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C91	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C92	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C93	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C94	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C95	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C96	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C97	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C98	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C99	28°52'44"	200.00	69.25	N 21°07'17" W	68.50
C100	28°52'44"	200.00	69.25	N 21°07'17" W	68.50

LEGEND

- INDICATES 1912 2-1/2" BC OLD PRIMARY MONUMENT RECOVERED THIS SURVEY
- INDICATES PRIMARY MONUMENT RECOVERED OR SET AS SHOWN
- INDICATES 5/8" X 30" REBAR WITH 2" ALCAP (5780-S, 2086) RECOVERED THIS SURVEY
- INDICATES 5/8" X 30" REBAR WITH 2" ALCAP (5780-S, 2043) RECOVERED THIS SURVEY
- INDICATES PROPERTY CORNER RECOVERED THIS SURVEY AS SHOWN
- INDICATES 5/8" X 30" REBAR WITH 2" ALCAP (7338-S, 2021) SET THIS SURVEY
- INDICATES RECORD DATA FOR PARENT PLAT (HM 2008-44)
- INDICATES RECORD DATA FOR PARENT PLAT (HM 2008-45)
- INDICATES DISCHARGE SLOPE PER KENAI WATERSHED FORM 2013 COOK INLET WETLANDS MAPPING
- INDICATES CENTERLINE OF CREEK
- INDICATES AREAS WITH SLOPES GREATER THAN 30%
- INDICATES UTILITY EASEMENT VACATED BY THIS PLAT
- INDICATES RIGHT-OF-WAY VACATED BY THIS PLAT

WASTEWATER DISPOSAL

TRACT 1-B IS IN EXCESS OF 200,000 SQUARE FEET OR NOMINAL 2 ACRES IN SIZE MAY OR MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY FUTURE SUBDIVISION OF THIS LOT INTO LESS THAN 200,000 SQUARE FEET MUST MEET THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

TRACT 1-A: SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

TRACT F-1: SOIL CONDITIONS HAVE BEEN FOUND UNSUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. PLANS SHOWING A SUITABLE ALTERNATE WASTEWATER DISPOSAL SYSTEM THAT COULD BE USED ON THIS TRACT IN THIS SUBDIVISION ARE INCLUDED IN THE ENGINEER'S SUBDIVISION. A SUITABLE ALTERNATE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED FOR THE SPECIFIC INSTALLATION BY A QUALIFIED ENGINEER REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRIOR TO CONSTRUCTION.

3-14-2023

3/13/2023

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 SOIL PROPERTY TO BE INDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

THE NEW HOUGH ROAD RIGHT-OF-WAY DEDICATION

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

3/13/2023

2023-14

Plat #

5-1

23

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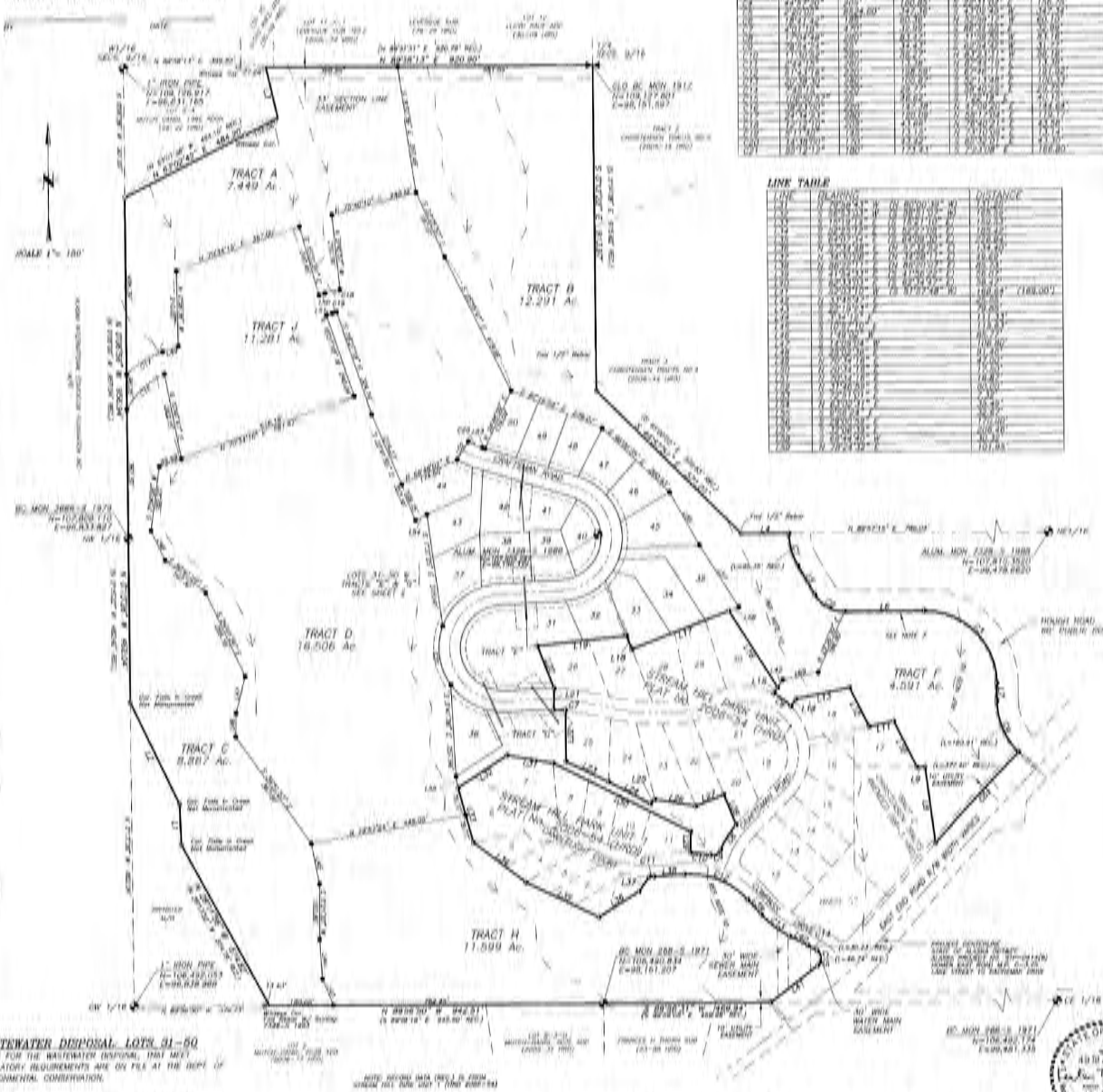
LINE	BEARING	DISTANCE
L1	N 252° 25' W (N 252° 25' W)	0.16072
L2	N 252° 25' W (N 252° 25' W)	0.16072
L3	N 252° 25' W (N 252° 25' W)	0.16072
L4	N 252° 25' W (N 252° 25' W)	0.16072
L5	S 252° 25' E (S 252° 25' E)	0.16072
L6	S 252° 25' E (S 252° 25' E)	0.16072
L7	S 252° 25' E (S 252° 25' E)	0.16072
L8	N 252° 25' W (N 252° 25' W)	0.16072
L9	N 252° 25' W (N 252° 25' W)	0.16072
L10	N 252° 25' W (N 252° 25' W)	0.16072
L11	N 252° 25' W (N 252° 25' W)	0.16072
L12	N 252° 25' W (N 252° 25' W)	0.16072
L13	N 252° 25' W (N 252° 25' W)	0.16072
L14	N 252° 25' W (N 252° 25' W)	0.16072
L15	N 252° 25' W (N 252° 25' W)	0.16072
L16	N 252° 25' W (N 252° 25' W)	0.16072
L17	N 252° 25' W (N 252° 25' W)	0.16072
L18	N 252° 25' W (N 252° 25' W)	0.16072
L19	N 252° 25' W (N 252° 25' W)	0.16072
L20	S 252° 25' E (S 252° 25' E)	0.16072
L21	S 252° 25' E (S 252° 25' E)	0.16072
L22	S 252° 25' E (S 252° 25' E)	0.16072
L23	S 252° 25' E (S 252° 25' E)	0.16072
L24	S 252° 25' E (S 252° 25' E)	0.16072
L25	S 252° 25' E (S 252° 25' E)	0.16072
L26	S 252° 25' E (S 252° 25' E)	0.16072
L27	S 252° 25' E (S 252° 25' E)	0.16072
L28	S 252° 25' E (S 252° 25' E)	0.16072
L29	S 252° 25' E (S 252° 25' E)	0.16072
L30	S 252° 25' E (S 252° 25' E)	0.16072

- NOTES**
1. BASIS OF BEARING FOR THIS SURVEY IS FROM THE STATE OBSERVATIONS TAKEN ON THE MONUMENT POSITION AS SHOWN ON THIS PLAT. MAINTAINANCE EASEMENTS ARE SHOWN ON THIS PLAT. MAINTAINANCE EASEMENTS ARE SHOWN ON THIS PLAT. MAINTAINANCE EASEMENTS ARE SHOWN ON THIS PLAT.
 2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING US NAD 83. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -117°13'. TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.9999999999999999.
 3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON US NAD 83. COORDINATE VALUES REPRESENT GROUND DISTANCES ORIENTED TO TRUE NORTH.
 4. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
 5. THE 15' FRONTING INTERIOR RIGHT-OF-WAY IS SUBJECT TO AN UNDERGROUND UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.
 6. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SIGN REGULATIONS. NOTIFICATIONS OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.
 7. THE DASHED LINE ADJACENT TO THE EXISTING 80' WIDE BRUSHY ROAD RIGHT-OF-WAY IS THE CENTERLINE OF A 10' WIDE PRIVATE ROAD EASEMENT RECORDED IN BOOK 181, PAGE 393 AND ALSO REFERENCED ON PLAT 89-3 (HRD).
 8. NO NEW DIRECT ACCESS TO EAST ROAD IS PERMITTED WITHOUT APPROVAL OF THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
 9. AS PER PLAT 89-3 (HRD) THERE IS A 10' UTILITY EASEMENT ALONG THE RIGHT-OF-WAY OF EAST ROAD AND A 20' UTILITY EASEMENT CENTERED ON EXISTING POWER LINE.
 10. RESPONSIBILITY FOR THE BANK MAINTENANCE EASEMENTS AS DESCRIBED IN HRD 89-03 IS BEING ASSIGNED BY THE CITY OF HOMER. A 20' BANK MAINTENANCE EASEMENT IS CENTERED ON THE DRAINAGES SHOWN ON THIS PLAT.
 11. SEWER AND WATER EASEMENTS ARE CENTERED ON THE MAIN.
 12. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS CONTAINED WITHIN US ARMY CORPS OF ENGINEERS PERMIT NO. FGA 2006-219.
 13. STATE RIGHT-OF-WAY IS FROM THE STATE OF ALASKA DOT/RT RIGHT-OF-WAY MAP ALASKA PROJECT NO. 801-0141(9).
 14. NO STRUCTURES ARE PERMITTED WITHIN THE BANNED PORTION OF TRACT G; AND LOTS 35 AND 36.
 15. WASTEWATER DISPOSAL: TRACTS B, C, E, F, H, J & K ARE AT LEAST 200,000 SQUARE FEET OR MORE. A 10' WIDE RIGHT-OF-WAY CONDITIONS MAY NOT BE SUITABLE FOR WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
 16. WASTEWATER DISPOSAL: TRACTS D & G. NO WASTEWATER WILL BE GENERATED OR DISPOSED OF ON THESE LOTS. CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
 17. MASTER DECLARATION AND OTHER GOVERNING DOCUMENTS RECORDED AS 2006-005066-2 STREAM HILL PARK SUBDIVISION 309-HMR.

- LEGEND**
- INDICATES 2-1/2" GLO BRASS CAP ON 1" IRON PIPE (1917) RECOVERED THIS SURVEY
 - INDICATES PRIMARY MONUMENT OF RECORD RECOVERED THIS SURVEY
 - INDICATES 5/8" X 30" REBAR WITH 8" ALCAP (3780-S, 1996) RECOVERED THIS SURVEY
 - INDICATES 5/8" X 30" REBAR WITH 8" ALCAP (3780-S, 2006) RECOVERED THIS SURVEY
 - INDICATES PROPERTY OWNER OF RECORD RECOVERED THIS SURVEY
 - INDICATES 5/8" X 30" REBAR WITH 8" ALCAP (3780-S, 2006) SET SURVEY
 - INDICATES EXISTING DRAINAGE

DRAINAGE EASEMENTS

DRAINAGE AND BANK MAINTENANCE EASEMENTS GRANTED TO CITY OF HOMER THIS PLAT ARE HEREBY ACCEPTED BY THE CITY OF HOMER.



CURVE TABLE

CURVE	DATA	RADIUS	LENGTH	CHORD	CHORD DIST
1	N 252° 25' W	100.00	100.00	100.00	100.00
2	N 252° 25' W	100.00	100.00	100.00	100.00
3	N 252° 25' W	100.00	100.00	100.00	100.00
4	N 252° 25' W	100.00	100.00	100.00	100.00
5	N 252° 25' W	100.00	100.00	100.00	100.00
6	N 252° 25' W	100.00	100.00	100.00	100.00
7	N 252° 25' W	100.00	100.00	100.00	100.00
8	N 252° 25' W	100.00	100.00	100.00	100.00
9	N 252° 25' W	100.00	100.00	100.00	100.00
10	N 252° 25' W	100.00	100.00	100.00	100.00
11	N 252° 25' W	100.00	100.00	100.00	100.00
12	N 252° 25' W	100.00	100.00	100.00	100.00
13	N 252° 25' W	100.00	100.00	100.00	100.00
14	N 252° 25' W	100.00	100.00	100.00	100.00
15	N 252° 25' W	100.00	100.00	100.00	100.00
16	N 252° 25' W	100.00	100.00	100.00	100.00
17	N 252° 25' W	100.00	100.00	100.00	100.00
18	N 252° 25' W	100.00	100.00	100.00	100.00
19	N 252° 25' W	100.00	100.00	100.00	100.00
20	N 252° 25' W	100.00	100.00	100.00	100.00
21	N 252° 25' W	100.00	100.00	100.00	100.00
22	N 252° 25' W	100.00	100.00	100.00	100.00
23	N 252° 25' W	100.00	100.00	100.00	100.00
24	N 252° 25' W	100.00	100.00	100.00	100.00
25	N 252° 25' W	100.00	100.00	100.00	100.00
26	N 252° 25' W	100.00	100.00	100.00	100.00
27	N 252° 25' W	100.00	100.00	100.00	100.00
28	N 252° 25' W	100.00	100.00	100.00	100.00
29	N 252° 25' W	100.00	100.00	100.00	100.00
30	N 252° 25' W	100.00	100.00	100.00	100.00
31	N 252° 25' W	100.00	100.00	100.00	100.00
32	N 252° 25' W	100.00	100.00	100.00	100.00
33	N 252° 25' W	100.00	100.00	100.00	100.00
34	N 252° 25' W	100.00	100.00	100.00	100.00
35	N 252° 25' W	100.00	100.00	100.00	100.00
36	N 252° 25' W	100.00	100.00	100.00	100.00
37	N 252° 25' W	100.00	100.00	100.00	100.00
38	N 252° 25' W	100.00	100.00	100.00	100.00
39	N 252° 25' W	100.00	100.00	100.00	100.00
40	N 252° 25' W	100.00	100.00	100.00	100.00
41	N 252° 25' W	100.00	100.00	100.00	100.00
42	N 252° 25' W	100.00	100.00	100.00	100.00
43	N 252° 25' W	100.00	100.00	100.00	100.00
44	N 252° 25' W	100.00	100.00	100.00	100.00
45	N 252° 25' W	100.00	100.00	100.00	100.00
46	N 252° 25' W	100.00	100.00	100.00	100.00
47	N 252° 25' W	100.00	100.00	100.00	100.00
48	N 252° 25' W	100.00	100.00	100.00	100.00
49	N 252° 25' W	100.00	100.00	100.00	100.00
50	N 252° 25' W	100.00	100.00	100.00	100.00
51	N 252° 25' W	100.00	100.00	100.00	100.00
52	N 252° 25' W	100.00	100.00	100.00	100.00
53	N 252° 25' W	100.00	100.00	100.00	100.00
54	N 252° 25' W	100.00	100.00	100.00	100.00
55	N 252° 25' W	100.00	100.00	100.00	100.00
56	N 252° 25' W	100.00	100.00	100.00	100.00
57	N 252° 25' W	100.00	100.00	100.00	100.00
58	N 252° 25' W	100.00	100.00	100.00	100.00
59	N 252° 25' W	100.00	100.00	100.00	100.00
60	N 252° 25' W	100.00	100.00	100.00	100.00
61	N 252° 25' W	100.00	100.00	100.00	100.00
62	N 252° 25' W	100.00	100.00	100.00	100.00
63	N 252° 25' W	100.00	100.00	100.00	100.00
64	N 252° 25' W	100.00	100.00	100.00	100.00
65	N 252° 25' W	100.00	100.00	100.00	100.00
66	N 252° 25' W	100.00	100.00	100.00	100.00
67	N 252° 25' W	100.00	100.00	100.00	100.00
68	N 252° 25' W	100.00	100.00	100.00	100.00
69	N 252° 25' W	100.00	100.00	100.00	100.00
70	N 252° 25' W	100.00	100.00	100.00	100.00
71	N 252° 25' W	100.00	100.00	100.00	100.00
72	N 252° 25' W	100.00	100.00	100.00	100.00
73	N 252° 25' W	100.00	100.00	100.00	100.00
74	N 252° 25' W	100.00	100.00	100.00	100.00
75	N 252° 25' W	100.00	100.00	100.00	100.00
76	N 252° 25' W	100.00	100.00	100.00	100.00
77	N 252° 25' W	100.00	100.00	100.00	100.00
78	N 252° 25' W	100.00	100.00	100.00	100.00
79	N 252° 25' W	100.00	100.00	100.00	100.00
80	N 252° 25' W	100.00	100.00	100.00	100.00
81	N 252° 25' W	100.00	100.00	100.00	100.00
82	N 252° 25' W	100.00	100.00	100.00	100.00
83	N 252° 25' W	100.00	100.00	100.00	100.00
84	N 252° 25' W	100.00	100.00	100.00	100.00
85	N 252° 25' W	100.00	100.00	100.00	100.00
86	N 252° 25' W	100.00	100.00	100.00	100.00
87	N 252° 25' W	100.00	100.00	100.00	100.00
88	N 252° 25' W	100.00	100.00	100.00	100.00
89	N 252° 25' W	100.00	100.00	100.00	100.00
90	N 252° 25' W	100.00	100.00	100.00	100.00
91	N 252° 25' W	100.00	100.00	100.00	100.00
92	N 252° 25' W	100.00	100.00	100.00	100.00
93	N 252° 25' W	100.00	100.00	100.00	100.00
94	N 252° 25' W	100.00	100.00	100.00	100.00
95	N 252° 25' W	100.00	100.00	100.00	100.00
96	N 252° 25' W	100.00	100.00	100.00	100.00
97	N 252° 25' W	100.00	100.00	100.00	100.00
98	N 252° 25' W	100.00	100.00	100.00	100.00
99	N 252° 25' W	100.00	100.00	100.00	100.00
100	N 252° 25' W	100.00	100.00	100.00	100.00

LINK TABLE

LINK	DATA	LENGTH	CHORD	CHORD DIST
1	N 252° 25' W	100.00	100.00	100.00
2	N 252° 25' W	100.00	100.00	100.00
3	N 252° 25' W	100.00	100.00	100.00
4	N 252° 25' W	100.00	100.00	100.00
5	N 252° 25' W	100.00	100.00	100.00
6	N 252° 25' W	100.00	100.00	100.00
7	N 252° 25' W	100.00	100.00	100.00
8	N 252° 25' W	100.00	100.00	100.00
9	N 252° 25' W	100.00	100.00	100.00
10	N 252° 25' W	100.00	100.00	100.00
11	N 252° 25' W	100.00	100.00	100.00
12	N 252° 25' W	100.00	100.00	100.00
13	N 252° 25' W	100.00	100.00	100.00
14	N 252° 25' W	100.00	100.00	100.00
15	N 252° 25' W	100.00	100.00	100.00
16	N 252° 25' W	100.00	100.00	100.00
17	N 252° 25' W	100.00	100.00	100.00
18	N 252° 25' W	100.00	100.00	100.00
19	N 252° 25' W	100.00	100.00	100.00
20	N 252° 25' W	100.00	100.00	100.00
21	N 252° 25' W	100.00	100.00	100.00

CURVE TABLE

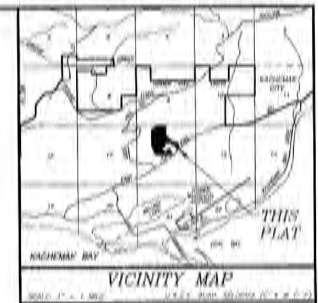
CURVE	DELTA	RADIUS	LENGTH	CHORD BEING	CHORD DIST
C1	3°36'00"	500'	11.33	11.33	11.33
C2	1°00'00"	150'	3.14	3.14	3.14
C3	1°00'00"	150'	3.14	3.14	3.14
C4	1°00'00"	150'	3.14	3.14	3.14
C5	1°00'00"	150'	3.14	3.14	3.14
C6	1°00'00"	150'	3.14	3.14	3.14
C7	1°00'00"	150'	3.14	3.14	3.14
C8	1°00'00"	150'	3.14	3.14	3.14
C9	1°00'00"	150'	3.14	3.14	3.14
C10	1°00'00"	150'	3.14	3.14	3.14
C11	1°00'00"	150'	3.14	3.14	3.14
C12	1°00'00"	150'	3.14	3.14	3.14
C13	1°00'00"	150'	3.14	3.14	3.14
C14	1°00'00"	150'	3.14	3.14	3.14
C15	1°00'00"	150'	3.14	3.14	3.14
C16	1°00'00"	150'	3.14	3.14	3.14
C17	1°00'00"	150'	3.14	3.14	3.14
C18	1°00'00"	150'	3.14	3.14	3.14
C19	1°00'00"	150'	3.14	3.14	3.14
C20	1°00'00"	150'	3.14	3.14	3.14
C21	1°00'00"	150'	3.14	3.14	3.14
C22	1°00'00"	150'	3.14	3.14	3.14
C23	1°00'00"	150'	3.14	3.14	3.14
C24	1°00'00"	150'	3.14	3.14	3.14
C25	1°00'00"	150'	3.14	3.14	3.14
C26	1°00'00"	150'	3.14	3.14	3.14

LINE TABLE

LINE	BEARING	LENGTH
L1	S 87°47'56" E	11.33
L2	S 21°05'01" E	11.33
L3	S 72°27'39" E	11.33
L4	S 3°18'47" E	11.33
L5	S 72°51'01" E	11.33
L6	S 63°02'51" W	11.33
L7	S 87°15'58" E	11.33
L8	S 2°38'43" E	11.33
L9	S 24°17'57" E	11.33

LEGEND

- INDICATES 5/8" x 10" REBAR WITH 3" CLEAR (5760-S, 2004) RECOVERED THIS SURVEY
- INDICATES PROPERTY CORNER OF RECORD RECOVERED THIS SURVEY AS SHOWN
- INDICATES 5/8" x 10" REBAR WITH 3" CLEAR (7660-S, 2004) SET THIS SURVEY
- INDICATES EXISTING DRAINAGE



HOMER RECONSTRUCTION DISTRICT RFD FILE No. 2008-043

STREAM HILL PARK UNIT 2

A REPLAT OF TRACT B-2-A, STREAM HILL PARK UNIT 1

(2700-14 HHD)

LOCATED WITHIN THE NW 1/4 AND SE 1/4, SEC. 16,

T. 5 S., R. 11 W., SEWARD MERIDIAN, CITY OF HOMER, BEING

PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 80.563 ACRES

SEABRIGHT SURVEY + DESIGN

1044 EAST ROAD, SUITE A

HOMER, ALASKA 99603

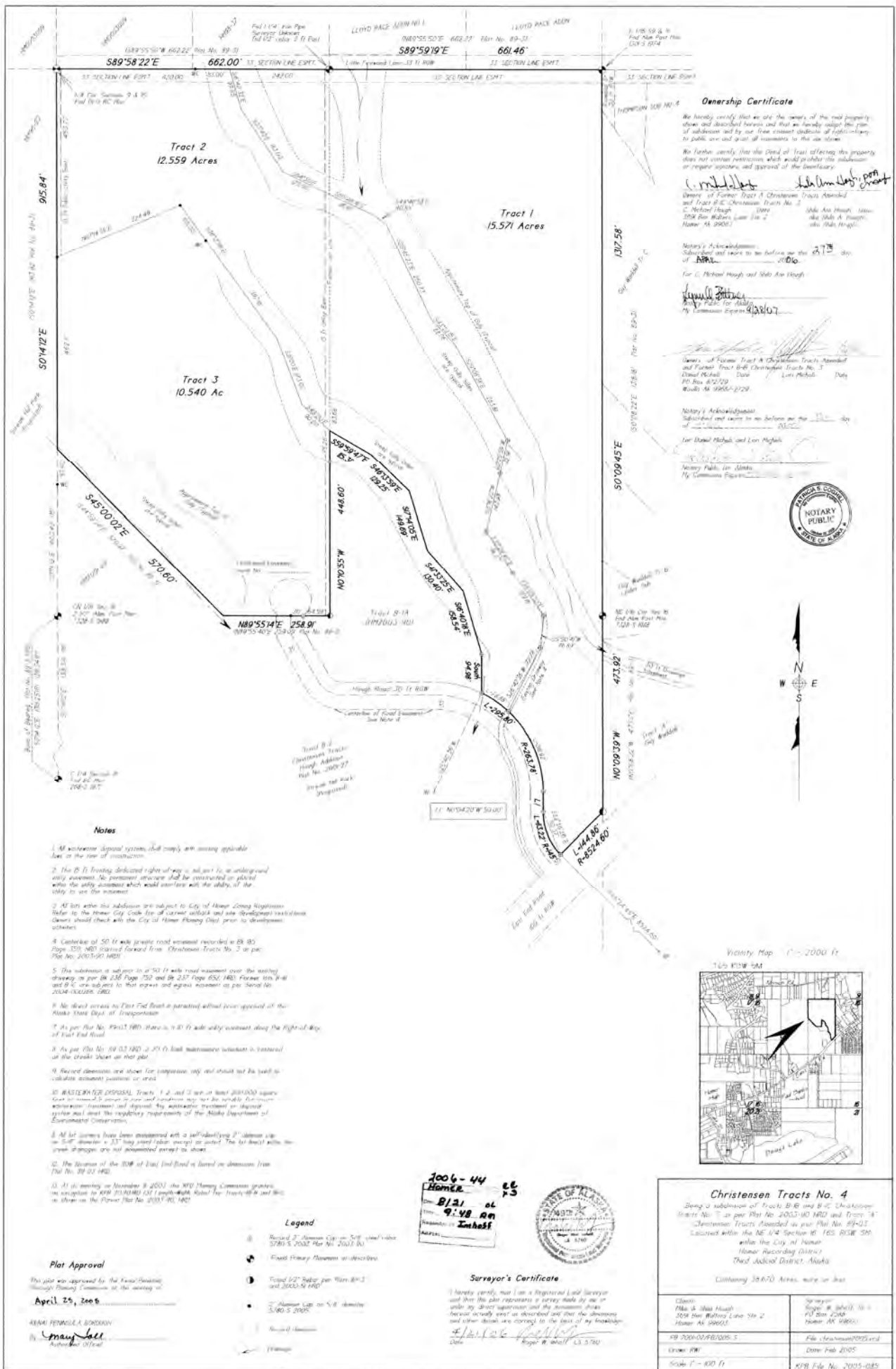
(907) 235-4247

E-MAIL: seabright@alaska.net

DRAWN BY: SDC DATE: FEBRUARY 2008 SCALE: 1" = 80'

CHKD BY: D.R. JOB NO.: 42 SHEET 3 OF 3





Hm 88-41

Hm 89-3

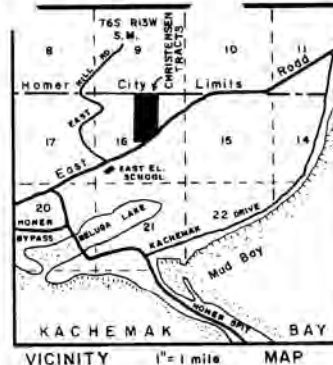
AMENDED

ChristensenTractsLOCATED IN W1/2 NE1/4 SEC 16 T6S R13W S.M.; HOMER RECORDING DISTRICT
IN HOMER CITY, ALASKA

SCALE: 1"=150'

AREA: 52.265 AC.

AUGUST 25, 1988

BY: WALTER AND BEVERLY CHRISTENSEN STAR RTE. BOX 1572 NINILCHIK, AK. 99639
LLOYD RACE ADD. 1954BOX 27 CLAM GULCH, AK.
99568LEGEND

- + 1917 G.L.O. Mon. found.
- Brass Cap Mon. by 1301-S, 1974, found.
- ALUMINUM Mon. set.
- ⊙ 1971 Brass Cap Mon. by 268-S, found.
- 1/2" X 4' Rebar set.

PLAT APPROVALThis plat was approved by the Kenai Peninsula Borough Planning Commission on SEPT 12, 1988.

KENAI PENINSULA BOROUGH

BY: Richard P. Taylor 10-10-88
authorized official dateOWNER'S CERTIFICATE

We hereby certify that we are the owners of the property shown and described hereon, and that we hereby adopt this plan of subdivision, and grant all easements to uses shown.

Walter Christensen

Beverly Christensen

Clifford Jensen

Pearl Jensen

NOTARY'S ACKNOWLEDGEMENTSubscribed and sworn to before me this 10 day of October, 1988.

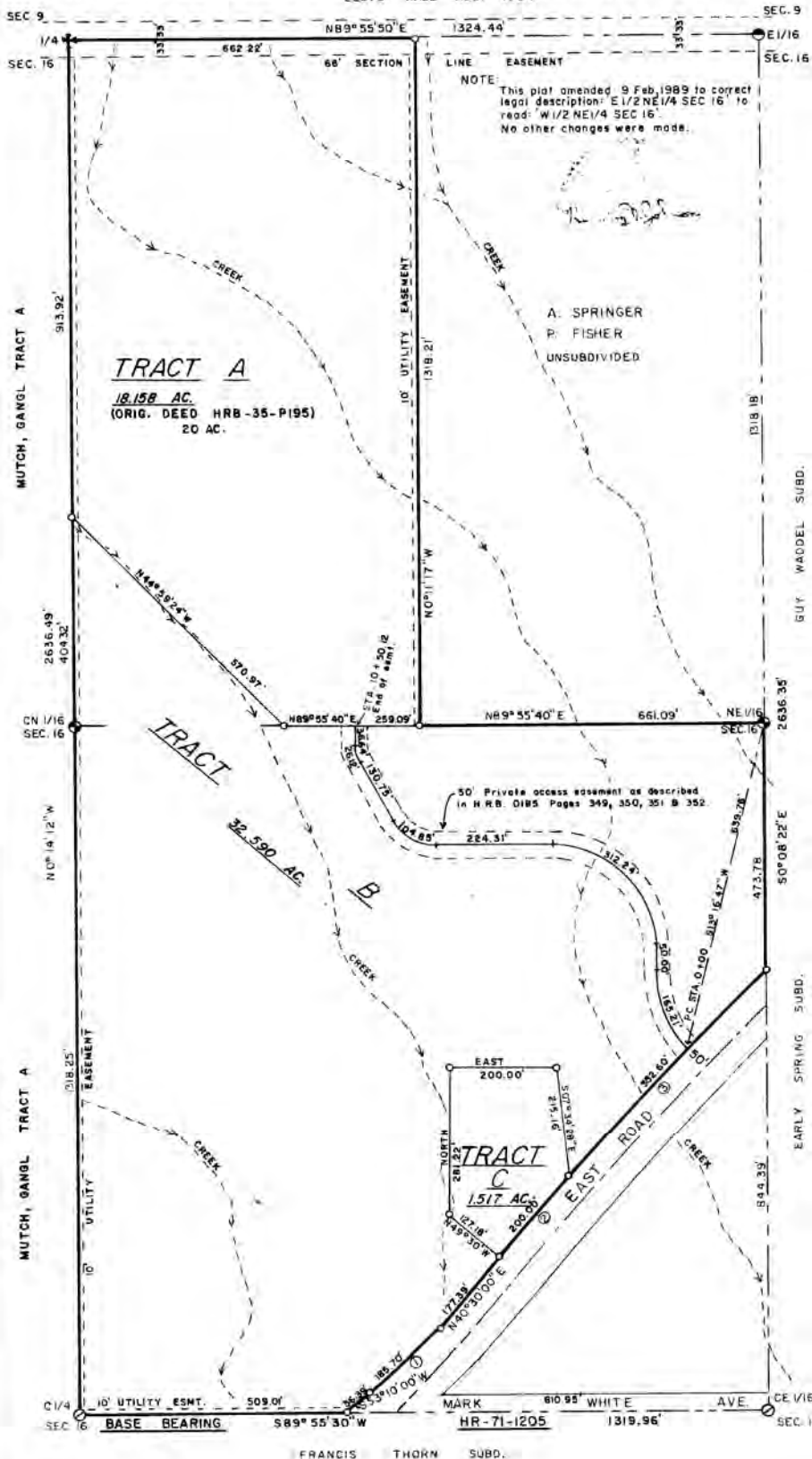
NOTARY PUBLIC FOR ALASKA

For Walter and Beverly Christensen
Clifford and Pearl JensenMy commission expires 10-10-91NOTES

1. A 20' bank maintenance easement is centered on all creeks shown on this plat.
2. A 10' utility easement runs along all R.O.W.s, and a 20' utility easement is centered on existing power lines.
3. No direct access to State maintained R.O.W.s unless approved by Alaska D.O.T.
4. Shaded areas indicate grades of 20% or greater.

CURVES

- | | | |
|------------------|----------------|----------------|
| 1. A-12°40'00" | 2. A-01°20'39" | 3. A-03°42'51" |
| R-840.00' | R-8,524.60' | R-8,524.60' |
| C-185.33' | C-199.98' | C-552.52' |
| T-93.23' | T-100.00' | T-276.40' |
| L-185.70' | L-200.00' | L-552.60' |
| BC-use tan. brg. | BC-S41°10'19"W | BC-S43°42'05"W |



89-3

HOMER

2-17-89

1118 A

N. Johnson

Clam Gulch

88-41

FILED 20-
HOMER

10-14-88

846 A

KPB

Saldana



Agenda

Planning Commission Regular Meeting

Wednesday, May 21, 2025 at 6:30 PM

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

Homer City Hall

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

Zoom Webinar ID: 979 8816 0903 Password: 976062

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

CALL TO ORDER, 6:30 P.M.

AGENDA APPROVAL

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

RECONSIDERATION

- A. Foss Acres 2025 Addition Preliminary Plat, Staff Report 25-25, Commissioner Barnwell

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

- A. Unapproved Regular Meeting Minutes of May 7, 2025

PRESENTATIONS / VISITORS

REPORTS

- A. City Planner's Report, Staff Report 25-27

PUBLIC HEARINGS

PLAT CONSIDERATION

- A. Christensen Gardens Preliminary Plat, Staff Report 25-28
- B. Virginia Lynn 2025 Replat Preliminary Plat, Staff Report 25-29
- C. A A Mattox Sub. 1958 Addn. a Portion of Lot 15 Replat Preliminary Plat, Staff Report 25-30

PENDING BUSINESS



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Staff Report 25-028

TO: Homer Advisory Planning Commission
FROM: Ryan Foster, City Planner
DATE: May 21, 2025
SUBJECT: Christensen Gardens Preliminary Plat

Requested Action: Approval of a preliminary plat to subdivide Tract F-1 of the Christensen Tracts 2021 Addition into two lots, designated as Tract F-1-A & Tract F-1-B, through the creation of a lot line.

General Information:

Applicants:	Michael & Shila Hough 3733 Ben Walters Lane, Suite 2 Homer, AK 99603	Mullikin Surveys LLC Christopher Mullikin P.O. Box 1023 Homer, AK 99603
Location:	North of East End Road, located between the intersections of Craftsman Road to the south west and fronting Hough Road to the north east, within Homer City limits.	
Parcel ID:	17902166	
Size of Existing Lot(s):	4.263 acres	
Size of Proposed Lot(s):	1.957 acres, 2.306 acres	
Zoning Designation:	Rural Residential District	
Existing Land Use:	Vacant	
Surrounding Land Use:	North: Vacant South: Vacant East: Vacant, Accessory Building West: Vacant, Residential	
Comprehensive Plan:	Chapter 4 Land Use, Goal 1 Objective C: Maintain high quality residential neighborhoods; promote housing choice by supporting a variety of dwelling options.	
Wetland Status:	Property contains wetlands per Kenai Watershed Forum (WKF)	
Flood Plain Status:	Not located in a coastal flood plain	
BCWPD:	Outside the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are available	

Public Notice:	Notice was sent to 54 property owners of 46 parcels as shown on the KPB tax assessor rolls.
----------------	---

Analysis: This subdivision is located within the Rural Residential District of Homer City Limits. Encompassing 4.263 acres, the purpose of this plat is to divide an existing lot into two lots. The proposed subdivision will create Tract F-1-A at 1.957 acres, which will front Craftsman Road to the west, and Tract F-1-B at 2.306 acres, which will front East End Road to the south. City water and sewer utilities are available off of Craftsman Road to service Tract F-1-A. City water is available off of East End Road to service Tract F-1-B; however, city sewer is not available for Tract F-1-B.

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 does not meet these requirements. The utility easement shown on the plat along East End Road is identified as 10 feet. In contrast, 15-feet is designated for all other utility easements along Hough Road and Craftsman Road. According to Note 2 on the plat, the surveyor identifies Tract F-1-B—which fronts the right-of-way of East End Road—as having a 10-foot utility easement. However, in accordance with HCC 22.101.051, staff recommends that the surveyor remove Note 2 and revise the utility easement along East End Road to reflect the required 15 feet.

- B. The subdivider shall dedicate in each lot of a new subdivision any water and/or sewer easements that are needed for future water and sewer mains shown on the official Water/Sewer Master Plan approved by the Council.

Staff Response: The plat meets these requirements. City sewer and water mains are located on Craftsman Road, with City water also available along East End Road.

- 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 rights-of-way are proposed.

Preliminary Approval, per KPB code 20.25.070 Form and contents required. The commission will consider a plat for preliminary approval if it contains the following information at the time it is presented and is drawn to a scale of sufficient size to be clearly legible.

- A. Within the Title Block:
1. Names of the subdivision which shall not be the same as an existing city, town, tract or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion;
 2. Legal description, location, date, and total area in acres of the proposed subdivision; and

3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

- C. The location, width and name of existing or platted streets and public ways, railroad rights-of-way and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff Response: The plat meets these requirements.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries and prominent natural and manmade features, such as shorelines or streams;

Staff Response: The plat meets these requirements.

- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions or limitation of reservations that could affect the subdivision;

Staff Response: The plat meets these requirements. *No such areas are proposed.*

- F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision; [Additional City of Homer HAPC policy: Drainage easements are normally thirty feet in width centered on the drainage. Final width of the easement will depend on the ability to access the drainage with heavy equipment. An alphabetical list of street names is available from City Hall.]

Staff Response: The plat does not meet the specified requirements. Drainage easements are present on both Tracts F-1-A and F-1-B. According to the plat, notes 6 and 7 reference the presence of creeks and drainages; however, their locations are not illustrated. Staff recommends that the surveyor clearly indicate the locations of all existing creeks and drainage features as referenced in the notes. Additionally, staff recommends that the plat either remove "setback line" from the legend, as no setbacks are illustrated, or include the appropriate setback illustrations as referenced in the legend.

- 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 does not meet these requirements, as it lacks any indication of the status of the adjacent lands to the east, fronting Hough Road. Staff recommends that information regarding the status of these lands eastward across Hough Road be included on the plat. Additionally, staff advises that the lot number of the adjacent land to the northwest of Tract F-1-A be revised to reflect the record and be labeled as "Tract B" instead of "Lot 30."

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

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

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

Staff Response: The plat meets these requirements. Not within a tidal area.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements. City water and sewer utilities are available off of Craftsman Road to service Tract F-1-A. City water is available off of East End Road to service Tract F-1-B however, city sewer is not available for Tract F-1-B

L. Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 10 percent on other streets;

Staff Response: Not applicable, the plat meets these requirements. No roads are being dedicated.

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

Staff Response: The plat meets these requirements. Areas of 20 percent slope are indicated with a stipple hatch, see legend.

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

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

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

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

Public Works Comments:

This is a two lot subdivision so utility improvements are not required.

There are no existing water and sewer stub-outs to the lots, so there is nothing to abandon or relocate.

Tract F-1-A has access to city sewer and water from Craftsman Road, Tract F-1-B has no access to city sewer.

Creeks and drainages exist on both Tract F-1-A & B. They are noted by the plat, but are not illustrated.

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

1. In accordance with HCC 22.101.051, staff recommends that the surveyor remove Note 2 and revise the utility easement along East End Road to reflect the required 15 feet.
2. Staff recommends that the surveyor clearly indicate the locations of all existing creeks and drainage features as referenced in the notes.
3. Staff recommends that the surveyor either remove "setback line" from the plat's legend, as no setbacks are illustrated, or illustrate the appropriate setbacks as referenced in Note 6.
4. Staff recommends that information regarding the status of lands across Hough Road to the east be included on the plat.
5. Staff recommends that the lot number of the adjacent land to the northwest of Tract F-1-A be revised to reflect the record and read as "Tract B" instead of "Lot 30."

Attachments:

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

NOTES:

- The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble R-10 survey grade receivers, differentially corrected and processed using Spectra Geospatial Survey Pro 6.8.1.7.
- As per HM89-3, there is a 10 foot wide utility easement within Tract F-1-B, fronting the right-of-way of East End Road.
- The 15 feet fronting at other rights-of-way are subject to an underground utility easement.
- This subdivision is subject to an easement for electric lines or system with right to enter, maintain, repair, and clear shrubbery, granted to Homer Electric Association Inc. as outlined in Book 40, Page 288, Homer Recording District. No definite location disclosed.
- 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.
- Creeks and drainages are subject to a 15 foot building setback per Homer City Code.
- As per HM89-3, a 20 foot bank maintenance easement is centered on the creeks shown on said plat.
- Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
- All lots within this subdivision are subject to the City of Homer zoning regulations. Refer to the Homer City Code for all current setback and site development restrictions. Owners should check with the City of Homer Planning Department Prior to development activities.
- Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

WASTEWATER DISPOSAL

Soil conditions in this subdivision have been found unsuitable for conventional onsite wastewater treatment and disposal systems. Plans showing a suitable alternate wastewater disposal system that could be used on lots in this subdivision are included in the Engineers Subdivision and Soils Report and are available from the Kenai Peninsula Borough. All alternate onsite wastewater treatment and disposal systems must be designed for the specific installation by a qualified engineer registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation prior to construction.

(signature of Engineer) License # Date

LINE TABLE			RECORD LINE TABLE		
Line #	Length	Direction	Line #	Length (R)	Direction (R)
L1	45.55'	N33° 45' 47"E	L1	45.55'	N33° 45' 47"E
L2	45.75'	S20° 19' 17"E	L2	45.75'	S20° 19' 17"E
L3	51.26'	S35° 22' 49"E	L3	51.26'	S35° 22' 49"E
L4	22.64'	S89° 59' 20"W	L4	22.64'	S89° 59' 20"W
L5	70.81'	S78° 24' 34"W	L5	70.81'	S78° 24' 34"W
L6	24.33'	S33° 45' 52"W	L6	24.33'	S33° 45' 52"W

CURVE TABLE					RECORD CURVE TABLE				
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length (R)	Radius (R)	Delta (R)
C1	60.37'	185.00'	18°42'	N52° 59' 12"W	60.10'	C1	60.37'	185.00'	18°42'
C2	91.51'	203.78'	25°44'	N77° 10' 30"W	90.74'	C2	91.51'	203.78'	25°44'
C3	53.74'	70.00'	43°59'	N42° 18' 57"W	52.43'	C3	53.74'	70.00'	43°59'
C4	63.40'	270.00'	13°27'	N13° 35' 41"W	63.25'	C4	63.40'	270.00'	13°27'
C5	114.46'	230.00'	28°31'	S21° 07' 27"E	113.28'	C5	114.46'	230.00'	28°31'
C6	310.54'	8524.60'	2°05'	S42° 55' 06"W	310.52'	C6	310.54'	8524.60'	2°05'

LEGEND

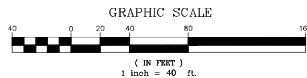
- Found 2" Aluminum Cap on 5/8" Rebar, 5780-S 2006
- Found 2" Aluminum Cap on 5/8" Rebar, 7536-S 2021
- Found 1/2" Rebar
- Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2025
- (R) Record Measurements Per HM 2023-14, Christensen Tracts 2021 Addition

- Easement Line
- Setback Line
- Areas over 20% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)
- Wetlands Area defined as Discharge Slope SC per the Kenai Watershed Forum (KWF)

SURVEYORS CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: _____
Registration No.: 14449-S
Christopher L. Mullikin
Professional Land Surveyor



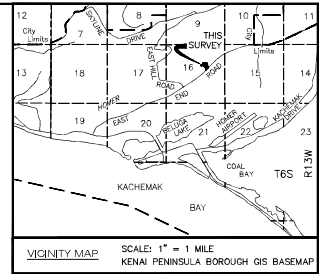
CHRISTENSEN GARDENS

A SUBDIVISION OF TRACT F-1
CHRISTENSEN TRACTS 2021 ADDITION, PLAT No. 2023-14
HOMER RECORDING DISTRICT

LOCATED WITHIN
THE SW 1/4 NE 1/4 OF SECTION 16
TOWNSHIP 6 SOUTH, RANGE 13 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 4.263 ACRES

SURVEYOR	CLIENT
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 HOMER, AK 99603	MICHAEL AND SHILA HOUGH 3733 BEN WALTERS LANE, SUITE 2 HOMER, AK 99603
SURVEY DATE: 4/##/2025	SCALE: 1" = 40'
PLAT DATE: 4/20/2025	BOOK No.: NA
CHECKED BY: CLM	FILE: CHRISTENSEN SUBDIVISION.dwg
DRAWN BY: MRS	KPB FILE No.: 2025-###



CERTIFICATE OF OWNERSHIP AND DEDICATION

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 rights-of-way to public use and grant all easements to the use shown.

C. Michael Hough
3733 Ben Walters Lane, Suite 2
Homer, AK 99603

Shila A. Hough
3733 Ben Walters Lane, Suite 2
Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT

For: _____

Acknowledged before me this ____ day of _____, 2025.

Notary Public for Alaska
My Commission expires: _____

For: _____

Acknowledged before me this ____ day of _____, 2025.

Notary Public for Alaska
My Commission expires: _____

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April ##, 2025

Kenai Peninsula Borough Authorized Official

PRELIMINARY
PLAT



MULLIKIN SURVEYS LLC

MullikinSurveys.com 907-299-2289

Christopher Mullikin, PLS
P.O. Box 1023, Homer, AK 99603

PRELIMINARY PLAT SUBMITTAL

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

Re: Christensen Gardens

To Whom it may concern,

This is a preliminary plat submittal for Michael and Shila Hough, owners of Tract F-1, Christensen Tracts 2021 Addition.

Please find included in this packet:

- o One full sized paper plat
- o 1 reduced size (11x17) drawing
- o \$300 check (#246) for plat submittal fee
- o KPB Preliminary Plat Submittal Form

Sincerely,

Christopher Mullikin, PLS

RECEIVED

APR 22 2025

**CITY OF HOMER
PLANNING/ZONING**

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:

Christensen Gardens Preliminary Plat

The location of the proposed subdivision affecting you is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the City of Homer Planning and Zoning Office. Subdivision reviews are conducted in accordance with the City of Homer Subdivision Ordinance and the Kenai Peninsula Borough Subdivision Ordinance. A copy of the Ordinance is available from the Planning and Zoning Office. **Comments should be guided by the requirements of those Ordinances.**

A public meeting will be held by the Homer Planning Commission on Wednesday, May 21, 2025 at 6:30 p.m. In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603. To attend the meeting virtually, visit zoom.us and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

Meeting ID: 979 8816 0903

Passcode: 976062

Additional information regarding this matter will be available by 5 p.m. on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for May 16, 2025 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written comments must be received by 4 p.m. on the day of the meeting.

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

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

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Legend

Physical Addresses

Transportation

Mileposts

Parcels and PLSS

Tax Parcels



0 350 700
ft

NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or

Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The operation or modification of the data. In using these data, you further agree to the data, or use of the data.

CALL TO ORDER

Session 25-10, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:35 p.m. on May 21st, 2025 in the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

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

ABSENT: COMMISSIONER CONLEY

STAFF: CITY PLANNER FOSTER & DEPUTY CITY CLERK PETTIT

AGENDA APPROVAL

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

SCHNEIDER/BARNWELL MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Ole Andersson, city resident, shared that he lives at the end of Tundra Rose Road. He commended Kyra Wagner for her presentation regarding erosion that she presented to the Commission on May 7th. He urged the Commission to make good choices in their future decisions, and stated that he's in favor of the reconsideration for the Foss Acres 2025 Addition Preliminary Plat.

Jinky Handy, city resident, urged the Commission to reconsider the Foss Acres 2025 Addition Preliminary Plat.

RECONSIDERATION

A. Foss Acres 2025 Addition Preliminary Plat, Staff Report 25-25, Commissioner Barnwell

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of his report included in the packet.

BARNWELL/VENUTI MOVED TO RECONSIDER THE FOSS ACRES 2025 ADDITIONAL PRELIMINARY PLAT.

Commissioner Barnwell provided his reasoning for issuing the reconsideration, summarizing that he felt the Commission needed to spend more time with this application before making a decision. He cited insufficient information as the key reason as to why he issued the reconsideration. He also highlighted various other issues he had with the plat, including walking trail connectivity, traffic safety concerns, and wetlands.

Commissioner Stark stated that the Commission followed due process in regards to this plat. He added that it shouldn't be incumbent upon the applicant to fix the traffic problems.

Commissioner H. Smith noted that his biggest concern is the drainage easements and how that water is taken care of. He acknowledged that platting is just part of the process, not the entire process.

Hearing no further discussion, Chair S. Smith requested the Clerk to perform a roll-call vote.

VOTE: YES: VENUTI, SCHNEIDER, H. SMITH, BARNWELL.

VOTE: NO: S. SMITH, STARK.

Motion carried.

CONSENT AGENDA

A. Unapproved Regular Meeting Minutes of May 7, 2025

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

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS/VISITORS

REPORTS

A. City Planner's Report, Staff Report 25-27

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

- Comprehensive Plan update
- Ordinance 25-11(S)(A) was adopted as amended with discussion by the City Council
- Cancellation of the next Regular Meeting on June 4th, 2025
- Joint Worksession with City Council on June 11th, 2025
- Next Regular Meeting is scheduled for June 18th, 2025.
- Next Commissioner Report to Council on May 27th, 2025

PUBLIC HEARINGS

PLAT CONSIDERATION

A. Christensen Gardens Preliminary Plat, Staff Report 25-28

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of his staff report included in the packet.

Chair S. Smith opened the floor for the Applicant. Christopher Mullikin noted that he was the surveyor who prepared the plat. He highlighted the oversight of the missing creek from the plat, providing that the creek comes around the edge of the wetlands on Tract F-1-B. He stated that the creek will be added to the next version. Chair S. Smith then opened the public comment period.

Jan Keiser, city resident, recalled a section of City Code requiring connectivity be provided when a development is within a certain proximity of an existing non-motorized trail. She encouraged the Commission to include a condition on the plat directing staff to explore whether that provision applies. Ms. Keiser also noted that City Code stipulates a property can't connect to city water unless it is also connected to city sewer. In reference to the staff's recommendation to add the locations of existing creeks, she additionally requested that the Commission require the inclusion of drainage easements.

With no other members of the public wishing to speak, Chair S. Smith closed the public comment period. He then opened the floor to questions and comments from the Commission.

Commissioner Barnwell questioned if the Stream Hill Trails were part of the City's trail system and whether there's a requirement in City Code to have connectivity to those trails. City Planner Foster noted that staff determined there weren't requirements to put that type of improvement on this plat after reviewing Homer City Code Title 11.

There were brief conversations regarding water and sewer in the area.

H. SMITH/SCHNEIDER MOVED TO ADOPT STAFF REPORT 25-028 AND RECOMMEND APPROVAL OF THE CHRISTENSEN GARDENS PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:

1. IN ACCORDANCE WITH HCC 22.101.051, STAFF RECOMMENDS THAT THE SURVEYOR REMOVE NOTE 2 AND REVISE THE UTILITY EASEMENT ALONG EAST END ROAD TO REFLECT THE REQUIRED 15 FEET.
2. STAFF RECOMMENDS THAT THE SURVEYOR CLEARLY INDICATE THE LOCATIONS OF ALL EXISTING CREEKS AND DRAINAGE FEATURES AS REFERENCED IN THE NOTES, AS WELL AS DRAINAGE EASEMENTS.
3. STAFF RECOMMENDS THAT THE SURVEYOR EITHER REMOVE "SETBACK LINE" FROM THE PLAT'S LEGEND, AS NO SETBACKS ARE ILLUSTRATED, OR ILLUSTRATE THE APPROPRIATE SETBACKS AS REFERENCED IN NOTE 6.
4. STAFF RECOMMENDS THAT INFORMATION REGARDING THE STATUS OF LANDS ACROSS HOUGH ROAD TO THE EAST BE INCLUDED IN THE PLAT.
5. STAFF RECOMMENDS THAT THE LOT NUMBER OF THE ADJACENT LAND TO THE NORTHWEST OF TRACT F-1-A BE REVISED TO REFLECT THE RECORD AND READ AS "TRACT B" INSTEAD OF "LOT 30."

There was a brief discussion regarding the addition of a condition to investigate trail connectivity for this particular plat.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

B. Virginia Lynn 2025 Replat Preliminary Plat, Staff Report 25-29