

## **C. CONSENT AGENDA**

### **\*1. Time Extension**

- a. Cooper Subdivision 2023 Replat; KPB File 2023-082**

## NOTES

1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON DUAL-FREQUENCY HP+ V RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED WITH MAGNET OFFICE VERSION 3.1 SOFTWARE. NAD83 ALASKA STATE PLANE GRID COORDINATES (U.S. SURVEY FEET) OBTAINED FROM THE GPS OBSERVATIONS WERE BASED ON THE NGS PUBLISHED VALUES FOR FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" (PID T10155).

2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS  $-117^{\circ}13.4'$ . TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986696.

3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" N=100,000 E=100,000. ALL COORDINATE VALUES REPRESENT GROUND DISTANCES IN U.S. SURVEY FEET ORIENTED TO TRUE NORTH.

4. 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.

5. PROPERTY IS SUBJECT TO CITY OF HOMER REGULATIONS. CHECK WITH HOMER PLANNING PRIOR TO ANY DEVELOPMENT ACTIVITIES.

6. 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.

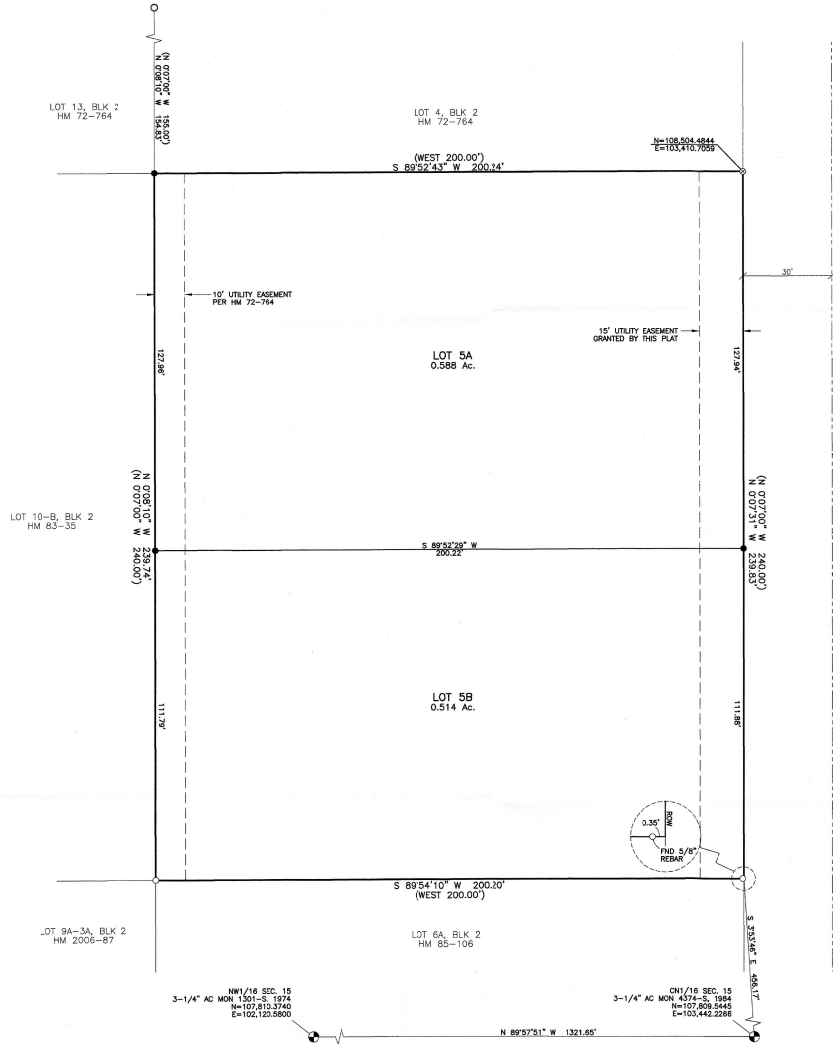
7. THESE LOTS ARE AFFECTED BY AN EASEMENT OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK19, PG 100 HRO).

## LEGEND

- INDICATES 5/8" REBAR RECOVERED THIS SURVEY
- INDICATES 1-1/2" ALDAP 4374-S 1984 RECOVERED THIS SURVEY
- ⊗ INDICATES 3/4" REBAR RECOVERED THIS SURVEY
- ⊙ INDICATES PRIMARY MONUMENT RECOVERED THIS SURVEY AS SHOWN
- INDICATES 2" ALDAP ON 5/8" REBAR (7538-S 2023) SET THIS SURVEY
- ( ) INDICATES RECORD DATA PER PARENT PLAT HM 72-764

## WASTEWATER DISPOSAL

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

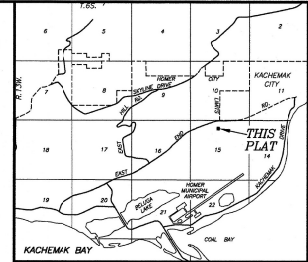


## PLAT APPROVAL

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

BY: \_\_\_\_\_ AUTHORIZED OFFICIAL  
KENAI PENINSULA BOROUGH

DATE \_\_\_\_\_



SCALE: 1" = 1 MILE  
U.S.G.S. QUAD. SELDOWA (C-4 & C-5)

## CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ALEX G. TREWEILER  
4937 ALDER LANE  
HOMER, ALASKA 99603

LINDSAY TREWEILER  
4937 ALDER LANE  
HOMER, ALASKA 99603

DONAL J. RYAN  
4937 ALDER LANE  
HOMER, ALASKA 99603

## NOTARY'S ACKNOWLEDGMENT

FOR ALEX G. TREWEILER AND LINDSAY TREWEILER

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC FOR ALASKA \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## NOTARY'S ACKNOWLEDGMENT

FOR DONAL J. RYAN

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC FOR ALASKA \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

HOMER RECORDING DISTRICT KPB FILE No. 2023-???

## COOPER SUBDIVISION 2023 REPLAT

THE SUBDIVISION OF  
LOT 5, BLOCK 2  
COOPER SUBDIVISION (HM 72-764)  
LOCATED WITHIN THE NE1/4 NW1/4, SEC 15,  
T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI  
PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA  
CONTAINING 1.102 ACRES

OWNERS:  
ALEX G. AND LINDSAY TREWEILER  
4937 ALDER LANE HOMER, ALASKA 99603  
DONAL J. RYAN  
4937 ALDER LANE HOMER, ALASKA 99603

## GEOVERA, LLC

PO BOX 3235  
HOMER ALASKA 99603  
(907) 399-4345  
EMAIL: scsmith@gei.net

DRAWN BY: SCS DATE: JULY 2023 SCALE: 1" = 20'  
CHK BY: SCS JOB #2022-65 SHEET 1 OF 1



KPB 2023-082

TIME EXTENSION REQUEST  
COOPER SUBDIVISION 2023

<b>KPB File No.</b>	2023-082
<b>Applicant / Owner:</b>	Alex G. Trieweiler & Lindsay Trieweiler and Donal J. Ryan
<b>Surveyor:</b>	Stephen C. Smith / Geovera, LLC
<b>General Location:</b>	Mile 2.3 East End Rd / Homer

STAFF REPORT

PC Meeting: Administrative Approval

2023

On July 14, 2023, a complete preliminary plat application was submitted to the Planning Department. The City of Homer unanimously approved the preliminary plat at their regularly scheduled meeting on June 21, 2023. Notice of the preliminary plat was mailed to the beneficial interest holder on July 20, 2023. The Plat Committee reviewed and granted conditional approval for the preliminary plat for two years during their regularly scheduled meeting on August 14, 2023. A Notice of Decision was mailed to interested parties on August 15, 2023. On September 20, 2023, a paper final plat was submitted for review to the Planning Department. Staff reviewed the final plat and sent a review letter on November 15, 2023, requesting corrections and missing information on the plat.

2025

On June 19, 2025, staff contacted the surveyor to notify them of the upcoming file expiration on August 14, 2025. On July 16, City of Homer Planning Commission approved a Time Extension Request for this subdivision. The surveyor provided a Time Extension Request to KPB on July 21, 2025, stating the City of Homer requires that water and sewer be installed to both lots in the subdivision. A water main was recently constructed and services have not been installed as of this date.

This time extension request is the first time extension request associated with this subdivision plat. Per KPB 20.25.110 only two 2-year time extension requests may be granted. This time extension request will extend the subdivision approval to August 14, 2027. If the plat is not recorded before August 14, 2027, or the second and final time extension is not requested, then the approval will expire and a new plat submittal will be required to complete the subdivision

There have been no changes in the area that would affect this plat.

STAFF RECOMMENDATIONS: Extend preliminary plat approval for two years to August 14, 2027, subject to the following:

1. Copy of plat with current utility reviews being submitted with the final plat
2. Plat must comply with current Kenai Peninsula Borough Code.

**NOTE: Per KPB 20.25.110(A), upon application by the subdivider prior to the two-year deadline for final plat submittal, a time extension for two years beyond the initial two-year period for submittal of the final plat may be granted by the planning director. A second and final two-year extension may be granted by the planning director when requested by the subdivider prior to expiration of the previous approval, allowing for a total approval time of six years. Expiration of time extensions will require the submission of, and action on, a new preliminary plat.**

END OF STAFF REPORT



APPROVED

Robert Ruffner, Planning Director

8-7-2025

Date



## Agenda

### Planning Commission Regular Meeting

Wednesday, July 16, 2025 at 6:30 PM

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

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#### Homer City Hall

491 E. Pioneer Avenue  
Homer, Alaska 99603  
[www.cityofhomer-ak.gov](http://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

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#### CALL TO ORDER, 6:30 P.M.

#### AGENDA APPROVAL

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

#### RECONSIDERATION

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

- A. Unapproved Regular Meeting Minutes of June 18, 2025
- B. Cooper Subdivision 2023 Replat Extension Request
- C. Decisions and Findings CUP 25-01, 1231 Ocean Drive

#### PRESENTATIONS / VISITORS

- A. Capital Improvement Plan, Jenny Carroll, Special Projects & Communications Coordinator  
Memorandum PC-25-036 from Special Projects & Communications Coordinator as backup.

#### REPORTS

- A. City Planner's Report, Staff Report 25-33

#### PUBLIC HEARINGS

#### PLAT CONSIDERATION

- A. Pioneer Vistas Unit #6 - Young Replat Preliminary Plat, Staff Report 25-34



## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

[Planning@ci.homer.ak.us](mailto:Planning@ci.homer.ak.us)

(p) 907-235-3106

(f) 907-235-3118

### Memorandum 2025 – 035

TO: Homer Advisory Planning Commission  
FROM: Ryan Foster, City Planner  
DATE: July 16, 2025  
SUBJECT: Time Extension Request for Cooper Subdivision 2023 Replat

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Surveyor Stephen Smith has submitted a time extension request for the Cooper Subdivision 2023 Replat preliminary plat. He has noted that the City of Homer requires that water and sewer services be installed to both lots in the Subdivision. A water main was recently constructed and services have not been installed as of this date. The KPB plat approval time limit is expiring on August 14, 2025.

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

**Requested action:** Recommend approval of a two-year time extension request for Cooper Subdivision 2023 Replat.

**Attachments:**

Subdivision time extension request form  
Cooper Subdivision 2023 Replat Preliminary Plat

RECEIVED

JUL 21 2025

KPB PLANNING DEPT.

Kenai Peninsula Borough Planning Department  
144 North Binkley Street  
Soldotna, Alaska 99669  
Phone: (907) 714-2200  
Fax: (907) 714-2378

**TIME EXTENSION REQUEST FORM**

☐ Name of Subdivision: Cooper Subdivision 2023

☐ Location of Subdivision: Mile 2.3 East End Road Homer

☐ KPB Number: 2023-082

☐ Date of Planning Commission Approval(s)

8/14/2023

☐ Reason for time extension request.

The City of Homer requires that water and sewer services be installed to both lots in the

Subdivision. A water main was recently constructed and services have not been installed

as of this date.

Date: 6/19/2025

Signature of Surveyor/Property Owner:

Stephen C. Smith