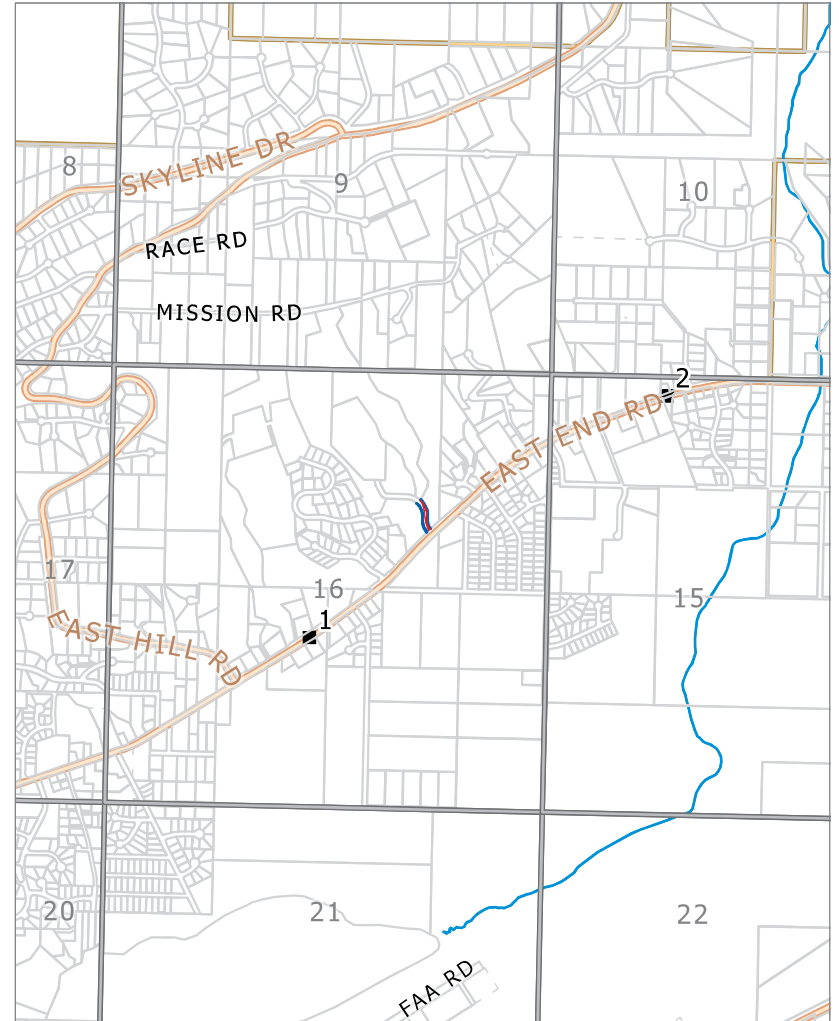
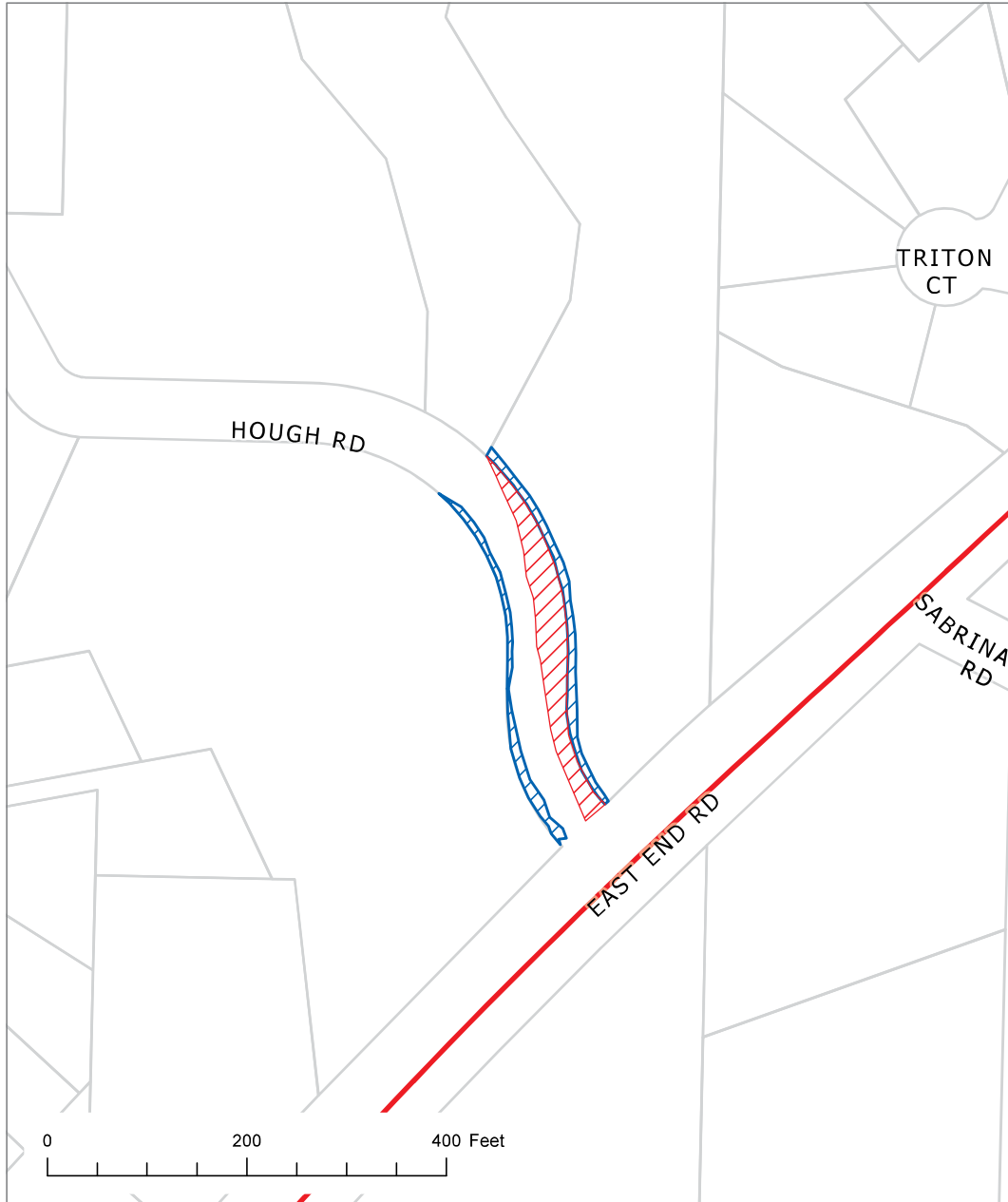


## **E. NEW BUSINESS**

### **2. ROW Vacation: KPB File 2022-076V**

**Request: Vacate a portion of Hough Road, a 60' right-of-way and associated utility easement**

**Petitioners/Landowners: Michael & Shila Hough  
City of Homer**

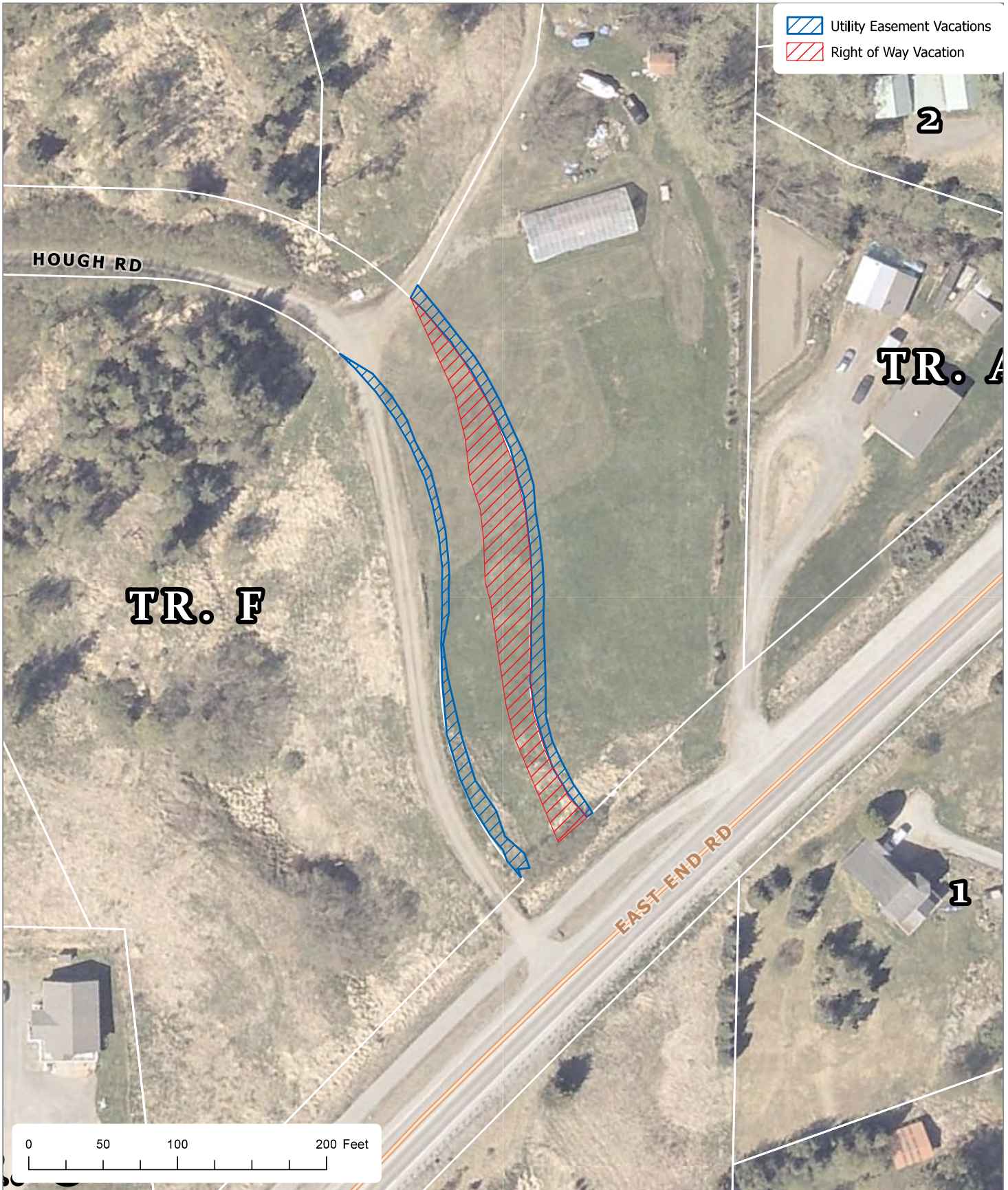


KPB File # 2022-076V  
S16 T06S R13W  
Homer

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.

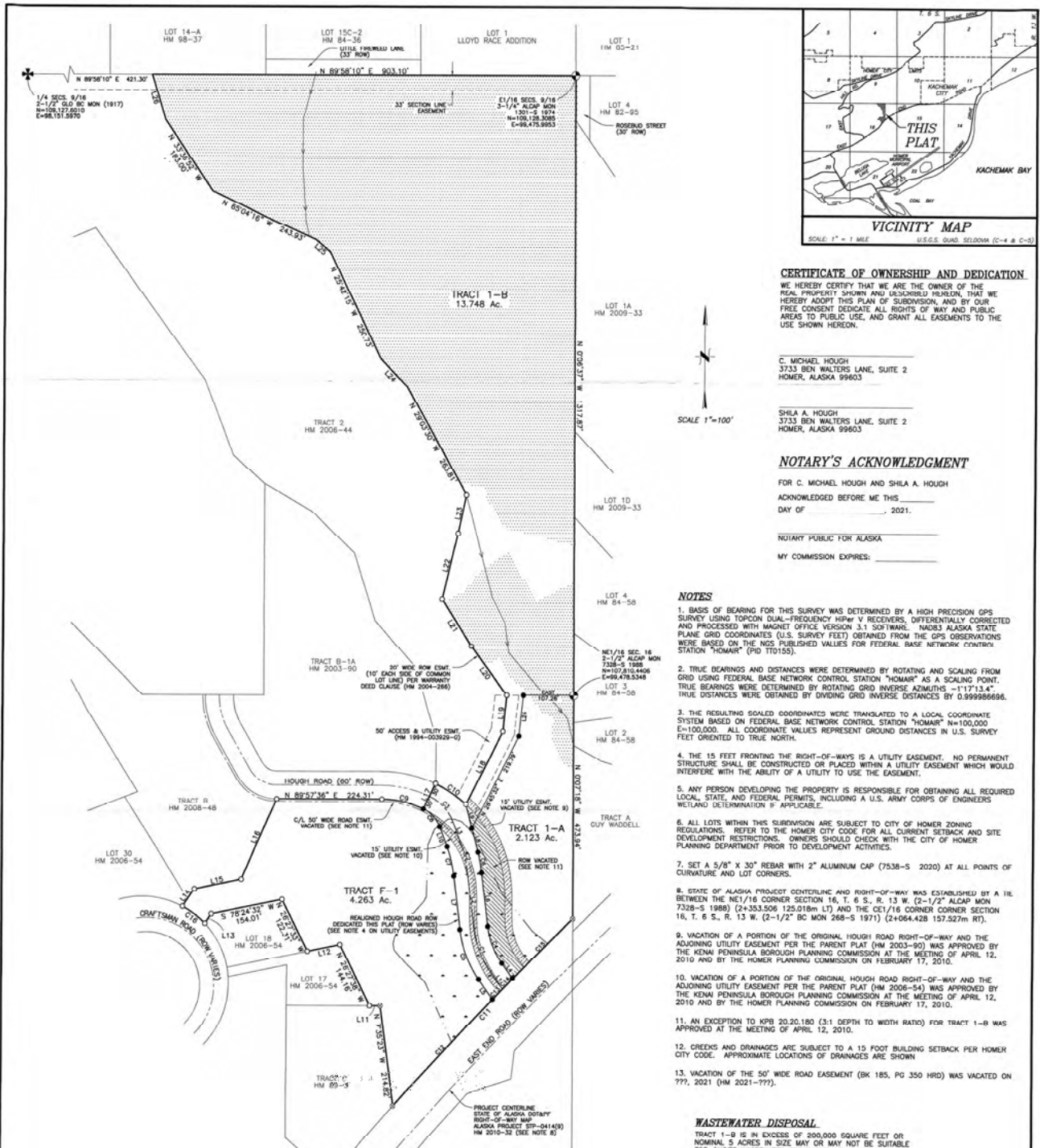


Aerial View



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.





**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

C. MICHAEL HOUGH  
3733 BEN WALTERS LANE, SUITE 2  
HOMER, ALASKA 99603

SHILA A. HOUGH  
3733 BEN WALTERS LANE, SUITE 2  
HOMER, ALASKA 99603

**NOTARY'S ACKNOWLEDGMENT**

FOR C. MICHAEL HOUGH AND SHILA A. HOUGH  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES: \_\_\_\_\_



**NOTES**

1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON DUAL-FREQUENCY GPS RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED WITH MAGNET OFFICE VERSION 3.01 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 "HOMAR" (710 17055).
2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BASE NETWORK CONTROL STATION "HOMAR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -117°13.4'. TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986666.
3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON FEDERAL BASE NETWORK CONTROL STATION "HOMAR" N=100,000 E=100,000. ALL COORDINATE VALUES REPRESENT GROUND DISTANCES IN U.S. SURVEY FEET ORIENTED TO TRUE NORTH.
4. THE 15 FEET FRONTING THE RIGHT-OF-WAYS IS A UTILITY EASEMENT. 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. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
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 SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.
7. SET A 5/8" X 30" REBAR WITH 2" ALUMINUM CAP (7538-S 2020) AT ALL POINTS OF CURVATURE AND LOT CORNERS.
8. STATE OF ALASKA PROJECT CENTERLINE AND RIGHT-OF-WAY WAS ESTABLISHED BY A 1:6 BETWEEN THE NE1/4 CORNER SECTION 16, T. 6 S., R. 13 W., (2-1/2" ALCAP MON 7328-S 1988) (2+333.506 125.016m LT) AND THE CE1/16 CORNER SECTION 16, T. 6 S., R. 13 W., (2-1/2" BC MON 268-S 1971) (2+064.428 157.527m RT).
9. VACATION OF A PORTION OF THE ORIGINAL HOUGH ROAD RIGHT-OF-WAY AND THE ADJOINING UTILITY EASEMENT FOR THE PARENT PLAT (HM 2003-90) WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 12, 2010 AND BY THE HOMER PLANNING COMMISSION ON FEBRUARY 17, 2010.
10. VACATION OF A PORTION OF THE ORIGINAL HOUGH ROAD RIGHT-OF-WAY AND THE ADJOINING UTILITY EASEMENT FOR THE PARENT PLAT (HM 2006-54) WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 12, 2010 AND BY THE HOMER PLANNING COMMISSION ON FEBRUARY 17, 2010.
11. AN EXCEPTION TO KPB 20.20.180 (3:1 DEPTH TO WIDTH RATIO) FOR TRACT 1-B WAS APPROVED AT THE MEETING OF APRIL 12, 2010.
12. CREEKS AND DRAINAGES ARE SUBJECT TO A 15 FOOT BUILDING SETBACK PER HOMER CITY CODE. APPROXIMATE LOCATIONS OF DRAINAGES ARE SHOWN.
13. VACATION OF THE 50' WIDE ROAD EASEMENT (BK 185, PG 350 HRD) WAS VACATED ON ???, 2021 (HM 2021-???)

**WASTEWATER DISPOSAL**

TRACT 1-B IS IN EXCESS OF 200,000 SQUARE FEET OR NOMINAL 5 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 AND TRACT F-1 HAVE SOIL CONDITIONS THAT 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 TRACTS IN THIS SUBDIVISION ARE INCLUDED IN THE ENGINEER'S SUBDIVISION AND SOIL 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.

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	28°30'44"	200.00'	99.53'	N 21°07'27" W	98.50'
C2	13°27'12"	300.00'	70.44'	N 13°35'41" W	70.29'
C3	4°30'00"	1000.00'	25.00'	N 08°00'00" W	25.00'
C4	28°30'44"	170.00'	84.60'	N 21°07'27" W	83.73'
C5	28°30'44"	170.00'	84.60'	N 21°07'27" W	83.73'
C6	28°30'44"	170.00'	84.60'	N 21°07'27" W	83.73'
C7	28°30'44"	170.00'	84.60'	N 21°07'27" W	83.73'
C8	13°27'12"	300.00'	70.44'	N 13°35'41" W	70.29'
C9	28°30'44"	170.00'	84.60'	N 21°07'27" W	83.73'
C10	17°08'18"	203.78'	91.51'	N 17°10'30" W	90.74'
C11	3°28'40"	8824.60'	592.18'	N 03°23'27" W	592.05'
C12	0°12'18"	8524.60'	30.50'	N 00°12'18" W	30.50'
C13	0°12'18"	8524.60'	30.50'	N 00°12'18" W	30.50'
C14	0°12'18"	8524.60'	30.50'	N 00°12'18" W	30.50'
C15	1°12'30"	8524.60'	180.60'	N 01°12'30" W	180.60'
C16	18°41'42"	185.00'	60.36'	N 52°59'12" W	60.10'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 89°22'49" W	45.62'
L2	N 89°22'49" W	45.62'
L3	N 89°22'49" W	45.62'
L4	N 89°22'49" W	45.62'
L5	N 89°22'49" W	45.62'
L6	N 89°22'49" W	45.62'
L7	N 89°22'49" W	45.62'
L8	N 89°22'49" W	45.62'
L9	N 89°22'49" W	45.62'
L10	N 89°22'49" W	45.62'
L11	N 89°22'49" W	45.62'
L12	N 89°22'49" W	45.62'
L13	N 89°22'49" W	45.62'
L14	N 89°22'49" W	45.62'
L15	N 89°22'49" W	45.62'
L16	N 89°22'49" W	45.62'
L17	N 89°22'49" W	45.62'
L18	N 89°22'49" W	45.62'
L19	N 89°22'49" W	45.62'
L20	N 89°22'49" W	45.62'
L21	N 89°22'49" W	45.62'
L22	N 89°22'49" W	45.62'
L23	N 89°22'49" W	45.62'
L24	N 89°22'49" W	45.62'
L25	N 89°22'49" W	45.62'
L26	N 89°22'49" W	45.62'

- LEGEND**
- INDICATES 1917 2-1/2" BC GLO PRIMARY MONUMENT RECOVERED THIS SURVEY
  - INDICATES PRIMARY MONUMENT RECOVERED OR SET AS SHOWN
  - INDICATES 5/8" X 30" REBAR WITH 2" ALCAP (5780-S, 2008) RECOVERED THIS SURVEY
  - INDICATES 1/2" REBAR RECOVERED THIS SURVEY
  - INDICATES 5/8" X 30" REBAR WITH 2" ALCAP (7538-S, 2021) SET THIS SURVEY
  - INDICATES DISCHARGE SLOPE PER KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING
  - INDICATES CENTERLINE OF DRAINAGE
  - INDICATES AREAS WITH SLOPES GREATER THAN 20%

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 12, 2010



HOMER RECORDING DISTRICT KPB FILE NO. 2010-024

**CHRISTENSEN TRACTS 2009 ADDITION**

THE SUBDIVISION OF  
TRACT 1, CHRISTENSEN TRACT NO. 4 (HM 2006-44)  
AND TRACT F, STREAM HILL PARK UNIT 2 (HM 2006-48)  
AND  
THE VACATION OF A PORTION OF THE HOUGH ROAD RIGHT-OF-WAY INCLUDING ASSOCIATED ADJOINING UTILITY EASEMENTS  
LOCATED WITHIN THE NE1/4, NE1/4 SECTION 16, T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA CONTAINING 20.775 ACRES

OWNERS:  
C. MICHAEL HOUGH AND SHILA A. HOUGH  
3733 BEN WALTERS LANE, SUITE 2 HOMER, ALASKA 99603

**GEOVERA, L.L.C.**  
PO BOX 3235  
HOMER ALASKA 99603  
(907) 399-4345  
EMAIL: scsmith@gci.net

DRAWN BY: SCS DATE: MARCH 2021 SCALE: 1" = 100'  
CHK BY: SCS JOB #2021-10 SHEET 1 OF 1

**KPB 2022-076V**

AGENDA ITEM E. NEW BUSINESS

**ITEM 2 - RIGHT OF WAY VACATION  
VACATE A PORTION OF HOUGH ROAD AND ASSOCIATED UTILITY EASEMENTS**

<b>KPB File No.</b>	2022-076V
<b>Planning Commission Meeting:</b>	June 27, 2022
<b>Applicant / Owner:</b>	C. Michael and Shila A. Hough of Homer Alaska
<b>Surveyor:</b>	Stephen Smith / Geovera, LLC
<b>General Location:</b>	East End Road, Hough Road, City of Homer
<b>Legal Description:</b>	Hough Road, Tract F of Stream Hill Park Unit 2, HM 2008-048 and Tract 1 of Christensen Tracts 2009 Addition, HM 2006-44, Section 16, Township 6 South, Range 13 West.

**STAFF REPORT**

**Specific Request / Purpose as stated in the petition:** The existing road was not constructed within the existing ROW. The ROW is being re-aligned so that it is centered on the existing road. Only a portion of the existing ROW is being vacated, along with the adjoining 15 foot utility easements. New 15 foot utility easements are being dedicated adjoining both sides of the re-aligned ROW.

**Notification:** Public notice appeared in the June 16, 2022 issue of the Homer News as a separate ad. The public hearing notice was published in the June 23, 2022 issue of the Homer News as part of the Commission’s tentative agenda.

The public notice was posted on the Planning Commission bulletin board at the Kenai Peninsula Borough George A. Navarre Administration building. Additional notices were mailed to the following with the request to be posted for public viewing.

Library of Homer

Post Office of Homer

Thirty-nine certified mailings were sent to owners of property within 300 feet of the proposed vacation. Twenty-three receipts had been returned when the staff report was prepared.

Public hearing notices were sent by regular mail to twenty-three owners within 600 feet of the proposed vacation.

Fifteen public hearing notices were emailed to agencies and interested parties as shown below;

- |  |                                    |
|--|------------------------------------|
| State of Alaska Dept. of Fish and Game | Ninilchik Traditional Council      |
| State of Alaska DNR                    | Alaska Communication Systems (ACS) |
| State of Alaska DOT                    | ENSTAR Natural Gas                 |
| State of Alaska DNR Forestry           | General Communications Inc, (GCI)  |
| City of Homer                          | Homer Electric Association (HEA)   |
| Emergency Services of Homer            |                                    |

**Legal Access (existing and proposed):** The access will remain as Hough Road. The right-of-way is not constructed within the dedication. The owners are proposing to vacate portions of the right-of-way and then dedicate new portions to provide a realignment that will allow the existing right-of-way to be within the dedication.

KPB Roads Dept. comments	Out of Jurisdiction: Yes Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	

**Site Investigation:** There are some wetlands associated with the right-of-way. The roadway is already constructed and has been for some time. There is sloping terrain in the area but the portion to be vacated is consistent with the slopes for the proposed realignment.

KPB River Center review	<p>A. Floodplain            Reviewer: Carver, Nancy            Floodplain Status: Within City of Homer            Comments: Located in an unregulated D Zone</p> <p>B. Habitat Protection            Reviewer: Aldridge, Morgan            Habitat Protection District Status: Is NOT within HPD            Comments: No comments</p> <p>C. State Parks            Reviewer: Russell, Pam            Comments: No Comments</p>
-------------------------	--

**Staff Analysis:** The proposed vacation is to remedy the alignment issues of Hough Road, a 60 foot right-of-way. The proposal is to vacate approximately a half width of Hough Road for 390 feet including the adjoining 15 foot utility easements. If approved, a dedication of additional right-of-way atop the constructed road, including 15 foot utility easements along each side of the new dedication, will be completed by recording a new plat.

The original access is depicted on Christensen Tracts Amended, HM 89-3 as a 50 foot private access easement (HRD Book 185 Page 349). The access easement was also shown on plat Christensen Tracts No. 4, HM 2006-44.

Christensen Tract No. 3, HM 2003-90, dedicated the eastern 30 foot of Hough Road right-of-way. Stream Hill Park Unit 1, HM 2006-54, dedicated the western 30 feet of Hough Road right-of-way.

Vacation of the dedicated right-of-way will not remove the private access easement. If they owners wish to remove the private access easement it will need to be done by separate documents and recorded with the Homer Recording District. If this is completed prior to the recording of the plat, add a plat note with the recording information that terminated the private access easement.

There are some gas lines within the associated utility easements. The final plat has been reviewed and an agreement from ENSTAR is required to make sure all their easement needs are being met.

This vacation and the associated plat were originally heard under KPB old code in 2010. The KPB Planning Commission heard the vacation on April 12, 2010. The Planning Commission approved the vacation by unanimous consent. The Homer City Council upheld the Planning Commission decision at their April 26, 2010 meeting. The plat finalizing the vacation was not recorded within one year.

The KPB Plat Committee approved the preliminary plat on April 12, 2010. Various time extensions have been granted for the preliminary plat. The last time extension was granted in 2020, with the consent of the City of Homer Planning Commission. The time extension was granted through June 8, 2022, subject to the plat being recorded prior to April 13, 2021 to be reviewed under old code. The original surveyor retired and a new surveyor has been hired.

Due to design changes, and the requirement to comply with current subdivision standards, the plat was brought back before the Plat Committee to receive new approval including exceptions requests. The Plat Committee heard the plat at the May 10, 2021 meeting and granted approval. The right-of-way vacation was heard and approved by the Planning Commission on April 26, 2021. The Homer City Council consented to the vacation on May 10, 2021. The right-of-way vacation must have been finalized by May 10, 2022. The owners were still working out other

details of the project and did not finalize in time. They have submitted a new petition and are requesting approval of the vacation.

If approved, plat Christensen Tract 2021 Addition will finalize the proposed right of way vacations. The plat received its approval on May 10, 2021 and the approval is valid until May 10, 2023. No time extensions have been required at this time but may be issued in accordance with KPB 20.25.110. A final was submitted for review on January 31, 2022 with a review letter being sent to the owner and surveyor on February 9, 2022. If the vacation is approved, there will need to be some revisions to plat notes to include new meeting dates.

The other petitions and applications had been reviewed by the City of Homer Planning and Zoning Commission. The surveyor was notified that we would require documentation from the City of Homer that was either minutes from the P&Z Commission or a memo stating that a new hearing was not required. Staff had not received any communication when the staff report was prepared. If information is provided to staff it will be included in the desk packet. Staff will not finalize the vacation until a letter of consent from the City of Homer Planning Department has been received that shows all their concerns have been addressed. The approval will require consent from the City of Homer City Council.

### 20.65.050 – Action on vacation application

- D. The planning commission shall consider the merits of each vacation request and in all cases the planning commission shall deem the area being vacated to be of value to the public. It shall be incumbent upon the applicant to show that the area proposed for vacation is no longer practical for the uses or purposes authorized, or that other provisions have been made which are more beneficial to the public. In evaluating the merits of the proposed vacation, the planning commission shall consider whether:
1. The right-of-way or public easement to be vacated is being used;  
**Staff comments:** The right-of-way is in use but not constructed in the dedication.
  2. A road is impossible or impractical to construct, and alternative access has been provided;  
**Staff comments:** Already constructed
  3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;  
**Staff comments:** New easements will be granted along the new dedication
  4. The vacation of a public right-of-way provides access to a lake, river, or other area with public interest or value, and if so, whether equal or superior access is provided;  
**Staff comments:** N/A
  5. The proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;  
**Staff comments:** Will not limit, will only realign with constructed right-of-way
  6. Other public access, other than general road use, exist or are feasible for the right-of-way;  
**Staff comments:** None of been requested or appear needed
  7. All existing and future utility requirements are met. Rights-of-way which are utilized by a utility, or which logically would be required by a utility, shall not be vacated, unless it can be demonstrated that equal or superior access is or will be available. Where an easement would satisfactorily serve the utility interests, and no other public need for the right-of-way exists, the commission may approve the vacation and require that a utility easement be granted in place of the right-of-way.  
**Staff comments:** If any utility easements are requested by providers shall be reviewed and unless the owner works out a resolution shall be granted.
  8. Any other factors that are relevant to the vacation application or the area proposed to be vacated.



**Staff comments:** This is a road realignment.

A KPB Planning Commission decision denying a vacation application is final. A KPB Planning Commission decision to approve the vacation application is subject to consent or veto by the KPB Assembly, or City Council if located within City boundaries. The KPB Assembly, or City Council must hear the vacation within thirty days of the Planning Commission decision.

The Homer City Council will hear the vacation within 30 days.

**KPB department / agency review:**

Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.  Material Site Comments: There are not any material site issues with this proposed plat. Review Not Required
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
Addressing	Reviewer: Haws, Derek Affected Addresses: 4580 CRAFTSMAN RD 4630 HOUGH RD  Existing Street Names are Correct: Yes  List of Correct Street Names: CRAFTSMAN RD HOUGH RD EAST END RD  Existing Street Name Corrections Needed:  All New Street Names are Approved: No  List of Approved Street Names:  List of Street Names Denied:  Comments: City of Homer will advise on affected addresses.
Assessing	Reviewer: Wilcox, Adeena Comments: No comment

**Utility provider review:**

HEA	No comments
ENSTAR	
ACS	No objections
GCI	

**RECOMMENDATION:**

Based on consideration of the merits as per KPB 20.65.050(D) as outlined by Staff comments, Staff recommends APPROVAL as petitioned, subject to:



1. Consent by Homer City Council.
  2. Compliance with the requirements for preliminary plats per Chapter 20 of the KPB Code.
  3. Grant utility easements requested by the Homer City Council and utility providers.
  4. Submittal of a final plat within a timeframe such that the plat can be recorded within one year of vacation consent (KPB 20.70.130).
- 

#### **KPB 20.65.050 – Action on vacation application**

- H. A planning commission decision to approve a vacation is not effective without the consent of the city council, if the vacated area to be vacated is within a city, or by the assembly in all other cases. The council or assembly shall have 30 days from the date of the planning commission approval to either consent to or veto the vacation. Notice of veto of the vacation shall be immediately given to the planning commission. Failure to act on the vacation within 30 days shall be considered to be consent to the vacation. This provision does not apply to alterations of utility easements under KPB 20.65.070 which do not require the consent of the assembly or city council unless city code specifically provides otherwise.**
- I. Upon approval of the vacation request by the planning commission and no veto by the city council or assembly, where applicable, the applicant shall have a surveyor prepare and submit a plat including the entire area approved for vacation in conformance with KPB 20.10.080. Only the area approved for vacation by the assembly or council may be included on the plat. The final plat must be recorded within one year of the vacation consent.**
- J. A planning commission decision denying a vacation application is final. No reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.**
- K. An appeal of the planning commission, city council or assembly vacation action under this chapter must be filed in the superior court in accordance with the Alaska Rules of Appellate Procedure.**

The 2019 Kenai Peninsula Borough Comprehensive Plan adopted November, 2019 by Ordinance No. 2019-25. The relevant objectives are listed.

*Goal 3. Preserve and improve quality of life on the Kenai Peninsula Borough through increased access to local and regional facilities, activities, programs and services.*

- *Focus Area: Energy and Utilities*
  - o *Objective A - Encourage coordination or residential, commercial, and industrial development with extension of utilities and other infrastructure.*
    - *Strategy 1. Near – Term: Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs.*
    - *Strategy 2. Near – Term: Maintain regular contact with utility operators to coordinate and review utility easement requests that are part of subdivision plat approval.*
    - *Strategy 3. Near – Term: Identify potential utility routes on Borough lands.*
- *Housing*
  - o *Objective D. Encourage efficient use of land, infrastructure and services outside incorporated cities by prioritizing future growth in the most suitable areas.*
    - *Strategy 1. Near – Term: Collaborate with the AK Department of Transportation, incorporated cities within the borough, utility providers, other agencies overseeing local services, and existing communities located adjacent to the undeveloped areas*

*that are appropriate for future growth, to align plans for future expansion of services to serve future residential development and manage growth.*

*Goal 4. Improve access to, from and connectivity within the Kenai Peninsula Borough*

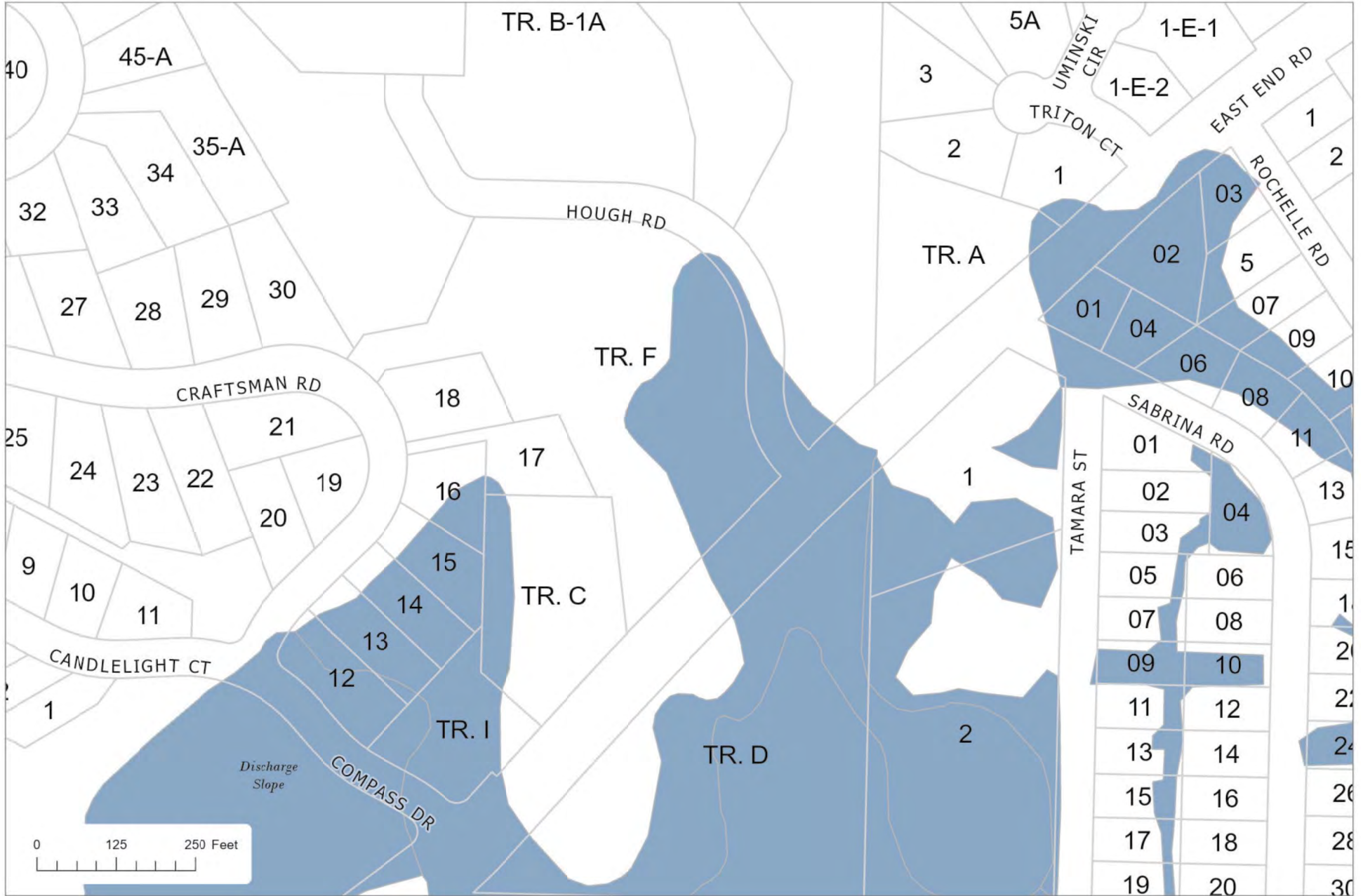
*- Focus Area: Transportation*

*o Objective B. Ensure new roads are developed in alignment with existing and planned growth and development.*

- Strategy 2. Near – Term: Establish subdivision codes that dictate road construction standards to accommodate future interconnectivity and/or public safety.*
- Strategy 3. Near – Term: Identify areas of anticipated growth to determine future access needs.*

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**END OF STAFF REPORT**



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





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**CURVE TABLE**

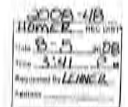
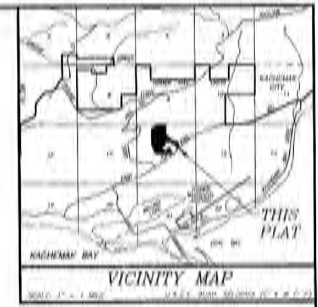
CURVE	DELTA	RADIUS	CHORD	CHORD DIST
C1	3°36'09"	500'		
C2	1°29'05"	150'		
C3	159°45'01"	150'		
C4	14°38'00"	200'		
C5	2°27'19"	425'		
C6	18°01'31"	180'		
C7	32°19'50"	180'		
C8	3°36'09"	500'		
C9	1°29'05"	150'		
C10	35°19'14"	180'		
C11	30°34'13"	180'		
C12	16°06'49"	180'		
C13	3°11'05"	180'		
C14	40°43'54"	180'		
C15	17°55'01"	180'		
C16	11°29'26"	180'		
C17	10°03'17"	180'		
C18	24°09'20"	180'		
C19	27°50'14"	180'		
C20	29°51'23"	180'		
C21	1°59'17"	180'		
C22	21°08'31"	120'		
C23	128°49'04"	120'		
C24	6°47'24"	120'		
C25	2°33'08"	230'		
C26	11°44'54"	230'		

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N 83°47'36" E	100.00
L2	S 21°05'01" E	100.00
L3	S 2°27'39" E	100.00
L4	S 3°18'47" E	100.00
L5	S 22°51'01" E	100.00
L6	S 63°02'51" W	100.00
L7	S 3°21'58" E	100.00
L8	S 2°38'43" E	100.00
L9	S 24°17'57" E	100.00

**LEGEND**

- INDICATES 5/8" x 30" REBAR WITH 3" CLEAR (5700-S, 20MM) RECOVERED THIS SURVEY
- INDICATES PROPERTY CORNER OF RECORD RECOVERED THIS SURVEY AS SHOWN
- INDICATES 5/8" x 30" REBAR WITH 3" CLEAR (7060-S, 20MM) SET THIS SURVEY
- ↘ INDICATES EXISTING DRAINAGE



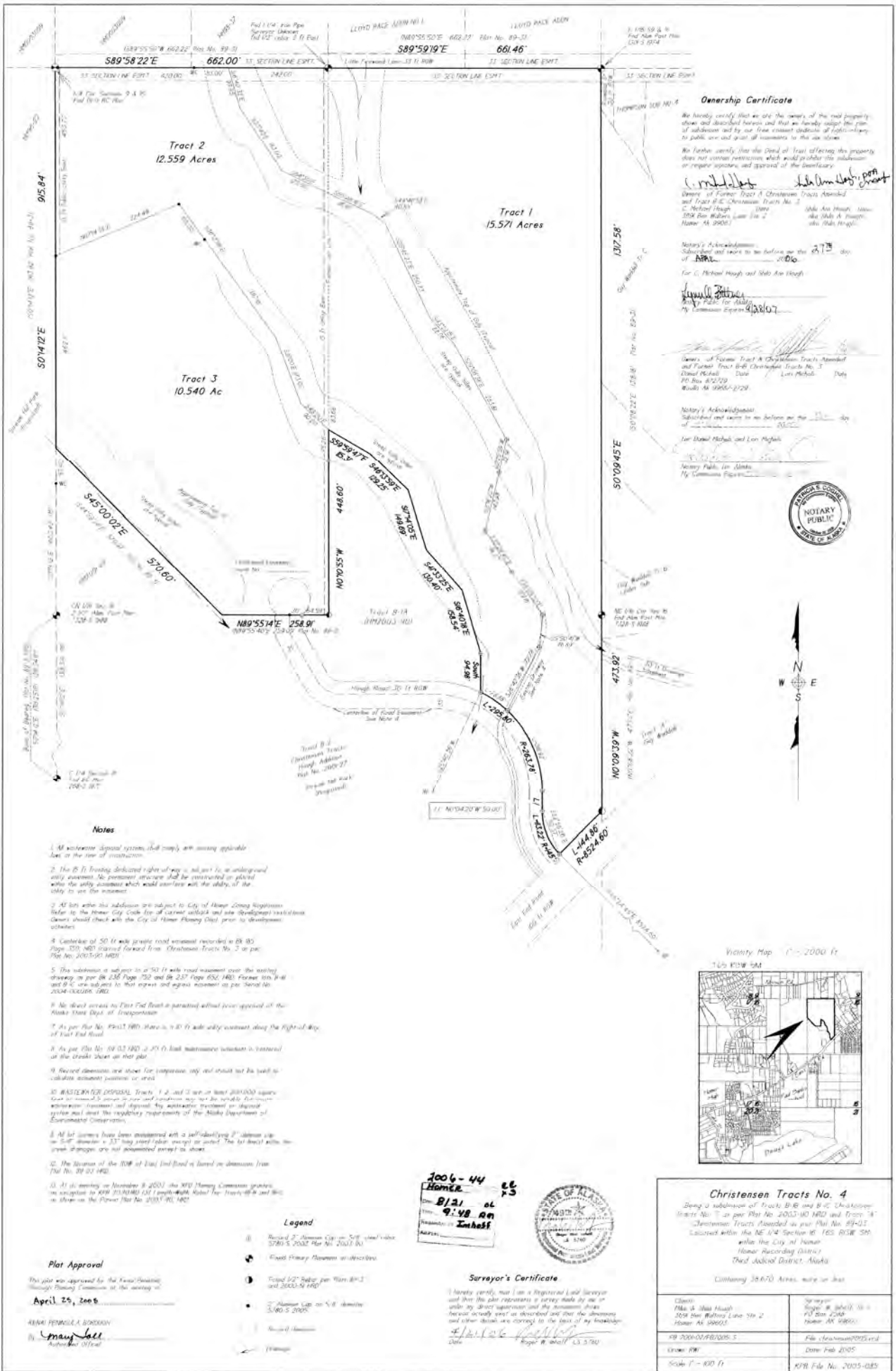
HOMER RECORDING DISTRICT RFD FILE No. 2008-043		
<b>STREAM HILL PARK UNIT 2</b>		
A REPLAT OF TRACT B-2-A, STREAM HILL PARK UNIT 1 (2006-54 HWD)		
LOCATED WITHIN THE NW 1/4 AND DE 1/4, SEC 16, T 5 S, R. 11 W, SEWARD MERIDIAN, CITY OF HOMER STAMP, PENINSULA BOROUGH, THIRD CENSUS DISTRICT, ALASKA, CONTAINING 80,323 ACRES		
<b>SEABRIGHT SURVEY &amp; DESIGN</b>		
1044 EAST ROAD, SUITE A HOMER, ALASKA 99603 (907) 235-4247 EMAIL: seabright@alaska.net		
DRAWN BY: SCD	DATE: FEBRUARY 2008	SCALE: 1" = 80'
CHECKED BY: R.R.	JOB NO.: 42	SHEET 2 OF 3











**Ownership Certificate**

We hereby certify that we are the owners of the real property shown and described herein and that we hereby release the claim of subdivision and by our true consent declare all rights relating to public use and grant of easements to the abutments.

No further action by the Clerk of Trust offering this property does not constitute permission which would prohibit the subdivision or require approval and approval of the boundary.

*[Signatures]*

Owners of Former Tract A Christensen Tracts Assessed and Tract B & C Christensen Tracts No. 2  
 C. Michael Hough 2004 Shilo Ann Hough, Owner  
 3524 Ben Walker Lane Str 2 Shilo Ann Hough  
 Homer AK 99603 Shilo Ann Hough

Notary's Acknowledgment  
 Subscribed and sworn to me before me on the 21<sup>st</sup> day of April 2010  
 For C. Michael Hough and Shilo Ann Hough  
*[Signature]*  
 Notary Public for Alaska  
 My Commission Expires 4/30/07

Owners of Former Tract A Christensen Tracts Assessed and Tract B & C Christensen Tracts No. 2  
 Daniel McNeil Date Lori McNeil Date  
 PO Box 452729  
 Seattle WA 98145-2729

Notary's Acknowledgment  
 Subscribed and sworn to me before me on the 21<sup>st</sup> day of April 2010  
 For Daniel McNeil and Lori McNeil  
*[Signature]*  
 Notary Public for Alaska  
 My Commission Expires 4/30/07



- Notes**
- All waterways disposal systems shall comply with existing applicable laws at the time of construction.
  - The B.F. Trusting dedicated right-of-way is subject to an underlying utility easement. No permanent easement shall be constructed or placed within the utility easement which would interfere with the ability of the utility to use the easement.
  - All lots within the subdivision are subject to City of Homer Zoning Regulations Refer to the Homer City Code for all current setbacks and site development regulations. Owners should check with the City of Homer Planning Dept prior to development activities.
  - Centerline of SD 14 wide private road easement recorded in ER 80, Page 150, NAD 1983 located from Christensen Tracts No. 2 on plat Plat No. 2003-001 NAD.
  - The subdivision is subject to a 50 ft wide road easement over the existing driveway as per SR 236 Page 750 and SR 237 Page 652, NAD. Former lots B-1 and B-2 are subject to that right-of-way and easement as per Serial No. 2004-000008, NAD.
  - No street access to Trust End Beach is permitted without prior approval of the Alaska State Dept. of Transportation.
  - As per Plat No. 19413, NAD there is a 30 ft wide utility easement along the right-of-way of Trust End Road.
  - As per Plat No. 19413, NAD a 20 ft wide easement easement is reserved at the creek drain on that plat.
  - Revised dimensions and notes for easements only and should not be used to calculate easement positions or areas.
  - WASTEWATER DISPOSAL Tracts 1, 2 and 3 are in total 200,000 square feet or more 2.5 acres in area and easement may be available for water treatment treatment and disposal by wastewater treatment or disposal system that meet the regulatory requirements of the Alaska Department of Environmental Conservation.
  - All lot corners have been monumented with a galvanized pipe 2" diameter and 5'-0" elevation or 3" galvanized pipe 2" diameter. The lot corners with the green flag are not monumented except as shown.
  - The location of the 100 ft lot line (indicated) is based on dimensions from Plat No. 19413, NAD.
  - All lots were approved by the NAD Planning Commission (previously through Planning Commission) at the meeting of April 25, 2005.

**Plot Approval**

This plot was approved by the NAD Planning Commission (previously through Planning Commission) at the meeting of April 25, 2005.

REAR PENINSULA ADDRESSION  
 By *[Signature]*  
 Notary Public Official

**Legend**

- Boundary of adjacent lots with bearings and distances
- Fixed Primary Easement or easements
- Traced 1/2" Refer per Plat No. 19413 and 2003-001 NAD
- 2" diameter pipe on 5'-0" diameter 5,000 S 2005
- Proposed easement
- Proposed

**Surveyor's Certificate**

I hereby certify that I am a Registered Land Surveyor and that the plan represents a survey made by me or under my direct supervision and the dimensions shown hereon were set or observed and that the dimensions and other data are correct to the best of my knowledge.

*[Signature]*  
 Date: April 21, 2010  
 Roger B. Howell LS 5760

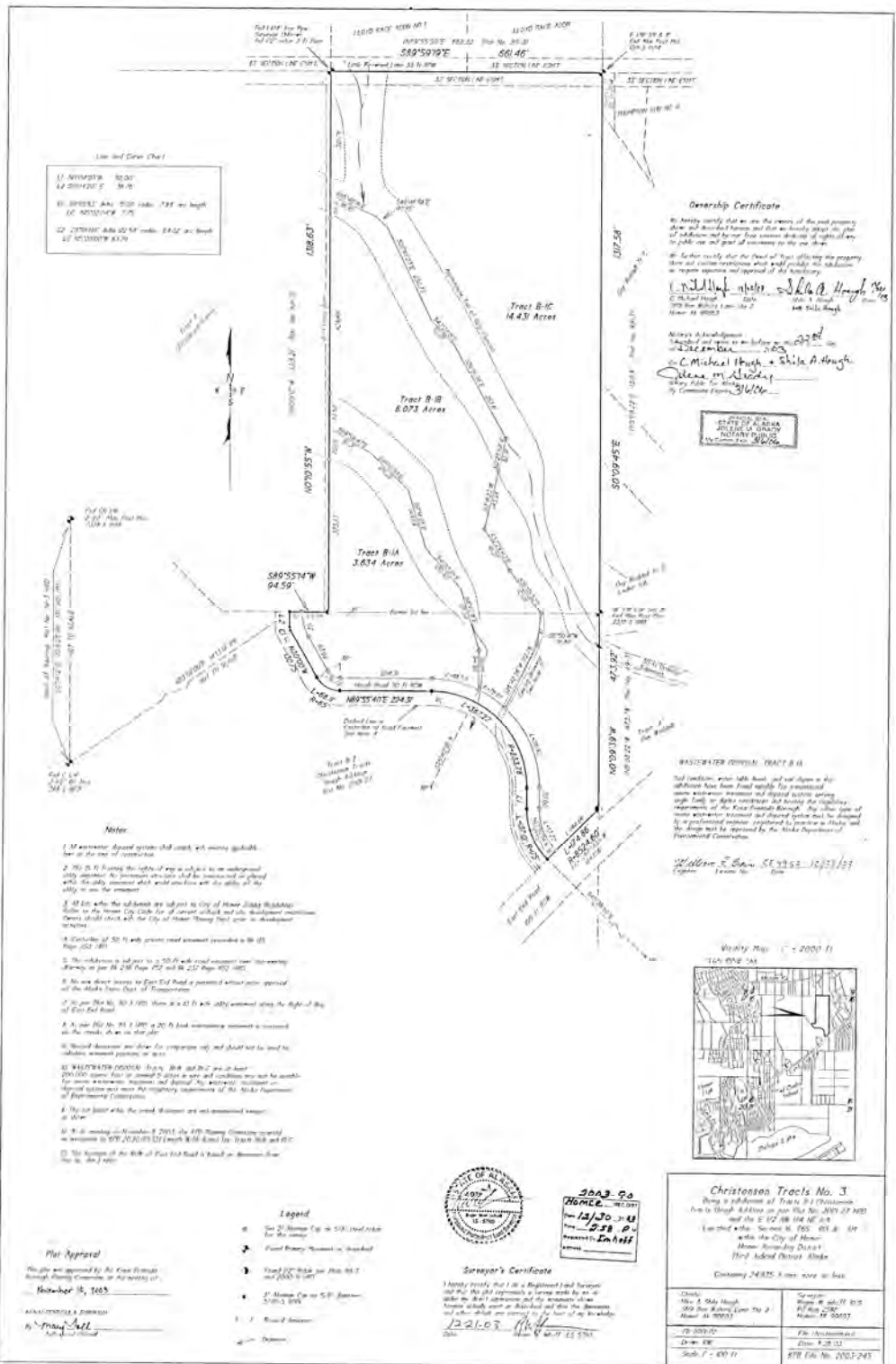


**Christensen Tracts No. 4**

Being a subdivision of Tracts B & C and B & C Christensen Tracts No. 2 as per Plat No. 2003-001 NAD and Tract A Christensen Tracts Assessed as per Plat No. 19413 Located within the NE 1/4 Section 05 T6S R5W S9E within the City of Homer Homer Recording District Third Judicial District Alaska

Containing 38,670 Acres, more or less

Client: Mike & Shilo Hough 3524 Ben Walker Lane Str 2 Homer AK 99603	Surveyor: Roger B. Howell LS 5760
FB 2003-01/19/05-5	File # 19413/005-1.rtd
Owner: HW	Date: Feb 2005
Scale: 1" = 600 ft	KPR File No. 2005-085



- Use and Data Chart
- 1) APPROVED 10/01
  - 2) APPROVED 11/16
  - 3) APPROVED 11/16
  - 4) APPROVED 11/16
  - 5) APPROVED 11/16
  - 6) APPROVED 11/16
  - 7) APPROVED 11/16
  - 8) APPROVED 11/16
  - 9) APPROVED 11/16
  - 10) APPROVED 11/16

**Ownership Certificate**

I hereby certify that in the name of the said property owner and Beneficiary, and that the said property is not subject to any other claim or lien, and that the same is being offered for public use and sale of the same to the best advantage of the public.

I further certify that the deed of gift affecting the property hereon is correct and true and that the same is being offered for public use and sale of the same to the best advantage of the public.

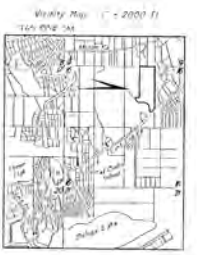
*C. Michael Hugh & Shila A. Hugh*  
 C. Michael Hugh, Clerk  
 Shila A. Hugh, Clerk  
 Home # 90553

**WASTEWATER DIVISION, TRACT B-A**

This condition, when taken together with other conditions of the plan, shall constitute a contract between the applicant and the City of Homer, Alaska, for the construction and operation of a wastewater treatment and disposal system serving Tract B-A. The applicant agrees to pay the full cost of the system, including the cost of the wastewater treatment and disposal system, and to provide for the operation and maintenance of the system. The applicant also agrees to provide for the construction and operation of a wastewater treatment and disposal system that is designed to meet the requirements of the Alaska Department of Environmental Conservation.

*William E. Sam*, 51, 52, 53, 12/23/07  
 Engineer

- Notes:**
1. All wastewater disposal system shall comply with various guidelines set forth in the plan of subdivision.
  2. The City of Homer shall have the right to inspect and to require the applicant to provide access to the site for the purpose of inspecting the site and the system.
  3. All lots within the subdivision are subject to the City of Homer Zoning Ordinance. The applicant shall be responsible for obtaining all necessary permits from the City of Homer, Alaska, and for complying with all applicable laws, rules, regulations, and ordinances of the City of Homer, Alaska.
  4. The applicant shall provide for the construction and operation of a wastewater treatment and disposal system that is designed to meet the requirements of the Alaska Department of Environmental Conservation.
  5. The applicant shall provide for the construction and operation of a wastewater treatment and disposal system that is designed to meet the requirements of the Alaska Department of Environmental Conservation.
  6. The applicant shall provide for the construction and operation of a wastewater treatment and disposal system that is designed to meet the requirements of the Alaska Department of Environmental Conservation.
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  9. The applicant shall provide for the construction and operation of a wastewater treatment and disposal system that is designed to meet the requirements of the Alaska Department of Environmental Conservation.
  10. The applicant shall provide for the construction and operation of a wastewater treatment and disposal system that is designed to meet the requirements of the Alaska Department of Environmental Conservation.



**2003-20**  
**Home**  
**12/23/07**  
**12/23/07**  
**12/23/07**

**Surveyor's Certificate**

I hereby certify that I am a Registered Land Surveyor and that the plan represents a correct and true survey of the land shown thereon and that the same is being offered for public use and sale of the same to the best advantage of the public.

*William E. Sam*  
 12/23/07  
 Date

**Christenson Tracts No. 3**  
 Being a subdivision of Tract B-A (Christenson Tract) as shown on plan filed No. 1000-07-0001 and the E 1/2 of the NE 1/4 of Section 16, Township 16S, Range 14E, with the City of Homer, Alaska, Planning District Third Island District Alaska.

Containing 26.135 Acres more or less.

Check Name: William E. Sam 1000-07-0001-0001 Home # 90553	Surveyor Name: William E. Sam 1000-07-0001-0001 Home # 90553
Date: 12/23/07	Date: 12/23/07
Scale: 1" = 400' ft	File No: 2002-241

**Plan Approved**

Plan approved by the Planning Commission on 11/16/07.

*William E. Sam*  
 11/16/07

KPB NOTE: See PC Resolution 2006-52

AMENDED

# Christensen

# Tracts

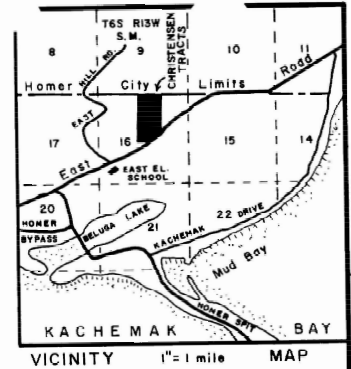
LOCATED IN W1/2 NE1/4 SEC 16 T6S R13W S.M.; HOMER RECORDING DISTRICT  
IN HOMER CITY, ALASKA

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. 1954



BOX 27 CLAM GULCH, AK. 99568

### LEGEND

- ✦ - 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 APPROVAL

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

KENAI PENINSULA BOROUGH

BY: Richard P. Trough 10-10-88  
authorized official date

### OWNER'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 ACKNOWLEDGEMENT

Subscribed and sworn to before me this \_\_\_ day of \_\_\_\_\_, 1988.

NOTARY PUBLIC FOR ALASKA  
For Walter and Beverly Christensen  
Clifford and Pearl Jensen

My commission expires \_\_\_\_\_

### NOTES

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 20-  
2-17-89  
1118 A  
H. Johnson  
Clam Gulch

88-41  
FILED 20-  
HOMER  
10-14-88  
846 A  
KPB  
Saldana

