

E. NEW BUSINESS

- 5. Tulin Terrace Sub West Terrace Unit 1 Floyd 2026 Replat
KPB File 2025-141
Seabright Survey & Design / Craig & Susan Floyd Family Trust
Location: Tulin Bluff West Court & Tulin Bluff East Court
City of Homer**

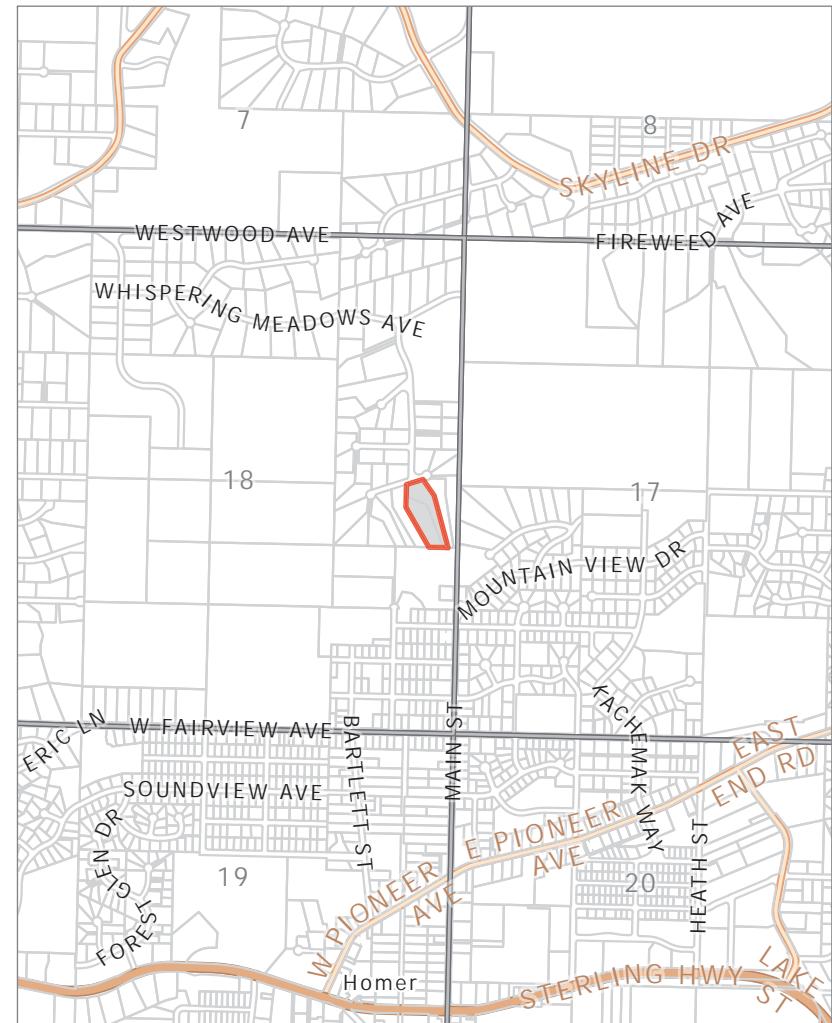
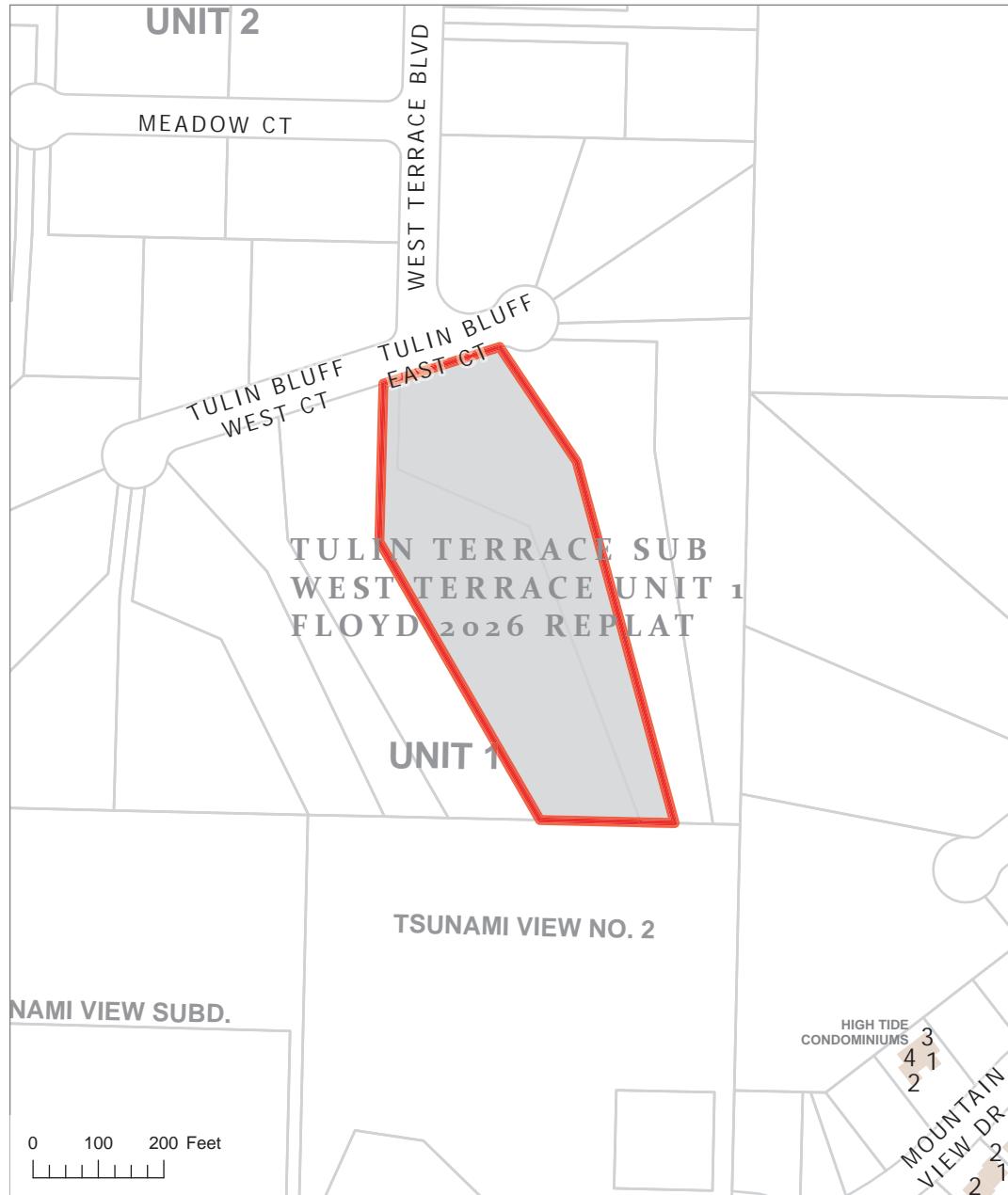


KENAI PENINSULA BOROUGH

Planning

Vicinity Map

9/16/2025



KPB File 2025-141
T 06S R 13W S18
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.



KENAI PENINSULA BOROUGH
Planning

Aerial Map

KPB File 2025-141
9/16/2025



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INITIAL SUBMITTAL

NOTES

1. THE FRONT 15' ALONG THE RIGHT-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
2. DEVELOPMENT OF THIS LOT IS SUBJECT TO THE CITY OF HOMER ZONING REGULATIONS. REFER TO HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PRIOR TO DEVELOPMENT ACTIVITIES.
3. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
4. THERE IS A 30' WIDE WATERLINE EASEMENT THAT AFFECTS THIS PROPERTY PER BOOK 37, PAGE 286 HRD.
5. THERE IS A 30' WIDE WATERLINE EASEMENT THAT AFFECTS THIS PROPERTY PER BOOK 42, PAGE 62 HRD.
6. THERE IS A 30' WIDE UTILITY EASEMENT GRANTED THIS PLAT, CENTERED ON THE EXISTING POWER LINE, WHICH IS LOCATED APPROXIMATELY ALONG A LOT LINE BEING VACATED THIS PLAT.
7. THIS PLAT WAS PREPARED FOR THE VACATION OF THE COMMON LINE BETWEEN LOT 55 & LOT 58. NO SURVEY WAS PERFORMED FOR THE PREPARATION OF THIS PLAT. ALL LOT DIMENSIONS SHOWN ON THIS PLAT ARE FROM RECORD DATA AS SHOWN ON PLAT HM 2002-03.

WASTEWATER DISPOSAL

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

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025

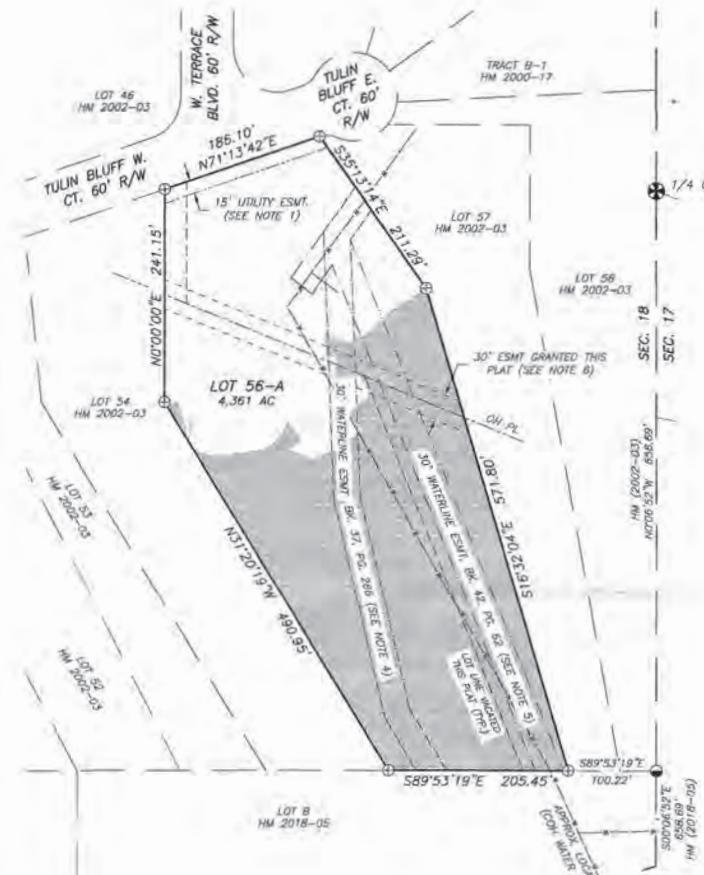
NOTARY PUBLIC FOR ALASKA

LEGEND

- RECORD POSITION USGLQ 1" IRON PIPE, (HM 2002-03)
- RECORD POSITION 3" AC, 7610-S 2018 (HM 2018-05)
- ⊕ RECORD POSITION 2" AC, 7610-S 2002 (HM 2002-03)
- RECORD POSITION 2" AC, 7810-S 1998 (HM 2018-05)

APPROX. AREA SLOPES 20%
OR GREATER (KFB GIS)

- APPROX. LOCATION EXISTING OVERHEAD POWERLINE
- LOT LINE VACATED THIS PLAT



GRAPHIC SCALE

CERTIFICATE OF OWNERSHIP & DEDICATION

WE HEREBY CERTIFY THAT THE CRAIG AND SUSAN FLOYD FAMILY TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF THE FLOYD CRAIG AND SUSAN FAMILY TRUST, 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.

CRAIG FLOYD, TRUSTEE
THE CRAIG AND SUSAN FLOYD FAMILY TRUST
345 EL RANCHO CIMA
FISCHER, TX 78623

SUSAN FLOYD, TRUSTEE
THE CRAIG AND SUSAN FLOYD FAMILY TRUST
345 EL RANCHO CIMA
FISCHER, TX 78623

PLAT APPROVAL

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

BY: _____ AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH DATE

HOMER RECORDING DISTRICT		KPB FILE NO. 2025-XXX
<p>TULIN TERRACE SUB. WEST TERRACE UNIT 1</p> <p>FLOYD 2026 REPLAT</p> <p>A REPLAT OF LOTS 55 & 56, TULIN TERRACE SUB. WEST TERRACE UNIT 1 (HM 2002-03), LOCATED IN THE NE1/4 SEC. 18, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, CITY OF HOMER, THIRD JUDICIAL DISTRICT, ALASKA</p> <p>CONTAINING 4.361 ACRES</p> <p>SEABRIGHT SURVEY + DESIGN</p> <p>KATHERINE A. KIRISI, P.L.S.</p> <p>1044 EAST END ROAD, SUITE A HOMER, ALASKA 99603 (907) 299-1580 seabrightsurvey@gmail.com</p> <p>CLIENTS: THE CRAIG AND SUSAN FLOYD FAMILY TRUST 345 EL RANCHO CIMA, FISCHER, TX 78623</p> <p>DRAWN BY: FC</p> <p>DRAWN BY: KK</p> <p>DATE: 08/2025</p> <p>SCALE: 1"=100'</p> <p>JOB #2025-55</p> <p>SHEET #1 OF 1</p>		

AGENDA ITEM E. NEW BUSINESS

**ITEM #5 - PRELIMINARY PLAT
TULIN TERRACE SUB. WEST TERRACE UNIT 1 FLOYD 2026 REPLAT**

KPB File No.	2025-141
Plat Committee Meeting:	January 26, 2026
Applicant / Owner:	Craig and Susan Floyd Family Trust of Fischer, Texas
Surveyor:	Katherine Kirsch, Seabright Survey + Design
General Location:	Tulin Bluff West Court, Tulin Bluff East Court, City of Homer

Parent Parcel No.:	173-090-37 and 173-090-38
Legal Description:	T 6S R 13W SEC 18 Seward Meridian HM 2002003 TULIN TERRACE SUB WEST TERRACE UNIT 1 LOTS 55 AND 56
Assessing Use:	Residential Improved Land
Zoning:	City of Homer Rural Residential District
Water / Wastewater	City / On-Site
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine two parcels of 1.995 acres and 2.366 acres into a single parcel of 4.361 acres.

Location and Legal Access (existing and proposed):

The proposed plat is located within the City of Homer, south of Skyline Drive and north of E Pioneer Avenue.

The proposed lot will have legal access by Tulin Bluff West Court and Tulin Bluff East Court, both 60-foot rights-of-way located at the south end of West Terrace Boulevard. West Terrace Boulevard is a 60-foot right-of-way that intersects with Whispering Meadows Avenue to the north, which then connects to Westwood Avenue to the west. All rights-of-way are maintained by the City of Homer. Westwood Avenue provides access to the intersection of Skyline Drive and Diamond Ridge Road, both state-maintained roads.

Tulin Terrace Subd. West Terrace Unit 1 (HM 2002-3) granted a 5-foot pedestrian easement along the right-of-way. **Staff recommends** the easement be depicted on the plat and a labeled with its source.

A 12-foot-wide private ingress-egress right-of-way easement was reserved in Book 270, Page 280, HRD. This easement is referenced on the parent plat (HM 2022-3) as depicted and labeled on Lot 50, which is not included in the proposed plat. Based on the legal description of the easement, staff does not believe this private right-of-way affects the proposed plat. **Staff recommends** the surveyor review the document and parent plat and, if in agreement, request that the title company remove item #9 from the final certificate to plat.

No right-of-way dedications or vacations are proposed with this platting action.

No section line easements affect the proposed plat area.

Existing conditions influence the block, including the steep topography of the bluff to the south and the termination of Tulin Bluff West Court and Tulin Bluff East Court in cul-de-sacs to the east and west. No additional right-of-way dedications on the proposed plat would benefit the block in this area. **Staff recommends** the Plat Committee concur that an exception request to KPB 20.30.170 is not required.

KPB Roads Dept RSA review	Out of Jurisdiction: Yes
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	Roads Director: Uhlin, Dil Comments: city of homer
SOA DOT comments	No Comments

Site Investigation:

No structures are depicted on the preliminary plat, and the property is considered vacant according to available KPB data and the City of Homer's staff report. Multiple driveways appear to be used for access. One driveway encroachment from the north, crossing former Lot 55 to former Lot 56, will be resolved with the finalization of the plat. Driveways from the east and west across lots 54 and 57 also appear to be used as additional access. **Staff recommends** the applicant include a statement describing how these additional driveway encroachments will be resolved with the final plat submittal.

No wetlands affect the subject area according to the KWF Assessment layer on KPB GIS imagery.

The majority of the proposed plat is affected by a bluff sloping north-south. The preliminary plat depicts areas with slopes of 20% or greater, as confirmed by available KPB GIS contour data.

According to available data on KPB GIS, the proposed plat is located within a non-regulatory Floodzone, Zone D, an undetermined flood risk area (FEMA map panel 02122C2020E). The City staff report indicates the plat is not located within a coastal floodzone. **Staff recommends** adding the following note to the plat referencing the Floodzone and map panel. No depiction is required:

Flood Hazard Notice: Some or all of the property shown on this plat has been designated by FEMA as a flood hazard area district as of the date this plat is recorded with the district recorder's office. The developer is responsible for contacting the city to determine any restrictions prior to any development for areas within a Floodzone and/or Floodway.

The proposed plat is not located within a habitat protection district.

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

Staff Analysis

Tulin Terrace Subd. West Terrace Unit 1 (HM 2002-3) was the first subdivision of the NE1/4 NE1/4 and SE1/4 SE1/4 of Section 18, Township 6 South, Range 13 West, Seward Meridian, and created Lots 55 and 56 as well as dedicating the adjacent rights-of-way. The proposed plat will vacate the common lot lines between lots 55 and 56, resulting in Lot 56-A.

On August 20, 2025, the plat was granted conditional approval by the City of Homer Advisory Planning Commission. On October 13, 2025, the preliminary plat was postponed by staff at the KPB Plat Committee meeting pending further review of the plat and associated easements by the City of Homer. The City conducted an administrative review of the updated plat, easements, and KPB Resolution 2004-05, determining that recommendations 1-5 outlined in SR 25-039 have been satisfied and that the previously requested easement is no longer required. **Staff recommends** the final remaining recommendation by the City of Homer Advisory Planning Commission be satisfied

prior to final approval: The property owner will need to abandon one water service at the main prior to recording the final plat.

The subdivision is regulated by the City of Homer zoning regulations as referenced in plat note #2. No installation agreement is required according to the City staff report.

The City of Homer staff report did not indicate that the proposed lot has wastewater service, and the submittal application indicates on-site wastewater. The parent plat (HM 2002-03) was approved by the KPB under 20.40.020, and the proposed subdivision is vacating lot lines to create fewer lot. Therefore, a soils report will not be required. **Staff recommends** the Wastewater Disposal note be modified to reflect KPB 20.40.020 (B)(1).

Pursuant to KPB 20.60.200(A), a field survey will not be performed. Plat note #7 references the parent plat (HM 2002-03) as the monumentation of record. **Staff recommends** adding a reference to KPB 20.60.200(A) to this plat note.

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 property is not within an advisory planning commission.

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

Utility Easements

KPB PC Resolution 2004-05 vacated the 30-wide easements recorded in Book 37, Page 286, and Book 42, Page 62, HRD, located on the subject parcels, and concurrently granted an alternate utility and maintenance access easement as shown on the recorded exhibit. The alternative easement has been depicted on the preliminary plat and added as plat note #6. **Staff recommends** adding the dimensions of the utility and maintenance access easement as reflected on the exhibit, and modifying both the label and plat note to read "utility and maintenance access easement."

Staff notes that the easement listed in Book 37, Page 286, HRD, was assigned to HEA by book 49, Page 256 on June 13th, 1966.

The Certificate to Plat references document 2004-002066-0, which granted the utility and maintenance access easement as shown on the exhibit attached to KPB PC Resolution 2004-5, to the City of Homer. **Staff recommends** the applicant confirm the document information and, if correct, request that the final CTP (item # 12) be updated accordingly. Additionally, Plat Note #5 should be modified to include the additional document number.

The 30-foot easement listed in Book 39, Page 346, HRD was assigned by the City of Homer to HEA by Book 41, Page 246, HRD as parcel #5. An additional easement (parcel #3) in Book 41, Page 246, HRD, may affect this plat. Plat note # 4 states that this easement was partially vacated by KPB Resolution 2004-05; however, it is not referenced on the exhibit or within the resolution. **Staff recommends** the applicant verify with HEA and the City of Homer whether the easements in the referenced documents should be shown on the plat and provide confirmation with the final plat submittal.

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.

The proposed plat grants a 15-foot utility easement adjoining the right-of-way pursuant to Homer City Code 22.10.051. This easement has been depicted and referenced as plat note #1 on the preliminary plat.

HEA reviewed the preliminary plat and requested a 40-foot easement for a three-phase overhead electric line. **Staff recommends** modifying the easement to reflect HEA's request and update plat note #5 to match HEA's comment.

Utility provider review:

HEA	Comment provided in staff packet
ENSTAR	No comments or recommendations.
ACS	No Objections
GCI	Approved as shown

KPB department / agency review:

Addressing Review	Reviewer: Pace, Rhealyn Affected Addresses: 161 TULIN BLUFF WEST CT, 145 TULIN BLUFF WEST CT Existing Street Names are Correct: No List of Correct Street Names: TULIN BLUFF WEST CT, TULIN BLUFF EAST CT, WEST TERRACE BLVD 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 ADDRESSES.
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS 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
Assessing Review	Reviewer: Windsor, Heather Comments: No comment

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- o Modify KPB File No to 2025-141

PLAT NOTES TO ADD

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

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:

- To provide consistency with the parent plat, staff recommends the plat name be modified to "Tulin Terrace Subd West Terrace Unit 1 Floyd 2026 Replat"
- Modify the legal description to NE1/4 NE1/4 AND SE1/4 SE1/4
- Modify ownership to "Craig and Susan Floyd Family Trust" as reflected in the Certificate to Plat and KPB records

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 recommendation:

- Modify the street names for consistency as named in KPB records and on parent plat:
 - Tulin Bluff West Ct.
 - Tulin Bluff East Ct.
 - West Terrace Blvd.

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:

- Label Bridge Creek Reservoir
- Label Skyline Drive
- Add label for T 06S

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 limitations of reservations that could affect the subdivision;

Staff recommendation:

- Add CTP item #13 CCR's to the plat.

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:

- Staff has determined that CTP Item #9 does not affect the plat. Confirm and if in agreement, request Title Company to remove from final CTP.
- Confirm CTP item #12 information and update on final CTP. Modify plat note # 5 to include additional document # 2004-002066-0
- Modify label and plat note and Add dimensions of utility and maint. access easement
- Verify 30-foot easements and modify plat notes #4 - #6 accordingly.
- Add 5-foot utility easement (HM 2002-3)

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 proposed 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:

- Provide labels for the parcels to the north and modify the northeast parcel label:
Lots 78 through 80, Plat HM 2002-5

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

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

20.30.060. Easements-Requirements.

C. The subdivider bears the responsibility for coordination with the utility companies during the design and development phases. When a subdivider and the utility company cannot agree on easements, the final plat will be taken to the planning commission for determination of easements.

D. Unless a utility company requests additional easements, the front ten feet adjoining rights-of-way shall be designated as a utility easement, graphically or by note. Within the boundaries of an incorporated city, the width and location of utility easements will be determined by the city and affected utility providers.

20.30.170. Blocks-Length requirements. Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state-maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

20.30.190. Lots-Dimensions.

A. The size and shape of lots shall provide usable sites appropriate for the locality in which the subdivision is located and in conformance with the requirements of any zoning ordinance effective for the area in which the proposed subdivision is located. Generally, lots shall be square or rectangular. Lots shall be at least 60 feet wide on the building setback line. The minimum depth shall be no less than 100 feet, and the average depth shall be no greater than three times the average width.

20.30.250. Building setbacks-Within cities. The building setback requirements for subdivisions located within cities shall be governed by the provisions of municipal zoning districts.

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.

20.40.020 Wastewater system review not required

A. Wastewater system review will not be required if any of the following criteria are satisfied:

1. The existing parent subdivision was approved by the Department of Environmental Conservation, current state agency, or the Kenai Peninsula Borough under this chapter and the proposed subdivision is limited to:

a. Vacating lot lines to create fewer lots

B. Plats described in subsection (A) shall have one of the following plat notes, as applicable:

1. Before a final plat qualifying for the exemption under KPB 20.40.020(a)(1) is recorded or filed for subdivision, an engineer or surveyor must complete the following plat note which shall be placed on the plat:

WASTEWATER DISPOSAL: The parent subdivision for lots resulting from this platting action was approved by the (Alaska Department of Environmental Conservation) or (Kenai Peninsula Borough) on (DATE). Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

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.

20.60.080. Improvements-Installation agreement required. A final plat of a subdivision located within city limits shall not be recorded with the district recorder prior to compliance with any city ordinances concerning the installation of improvements. Evidence of compliance shall be provided by the subdivider in the form of a written statement from the appropriate city official that improvements required by city ordinance are or will be installed. Evidence of compliance shall be a part of the final plat submission and the time for action required by KPB 20.60.210 shall not commence until evidence of compliance is submitted.

Staff recommendation:

No installation agreement required per COH

20.60.160. Easements.

A. The plat shall clearly show the location, width, and use of all easements. The easements must be clearly labeled and identified and, if already of record, the recorded reference given.

20.60.170. Other data required by law

B. Private covenants and restrictions of record in effect at the time the final plat is approved shall be referenced on the plat. The borough will not enforce private covenants, easements, or deed restrictions. The borough will not enforce private covenants, easements, or deed restrictions.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: comply with 20.60.190.

- o Modify ownership to "Craig and Susan Floyd Family Trust" as reflected in the Certificate to Plat and KPB records
- o Modify trustees to "Craig W. Floyd and Susan D. Floyd."
- o Add the meeting date within the Plat Approval

20.60.200. Survey and monumentation.

A. All subdivisions shall be surveyed except subdivisions which only eliminate existing property lines.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, 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



KENAI PENINSULA BOROUGH

Planning

Aerial Map

KPB File 2025-141

9/16/2025



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Wetlands



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KENAI PENINSULA BOROUGH

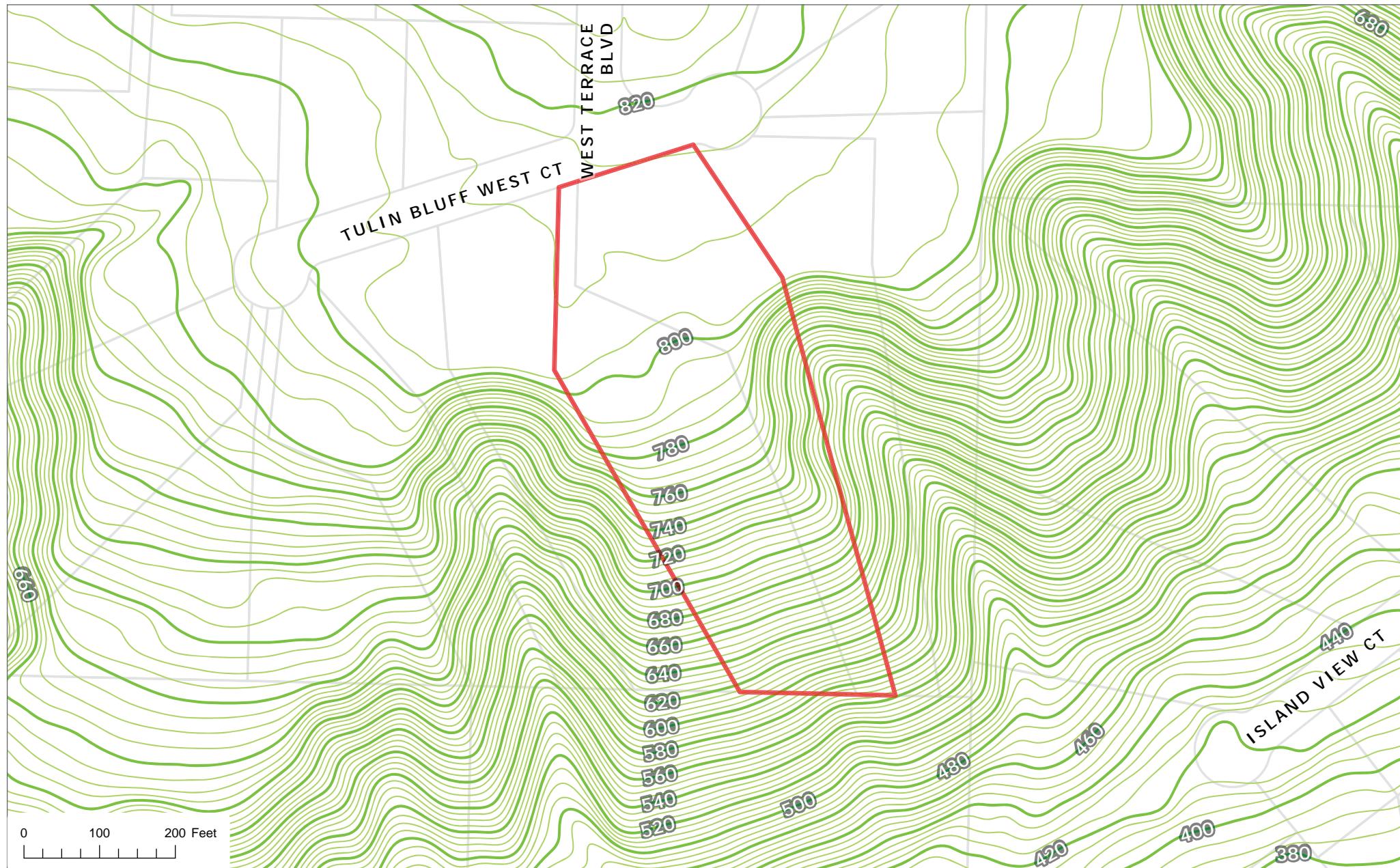
Planning

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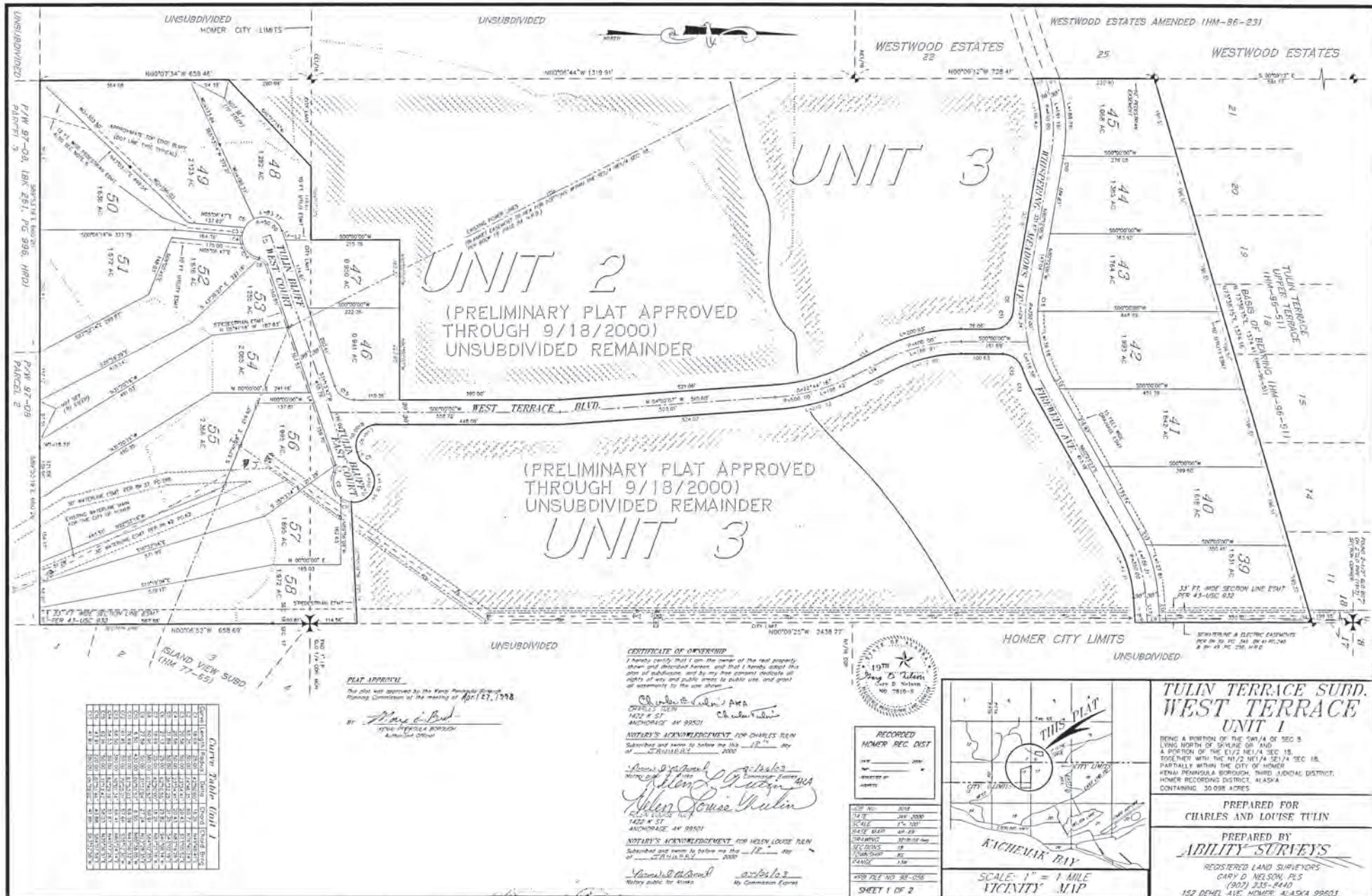
9/16/2025

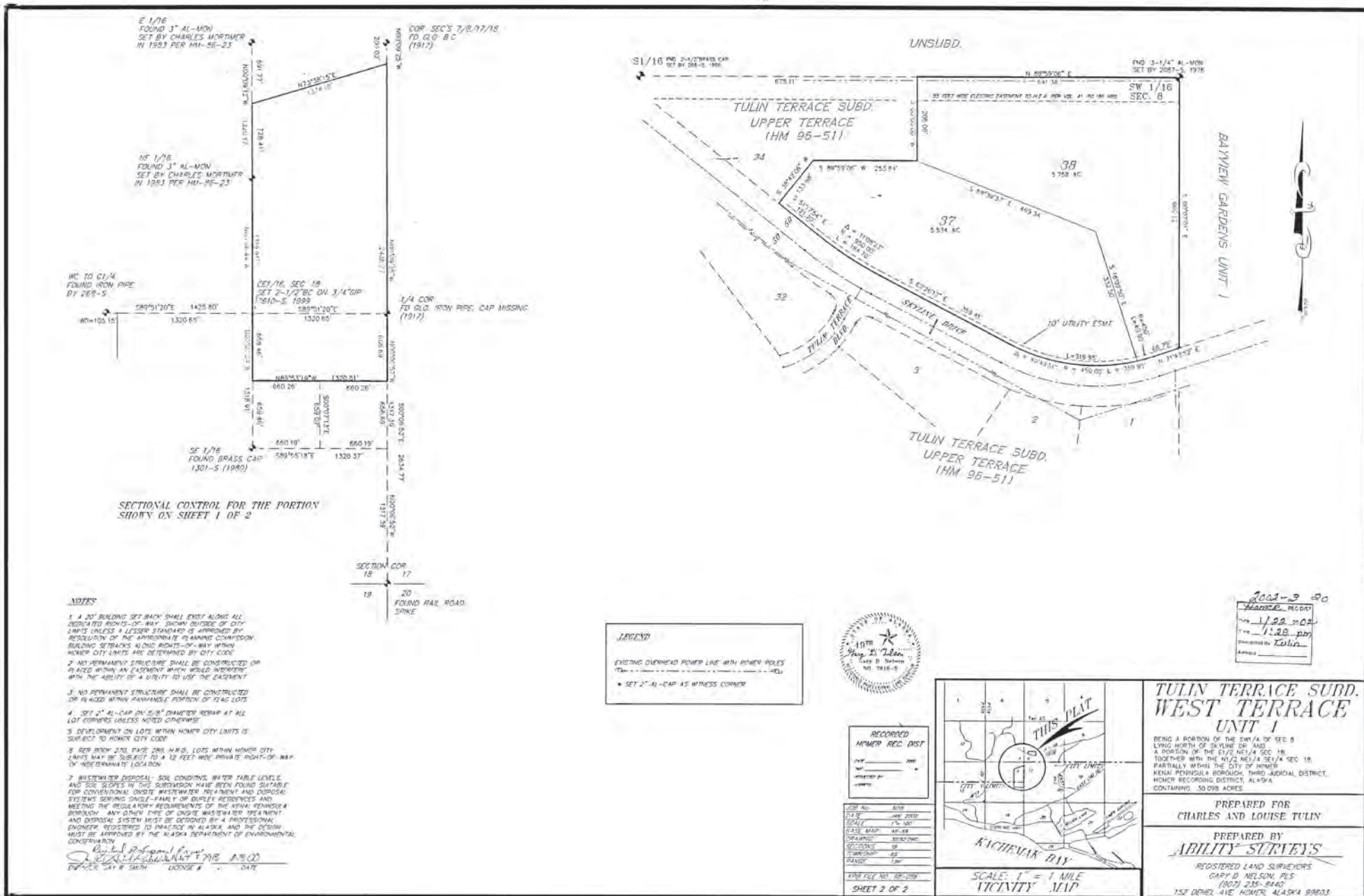
N

Aerial with 5-foot Contours



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From: [William Anderson](#)
To: ["Katie Kirsch"](#)
Cc: [Edward Gross](#); [Jean Arno](#); [Daniel Kort](#); [Ryan Foster](#)
Subject: RE: Tulin Terrace Sub. West Terrace Unit 1 Floyd 2026 Replat - REVISED
Date: Monday, December 15, 2025 4:43:24 PM

Hello Katie,

As requested, please see updated comments.

Following review of the revised plat and KPB resolution 2004-05, recommendations 1-5 outlined in SR 25-039 have been satisfied. The previously requested easement is no longer required based upon knowledge of KPB resolution 2004-05. Please see the final remaining recommendation below.

- The property owner will need to abandon one water service at the main prior to recording the final plat.

If you have any questions, please let me know.

Thank you and Happy Holidays,

Will Anderson
Associate Planner
City of Homer Planning Department
491 Pioneer Ave, Homer AK. 99603
(907) 435-3178



From: Katie Kirsch <seabrightsurvey@gmail.com>
Sent: Tuesday, December 9, 2025 3:43 PM
To: Ryan Foster <r.foster@ci.homer.ak.us>
Cc: Edward Gross <egross@ci.homer.ak.us>; William Anderson <Wanderson@ci.homer.ak.us>; Jean Arno <jarno@ci.homer.ak.us>; Daniel Kort <dkort@ci.homer.ak.us>
Subject: Tulin Terrace Sub. West Terrace Unit 1 Floyd 2026 Replat - REVISED

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Ryan,

Here is a pdf copy of the revised preliminary plat "Tulin Terrace Sub. West Terrace Unit 1 Floyd 2026 Replat". The plat has been revised to depict the existing easement location per KPB Resolution 2004-05. Also attached for reference is an asbuilt diagram (2 sheets) that depicts the surveyed location of the watermain appurtenances in relation to the easement. I sent the asbuilt diagram separately to COH Public Works, and have also included Jean & Dan to this email. I'm hoping to send in the revised plat submittal to the borough as soon as possible. Can you please provide update comments at your earliest convenience? Thanks so much!

Cordially,

Katie Kirsis
1-907-299-1580

Seabright Survey + Design

NOTES

1. THE FRONT 15' ALONG THE RIGHT-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
2. DEVELOPMENT OF THIS LOT IS SUBJECT TO THE CITY OF HOMER ZONING REGULATIONS. REFER TO HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PRIOR TO DEVELOPMENT ACTIVITIES.
3. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
4. THERE ARE 30' WIDE UTILITY EASEMENTS THAT AFFECT THIS PROPERTY. PER BOOK 41 PAGE 246 & BOOK 42 PAGE 62 HRD. THESE EASEMENTS WERE PARTIALLY VACATED BY KPB RESOLUTION 2004-05 (#2004-001135-0 HRD).
5. THERE IS A 30' WIDE UTILITY EASEMENT GRANTED THIS PLAT, CENTERED ON THE EXISTING POWER LINE, WHICH IS LOCATED APPROXIMATELY ALONG A LOT LINE BEING VACATED THIS PLAT.
6. THERE IS A UTILITY EASEMENT THAT AFFECTS THIS PROPERTY PER KPB RESOLUTION 2004-05, RECORDED #2004-001135-0 HRD.
7. THIS PLAT WAS PREPARED FOR THE VACATION OF THE COMMON LINE BETWEEN LOT 55 & LOT 56. NO SURVEY WAS PERFORMED FOR THE PREPARATION OF THIS PLAT. ALL LOT DIMENSIONS SHOWN ON THIS PLAT ARE FROM RECORD DATA AS SHOWN ON PLAT HM 2002-03.

WASTEWATER DISPOSAL

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

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES

NOTARY'S ACKNOWLEDGMENT

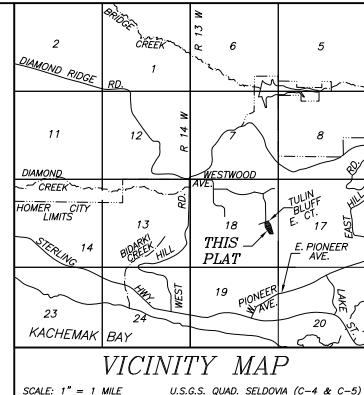
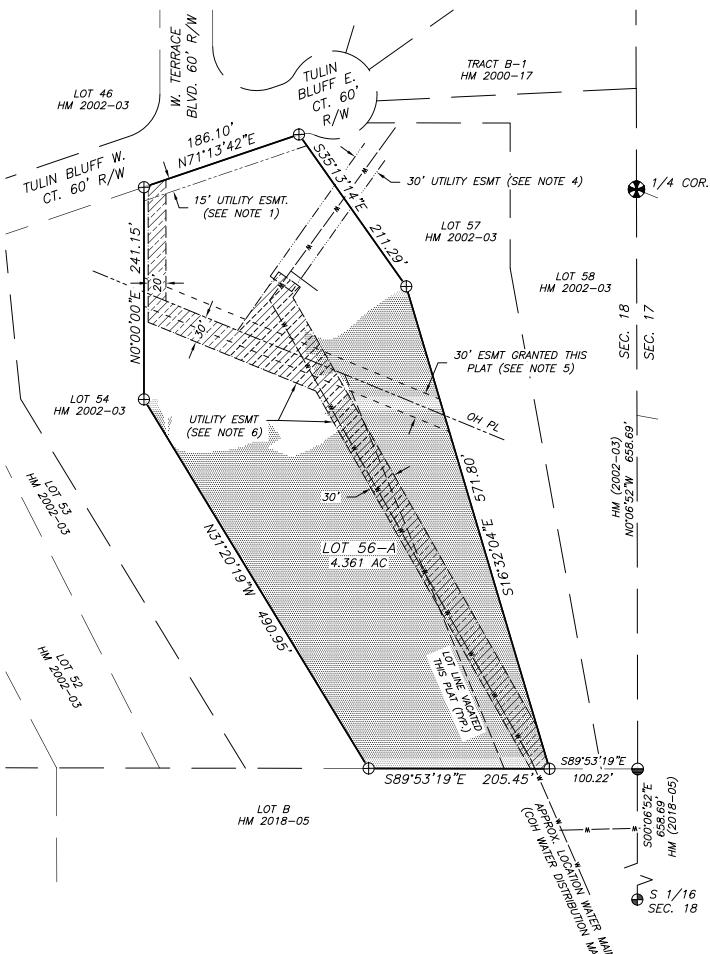
FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES

LEGEND

- Ⓐ RECORD POSITION USGLO 1" IRON PIPE, (HM 2002-03)
- Ⓑ RECORD POSITION 3" AC, 7610-S 2018 (HM 2018-05)
- ⊕ RECORD POSITION 2" AC, 7610-S 2002 (HM 2002-03)
- ⊖ RECORD POSITION 2" AC, 7610-S 1998 (HM 2018-05)

APPX. AREA SLOPES 20%
OR GREATER (KPB GIS)
— — — APPROX. LOCATION EXISTING OVERHEAD POWERLINE
LOT LINE LOCATED THIS PLAT



CERTIFICATE OF OWNERSHIP & DEDICATION

WE HEREBY CERTIFY THAT THE CRAIG AND SUSAN FLOYD FAMILY TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN, THAT ON BEHALF OF THE FLOYD CRAIG AND SUSAN FAMILY TRUST, WE HEREBY ADOPT THIS PLAN OF WAY AND PUBLIC AREAS, TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE HEREON.

CRAIG FLOYD, TRUSTEE
THE CRAIG AND SUSAN FLOYD FAMILY TRUST
345 EL RANCHO CIMA
FISCHER, TX 78623

SUSAN FLOYD, TRUSTEE
THE CRAIG AND SUSAN FLOYD FAMILY TRUST
345 EL RANCHO CIMA
FISCHER, TX 78623

PLAT APPROVAL

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

BY: _____

HOMER RECORDING DISTRICT KPB FILE NO. 2025-XXX

**TULIN TERRACE SUB. WEST TERRACE UNIT 1
FLOYD 2026 REPLAT**

A REPLAT OF LOTS 55 & 56, TULIN TERRACE SUB. WEST TERRACE
UNIT 1 (HM 2002-03), LOCATED IN THE NE1/4 SEC. 18, T. 6 S.,
R. 13 W., S.M., KENAI PENINSULA BOROUGH, CITY OF HOMER,
THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 4.361 ACRES
ABRIGHT SURVEY + DESIGN
KATHERINE A. KIRSI, P.L.S.
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580

OWNERS: THE CRAIG AND SUSAN FLOYD FAMILY TRUST
345 EL RANCHO CIMA, FISCHER, TX 78623

DRAWN BY: FC	CHKD BY: KK	JOB #2025-55
DATE: 12/2025	SCALE: 1"=100'	SHEET #1 OF 1

LOT 56

CONC. PAD
MANHOLE LID

6" GV LID

6" GV LID

ESMT PER BK41 PG246 & BK42 PG62
REMAINING PER #2004-001135-0 HRD

WATERMAIN LOCATION PER COH
MAP RESOURCES & COH PUBLIC
WORKS GIS

ESMT GRANTED
PER #2004-001135-0 HRD

FIELD VERIFIED WATERMAIN LOCATION
(GV TO GV)

SCALE 1"=30'

LOT 55

LOT 55

LOT 56

LOT 57

ESMT GRANTED
PER #2004-001135-0 HRD

FIELD VERIFIED WATERMAIN LOCATION
(GV TO GV)

6" GV (x2)

BLDG

ELEC JXN BOX

LANDING

STAIRCASE



SCALE 1"=10'

2004-002066-0

Recording Dist: 309 - Homer
5/7/2004 3:19 PM Pages: 1 of 3

A
L
A
S
K
A



THIS COVER SHEET HAS BEEN ADDED TO
THIS DOCUMENT TO PROVIDE SPACE FOR
RECORDING DATA. THIS COVER SHEET
APPEARS AS THE FIRST PAGE OF THE
DOCUMENT IN THE OFFICIAL PUBLIC
RECORD.

DO NOT DETACH

RECEIVED

OCT 14 2003

City of Homer
Dept. of Public Works

UTILITY AND MAINTENANCE ACCESS EASEMENT

The Grantors, Charles Tulin and Helen Louise Tulin, whose address is 1422 K Street Anchorage, AK 99501, as owners, do hereby grant to grantee, City of Homer, whose address is 491 E Pioneer, Homer, AK 99603, in Perpetuity, a Utility and Maintenance Access Easement as portrayed in the attached Exhibit A and relating to the following described real properties:

Lot Fifty-Five (55) and Lot Fifty-Six (56), Tulin Terrace Subdivision West
Terrace Unit One (1), according to Plat No. 2002-03, Homer Recording
District, Third Judicial District, State of Alaska

The purpose of the easement is for ingress and egress to adjacent property, for maintenance of driveway, and for placement and maintenance of utilities.

This Grant of Easement is subject to any and all restrictions or limitations or record.

SIGNED AND DATED this 7 day of Oct. 2003

Charles Tulip/Granton

Helen Louise Tulin/Granton

STATE OF ALASKA)
THIRD JUDICIAL DISTRICT)
ss)

THIS IS TO CERTIFY **IS** at on this 7, day of October, 2003 before me, the undersigned, a Notary Public in and for the State of ALASKA, personally appeared Charles Tulin, known to me to be the individual named in the foregoing document and he acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year first hereinabove written.

James J. McCormick
NOTARY PUBLIC IN AND FOR ALASKA

My commission expires: 05/26/07

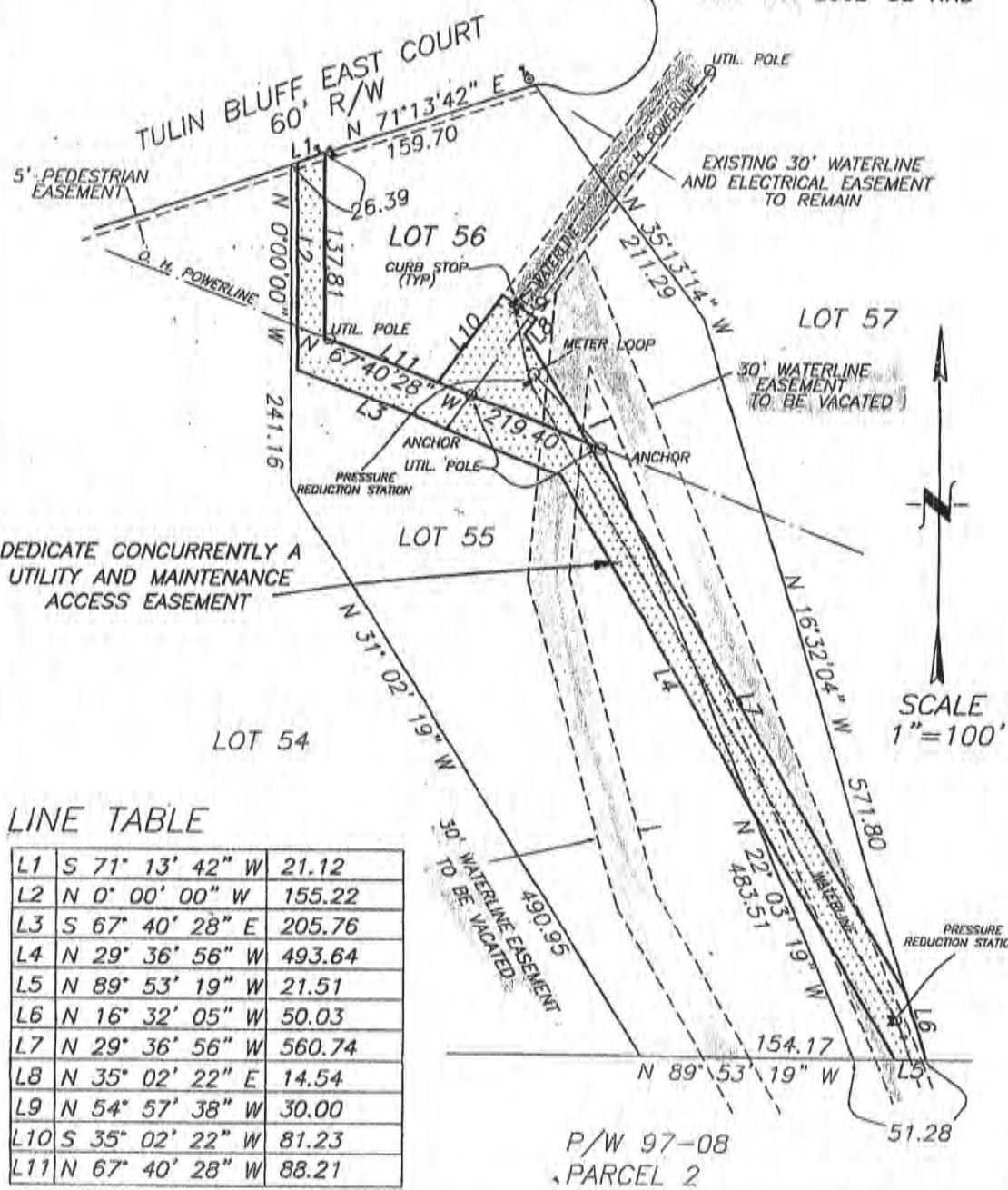
THIS IS TO CERTIFY that on this 7 day of Oct., 2003 before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared Helen Louise Tulin, known to me to be the individual named in the foregoing document and she acknowledged to me that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year first herein above written.

Norma J. McCorckle
NOTARY PUBLIC IN AND FOR ALASKA
My commission expires: 05/26/07

EXHIBIT A

TULIN TERRACE SUBD.
WEST TERRACE
UNIT 1
PLAT NO. 2002-03 HRD





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

August 20, 2025

Homer Advisory Planning Commission

Notice of Action

Request: Approval of Tulin Terrace Subdivision West Terrace Unit 1 Floyd 2026 Replat

Applicants:

Craig and Susan Floyd
The Craig and Susan Floyd Family Trust
345 El Rancho CIMA
Fischer, TX 78623

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

At the regular meeting of August 20, 2025 the Homer Advisory Planning Commission forwarded a **recommendation for approval** of the preliminary plat, with staff report, and the attached draft minutes to the Kenai Peninsula Borough Planning Commission.

Should you have any questions, please contact the planning office at 235-3106.

Cc: Beverly Carpenter, Platting Technician, Kenai Peninsula Borough

Motion carried.

PLAT CONSIDERATION

A. Tulin Terrace Subd. West Terrace Unit 1 Floyd 2026 Replat, Staff Report 25-39

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 in the packet.

Chair S. Smith opened the floor for the Applicant. Katie Kirsis identified herself as the surveyor for the plat and made herself available for any questions.

Chair S. Smith then opened the public comment period. With no one wishing to speak, Chair S. Smith closed the public comment period. He then opened the floor to questions from the Commission.

Commissioner H. Smith questioned whether the need to abandon the water service should be included in the staff recommendations or if it's a mutual understanding. City Planner Foster advised the Commission to include it under the staff recommendations.

Commissioner Schneider asked if the current easements on the property were to be abandoned. Ms. Kirsis noted that the intention is to vacate the easements that serve no purpose, and to grant an easement along the existing water main to encompass the existing or future water main alignment.

HARNESS/H. SMITH MOVED TO ADOPT STAFF REPORT 25-039 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT WITH THE FOLLOWING COMMENTS:

1. THE SURVEYOR, HIRED BY THE PUBLIC WORKS DEPARTMENT, DEDICATE A CENTERED 30-FOOT WATERLINE EASEMENT ENCOMPASSING THE FULL EXTENT OF THE EXISTING WATER MAIN.
2. CORRECT THE SPELLING OF "TERRACE" IN THE LEGAL DESCRIPTION TO READ "TERRACE."
3. CORRECT THE NAMING OF "SKYLINE DR." IN THE VICINITY MAP TO READ "DIAMOND RIDGE RD."
4. THE SURVEYOR, HIRED BY THE PUBLIC WORKS DEPARTMENT, PROVIDE A UTILITY EASEMENT, CONSISTENT WITH THE EASEMENT GRANTED UNDER HM 2018-5 FROM THE ADJACENT PLAT TO THE SOUTH, TO ENCOMPASS ALL INFRASTRUCTURE NECESSARY FOR STAIRWAY ACCESS TO SERVICE THE WATER MAIN AND PRESSURE REDUCING VALVE.
5. THE SURVEYOR TO CORRECT (3) EASEMENT LABELS DEPICTED ON THE PLAT TO ALIGN WITH THE APPROXIMATE NOTES PROVIDED IN THE NOTE LEGEND:
 - a. THE LABEL CURRENTLY REFERENCING NOTE 3 TO BE UPDATED TO READ, "SEE NOTE 4."
 - b. THE LABEL CURRENTLY REFERENCING NOTE 4 TO BE UPDATED TO READ, "SEE NOTE 5."
 - c. THE LABEL CURRENTLY REFERENCING NOT 5 TO BE UPDATED TO READ, "SEE NOTE 6."
6. THE PROPERTY OWNER WILL NEED TO ABANDON ONE WATER SERVICE AT THE MAIN PRIOR TO THE RECORDING OF THE FINAL PLAT.

There was no discussion.

VOTE: NON-OBJECTION; UNANIMOUS CONSENT.

Motion carried.



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 25-039

TO: Homer Advisory Planning Commission
FROM: Will Anderson, Associate Planner
THRU: Ryan Foster, City Planner
DATE: August 20, 2025
SUBJECT: Tulin Terrace Sub. West Terrace Unit 1 Floyd 2026 Replat

Requested Action: Approval of a preliminary plat to consolidate Lots 55 and 56 of Tulin Terrace Subdivision West Terrace Unit 1, into a single lot designated as Lot 56-A, through the vacation of the common lot line.

General Information:

Applicants:	Craig & Susan Floyd, Trustees The Craig & Susan Floyd Fam. Tr. 345 El Rancho CIMA Fischer, TX 78623	Seabright Survey + Design Kathrine A. Kirsch, P.L.S. 1044 East End Rd, Suite A Homer, AK 99603
Location:	Located within the City of Homer, northeast of Karen Hornaday Park, situated on the Tulin Bluff above the city and east of Woodard Canyon. Access is provided via Westwood Avenue off West Hill Road.	
Parcel ID:	17309037, 17309038	
Size of Existing Lot(s):	2.366 acres, 1.995 acres	
Size of Proposed Lot(s):	4.361 acres	
Zoning Designation:	Rural Residential District	
Existing Land Use:	Vacant	
Surrounding Land Use:	North: Vacant, Residential South: Residential East: Residential, Single Family Home 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 does not contain 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 is available
Public Notice:	Notice was sent to 25 property owners of 39 parcels as shown on the KPB tax assessor rolls.

Analysis: This subdivision lies within the Rural Residential District. The purpose of this plat is to vacate the common lot line between Lots 55 and 56, consolidating them into a single parcel—Lot 56-A—totaling 4.361 acres. Lot 56-A will front Tulin Bluff East Court, with legal access and City water available from Tulin Bluff Court to the north. For reference, please see the Lot Line Vacation Diagram for the location of the common lot line to be vacated.

The preliminary plat identifies existing utilities, including two 30-foot waterline easements, and depicts the approximate location of the City of Homer's water main infrastructure. It also shows a 30-foot utility easement centered on an existing overhead power line.

Portions of the water main depicted on the plat are currently located outside the granted waterline easements—(BK. 42, PG. 62 and BK. 37, PG. 286). For reference, please see the Waterline Easement Diagram attached to this staff report for details.

Additionally, portions of the stairway utilized to access the water main and pressure reducing valve—(PRV) are situated outside a utility easement. While the proposed lot line vacation does not create any new encroachments, a historical encroachment exists at the southeast corner of Lot 56-A. Please refer to the Access Stair – Utility Easement Diagram attached to this staff report for details regarding the encroachment.

While the PRV is located within a granted 30-foot waterline easement, portions of the stairway extend beyond a utility easement granted by an adjacent plat from the south. As presented in this plat, no waterline or utility easement fully covers the existing infrastructure. Future projects to address these issues are underway, as described below.

Per the surveyor's letter, Seabright is currently contracted with the City of Homer Public Works Department to survey the existing water main and associated infrastructure within the subdivision. An easement plan is being developed to vacate the outdated waterline easements shown on the plat. A new utility easement will be granted to reflect the current location of infrastructure, along with an access easement across the property. All easement exhibits will be subject to review and approval by Public Works.

Homer City Code 22.10.051 Easements and rights-of-way

- A. The subdivider shall dedicate in each lot of a new subdivision a 15-foot-wide utility easement immediately adjacent to the entire length of the boundary between the lot and each existing or proposed street right-of-way.

Staff Response: The plat meets these requirements. As referenced in note 1 on the plat, the surveyor identifies lot 56-A—which fronts the right-of-way of Tulin Bluff East Court—as having granted a 15-foot utility easement.

- 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 does not meet these requirements. As shown, a City water main crosses lots 55 and 56 with portions of the water main located outside of existing waterline easements. While the water main is illustrated, it is not paired with a corresponding waterline easement. No new easement is proposed.

Staff recommends that the surveyor, hired by the Public Works Department, dedicate a centered 30-foot waterline easement encompassing the full extent of the existing City water main.

- 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; however—

Staff recommends correcting the spelling of “Terace” in the legal description to read “Terrace”.

- 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; however—

Staff recommends correcting the naming of “Skyline Dr.” in the vicinity map to read “Diamond Ridge Rd.”

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.

The existing access stairway serving the water main and PRV, located at the southeast corner of Lot 56-A, lies outside of any depicted utility easements. The plat does not propose a new easement to address this encroachment.

Staff recommends:

A. The surveyor, hired by the Public Works Department, provide a utility easement, consistent with the easement granted under HM 2018-5 from the adjacent plat to the south, to encompass all infrastructure necessary for stairway access to service the water main and Pressure Reducing Valve.

B. Surveyor to correct (3) easement labels depicted on the plat to align with the appropriate notes provided in the notes legend:

- The label currently referencing Note 3 to be updated to read, “See Note 4”.
- The label currently referencing Note 4 to be updated to read, “See Note 5”.
- The label currently referencing Note 5 to be updated to read, “See Note 6”.

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

Staff Response: The plat meets these requirements.

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

Staff Response: 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 utilities are available from Tulin Bluff Court to the north.

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: The plat meets these requirements. The vacation of the lot line does not create any encroachment conditions.

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:

1. With regard to the lot line vacation, Public Works has no objection. The property owner will need to abandon one water service at the main prior to recording the final plat.

2. With regard to waterline easements, Public Works recommends the surveyor, hired by the Public Works Department, dedicate a centered 30-foot waterline easement encompassing the full extent of the existing City water main.
3. With regard to utility easements, Public Work recommends the surveyor, hired by the Public Works Department, provide a utility easement, consistent with the easement granted under HM 2018-5 from the adjacent plat to the south, to encompass all infrastructure necessary for stairway access to service the water main and Pressure Reducing Valve.

Staff Recommendation:

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

1. The surveyor, hired by the Public Works Department, dedicate a centered 30-foot waterline easement encompassing the full extent of the existing City water main.
2. Correct the spelling of “Terace” in the legal description to read “Terrace”.
3. Correct the naming of “Skyline Dr.” in the vicinity map to read “Diamond Ridge Rd.”
4. The surveyor, hired by the Public Works Department, provide a utility easement, consistent with the easement granted under HM 2018-5 from the adjacent plat to the south, to encompass all infrastructure necessary for stairway access to service the water main and Pressure Reducing Valve.
5. The surveyor to correct (3) easement labels depicted on the plat to align with the appropriate notes provided in the notes legend:
 - The label currently referencing Note 3 to be updated to read, “See Note 4”.
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Attachments:

1. Preliminary Plat
2. Surveyor’s Letter to City of Homer
3. Lot Line Vacation Diagram
4. Waterline Easement Diagram
5. Access Stair – Utility Easement Diagram
6. Public Notice
7. Aerial Map

NOTES

1. THE FRONT 15' ALONG THE RIGHT-OF-WAY IS A UTILITY EASEMENT OWNED BY THIS PLAT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
2. DEVELOPMENT OF THIS LOT IS SUBJECT TO THE CITY OF HOMER ZONING REGULATIONS. REFER TO HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PRIOR TO DEVELOPMENT ACTIVITIES.
3. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
4. THERE IS A 30' WIDE WATERLINE EASEMENT THAT AFFECTS THIS PROPERTY PER BOOK 37, PAGE 286 HRD.
5. THERE IS A 30' WIDE WATERLINE EASEMENT THAT AFFECTS THIS PROPERTY PER BOOK 42 PAGE 62 HRD.
6. THERE IS A 30' WIDE UTILITY EASEMENT GRANTED THIS PLAT, CENTERED ON THE EXISTING POWER LINE, WHICH IS LOCATED APPROXIMATELY ALONG A LOT LINE BEING VACATED THIS PLAT.
7. THIS PLAT WAS PREPARED FOR THE VACATION OF THE COMMON LINE BETWEEN LOT 55 & LOT 56. NO SURVEY WAS PERFORMED FOR THE PREPARATION OF THIS PLAT. ALL LOT DIMENSIONS SHOWN ON THIS PLAT ARE FROM RECORD DATA AS SHOWN ON PLAT HM 2002-03.

WASTEWATER DISPOSAL

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

NOTARY'S ACKNOWLEDGMENT

FOR: _____

ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR: _____

ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025.

NOTARY PUBLIC FOR ALASKA

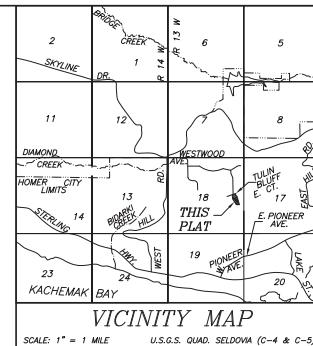
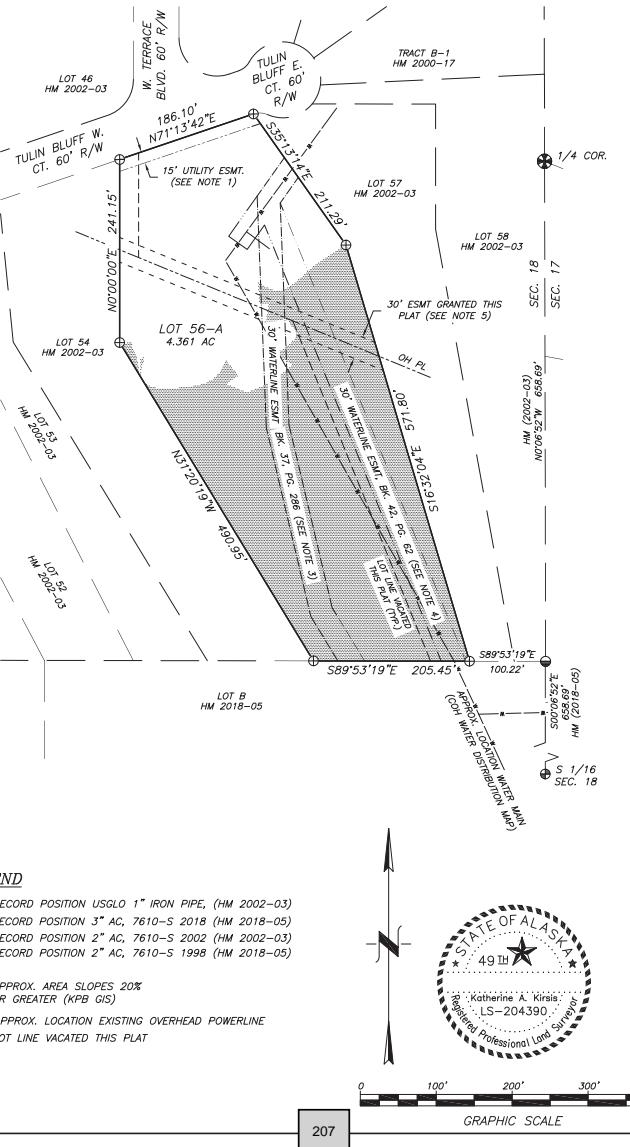
MY COMMISSION EXPIRES _____

LEGEND

- RECORD POSITION USGLO 1" IRON PIPE, (HM 2002-03)
- RECORD POSITION 3" AC, 7610-S 2018 (HM 2018-05)
- RECORD POSITION 2" AC, 7610-S 2002 (HM 2002-03)
- RECORD POSITION 2" AC, 7610-S 1998 (HM 2018-05)

- APPROX. AREA SLOPES 20% OR GREATER (KPB GIS)
- APPROX. LOCATION EXISTING OVERHEAD POWERLINE
- - - - - LOT LINE VACATED THIS PLAT

207



VICINITY MAP

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

CERTIFICATE OF OWNERSHIP & DEDICATION

WE HEREBY CERTIFY THAT THE CRAIG AND SUSAN FLOYD FAMILY TRUST OWN THE REAL PROPERTY OWNED AND LOCATED AS SHOWN HEREON, THAT ON BEHALF OF THE FLOYD CRAIG AND SUSAN FAMILY TRUST, 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.

CRAIG FLOYD, TRUSTEE
THE CRAIG AND SUSAN FLOYD FAMILY TRUST
345 EL RANCHO CIMA
FISCHER, TX 78623

SUSAN FLOYD, TRUSTEE
THE CRAIG AND SUSAN FLOYD FAMILY TRUST
345 EL RANCHO CIMA
FISCHER, TX 78623

PLAT APPROVAL

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

BY: _____ AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH DATE: _____

HOMER RECORDING DISTRICT		KPB FILE NO. 2025-XXX
TULIN TERRACE SUB, WEST TERRACE UNIT 1 FLOYD 2026 REPLAT		
A REPLAT OF LOTS 55 & 56, TULIN TERRACE SUB, WEST TERRACE UNIT 1 (HM 2002-03), LOCATED IN THE NE1/4 SEC. 18, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, CITY OF HOMER, THIRD JUDICIAL DISTRICT, ALASKA		
CONTAINING 4.361 ACRES		
SEABRIGHT SURVEY + DESIGN KATHERINE A. KIRKIS, P.L.S. 1044 EAST END ROAD, SUITE A HOMER, ALASKA 99603 (907) 299-1580 seabrightsurvey@gmail.com		
CLIENTS: THE CRAIG AND SUSAN FLOYD FAMILY TRUST 345 EL RANCHO CIMA, FISCHER, TX 78623		
DRAWN BY: FC	CHKD BY: KK	JOB #2025-55
DATE: 08/2025	SCALE: 1"=100'	sheet #1 of 1

SEABRIGHT SURVEY + DESIGN

Katherine A. Kirsch, P.L.S.

1044 East End Road Suite A

Homer, Alaska 99603

907.299.1580

seabrightsurvey@gmail.com

RECEIVED

AUG 01 2025

08/01/2025

**CITY OF HOMER
PLANNING/ZONING**

City of Homer
491 East Pioneer Ave
Homer, AK 99603

**RE: Preliminary Submittal for "TULIN TERRACE SUB. WEST TERRACE UNIT 1 FLOYD
2026 REPLAT"**

Dear Planning Department,

We are pleased to submit the above referenced preliminary plat for your review. Included in this submittal packet you will find:

- 1 full size plat copy
- 1 11x17 plat copy
- Signed KPB plat submittal form
- Check for \$300 plat review fee

Seabright is currently under contract with COH Public Works to survey the existing location of the watermain and appurtenant infrastructure that affects this subdivision. We are developing an easement plan which will vacate the extraneous waterline easements as depicted on this plat. A new utility easement will be granted in the location of existing infrastructure, as well as an access easement through the subject property. All easement exhibits will be subject to review and approval by public works.

In addition, we have emailed you a digital copy of the 11x17 plat.

Please let us know if there are any concerns or clarifications we can address.

Cordially,

Katherine A. Kirsch

Katherine A. Kirsch, PLS
Seabright Survey + Design

Lot Line Vacation Diagram:

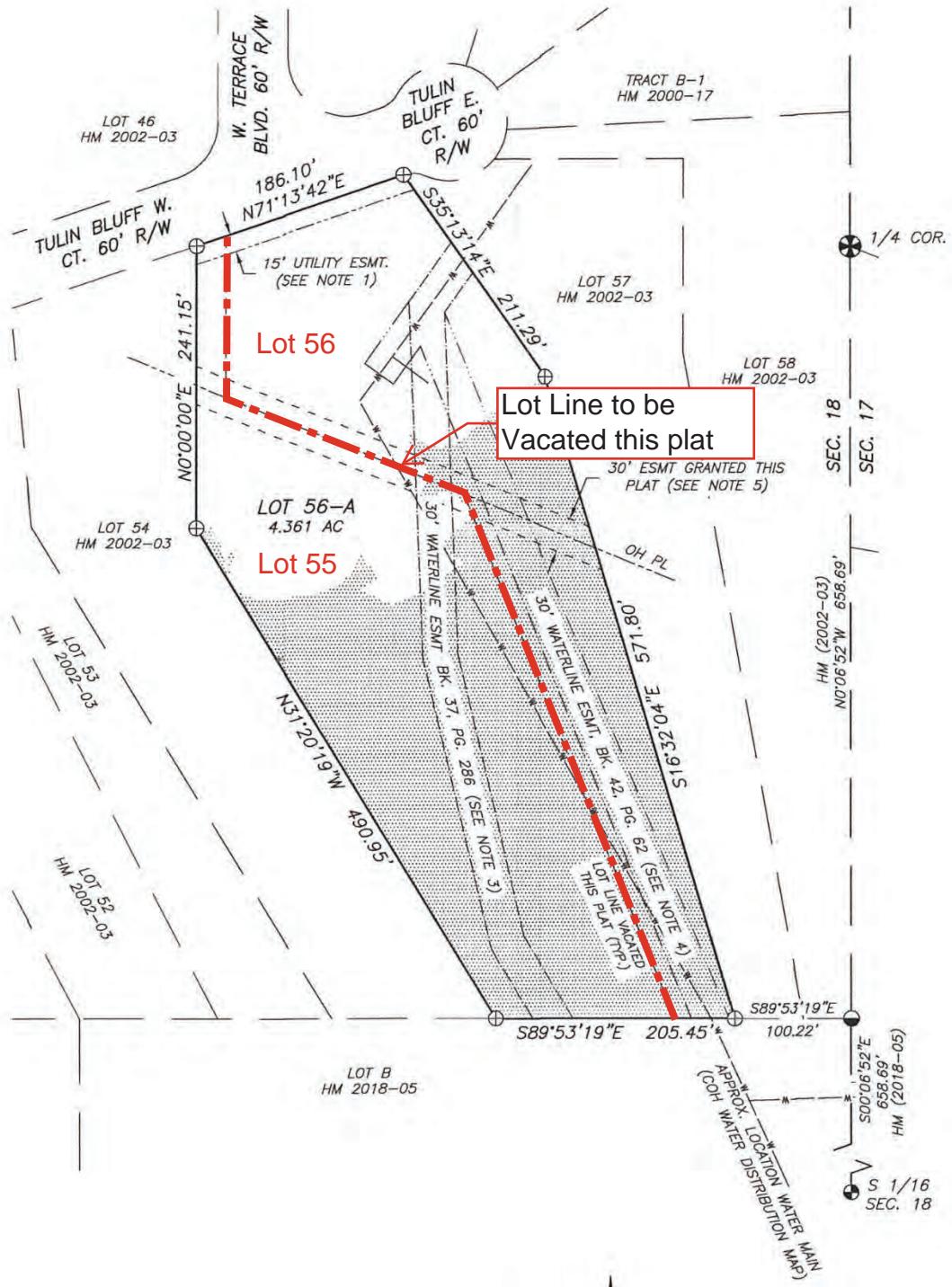


Exhibit from Tulin Terrace Subd. West Terrace Unit 1 Floyd Replat 2026:

Waterline Easement Diagram:

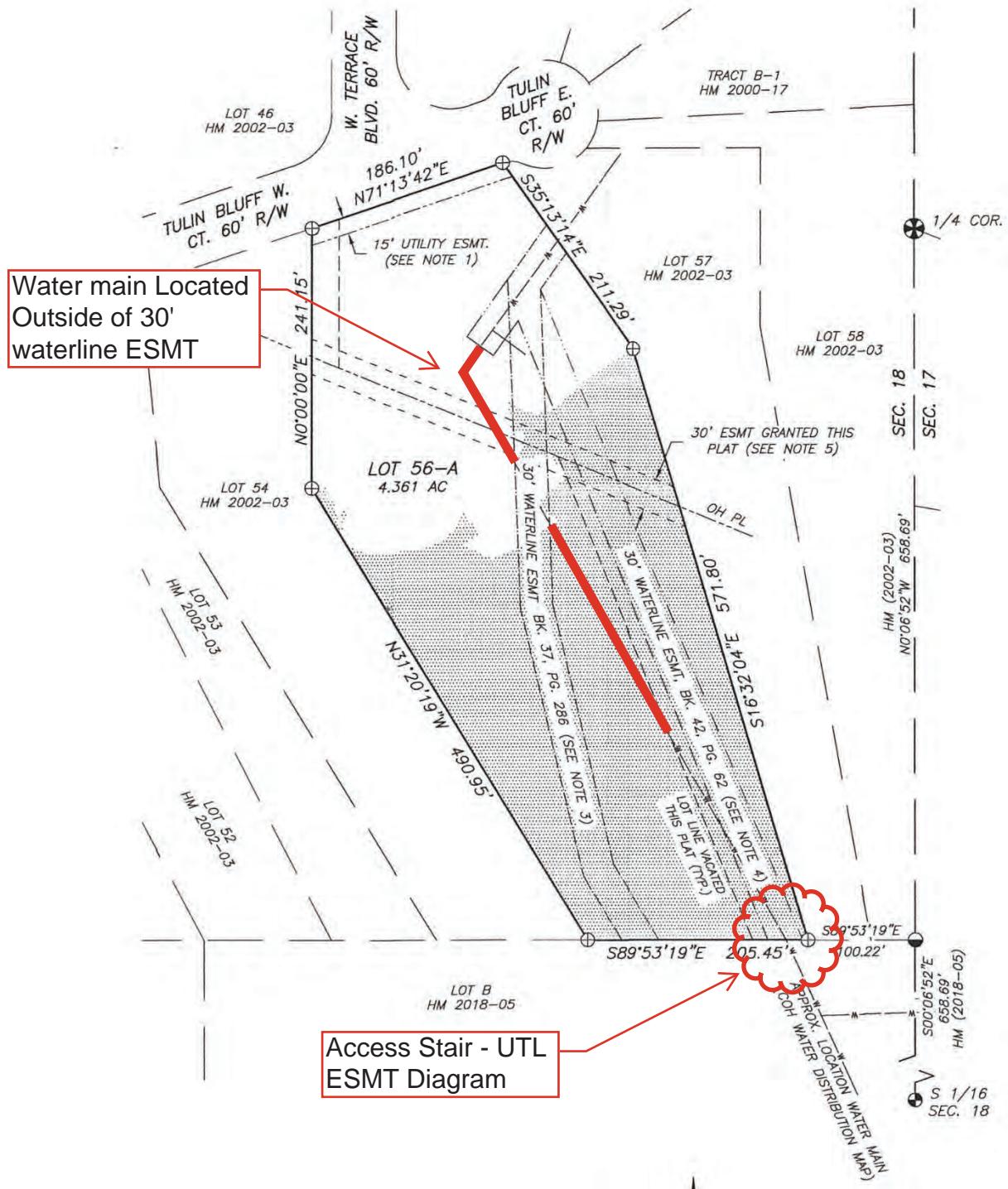
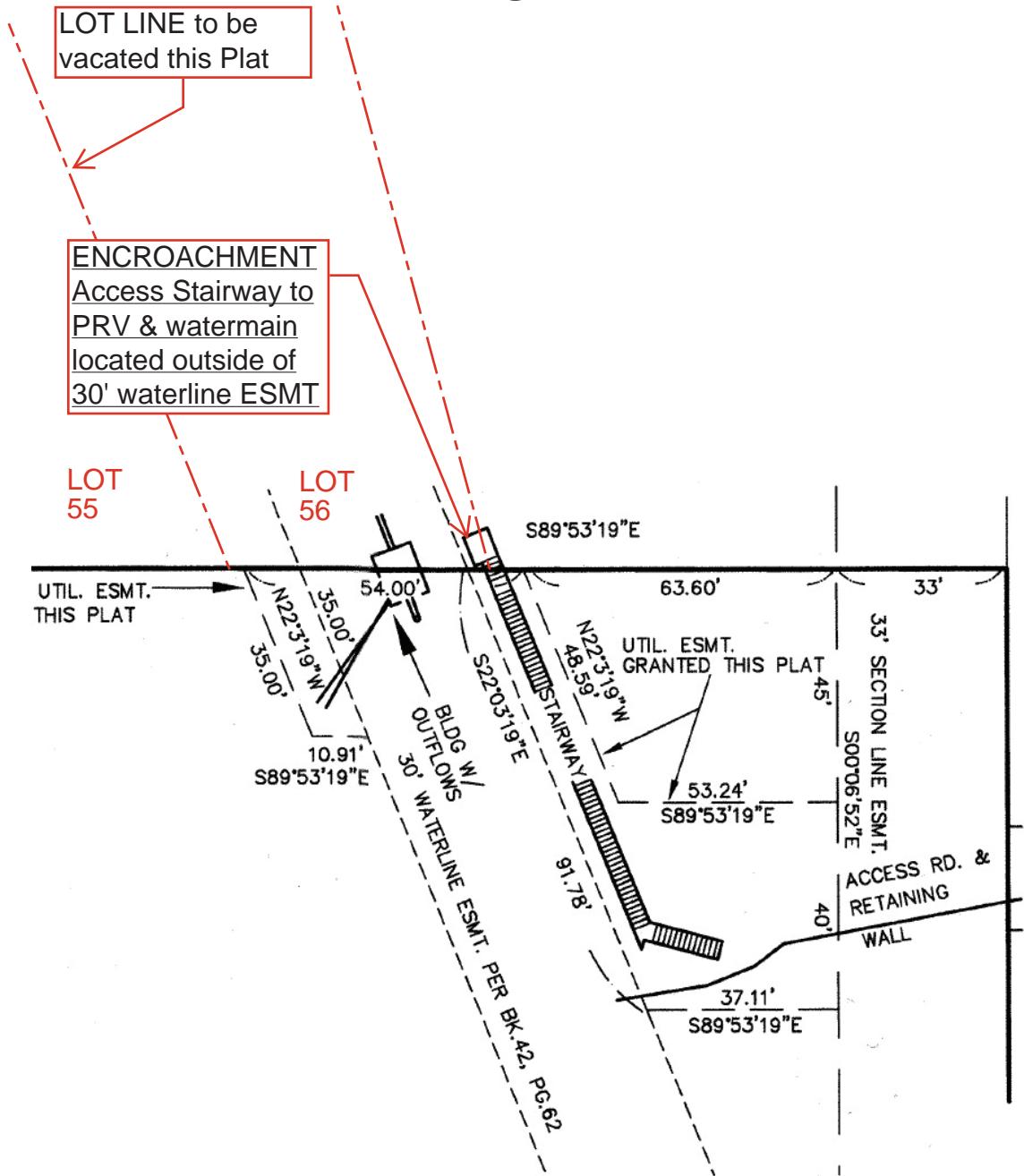


Exhibit from Tulin Terrace Subd. West Terrace Unit 1 Floyd Replat 2026:

Homer P & Z
8.12.2025

Access Stair - Utility Easement

Diagram:



EASEMENT DETAIL

Exhibit from HM 2018-5:

Homer P & Z
8.12.2025

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:

Tulin Terrace Sub. West Terrace Unit 1 Floyd 2026 Replat Preliminary Plat

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

A public meeting will be held by the Homer Planning Commission on Wednesday, August 20, 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 August 15, 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.



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 cor-

NOTES

1. THE FRONT 15' ALONG THE RIGHT-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
2. DEVELOPMENT OF THIS LOT IS SUBJECT TO THE CITY OF HOMER ZONING REGULATIONS. REFER TO HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PRIOR TO DEVELOPMENT ACTIVITIES.
3. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
4. THERE ARE 30' WIDE UTILITY EASEMENTS THAT AFFECT THIS PROPERTY PER BOOK 41 PAGE 246 & BOOK 42 PAGE 62 HRD. THESE EASEMENTS WERE PARTIALLY VACATED BY KPB RESOLUTION 2004-05 (#2004-001135-0 HRD).
5. THERE IS A 30' WIDE UTILITY EASEMENT GRANTED THIS PLAT, CENTERED ON THE EXISTING POWER LINE, WHICH IS LOCATED APPROXIMATELY ALONG A LOT LINE BEING VACATED THIS PLAT. 40 ft.
6. THERE IS A UTILITY EASEMENT THAT AFFECTS THIS PROPERTY PER KPB RESOLUTION 2004-05, RECORDED #2004-001135-0 HRD.
7. THIS PLAT WAS PREPARED FOR THE VACATION OF THE COMMON LINE BETWEEN LOT 55 & LOT 56. NO SURVEY WAS PERFORMED FOR THE PREPARATION OF THIS PLAT. ALL LOT DIMENSIONS SHOWN ON THIS PLAT ARE FROM RECORD DATA AS SHOWN ON PLAT HM 2002-03.

WASTEWATER DISPOSAL

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

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2026

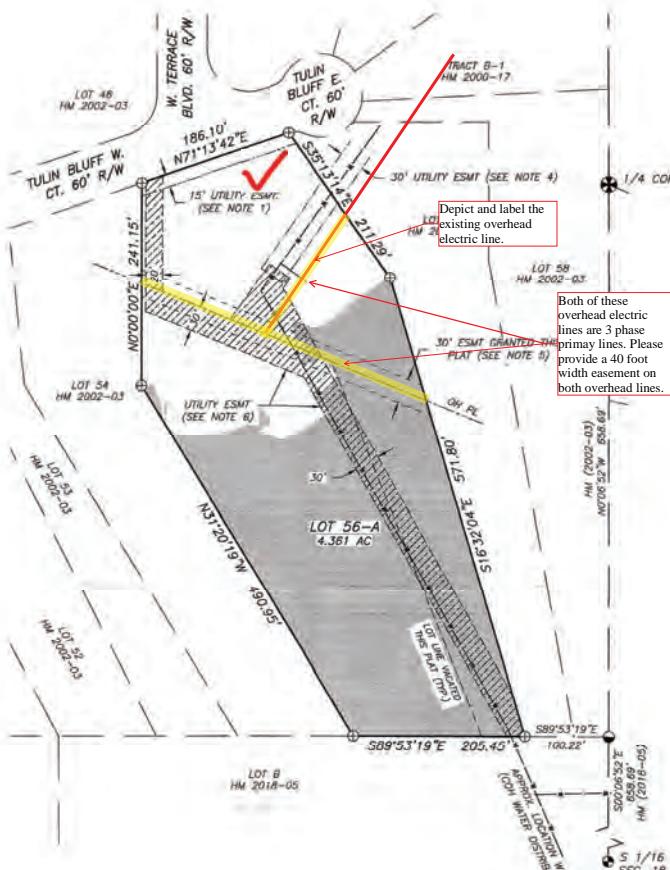
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

LEGEND

- ✖ RECORD POSITION USGL0 1" IRON PIPE (HM 2002-03)
- ✖ RECORD POSITION 3" AC, 7610-S 2018 (HM 2018-05)
- ✖ RECORD POSITION 2" AC, 7610-S 2002 (HM 2002-03)
- ✖ RECORD POSITION 2" AC, 7610-S 1998 (HM 2018-05)

APPROX. AREA SLOPES 20%
OR GREATER (KPB GIS)

— APPROX. LOCATION EXISTING OVERHEAD POWERLINE
— LOT LINE VACATED THIS PLAT



Kenai Peninsula Borough

Plat Committee

Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

October 13, 2025
7:00 PM
APPROVED MINUTES

A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 7:00p.m.

B. ROLL CALL

Plat Committee Members/Alternates

Karina England, City of Seward

Pamela Gillham, Kalifornsky/Kasilof District

Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District

Franco Venuti, City of Homer

Paul Whitney, City of Soldotna

Staff Present

Robert Ruffner, Planning Director

Vince Piagentini, Platting Manager

Jenny Robertson, LMD Administrative Assistant

Ann Shirnberg, Planning Administrative Assistant

With 5 members in attendance, a quorum was present.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

*3. Approval of Minutes

a. September 22, 2025 Plat Committee Meeting Minutes

*4. Grouped Plats: The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The grouped plats on the consent agenda are as follows:

- E3. Seward Original Townsite Wisel Replat; KPB File 2025-102
- E4. Nine Mile No. 2 2026 Replat; KPB File 2025-137
- E5. Robertson Subdivision Tract 2 2026 Replat; KPB File 2025-138
- E6. Carikens 2026 Replat; KPB File 2025-139

Chair Gillham asked if anyone from the public wished to speak to any of the items under the consent agenda. Hearing no one wishing to comment discussion was opened among the commission.

MOTION: Commissioner Whitney moved, seconded by Commissioner Venuti to approve the agenda, the minutes from the September 22, 2025 Plat Committee and grouped plats based on staff recommendations and compliance to borough code, adopting and incorporating by reference the staff reports and staff recommendations.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	England, Gillham, Morgan, Whitney, Venuti
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Legal Description:	T 5S R 14W SEC 19 SEWARD MERIDIAN HM 2002068 NINE MILE SUB NO 2 LOT 1-A
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None Requested

PASSED UNDER THE CONSENT AGENDA

**ITEM #5 PRELIMINARY PLAT
ROBERTSON SUBDIVISION TRACT 2 NEWBY 2026 REPLAT**

KPB File No.	2025-138
Plat Committee Meeting:	October 13, 2025
Applicant / Owner:	Newby Revocable Trust
Surveyor:	Katherine Kirsis, Seabright Survey & Design
General Location:	Brookie Road, Shelton Avenue & Durst Street / Diamond Ridge Area
Parent Parcel No.:	173-641-17
Legal Description:	T 6S R 14W SEC 1 Seward Meridian HM 0770042 ROBERTSON SUB TRACT 2
Assessing Use:	Residential Improved Land
Zoning:	Rural Unrestricted
Water / Wastewater	On Site
Exception Request	None Requested

PASSED UNDER THE CONSENT AGENDA

**ITEM #6 - PRELIMINARY PLAT
CARIKENS 2026 REPLAT**

KPB File No.	2025-139
Plat Committee Meeting:	October 13, 2025
Applicant / Owner:	Mike & Kari Arno
Surveyor:	Katherine Kirsis, Seabright Survey & Design
General Location:	North Fork Road / Anchor Point
Parent Parcel No.:	165-250-64, 165-250-65, and 165-250-66
Legal Description:	T 4S R 15W SEC 25 SEWARD MERIDIAN HM 0830050 CARIKENS SUB TRACTS 3, 4 & 5
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None Request

PASSED UNDER THE CONSENT AGENDA

**ITEM #7 - PRELIMINARY PLAT
TULIN TERRACE SUB. WEST TERRACE UNIT 1 FLOYD 2026 REPLAT**

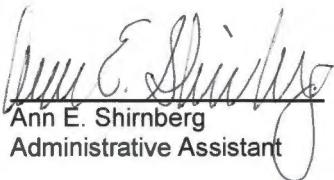
KPB File No.	2025-141
Plat Committee Meeting:	October 13, 2025
Applicant / Owner:	Craig & Susan Floyd Family Trust
Surveyor:	Katherine Kirsis, Seabright Survey & Design
General Location:	Tulin Bluff West Court & Tulin Bluff East Court / City of Homer
Parent Parcel No.:	173-090-37 & 173-090-38
Legal Description:	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2002003 TULIN TERRACE SUB WEST TERRACE UNIT 1 LOTS 55 & 56

Staff report given by Platting Manager Vince Piagentini. This item was postponed as it is being sent back to the City of Homer for addition review. No action was required by the committee.

Chair Gillham open the item for public comment. Seeing and hearing no one wishing to comment public comment was closed.

G. ADJOURNMENT

Commissioner Venuti moved to adjourn the meeting at 7:30 P.M.



Ann E. Shirnberg
Administrative Assistant

AGENDA ITEM E. NEW BUSINESS

**ITEM #8 - PRELIMINARY PLAT
TULIN TERRACE SUB. WEST TERRACE UNIT 1 FLOYD 2026 REPLAT**

KPB File No.	2025-141
Plat Committee Meeting:	October 13, 2025
Applicant / Owner:	Craig and Susan Floyd Family Trust of Fischer, Texas
Surveyor:	Katherine Kirsch, Seabright Survey + Design
General Location:	Tulin Bluff West Ct, Tulin Bluff East Ct, Homer Area
Parent Parcel No.:	173-090-37 and 173-090-38
Legal Description:	T 6S R 13W SEC 18 Seward Meridian HM 2002003 TULIN TERRACE SUB WEST TERRACE UNIT 1 LOTS 55 AND 56

STAFF REPORT

Upon review of the submittal, staff has determined that further review of the plat and associated easements is required by the City of Homer prior to consideration by the Kenai Peninsula Borough Planning Commission.

Staff has postponed the item until such review is completed. Members of the public who wish to provide comment may do so; however, no action will be taken at this time.

END OF STAFF REPORT
