

## **C. CONSENT AGENDA**

- \*1. Time Extension Requests**
  - a. Bostwick Subdivision; KPB File 2021-068**
  - b. Jack Gist Subdivision No. 3; KPB File 2020-107**

## **a. Bostwich Subdivision**

**TIME EXTENSION REQUEST**  
**Bostwick Subdivision**

<b>KPB File No.</b>	2021-068
<b>Applicant / Owner:</b>	Michael Bostwick
<b>Surveyor:</b>	John Segesser, Segesser Surveys Inc.
<b>General Location:</b>	Ninilchik

**STAFF REPORT**

PC Meeting: Administrative Approval

**2021**

On May 4<sup>th</sup> an application was submitted and became complete on May 18<sup>th</sup>. At the June 14<sup>th</sup> meeting the Plat Committee granted conditional approval for two years. One condition in the staff report requires the applicant to provide an access plan to the Planning Department, verifying legal access to the subdivision boundary before final plat approval.

**2022**

On June 3<sup>rd</sup> the first paper final was submitted for review with the final review letter sent on August 1<sup>st</sup>. Several corrections were requested on the final review letter. The owner has been meeting with staff to determine practical, constructible access to proposed Tract A.

**2023**

The mylar was received on March 9<sup>th</sup>. Staff emailed surveyor with two-month warning of file expiration on April 3<sup>rd</sup>. On April 4<sup>th</sup> the surveyor submitted a signed Time Extension Request Form. The reason for the extension was listed as "working on getting the legal access". This time extension request is the first-time extension request associated with this subdivision plat. On May 4, 2023 a final review letter was mailed to the surveyor and owner requesting information on a legal and open route for access. The owner has been continuing to meet with staff to determine legal access; however, no new information has been provided to satisfy practical and constructible access to proposed Tract B in accordance with KPB 20.30.050.

**2025**

On May 12, 2025, staff contacted the surveyor and owner notifying them of the upcoming file expiration on June 14, 2025. The surveyor provided a Time Extension request on May 16, 2025 stating that the owner needs to submit an access plan.

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

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

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

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

**NOTE:** Per KPB 20.25.110(A), upon application by the subdivider prior to the two-year deadline for final plat submittal, a time extension for two years beyond the initial two-year period for submittal of the final plat may be granted by the planning director. A second and final two-year extension may be granted by the planning director when requested by the subdivider prior to expiration of the

previous approval, allowing for a total approval time of six years. Expiration of time extensions will require the submission of, and action on, a new preliminary plat.

END OF STAFF REPORT



APPROVED

Robert Ruffner, Planning Director

5-23-25

Date



# LEGEND:

- FOUND 2 1/2" BRASS CAP GLO MONUMENT AS SHOWN
- FOUND 2 1/2" ALUM. CAP MON. 7328-S 2004
- SET 5/8" REBAR w/PLASTIC CAP LS8859
- ( ) RECORD DATUM GLO

## NOTES:

- 1) Basis of bearing taken from the GLO survey of Township 1 South Range 13 West Seward Meridian, accepted January 19, 1921.
- 2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) Exceptions to KPB 20.30.030 and KPB 20.30.210, ROW dedications, and KPB 20.30.170, Block Length, were granted by the Plat Committee at the meeting of October 23, 2017.
- 4) 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.
- 5) Portions of this subdivision are within the Kenai Peninsula Borough 50-foot Andromeda Habitat Protection District. See KPB Chapter 21-18, as may be amended, for restrictions that affect development in this subdivision.
- 6) All waste disposal systems shall comply with existing laws at the time of construction.
- 7) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
- 8) Front 15 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot lines 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.
- 9) WASTEWATER DISPOSAL: These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.



## SURVEYOR'S CERTIFICATE

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

Date \_\_\_\_\_

North

Unsubdivided

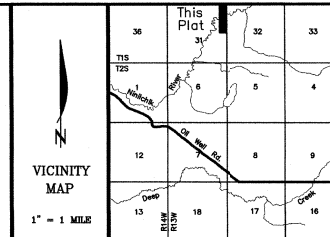
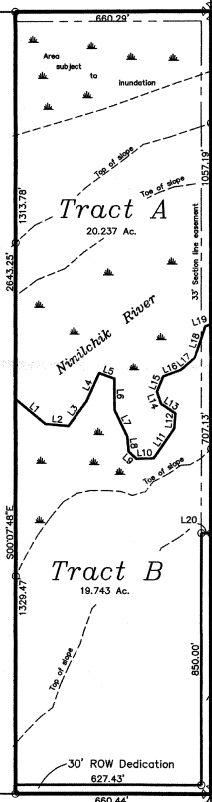
Unsubdivided

Unsubdivided

Unsubdivided

Unsubdivided

LINE	BEARING	LENGTH
L1	S50°28'13"E	131.44
L2	S85°14'28"E	78.68
L3	N36°19'01"E	103.70
L4	N24°20'41"E	104.61
L5	S70°16'10"E	54.14
L6	S00°42'29"E	105.78
L7	S24°54'00"E	99.32
L8	S05°51'40"E	51.19
L9	S45°29'40"E	36.03
L10	N86°06'11"E	57.63
L11	N54°13'10"E	123.16
L12	N04°31'05"E	49.77
L13	N57°03'14"W	57.62
L14	N19°33'10"W	42.95
L15	N21°40'09"E	26.25
L16	N68°38'48"E	64.54
L17	N47°35'21"E	81.95
L18	N18°02'05"E	113.96
L19	N72°39'38"E	20.95
L20	N89°57'35"E	33.00



## CERTIFICATE of OWNERSHIP and DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

MICHAEL H. BOSTWICK  
P.O. BOX 39431  
NINILCHIK, AK 99639

## NOTARY'S ACKNOWLEDGMENT

FOR \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

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

## PLAT APPROVAL

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

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL \_\_\_\_\_

KPB FILE No. \_\_\_\_\_

## Bostwick Subdivision

Located within the E1/2 E1/2 NE1/4 Section 31, T1S, R13W, S.M., Homer Recording District, Kenai Peninsula Borough, Alaska.

Containing 40.079 Ac.

Surveyor <b>Segesser Surveys</b> 30485 Rostand St. Soldotna, AK 99669 (907) 262-3909	Owner <b>Michael Bostwick</b> P.O. Box 39431 Ninilchik, AK 99639
JOB NO. 17014	DRAWN: 10-26-17
SURVEYED: June, 2017	SCALE: 1"=200'
FIELD BOOK: 17-1	SHEET: 1 of 1

KPB 2021-068

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

RECEIVED  
MAY 16 2025  
KPB PLANNING DEPT.

TIME EXTENSION REQUEST FORM

☒ Name of Subdivision: BOSTWICK SUBD

☒ Location of Subdivision: NIMLICHIA

☒ KPB Number: 2021-068

☐ Date of Planning Commission Approval(s)

06/14/23 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

☒ Reason for time extension request.

OWNER NEEDS TO SUBMIT ACCESS PLAN

\_\_\_\_\_

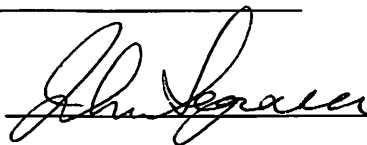
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\_\_\_\_\_

Date: 5-13-25

Signature of Surveyor/Property Owner:



**b. Jack Gist Subdivision No. 3**

TIME EXTENSION REQUEST  
JACK GIST SUBDIVISION NO 3

<b>KPB File No.</b>	2020-107
<b>Applicant / Owner:</b>	Trilogy Development LLC
<b>Surveyor:</b>	Stephen C. Smith; Geovera, LLC
<b>General Location:</b>	City of Homer off East End Rd

STAFF REPORT

PC Meeting: Administrative Approval

2020

On August 25, 2020, a complete preliminary plat application was submitted to the Planning Department for a phased project. The Plat Committee reviewed and granted conditional approval for the preliminary plat for two years during their regularly scheduled meeting on September 28, 2020. A Notice of Decision was mailed to interested parties on September 29, 2020.

2022

On July 7, 2022 staff emailed the surveyor notifying of the upcoming file expiration and the need to finalize before September. The time extension request was received July 7. On August 9 an email reminder was sent to the surveyor letting him know we had not heard from the city. The Planning Technician for the City of Homer emailed later on August 9 stating it was approved on their July 20 meeting and minutes will be forwarded when available. The reason for the time extension is stated as "Construction of the road, sewer and water improvements is currently underway. It is likely that the completion of construction and approval by DEC and the City of Homer will not be finalized by the time that the current preliminary approval expires."

This is the first time extension request associated with this subdivision plat. The time extension was granted September 24, 2022 and will extend the subdivision approval to September 28, 2024.

2023

On January 12, 2023, a final paper plat was submitted for Phase 1. A final review letter was mailed to the surveyor and owner on February 24, 2023, requesting corrections and missing information. A second final was submitted on March 3, 2023 and a second review letter was emailed on April 28, 2023. The Phase 1 mylar was received on May 2, 2023 for Platting Review and recorded with the AK DNR on May 26, 2023. The approval date of the preliminary design plat was reset to May 26, 2025.

2025

On January 31, 2025, a Phase 2 paper final plat was submitted for review to the Planning Department. Staff reviewed the final plat and sent a review letter on April 9, 2025, requesting corrections and missing information on the plat. On April 11, 2025, staff mailed a letter to the surveyor and owners notifying them of the upcoming file expiration on May 26, 2025. Staff emailed the surveyor on May 7, 2025, with a second reminder of the file expiration. The surveyor provided a Time Extension request on May 14, 2025, stating: "Construction of water, sewer and roads is being completed for each phase of the plat. A 2-year extension was automatically granted following the recording of the Phase 1 plat which extended the approval through May 26, 2025. The final signed Phase 2 mylar is currently being submitted to the borough which makes it unlikely to be recorded before the approval expires."

City of Homer approval for the time extension has been received, along with updated GCI and Enstar approval.

This time extension request is the second time extension request associated with this subdivision plat. Per KPB 20.25.110 only two 2-year time extension requests may be granted. This time extension request will extend the subdivision approval to May 26, 2027. If the plat is not recorded

before May 26, 2027, then the approval will expire and a new plat submittal will be required to complete the subdivision

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

STAFF RECOMMENDATIONS: Extend preliminary plat approval for two years to May 26, 2027, subject to the following:

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

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

Per KPB 20.250.110(B) Preliminary plats that will be finalized in phases must comply with current code at the time each phase is finalized. All dedications for streets that are required pursuant to KPB 20.30.030, must be provided in the first phase. The approval of a final plat for a portion of the phased preliminary shall extend the preliminary approval for two years for the remaining land within the phased subdivision, except that the commission may require a new preliminary plat if the abutting road system changes. Phases must be filed in sequential order.

END OF STAFF REPORT



APPROVED

Robert Ruffner, Planning Director

5-23-25

Date

# NOTES

1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON DUAL-FREQUENCY HP4-V RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED WITH MAGNET OFFICE VERSION 3.1 SOFTWARE. NAD83 ALASKA STATE PLANE GRID COORDINATES (U.S. SURVEY FEET) OBTAINED FROM THE GPS OBSERVATIONS WERE BASED ON THE NGS PUBLISHED VALUES FOR FEDERAL BASE NETWORK CONTROL STATION "HOMARI" (PID T10155).

2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM SURVEY USING FEDERAL BASE NETWORK CONTROL STATION "HOMARI" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS  $-117^{\circ}13.4'$ . TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986666.

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

4. THE 15 FEET FRONTING THE SPRUCE LANE, JACK GIST LANE, MARLENE COURT AND LITTLE DIPPER CIRCLE RIGHT-OF-WAYS, AND THE FRONT 20 FEET WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. THE ENTIRE 20 FEET FRONTING THE EARLY SPRING STREET RIGHT-OF-WAY 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. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.

6. THESE LOTS ARE SERVED BY CITY OF HOMER SEWER AND WATER.

7. 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.

8. SET A 5/8" X 30" REBAR WITH 2" ALCAP (7538-S 2020) AT ALL LOT CORNERS AND RIGHT-OF-WAY POINTS OF CURVATURE UNLESS INDICATED OTHERWISE.

9. EXISTING DRAINAGES ARE SUBJECT TO 20 FOOT WIDE DRAINAGE EASEMENTS CENTERED ON THE CENTERLINE OF THE EXISTING DRAINAGES. APPROXIMATE LOCATIONS OF DRAINAGES ARE SHOWN.

10. THE LOT IS AFFECTED BY AN EASEMENT OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK18, PG 97 HRD).

11. SEWER, WATER AND PEDESTRIAN TRAIL EASEMENTS ARE CENTERED ON THE LOT LINES UNLESS INDICATED OTHERWISE.

12. THE 30' WIDE SEWER EASEMENT BETWEEN LOTS 31 AND 32 IS ALSO A PEDESTRIAN ACCESS EASEMENT.

CURVE	DELTA	RADIUS	LENGTH	CHORD	BRNG	CHORD DIST
C1	81°25'17"	25.00	30.53	S 49°15'29" E	32.61	
C2	10°56'45"	170.00	115.68	S 10°56'45" W	113.46	
C3	30°29'33"	200.00	122.42	S 15°11'37" W	120.56	
C4	62°10'55"	250.00	271.13	S 31°02'21" W	255.82	
C5	16°52'11"	50.00	12.61	S 13°57'47" W	12.27	
C6	33°24'49"	200.00	116.64	S 7°15'42" W	114.99	
C7	33°29'33"	200.00	116.93	S 7°18'15" W	115.27	
C8	33°24'49"	200.00	116.64	S 7°15'42" W	114.99	
C9	28°04'55"	230.00	112.73	S 7°03'54" W	111.60	
C10	7°45'14"	50.00	11.11	S 8°59'08" E	61.40	
C11	50°45'14"	50.00	44.29	S 33°14'59" E	42.89	
C12	50°45'14"	50.00	44.29	N 7°40'15" E	42.89	
C13	1°12'41"	50.00	8.74	S 1°12'41" W	8.74	
C14	28°10'55"	50.00	24.74	N 59°43'43" E	24.49	
C15	50°39'20"	50.00	44.21	N 18°02'23" W	42.98	
C16	50°39'20"	50.00	44.21	S 38°52'42" W	53.89	
C17	6°12'51"	50.00	8.74	N 7°40'15" E	8.74	
C18	6°12'51"	50.00	8.74	N 7°40'15" E	8.74	
C19	90°03'08"	50.00	78.58	N 0°34'46" W	70.74	
C20	90°00'00"	20.00	1.42	N 44°58'08" W	25.88	
C21	28°42'48"	170.00	76.29	S 41°18'34" W	75.65	
C22	13°16'23"	170.00	39.36	S 23°48'10" W	39.29	
C23	14°09'02"	230.00	26.80	S 32°15'00" W	26.66	
C24	50°03'01"	230.00	20.27	S 13°45'49" W	20.27	
C25	50°03'01"	230.00	20.64	S 5°59'55" W	20.65	
C26	6°08'40"	230.00	24.67	S 3°01'13" W	24.65	
C27	62°10'55"	250.00	271.13	N 31°02'21" E	255.82	
C28	30°29'33"	200.00	122.42	N 15°11'37" E	120.56	
C29	48°57'18"	50.00	42.72	N 0°50'45" E	41.43	
C30	62°10'55"	250.00	271.13	S 7°18'15" W	255.82	
C31	28°10'55"	50.00	24.74	S 7°03'54" W	24.49	
C32	11°10'05"	170.00	33.14	S 0°28'22" W	33.08	
C33	44°18'11"	50.00	44.21	N 44°58'08" W	44.21	
C34	19°09'30"	230.00	76.91	S 80°23'55" W	76.93	
C35	89°25'25"	20.00	1.42	N 45°01'55" W	25.83	
C36	89°25'25"	20.00	1.42	N 45°01'55" W	25.83	
C37	89°25'25"	20.00	1.42	N 45°01'55" W	25.83	
C38	89°25'25"	20.00	1.42	N 45°01'55" W	25.83	
C39	90°07'35"	20.00	1.46	N 44°58'08" W	25.87	
C40	89°25'25"	20.00	1.42	N 45°01'55" W	25.83	
C41	44°24'55"	20.00	15.50	N 67°45'41" W	15.12	
C42	44°24'55"	20.00	15.50	N 22°10'36" W	15.12	
C43	44°24'55"	20.00	15.50	N 22°14'19" E	15.12	

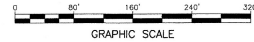
# LEGEND

- INDICATES 3-1/4" ALCAP MONUMENT (1301-S 1974) RECOVERED THIS SURVEY
- INDICATES 2-1/2" BRASS CAP MONUMENT (3686-S DATE ?) RECOVERED THIS SURVEY
- INDICATES 5/8" REBAR WITH 2" ALCAP (7968-S, 1990) RECOVERED THIS SURVEY
- INDICATES 5/8" REBAR (CAP MISSING) (5780-S PER HM 2002-27) RECOVERED THIS SURVEY
- INDICATES RECORD DATA PER HM 99-63
- INDICATES LIMIT OF DISCHARGE SLOPE DESIGNATION PER KENAI WATERSHED FORUM WETLANDS ASSESSMENT
- INDICATES APPROXIMATE CENTERLINE OF DRAINAGE

# LEGEND

- INDICATES SLOPES GREATER THAN 20%

KPB 2020-107



# WASTEWATER DISPOSAL

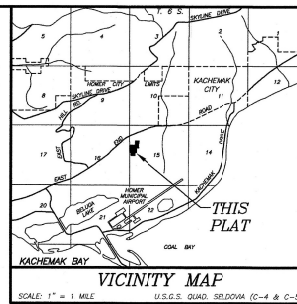
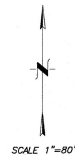
PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

SURVEYOR LICENSE # DATE

# PLAT APPROVAL

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

BY: AUTHORIZED OFFICIAL KENAI PENINSULA BOROUGH DATE



# CERTIFICATE OF OWNERSHIP AND DEDICATION

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

MIKE ARNO  
PO BOX 1772  
HOMER, ALASKA 99603

WEISSER PROPERTIES, LLC  
JASON WEISSER, MANAGER  
123 N WILLOW STREET, SUITE B  
KENAI, ALASKA 99611

# NOTARY'S ACKNOWLEDGMENT

FOR MIKE ARNO  
ACKNOWLEDGED BEFORE ME THIS  
DAY OF \_\_\_\_\_, 2020.

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

# NOTARY'S ACKNOWLEDGMENT

FOR JASON WEISSER  
ACKNOWLEDGED BEFORE ME THIS  
DAY OF \_\_\_\_\_, 2020.

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

# CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF HOMER FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

UTILITY EASEMENTS WITHIN THE 15 FEET FRONTING THE SPRUCE LANE, JACK GIST LANE, MARLENE COURT AND LITTLE DIPPER CIRCLE RIGHT-OF-WAYS AND THE 20 FEET WITHIN 5 FEET OF SIDE LOT LINES, AND THE 20 FEET FRONTING THE EARLY SPRING STREET RIGHT-OF-WAY.

SEWER AND DRAINAGE EASEMENTS AS SHOWN.

JACK GIST LANE (60' ROW), MARLENE COURT (60' ROW) AND LITTLE DIPPER CIRCLE (60' ROW).

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

BY: ROB DUMOUCHEL, CITY MANAGER  
CITY OF HOMER, ALASKA DATE:

HOMER RECORDING DISTRICT KPB FILE No. 2020-???

# JACK GIST SUBDIVISION NO. 3

THE SUBDIVISION OF LOT 1-B  
JACK GIST SUBDIVISION NO. 2 (HM 2002-27)  
LOCATED WITHIN THE SW1/4 NW 1/4 SEC 15,  
T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI  
PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA  
CONTAINING 11.846 ACRES

OWNER:  
TRILOGY DEVELOPMENT, LLC PO BOX 1772 HOMER, AK 99603

# GEOVERA, LLC

PO BOX 3235  
HOMER ALASKA 99603  
(907) 393-4345  
EMAIL: scsmth@gci.net

DRAWN BY: SCS DATE: AUGUST 2020 SCALE: 1" = 80'  
CHK BY: SCS JOB #2020-22 SHEET 1 OF 1



# NOTES

1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON DUAL-FREQUENCY HIPAP V RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED WITH MAGNET OFFICE VERSION 3.1 SOFTWARE. INDEXED ALASKA STATE PLANE GRID COORDINATES (U.S. SURVEY FEET) OBTAINED FROM THE GPS OBSERVATIONS WERE BASED ON THE NAD83 PUBLISHED VALUES FOR FEDERAL BASE NETWORK CONTROL STATION "HOMER" (PID T0155).
2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BASE NETWORK CONTROL STATION "HOMER" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS  $-117^{\circ}13.4'$ . TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986669.
3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON FEDERAL BASE NETWORK CONTROL STATION "HOMER" 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 SPRUCE LANE, JACK GIST LANE, JACK GIST WAY, BEAUREGARD COURT AND EDSON CIRCLE RIGHT-OF-WAYS, AND THE FRONT 20 FEET WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. THE ENTIRE 20 FEET FRONTING THE EARLY SPRING STREET RIGHT-OF-WAY 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. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
6. THESE LOTS ARE SERVED BY CITY OF HOMER SEWER AND WATER.
7. 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.
8. SET A 5/8" X 30" REBAR WITH 2" ALCAP (7538-S 2023) AT ALL LOT CORNERS AND RIGHT-OF-WAY POINTS OF CURVATURE INDICATED OTHERWISE.
9. EXISTING DRAINAGES ARE SUBJECT TO 20 FOOT WIDE DRAINAGE EASEMENTS CENTERED ON THE CENTERLINE OF THE EXISTING DRAINAGES PER HM 99-63. APPROXIMATE LOCATIONS OF DRAINAGES ARE SHOWN.
10. THE LOT IS AFFECTED BY AN EASEMENT OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK18, PG 97 HRD).
11. THE 30' WIDE SEWER EASEMENTS BETWEEN LOTS 31 AND 32 AND LOTS 34 AND 35 ARE CENTERED ON THE LOT LINES. THE 30' WIDE SEWER EASEMENT BETWEEN LOTS 31 AND 32 IS ALSO A PEDESTRIAN ACCESS EASEMENT.
12. THERE IS A 15 FOOT WIDE NATURAL GAS EASEMENT CENTERED ON THE NATURAL GAS PIPELINES INSTALLED UNDER, OVER, UPON AND THROUGH ORIGINAL LOT 1-B OF THIS SUBDIVISION GRANTED TO ENSTAR NATURAL GAS COMPANY RECORDED SEPTEMBER 20, 2022 (HM 2022-003141-0).
13. AN EXCEPTION TO KPB 20.30.100 (CUL-DE-SACS) WAS APPROVED AT THE MEETING OF SEPTEMBER 28, 2020.

## CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	81.2817	75.00	33.53	S 49.1529 E 32.81	37.61
C2	38.9518	170.00	115.68	S 10.1147 E 131.38	131.38
C3	62.1015	225.00	150.00	S 10.1147 E 131.38	131.38
C4	62.1015	225.00	271.80	S 31.0241 W 250.82	250.82
C5	89.5208	20.00	11.37	N 45.0155 W 28.25	28.25
C6	44.7654	50.00	29.49	S 89.5808 E 410.09	410.09
C7	44.7654	50.00	29.49	S 89.5808 E 410.09	410.09
C8	44.7654	50.00	29.49	S 89.5808 E 410.09	410.09
C9	44.7654	50.00	29.49	S 89.5808 E 410.09	410.09
C10	44.7654	50.00	29.49	S 89.5808 E 410.09	410.09
C11	38.9518	225.00	30.93	N 76.5901 E 48.75	48.75
C12	44.7654	50.00	29.49	S 89.5808 E 410.09	410.09
C13	44.7654	50.00	29.49	S 89.5808 E 410.09	410.09
C14	90.0000	20.00	31.42	N 45.0155 W 28.25	28.25
C15	44.7654	50.00	29.49	S 89.5808 E 410.09	410.09
C16	20.3920	50.00	44.21	N 19.0393 W 42.78	42.78
C17	20.3920	50.00	44.21	N 19.0393 W 42.78	42.78
C18	62.2434	50.00	54.90	N 77.0356 W 52.18	52.18
C19	90.0000	50.00	78.58	N 0.3446 W 70.74	70.74
C20	44.7654	50.00	15.60	N 22.1036 E 18.12	18.12
C21	90.0000	20.00	31.42	N 45.0155 W 28.25	28.25
C22	44.7654	50.00	29.49	S 89.5808 E 410.09	410.09
C23	30.7248	200.00	16.64	S 73.1844 E 114.99	114.99
C24	30.7248	200.00	16.64	S 73.1844 E 114.99	114.99
C25	30.7248	200.00	16.64	S 73.1844 E 114.99	114.99
C26	89.5208	20.00	11.37	N 45.0155 W 28.25	28.25
C27	28.0458	200.00	12.73	N 70.3547 E 111.60	111.60
C28	28.0458	200.00	12.73	N 70.3547 E 111.60	111.60
C29	28.0458	200.00	12.73	N 70.3547 E 111.60	111.60
C30	64.3723	20.00	22.28	N 57.3806 E 21.38	21.38
C31	64.3723	20.00	22.28	N 57.3806 E 21.38	21.38
C32	36.4824	50.00	32.12	N 43.4358 E 31.57	31.57

## LEGEND

- INDICATES 3-1/4" ALCAP MONUMENT (1301-S 1974) RECOVERED THIS SURVEY
- INDICATES 2-1/2" BRASS CAP MONUMENT IN CASE GLO 1918 (FROM PREVIOUS TIE - LID STUCK)
- INDICATES 2" ALCAP (1301-S 1983) RECOVERED THIS SURVEY
- INDICATES 2" ALCAP (7968-S 1990) RECOVERED THIS SURVEY
- INDICATES 5/8" REBAR (CAP MISSING) (5780-S PER HM 2002-27) RECOVERED THIS SURVEY
- INDICATES 5/8" REBAR WITH 2" ALCAP (7538-S, 2023) SET THIS SURVEY
- INDICATES LIMIT OF WETLANDS PER USACE POA 2020-00523, BELLOUA LAKE
- INDICATES APPROXIMATE CENTERLINE OF DRAINAGE

## LEGEND

- INDICATES SLOPES GREATER THAN 30%

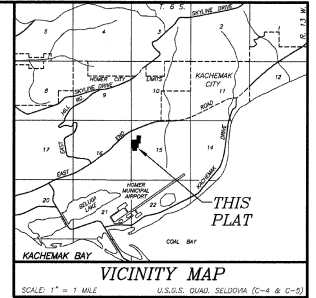
## PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 28, 2020

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

DATE \_\_\_\_\_

SCALE 1"=100'



## CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT TRILOGY DEVELOPMENT, LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION ON BEHALF OF TRILOGY DEVELOPMENT, LLC, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

TRILOGY DEVELOPMENT, LLC  
JASON WEISSER, MANAGER  
PO BOX 1772  
HOMER, ALASKA 99603

## NOTARY'S ACKNOWLEDGMENT

FOR JASON WEISSER

ACKNOWLEDGED BEFORE ME THIS 28

DAY OF April, 2023.

NOTARY PUBLIC  
Heather Lewis  
STATE OF ALASKA  
My Commission Expires 06-22-2023

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: 06-22-2023

## CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF HOMER FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

SEWER AND DRAINAGE EASEMENTS AS SHOWN.

PEDESTRIAN ACCESS EASEMENT BETWEEN LOTS 31 AND 32.

BEAUREGARD COURT (60' ROW), JACK GIST WAY (60' ROW) AND EDSON CIRCLE (60' ROW).

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

BY: \_\_\_\_\_ ROB DUMOUHEL, CITY MANAGER  
CITY OF HOMER, ALASKA

DATE: 1/11/23

HOMER RECORDING DISTRICT KPB FILE No. 2020-107P1

## JACK GIST SUBDIVISION NO. 3 PHASE 1

THE SUBDIVISION OF LOT 1-B  
JACK GIST SUBDIVISION NO. 2 (HM 2002-27)  
LOCATED WITHIN THE SW1/4 NW 1/4 SEC 15,  
T. 8 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI  
PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA  
CONTAINING 14.848 ACRES

OWNER  
TRILOGY DEVELOPMENT, LLC PO BOX 1772 HOMER, AK 99603

## GEOVERA, LLC

PO BOX 3235

HOMER ALASKA 99603

(907) 399-4345

EMAIL: scsmith@gci.net



4/28/2023

## WASTEWATER DISPOSAL

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

GRAPHIC SCALE

0 100' 200' 300' 400'

# NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS PER THE PLAT OF JACK GIST SUBDIVISION NO. 3 PHASE 1 (HM 2023-17).
2. THE 15 FEET FRONTING THE SPRUCE LANE, JACK GIST LANE AND JACK GIST WAY RIGHT-OF-WAYS, AND THE FRONT 20 FEET WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. THE ENTIRE 20 FEET FRONTING THE EARLY SPRING STREET RIGHT-OF-WAY 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.
3. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
4. THESE LOTS ARE SERVED BY CITY OF HOMER SEWER AND WATER.
5. 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.
6. SET A 5/8" X 30" REBAR WITH 2" ALCAP (7538-S 2025) AT ALL LOT CORNERS AND RIGHT-OF-WAY POINTS OF CURVATURE UNLESS INDICATED OTHERWISE.
7. EXISTING DRAINAGES ARE SUBJECT TO 20 FOOT WIDE DRAINAGE EASEMENTS CENTERED ON THE CENTERLINE OF THE EXISTING DRAINAGES PER HM 99-63. APPROXIMATE LOCATIONS OF DRAINAGES ARE SHOWN.
8. THE LOT IS AFFECTED BY AN EASEMENT OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK18, PG 37 HRD).
9. THERE IS A 15 FOOT WIDE NATURAL GAS EASEMENT CENTERED ON THE NATURAL GAS PIPELINES INSTALLED UNDER, OVER, UPON AND THROUGH ORIGINAL LOT 1-B (HM 2022-27) OF THIS SUBDIVISION GRANTED TO ENSTAR NATURAL GAS COMPANY RECORDED SEPTEMBER 20, 2022 (HM 2022-003141-0).
10. AN EXCEPTION TO KPB 20.30.100 (CUL-DE-SACS) WAS APPROVED AT THE MEETING OF SEPTEMBER 28, 2020.

## CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1 (R&M)	81°25'17"	25.00'	35.53'	S 49°15'29" E	32.61'
C2 (R&M)	38°59'12"	176.00'	115.68'	S 105°45'45" W	113.48'
C3 (R&M)	30°29'58"	234.00'	124.40'	S 151°11'37" W	130.89'
C4 (R&M)	62°10'55"	25.00'	27.13'	S 310°21'21" W	25.82'
C5 (R&M)	35°48'34"	20.00'	22.56'	N 67°38'05" E	21.50'
C6 (R&M)	33°29'53"	176.00'	99.59'	S 7°18'18" E	97.88'
C7 (R&M)	13°22'49"	234.00'	114.11'	S 7°15'44" E	112.84'
C8 (R&M)	89°52'25"	20.00'	31.37'	S 45°01'50" E	28.25'
C9 (R&M)	33°24'49"	176.00'	114.73'	S 7°15'47" E	97.74'
C10 (R&M)	28°04'45"	20.00'	31.46'	N 44°58'05" E	28.35'
C11 (R&M)	20°07'47"	234.00'	80.81'	S 78°04'14" E	80.35'
C12 (R&M)	97°07'30"	20.00'	31.46'	N 44°58'05" E	28.35'
C13 (R&M)	13°17'02"	234.00'	80.81'	S 78°04'14" E	80.35'
C14 (R&M)	10°12'03"	176.00'	30.29'	S 61°11'50" E	53.21'
C15 (R&M)	23°17'51"	176.00'	69.12'	S 61°39'21" E	50.23'
C16 (R&M)	23°17'51"	176.00'	69.12'	S 78°24'18" E	68.65'

## LINE TABLE

LINE	BEARING	DISTANCE
L1 (R&M)	N 89°50'47" E	84.41'
L2 (R&M)	S 0°05'43" E	346.39'
L3 (R&M)	S 0°02'12" E	116.72'
L4 (R&M)	S 4°09'44" E	346.39'
L5 (R&M)	S 66°51'59" E	38.93'
L6 (R&M)	S 0°05'43" E	97.30'

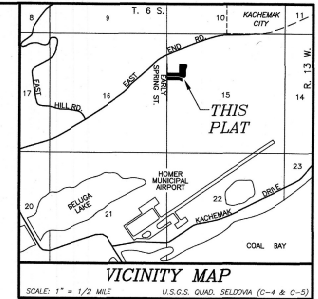
## PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 28, 2020

BY: AUTHORIZED OFFICIAL  
KENAI PENINSULA BOROUGH

DATE

SCALE 1"=60'



## CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT TRILOGY DEVELOPMENT, LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF TRILOGY DEVELOPMENT, LLC I ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

TRILOGY DEVELOPMENT, LLC  
JASON WEISSER, MANAGER  
PO BOX 1772  
HOMER, ALASKA 99603

## NOTARY'S ACKNOWLEDGMENT

FOR JASON WEISSER

ACKNOWLEDGED BEFORE ME THIS  
DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC FOR ALASKA

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

## CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF HOMER FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

DRAINAGE EASEMENTS AS SHOWN.

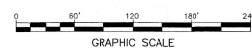
THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE OR MAINTAIN IMPROVEMENTS.

BY: ROB BUNOUCHEL, CITY MANAGER  
CITY OF HOMER, ALASKA

DATE: \_\_\_\_\_

## LEGEND

- INDICATES 3-1/4" ALCAP MONUMENT (13C1-S 1974) RECOVERED THIS SURVEY
- INDICATES 2" ALCAP (7968-S 1990) RECOVERED THIS SURVEY
- INDICATES 5/8" REBAR (CAP MISSING) (5790-S PER HM 2022-27) RECOVERED THIS SURVEY
- INDICATES 5/8" REBAR WITH 2" ALCAP (7538-S, 2025) RECOVERED THIS SURVEY
- INDICATES 5/8" REBAR (7538-S 2025) SET THIS SURVEY
- (R&M) INDICATES RECORD DIMENSION PER HM 2023-17 MATCHES MEASURED DIMENSION THIS SURVEY
- INDICATES LIMF OF WETLANDS PER USACOE POA 2020-0023, BELUGA LAKE
- INDICATES APPROXIMATE CENTERLINE OF DRAINAGE
- INDICATES SLOPES GREATER THAN 20%



## WASTEWATER DISPOSAL

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



HOMER RECORDING DISTRICT KPB FILE NO. 2020-107P2

## JACK GIST SUBDIVISION NO. 3 PHASE 2

THE SUBDIVISION OF TRACTS A AND E JACK GIST SUBDIVISION NO. 3 PHASE 1 (HM 2023-17) LOCATED WITHIN THE SW1/4 NW 1/4 SEC 15, T. 6 S., R. 13 W., Seward Meridian, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA CONTAINING 6.253 ACRES

OWNER: TRILOGY DEVELOPMENT, LLC PO BOX 1772 HOMER, AK 99603

## GEOVERA, LLC

PO BOX 3235  
HOMER ALASKA 99603  
(307) 399-4345  
EMAIL: scsmith@gci.net

DRAWN BY: SCS DATE: JANUARY 2024 SCALE: 1" = 60'  
CHK BY: SCS JOB #2020-22 SHEET 1 OF 1

KPB 2020-107P2





## Agenda

### Planning Commission Regular Meeting

Wednesday, May 07, 2025 at 6:30 PM

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

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#### Homer City Hall

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

#### Zoom Webinar ID: 979 8816 0903 Password: 976062

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

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

#### AGENDA APPROVAL

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

#### RECONSIDERATION

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

- A. Unapproved Regular Meeting Minutes of April 16, 2025
- B. Unapproved Special Meeting Minutes of April 29, 2025
- C. Utility Easement Vacation Paradise South Belieu Fabian 2025 Replat, Memorandum 25-22
- D. Jack Gist Subdivision No. 3 Phase 2 Extension Request, Memorandum 25-23

#### PRESENTATIONS / VISITORS

- A. Kyra Wagner Bluff Presentation
- B. Update on Title 21 Rewrite Process

#### REPORTS

- A. City Planner's Report, Staff Report 25-24

#### PUBLIC HEARINGS

#### PLAT CONSIDERATION

[A.](#) Foss Acres 2025 Addition Preliminary Plat, Staff Report 25-25

[B.](#) Jack Gist Subdivision 2025 Replat Preliminary Plat, Staff Report 25-26

## **PENDING BUSINESS**

## **NEW BUSINESS**

## **INFORMATIONAL MATERIALS**

[A.](#) 2025 Planning Commission Calendar

[B.](#) 2025 Planning Commission Meeting Dates & Submittal Deadlines

**COMMENTS OF THE AUDIENCE** Members of the audience may address the Commission on any subject. (3 min limit)

## **COMMENTS OF THE STAFF**

## **COMMENTS OF THE MAYOR/COUNCIL**

## **COMMENTS OF THE COMMISSION**

## **ADJOURNMENT**

Next Regular Meeting is **Wednesday, May 21, 2025 at 6:30 p.m.** A Worksession is scheduled for 5:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission

## **CALL TO ORDER**

Session 25-07, a Regular Meeting of the Planning Commission was called to order by Acting Chair Mike Stark at 6:35 p.m. on April 16<sup>th</sup>, 2025 in the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

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

**ABSENT:** COMMISSIONER S. SMITH (EXCUSED)

**STAFF:** CITY PLANNER FOSTER & DEPUTY CITY CLERK PETTIT

**CONSULTING:** PUBLIC WORKS DIRECTOR KORT

## **AGENDA APPROVAL**

Acting Chair Stark requested a motion and second to approve the agenda as presented.

SCHNEIDER/BARNWELL MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

## **PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA**

Jan Keiser, city resident, shared her appreciation for the Title 21 presentation during the group's worksession, and more specifically, the "pyramid of discretion." She stated that that she's hopeful the consultants will reach out to surveyors and engineers in regards to the development of Title 21. She advocated for reconciliation among the various documents that relate to development in Homer, adding that annotations might be helpful in Title 21.

Larry Slone, city resident, proclaimed his fascination with the "pyramid of discretion." He questioned where zone conversions would fall into the "pyramid of discretion," and what the Planning Commission's role looks like for these situations in the future.

## **RECONSIDERATION**

### **CONSENT AGENDA**

- A. Unapproved Regular Meeting Minutes of March 19, 2025

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

There was no discussion.

**VOTE: NON-OBJECTION: UNANIMOUS CONSENT.**

**Motion carried.**

## **PRESENTATIONS / VISITORS**

- A. Kenai Peninsula Borough Safe Streets 4 All Presentation and Q&A

Acting Chair Stark introduced the item by reading of the title and opened the floor for Malia Walters and Ryan Goentzel. Together, they covered the following in their presentation:

- The need for the Safe Streets 4 All Project
- Crash trends from 2018-2022
- High Injury Network
- Community outreach
- Program and process recommendations
- Strategies and solutions for the Kenai Peninsula Borough
- Proven safety countermeasures
- Priority project locations and steps to identify final project locations
- Next steps for the project

## **REPORTS**

- A. City Planner's Report, Staff Report 25-17

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

- Comprehensive Plan Update
- Special Meeting scheduled for April 29, 2025
- Next Regular Meeting is May 7, 2025
- Next Commissioner Report to Council on April 28, 2025 (Commissioner Barnwell)

## **PUBLIC HEARINGS**

- A. Ordinance 25-XX, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 21.10.030 Amending the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to General Commercial 1 (GC1) Zoning District.

Staff Report PL 25-018 as backup

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

Acting Chair Stark then opened the floor for the Applicant. Katie Kirsis noted that she was the surveyor that helped prepare the rezone application. She made herself available for any questions.

Acting Chair Stark opened the public hearing period.



## City of Homer

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

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

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

(p) 907-235-3106

(f) 907-235-3118

### Memorandum 2025 – 023

TO: Homer Advisory Planning Commission  
FROM: Ryan Foster, City Planner  
DATE: May 7, 2025  
SUBJECT: Time Extension Request for Jack Gist Subdivision No3 Phase 2

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Surveyor Stephen Smith has submitted a time extension request for the Jack Gist Subdivision No3 Phase 2 preliminary plat. He has noted that the plat is almost ready for signatures and submittal to the Kenai Peninsula Borough (KPB) with a couple of issues that need to be addressed. The KPB plat approval time limit is expiring on May 26, 2025. He has submitted a time extension request with the KPB, but the KPB has asked that the City of Homer also approve the time extension request.

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

**Requested action:** Recommend approval of a two-year time extension request for Jack Gist Subdivision No3 Phase 2.

**Attachments:**

Subdivision time extension request  
Jack Gist Subdivision No3 Phase 2 Preliminary Plat

**From:** [Edward Gross](#)  
**To:** [Ryan Foster](#)  
**Subject:** FW: Jack Gist No. 3 Phase 2  
**Date:** Tuesday, April 29, 2025 8:44:45 AM  
**Attachments:** [Jack Gist Sub No 3 Phase 2 Final Review 20250411.pdf](#)

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Ed Gross  
Associate Planner  
City of Homer Planning Department  
491 Pioneer Ave, Homer AK. 99603  
(907) 435-3118

-----Original Message-----

From: Edward Gross  
Sent: Wednesday, April 23, 2025 8:40 AM  
To: Ryan Foster <[rfoster@ci.homer.ak.us](mailto:rfoster@ci.homer.ak.us)>  
Subject: FW: Jack Gist No. 3 Phase 2

Ed Gross  
Associate Planner  
City of Homer Planning Department  
491 Pioneer Ave, Homer AK. 99603  
(907) 435-3118

-----Original Message-----

From: Stephen C. Smith <[scsmith@gci.net](mailto:scsmith@gci.net)>  
Sent: Friday, April 11, 2025 3:10 PM  
To: Edward Gross <[egross@ci.homer.ak.us](mailto:egross@ci.homer.ak.us)>  
Subject: Jack Gist No. 3 Phase 2

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

Hi Ed,

Attached is a PDF of the plat of Jack Gist No. 3 Phase 2. The plat is almost ready for signatures and submittal to the borough. There are a couple of issues I need to address. The borough plat approval time limit is expiring on May 26. I've submitted a time extension request but the borough has asked that the city also approve the time extension request. Julie mentioned to me that she thought it could be approved by putting it on the May 7 consent agenda.

Another issue the borough asked me to address is a flood hazard notice that the city may require. The plat is entirely within Zone D, which is a zone where flood hazards are undetermined, but possible. The attached plat includes a flood hazard notice that addresses the flood plane issue. If the city does not require a flood hazard notice for Zone D, I can take it off.

If the city wants to keep a flood hazard note on the plat, will this note work? If not, can you please let me know what language you would like to see?

Please let me know if you need any additional information or have any questions. Thanks. I appreciate it.

Steve

Stephen C. Smith, P.L.S.  
Geovera, LLC  
PO Box 3235  
Homer, AK 99603  
(907) 399-4345

# NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS PER THE PLAT OF JACK GIST SUBDIVISION NO. 3 PHASE 1 (HM 2023-17).
2. THE 15 FEET FRONTING THE SPRUCE LANE, JACK GIST LANE AND JACK GIST WAY RIGHT-OF-WAYS, AND THE FRONT 20 FEET WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. THE ENTIRE 20 FEET FRONTING THE EARLY SPRING STREET RIGHT-OF-WAY 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.
3. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
4. THESE LOTS ARE SERVED BY CITY OF HOMER SEWER AND WATER.
5. 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.
6. SET A 5/8" X 30" REBAR WITH 2" ALCAP (7538-S 2025) AT ALL LOT CORNERS AND RIGHT-OF-WAY POINTS OF CURVATURE UNLESS INDICATED OTHERWISE.
7. EXISTING DRAINAGES ARE SUBJECT TO 20 FOOT WIDE DRAINAGE EASEMENTS CENTERED ON THE CENTERLINE OF THE EXISTING DRAINAGES PER HM 99-63. APPROXIMATE LOCATIONS OF DRAINAGES ARE SHOWN.
8. THE PLAT IS AFFECTED BY AN EASEMENT OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK18, PG 97 HRD).
9. THERE IS A 15 FOOT WIDE NATURAL GAS EASEMENT CENTERED ON THE NATURAL GAS PIPELINES INSTALLED UNDER, OVER, UPON AND THROUGH ORIGINAL LOT 1-B (HM 2002-27) OF THIS SUBDIVISION GRANTED TO ENSTAR NATURAL GAS COMPANY RECORDED SEPTEMBER 20, 2022 (HM 2022-003141-D).
10. AN EXCEPTION TO KPB 20.10.100 (CUL-DE-SACS) WAS APPROVED AT THE MEETING OF SEPTEMBER 28, 2020.

## FLOOD HAZARD NOTICE

SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA PER FIRM PANEL 02122C2115E AS WITHIN ZONE D, AN AREA WHERE FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE, AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE CITY OF HOMER FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CITY OF HOMER FLOOD PLAN CODE.

## LEGEND

- INDICATES 3-1/4" ALCAP MONUMENT (1301-S 1974) RECOVERED THIS SURVEY
- INDICATES 2" ALCAP (7968-S 1990) RECOVERED THIS SURVEY
- INDICATES 5/8" REBAR (CAP MISSING) (5780-S PER HM 2002-27) RECOVERED THIS SURVEY
- INDICATES 5/8" REBAR WITH 2" ALCAP (7538-S, 2023) RECOVERED THIS SURVEY
- INDICATES 5/8" REBAR (7538-S 2025) SET THIS SURVEY
- (R&M) INDICATES RECORD DIMENSION PER HM 2023-17 MATCHES MEASURED DIMENSION THIS SURVEY
- INDICATES LIMIT OF WETLANDS PER USACE FOR 2020-00523, BELUGA LAKE
- INDICATES APPROXIMATE CENTERLINE OF DRAINAGE
- INDICATES SLOPES GREATER THAN 20%

## CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1 (R&M)	81°54'17"	75.00'	35.33'	S 49°13'29" E	37.81'
C2 (R&M)	38°59'12"	170.00'	115.88'	S 10°28'25" W	113.48'
C3 (R&M)	30°29'28"	230.00'	122.40'	S 15°11'37" W	120.96'
C4 (R&M)	28°10'45"	250.00'	127.13'	S 10°02'21" W	125.82'
C5 (R&M)	18°48'24"	50.00'	32.12'	N 4°43'36" E	31.47'
C6 (R&M)	64°30'23"	20.00'	22.39'	N 2°38'08" E	21.28'
C7 (R&M)	33°52'43"	170.00'	99.39'	S 2°18'18" E	97.49'
C8 (R&M)	33°24'29"	230.00'	124.13'	S 2°15'44" E	120.24'
C9 (R&M)	33°24'29"	170.00'	99.14'	S 2°15'44" E	97.72'
C10 (R&M)	33°24'29"	170.00'	99.14'	S 2°15'44" E	97.72'
C11 (R&M)	20°07'29"	20.00'	21.45'	N 44°58'00" E	20.35'
C12 (R&M)	20°07'29"	20.00'	21.45'	N 44°58'00" E	20.35'
C13 (R&M)	20°07'29"	20.00'	21.45'	N 44°58'00" E	20.35'
C14 (R&M)	13°17'02"	230.00'	80.81'	S 63°11'50" E	83.21'
C15 (R&M)	10°12'03"	170.00'	50.27'	S 61°39'21" E	50.23'
C16 (R&M)	23°17'51"	170.00'	69.12'	S 78°24'18" E	68.65'

## LINE TABLE

LINE	BEARING	DISTANCE
L1 (R&M)	N 89°56'47" E	94.41'
L2 (R&M)	S 0°55'43" E	96.33'
L3 (R&M)	S 0°29'12" E	116.29'
L4 (R&M)	S 54°08'40" E	85.86'
L5 (R&M)	S 54°08'40" E	85.86'
L6 (R&M)	S 0°55'43" E	97.50'

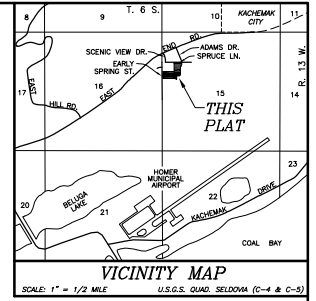
## PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 28, 2020

BY: AUTHORIZED OFFICIAL  
KENAI PENINSULA BOROUGH

DATE

SCALE 1"=60'



## CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT TRILOGY DEVELOPMENT, LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND ON BEHALF OF TRILOGY DEVELOPMENT, LLC I ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

TRILOGY DEVELOPMENT, LLC  
JASON WEISSER, MANAGER  
PO BOX 1772  
HOMER, ALASKA 99603

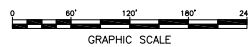
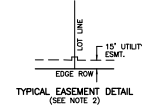
## NOTARY'S ACKNOWLEDGMENT

FOR JASON WEISSER

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC FOR ALASKA

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



## WASTEWATER DISPOSAL

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



HOMER RECORDING DISTRICT KPB FILE No. 2020-107P2

## JACK GIST SUBDIVISION NO. 3 PHASE 2

THE SUBDIVISION OF TRACTS A AND B  
JACK GIST SUBDIVISION NO. 3 PHASE 1 (HM 2023-17)  
LOCATED WITHIN THE SW1/4 NW 1/4 SEC 15,  
T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI  
PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA  
CONTAINING 6.753 ACRES

OWNER:  
TRILOGY DEVELOPMENT, LLC PO BOX 1772 HOMER, AK 99603

## GEOVERA, LLC

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

DRAWN BY: SCS DATE: APRIL 2025 SCALE: 1" = 60'  
CHK BY: SCS JOB #2020-22 SHEET 1 OF 1