



Planning Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

Charlie Pierce
Borough Mayor

January 14, 2021

Homer City Council
491 East Pioneer Avenue
Homer, AK 99603-7645

RE: Drainage Easement Vacations

- a. Vacate the 20-foot-wide drainage easement adjoining Lots 13, 14, 20, and 21 (Item A found on Water Resources Map KPB);
- b. Vacate the 20-foot-wide drainage easement adjoining Lots 32 and 33 (Item B found on Water Resources Map KPB);
- f. Vacate the 20-foot-wide drainage easement adjoining Lots 7, 8, 26, and 27 (Item F found on Water Resources Map KPB);

all drainage easement were granted by, and are within, Lillian Walli Estate, Plat HM 88-16 and within Section 24, Township 6 South, Range 14 West, Seward Meridian, Alaska, within the Kenai Peninsula Borough. KPB File 2020-119V1.

Dear Homer City Council Members:

In accordance with AS 29.40.140, no vacation of a city right-of-way and/or easement may be made without the consent of the city council. The KPB Planning Commission approved the referenced utility easement vacation during their regularly scheduled meeting of January 11, 2021. This petition is being sent to you for your consideration and action.

The City Council has 30 days from January 11, 2021 in which to veto the decision of the Planning Commission. If no veto is received from the Council within the 30-day period, the decision of the Planning Commission will stand.

Attached are draft, unapproved minutes of the pertinent portion of the meeting and other related material.

Sincerely,

Melanie Aeschliman
Planning Director
Kenai Peninsula Borough

Attachments:

Draft 01-11-2021 Planning Commissioner Meeting Minutes
01-11-21 Meeting Packet Information

AGENDA ITEM E. NEW BUSINESS**2. Drainage Easement Vacations**

- a) Vacate the 20-foot-wide drainage easement adjoining Lots 13, 14, 20, and 21 (Item A found on Water Resources Map KPB);
 - b) Vacate the 20-foot-wide drainage easement adjoining Lots 32 and 33 (Item B found on Water Resources Map KPB);
 - c) Vacate the 20-foot-wide drainage easement adjoining Lots 10, 11, 23, and 24 (Item C found on Water Resources Map KPB);
 - d) Vacate the 20-foot-wide drainage easement adjoining Lots 28 and 29 (Item D found on Water Resources Map KPB);
 - e) Vacate the 20-foot-wide drainage easement adjoining Lots 9, 10, 24, and 25 (Item E found on Water Resources Map KPB);
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- all drainage easement were granted by, and are within, Lillian Walli Estate, Plat HM 88-16 and within Section 24, Township 6 South, Range 14 West, Seward Meridian, Alaska, within the Kenai Peninsula Borough. KPB File 2020-119V1.

Staff report given by Scott Huff.

Purpose as stated in petition: Petitioners are vacating lots lines and right of way under an agreement with the City of Homer. (These utility easements are adjoining the right of way to be vacated.)

Purpose as stated in letter from Geovera, LLC: The City of Homer has recommended vacating the existing drainage easements shown on the parent plat in favor of a note stating that creeks and drainages are subject to a 15 foot building setback per Homer city code.

Petitioners: Weisser Homes, Miller, Walli, Johnson and Dobrzynski

Location: Off of West Hill Road and Eric Lane, in the City of Homer

Notification: Notice of vacation mailings were sent by regular mail to 16 owners of property within 300 feet. Notice of the proposed vacation was emailed to 10 agencies and interested parties;

State of Alaska DOT (4)
 State of Alaska DNR
 State of Alaska Fish and Game
 State of Alaska Public Facilities
 KPB Homer Office
 CES Homer
 Ninilchik Native Traditional Council

The public notice was posted on the Planning Department's bulletin board at the KPB Administration Building. The petition was published as part of the agenda in the Homer News on January 7, 2021.

Utility Company Comments Received:

Alaska Communications Systems: No objection.

ENSTAR Natural Gas: No objection.

GCI: A response was not received. The surveyor provided proof that an attempt was made to receive comment.

Homer Electric Association: No objection.

Staff comments:

This petition is to vacate six different drainage easements all located within the City of Homer. This is in conjunction with project to vacate Cheryl Lane right of way and combine and/or reconfigure 28 parcels. If approved the drainage easement vacations will be finalized by the Lillian Walli Estate 2020 Replat, KPB File 2020-119.

The vacation of Cheryl Lane was heard and approved by the Kenai Peninsula Borough Planning Commission at their October 26, 2020 regularly scheduled meeting. That decision was upheld by the Homer City Council on November 9, 2020. The preliminary plat was heard and approved by the Kenai Peninsula Borough Plat Committee on November 9, 2020.

On May 20, 2020 the Homer Planning Commission unanimously approved to adopt staff report 20-31 and recommended the retention of drainage easements C, D, E, and the vacation of drainage easements A, B, and F. Per the city memorandum dated May 19, 2020 from the Deputy City Planner, it was recommended to retain easements C, D, and E "as they feed into the designed drainage system for Eric Lane. The other easements do not appear to serve a purpose or have any water associated with them."

Staff would like to note that if approved the drainage easement vacations should only be drawn to the property line as granted by the parent plat and not the centerline of the former right of way.

When looking at the plat submitted the approximate centerline of drainage is not always within the designated drainage easements. This was also noted within the City of Homer staff report. Per their code HCC 21.50.020(b)(2) requires structures be a minimum of 15 feet of the top of the bank of a defined channel.

A comment was previously received by a land owner, Fran Durner. The comments were submitted prior to the other meetings that were scheduled for the plat and right of way vacation. Ms. Durner is supportive of the vacation and plat but has concerns regarding the drainage easement vacations. She owns lots 48 and 49 south of Eric Lane and is concerned about future development and lot clearings and how that will impact and create the potential for flooding and water damage because of the steep slopes in the area. Ms. Durner requested that all of the drainage easements be retained.

Findings:

1. Per the petition, the drainage easement proposed to be vacated is not in use by a utility company.
2. ACS, ENSTAR and Homer Electric Association provided written non-objection to the proposed vacation, GCI did not respond.
3. The Homer Advisory Planning Commission recommended approval to retain three (C, D and E) and vacate three (A, B, and F) of the six (A, B, C, D, E and F) proposed vacations on May 18, 2020, see Water Resource Map HCC and Water Resource Map KPB.
4. Lillian Walli Estate (Plat HM 88-16) granted six 20-foot wide drainage easements adjoining lots 7, 8, 9, 10, 11, 13, 14, 20, 21, 23, 24, 25, 26, 27, 28, 29, 32, and 33.
5. Staff used KPB 20.90 "Easement" definition when determining what process to follow for the drainage easement vacation application.
6. May 20, 2020 City of Homer Planning Commission meeting was opened to allow a public comment period and confirming with the Clerk that there were no members of the public present to provide testimony the chairman closed the public comment period.
7. Homer Public Works Department recommends retaining the easements marked C, D and E on the "Water Resources Map", as they feed into the designed drainage system for Eric Lane. The other easements to not appear to serve a purpose or have any water associated with them.
8. The 20-foot drainage easements were granted by Plat HM 88-16.
9. The easements are reserved for drainage purposes only.
10. Any use of the drainage easement, by the public, would require approval from the City of Homer Public Works Department.
11. An objection comment from a neighboring land owner (Durner) was received. The land owner requested that all existing drainage easements be retained.
12. The approximate drainage is not wholly within the drainage easements.
13. City of Homer Code requires structures be a minimum of 15 feet from the top of the bank of a

defined channel.

14. The proposed plat has a plat note that addresses the city code and the setback requirements.
15. There is not a drainage easement that connects drainage C and drainage E to drainage D.
16. A drainage easement to provide a connection from drainage C and E to drainage D can be granted on the Lillian Walli Estate 2020 Replat.

STAFF RECOMMENDATION:

Based on the means of evaluating public necessity established by KPB 20.70, the merits of the proposed vacations, and findings 1, 2, 3, 7, 10, 13, 16, **Staff recommends** approval of the drainage easements labeled A, B and F on the Water Resources Map KPB, and the denial of the drainage easements labeled C, D and E on the Water Resources Map KPB, subject to:

1. The granting of a 15 foot drainage easement to provide a connection from drainages C and E to drainage D with the location of the easement being defined on the Lillian Walli Estate 2020 Replat.
2. Finalize the approved vacations by submitting a final plat within a timeframe such that the plat can be recorded within one year of vacation consent (KPB 20.70.130).
3. Any drainage easements that are retained may require additional drainage easement dedications within the vacated portion of Cheryl Lane that are approved by the City of Homer Public Works Department.

NOTE: Action after denial of vacation (KPB 20.70.120)

A. Denial of a vacation petition is a final act for which no further consideration shall be given by the Kenai Peninsula Borough.

B. Upon denial by the planning commission, no reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.

END OF STAFF REPORT

Chair Martin open the item for public comment. Seeing and hearing no one from the public wishing to comment, Chair Martin closed public comment and opened discussion among the Commission.

MOTION: Commissioner Venuti moved, seconded by Commissioner Bentz to approve the vacation of drainage easements labeled A, B & F as shown on the Water Resources Map KPB in the meeting packet, based on the means of evaluating public necessity established by KPB 20.70, and findings 1, 2, 3, 7, 10, 13 & 16.

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

MOTION PASSED BY UNANIMOUS VOTE:

Yes	10	No	0	Absent	1
Yes	Bentz, Brantley, Carluccio, Chesser, Ecklund, Fikes, Gillham, Martin, Ruffner Venuti				
No	None				
Absent	Morgan				

AGENDA ITEM E. NEW BUSINESS

3. ~~Second Amendment to Ordinance 2020-45: An ordinance amending Kenai Peninsula Borough Code of Ordinances including Chapter 2.40-Planning Commission, Title 20-Subdivisions, Chapter 21.20-Hearing & Appeals to correct grammatical errors, clarify and improve certain administrative procedures.~~

~~Staff report given by Scott Huff (from the December 16, 2020 memo to the Planning Commission)~~

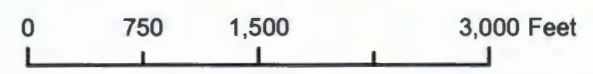
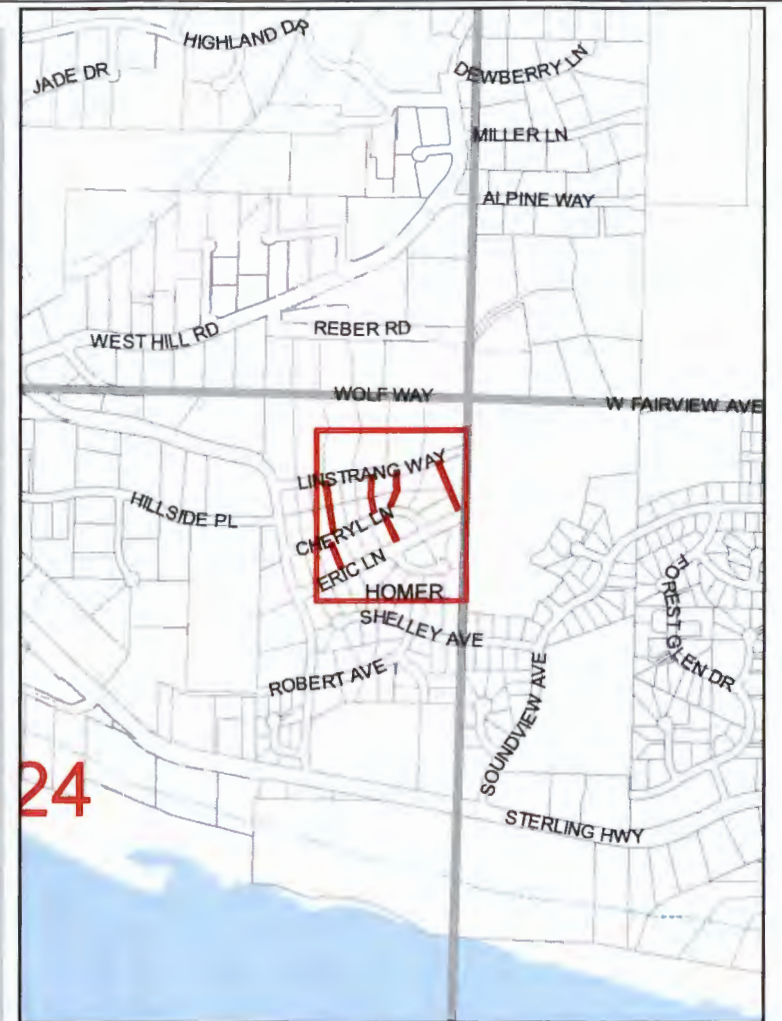
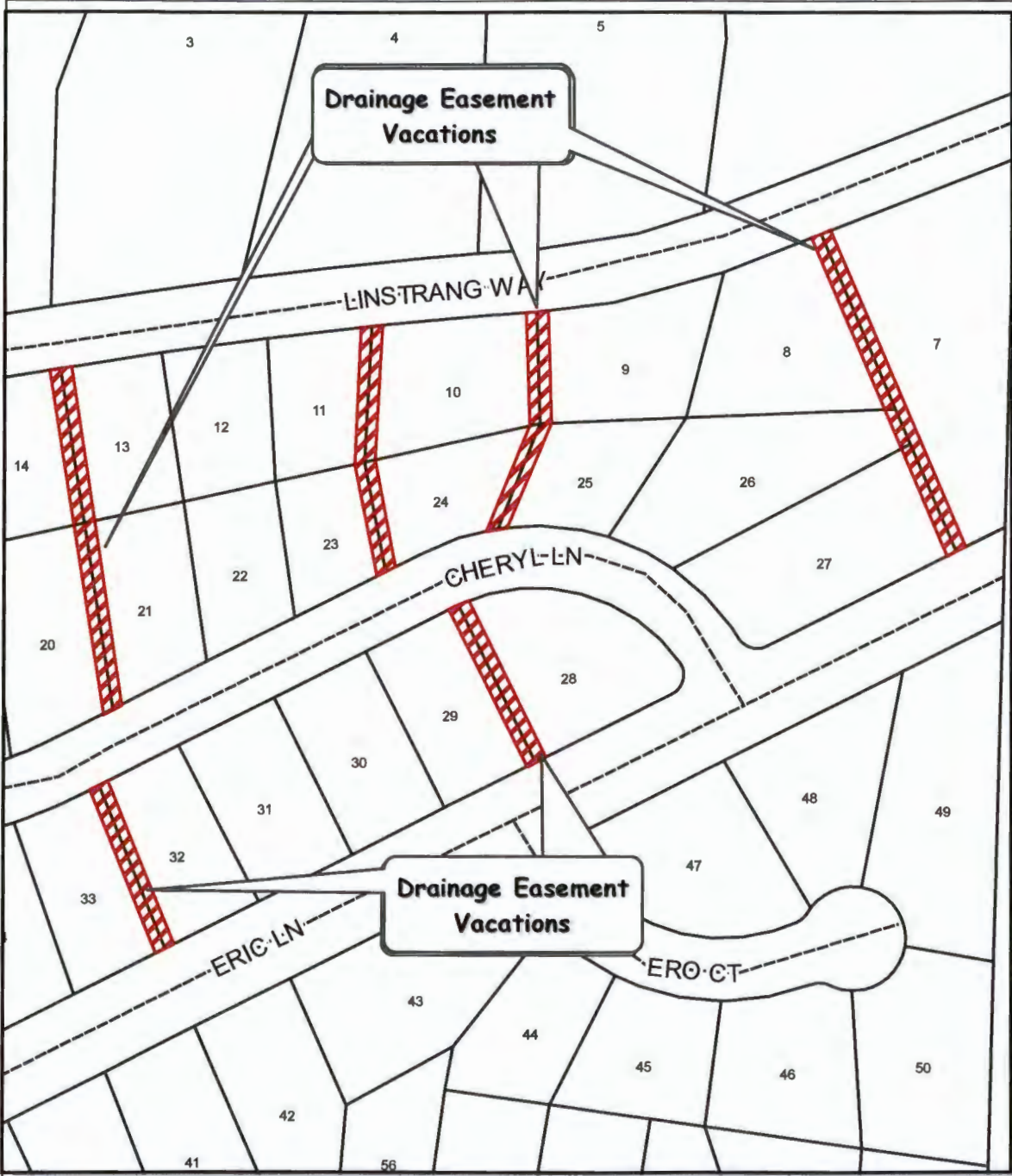
~~The following is a timeline of events regarding Ordinance 2020-45~~

E. NEW BUSINESS

2. Drainage Easement Vacation

**Lillian Walli Estate 2020 Replat Cheryl Lane ROW Vacation
KPB File 2020-119V1**

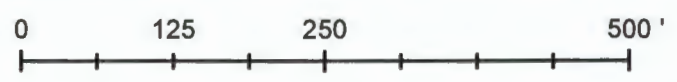
**Petitioners: Mill, Walli, Johnson, Weisser Homers & Eugene P.
Dobrzynski Trust**



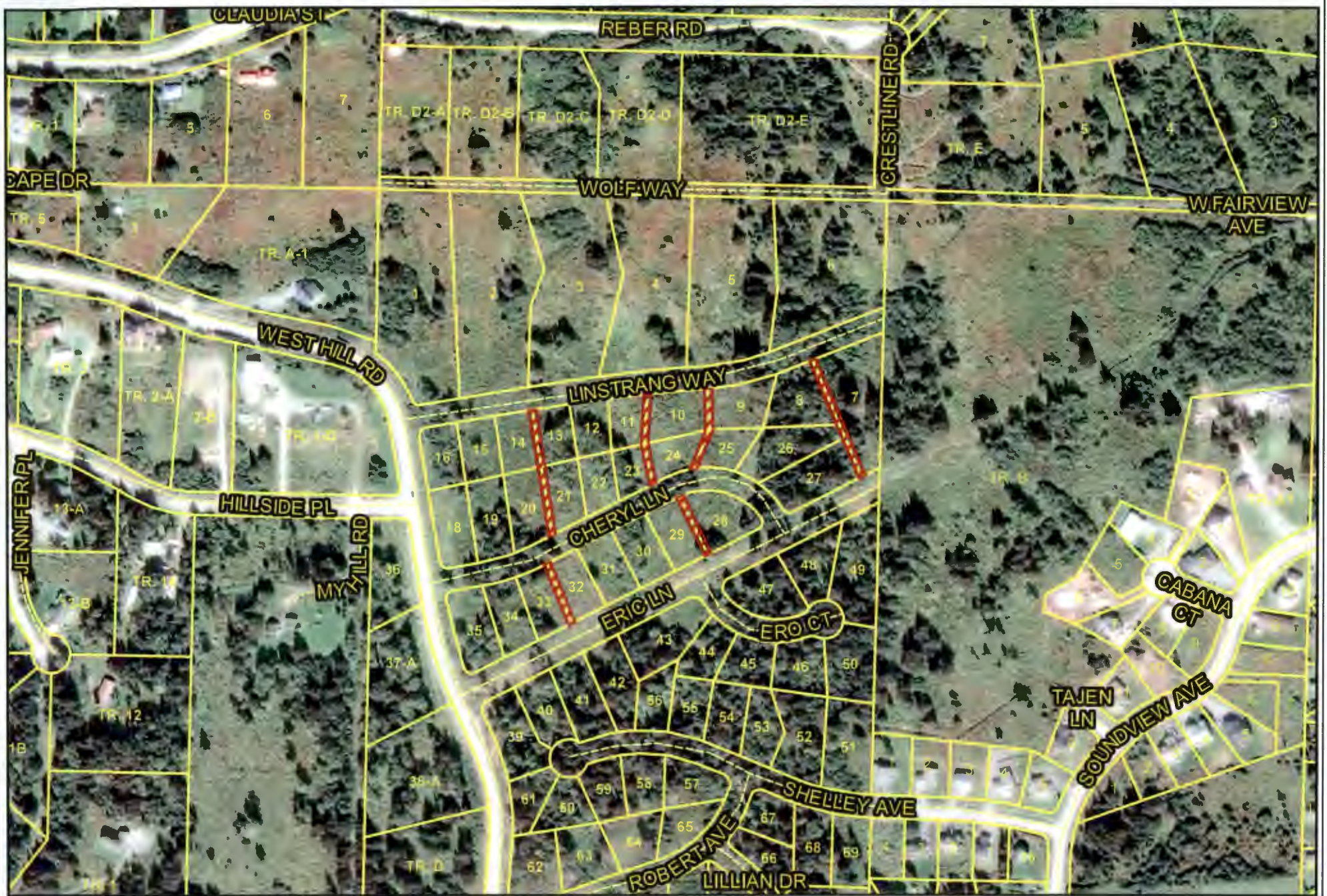
KPB 2020-119V1
S24 T06S R14W
HOMER



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.



PClements, KPB
 Date: 10/19/2020



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Aerial View



 Drainage Easements

PClements, KPB 2020-119V1
 Date: 10/19/2020
 Imagery: HOMER 2016

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END OF STAFF REPORT



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Water Resources Map KPB



Date: 11/5/2020

- NOTES**
1. DATE OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON GUN-FREQUENCY HIGH-V RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED WITH MAGNET OFFICE VERSION 3.1 SOFTWARE. HAGER ALASKA STATE PLANE GRID COORDINATES (N.S. SURVEY FEET) DERIVED FROM THE GPS. OBSERVATIONS WERE INDEXED ON THE NAD 83 PUBLISHED VALUES FOR FEDERAL BROAD NETWORK CONTROL, STATION "TOMAR" (94 170 543).
 2. WIRE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GHD USING FEDERAL BROAD NETWORK CONTROL, STATION "TOMAR" AS A SCALING POINT. TRUE DISTANCES WERE DETERMINED BY MEASURING GHD WIRELESS DISTANCES - 1711.8'. TRUE DISTANCES WERE OBTAINED BY CHANGING GHD WIRELESS DISTANCES BY 0.00000000.
 3. THE RESULTING SCALD COORDINATES WERE TRANSLATED TO A LOCAL, COORDINATE SYSTEM BASED ON FEDERAL BROAD NETWORK CONTROL, STATION "TOMAR" (94 170 543). ALL COORDINATE VALUES REPRESENT GROUPING DISTANCES IN U.S. SURVEY FEET ROUNDED TO FIVE DECIMALS.
 4. ALL LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND GFD DEVELOPMENT RESTRICTIONS. CHECKERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.
 5. PER THE PARENT PLAT (94 88-148), THE 10 FEET FRONTING THE LINDSEYWAY MAY RIGHT-OF-WAY AND THE FRONT 20 FEET WITHIN 5 FEET OF THE SOIL LOT LINES IS A UTILITY EASEMENT. THE 20 FEET FRONTING THE WEST HILL ROAD AND ERIC LANE RIGHT-OF-WAYS IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
 6. 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.
 7. THESE LOTS ARE AFFECTED BY AN EASEMENT OF RECORD WITH NO DIVIDED LOCATION GRANTED TO HOMER ELECTRIC CORPORATION (E1117, PG 228 198).
 8. THESE LOTS ARE SERVED BY CITY OF HOMER WATER AND SEWER.
 9. ACCESS TO STATE MAINTAINED WEST HILL ROAD IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ALASKA STATE DOT.
 10. EXISTING CREEKS ARE SUBJECT TO DRAINAGE EASEMENTS PER HOMER CITY CODE. APPROXIMATE LOCATIONS OF DRAINAGES ARE SHOWN.
 11. VACATION OF THE UTILITY EASEMENT ADJOINING THE CHERRY LANE RIGHT-OF-WAY PER THE PARENT PLAT (94 88-148) WAS APPROVED BY THE HOMER PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 7/7 AND BY THE HOMER CITY COUNCIL ON 7/7.
 12. THE VACATION OF THE CHERRY LANE RIGHT-OF-WAY WAS APPROVED BY THE HOMER PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 7/7 AND BY THE HOMER CITY COUNCIL ON 7/7. THIS VACATED PORTION ATTACHES TO THE ADJACENT PARCELS IN COMPLIANCE WITH AS 20.20.20 AND AS 20.40.180 UNDER KRS 20.0800, AND IN ACCORDANCE WITH AGREEMENTS BETWEEN OWNERS FOR DISTRIBUTION OF RECORD.
 13. VACATION OF THE 20' WIDE DRAINAGE EASEMENTS (AS SHOWN HEREON) PER THE PARENT PLAT (94 88-148) WAS APPROVED BY THE HOMER PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 7/7 AND BY THE HOMER CITY COUNCIL ON 7/7.
 14. LOTS 32, 34 AND 31 ARE AFFECTED BY TERMS, CONDITIONS, PROVISIONS AND COVENANTS OF THE SUDENE P. GOVERNOR DECLARATION OF TRUST.

NOTARY'S ACKNOWLEDGMENT

FOR AMAR WESSER AND JERRY WESSER
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR EUGENE P. GOVERVA
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR AND BY WILLET
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR BRD STEVE WALLI
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR BRETT GUSTAF JOHNSON AND ALYSSA ANNE JOHNSON
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____

PLAT APPROVAL

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

BY: ALYSSA ANNE JOHNSON
 HONORABLE PENINSULA BOROUGH PLANNING COMMISSION

WATER RESOURCES MAP



- LEGEND**
- INDICATES 1917 1-1/2" BC OLD BOUNDARY RECEIVED THIS SURVEY
 - INDICATES PRIMARY MONUMENT RECEIVED THIS SURVEY AS DESCRIBED
 - INDICATES S/W CORNER WITH 1/4 1/2" ALSP (AND L&J OR DATE) RECEIVED THIS SURVEY
 - INDICATES S/W 1/4 30' BEAR WITH 1/4" ALSP (7/28-8, 2021) BY THIS SURVEY
 - INDICATES LINE OF POSSIBLE LOW WET WEEDS FOR WETLANDS DETERMINATION
 - INDICATES APPROXIMATE CENTERLINE OF DRAINAGE

LINE TABLE

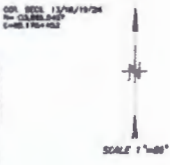
LINE	BEARING	DISTANCE
1	S 17° 15' 00" E	100.00
2	S 88° 00' 00" W	100.00
3	S 17° 15' 00" W	100.00

CURVE TABLE

CURVE	BEARING	CHORD	CHORD BEING	CHORD DIST.
1	S 17° 15' 00" E	100.00	100.00	100.00
2	S 88° 00' 00" W	100.00	100.00	100.00
3	S 17° 15' 00" W	100.00	100.00	100.00

WASTEWATER DISPOSAL

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



VICINITY MAP

SCALE: 1" = 400'

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT PERIOD COMMUNITY PROPERTY TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF PERIOD COMMUNITY PROPERTY TRUST WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR ADOPTION WE GUARANTEE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GUARANTEE ALL EASEMENTS TO THE USE SHOWN HEREON.

FOR BRD STEVE WALLI
 ORIGINAL LOTS 1-11 AND 20-23
 20213 PISCATAWAY LANE
 CLAM GULCH, AK 99508

BRETT GUSTAF JOHNSON
 ORIGINAL LOTS 12-13 AND 24-27
 20213 PISCATAWAY LANE
 CLAM GULCH, AK 99508

ALYSSA ANNE JOHNSON
 ORIGINAL LOTS 28-31
 20213 PISCATAWAY LANE
 CLAM GULCH, AK 99508

AMAR WESSER
 ORIGINAL LOT 32
 20213 PISCATAWAY LANE
 HOMER, ALASKA 99603

JERRY WESSER
 ORIGINAL LOT 33
 20213 PISCATAWAY LANE
 HOMER, ALASKA 99603

EUGENE P. GOVERVA
 TRUSTEE OF SUDENE P. GOVERNOR DECLARATION OF TRUST
 ORIGINAL LOTS 34-35
 300 SEARCH TRAIL
 PORTLYN, AK 99408

BONER REDDING DISTRICT - PERS FILE No. 2020-777

ULLAN WALLI ESTATE 2020 REPLAT

THE VACATION OF THE CHERRY LANE RIGHT-OF-WAY AND THE RECONFIGURATION OF LOTS 7-10 AND 11-20, ULLAN WALLI ESTATE (94 88-148)

LOCATED WITHIN THE 1/4 SEC 24, 4 S. & 13 W. SEWARD BOROUGH, CITY OF HOMER, HENA PENINSULA BOROUGH THIRD JUDICIAL DISTRICT, ALASKA

BRD STEVE WALLI
 20213 NORTH PISCATAWAY LANE
 CLAM GULCH, AK 99508

BRETT GUSTAF JOHNSON
 20213 PISCATAWAY LANE
 CLAM GULCH, AK 99508

ALYSSA ANNE JOHNSON
 20213 PISCATAWAY LANE
 CLAM GULCH, AK 99508

GROVERA, LLC

PO BOX 3235
 HOMER ALASKA 99603
 (907) 358-4345
 EMAIL: ugov@grovera.net

DATE: 01/21/2021
 TIME: 10:00 AM
 SCALE: 1" = 400'
 SHEET 1 OF 1

From: durner1
To: [Planning Dept.; Clements, Peggy](#)
Cc: [Fran Durner](#)
Subject: <EXTERNAL-SENDER>
Date: Monday, December 28, 2020 3:29:01 PM

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

To the Kenai Peninsula Borough Planning Commission,

At your Monday, January 11, 2021 Planning Commission meeting, you will be considering **KPB 2020-119V1**, a proposal to vacate drainage easements in the replat of the Walli Subdivision in Homer.

I am the owner of lots 48 and 49 in the Walli Subdivision, on the south side of Eric Lane, directly downhill of the proposed re-plat and vacation.

While I think the replat makes sense overall and am generally supportive of it, I am concerned about the proposed vacation of the six existing drainage easements on the replatted property.

The Walli Subdivision is at the bottom of West Hill, on a particularly steep slope. There are known drainage and flooding problems in the subdivisions adjacent, below and to the east of the Walli Subdivision.

One of the owners of the largest lots at the top of this proposed replat, has stated his intent to remove all the trees.

With so many trees removed above Eric Lane, and with the already existing flooding problems, I am concerned with the potential for increased flooding and water damage to homes and roads in our subdivision and adjacent subdivisions. This area is part of a moderate wetlands and drainage area which can be viewed on the Homer Wetlands map.

On May 20, 2020, the City of Homer Planning Commission Special Meeting unanimously approved a recommendation to retain drainage easements C, D, and E on the proposed replat. These drainages and the wetlands areas are marked plainly on the Water Resources Map that was sent to me in the recent meeting notice packet.

The recent notice that was sent to me does not mention the full recommendations of the Homer Planning Commission, and only states that the City of Homer recommends vacating the drainage easements in favor of a note stating that creeks and drainages are subject to a 10 foot building setback. The statement without the full recommendation is misleading.

It is also misleading to suggest that drainages can be subject to a 10 foot setback, for without the drainage easements

marked on the plat, who is to say where drainages are located for 10-foot setbacks?

I respectfully ask the KPB Planning Commission to revisit the question of the drainage easements on the proposed replat and give careful consideration to not just the City of Homer's recommended retention of easements C, D, and E, but vote to retain all six of the easements, A, B, C, D, E, and F.

Thank you,

Respectfully,

Fran Durner

--

Fran



June 10, 2020

Homer Planning Commission

Notice of Action

Requests

- 1) Approval of Vacation of Cheryl Lane
- 2) Approval of Lillian Wali Estate 2020 Replat Preliminary Plat
- 3) Approval of Vacation of utility and drainage easements within Lillian Wali Estate Subdivision

Surveyor:

Steve Smith
Geovera LLC
PO Box 3235
Homer, AK 99603

Property Owners:

Pat W. Miller
2020 North Star, Apt. 1
Anchorage, AK 99503

Judith Arlene Johnson
20773 Porcupine Lane
Clam Gulch, AK 99568

Eugene P. Dobrzynski
Declaration of Trust
288 Season Drive
Fernley, NV 89408

Ero Steve Walli
35910 North Fork Road
Anchor Point, AK 99556

Aaron Weisser
3677 Forest Glen Dr.
Homer, AK 99603

Brent Gustave Johnson
20773 Porcupine Lane
Clam Gulch, AK 99568

Jenny Weisser
3677 Forest Glen Dr.
Homer, AK 99603

At the special meeting of May 20, 2020, the Homer Planning Commission forwarded a **recommendation for approval** of all three requests with staff recommendations and the attached minutes to the Kenai Peninsula Borough Planning Commission.

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

Chair Venuti closed the public hearing having no additional members of the public present for testimony and opened the floor to the Commission for questions.

There was a brief discussion between the Commission, City Planner and the Applicant on the following:

- Previously the lot held three structures and the one dilapidated structure would be removed and a new structure would be constructed.
- The sloped driveway was reworked to reduce the slope and mitigate the issues in the winter
- Prior discussion with Public Works Superintendent noted the previous problems of parking on the street and the applicant explained that he has provided plans for 6 parking spots and is only required to provide four places.
- The Zoning District does allow multiple structures on a parcel
- This Applicant plans to have this as a rental property and does not believe that there will be any need for his tenants to park on the street.
- Applicant explained that he will be providing the following services: water/sewer, sanding, plowing and garbage

HIGHLAND/BOS MOVE TO ADOPT STAFF REPORT 20-28 AND APPROVE CUP 20-08 WITH FINDINGS 1-10 AND THE FOLLOWING CONDITIONS:

1. OUTDOOR LIGHTING MUST BE DOWNWARD DIRECTIONAL AND MUST NOT PRODUCE LIGHT TRESPASS OR GLARE PER CDM AND HCC 21.59.030
2. DUMPSTER MUST BE SCREENED ON THREE SIDES

Brief discussion on the historical parking problems on Bayview which restricted thru traffic that any future or current issues are a police matter and that the applicant has provided parking over the requirement.

VOTE. YES. DAVIS, SMITH, HIGHLAND, BENTZ, VENUTI, BOS

Motion carried.

- A. Staff Report 20-29, Vacation of Cheryl Lane

Chair Venuti introduced the item by reading of the title into the record.

City Planner Abboud provided a summary of Staff Report 20-29 for the Commission.

Chair Venuti declared that he may have the appearance of a conflict of interest.

BENTZ/HIGHLAND - MOVED THAT COMMISSIONER VENUTI HAD A CONFLICT OF INTEREST.



A brief discussion ensued with Commissioner Venuti declaring that he was conducting inspection services for one of the applicants but the monetary amount was less than the stated limit. Chair Venuti did not feel that it would impact his decision.

VOTE. NO. BENTZ, HIGHLAND, BOS, DAVIS, SMITH

Motion carried.

Chair Venuti invited the applicant to provide a presentation if desired.

Mr. Steve Walli, applicant, provided a statement that it has been a plus to have the city working with his family on this project and his family have been residents of the city for many long years and looking forward to having it completed.

Chair Venuti opened the Public Hearing and there were no citizens registered to provide testimony so the Public Hearing was closed and opened the floor to the Commission for questions.

There were no questions from the Commission and Chair Venuti requested a motion.

HIGHLAND/BENTZ MOVED TO ADOPT STAFF REPORT 20-29 AND RECOMMEND APPROVAL OF THE VACATION OF CHERYL LANE.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PLAT CONSIDERATION

A. Staff Report 20-30, Lillian Walli Estate 2020 Replat Preliminary Plat

Chair Venuti introduced the item by reading of the title into the record.

City Planner Abboud provided a summary review of Staff Report 20-30 for the Commission.

There was no applicant present.

Chair Venuti opened the public comment period and confirming with the Clerk that there were no members of the public present to provide testimony he closed the public comment period and opened the floor to the Commission for questions.

There was a brief discussion on a memorandum which applied to the next agenda item.

Chair Venuti requested a motion.

BENTZ/HIGHLAND MOVED TO ADOPT STAFF REPORT 20-30 AND RECOMMEND APPROVAL OF THE VACATION OF CHERYL LANE.

No discussion.

No objection to the motion.

Motion approved.

Deputy City Clerk Krause called for a point of order noting the motion shown was in error and related to the previous action. The correct motion was shown on page 94 of the packet, page 4 of Staff Report 20-30. She requested Commissioner Bentz to restate the motion.

BENTZ/HIGHLAND MOVED TO ADOPT STAFF REPORT 20-30 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT WITH THE FOLLOWING COMMENTS:

1. INCLUDE A PLAT NOTE STATING 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.
2. INCREASE THE WIDTH OF THE UTILITY EASEMENT ALONG LINSTRANG WAY TO 15 FEET PER HCC 22.10.051(A)
3. AMEND PLAT NOTE 10 TO STATE THAT CREEKS AND DRAINAGES ARE SUBJECT TO A 15 FOOT BUILDING SETBACK PER HOMER CITY CODE.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

NEW BUSINESS

- A. Staff Report 20-31, Vacation of utility and drainage easements within Lillian Walli Estate Subdivision
 - a. Memorandum from Deputy City Planner re: Amending Recommendations in Staff Report 20-31

Chair Venuti introduced the item into the record by reading of the title.

City Planner Abboud reviewed Staff Report 20-31 and the memorandum from the Deputy City Planner regarding the recommendations received from Public Works on the drainages.

There was no applicant present.

There was a brief discussion on the recommendations retaining drainage easements C, D, and E and vacating the easements A, B, F.

BENTZ/HIGHLAND MOVED TO ADOPT STAFF REPORT 20-31 AND RECOMMEND VACATION OF UTILITY EASEMENT THAT RUN PARALLEL TO CHERYL LANE WITH THE VACATION OF CHERYL LANE AND FURTHER RECOMMEND RETENTION OF DRAINAGE EASEMENTS C, D, E AND VACATION OF DRAINAGE EASEMENTS A, B, AND F.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL MATERIALS

A. City Manager Reports for April 27 and May 11 City Council Meetings

The Commission and City Planner Abboud held a brief discussion on the chemical storage building at the airport and what types of chemicals would be stored in there noting that more research would be needed and the City Planner did not want guess.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

Deputy City Clerk apologized for the oversight on the motion and expressed that it was a good meeting.

City Planner Abboud expressed his appreciation for the meeting going so well using this format he requested the Commission to contact him with any comments, questions or suggestions on the process. Mr. Abboud expressed some concerns on the larger items of interest and worksession items, since they are more disciplined using Zoom. He believed that having the opportunity to bounce ideas with each other very valuable to their discussions.

COMMENTS OF THE COMMISSION



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

Memorandum

TO: Homer Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: 5/19/20
SUBJECT: RE: Staff Report 20-31 Vacation of utility and drainage easements with Lillian Walli Estate Subdivision

When staff wrote Staff Report 20-31 regarding the drainage easement vacations, Public Works had not responded with comments.

Planning staff discussed the drainage easements with Public Works on Monday, May 18. Public Works recommends retaining the easements marked C, D and E on the "Water Resources Map," as they feed into the designed drainage system for Eric Lane. The other easements do not appear to serve a purpose or have any water associated with them.

Revised Staff Recommendation:

Retain drainage easements C, D and E. Vacated easements A, B and F.



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 PL 20-31

TO: Homer Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: May 20, 2020
SUBJECT: Vacation of utility and drainage easements within L Walli Estates
Subdivision

Requested action: Recommend approval of the utility and drainage easement vacations. This action is regarding ONLY the vacation of easements, not the granting of new easements or any plat notes. Any request for new easements will be addressed in the preliminary plat staff report.

Introduction

The applicant is requesting the vacation of the utility easements that run parallel to Cheryl Lane. With the vacation of Cheryl Lane, these easements will no longer be needed.

The applicant is also requesting the vacation of drainage easements that were granted in the original plat. The local drainage system does always not run within these easements. The actual drainage pattern is shown on the plat. Staff has labeled the drainage easements– see the “Water Resources Map.” HCC 21.50.020 (b)(2) requires structures be a minimum of 15 feet of the top of the bank of a defined channel.

Planning Staff Comments: No objection to the vacations.

Public Works Comments: No objections to the vacations of the utility easement.

Staff Recommendation

1. Recommend the vacation of the utility easements that run parallel to Cheryl Lane, in coordination with the vacation of Cheryl Lane.
2. Recommend the vacation of the drainage easements

Attachments

Petition

Water Resources Map

From: [durner1](#)
To: [Clements, Peggy; Planning Dept.](#)
Subject: <EXTERNAL-SENDER>Public comment re: Vacation of Cheryl Lane KPB 2020-119V
Date: Thursday, October 22, 2020 9:04:36 AM
Attachments: [HomerWetlandsMap.pdf](#)

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

To the Kenai Peninsula Borough Planning Commission,

At your Monday, October 26, 2020 Planning Commission meeting, you will be considering KPB 2020-119V, a proposed replat and vacation of a portion of the Walli Subdivision in Homer.

I am the owner of lots 48 and 49 in the Walli Subdivision, on the south side of Eric Lane, directly downhill of the proposed re-plat and vacation.

While I think the replat makes sense and am generally supportive of it, I am concerned about the proposed vacation of the six existing drainage easements on the replatted property.

The Walli Subdivision is at the bottom of West Hill in a particularly steep slope. There are known drainage and flooding problems in the subdivisions adjacent and to the east of the Walli Subdivision.

One of the owners of the largest lots at the top of this proposed replat, has stated verbally, and in writing, that he is planning to remove all the trees on his lot, and has pressured all the owners of the other lots along Eric Lane to do the same.

With all these trees removed, I am concerned with the potential for buildup of considerable flooding and water damage to homes and roads in our subdivision and adjacent subdivisions. This area is part of a moderate wetlands and drainage area. Please see the attached Homer Wetlands map.

On May 20, 2020, the City of Homer Planning Commission Special Meeting approved a recommendation to retain drainage easements C, D, and E on the proposed replat. Please see the attached map from the City of Homer Planning Commission packet.

I respectfully ask the KPB Planning Commission to revisit the drainage easements on the proposed replat, and vote to recommend retention of all six of the easements, A, B, C, D, E, and F.

Thank you for your consideration.

Respectfully,

Fran Durner

--

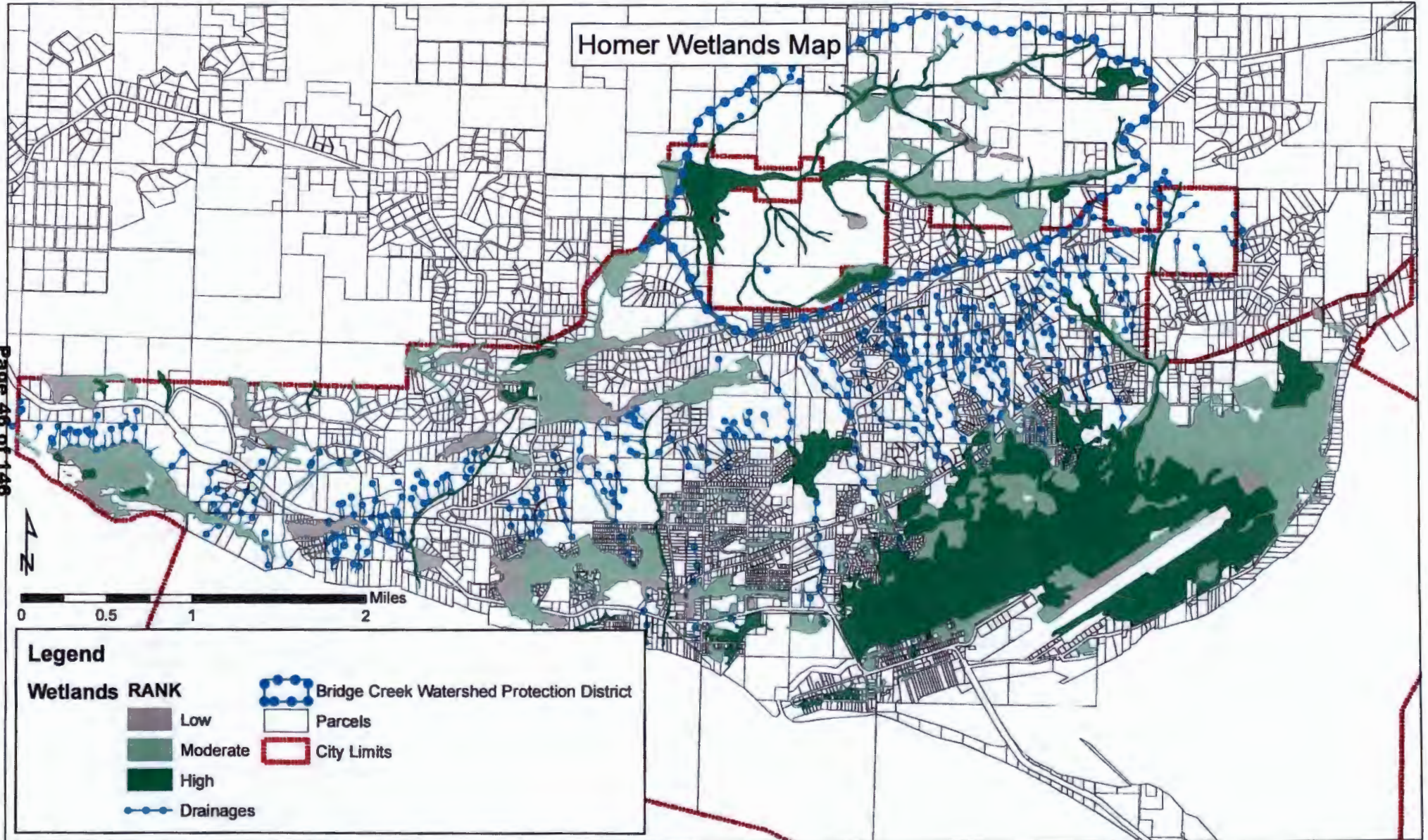
Fran

Homer Wetlands Map



Legend

Wetlands RANK	Bridge Creek Watershed Protection District
Low	Parcels
Moderate	City Limits
High	
Drainages	



At your Monday, October 26, 2020 Planning Commission meeting, you will be considering KPB 2020-119V, a proposed replat and vacation of a portion of the Walli Subdivision in Homer.

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I respectfully ask the KPB Planning Commission to revisit the drainage easements on the proposed replat, and vote to recommend retention of all six of the easements, A, B, C, D, E, and F.

Thank you for your consideration.

Respectfully,

Fran Durner

--

Fran

NOTES

1. BASIS OF BEARINGS FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON DUAL-FREQUENCY HP-VY 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 "HOMER" (FD 19158).
2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BASE NETWORK CONTROL STATION "HOMER" AS A SOURCE POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS +117154.7. TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999998885.
3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON FEDERAL BASE NETWORK CONTROL STATION "HOMER" N=180,000 E=180,000. ALL COORDINATE VALUES REPRESENT GROUND DISTANCES IN U.S. SURVEY FEET ORIENTED TO TRUE NORTH.
4. 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.
5. THE 15 FEET FRONTING THE LINGSTADT WAY RIGHT-OF-WAY AND THE FRONT 20 FEET WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. PER THE PARENT PLAT (HM 88-16), THE 30 FEET FRONTING THE WEST HILL ROAD AND ERIC LANE RIGHT-OF-WAYS IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
6. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT INLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
7. THESE LOTS ARE AFFECTED BY AN EASEMENT OF RECORD WITH NO DEFINED LOCATION ORIENTED TO HOMER ELECTRIC ASSOCIATION (EM 17, PG 238 HM2).
8. THESE LOTS ARE SERVED BY CITY OF HOMER WATER AND SEWER.
9. ACCESS TO STATE MAINTAINED WEST HILL ROAD IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ALASKA STATE DOT.
10. CREEKS AND DRAINAGES ARE SUBJECT TO A 15 FOOT BUILDING SETBACK FOR HOMER CITY CODE. APPROXIMATE LOCATIONS OF DRAINAGES ARE SHOWN.
11. VACATION OF THE UTILITY EASEMENT ADJOINING THE CHERYL LANE RIGHT-OF-WAY FOR THE PARENT PLAT (HM 88-16) WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 7/7/19 AND BY THE HOMER CITY COUNCIL ON 7/7/19.
12. THE VACATION OF THE CHERYL LANE RIGHT-OF-WAY WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 7/7/19 AND BY THE HOMER CITY COUNCIL ON 7/7/19 WITH THE INCISED PORTIONS ATTACHING TO THE ADJACENT PARCELS IN COMPLIANCE WITH KRS 20.70.150 AND AS 29.40.160 UNDER KRS 20.10.000, AND IN ACCORDANCE WITH AGREEMENTS BETWEEN OWNERS FOR DISTRIBUTION OF ACRESAGE.
13. VACATION OF THE 20' WIDE DRAINAGE EASEMENTS (AS SHOWN HEREON) FOR THE PARENT PLAT (HM 88-16) WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 7/7/19 AND BY THE HOMER CITY COUNCIL ON 7/7/19.
14. LOTS 33, 34 AND 35 ARE AFFECTED BY TERMS, CONDITIONS, PROVISIONS AND COVENANTS OF THE EUGENE P. DOBRYZHNIK DECLARATION OF TRUST.

NOTARY'S ACKNOWLEDGMENT

FOR: PAUL D. MILLER
 ACKNOWLEDGED BEFORE ME THIS _____
 DAY OF _____, 2020.
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES: _____

NOTARY'S ACKNOWLEDGMENT

FOR: ERIC STEVE WALLI
 ACKNOWLEDGED BEFORE ME THIS _____
 DAY OF _____, 2020.
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES: _____

NOTARY'S ACKNOWLEDGMENT

FOR: BRETT CURTIS JOHNSON AND JUDITH ARLENE JOHNSON
 ACKNOWLEDGED BEFORE ME THIS _____
 DAY OF _____, 2020.
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES: _____

PLAT APPROVAL

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

BY: _____
 KENAI PENINSULA BOROUGH



VICINITY MAP
 SCALE 1" = 100' U.S. SURVEY UNITS 1" = 4.8 CM

CERTIFICATE OF OWNERSHIP
 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 EDUCATE ALL AGENTS OF BAY AND PUBLIC AGENS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

- PAUL D. MILLER
 ORIGINAL LOTS 7-13 AND 22-25
 2020 NORTH STAR, APT. 1
 ANCHORAGE, ALASKA 99503
- ERIC STEVE WALLI
 ORIGINAL LOTS 13-16 AND 18-21
 2675 HORN FISH ROAD
 ANCHORAGE, AK 99506
- BRETT CURTIS JOHNSON
 ORIGINAL LOTS 23-31
 20773 PORCUPINE LAKE
 CLAM GULCH, AK 99588
- JUDITH ARLENE JOHNSON
 ORIGINAL LOTS 23-31
 20773 PORCUPINE LAKE
 CLAM GULCH, AK 99588
- ARON WESSER
 ORIGINAL LOT 32
 3677 FOREST GLEN DRIVE
 HOMER, ALASKA 99603
- JERRY WESSER
 ORIGINAL LOT 32
 3677 FOREST GLEN DRIVE
 HOMER, ALASKA 99603
- EUGENE P. DOBRYZHNIK
 TRUSTEE OF EUGENE P. DOBRYZHNIK DECLARATION OF TRUST
 ORIGINAL LOTS 33-35
 206 SEASIDE DRIVE
 FERNLEY, NV 89408

NOTARY'S ACKNOWLEDGMENT

FOR: ARON WESSER AND JERRY WESSER
 ACKNOWLEDGED BEFORE ME THIS _____
 DAY OF _____, 2020.
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES: _____

NOTARY'S ACKNOWLEDGMENT

FOR: EUGENE P. DOBRYZHNIK
 ACKNOWLEDGED BEFORE ME THIS _____
 DAY OF _____, 2020.
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES: _____

LEGEND

- INDICATES 1917 2-1/2" IC OLD MONUMENT RECOVERED THIS SURVEY
- INDICATES PRIMARY MONUMENT RECOVERED THIS SURVEY AS DESCRIBED
- INDICATES 5/8" REBAR WITH 1-1/2" ALCP (NO LN OR DATE) RECOVERED THIS SURVEY
- INDICATES 5/8" X 30" REBAR WITH 2" ALCP (7/30-8, 2020) SET THIS SURVEY
- INDICATES LIMIT OF POSSIBLE LOW WET AREAS PER KENAI WATERSHED FORMAL WETLANDS ASSIGNMENT
- INDICATES APPROXIMATE CENTERLINE OF DRAINAGE

LINE TABLE

LINE	BEARING	DISTANCE
1	S 77° 12' 10" W	117.11
2	S 77° 12' 10" W	117.11
3	S 77° 12' 10" W	117.11

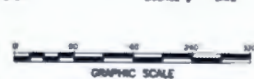
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEING	CHORD DIST
1	117.11	2000	117.11	117.11	117.11
2	117.11	2000	117.11	117.11	117.11
3	117.11	2000	117.11	117.11	117.11

WASTEWATER DISPOSAL

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

SURVEYOR LICENSE # DATE



KPB 2020-119V1

HOMER RECORDING DISTRICT KPB FILE NO 2020-777

LILLIAN WALLI ESTATE 2020 REPLAT

THE VACATION OF THE CHERYL LANE RIGHT-OF-WAY AND THE RECONFIGURATION OF LOTS 7-16 AND 18-25, LILLIAN WALLI ESTATE (HM 88-16)

LOCATED WITHIN THE NE 1/4 NE1/4, SEC 24 T. 5 S. R. 13 W., SOUTHWEST MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA CONTAINING 13.289 ACRES

ERIC STEVE WALLI
 32014 HORN FISH ROAD ANCHORAGE, AK 99506
 PAUL D. MILLER
 2020 NORTH STAR, APT 1 ANCHORAGE, AK 99503
 BRETT C. JOHNSON AND JUDITH A. JOHNSON
 20203 PORCUPINE LAKE CLAM GULCH, AK 99508
 ARON WESSER
 3677 FOREST GLEN DRIVE HOMER, AK 99603
 EUGENE P. DOBRYZHNIK DECLARATION OF TRUST
 206 SEASIDE DRIVE FERNLEY, NV 89408

GEOVERA, LLC

PO BOX 3235
 HOMER ALASKA 99603
 (907) 388-4345
 EMAIL: scsmith@gcl.net

DRAWN BY: SCJ DATE: SEPT 2020 SCALE: 1" = 100'
 CHK BY: SCJ JOB: 0000-23 SHEET: 1 OF 1

