



CC-23-041

AGENDA ITEM REPORT

Resolution 23-015, A Resolution of the City Council of Homer, Alaska Supporting the Homer Planning Commission's Reconsideration of its February 1, 2023 Approval of a Preliminary Plat for the Forest Trails Subdivision; and Urging the Planning Commission to Include a Reference to New Requirements Related to Sidewalks Laid out in Homer City Code 11.04.120. Davis/Erickson.

Item Type: Resolution
Prepared For: City Council
Meeting Date: 13 Feb 2023
Sponsor: Jason Davis, Council Member & Shelly Erickson, Council Member
Attachments: [Resolution 23-015](#)

Summary Statement:

Council Member's Davis and Erickson submitted Resolution 23-014 for Council consideration.

Recommendation:

Adopt Resolution 23-015.

Attachments:

[Resolution 23-015](#)

**CITY OF HOMER
HOMER, ALASKA**

Davis/Erickson

RESOLUTION 23-015

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA SUPPORTING THE HOMER PLANNING COMMISSION'S RECONSIDERATION OF ITS FEBRUARY 1, 2023 APPROVAL OF A PRELIMINARY PLAT FOR THE FOREST TRAILS SUBDIVISION; AND URGING THE PLANNING COMMISSION TO INCLUDE A REFERENCE TO NEW REQUIREMENTS RELATED TO SIDEWALKS LAID OUT IN HOMER CITY CODE 11.04.120.

WHEREAS, The Homer City Council has delegated to the Homer Planning Commission its Statutory Authority to approve new subdivisions within the City Limits of Homer; and

WHEREAS, The Homer City Council last year amended HCC 11.04.120 to require that new subdivisions include, at the developer's cost, dedicated facilities for non-motorized transportation along certain streets; and

WHEREAS, The Homer Planning Commission at its February 1, 2023 meeting approved a preliminary plat for the Forest Trail Subdivision that did not include or identify the eventual location of any facilities for non-motorized transportation per HCC 11.04.120; and

WHEREAS, The Homer Planning Commission will reconsider this preliminary plat approval at its February 15, 2023 meeting.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer welcomes the Homer Planning Commission's decision to reconsider its approval of the preliminary plat for the Forest Trails Subdivision, and urges that this and future preliminary plats include easements for and indicate locations of dedicated facilities for non-motorized transportation in accordance with HCC 11.04.120.

PASSED AND ADOPTED by the Homer City Council this 13th day of February, 2023.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: N/A

	South: School lot
	East: School lot
	West: Conservation/residential
Comprehensive Plan:	Chapter 4, Goal 1, Objective A, Promote a pattern of growth characterized by a concentrated mixed-use center, and a surrounding ring of moderate-to-high density residential and mixed-use areas with lower densities in outlying areas.
Wetland Status:	There is a creek that has been determined to be a wetland.
Flood Plain Status:	Zone D, flood hazards undetermined.
BCWPD:	Not within the Bridge Creek Watershed Protection District.
Utilities:	City water and sewer are available.
Public Notice:	Notice was sent to 41 property owners of 35 parcels as shown on the KPB tax assessor rolls.

Analysis: This subdivision is within the Rural Residential District. This plat divides one lot into 13 lots and dedicates a right-of-way, drainage, and pedestrian easements.

Homer City Code 22.10.051 Easements and rights-of-way

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

Staff Response: The plat meets these requirements.

- B. The subdivider shall dedicate in each lot of a new subdivision any water and/or sewer easements that are needed for future water and sewer mains shown on the official Water/Sewer Master Plan approved by the Council.

Staff Response: The plat meets these requirements.

- C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities required by HCC 11.04.120.

Staff Response: The plat meets these requirements. The recommendations in the Public Works Memo are being met. The applicant will be working with public works to provide a walkable area/path on the south side of the right-of-way, this will become part of the development agreement. Two pedestrian easements are dedicated to the school district property to the south.

- D. The City Council may accept the dedication of easements or rights-of-way for non-motorized transportation facilities that are not required by subsection (c) of this section, if the City Council determines that accepting the dedication would be Consistent with the adopted plans of the City.

Staff Response: The plat meets these requirements.

Preliminary Approval, per KPB code 20.25.070 Form and contents required. The commission will consider a plat for preliminary approval if it contains the following information at the time it is presented and is drawn to a scale of sufficient size to be clearly legible.

- A. Within the Title Block:
 - 1. Names of the subdivision which shall not be the same as an existing city, town, tract or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion;
 - 2. Legal description, location, date, and total area in acres of the proposed subdivision; and
 - 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

- C. The location, width and name of existing or platted streets and public ways, railroad rights-of-way and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff Response: The plat meets these requirements.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries and prominent natural and manmade features, such as shorelines or streams;

Staff Response: The plat meets these requirements.

- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions or limitation of reservations that could affect the subdivision;

Staff Response: The plat meets these requirements.

- F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision; [Additional City of Homer HAPC policy: Drainage

easements are normally thirty feet in width centered on the drainage. Final width of the easement will depend on the ability to access the drainage with heavy equipment. An alphabetical list of street names is available from City Hall.]

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

- I. Approximate locations of areas subject to tidal inundation and the mean high water line;

Staff Response: The plat meets these requirements.

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

Staff Response: The plat meets these requirements.

- K. Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;

Staff Response: The plat meets these requirements.

- L. Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 10 percent on other streets;

Staff Response: The plat meets these requirements.

- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

- O. If the subdivision will be finalized in phases, all dedications for through streets as required by KPB 20.30.030 must be included in the first phase.

Staff Response: The plat meets these requirements. A cul-de-sac dedication was requested from the City of Homer, as the property to the east is owned by the Kachemak Heritage Land Trust and held for conservation and we would not expect to make a road connection through the property. The other properties to the east are developed on a cul-de-sac. The rest of the land is adjacent to a lot owned by the Kenai Peninsula School District in support of Paul Bank Elementary School. We do not find that any additional roadway connections are warranted.

Public Works Comments:

1. Existing code allows for a 50' radius for the cul-de-sac.
2. Request a 40' drainage easement based on the centerline of the drainage way.

A development agreement is required

Fire Department Comments: No comments

Exception Requests: The surveyor plans on requesting exception to borough code as described below.

20.30.130 A - We are requesting an exception for the minimum radius for Curve 1. The minimum radius per COH design standards is 150' and we are in conformance with that requirement. AK DOT wants to see the intersection of the proposed ROW and East End Road as far to the east as possible due to the proximity of Paul Banks Elementary School. This configuration allows the proposed ROW to meet East End Rd at a 90 degree angle while maximizing the distance from the Paul Banks entrance and minimizing the amount of acreage lost to the east.

We are also requesting an exception for the 90 degree angle in the proposed ROW centerline. The right angle turn will have a stop sign and will slow traffic into the subdivision, and allows for more standard rectangular lot configurations.

20.30.130 B – We are requesting an exception for the minimum 100-foot tangent required between Curve 5 & 6. The reverse curve is at the end of the road where there will be minimal traffic. This design brings the ROW closer to the midpoint of the east subdivision boundary line which splits the acreage more equally on either side of the ROW.

The City of Homer has no objections to the requests for exception described above.

Staff Recommendation:

Planning Commission recommend approval of the preliminary plat with the following comment.

1. The City of Homer does not object to requests for exception to code listed on this staff report.

Attachments:

[Preliminary plat](#)

[Surveyor's Letter](#)

[Surveyor's Email Forest Trails Subd KPB - Exceptions](#)

[Public Works Memo](#)

[USACE JD Map](#)

[Calvin & Coyle Trail Map](#)

[Public Notice](#)

[Aerial Map](#)

- NOTES**
- THE 15' FRONTING RIGHTS-OF-WAY AND THE 30' WITHIN 5' OF SIDE LOT LINES IS A UTILITY EASEMENT GRANTED THIS PLAT AND PERMANENT STRUCTURES SHALL BE CONSTRUCTED ON PAVED SIDEWALK UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
 - ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
 - NO ACCESS TO STREET MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
 - PROPERTY OWNER SHALL CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT REGIONAL DECISION OF AFFECTED PROPERTY OWNERS AND RESPONSIBILITY FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
 - THESE LOTS ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO HOMER CITY CODE FOR ALL CURRENT ZONING AND SITE DEVELOPMENT REGULATIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PRIOR TO DEVELOPMENT ACTIVITIES.
 - THE CENTERLINE OF THE EXISTING "CANTRELL CREEK" AS SHOWN IS THE CENTERLINE OF A 15' WIDE DRAINAGE EASEMENT GRANTED THIS PLAT TO THE CITY OF HOMER.
 - NO STRUCTURES ARE PERMITTED WITHIN THE PANNABLE PORTION OF THE FLAG LOTS.
 - THERE ARE LIMITATIONS ON FUTURE SUBDIVISION OF THESE LOTS DUE TO ISSUES REGARDING ACCESS, DEVELOPMENT TRAILS IN THE AREA AND TOPOGRAPHY.
 - THERE IS A RIGHT OF WAY EASEMENT OF NO DEFINED LOCATION THAT AFFECTS THIS SUBDIVISION, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED BY 29 PG 180 1982.
 - THERE IS A RIGHT OF WAY EASEMENT OF NO DEFINED LOCATION THAT AFFECTS THIS SUBDIVISION, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED BY 48 PG 180 1980.

GPS CONTROL DATA

- BASED ON OBSERVATIONS FOR THIS SURVEY IS FROM GPS POINT OBSERVATIONS TAKEN ON THE ADJACENT PARCELS AS SHOWN ON THIS PLAT. THESE ADJACENT PARCELS AND COORDINATES OBTAINED FROM THE GPS OBSERVATIONS WERE BASED ON THE USE OF THE FOLLOWING POINTS FOR CHECKED TRAVERSE: "MOUNTAIN VIEW" THESE COORDINATES SHOULD BE USED TO LOCATE AND VERIFY EXISTING CORNERS AND MONUMENTS.
- THE BEARINGS AND DISTANCES WERE OBTAINED BY MEASURING AND SCALING FROM AERIAL PHOTOGRAPHS TAKEN AS A SINGLE POINT. THESE BEARINGS WERE OBTAINED BY USING GRID MATHS ADJUSTED TO 1711.54'. THESE DISTANCES WERE OBTAINED BY USING GRID MATHS ADJUSTED TO 1711.54'. THESE DISTANCES WERE OBTAINED BY USING GRID MATHS ADJUSTED TO 1711.54'.
- THE RESULTING COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON USGS POSITION "TOWNSHIP 14N 03E R. 10E S. 10E". ALL COORDINATE VALUES REPRESENT GRID DISTANCES ORIENTED TO THE NORTH.

LEGEND

- 1- SET 2" AC 7968-S 2023
- 2- FND 3/4" IRON PIPE
- 3- FND 1" GALV.
- 4- FND 5/8" REBAR
- 5- FND 1/2" REBAR
- 6- FND 2" AC 7538-S 2018
- 7- FND 2.5" RC MON 1201-S 1988
- 8- FND 2.5" RC MON 1912
- 9- FND 2.5" RC MON 208-S 1971



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

ENGINEER	LICENSE	DATE
KENTON T. BLOOM	15-7968	01/20/23

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CH. BEARING	CH. LENGTH	
C1	85.24'	150.00'	327°32'00"	N16°24'40"W	84.10'
C2	35.29'	20.00'	101°08'33"	S72°08'20"E	30.89'
C3	18.03'	120.00'	8°38'30"	S17°16'53"E	18.01'
C4	31.45'	20.00'	90°05'19"	S45°10'40"E	28.31'
C5	117.84'	200.00'	33°49'30"	S72°53'50"W	116.14'
C6	100.61'	170.00'	33°49'30"	N72°53'50"E	98.72'
C7	22.84'	50.00'	287°17'33"	N69°09'52"E	44.63'
C8	20.09'	50.00'	230°12'28"	S88°10'52"E	19.98'
C9	59.09'	50.00'	67°42'51"	N40°48'24"W	58.71'
C10	112.69'	50.00'	129°07'11"	N57°38'57"E	90.30'
C11	24.07'	25.00'	88°09'40"	S89°24'40"E	23.15'
C12	91.41'	230.00'	22°46'12"	N10°21'54"E	90.80'

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICER, AUTHORIZED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF HOMER FOR PUBLIC USE AND FOR PUBLIC PURPOSES THE PLAT PRESENTED TO AND DISCUSSED IN THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT HEREIN AS FOLLOWS:

CANTRELL CREEK ROAD 60' WIDE RIGHT OF WAY
 THE UTILITY EASEMENT WITHIN THE 15' FRONTING RIGHTS-OF-WAY AND 30' WITHIN 5' OF SIDE LOT LINES
 THE 15' WIDE DRAINAGE EASEMENT CENTERED ON "CANTRELL CREEK"
 THE 10' WIDE PEDESTRIAN ACCESS EASEMENTS

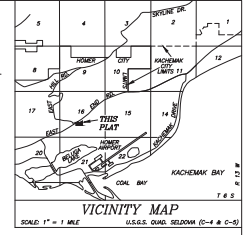
THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

FOR MUNICIPALITY, CITY MANAGER _____ DATE _____
 CITY OF HOMER

PLAT APPROVAL

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

BY: _____ AUTHORIZED OFFICIAL _____ DATE _____
 KENAI PENINSULA BOROUGHS

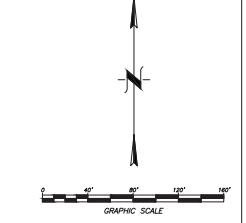


CERTIFICATE OF OWNERSHIP
 WE HEREBY CERTIFY THAT THE PLAT IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF SAID OWNER WE HEREBY ACCEPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

NOTARIAL MEMBER
 KENTON T. BLOOM
 3387 HOLLWOOD OAKS DRIVE
 PORT KACHEMAK, AK 99512

NOTARY'S ACKNOWLEDGMENT

FOR: _____
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023.
 MY COMMISSION EXPIRES _____



HOMER RECORDING DISTRICT KPB FILE NO. 2023-000

FOREST TRAILS SUBDIVISION

A REPLAT OF THAT PORTION OF THE NE 1/4 SEC. 16, EXCEPTING THEREFROM THAT PORTION CONVEYED TO AN OUTSTATE BY WARRANTY DEED (BK 315 PG 548 1997), T. 6 S., R. 13 W., SERAHO MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGHS, THIRD ALDENAL DISTRICT, ALASKA CONTAINING 4.853 ACRES

SEABRIGHT SURVEY + DESIGN
 KENTON T. BLOOM, P.L.S.
 1044 BAY ROAD, SUITE A
 HOMER, ALASKA 99601
 (907) 299-1091

CLIENTS: 2023.01.01
 3387 HOLLWOOD OAKS DR.
 PORT KACHEMAK, AK 99512

DRAWN BY: KB
 CHECK BY: KB
 DATE: 01/20/23 SCALE: 1"=40' SHEET #1 OF 1

SEABRIGHT SURVEY+DESIGN

Kenton T. Bloom, P.L.S.

1044 East Road Suite A

Homer, Alaska 99603

(907) 299-1091

seabrightz@yahoo.com

December 29, 2022

City of Homer
491 E Pioneer Ave
Homer, AK 99603

RE: Preliminary Plat Submittal for "Forest Trails Subdivision"

Dear Planning Dept.,

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

- 2 full size plat copies
- 3 11x17 plat copies
- Signed (KPB) plat submittal form
- 1 11x17 asbuilt detail diagram
- \$1300 check for prelim review fee (1x \$1200 check + 1x \$100 check)

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

Cordially,

Kenton Bloom

Kenton Bloom, PLS
Seabright Survey + Design

From: [Kenton Bloom](#)
To: [Rick Abboud](#)
Cc: [Bella Vaz](#)
Subject: Forest Trails Subd KPB Exceptions
Date: Wednesday, January 11, 2023 1:51:00 PM

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

Hi Rick,

Here are the exceptions that we plan to request upon our preliminary submittal of Forest Trails Subdivision to the Kenai Peninsula Borough. We have provided justification for these requests. Please feel free to provide any additional feedback. We look forward to further discussing the HCC design requirements for this subdivision next week.

20.30.130 A - We are requesting an exception for the minimum radius for Curve 1. The minimum radius per COH design standards is 150' and we are in conformance with that requirement. AK DOT wants to see the intersection of the proposed ROW and East End Road as far to the east as possible due to the proximity of Paul Banks Elementary School. This configuration allows the proposed ROW to meet East End Rd at a 90 degree angle while maximizing the distance from the Paul Banks entrance and minimizing the amount of acreage lost to the east.

We are also requesting an exception for the 90 degree angle in the proposed ROW centerline. The right angle turn will have a stop sign and will slow traffic into the subdivision, and allows for more standard rectangular lot configurations.

20.30.130 B – We are requesting an exception for the minimum 100-foot tangent required between Curve 5 & 6. The reverse curve is at the end of the road where there will be minimal traffic. This design brings the ROW closer to the midpoint of the east subdivision boundary line which splits the acreage more equally on either side of the ROW.

Cordially,

Katie
Seabright Survey + Design
1-907-299-1580



City of Homer

www.cityofhomer-ak.gov

Public Works

3575 Heath Street

Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907-235-3170

(f) 907-235-3145

Memorandum

TO: Rick Abboud, City Planner

THROUGH: Janette Keiser, PE, Public Works Director/City Engineer

FROM: Aaron Yeaton, GIS Technician, Public Works Department

DATE: January 12, 2023

SUBJECT: Forest Trails Subdivision Pedestrian Amenities

- I. **Purpose.** The purpose of this memorandum is to make recommendations regarding non-motorized transportation amenities within the proposed Forest Trails Subdivision.
- II. **Overview.** The Forest Trails Subdivision is situated on the south side of East End Road between Paul Banks Elementary School and the Calvin and Coyle Trail. The East End Road sidewalk accesses the elementary school, but then transitions to the north side of East End Road via a crosswalk. The trail head for the Calvin and Coyle Trail is at the end of Mariner Drive, east of the subject development, but a portion of the Trail runs in property, owned by the Kachemak Heritage Land Trust immediately adjacent to the subject development.
- III. **Does this development trigger the need for non-motorized transportation?** The subdivision, as shown in the preliminary layout, is subject to HCC 11.04.120, which mandates that developers are required to provide amenities for non-motorized transportation in designated circumstances. In the case of the subject property, the triggering circumstances are:
 - (1) the property comes within 100 feet of an educational facility (Paul Banks Elementary School); and
 - (2) There is an existing non-motorized transportation facility on an adjacent property (the Calvin and Coyle Trails).

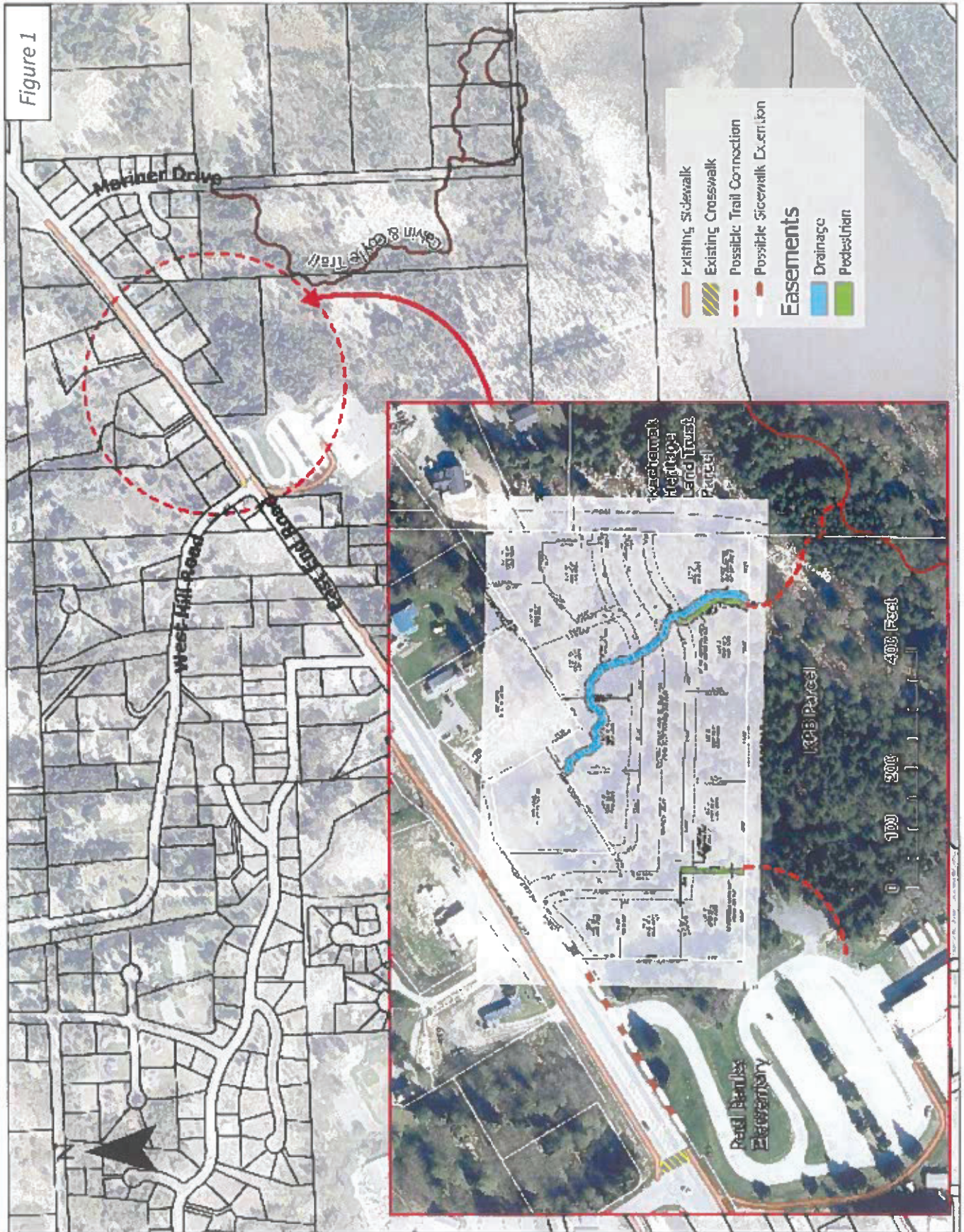
Requiring non-motorized transportation amenities satisfies the City's intent to improve connectivity and accessibility to schools, the greater community and local recreational opportunities as recommended in the Homer Non-Motorized Transportation Plan.

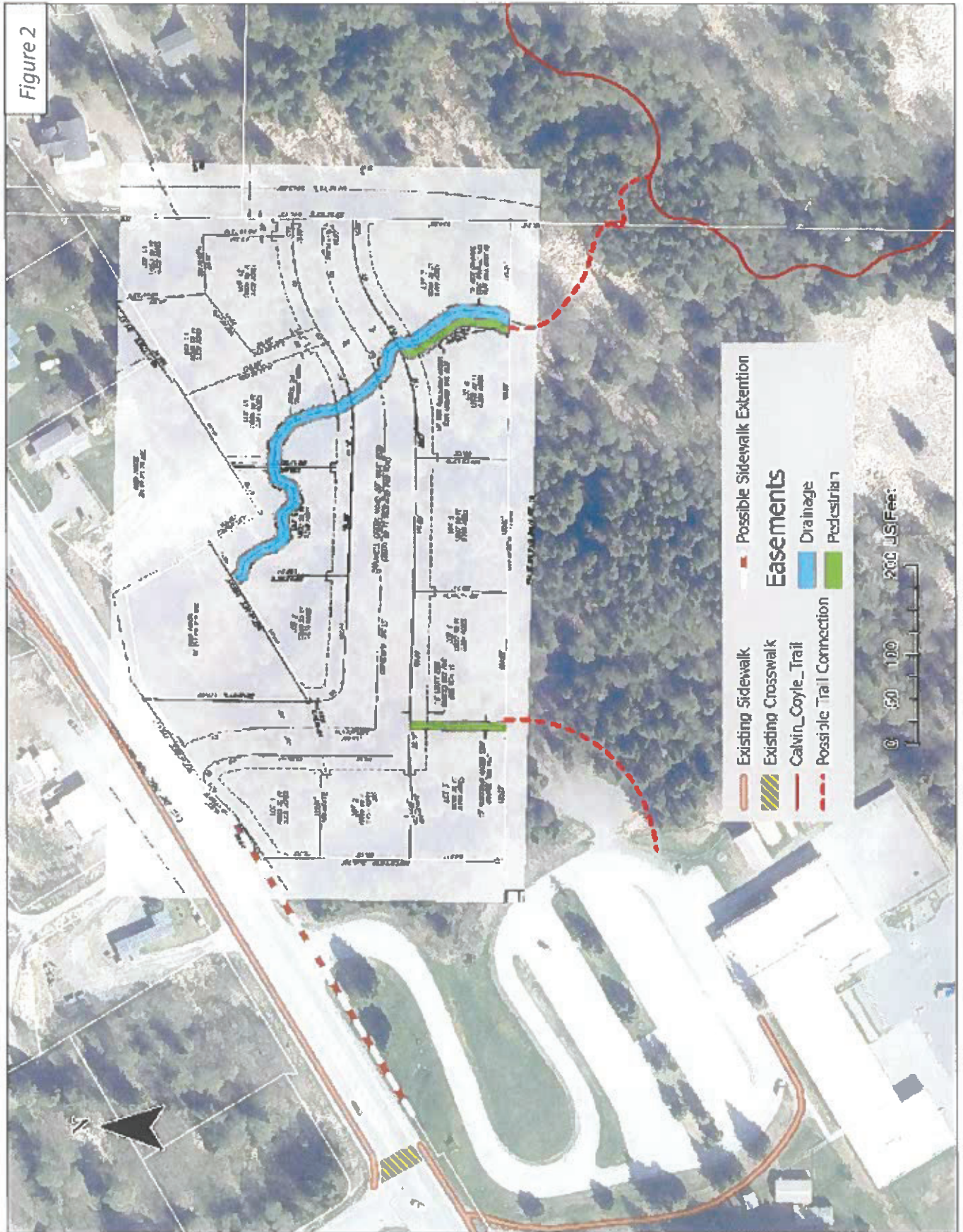
IV. What kinds of non-motorized transportation amenities should be provided?

- A. The preliminary plat shows a 10' wide pedestrian easement along the joint property line between Lots 6 and 7, connecting Cantrell Creek Road the south boundary of the subdivision, which is the northern boundary of the Land Trust property. A trail in this easement would connect the subdivision to the Calvin and Coyle Trail, via a short extension developed in the future by others. This would provide subdivision residents with easy access to this lovely trail system. (See Figures 1 and 2.)
- B. The preliminary plat shows a 10' wide pedestrian easement along the joint property line between Lots 3 and 4. A trail in this easement would connect the subdivision to Paul Banks Elementary, via a short extension developed in the future by others.
- C. Public Works does not believe a sidewalk on Cantrell Creek Road is warranted, but recommends that a widened shoulder be provided to accommodate pedestrians.
- D. While it would be beneficial to extend the existing sidewalk on the south side of East End Road to the intersection with Cantrell Creek, Public Works does not feel it is the developer's sole responsibility to provide this. The City work show the extension in the new Non-Motorized Transportation Plan as a preferred route and collaborate with the Developer and the AK Dept. of Transportation to realize it.

V. Recommendations.

- A. The 10' wide pedestrian easement between Lots 3 & 4 should be adopted.
- B. The 10' wide pedestrian easement contiguous with the proposed drainage easement that is shared between Lots 6 & 7 should be adopted.
- C. The developer should provide a widened shoulder along Cantrell Creek Road to accommodate pedestrian travel within the subdivision and to East End Road.
- D. The City and the Developer should work with the Kenai Peninsula Borough to provide pedestrian access through Parcel 17903018 to connect the western pedestrian easement with Paul Banks Elementary School.
- E. The City and the Developer should work with the Kenai Peninsula Borough and Kachemak Heritage Land Trust to provide pedestrian access through Parcels 17903018 and 17903056 to connect the western pedestrian easement with the Calvin and Coyle Trail.





POA-2022-00431



Legend

- Mileposts
- Major Roads
- Township Lines
- Section Lines
- Parcels

Homer, AK

- = review parcel
- ~ = perennial stream (water of the U.S.; 625 linear foot)

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Do not use for navigation.

DATE PRINTED: 10/27/2022

Notes
 JD Map - drawn 27 Oct 2022 by
 Jen Martin



Calvin and Coyle Nature Trail Map



NOTICE OF SUBDIVISION

Public notice is hereby given that a preliminary plat has been received proposing to subdivide or replat property. You are being sent this notice because you are an affected property owner within 500 feet of a proposed subdivision and are invited to comment.

Proposed subdivision under consideration is described as follows:

Forest Trails Subdivision Preliminary Plat

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

A public meeting will be held by the Homer Planning Commission on Wednesday, February 1, 2023 at 6:30 p.m. In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603. To attend the meeting virtually, visit zoom.us and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

Meeting ID: 979 8816 0903

Passcode: 976062

Additional information regarding this matter will be available by 5 p.m. on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for February 1, 2023 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written comments must be received by 4 p.m. on the day of the meeting.

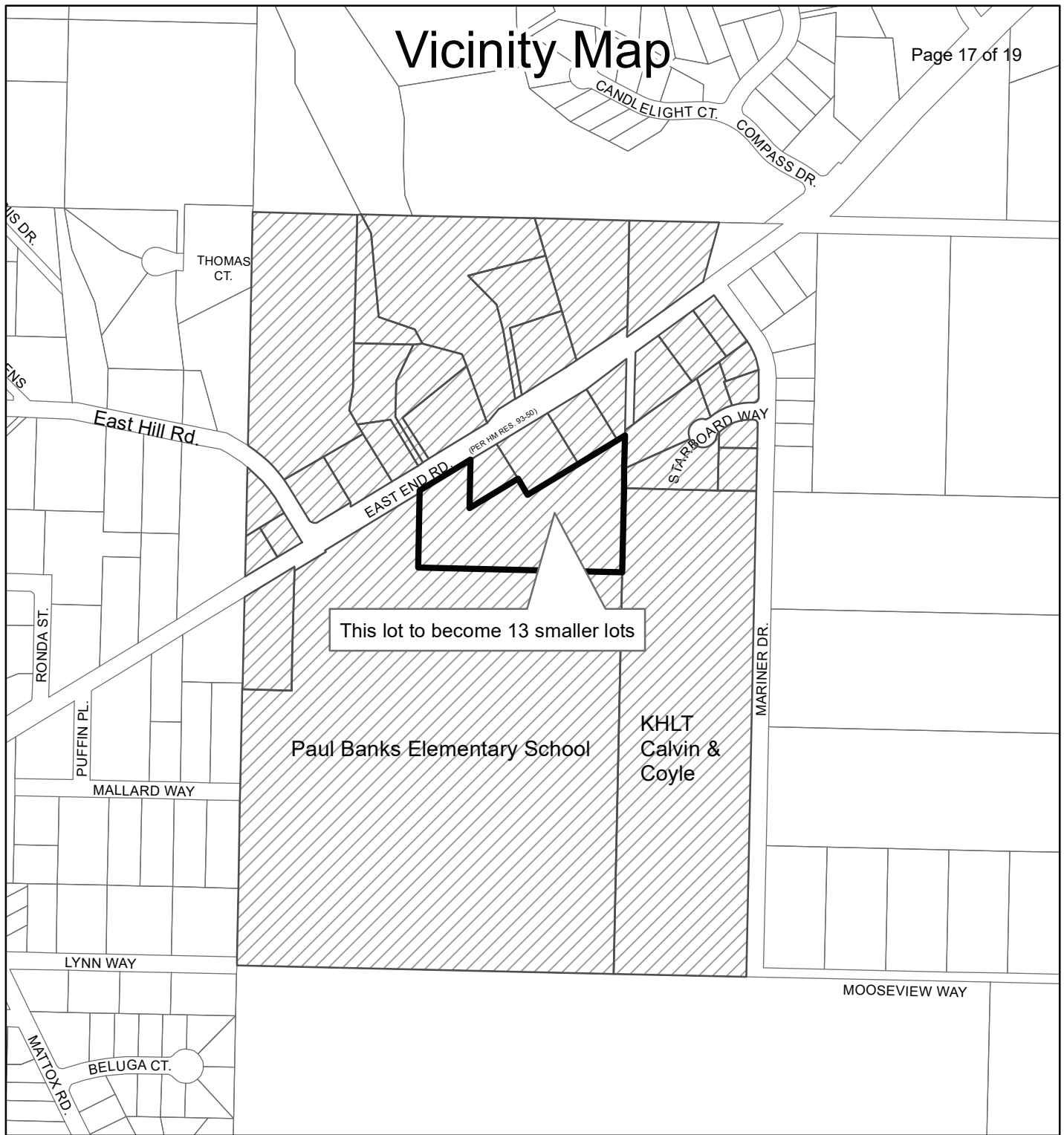
If you have questions or would like additional information, contact Rick Abboud at the Planning and Zoning Office. Phone: (907) 235-3106, email: clerk@cityofhomer-ak.gov, or in-person at Homer City Hall.

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 500 FEET OF PROPERTY.



VICINITY MAP ON REVERSE

Vicinity Map

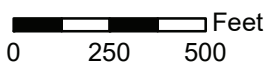


City of Homer
Planning and Zoning Department

January 19, 2023

Request for Forest Trails Subdivision Preliminary Plat

Marked lots are within 500 feet and
property owners notified.



*Disclaimer:
It is expressly understood the City of
Homer, its council, board,
departments, employees and agents are
not responsible for any errors or omissions
contained herein, or deductions, interpretations
or conclusions drawn therefrom.*

- NOTES**
- THE 15' FRONTING RIGHTS-OF-WAY AND THE 30' WITHIN 5' OF SIDE LOT LINES IS A UTILITY EASEMENT GRANTED THIS PLAT AND PERMANENT STRUCTURES SHALL BE CONSTRUCTED ON PAVED SURFACE WITH A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
 - ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
 - NO ACCESS TO STREET MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
 - PROPERTY OWNER SHALL CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT REGIONAL DECISION OF AFFECTED PROPERTY OWNERS AND RESPONSIBILITY FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
 - THESE LOTS ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO HOMER CITY CODE FOR ALL CURRENT ZONING AND SITE DEVELOPMENT REGULATIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PRIOR TO DEVELOPMENT ACTIVITIES.
 - THE CENTERLINE OF THE EXISTING "CANTRELL" CREEK AS SHOWN IS THE CENTERLINE OF A 15' WIDE DRAINAGE EASEMENT GRANTED THIS PLAT TO THE CITY OF HOMER.
 - NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOTS.
 - THERE ARE LIMITATIONS ON FUTURE SUBDIVISION OF THESE LOTS DUE TO ISSUES REGARDING ACCESS, DEVELOPMENT TRAILS IN THE AREA AND TOPOGRAPHY.
 - THERE IS A RIGHT OF WAY EASEMENT OF NO DEFINED LOCATION THAT AFFECTS THIS SUBDIVISION, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED BY 29 PG 180 1982.
 - THERE IS A RIGHT OF WAY EASEMENT OF NO DEFINED LOCATION THAT AFFECTS THIS SUBDIVISION, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED BY 48 PG 180 1980.

GPS CONTROL DATA

- BASED ON OBSERVATIONS FOR THIS SURVEY IS FROM GPS POINT OBSERVATIONS TAKEN ON THE ADJACENT PARCELS AS SHOWN ON THIS PLAT. THESE ADJACENT PARCELS AND COORDINATES OBTAINED FROM THE GPS OBSERVATIONS WERE BASED ON THE USE OF THE BUREAU OF LAND MANAGEMENT "MOUNTAIN" TRAIL COORDINATES WHICH ARE USED TO LOCATE AND VERIFY EXISTING CORNERS AND MONUMENTS.
- THE BEARING AND DISTANCES WERE DETERMINED BY MEASURING AND SCALING FROM AROUND USING TOTAL STATION "TRIMBLE" AS A SURVEY TOOL. THESE BEARINGS WERE OBTAINED BY USING GRID MATHS ADJUSTED TO 1711.54". THESE DISTANCES WERE OBTAINED BY USING GRID MATHS ADJUSTED TO 0.924 ACRES.
- THE RESULTING COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON USGS PROJECTION "NAD83" IN 1983. ALL COORDINATE VALUES REPRESENT GRID DISTANCES ORIENTED TO THE NORTH.

LEGEND

- 1- SET 2" AC 7968-S 2023
- 2- FIN 3/4" IRON PIPE
- 3- FIN 1" GALV.
- 4- FIN 5/8" REBAR
- 5- FIN 1/2" REBAR
- 6- FIN 2" AC 7538-S 2018
- 7- FIN 2.5" RC MON 1201-S 1988
- 8- FIN 2.5" RC MON 1912
- 9- FIN 2.5" RC MON 208-S 1971



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

ENGINEER	LICENSE	DATE

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHL. BEARING	CHL. LENGTH
C1	85.24'	150.00'	327°32'00"	116°24'46"W
C2	35.29'	20.00'	101°08'33"	37°08'20"E
C3	18.03'	120.00'	8°38'30"	51°16'53"E
C4	31.45'	20.00'	90°05'19"	54°10'40"E
C5	117.84'	200.00'	33°49'30"	37°53'50"W
C6	100.61'	170.00'	33°49'30"	107°53'50"E
C7	22.84'	50.00'	281°17'33"	188°09'52"E
C8	20.09'	50.00'	230°12'28"	58°10'52"E
C9	59.09'	50.00'	67°42'51"	140°48'24"W
C10	112.69'	50.00'	129°07'11"	165°38'52"E
C11	24.07'	25.00'	59°09'40"	38°24'40"E
C12	91.41'	230.00'	22°46'12"	107°23'34"E

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICER, AUTHORIZED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF HOMER FOR PUBLIC USE AND FOR PUBLIC PURPOSES THE ROAD PROPOSED TO BE CONVEYED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT HEREIN AS FOLLOWS:

CANTRELL CREEK ROAD 60' WIDE RIGHT OF WAY
 THE UTILITY EASEMENT WITHIN THE 15' FRONTING RIGHTS-OF-WAY AND 30' WITHIN 5' OF SIDE LOT LINES
 THE 15' WIDE DRAINAGE EASEMENT CENTERED ON "CANTRELL" CREEK
 THE 10' WIDE PEDESTRIAN ACCESS EASEMENTS

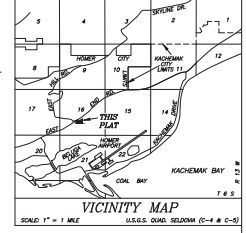
THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

FOR MUNICIPALITY, CITY MANAGER _____ DATE _____
 CITY OF HOMER

PLAT APPROVAL

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

BY: _____ AUTHORIZED OFFICIAL _____ DATE _____
 KENAI PENINSULA BOROUGHS

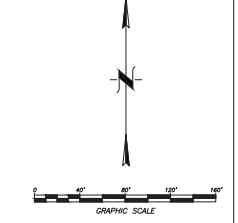


CERTIFICATE OF OWNERSHIP
 WE HEREBY CERTIFY THAT THE REAL ESTATE IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF SAID REAL ESTATE WE HEREBY ACCEPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

NAME, BIRTH, NUMBER
 3387 HOLLYWOOD OAKS DRIVE
 PORT LAURENCE, ALASKA 99124

NOTARY'S ACKNOWLEDGMENT

FOR: _____
 KNOWN TO ME AND NOTED BY ME AS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON _____ DAY OF _____, 2023,
 I, _____ NOTARY PUBLIC FOR ALASKA,
 MY COMMISSION EXPIRES _____



HOMER RECORDING DISTRICT KPB FILE NO. 2023-000

FOREST TRAILS SUBDIVISION

A REPLAT OF THAT PORTION OF THE NE 1/4 SEC. 16, EXCEPTING THEREFROM THAT PORTION CONVEYED TO AN ADJACENT BY WARRANTY DEED (BK 315 PG 548 PROVL. T. 6 S. R. 13 W., SERVED MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGHS, THIRD ALDOUN DISTRICT, ALASKA) CONTAINING 4.853 ACRES

SEABRIGHT SURVEY + DESIGN
 KENTON T. BLOOM, P.L.S.
 1044 BAY ROAD, SUITE A
 HOMER, ALASKA 99601
 (907) 299-1091

CLIENTS: 2023.04.01 L.L.V. 3387 HOLLYWOOD OAKS DR. PORT LAURENCE, ALASKA 99124
 DRAWN BY: KH _____ CHWD BY: KH _____ JOB #2023-80
 DATE: 01/20/23 SCALE: 1"=40' SHEET #1 OF 1

