

E. NEW BUSINESS

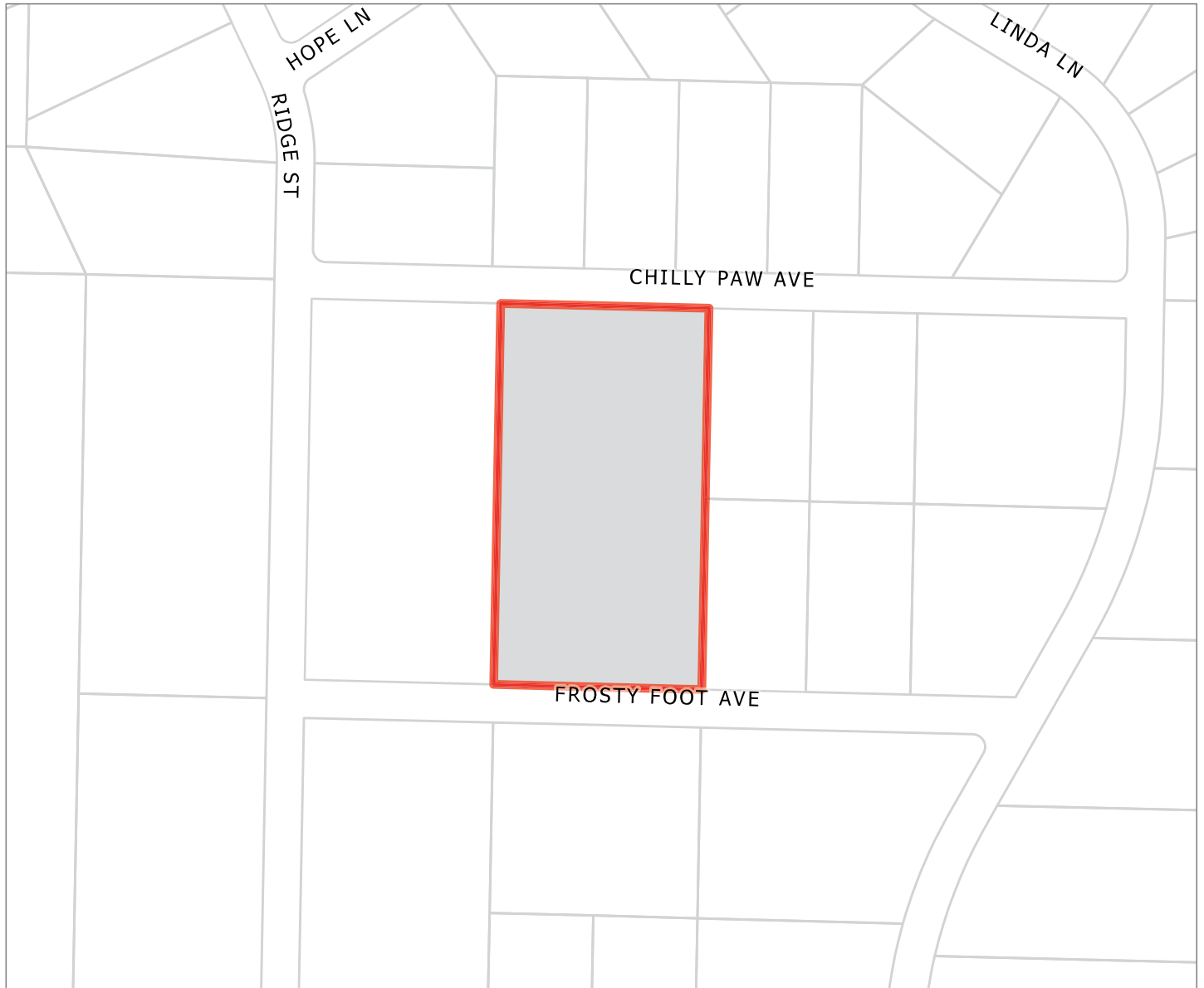
3. Crooked Creek Ridge 2024 Addition

KPB File 2024-097

Edge Survey & Design / Wendt, McElhinney

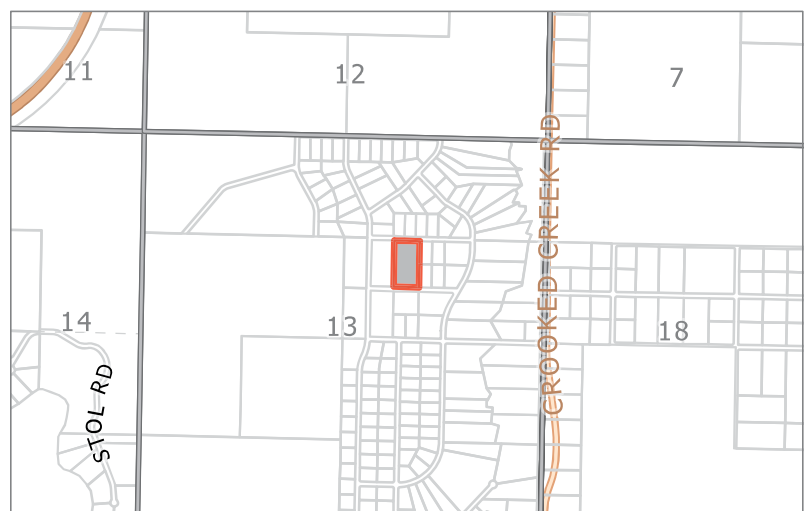
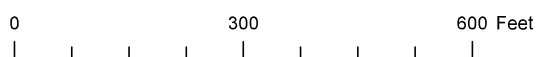
Locations: Frosty Foot Ave. & Chilly Paw Ave.

Cohoe Area



KPB File 2024-097
T 02N R 12W SEC 13
Cohoe

9/3/2024





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.

LOT 45

LOT 49

LOT 50

LOT 51

CHILLY PAW AVE

60' RIGHT-OF-WAY

TRACT 20-A
3.408 AC.

CROOKED CREEK RIDGE
SUBDIVISION
NO. 2
KN 85-68

21D

TRACT 20-3
1.136 AC.

FROSTY FOOT AVENUE

30' RIGHT-OF-WAY

TRACT 16

TRACT 15
CROOKED CREEK RIDGE
KN-77-152

TRACT 12

REFERENCES

(R1) CROOKED CREEK RIDGE, PLAT 77-152, KENAI RECORDING DISTRICT

PRELIMINARY PLAT

KPB 2024-097



FOUND
2-1/2" ALUMINUM
MONUMENT
3" ABOVE GRADE
NE 1/4
SECTION 13

NOTES

- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- PER (R1) THE FRONT 5 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION FOR UNDERGROUND UTILITY OR OVERHEAD CLEARING. THIS PLATING ACTION WILL GRANT A TOTAL UTILITY EASEMENT WIDTH OF 15 FEET ADJOINING THE RIGHT-OF-WAY AND 20 FEET WITHIN 5 FEET OF THE SIDE LOT LINES.
- THIS SUBDIVISION MAY BE AFFECTED BY AN EASEMENT GRANTED TO HOMER ELECTRIC WITH NO DEFINED LOCATION RECORDED RECORDED ON SEPT. 17, 1965 IN MISC. BK 19 PG 211 KENAI RECORDING DISTRICT.
- EXCEPTION TO KPB CODE 20.40.040, SOILS ANALYSIS REPORT, WAS GRANTED BY THE KPB PLAT COMMITTEE AT THE MEETING OF SEPTEMBER 23, 2024.
- WASTEWATER DISPOSAL: TRACTS 20-A AND 20-E HAVE BEEN GRANTED EXCEPTION TO KPB CODE 20.40.040. ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATOR REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
- ⊙ FOUND PROPERTY CORNER IRON PIPE
- FOUND PROPERTY CORNER 1/2" REBAR
- ⊙ FOUND PROPERTY CORNER 5/8" REBAR
- SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY S-13022 2024
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- MONUMENT TIE LINE
- M MEASURED AND HELD.

PLAT APPROVAL

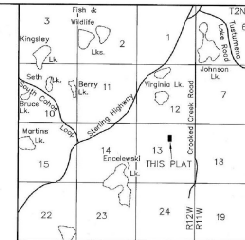
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 23, 2024.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

CERTIFICATE OF SURVEYOR

I, MARK A. MONE TI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



VICINITY MAP 1" = 1 MILE

NOTARY ACKNOWLEDGEMENT

FOR: BRETT WENDT
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____ 2024

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____



NOTARY ACKNOWLEDGEMENT

FOR: NANCY WENDT
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____ 2024

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____



NOTARY ACKNOWLEDGEMENT

FOR: STUART McELHINNEY
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____ 2024

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____

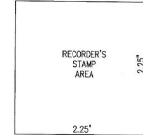


NOTARY ACKNOWLEDGEMENT

FOR: DIANA McELHINNEY
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____ 2024

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

BRETT WENDT NANCY WENDT
13090 POTTER HIGHLANDS DR.
ANCHORAGE, AK 99516

STUART McELHINNEY DIANA McELHINNEY
13021 SUMMER CIR.
ANCHORAGE, AK 99506

KPB FILE No. 2024-???

CROOKED CREEK RIDGE
2024 ADDITION

A REPLAY OF
TRACT 20 CROOKED CREEK RIDGE
PLAT 77-152 KENAI RECORDING DISTRICT

LOCATED WITHIN NE 1/4 SECTION 13,
T.2N., R.12W. S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT

OWNERS:

BRETT AND NANCY WENDT
13090 POTTER HIGHLANDS DR.
ANCHORAGE, AK 99516

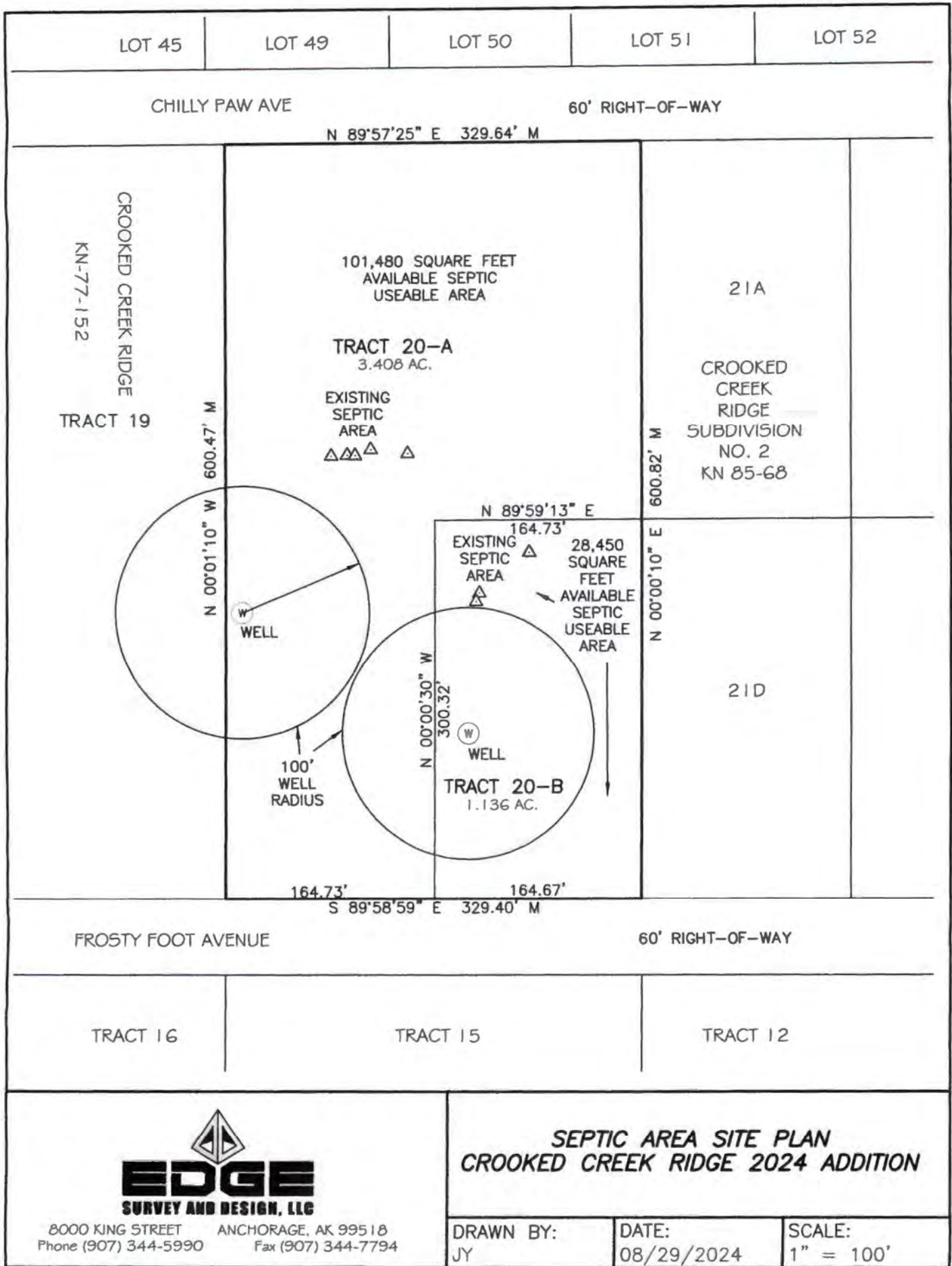
STUART AND DIANA McELHINNEY
13021 SUMMER CIR.
ANCHORAGE, AK 99506

CONTAINING 4.544 ACRES



8000 KING STREET ANCHORAGE, AK 99518
Phone: (907) 344-9393 Fax: (907) 344-7794
AEC# 1392

DRAWN BY: LY	DATE: 10/30/2024	PROJECT: 24-578
CHECKED BY: MA	SCALE: 1" = 50'	SHEET: 1 OF 1



AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT
CROOKED CREEK RIDGE 2024 ADDITION**

KPB File No.	2024-097
Plat Committee Meeting:	September 23, 2024
Applicant / Owner:	Brett & Nancy Wendt And Stuart & Diane McElhinney all of Anchorage
Surveyor:	Mark Aimonetti
General Location:	Frosty Foot Ave in the Cohoe area

Parent Parcel No.:	137-270-13
Legal Description:	T 2N R 12W SEC 13 SEWARD MERIDIAN KN 0770152 CROOKED CREEK RIDGE SUB TRACT 20
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.40.040

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 4.544 acre parcel into two tracts having sizes of 1.136 acres and 3.408 acres.

Location and Legal Access (existing and proposed):

Access to the plat is from the Sterling Highway to Abram Ave to Johnson Lake Rd to Crook Creek Rd to Running Water Ave to Linda Ln. Linda Ln brings you to both Frost Foot Ave on the south of the plat and Chilly Paw Ave on the north of the plat. Tract 20-A and 20-B both have access to Frosty Foot Ave and Tract 20-A will have access to Chilly Paw Ave.

The plat will not be dedicating any right-of-way nor will it be finalizing a vacation of right-of-way. The plat is not affected by a section line easement either.

Block length is compliant, being completed by Chilly Paw Ave, Linda Ln, Frosty Foot Ave, and Ridge St.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: No RSA comments or objections.
SOA DOT comments	No comment
Central Emergency Services	No substantive comments

Site Investigation:

Borough GIS data shows structures on proposed Tract 20-B. With an exception request for KPB 20.10.040 Soil Analysis Report was submitted location drawing of two existing septic fields on the plat being split between the tracts. The drawing did not show structures, but it can be assumed that there are structures to go with both septic systems on the separate lots. A request for locations of structures was sent to the surveyor and if supplied will be added to the desk packet.

The terrain of the plat is flat with the southeast corner and the east line being on the high side and the northwest

corner being the low area of the property. The difference from the southeast corner to the northwest corner is roughly 10 feet at a 1.5 percent slope across the lot.

There are no wetlands located on the plat and the River Center review did not identify the plat to be in a FEMA designated flood hazard area or a habitat protection district.

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

Staff Analysis

The plat was originally designated a part of the S1/2 NE1/4 of Section 13, Township 2 North, Range 12 West, SM Alaska. Crooked Creek Ridge KN 77-152 is the first division of said S1/2 NE1/4 and created 21 tracts. This platting action is subdividing tract 20 of KN 77-152.

An exception to KPB 20.40.040 Soils Analysis Report has been requested, and will be addressed below.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission.

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

Utility Easements

The certificate to plat notes a right-of-way easement to Homer Electric Association, Inc. in it that is labeled on the plat at note #3. The plat note needs corrected as there is two words ‘recorded’ in the note and ‘Homer Electric Association, Inc’ needs completely spelled out. **Staff recommends** plat note #3 be corrected as noted.

The plat drawing shows a 15’ utility easement on the drawing and identified at plat note #2, KPB 20.30.060(D) only requires the front 10’ adjoining rights-of-way to be designated as a utility easement. It is the surveyor’s decision to maintain the 15’ utility easement or reduce to a 10’ utility easement. **Staff recommends** the easement label on the drawing be changed from 15’ Utility Easement see plat note 1 to “see plat note 2”.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

Utility provider review:

HEA	No comments
ENSTAR	No comment or recommendation

ACS	
GCI	Approved as shown

KPB department / agency review:

Addressing	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 52350 FROSTY FOOT AVE</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: FROSTY FOOT AVE, CHILLY PAW AVE</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: 52350 FROSTY FOOT AVE WILL REMAIN WITH LOT 20-B</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comment</p>

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

- Modify the KPB File to 2024-097 in the title block
- Plat note #3 needs corrected
- 15' Utility Easement note on drawing needs corrected

KPB 20.25.070 – Form and contents required

Staff recommendation: *final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.*

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;
Staff recommendation:
Add some access roads to the plat to vicinity map
- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of

subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff recommendation:

North Ridge Estates to the north of plat is three words.
The plat label to the north need changed to KN 86-133

KPB 20.30 – Subdivision Design Requirements

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

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

EXCEPTIONS REQUESTED:

A. KPB 20.40.040 Soils Analysis Report for proposed Tracts 20-A and 20-B

Surveyor's Discussion:

Asking to not provide a soils analysis report and engineer signature on final plat.

Findings:

1. Proposed lots have existing functioning septic systems installed by certified installer.
2. Documentation of existing septic systems on file with Alaska DEC. File provided.
3. Septic documentation diagrams depict well-draining soils and deep ground water.
4. Proposed Lots have adequate square feet available for replacement septic system. Exhibit provided.
5. No neighboring wells within 100 feet of proposed lots or other limiting factors to available useable area for replacement septic system.

Staff Discussion:

20.40.040. - Conventional onsite soil absorption systems.

A. If any lots within a subdivision will utilize conventional onsite soil absorption systems and are less than 200,000 square feet, the following requirements must be met and submitted to the planning director:

Findings:

6. Neighboring lots will not be affected if this exception is granted.
7. Copies of ADEC files not supplied with application.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1-5 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1-5 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 5 & 6 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO THE EXCEPTION GRANTED, STAFF RECOMMENDS:

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

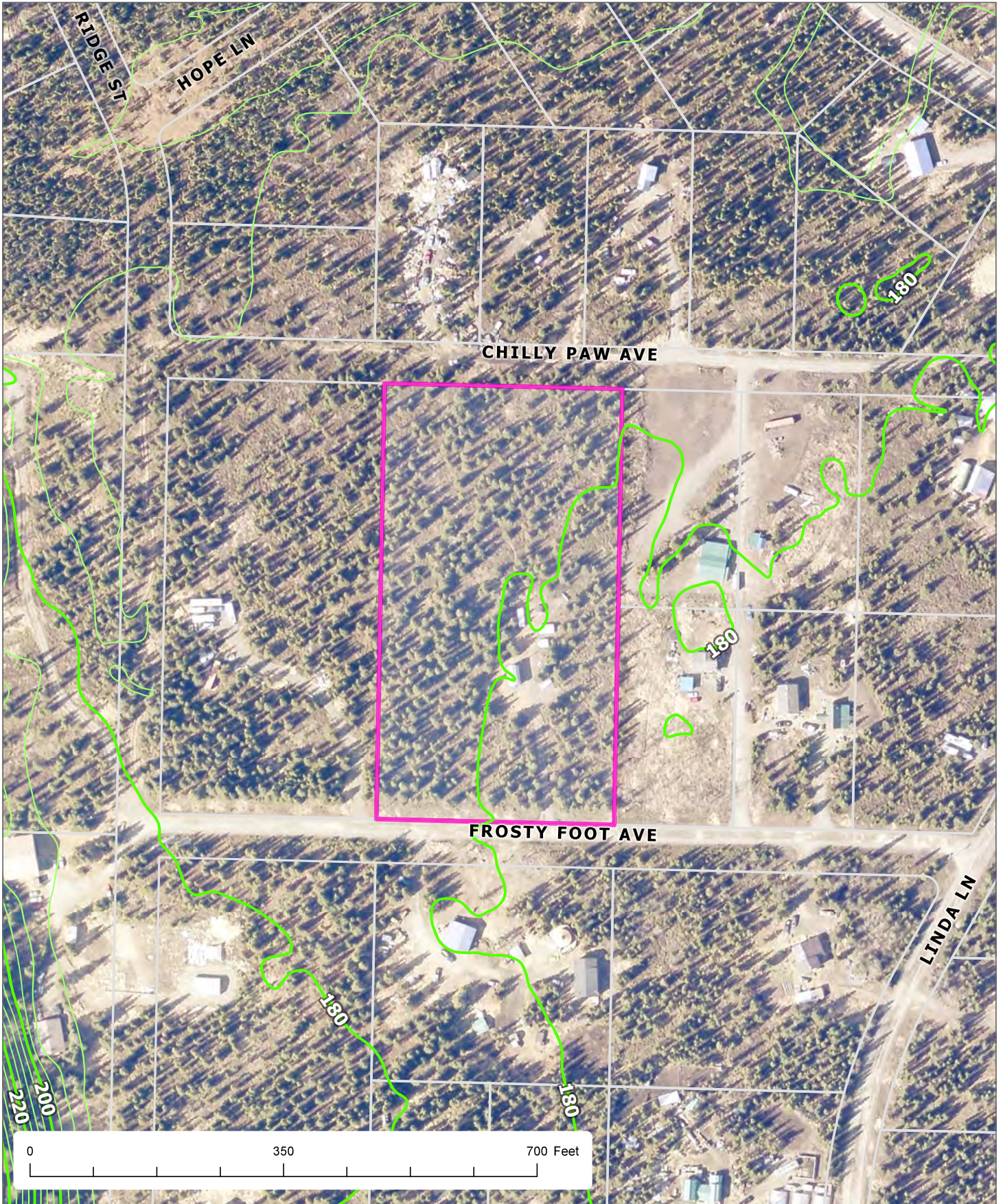
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

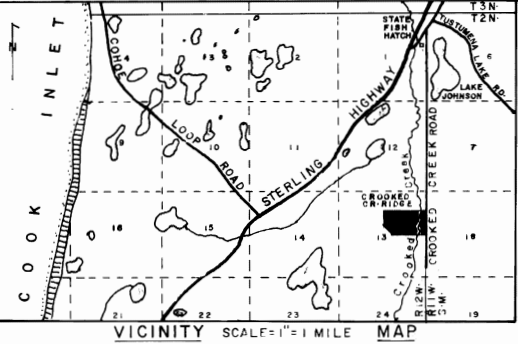
END OF STAFF REPORT



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



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Crooked

LOCATED IN S1/2 NE1/4
SCALE = 1" = 200'

BY: GEORGE JACKINSKY
BOX 2 KASILOF, ALASKA 99610

Creek

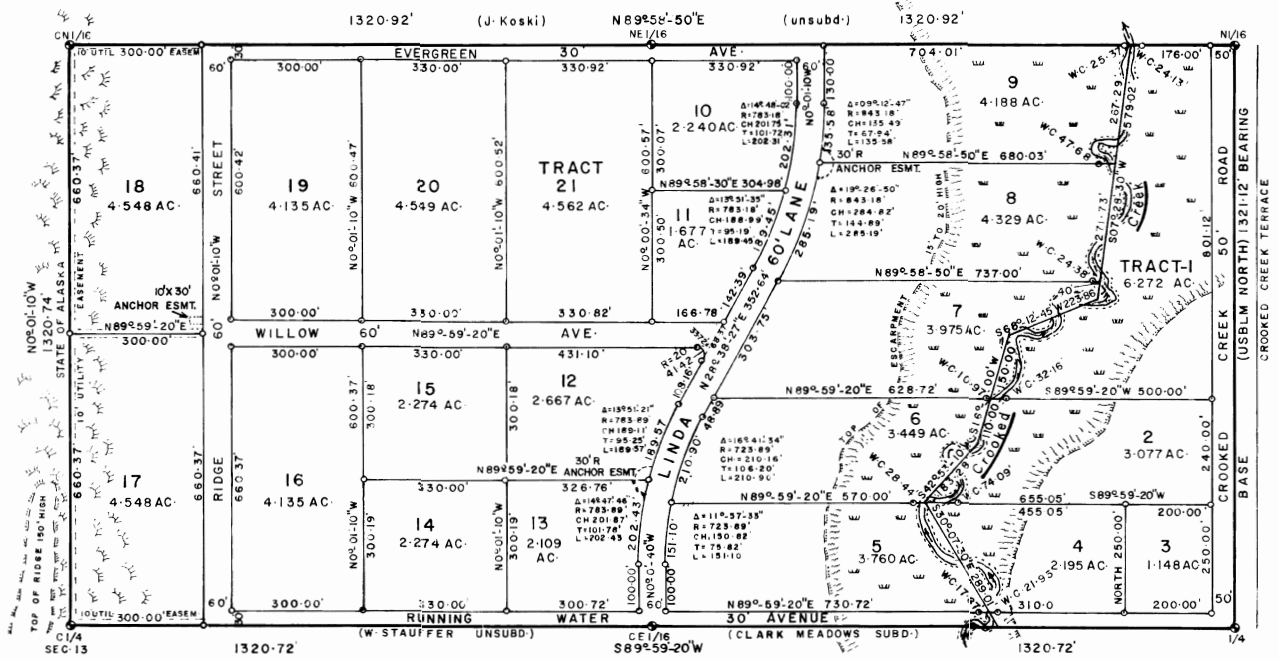
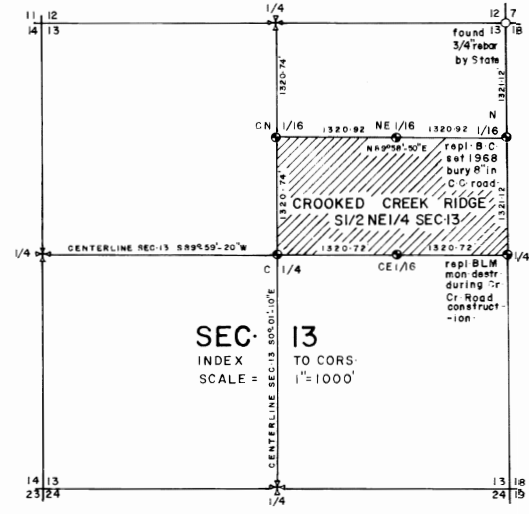
SEC 13, T2N-R12W-S-M
AREA = 80-106 ACRES

DAVID VINCENT
BOX 65 KASILOF, ALASKA 99610

Ridge

KASILOF, ALASKA
JULY 14, 1977

HAROLD MORTON JR. 99610
STAR ROUTE, KASILOF, ALASKA



LEGEND

- ⊕--Indicates U.S. B.L.M. 1954 monument found as described in rec.
 - ⊙--Ind. Standard K.P.B. 3/4" X 3/16" g.i.p. W/brass cap set, 268-3, 1977
 - Ind. 1/2" X 24" rebar set.
 - ⊖--Ind. wet ground, subject to flooding.
- NOTE:** A 20' bldg. set-back line, and 5' under ground utility, or overhead clearing easement for Homer Electric Association. A 5' pedestrian easement along right and left bank of Crooked Creek. Natural line of mean high water of Crooked Creek is legal boundary of riparian tracts. All waste water disposal systems shall comply with existing laws at time of construction.

PLAT APPROVAL

This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in official minutes of the meeting of August 15, 1977 is hereby acknowledged and accepted as the official plat subject to all conditions and requirements of ordinances and law appertaining thereto.
KENAI PENINSULA BOROUGH
BY: Donald J. Salas

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon, and that we hereby adopt this plan of subdivision, and dedicate all streets to public use, and to the use of public utilities.

- George Jackinsky
GEORGE JACKINSKY, BOX 2 KASILOF, ALASKA 99610
- David Vincent
DAVID VINCENT, BOX 65 KASILOF, ALASKA 99610
- Harold Morton Jr.
HAROLD MORTON JR., STAR ROUTE, KASILOF, ALASKA 99610
- Craig A. Jackinsky
CRAIG A. JACKINSKY, BOX 2 KASILOF, ALASKA 99610
- Royce E. Morton
ROYCE E. MORTON, STAR ROUTE, KASILOF, ALASKA 99610
- Frederick J. Galloway
FREDERICK J. GALLOWAY, BOX 151 KASILOF, ALASKA 99610
- Ruth V. Galloway
RUTH V. GALLOWAY, BOX 151 KASILOF, ALASKA 99610

STATE OF ALASKA, THIRD JUDICIAL DISTRICT

Subscribed and sworn to before me this 14 day of JULY, 1977
NOTARY PUBLIC FOR ALASKA
My commission expires



KN 77-152

77-152
7-27
7-32
71
H