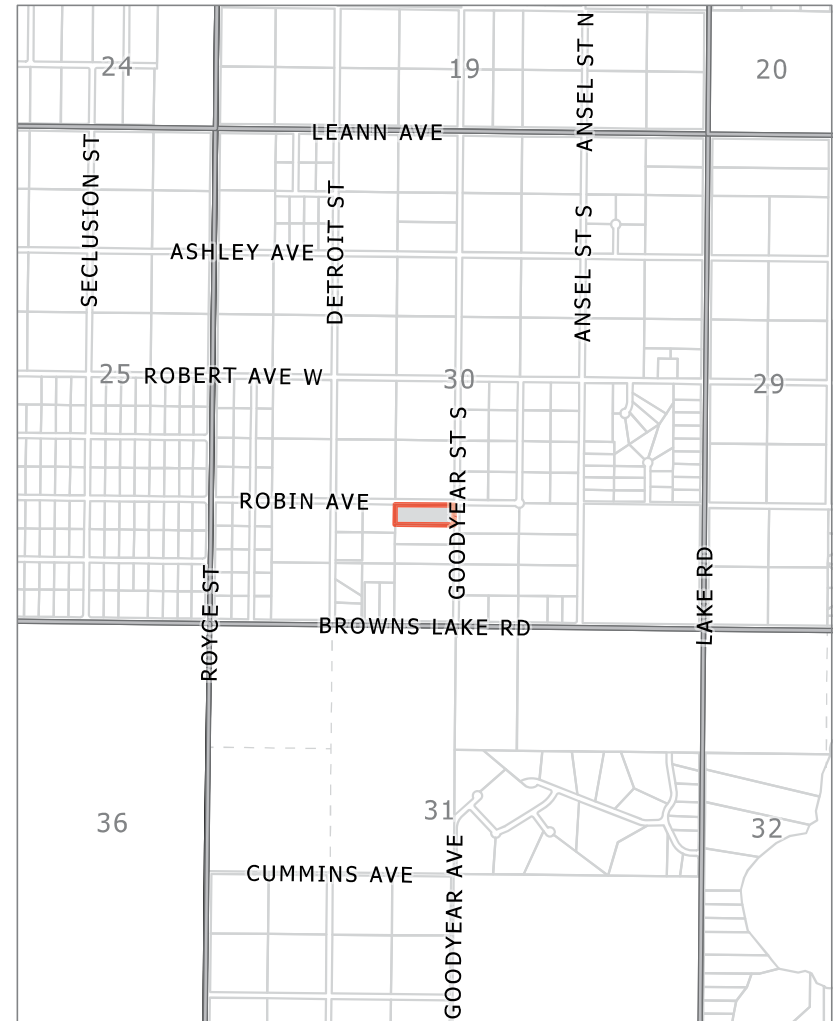
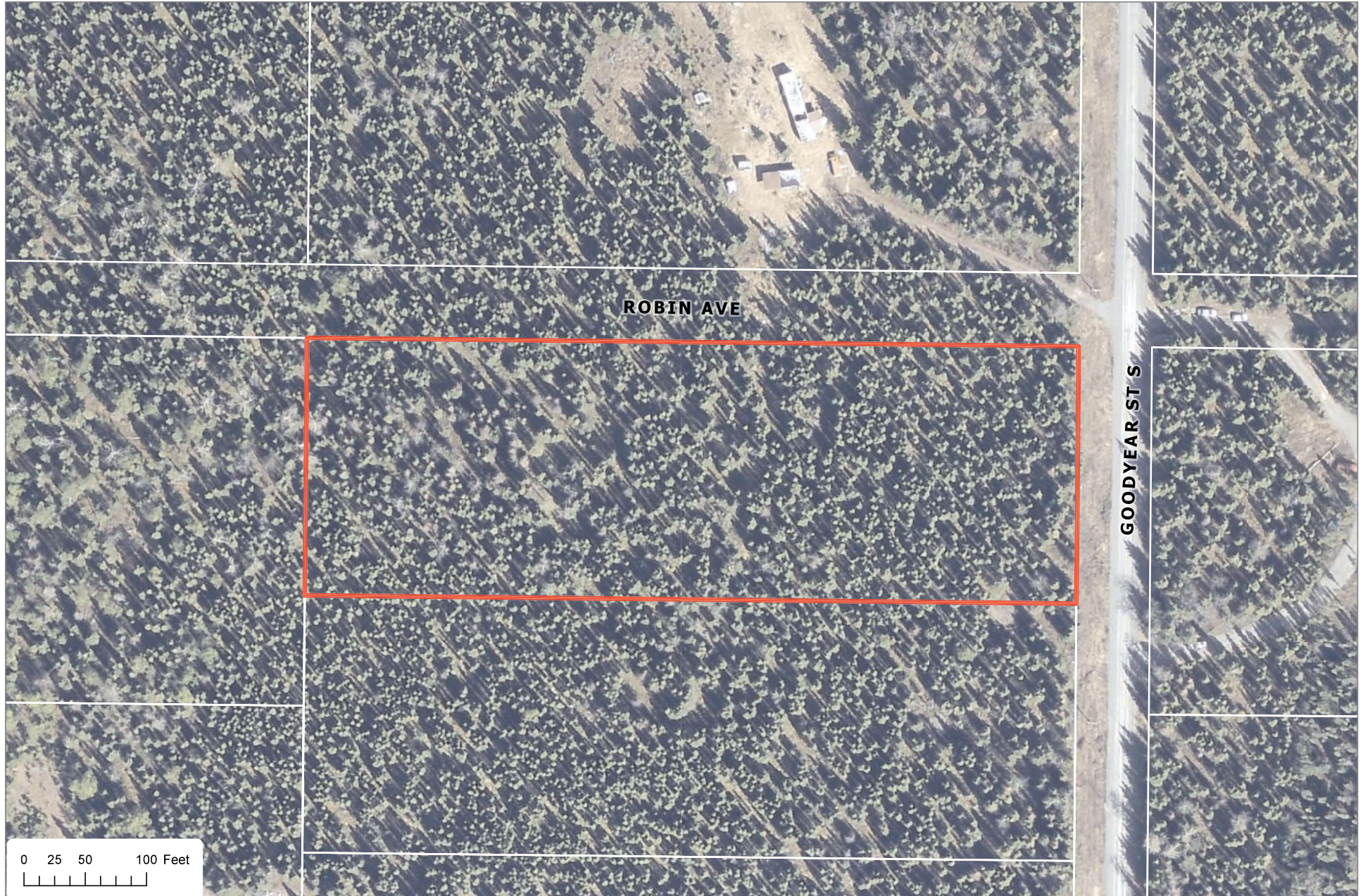


E. NEW BUSINESS

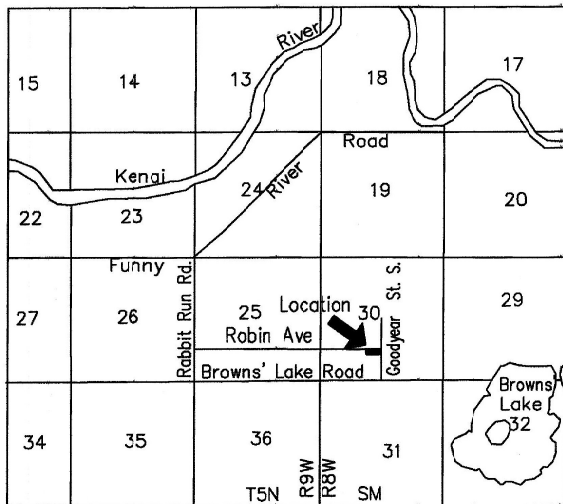
- 6. Don Jack Subdivision 2025 Addition; KPB File 2025-105
Johnson Surveying / Rasmusan
Location: Goodyear Street off Browns Lake Road
Funny River Area / Funny River APC**



KPB File 2025-105
T 5N R 8W Sec 30
Funny River



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.



Don Jack Subdivision, 2025 Addition Preliminary Plat

A subdivision of Lot 12A Don Jack Subd., 2020 Addn, (KRD 2020-82).
 Located in the SW1/4 Section 30, T5N R8W, SM, Kenai Peninsula Borough, Alaska
 Kenai Recording District Kenai Peninsula Borough File

Prepared for

Richard W Rasmusen
 36750 River View Terrace Dr
 Soldotna, AK 99669

Prepared by

Johnson Surveying
 P.O. Box 27
 Clam Guich, Ak 99568
 (907) 262-5772

NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building is also a utility easement, as is the entire setback within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
3. An electrical utility easement was granted to HEA by KRD Bk 302 Pg 452. This is a general easement, no specific location given.

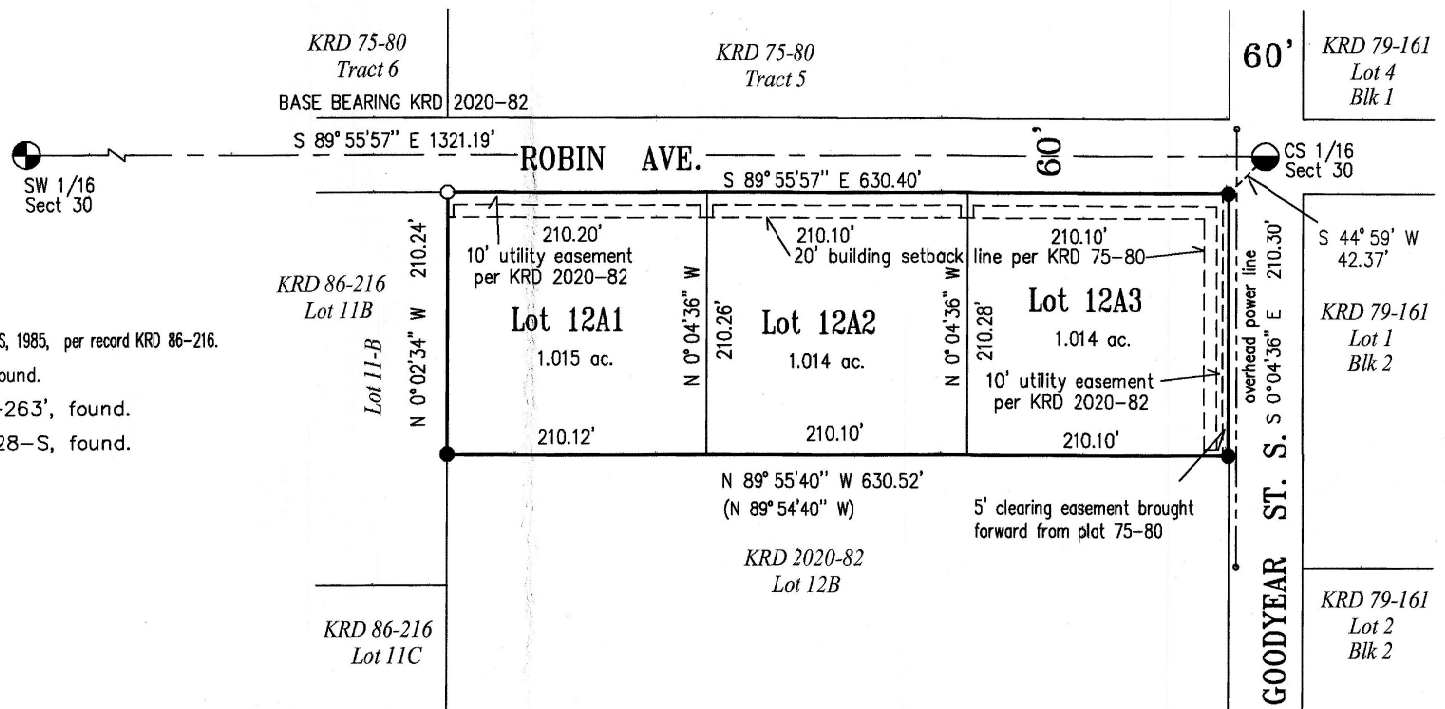
SCALE 1" = 100' 3.043 Acres 20 June, 2025

Topography of the subdivision is basically flat. There are no wet areas in the subdivision.

VICINITY 1" = 1 mile MAP

LEGEND

- ⊕ - 3 1/2" aluminum monument, found, cap missing, 5332-S, 1985, per record KRD 86-216.
- ⊙ - 2 1/2" alcap monument, 7328-S, 2020, found.
- - 1/2" rebar with plastic cap, 'C-263', found.
- - 1/2" rebar with plastic cap, 7328-S, found.
- ▲ - 1/2"



KPB 2025-105

AGENDA ITEM E. NEW BUSINESS

**ITEM #6 - PRELIMINARY PLAT
Don Jack Subdivision 2025 Addition**

KPB File No.	2025-105
Plat Committee Meeting:	August 11, 2025
Applicant / Owner:	Richard W. Rasmusen of Soldotna, Alaska
Surveyor:	Jerry Johnson / Johnson Land Surveying
General Location:	Robin Avenue and Goodyear Street S / Funny River APC

Parent Parcel No.:	066-450-53
Legal Description:	Township 5 North, Range 8 West, Section 30, Seward Meridian, Kenai Recording District, Plat 2020-82, Don Jack Subdivision 2020 Addition, Lot 12A
Assessing Use:	Residential Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 3.043-acre lot into three lots of 1.014-acres, 1.014-acres and 1.015-acres.

Location and Legal Access (existing and proposed):

The subdivision is located in the Funny River area off of Browns Lake Road, at the corner of Robin Avenue and Goodyear Street S.

Legal access is by Robin Avenue to the north and Goodyear Street S. to the east. All proposed lots have access to Robin Avenue. Proposed Lot 12A3 is a corner lot and is accessible by Robin Avenue and Goodyear Street S.

Robin Avenue is a 60-foot dedicated road that is currently unconstructed according to KPB GIS Imagery. Robin Avenue intersects with Detroit Street to the west and Goodyear Street S. to the east. Goodyear street is a 60-foot borough-maintained road. Both Detroit Street and Goodyear Street S. connect to Browns Lake Road to the south, a state-maintained road.

No right-of-way dedications or vacations are proposed by this platting action. No section line easements affect the proposed plat.

Block length is compliant around this plat, being completed by:: Goodyear Street S., Robin Avenue, Detroit Street, and Browns Lake Road.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: no objection at this time
SOA DOT comments	No Response

Site Investigation:

No structures are depicted on the preliminary plat. KPB GIS Imagery and KPB Assessing records confirm the parcels as vacant.

According to the KWF, no wetlands affect the subject area. KPB GIS Imagery shows the topography as relatively flat with no slopes exceeding 20% in grade. The grade slopes approximately 1.5% across the plat from west to east.

Per the KPB River Center Reviewers the plat is not located in a FEMA designated flood hazard area nor in a habitat protection district. Notes from KPB 20.30.280 of 20.30.290 will not be needed on the drawing.

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	No Response

Staff Analysis

This portion of land was originally surveyed as the E1/2 SW1/4 Section 30, Township 5 North, Range 8 West, SM Alaska Don Jack Subdivision Unit 3 recorded a paper plat in 1975 which subdivided the land into sixteen tracts and dedicated the adjacent rights of way around the plat. No field survey was performed nor were any monuments set during this plat. In 2020, Don Jack Subdivision 2020 Addition subdivided Tract 12 into three lots of size around 3.041 average acres. The proposed plat will further subdivide Lot 12A into three lots of size 1.014 acres average. The new lots comply with KPB 20.30.200 size requirements.

The parent subdivision KN2020-82 was approved by the Kenai Peninsula Borough and included a Soils Report with the approval. However, the proposed subdivision is increasing the number of developable lots and does not comply with KPB 20.40.020 Wastewater system review not required. Therefore, a soils report will be required and an engineer will sign the final plat.

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.

This subdivision is within the Funny River Planning Commission jurisdiction. Funny River Planning Commission minutes were not available when the staff report was prepared on July 29, 2025 (KPB 21.02.020). Meeting notes will be provided with the desk packet if available but not necessarily addressed in the staff report.

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

Utility Easements

Don Jack Subdivision Unit 3 (Plat KN 75-80) granted a 5-foot clearing easement adjacent to the east boundary of Tract 12. This easement was carried forward to Don Jack Subdivision 2020 Addition (Plat KN 2020-82) adjacent to the east boundary of Lot 12A. The proposed plat carried forward the easement and is correctly depicted and labeled.

Don Jack Subdivision 2020 Addition (Plat KN 2020-82) granted a 10-foot utility easement along all rights of way including out to 20' within 5-feet of side lot lines. This easement has been correctly depicted and labeled on the proposed plat.

An overhead electric distribution line easement was granted to HEA as recorded by Book 304, Page 452, KRD. This easement is denoted as plat note 3 on the drawing. The document identifies the "West 10ft of Tract 12, Don Jack S/D Unit #3" for the legal description of the easement. **Staff recommends** the surveyor show the easement on the drawing and revise the plat note.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

Utility provider review:

HEA	No Comments
ENSTAR	No Response
ACS	No Objections
GCI	No Response

KPB department / agency review:

Addressing Review	<p>Reviewer: Pace, Rhealyn Affected Addresses: NONE</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: ROBIN AVE, GOODYEAR ST S</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: No other comments</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
LOZMS Review 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 Review	<p>Reviewer: Windsor, Heather Comments: No comment</p>
Advisory Planning Commission	

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Complete and add items as needed from KPB 20.60.

KPB 20.25.070 – Form and contents required

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

A. Within the Title Block

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

Staff recommendation:

- Name of subdivision is too similar to parent plat which may cause confusion. Staff recommends changing subdivision name to Don Jack Subdivision Rasmusan Addition or Don Jack Subdivision Rasmusan 2025 Addition
- Modify the KPB File to 2025-105

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:

- Depict and label: Funny River and Aurora Lakes
- Continue the depiction of Goodyear Street S. to the section line to the north (Leann Ave).

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:

- There are two lot numbers labeled to the west. Please keep the label with the hyphen and remove the other: Lot 11-B, KN 86-216
- Please include a hyphen for the lot label to the west: Lot 11-C, KN 86-216

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.

- Soils report needed

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.

RECOMMENDATION:

STAFF RECOMMENDS:

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

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.

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

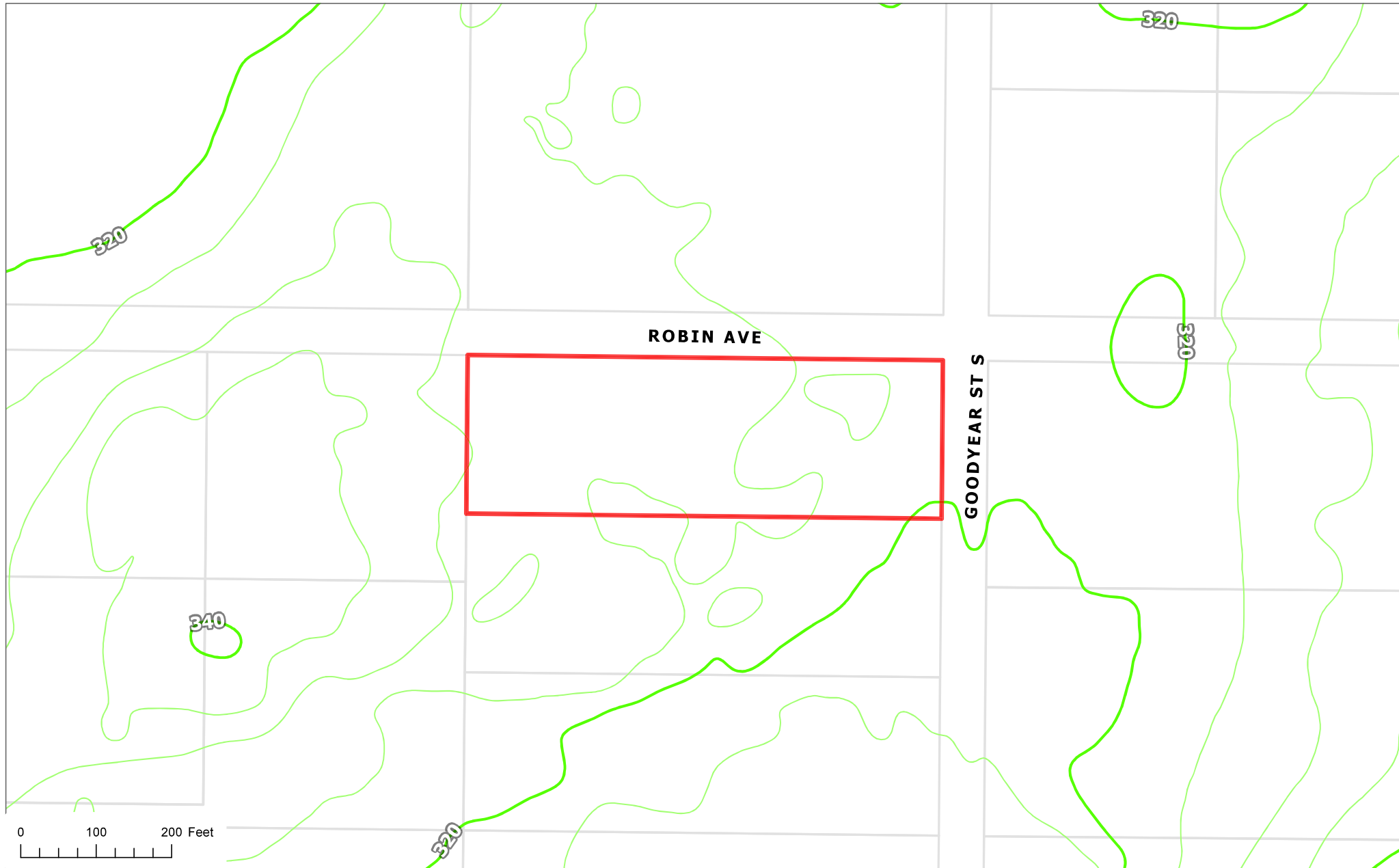
END OF STAFF REPORT



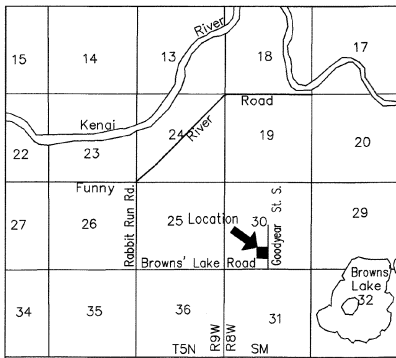
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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.



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.



VICINITY 1" = 1 mile MAP

2020-82
Plat #
Neron
Rec. Dist.
1228
DATE 2020
TIME 12:07 P.M.

Don Jack Subd., 2020 Addition

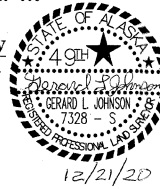
A subdivision of Tract 12 Don Jack Subd., Unit 3 (KRD 75-80).
Located in the SW1/4 Section 30, T5N R8W, SM, Kenai Peninsula Borough, Alaska
Kenai Recording District Kenai Peninsula Borough File 2020-063

Prepared for

John E. Galley, Trustee
Galley Living Trust
22 Tamarack Lane
Elk, WA 99009

Prepared by

Johnson Surveying
P.O. Box 27
Clam Gulch, Ak 99568



SCALE 1" = 100' 9.124 Acres 20 June, 2020

NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building is also a utility easement, as is the entire setback within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
3. An electrical utility easement was granted to HEA by KRD Bk 302 Pg 452. This is a general easement, no specific location given.

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 10 August, 2020

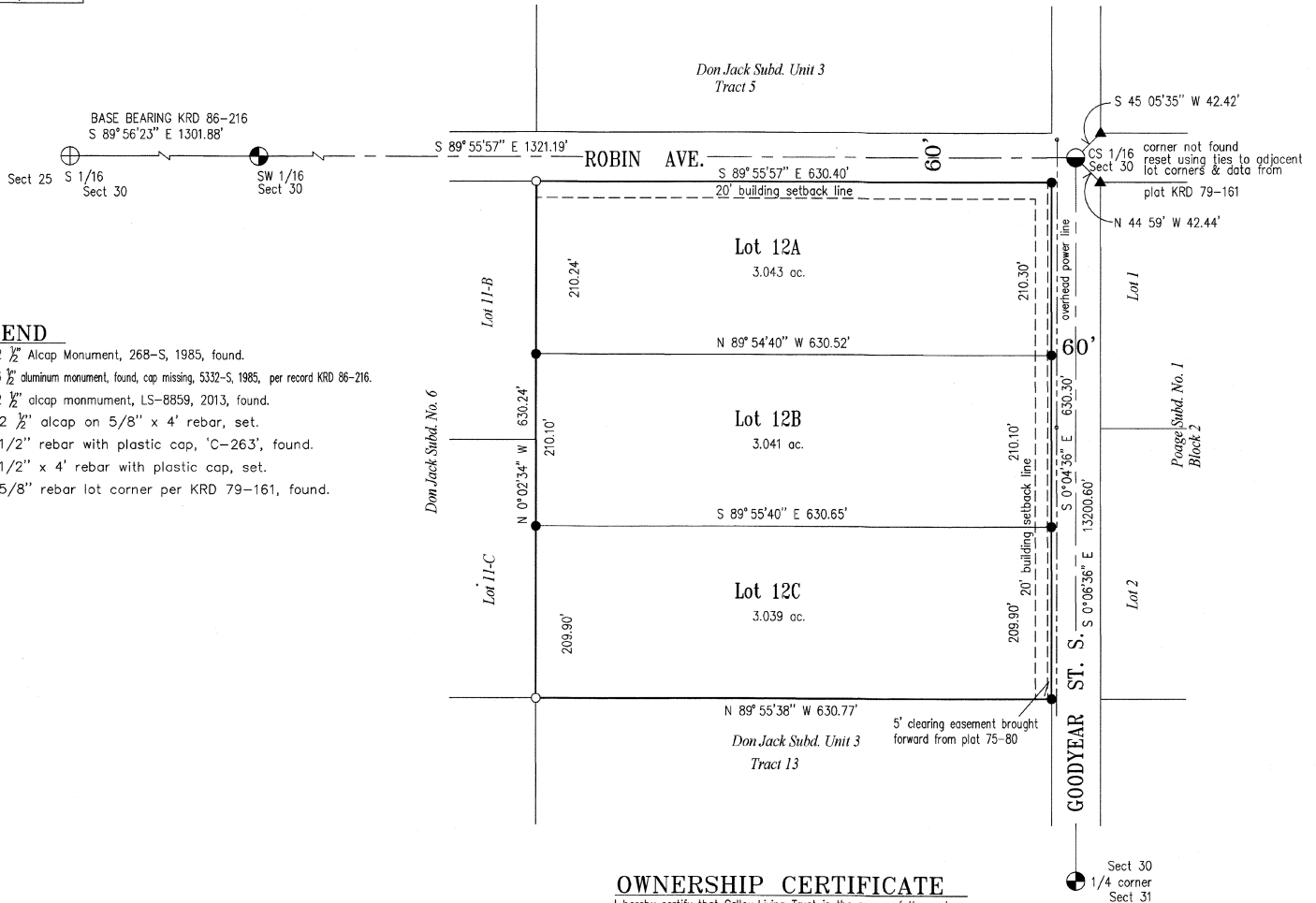
KENAI PENINSULA BOROUGH

By: *Scott A. H.*
Authorized Official

12/23/20
Date

LEGEND

- ⊕ - 2 1/2" Alcap Monument, 268-S, 1985, found.
- ⊙ - 3 1/2" aluminum monument, found, cap missing, 5332-S, 1985, per record KRD 86-216.
- ⊙ - 2 1/2" alcap monument, LS-8859, 2013, found.
- ⊙ - 2 1/2" alcap on 5/8" x 4' rebar, set.
- - 1/2" rebar with plastic cap, 'C-263', found.
- - 1/2" x 4' rebar with plastic cap, set.
- ▲ - 5/8" rebar lot corner per KRD 79-161, found.



OWNERSHIP CERTIFICATE

I hereby certify that Galley Living Trust is the owner of the real property shown and described hereon; and that on behalf of the Trust I hereby adopt this plan of subdivision, and by my free consent grant all easements to the use shown.

John E. Galley Trustee
John E. Galley, Trustee-Galley Living Trust
22 Tamarack Lane Elk, WA 99009

NOTARY'S JURAT

For: John E. Galley
Subscribed and sworn to before me this 14
day of December, 2020.

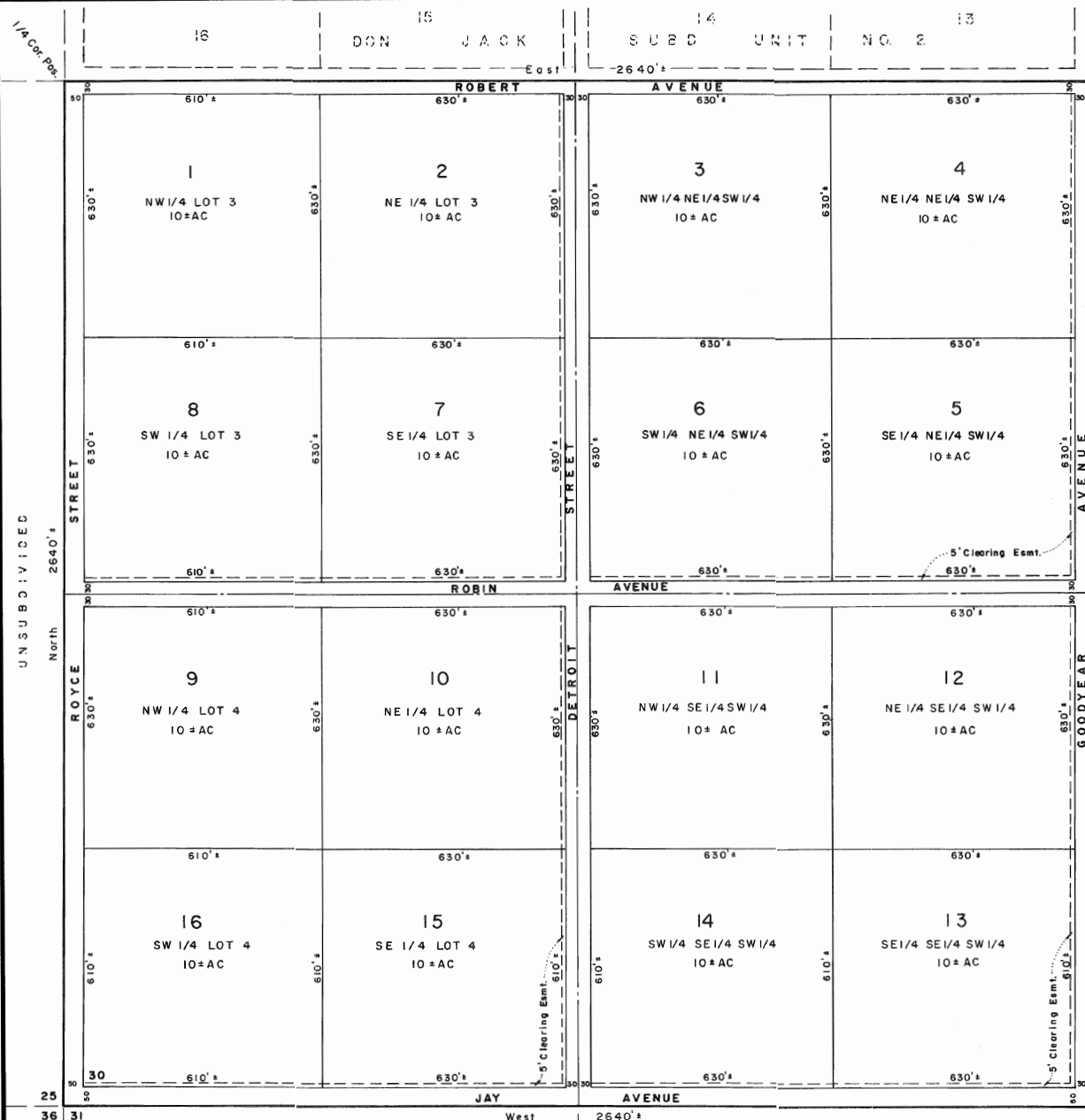
M. Nichols
Notary Public for Washington
My commission expires 4/10/22



WASTEWATER DISPOSAL

20.40.040
Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Dept. of Environmental Conservation.

M. Tourkaman 3380 E 21 Dec 20
Engineer License # Date



UNSUBDIVIDED

North

ROYCE STREET

LOT 1

NOTES:

1. Acreage shown on all tracts within this subdivision includes the adjacent road right-of-way.
2. All bearings, distances and areas shown on this plat are based on protracted values and are approximate only.
3. A minimum 20' building setback exists along all road rights-of-way.

UNSUBDIVIDED

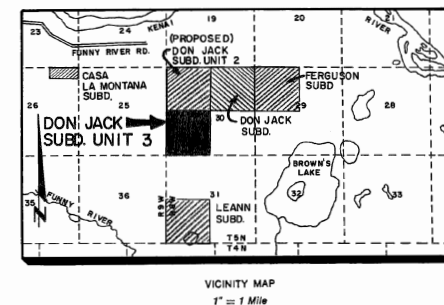
4. This subdivision, at the time of filing, is not served by public water and/or sewage facilities. No on-site water and/or sewage disposal facilities may be constructed without prior approval of the Alaska Department of Environmental Conservation.
5. NO field survey was made nor were any stakes or monuments set.

Cir. 1/4 Cor. Pos.

UNSUBDIVIDED

GOODYEAR AVENUE

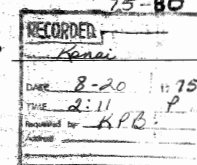
Cir. 1/4 Cor. Pos.



CERTIFICATE OF OWNERSHIP & DEDICATION

We hereby certify that we are the owners of the property shown and described hereon. We hereby request approval of this plat, showing such easements for public utilities, roadways and alleys dedicated by us for public use.

Donald L. Jock
Donald L. Jock
629 L Street #201
Anchorage, Alaska



NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this 19th day of

August, 1975.

Fred Walatka
Notary for Alaska

My Commission expires
Oct. 4, 1978

PLAT APPROVAL

I hereby certify that this subdivision plat has been found to comply with the regulations of the Kenai Peninsula Borough and that said plat has been approved by the Kenai Peninsula Borough Planning Commission.

August 4, 1975
Date

Stanley F. Thompson
Borough Mayor

SURVEYOR'S CERTIFICATE

I hereby certify that I am a registered land surveyor and that this plat was prepared by me and is based on a subdivision of Lots 3 & 4, and the E 1/2 SW 1/4 Sec. 30, T5N, R8W, S.M., Alaska, as shown hereon. No corners have been established for any of the tracts within this subdivision.

August 19, 1975
Date

Fred Walatka
Surveyor



AREA 160 ± AC

PLAY OF

DON JACK SUBDIVISION
UNIT 3

AN ALIQUOT PARTS SUBDIVISION

LOCATED IN U.S. GOVT. LOTS 3&4
8 E 1/2 SW 1/4 Sec. 30, T5N, R8W, S.M., Alaska

FRED WALATKA & ASSOCIATES
ENGINEERS — SURVEYORS

3107 W. 29th Avenue Anchorage, Alaska

DATE: JULY 1975 SCALE: 1" = 100'

DRAWN: D S SHEET: 1 of 1

CHECKED: F W GRID:

FB - p