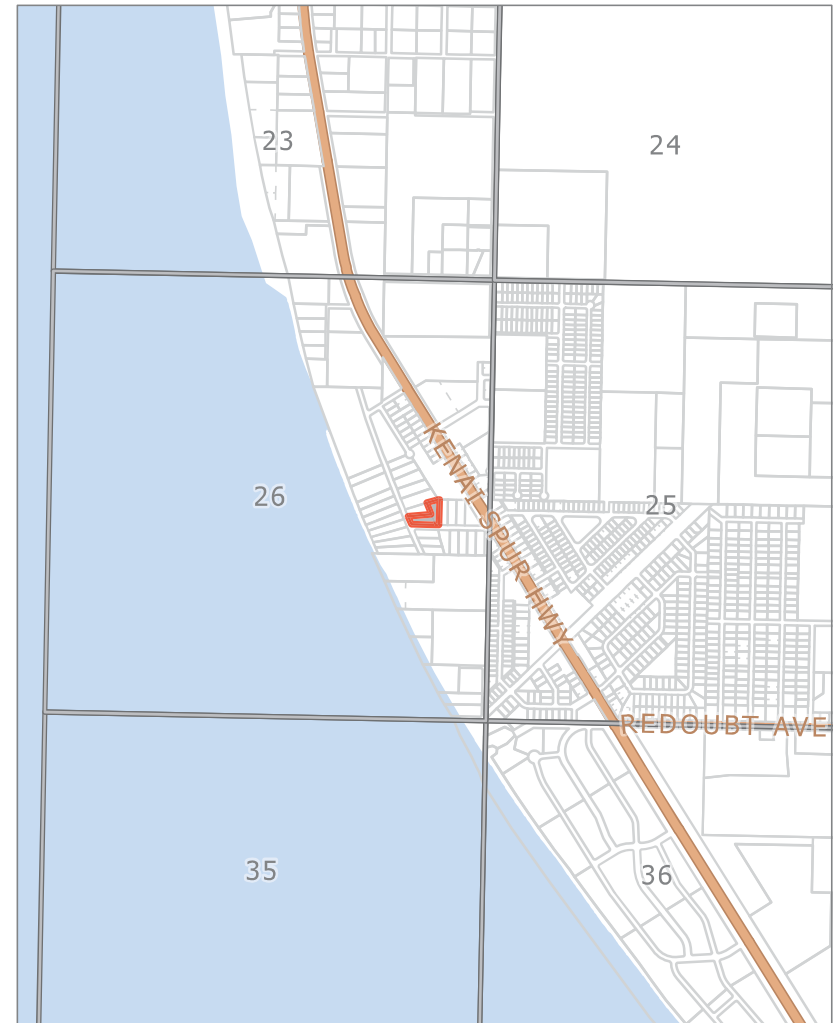


E. NEW BUSINESS

- 2. Shoreline Heights 2014 Addition Phase 1 Bowlin Replat
KPB File 2024-063
Edge Survey & Design / Bowlin
Location: Bree Avenue & Pey Drive
City of Kenai**



KPB File 2024-063
T 06N R 12W SEC 26
Kenai

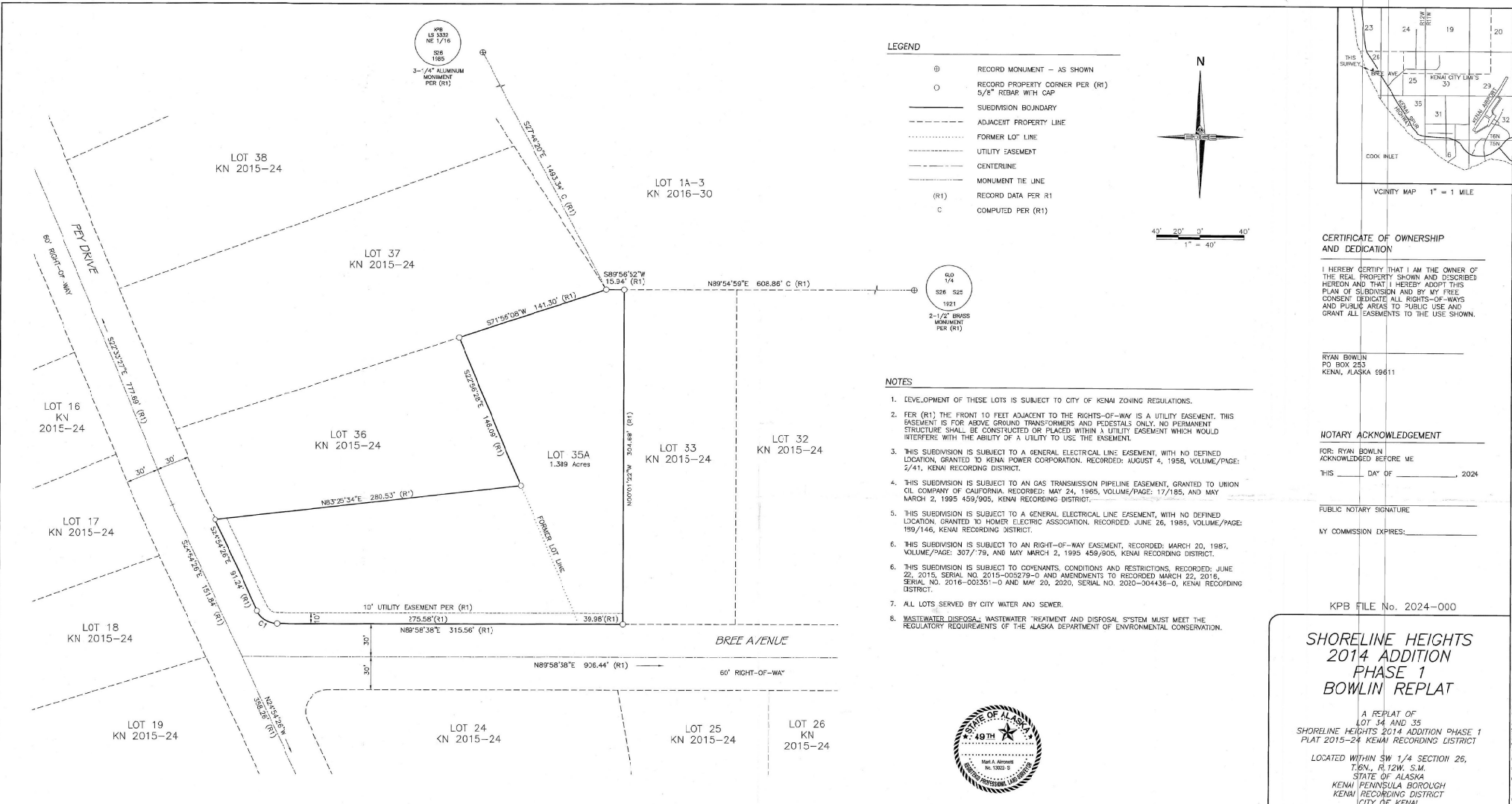
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



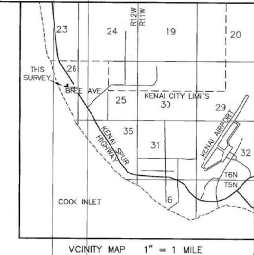
Aerial Map



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.



- LEGEND**
- ⊕ RECORD MONUMENT - AS SHOWN
 - RECORD PROPERTY CORNER PER (R1)
 - 5/8" REBAR WITH CAP
 - SUBDIVISION BOUNDARY
 - - - ADJACENT PROPERTY LINE
 - FORMER LOT LINE
 - - - UTILITY EASEMENT
 - CENTERLINE
 - MONUMENT TIE LINE
 - (R1) RECORD DATA PER R1
 - C COMPUTED PER (R1)



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

RYAN BOWLIN
PO BOX 253
KENAI, ALASKA 99611

NOTARY ACKNOWLEDGEMENT

FOR: RYAN BOWLIN
ACKNOWLEDGED BEFORE ME
THIS ___ DAY OF _____, 2024

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____

KPB FILE No. 2024-000

SHORELINE HEIGHTS 2014 ADDITION PHASE 1 BOWLIN REPLAT

A REPLAT OF LOT 34 AND 35 SHORELINE HEIGHTS 2014 ADDITION PHASE 1 PLAT 2015-24 KENAI RECORDING DISTRICT

LOCATED WITHIN SW 1/4 SECTION 26, T.6N., R.12W. S.M. STATE OF ALASKA KENAI PENINSULA BOROUGH KENAI RECORDING DISTRICT CITY OF KENAI

OWNERS:
RYAN BOWLIN
PO BOX 253
KENAI, ALASKA 99611

CONTAINING 1.389 ACRES



DRAWN BY: JY	DATE: 06/11/2024	PROJECT: 24-532
CHECKED BY: MA	SCALE: 1" = 40'	SHEET: 1 OF 1

NOTES

- DEVELOPMENT OF THESE LOTS IS SUBJECT TO CITY OF KENAI ZONING REGULATIONS.
- FER (R1) THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT. THIS EASEMENT IS FOR ABOVE GROUND TRANSFORMERS AND PEDESTALS ONLY. 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.
- THIS SUBDIVISION IS SUBJECT TO A GENERAL ELECTRICAL LINE EASEMENT, WITH NO DEFINED LOCATION, GRANTED TO KENA POWER CORPORATION. RECORDED: AUGUST 4, 1985, VOLUME/PAGE: 2/41, KENAI RECORDING DISTRICT.
- THIS SUBDIVISION IS SUBJECT TO AN GAS TRANSMISSION PIPELINE EASEMENT, GRANTED TO UNION OIL COMPANY OF CALIFORNIA. RECORDED: MAY 24, 1965, VOLUME/PAGE: 17/185, AND MAY MARCH 2, 1995 459/905, KENAI RECORDING DISTRICT.
- THIS SUBDIVISION IS SUBJECT TO A GENERAL ELECTRICAL LINE EASEMENT, WITH NO DEFINED LOCATION, GRANTED TO HOMER ELECTRIC ASSOCIATION. RECORDED: JUNE 26, 1989, VOLUME/PAGE: 159/146, KENAI RECORDING DISTRICT.
- THIS SUBDIVISION IS SUBJECT TO AN RIGHT-OF-WAY EASEMENT, RECORDED: MARCH 20, 1981, VOLUME/PAGE: 307/79, AND MAY MARCH 2, 1995 459/905, KENAI RECORDING DISTRICT.
- THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS. RECORDED: JUNE 22, 2015, SERIAL NO. 2015-003279-0 AND AMENDMENTS TO RECORDED MARCH 22, 2016, SERIAL NO. 2016-003351-0 AND MAY 20, 2020, SERIAL NO. 2020-004366-0, KENAI RECORDING DISTRICT.
- ALL LOTS SERVED BY CITY WATER AND SEWER.
- WASTEWATER DISPOSAL, WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



CERTIFICATE OF SURVEYOR

I, MARK AMONETTI 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.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JULY 22, 2024.
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

REFERENCES

(R1) SHORELINE HEIGHTS 2014 ADDITION PHASE 1, PLAT 2015-24, KENAI RECORDING DISTRICT

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CT(R1)	22.73'	20.00'	65°09'56"	N57°27'54"W	21.53'

KPB 2024-063

AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
SHORELINE HEIGHTS 2014 ADDITION PHASE 1 BOWLIN REPLAT**

KPB File No.	2024-063
Plat Committee Meeting:	July 22, 2024
Applicant / Owner:	Ryan Bowlin - Kenai, Alaska
Surveyor:	Mark Aimonetti – Edge Survey and Design, LLC
General Location:	Bree Ave, Kenai Spur Highway, City of Kenai, Alaska

Parent Parcel No.:	039-141-57 and 039-141-58
Legal Description:	T 06N R 12W SEC 26 SEWARD MERIDIAN KN 2015024 SHORELINE HEIGHTS 2014 ADDN PHASE 1 LOT 34 and 35
Assessing Use:	Residential and Vacant
Zoning:	Rural Residential
Water / Wastewater	City Water / onsite Sewer
Exception Request	None

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will replat two lots of .74 acres and .65 acres into one lot of 1.389 acres.

Location and Legal Access (existing and proposed):

The subdivision is accessed from Bree Avenue, coming from Kenai Spur Highway near mile point 14.5. The proposed Lot 35A has current access to Bree Avenue, which is developed and currently maintained by the City of Kenai. Lot 35A also has access to Pey Drive on the west side of the lot.

All roads have been dedicated by previously recorded parent plat Shoreline Heights 2014 Addition Phase 1 KN 2015-24. There will be no vacations with this subdivision either.

The is subdivision is not affected by a section line easement as the ADL that crossed the property was vacated by a previous ADL Easement Vacation Plat.

Block length is compliant being completed by Kenai Spur Highway, Bree Avenue, Pey Drive and Ninilchik Drive.

The right-of-way easement mentioned in plat note #6 at 307/179 is ADL 63572 which was vacated by plat at KN2017-10. Staff recommends surveyor amend notes as need to all that reference said ADL.

KPB Roads Dept. comments	Out of Jurisdiction: Yes Roads Director: Griebel, Scott Comments: Within City of Kenai. No RSA comments or objections.
SOA DOT comments	

Site Investigation:

There is currently a home and drive built on the property. City water is connected to the property and per the City of Kenai staff report an installation agreement will not be needed.

There are no steep slopes across the subdivision as the land is mostly flat across the property

There are no wetlands associated with this plat. The River Center review of the plat did not identify any flood hazard or habitat protection district either.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Within City of Kenai 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

Originally the land was part of the public land survey system and Shoreline Heights Subdivision KN 85-184 was the first subdivision of the 41-acre tract of the Government Lots 9 – 14 and parts of the NE1/4 and SE1/4 of Section 26, T6N, R12W, SM, Alaska. The land was then subdivided three times with the last subdivision being Shoreline Heights 2014 Addition Phase 1, KN 2015-24, creating the current Lots 34 and 35 being combined in this platting action, to produce proposed Lot 35A.

A soils report will not be required as there is an existing system on the site for the current house and this plat is expanding the lot size with the combination of the two lots into one larger.

Notice of the proposed plat was mailed to the beneficial interest holder on June 18, 2024. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

The subdivision was reviewed by the City of Kenai at their regular meeting of the Planning & Zoning Commission on May 29, 2024. It was unanimously approved to pass Resolution PZ2024-11 recommending approval for Preliminary Plat - Shoreline Heights 2014 Addition Phase 1 Bowlin Replat. A copy of the city minutes, packet, and resolution are included in the desk packet. Resolution PZ2024-11 also indicated an installation agreement is not required.

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

Fixed wing imagery indicates structure(s) are very close to the lot line between current Lots 36 and 35. It is the duty of a surveyor to report any encroachments found during a survey to his client. No survey is required for a replat that simply removes lot lines, under KPB 20.60.200. **Staff requests:** Surveyor confirm whether an encroachment affects the replat. If a permanent structure or structures cross a lot line, **staff requests** a note be placed on the final plat to indicate that acceptance of the plat by the Borough does not indicate acceptance of any encroachments.

Utility Easements

Easements listed in the certificate to plat are identified in the plat notes.

The utility easement granted by KN 2015-24 is depicted and noted on the plat.

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	HEA Reviewed, No Comments.
ENSTAR	ENSTAR Natural Gas Company has review the preliminary plat and has no comments or recommendations.
ACS	
GCI	Approved as shown

KPB department / agency review:

Addressing	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 1502 PEY DR, 3018 BREE AVE</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: PEY DR, BREE 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: CITY OF KENAI WILL ADVISE ON ADDRESSING.</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. Review Not Required</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comment</p>

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- KPB file number updated to 2024-063.
- SW1/4 Section 26 to be corrected to SE1/4 Section 26.
- Add Section 5 to the vicinity map in the lower portion
- Verify bearing of tie line to ¼ monument in northeast as it does not match record.
- Add detail of cap for found monuments per 20.60.200.C
- Correct plat note numbering.

- Remove “N” from “AN” and “MAY” from note 4.
- Remove “AND MAY MARCH 2, 1995 459/905” from note 6.
- Remove “and Sewer” on note 8 and perhaps carry forward language on note 8 of KN 2015-24.

ADD TO PLAT NOTES

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
- Update wastewater note to reflect DEC approved soils report on file for proposed Lot 35A.

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:

- KPB file number updated to 2024-063.
- SW1/4 Section 26 to be corrected to NE1/4 Section 26.

- 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 Section 5 to the map.

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

Staff recommendation:

Proposed Lot 35A appears to encroach onto Lot 36 KPB 2015-24. Surveyor to verify and if encroachment exists, provide solution.

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. 20.40.010

Add note indicating DEC approval is on file.

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.

20.60.110. Dimensional data required.

C. Any discrepancy between the survey and the record description, and the source of all information used in making the survey shall be indicated. When an inconsistency is found including a gap or overlap, excess or deficiency, erroneously located boundary lines or monuments, or when any doubt as to the location on the ground of the true boundary or property rights exists, the nature of the inconsistency shall be clearly shown on the drawing.

Staff recommendation: comply with 20.60.110. Verify bearing of tie line to ¼ monument in northeast as it does not match record.

20.60.180. Plat notes.

A. Plat notes shall not be placed on a final plat unless required by borough code or by the planning commission in order to promote or protect the public health, safety, and welfare consistent with borough and state law.

B. Revision of, or not carrying forward, an existing plat note from the parent plat will adhere to KPB 20.50.010. Separate advertising of the plat note removal is not required, Notification of the requested change will be sent by regular mail to all owners within the subdivision (parent plat and subsequent replats) as shown on the borough tax rolls. Upon approval by the planning commission, the revision or removal of the record plat note shall be finalized by recording a planning commission resolution or subdivision plat.

Staff recommendation:

Correct plat note numbering.

Remove "N" from "AN" and "MAY" from note 4.

Remove "AND MAY MARCH 2, 1995 459/905" from note 6.

Remove "and Sewer" on note 8 and perhaps carry forward language on note 8 of KN 2015-24.

Update wastewater note to reflect DEC approved soils report on file for proposed Lot 35A.

Place the following notes on the plat.

- *The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.*

20.60.200. Survey and monumentation.

Staff recommendation: comply with 20.60.200.

Add detail for found monuments per 20.60.200.C

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: 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



Aerial 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.



CERTIFICATE OF SURVEYOR
 I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA. THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION. THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT BY THE NORMAL STANDARDS OF PRACTICE OF LAND SURVEYORS IN THE STATE OF ALASKA.

NOTES:

- DEVELOPMENT OF THESE LOTS IS SUBJECT TO THE CITY OF KENAI ZONING REGULATIONS.
- NO PRIVATE ACCESS TO STATE MAINTAINED RIGHT OF WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
- FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT. THIS EASEMENT IS FOR ABOVE GROUND TRANSFORMERS AND PIPES ONLY. ALL UNDERGROUND UTILITIES WITHIN THIS EASEMENT MUST BE INSTALLED PARALLEL TO THE RIGHTS-OF-WAY. 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.
- ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE CITY OF KENAI IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUDING IN THE ROAD MAINTENANCE PROGRAM.
- THE NATURAL MEANDERS OF THE LINE OF MEAN HIGH WATER FORMS THE TRUE BOUNDS OF THE SUBDIVISION. THE APPROXIMATE LINE OF MEAN HIGH WATER, AS SHOWN, IS FOR COMPUTATIONS ONLY. THE TRUE PROPERTY CORNERS BEING ON THE EXTENSION OF THE SIDE LOT LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
- PUBLIC RIGHT OF WAYS AND RIGHT OF WAY EASEMENTS WERE APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION ON THE MEETING OF OCTOBER 27, 2014, TO COMPLETE THE VACATION OF ADL 63572 STATE APPROVAL WILL BE REQUIRED.
- UTILITY EASEMENTS THAT ARE BEING VACATED BY THIS PLAN WERE APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 27, 2014. UTILITY EASEMENTS BEING VACATED INCLUDE ALL EASEMENTS WITHIN BLOCK 1 AND BLOCK 2 OF RADAR SUBDIVISION (K-706 AND ALL EASEMENTS WITHIN TRACT 1 SHORELINE HEIGHTS SUBDIVISION NO. 2 THAT ADJOIN THE FORMER LOT LINE COMMON WITH RADAR SUBDIVISION AND HINILCHIK AVE RIGHT OF WAY.
- ALL LOTS TO BE SERVED BY CITY WATER SERVICES.
- LOTS 11-21, INCLUSIVE, ARE SUBJECT TO BLUFF PROVISION. THE UPLAND AREA FROM THE TOP OF THE BLUFF LINE TO THE ROW HAS BEEN SHOWN ON THESE LOTS.
- AN EXCEPTION TO KPB 20.30.190 (3.1 DEPTH TO MUDH RATIO) AND KPB 20.30.170 (BLOCK LENGTH) WAS APPROVED AT THE PLAT COMMITTEE MEETING OF SEPTEMBER 23, 2014.
- THESE PARCELS MAY BE SUBJECT TO A HIGHWAY RESERVATION 100 FEET ON EACH SIDE OF THE CENTER LINE KENAI SPUR HIGHWAY AS CLAIMED BY THE STATE OF ALASKA OR ITS SUCCESSOR IN INTEREST, PURSUANT PUBLIC LAND ORDERS NO. 797 AND 1013 AND DEPT ORDER 2008 BIDDING BY THE SECRETARY OF INTERIOR OF THE UNITED STATES OF AMERICA.
- A 30' RIGHT OF WAY EASEMENT UNDER ADL 63073 AFFECTS THESE PROPERTIES. THE APPLICATION TO VACATE THIS EASEMENT HAS BEEN SUBMITTED TO THE STATE OF ALASKA.
- THESE PARCELS MAY BE AFFECTED BY THE FOLLOWING EASEMENTS:
 ELECTRIC EMT, AUG 4, 1958 (SR 11 PD 188 RHD)
 GAS TRANSMISSION LINE, ROUGHLY PARALLEL TO THE KENAI SPUR HIGHWAY MAY 24, 1965 (SR 17 PD 185 RHD)
 ASSIGNED TO MARATHON OIL (SR 409 PD 505 RHD)
 ELECTRIC EMT, JUNE 26, 1986 (SR 408 PD 146 RHD)
 RIGHT OF WAY, MARCH 20, 1987 (SR 507 PD 179 RHD)
- WASTEWATER DISPOSAL: SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLURPS IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX HOUSEHOLDS 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 DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- THIS SUBDIVISION MAY BE AFFECTED BY PUBLIC ADDRESS EASEMENTS GRANTED BY THE STATE PERMITS PER AS 34.04.177



LEGEND

- 1/8" BLM MONUMENT RECEIVED AS NOTED
- PRIMARY MONUMENT RECEIVED AS NOTED
- SECONDARY MONUMENT SET THIS SURVEY
- 5/8" X 3/4" MET BRASS CAP
- SECONDARY MONUMENT RECEIVED AS NOTED
- ROW VACATION SEE NOTE 6
- UTILITY EASEMENT VACATION SEE NOTE 7
- FORMER LOT LINE BOUND REMOVED (TRIAL)
- RECORD PER SHORELINE HEIGHTS SUBDIVISION NO. 4
- PLAT NO. 99-5
- RECORD PER R.M. THOMPSON SUBDIVISION (HENDERSON REPEAT)
- PLAT NO. 87-31

BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
S 89° 52' 30" W	10.00	10.00	S 89° 52' 30" W	0° 00' 00"
S 89° 52' 30" W	10.00	10.00	S 89° 52' 30" W	0° 00' 00"
S 89° 52' 30" W	10.00	10.00	S 89° 52' 30" W	0° 00' 00"
S 89° 52' 30" W	10.00	10.00	S 89° 52' 30" W	0° 00' 00"
S 89° 52' 30" W	10.00	10.00	S 89° 52' 30" W	0° 00' 00"
S 89° 52' 30" W	10.00	10.00	S 89° 52' 30" W	0° 00' 00"
S 89° 52' 30" W	10.00	10.00	S 89° 52' 30" W	0° 00' 00"
S 89° 52' 30" W	10.00	10.00	S 89° 52' 30" W	0° 00' 00"
S 89° 52' 30" W	10.00	10.00	S 89° 52' 30" W	0° 00' 00"
S 89° 52' 30" W	10.00	10.00	S 89° 52' 30" W	0° 00' 00"

LINE	BEARING	DISTANCE
1	S 89° 52' 30" W	10.00
2	S 89° 52' 30" W	10.00
3	S 89° 52' 30" W	10.00
4	S 89° 52' 30" W	10.00
5	S 89° 52' 30" W	10.00
6	S 89° 52' 30" W	10.00
7	S 89° 52' 30" W	10.00
8	S 89° 52' 30" W	10.00
9	S 89° 52' 30" W	10.00
10	S 89° 52' 30" W	10.00



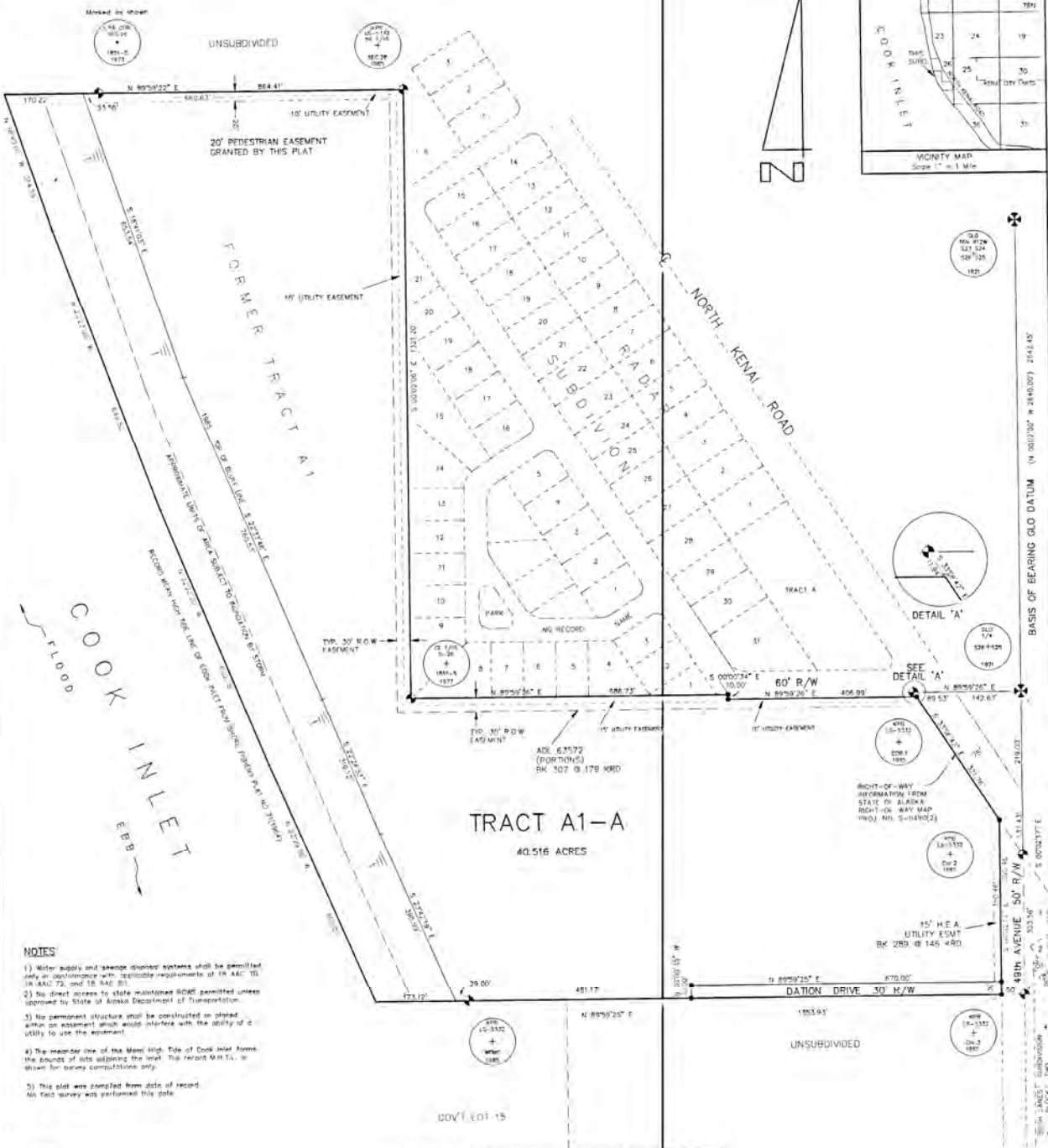
CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY PRESENT COMMENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

NOTARY & ACKNOWLEDGMENT
 FOR BRYAN S. LOWE
 ACKNOWLEDGED BEFORE ME THIS 29th DAY OF March 2015
 Notary Public for Alaska
 MY COMMISSION EXPIRES 12/31/2016

CERTIFICATE OF ACCEPTANCE
 I HEREBY CERTIFY THAT THE CITY OF KENAI APPROVES AND AGREES TO THE DESIGNATION OF THE RIGHT OF WAYS AND EASEMENTS AS SHOWN ON THIS SUBDIVISION PLAN.

PLAT APPROVAL
 THIS PLAN WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF October 22, 2014.
 KENAI PENINSULA BOROUGH
 AUTHORIZED OFFICIAL
 KPB FILE NO. 2015-24
 2015-24
 Plat #
 1000
 5/14/2015
 lowe 3/12/15

SHORELINE HEIGHTS 2014 ADDITION PHASE 1
 A SUBDIVISION OF BLOCK 1 AND 2 RADAR SUBDIVISION (PLAT 99-708) AND TRACT 1 AT A SHORELINE HEIGHTS SUB. NO. 3 PLAT 99-5 (RFD)
 OWNER: BRYAN LOWE
 12231 N. CHERRY HILLS DR. W.
 SUN CITY AZ 85351
 LOCATED WITHIN THE 1/4 SEC 6, T14N, R14W, S14W, SEWARD MERIDIAN, CITY OF KENAI, KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA
 CONTAINING 45,707 ACRES
INTEGRITY SURVEYS INC.
 820 SET HET DRIVE KENAI, AK 99511
 PHONE - (907) 964-8447
 SURVEYS FAX - (907) 964-8071
 EMAIL - info@integrity-surveys.com
 DATE NO. 314120 DRAWN: MARCH 10, 2015, SH.
 SURVEYED: AUG - SEPT 2014 SCALE: 1" = 100'
 FIELD NO. 2014-0707-6 FILE: 214120.PDF/DWG



- NOTES**
- Water supply and sewage disposal systems shall be permitted only in accordance with applicable requirements of 18 AAC 05 (b) 1(a) & 1(b), and 18 AAC 05.
 - No direct access to state maintained ROWS permitted unless approved by State of Alaska Department of Transportation.
 - No permanent structure shall be constructed or placed upon an easement which would interfere with the ability of a utility to use the easement.
 - The meander line of the Mean High Tide of Cook Inlet forms the bounds of lots adjoining the inlet. This record M.H.T.L. is shown for survey computations only.
 - This plat was canceled from date of record. No field survey was performed this date.

- LEGEND**
- ⊕ B.M./G.C. monument of record
 - ⊙ Official survey monument of record
 - 1/2" corner of record
 - ⊖ Record mark

WASTEWATER DISPOSAL
 These lots are of at least 200,000 square feet or more in size and conditions may not be suitable for private wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environment Conservation.

NOTARY'S ACKNOWLEDGEMENT
 for
 Subscribed and sworn before me this
 22nd day of February, 1999
 My commission expires May 22, 1999
 [Signature]
 Notary for the State of Alaska

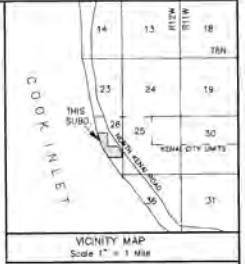
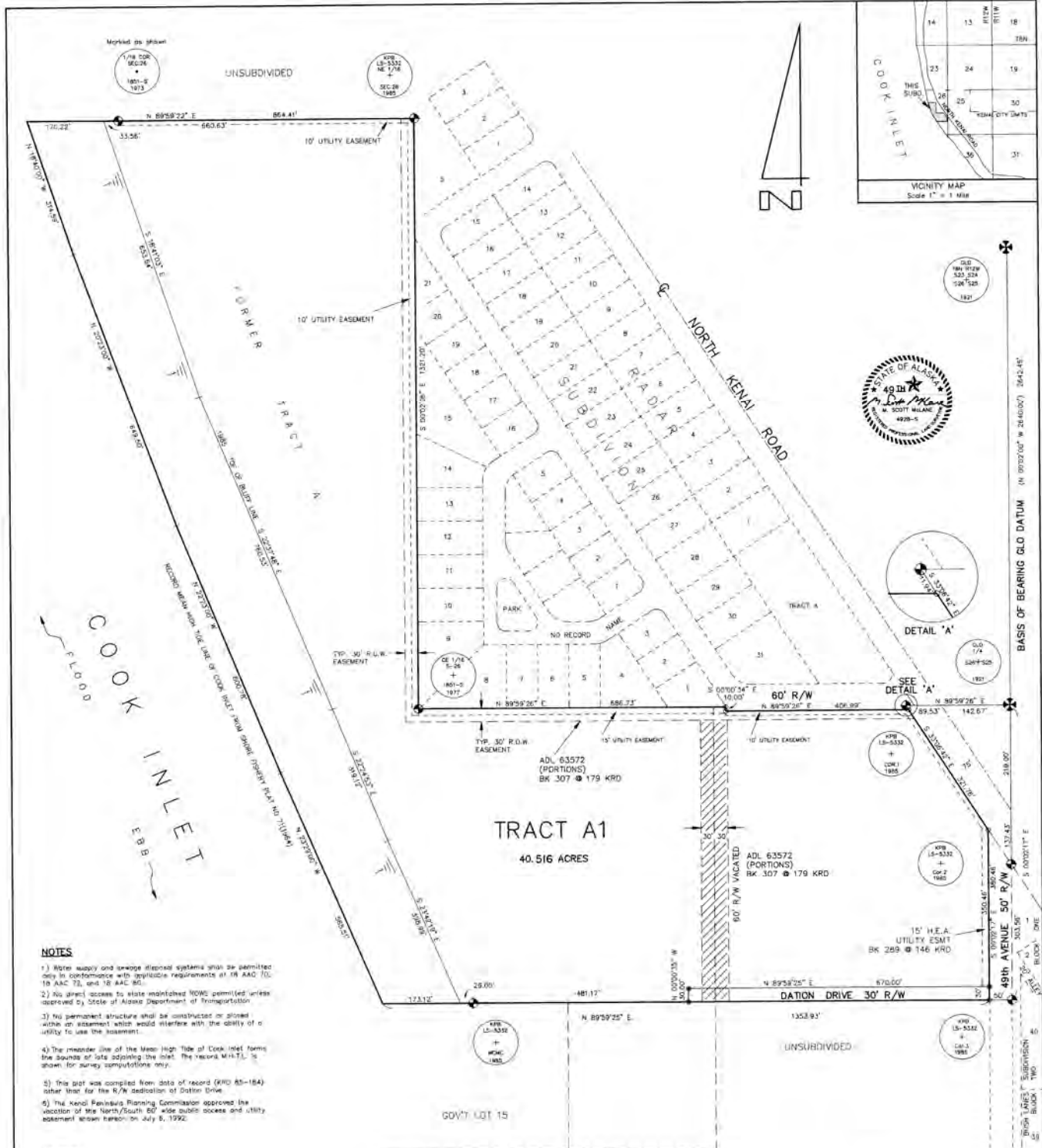
NOTARY PUBLIC
 BEVERLY S. DORSE
 STATE OF ALASKA

CERTIFICATE OF OWNERSHIP AND DEDICATION
 We hereby certify that we are the owners of this property shown and described herein and we hereby dedicate this plot of subdivision and by our free consent grant all easements to the state street.
 [Signature]
 Mike Hovone, Mayor
 Attorney General for the Kenai Peninsula Borough

PLAT APPROVAL
 This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at their meeting of
 January 11, 1999.
 KENAI PENINSULA BOROUGH BY
 [Signature]
 Subscribed Official

99-5
 RECORDED 20
 KENAI REC. DIST.
 NO. 2-26 - 99
 1:00
 [Seal]
 Consulting Geomatics
 Surveying & Mapping
 Seward, AK 99577

**SHORELINE HEIGHTS
 SUBDIVISION NO. 3**
 (A REVISION OF SHORELINE HEIGHTS SUBDIVISION NO. 2 TO GRANT A PEDESTRIAN EASEMENT)
 Kenai Peninsula Borough, Alaska
 144 North Bentley
 Seward, AK 99577
 LOCATION
 40.497 AC. M.A. SITUATED WITHIN GOVERNMENT LOTS 1, 10, 11, 12, 13, 14, AND THE E 1/2 AC. 1/4 SW 1/4 NE 1/4 AND THE N 1/2 NE 1/4 SW 1/4 LARNS WEST OF THE HIGHWAY 111 WITHIN SECTION 26, T 4 N., R 12 W., S.M. 40, THE CITY OF KENAI, THE KENAI PENINSULA BOROUGH AND THE KENAI RECORDING DISTRICT.
 Surveyed by Consulting Geomatics
 P.O. Box 468
 Seward, AK 99577
 McLane
 Date: Sept. 1998 Book No.: 95-24 Project No.: 990031
 Drawn by: Scale 1" = 100' SPD File No.: 98-217
 Checked by: MTM



- NOTES**
- 1) Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 19 AAC 101.10 AAC 73, and 18 AAC 80.
 - 2) No direct access to state maintained ROWs permitted unless approved by State of Alaska Department of Transportation.
 - 3) No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
 - 4) The meaner line of the Mean High Tide of Cook Inlet forms the bounds of lots adjoining the inlet. The record M.H.T.L. is shown for survey computations only.
 - 5) This plat was compiled from data of record (KRD 85-184) other than for the R/W dedication of Dutton Drive.
 - 6) The Kenai Peninsula Planning Commission approved the vacation of the North/South 60' wide public access and utility easement shown hereon on July 8, 1992.

- LEGEND**
- ⊕ B.U./G.O. monument of record
 - ⊙ Official survey monument at record
 - 1/2" rebar of record
 - Set 1/2" x 24" rebar with plastic cap C-263
 - ⋈ Record date
 - ▨ R/W vacated by this plat

WASTEWATER DISPOSAL
 Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. The Alaska Department of Environmental Conservation approves this subdivision for pitting.

Signature: *[Signature]* Title: *cc* Date: *10-12-92*

NOTARY'S ACKNOWLEDGEMENT
 FOR: *Fassett*
 Subscribed and sworn before me this *12* day of *October*, 1993.
 My commission expires *June 17*
[Signature]
 Notary Public for the State of Alaska



CERTIFICATE OF OWNERSHIP AND DEDICATION
 We hereby certify that we are the owners of the real property shown and described hereon and we hereby accept the 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.
[Signature]
 Ross Kinney
 Authorized Official for the Kenai Peninsula Borough

PLAT APPROVAL
 This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of August 10th, 1992.
 KENAI PENINSULA BOROUGH by *[Signature]*
 Authorized Official

93-26
 RECORDED 26"
 KENAI REC. DIST
 JUL 6-3 1993
 BY R. J. [Signature]
 RECORDER-ALASKA & ASSOC.
 SUITE 210, 408
 522/2104 AK 99509

SHORELINE HEIGHTS SUBDIVISION NO. 2
 (A RESUBDIVISION OF SHORELINE HEIGHTS SUBDIVISION AND ASSOCIATED R/W AND UTILITY EASEMENT VACATIONS)
 Kenai Peninsula Borough, owner
 144 North Binkley
 Soldotna, AK 99589
 LOCATION
 40,497 AC. M.A. SITUATED WITHIN GOVERNMENT LOTS: S.10,11,12,13,14, AND THE E. 1/2 NE 1/4 SW 1/4 NE 1/4 AND THE N. 1/2 NE 1/4 SE 1/4 LAYING WEST OF THE HIGHWAY ALL WITHIN SECTION 26, T. 6 N., R. 12 W., S.M., AK., THE CITY OF KENAI, THE KENAI PENINSULA BOROUGH AND THE KENAI RECORDING DISTRICT.
 Surveyed by: *[Signature]* MELANE & ASSOCIATES
 P.O. BOX 408
 SOLDOTNA, AK 99589

Date: 10/10/93 Book No.: 85-24 Project No. 822031
 Drawn by: JMS KRB File No. 92-022
 Checked by: JMS Scale: 1" = 100'



**KENAI PLANNING & ZONING COMMISSION
REGULAR MEETING
MAY 29, 2024 – 7:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVE., KENAI, AK 99611
CHAIR PRO TEM JEFF TWAIT, PRESIDING**

MINUTES

A. CALL TO ORDER

A Regular Meeting of the Kenai Planning & Zoning Commission was held on May 29, 2024, in City Hall Council Chambers, Kenai, AK. Commissioner Twait called the meeting to order at approximately 7:00 p.m.

As no presiding officer was present, an election of Chair Pro Tem was requested.

MOTION:

Commissioner Pettey **NOMINATED** Commissioner Twait to be Chair Pro Tem for the meeting.

VOTE: There being no objection; **SO ORDERED.**

1. Pledge of Allegiance

Chair Pro Tem Twait led those assembled in the Pledge of Allegiance.

2. Roll Call

There were present:

Jeff Twait	Diane Fikes
Glenese Pettey	Sonja Barbaza
Gwen Woodard	

A quorum was present.

Absent:

Joe Halstead, Chair	John Coston, Vice Chair
---------------------	-------------------------

Also in attendance were:

Linda Mitchell, Planning Director
Alex Douthit, City Council Liaison
Meghan Thibodeau, Deputy City Clerk

3. Approval of Agenda and Consent Agenda

Chair Pro Tem Twait noted the following additions to the Packet:

Add Item H. 1.	Action/Approval - Resolution No. 2024-17
	• Public Comments

MOTION:

Commissioner Woodard **MOVED** to approve the agenda and consent agenda with the requested revisions. Commissioner Pettey **SECONDED** the motion.

The items on the Consent Agenda were read into the record.

Chair Pro Tem Twait opened the floor for public comment on consent agenda items.

Council Member Deborah Sounart explained that she sponsored Council Resolution No. 2024-17 after hearing feedback from constituents in the affected area.

There being no one else wishing to be heard, the public comment period was closed.

UNANIMOUS CONSENT was requested.

There being no objection; **SO ORDERED**.

All items listed with an asterisk () are considered to be routine and non-controversial by the Commission and will be approved by one motion. There will be no separate discussion of these items unless a Commission Member so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda as part of the General Orders.

B. APPROVAL OF MINUTES

1. *Regular Meeting of May 8, 2024

Approved by the consent agenda.

C. SCHEDULED PUBLIC COMMENTS - None.

D. UNSCHEDULED PUBLIC COMMENTS - None.

E. CONSIDERATION OF PLATS

1. **Resolution No. PZ2024-10** – Recommending Approval on Preliminary Plat – Thompson Park 2024 Replat for a Replat of Lots 14, 15, 16, and 17, Block 5 of Thompson Park Subdivision within the Suburban Residential (RS) Zoning District.

MOTION:

Commissioner Woodard **MOVED** to approve Resolution PZ2024-10. Commissioner Pettey **SECONDED** the motion.

Director Mitchell gave a staff report as provided in the packet, and explained that the replat would merge four lots into two lots. Staff's findings were reviewed, and it was noted that staff's recommendation is approval.

Clarification was provided that the merged parcels would have one address each.

VOTE:

YEA: Pettey, Barbaza, Woodard, Twait, Fikes

NAY: None

ABSENT: Halstead, Coston

MOTION PASSED WITHOUT OBJECTION.

2. **Resolution No. PZ2024-11** – Recommending Approval on Preliminary Plat – Shoreline Heights 2014 Addition Phase 1 Bowlin Replat to Replat Lots 34 and 35 of Shoreline Heights 2014 Addition Phase 1 within the Rural Residential (RR) Zoning District.

MOTION:

Commissioner Woodard **MOVED** to approve Resolution PZ2024-11. Commissioner Barbaza **SECONDED** the motion.

Director Mitchell gave a staff report as provided in the packet, and explained that the replat would merge two lots into one lot. Staff's findings were reviewed, and it was noted that staff's recommendation is approval.

Jason Young noted he was the applicant representing the land owners, and that he was available for questions.

VOTE:

YEA: Fikes, Twait, Woodard, Barbaza, Pettey

NAY: None

ABSENT: Halstead, Coston

MOTION PASSED WITHOUT OBJECTION.

F. PUBLIC HEARINGS

1. **Resolution No. PZ2024-12** – Granting a Conditional Use Permit Amendment for a Retail Marijuana Store Within the Existing Marijuana Cultivation Facility (PZ2021-44) on the Property Described as Lot 1 of Yragui Subdivision, Located at 8847 Kenai Spur Highway within the General Commercial (CG) Zoning District.

MOTION:

Commissioner Woodard **MOVED** to approve Resolution PZ2024-12. Commissioner Pettey **SECONDED** the motion.

Director Mitchell presented her staff report with information provided in the packet, and explained that the applicant had requested an amendment to their conditional use permit (CUP) for a marijuana cultivation facility to allow for a portion of the facility to be used as a retail marijuana store. The criteria for CUPs were reviewed; it was noted that the existing CUP had previously received one complaint, which was researched by staff and AMCO and determined to be unfounded. Mitchell explained that the application met the CUP criteria and City staff recommends approval subject to the following condition:

1. Any development or use of the property shall comply with all applicable Federal, State of Alaska, and City regulations regardless of whether or not the requirements are listed as conditions for the approval of the Conditional Use Permit.

Nicholas Mann, applicant and current cultivation license holder, stated that he had not yet begun the AMCO application as he was waiting for CUP approval, and noted that he was open to questions.

In response to questions from the Commission, Mann clarified the hours and days of retail store operation; that he had changed his intent for the business to include retail after finding that standalone cultivation may not be profitable enough; that he had learned when applying for his cultivation facility license that the City's CUP process should be approved prior to AMCO's review process; AMCO security requirements; and that marijuana delivery was not currently legal. Director Mitchell explained the City's process for reviewing AMCO applications, and clarified that City code limits hours of retail operation, prohibits marijuana drive-through operations, and had recently been amended to expand noticing of marijuana establishments to a minimum of 30 neighboring property owners.

Chair Pro Tem Twait opened the floor for public hearing; there being no one wishing to be heard, the public hearing period was closed.

Clarification was provided that amending the CUP to include retail would not change parking requirements. Sign requirements and lighting were discussed, and it was noted that because this site may be challenging for signage and a variance may be needed in the future. Mitchell noted that she had received no feedback from neighboring properties.

VOTE:

YEA: Twait, Pettey, Fikes

NAY: Woodard, Barbaza

ABSENT: Halstead, Coston

MOTION PASSED.

Chair Pro Tem Twait noted the 15-day appeal period.



SENT VIA ELECTRONIC MAIL

June 4, 2024

Edge Survey & Design
Attn: Jason Young
PO Box 208
Kasilof, AK 99610
jason@edgesurvey.net

RE: Notice of Recommendation - Resolution PZ2024-11 – Preliminary Plat – Shoreline Heights 2014 Addition Phase 1 Bowlin Replat

Dear Jason Young:

On Wednesday, May 29, 2024, the City of Kenai Planning and Zoning Commission recommended approval of Resolution PZ2024-11 for Shoreline Heights 2014 Addition Phase 1 Bowlin Replat. An installation agreement is not required. Enclosed is a copy of the resolution.

If you have any questions, please contact Planning & Zoning Department at 907-283-8237 or planning@kenai.city.

Sincerely,

Beth McDonald
Planning Administration

Enclosure

cc: Beverly Carpenter, KPB Planing Department (bcarpenter@kpb.us)



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2024-11**

A RESOLUTION **RECOMMENDING** THAT PRELIMINARY PLAT FOR SHORELINE HEIGHTS 2014 ADDITION PHASE 1 BOWLIN REPLAT ATTACHED HERETO BE APPROVED.

PROPERTY ADDRESSES: 3018 Bree Avenue and 1502 Pey Drive

LEGAL DESCRIPTION: Lots 34 and 35, of Shoreline Heights 2014 Addition Phase 1

KPB PARCEL NUMBERS: 03914157 and 03914158

WHEREAS, the City of Kenai received a preliminary plat from Edge Survey and Design on behalf of the property owner, Ryan Bowlin for a replat of Lots 34 and 35, of Shoreline Heights 2014 Addition Phase 1; and,

WHEREAS, the preliminary plat meets the minimum lot width and minimum lot depth requirements as outlined in Kenai Municipal Code (KMC) Section 14.10.070(d)(2); and,

WHEREAS, the existing street names are referenced correctly; and,

WHEREAS, the proposed lot merger will have access off of Pey Drive and Bree Avenue; and,

WHEREAS, City water and sewer lines are available to the proposed lot merger; and,

WHEREAS, an installation agreement is not required; and,

WHEREAS, the Planning and Zoning Commission finds:

1. Pursuant to KMC 14.10.070 *Subdivision design standards*, the preliminary plat conforms to the minimum street widths, provides utilities/access easements, provides a satisfactory and desirable building sites, and the on-site water and wastewater systems will be subject to the regulatory requirements of the Public Works Department.
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the preliminary plat is eliminating a lot line and existing improvements are in place for the development of this replat. Therefore, an installation agreement is not required.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the RR zoning district.
4. Pursuant to KMC 14.24.020 *General Requirements*, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the

maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

NOW, THEREFORE, BE IT RECOMMENDED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA:

Section 1. That preliminary plat Shoreline Heights 2014 Addition Phase 1 Bowlin Replat for a replat of Lots 34 and 35, of Shoreline Heights 2014 Addition Phase 1 into one (1) lot to be approved.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, THIS 29TH DAY OF MAY, 2024.

JOE HALSTEAD, CHAIRPERSON

ATTEST:

Meghan Thibodeau, Deputy City Clerk



STAFF REPORT

PLANNING & ZONING DEPARTMENT

TO: Planning and Zoning Commission
FROM: Linda Mitchell, Planning Director
DATE: May 24, 2024
SUBJECT: Resolution No. PZ2024-11 – Preliminary Plat – Shoreline Heights 2014 Addition Phase 1 Bowlin Replat

Request The applicant is proposing a preliminary plat to merge Lots 34 and 35, of Shoreline Heights 2014 Addition Phase 1.

Staff Recommendation Adopt Resolution No. PZ2024-11 recommending approval of Preliminary Plat – Shoreline Heights 2014 Addition Phase 1 Bowlin Replat for a replat of two (2) lots into one (1) lots.

Applicant: Edge Survey and Design
Attn: Jason Young
P.O. Box 208
Kasilof, AK 99610

Property Owner: Ryan Bowlin

Legal Description: Lots 34 and 35, of Shoreline Heights 2014 Addition Phase 1

Property Addresses: 3018 Bree Avenue and 1502 Pey Drive

KPB Parcel Nos.: 03914157 and 03914158

Zoning District: Rural Residential (RR)

Land Use Plan: Low Density Residential (LDR)

Surrounding Uses: Residential

SUMMARY

The City received a preliminary plat from Edge Survey and Design on behalf of the property owner for a replat of Lots 34 and 35, of Shoreline Heights 2014 Addition Phase 1 into one (1) lot with a combined lot size of approximately 1.389 acres. The subject parcels are located in the northeast corner of Pey Drive and Bree Avenue. Currently, a single-family dwelling is situated on the Lot 35

and Lot 34 is vacant. The surrounding area primarily consists of single-family dwellings and vacant residential lots.

Kenai Municipal Code (KMC) Chapter 14.10 *Subdivision Regulations* states preliminary plats or replats must first be submitted to the City for review and provide recommendation to the Kenai Peninsula Borough Planning Commission.

ANALYSIS

The proposed replat meets the minimum lot size requirement of 20,000 square feet for a single/two/three family dwelling within the Rural Residential (RR) zoning district. The proposed lot merger will be approximately 1.39 acres (60,461 square feet). There are a few lots within the Shoreline Heights 2014 Addition Phase 1 that are close in size to the proposed lot merger. Within the Shoreline Heights 2014 Addition Phase 1 plat, the lot size ranges from 24,591 square feet to 57,429 square feet with an average lot size of approximately 36,490 square feet.

The Shoreline Heights 2014 Addition Phase 1 plat shows a 30-foot right-of-way (ROW) under ADL 63572 and identifies a 10-foot utility easement adjacent to the rights-of-way. An easement vacation plat was recorded under Plat No. 2017-10 in the Kenai Recording District, which vacates the 30-foot ROW under ADL 63572. Therefore, the existing easements will not create an adverse impact to the development of the proposed lot merger.

The proposed lot merger will continue to have access off of Bree Avenue and Pey Drive. City water and sewer services are available in this area. Public Works Department did not provide any comments for the subject preliminary plat.

Staff finds that the preliminary plat for a lot merger of Lots 34 and 35, of Shoreline Heights 2014 Addition Phase 1 meets the following Title 14 of Kenai Municipal Code (KMC) sections and aligns with the intent of the Kenai Zoning Code.

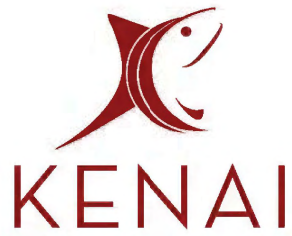
1. Pursuant to KMC 14.10.070 *Subdivision design standards*, the preliminary plat conforms to the minimum street widths, provides utilities/access easements, provides a satisfactory and desirable building sites, and the on-site water and wastewater systems will be subject to the regulatory requirements of the Public Works Department.
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the preliminary plat is eliminating a lot line and existing improvements are in place for the development of this replat. Therefore, an installation agreement is not required.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the RR zoning district.
4. Pursuant to KMC 14.24.020 *General Requirements*, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

STAFF RECOMMENDATION

Staff finds that the proposed preliminary plat Shoreline Heights 2014 Addition Phase 1 Bowlin Replat for a lot merger meets the general standards of Kenai Municipal Code (KMC), Chapter 14.10 *Subdivision Regulations* and Chapter 14.24 *Development Requirements Table* and hereby recommends that the Planning and Zoning Commission recommends approval of Resolution No. PZ2024-11 for the replat of Lots 34 and 35, of Shoreline Heights 2014 Addition Phase 1 to Kenai Peninsula Borough.

ATTACHMENTS

Aerial Map
Application
Preliminary Plat – Shoreline Heights 2014 Addition Phase 1 Bowlin Replat
Shoreline Heights 2014 Addition Phase 1 Plat
Easement Vacation Plat



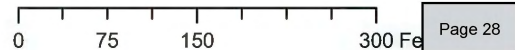
Resolution No. PZ2024-11
Preliminary Plat - Shoreline Heights 2014
Addition Phase 1 Bowlin Replat
3018 Bree Avenue and 1502 Pey Drive
KPB Parcel IDs: 03914157 and 03914158



Date Printed: 5/26/2024



Map for Reference Only
NOT A LEGAL DOCUMENT



Page 28

E2-25

Zoning	
	Rural Residential (RR)
	General Commercial (CG)

RECEIVED

CITY OF KENAI



Preliminary Plat Submittal Form
MAY 01 2024
Planning & Zoning
By: *[Signature]*

City of Kenai
Planning and Zoning Department
210 Fidalgo Avenue
Kenai, AK 99611
(907) 283-8200
planning@kenai.city
www.kenai.city/planning

APPLICANT (SURVEYOR)

Name:	Edge Survey and Design						
Mailing Address:	POB 208	City:	Kasilof	State:	AK	Zip Code:	99610
Phone Number(s):	907-283-9047						
Email:	jason@edgesurvey.net						

PROPERTY OWNER

Name:	Ryan Bowlin						
Mailing Address:	POB 253	City:	Kenai	State:	AK	Zip Code:	99611
Phone Number(s):	907-398-8232						
Email:							

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel #:	03914157 and 03914158					
Current City Zoning:	Rural Residential					
Use:	<input checked="" type="checkbox"/> Residential		<input type="checkbox"/> Recreational		<input type="checkbox"/> Commercial	
	<input type="checkbox"/> Other:					
Water:	<input type="checkbox"/> On Site		<input checked="" type="checkbox"/> City		<input type="checkbox"/> Community	
Sewer:	<input checked="" type="checkbox"/> On Site		<input type="checkbox"/> City		<input type="checkbox"/> Community	

PLAT INFORMATION

Preliminary Plat Name:	Shoreline Heights					
Revised Preliminary Plat Name:						
Vacation of Public Right-of-Way:	<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No			
Street Name (if vacating ROW):						

Exceptions Required and Requested:

None

Comments:

Lot Line Vacation Replat

REQUIRED ATTACHMENTS

<input checked="" type="checkbox"/> Certificate to Plat	<input checked="" type="checkbox"/> (1) 24" x 36" Plat	<input checked="" type="checkbox"/> (2) 11" x 17" Plats
---	--	---

SIGNATURE

Signature:	<i>[Signature]</i>	Date:	4/4/24
Print Name:	Ryan Bowlin	Title/Business:	

Stewart Title of the Kenai Peninsula, Inc.

35681 Kenai Spur Hwy., Unit B
Soldotna, AK 99669
Tel: (907) 260-8031 Fax: (907) 260-8036

CERTIFICATE TO PLAT

Edge Survey and Design, LLC.
PO Box 208
Kenai, AK 99610
Attention: Jason Young

File Number: 24269
Premium: \$300.00
Tax:

Gentlemen:

This is a certificate as of April 10, 2024 at 8:00 A.M. for a plat out of the following property:

Lots Thirty-four (34) and Thirty-five (35), SHORELINE HEIGHTS 2014 ADDITION PHASE 1, according to Plat No. 2015-24, Kenai Recording District, Third Judicial District, State of Alaska.

The Company certifies that record title is vested in

Ryan Bowlin, an unmarried person
an estate in fee simple, free from all liens, encumbrances, and objections except for as follows:

1. **RESERVATIONS** and exceptions as contained in U.S. Patent, and/or acts authorizing the issuance thereof.
2. **RESERVATIONS AND EXCEPTIONS** as contained in State of Alaska Patent, and/or in acts authorizing the issuance thereof. Said patent, among other things, reserves all oil, gas and other minerals together with the privileges, mining and drilling rights and immunities. FURTHER, no other examination of the excepted title to minerals has been made herein and no insurance nor responsibility therefore is implied or assumed.
3. **RESERVATIONS AND EXCEPTIONS** as contained in Mineral Patent from the United States of America to the State of Alaska
Dated: May 14, 1965
Recorded: May 24, 1965
Volume/Page: 33/74

FURTHER, no other examination of the excepted title to minerals has been made herein and no insurance nor responsibility therefore is implied or assumed.

4. **TAXES AND ASSESSMENTS**, if any, due the taxing authority indicated:
Taxing Authority: KENAI PENINSULA BOROUGH
5. **EASEMENT** for electric lines or system and/or telephone lines together with right to enter, maintain, repair and clear shrubbery:
Recorded: August 4, 1958
Volume/Page: 2/41
Granted To: Kenai Power Corporation
Affects: General Easement, no definite location disclosed

Assigned to the City of Kenai by Instrument recorded December 31, 1963 in Volume 11 at Page 188.

6. **EASEMENT** affecting the portion of said premises and for the purposes stated herein, and incidental purposes thereto:

For: Gas transmission pipelines
In Favor Of: Union oil Company of California
Recorded: May 24, 1965
Volume/Page: 17/185

Partially Assigned to the Marathon Oil Company by Instrument recorded March 2, 1995 in Volume 459 at Page 905.

7. **EASEMENT** for electric lines or system and/or telephone lines together with right to enter, maintain, repair and clear shrubbery:
Recorded: June 26, 1986
Volume/Page: 189/146
Granted To: Homer Electric Association, Inc.
Affects: General Easement, no definite location disclosed

8. **EASEMENT** affecting the portion of said premises and for the purposes stated herein, and incidental purposes thereto:
For: Right of Way
Recorded: March 20, 1987
Volume/Page: 307/179

9. **EFFECT** of the notes on said Plat No. 2015-24.

10. **EASEMENTS, SET-BACKS AND DEDICATIONS** as delineated on Plat No. 2015-24.

11. **COVENANTS, CONDITIONS AND RESTRICTIONS**, including the terms and provisions thereof, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such Covenant, condition or restriction violates 42 USC 3604 (c), as contained in an instrument:
Recorded: June 22, 2015
Serial No.: 2015-005279-0

AND AMENDMENTS thereto:

Recorded: March 22, 2016
Serial No.: 2016-002351-0

Recorded: May 20, 2020
Serial No.: 2020-004436-0

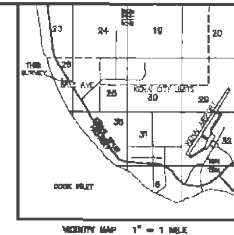
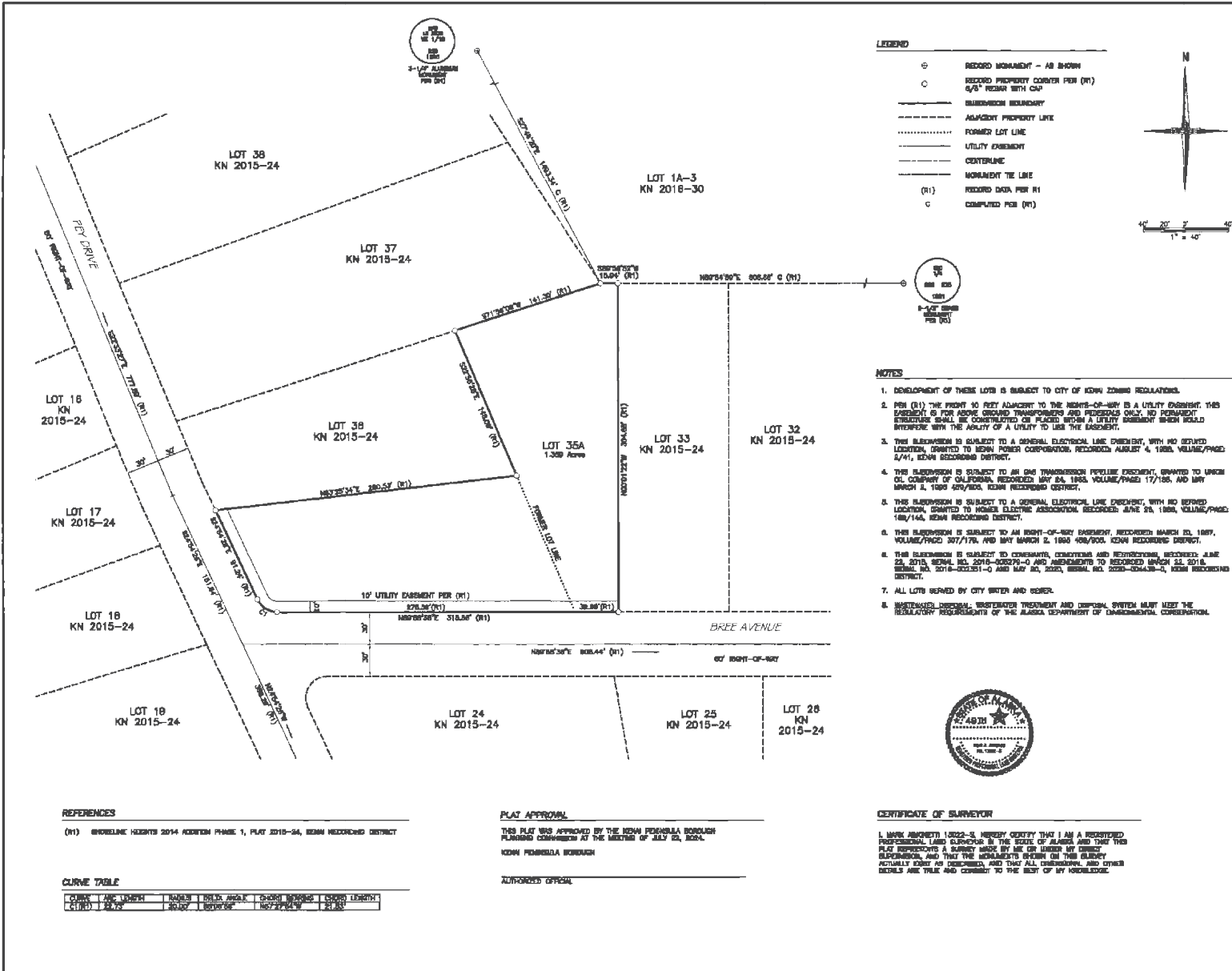
12. **DEED OF TRUST**, including terms and provisions thereof, to secure an indebtedness of the amount herein stated and for any other amounts payable under the terms thereof:
Amount: \$550,000.00
Dated: June 17, 2023
Recorded: June 20, 2023
Serial No.: 2023-004692-0
Trustor: Ryan Bowlin, an unmarried person
Trustee: First American Title Insurance Company
Beneficiary: Shane C. Bowlin and Karen A. Bowlin, husband and wife

Stewart Title of the Kenai Peninsula, Inc.



Terri Cottrell
Authorized Signator

NOTE: We will update this certificate to comply with Kenai Peninsula Borough Ordinance 90-38 upon notification from surveyor.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I HEREBY ACCEPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL HIGHWAY-OR-HIGHWAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE THEREIN.

RYAN BOWLIN
PO BOX 255
KENAI, ALASKA 99511

NOTARY ACKNOWLEDGEMENT

FOR RYAN BOWLIN
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____ 2024

PUBLIC NOTARY SIGNATURE

BY COMMISSION EXPIRES _____

KPB FILE No. 2024-000

SHORELINE HEIGHTS 2014 ADDITION PHASE 1 BOWLIN REPLAT

A REPLAT OF
LOT 34 AND 35
SHORELINE HEIGHTS 2014 ADDITION PHASE 1
PLAT 2015-24 KENAI RECORDING DISTRICT
LOCATED WITHIN SW 1/4 SECTION 28,
T.54N., R.12W., S.4
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT
CITY OF KENAI

OWNERS:
RYAN BOWLIN
PO BOX 255
KENAI, ALASKA 99511

CONTAINING 1.359 ACRES



4500 KING STREET ANCHORAGE, AL 99510
Phone (907) 544-6590 Fax (907) 544-7794
NCL# 1382

OWNER BY	DATE	PROJECT
BY	04/28/2024	24-532
CHECKED BY	SCALE	DRAWN
RA	1" = 40'	1.0E.1

REFERENCES

(R1) SHORELINE HEIGHTS 2014 ADDITION PHASE 1, PLAT 2015-24, KENAI RECORDING DISTRICT

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	BEVEL ANGLE	CHORD BEARING	CHORD LENGTH
1	34.75	30.00	105.000°	N67.2724°W	21.85

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JULY 22, 2024.
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

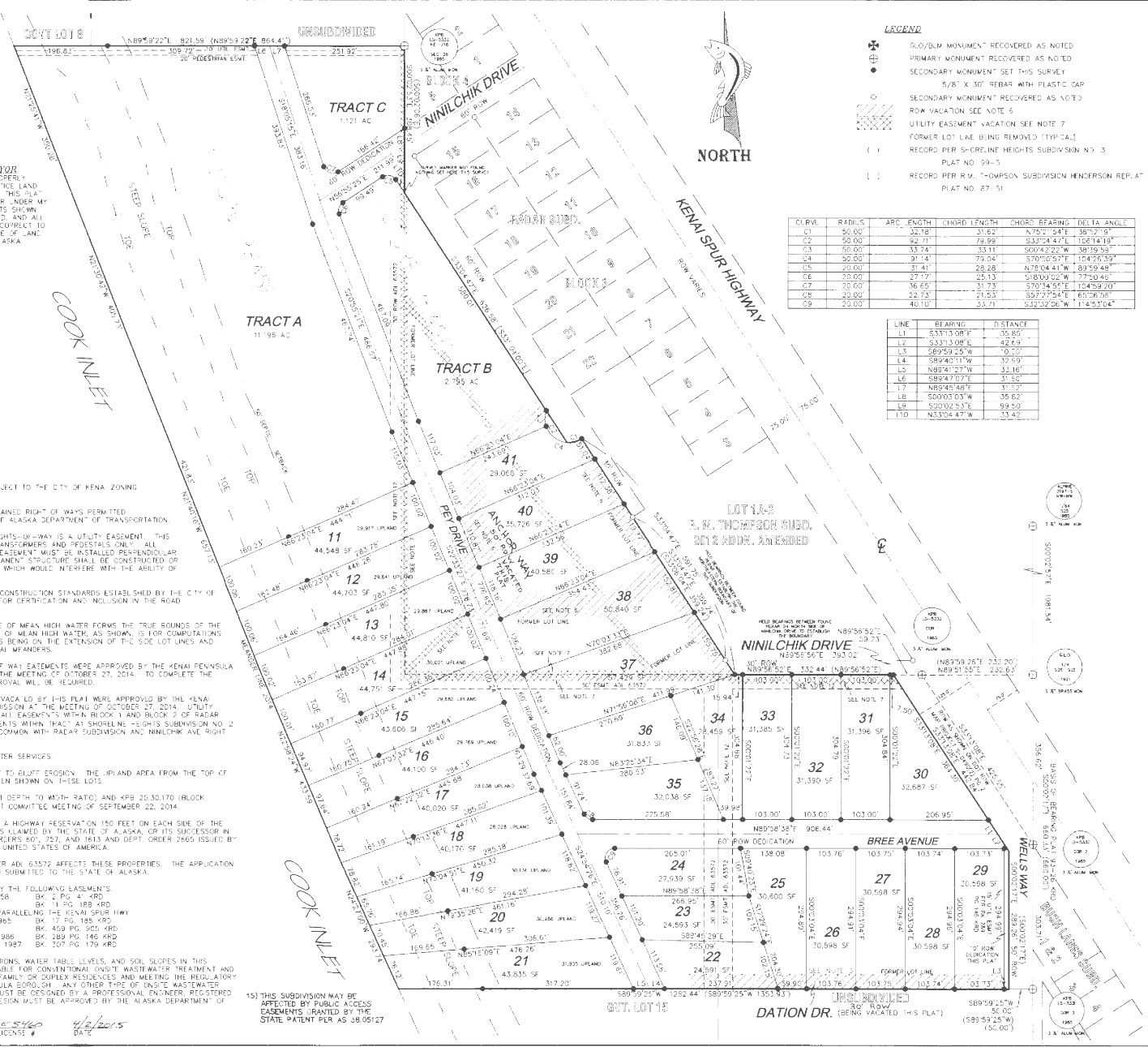


CERTIFICATE OF SURVEYOR

I, MARK ANGELOTTI 15022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE REQUIREMENTS SET FORTH IN THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



CERTIFICATE OF SURVEYOR
 I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA. THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION. THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE NORMAL STANDARDS OF PRACTICE OF LAND SURVEYORS IN THE STATE OF ALASKA.

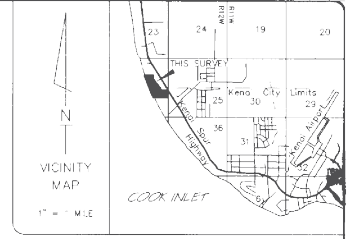


LEGEND

- 5/0x5/0 MONUMENT RECOVERED AS NOTED
- PRIMARY MONUMENT RECOVERED AS NOTED
- SECONDARY MONUMENT SET THIS SURVEY
- 5/8" X 3/8" REBAR WITH PLASTIC CAP
- SECONDARY MONUMENT RECOVERED AS NOTED
- ROW VACATION SEE NOTE 6
- UTILITY EASEMENT VACATION SEE NOTE 7
- FORMER LOT LAE BEING REMOVED (TYPICAL)
- RECORD PER SHORELINE HEIGHTS SUBDIVISION NO. 3 PLAT NO. 99-5
- RECORD PER R.M. THOMPSON SUBDIVISION HENDERSON REP. AT PLAT NO. 27-51

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00	32.18	31.62	N75°24'E	36°22'9"
C2	50.00	42.71	76.99	S33°24'47"E	126°14'19"
C3	50.00	33.74	33.81	S60°42'22"W	30°19'55"
C4	50.00	31.14	79.04	S70°05'57"E	104°26'39"
C5	20.00	31.41	28.28	N78°04'41"W	80°59'48"
C6	20.00	27.17	25.13	S180°02'W	77°20'45"
C7	20.00	36.65	31.73	S70°14'55"E	104°59'20"
C8	20.00	22.73	21.53	S27°27'54"E	63°16'56"
C9	20.00	40.10	33.71	S32°02'26"W	114°53'04"

LINE	BEARING	DISTANCE
L1	S33°13'08"E	30.65
L2	S33°13'08"E	42.84
L3	S69°59'25"W	70.20
L4	S89°40'11"W	39.59
L5	N85°41'27"W	33.16
L6	S89°47'07"E	37.58
L7	N89°45'48"E	31.52
L8	S00°03'03"W	36.62
L9	S00°03'03"W	69.50
L10	N33°04'47"W	33.42



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

BRUCE R. LOM
 12231 N. CHERY HILLS DR. W
 SUN CITY, AZ 85351

NOTARY'S ACKNOWLEDGMENT
 I, BRUCE R. LOM, ACKNOWLEDGED BEFORE ME THIS 27 DAY OF March 2015

NOTARY PUBLIC FOR ARIZONA
 MY COMMISSION EXPIRES 3/1/2018



CERTIFICATE OF ACCEPTANCE
 I HEREBY CERTIFY THAT THE CITY OF KENAI APPROVES AND ACCEPTS THE DEDICATION OF THE RIGHT OF WAYS AND EASEMENTS AS SHOWN ON THIS SUBDIVISION PLAN.

BRUCE R. LOM
 4/3/2015
 CITY MANAGER - CITY OF KENAI
 215 FIELD AVE
 KENAI, AK 99541

2015-24
 Plat #
 5/4 2015
 Date
 Time 3:12 PM

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 22, 2014.

KENAI PENINSULA BOROUGH
 Max J. Burt
 AUTHORIZED OFFICIAL

KPB FILE NO. 2015-24

SHORELINE HEIGHTS 2014 ADDITION PHASE 1

A SUBDIVISION OF BLOCK 1 AND 7 RADAR SUBDIVISION (PLAT NO. 7067) AND TRACT A-A SHORELINE HEIGHTS SUB. NO. 3 (PLAT 99-5-89)

OWNER: BRUCE R. LOM
 12231 N. CHERY HILLS DR. W
 SUN CITY AZ 85351

LOCATED WITHIN THE N4 S16 E 26 N16 SECTION 26, T09N, R12W, SEWARD MERIDIAN, CITY OF KENAI, KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA

CONTAINING 45,707 ACRES

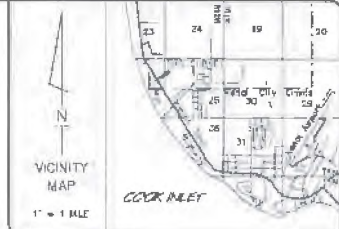
INTEGRITY SURVEYS INC.

820 SET NET DRIVE KENAI, AK 99541
 PHONE - (907) 283-9647
 SURVEYORS FAX - (907) 283-9371
 PLANNERS email: info@integritysurveys.com

JOB NO: 214120 DRAWN: MARCH 19, 2015 SK
 SURVEYED: AUG. - SEPT. 2014 SCALE: 1" = 100'
 FIELD BK: 2014-9 PG: 1-6 FILE: 214120 TP.PHL.DWG

- NOTES:**
- DEVELOPMENT OF THESE LOTS IS SUBJECT TO THE CITY OF KENAI ZONING REGULATIONS.
 - NO PRIVATE ACCESS TO STATE MAINTAINED RIGHT-OF-WAY ARE PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
 - FRONT TO FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT. THIS EASEMENT IS FOR ABOVE GROUND TRANSFORMERS AND PEDESTALS ONLY. ALL UNDERGROUND UTILITIES WITHIN THIS EASEMENT MUST BE INSTALLED PERPENDICULAR TO THE RIGHTS-OF-WAY. 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.
 - ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE CITY OF KENAI IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
 - THE NATURAL MEANDERS OF THE LINE OF MEAN HIGH WATER FORMS THE TRUE BOUNDS OF THE SUBDIVISION. THE APPROXIMATE LINE OF MEAN HIGH WATER, AS SHOWN, IS FOR COMPUTATIONS ONLY. THE TRUE PROPERTY BOUNDS BEING ON THE EXTENSION OF THE 5/20 LOT LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
 - VACATION OF PUBLIC POINT OF WAYS AND RIGHT OF WAY EASEMENTS WERE APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION ON THE MEETING OF OCTOBER 27, 2014, TO COMPLETE THE VACATION OF ADJ. 13572 STATE APPROVAL WILL BE REQUIRED.
 - UTILITY EASEMENTS THAT ARE BEING VACATED BY THIS PLAN WERE APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 27, 2014. UTILITY EASEMENTS BEING VACATED INCLUDE ALL EASEMENTS WITHIN BLOCK 1 AND BLOCK 7 OF RADAR SUBDIVISION (K-706) AND ALL EASEMENTS WITHIN TRACT A SHORELINE HEIGHTS SUBDIVISION NO. 2 THAT ADJOIN THE FORMER LOT LINE COMMON WITH RADAR SUBDIVISION AND NINILCHIK RIGHT OF WAY.
 - ALL LOTS TO BE SERVED BY CITY WATER SERVICES.
 - LOTS 11-21 INCLUSIVE ARE SUBJECT TO EARTH EROSION. THE UPLAND AREA FROM THE TOP OF THE BLUFF LINE TO THE ROW HAS BEEN DRAWN ON THESE LOTS.
 - AN EXCEPTION TO 10-FEET TO 30-DEPTH TO 10-FEET-RATIO) AND 499-25.30.170 (BLOCK LENGTH) WAS APPROVED AT THE PLAT COMMITTEE MEETING OF SEPTEMBER 22, 2014.
 - THESE PARCELS MAY BE SUBJECT TO A HIGHWAY RESERVATION 150 FEET ON EACH SIDE OF THE CENTER LINE KENAI SPUR HIGHWAY AS CLAIMED BY THE STATE OF ALASKA OR ITS SUCCESSOR IN INTEREST, PURSUANT PUBLIC LAND ORDERS 801, 727, AND 1813 AND DEPT. ORDER 2865 ISSUED BY THE SECRETARY OF INTERIOR OF THE UNITED STATES OF AMERICA.
 - A 30' RIGHT OF WAY EASEMENT UNDER ADJ. 63572 AFFECTS THESE PROPERTIES. THE APPLICATION TO VACATE THE EASEMENT HAS BEEN SUBMITTED TO THE STATE OF ALASKA.
 - THESE PARCELS MAY BE AFFECTED BY THE FOLLOWING EASEMENTS:
 1. AUG. 4, 1958 BK 2 PG 4 KRD ASSIGNED TO CITY OF KENAI BK 1 PG 188 KRD
 GAS TRANSMISSION LINE ROUGHLY PARALLEL TO THE KENAI SPUR HWY MAY 24, 1965 BK 17 PG 185 KRD
 ASSIGNED TO MARATHON OIL BK 409 PG 205 KRD
 ELECTRIC LINE JUNE 26, 1986 BK 289 PG 146 KRD
 RIGHT OF WAY MARCH 20, 1987 BK 307 PG 179 KRD
 - WASTEWATER DISPOSAL SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ON-SITE WASTE WATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ON-SITE 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 DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
 - THIS SUBDIVISION MAY BE AFFECTED BY PUBLIC ACCESS EASEMENTS GRANTED BY THE STATE PATENT PER AS 38.05127

EASEMENT VACATION PLAT



- QUEST:**
- 1) HATCHED AREA INDICATES THE PORTIONS OF A/C 63572 EASEMENT BEING VACATED WITHIN SECTION 26 OF T1N R 2W SEWARD MERIDIAN.
 - 2) NO FIELD SURVEY HAS BEEN CONDUCTED IN RELATION TO THE PREPARATION OF THIS VACATION PLAT. ALL BOUNDARY LINES AND OTHER DETAILS AS SHOWN ARE FROM THE PLAT OF SHORELINE HEIGHTS 2014 ADDITION PHASE 1 PLAT NO. 2016-24 KENAI RECORDING DISTRICT.
 - 3) IT IS NOT THE INTENT OF THIS PLAT TO VACATE ANY OTHER DEDICATED PUBLIC RIGHTS OF WAY OR EASEMENTS.
 - 4) VACATION OF A/C 63572 EASEMENT AS SHOWN ON THIS DRAWING WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION ON THE MEETING OF OCTOBER 27, 2016. THE HATCHED AREA SHOWS THE PORTION OF EASEMENT THAT WILL BE VACATED BY THIS PLAT.
 - 5) THIS EASEMENT VACATION IS IN COMPLIANCE WITH THE FINAL DECISION BY-3-215 APPROVED JUNE 30, 2016.
 - 6) THE ALTERNATE ROUTE IN ACCORDANCE WITH A/C 63572 IS VIA THE KENAI SPUR HIGHWAY AND PLATTED RIGHTS-OF-WAY DEDICATED BY THE PLAT OF SHORELINE HEIGHTS 2014 ADDITION PHASE 1.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAT WAS GRANTED UNDER MY DIRECT SUPERVISION AND THAT ALL DATA SHOWN HEREON IS TRUE AND CORRECT AS COMPILED FROM EXISTING RECORD INFORMATION.

SCOTT A. BELL
REGISTERED LAND SURVEYOR
S 11725
REGISTRATION NO.
V330/2017
DATE



CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, CERTIFY THAT I AM THE OWNER OF LOTS 11-15, 22-24, 30-33, AND 37 AND TRACTS A, B AND C OF SHORELINE HEIGHTS 2014 ADDITION PHASE 1, AS SHOWN ON THIS PLAT. I APPROVE THIS EASEMENT VACATION PLAT.

[Signature]
BRYAN R. LOWE
1205 5TH CT
KENAI, AK 99511
DATE: 1/8/17

NOTARY'S ACKNOWLEDGMENT

FOR BRYAN R. LOWE
ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF Jan, 2017

NOTARY PUBLIC FOR AK
MY COMMISSION EXPIRES 12/31/17

CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED, CERTIFY THAT ALASKA BELL LLC IS THE OWNER OF LOT 36 OF SHORELINE HEIGHTS 2014 ADDITION PHASE 1, AS SHOWN ON THIS PLAT. I APPROVE THIS EASEMENT VACATION PLAT.

[Signature]
JOSEPH BELL
DATE: 1/8/17

ALASKA BELL LLC
PO BOX 870575
WASILLA, AK 99687

NOTARY'S ACKNOWLEDGMENT

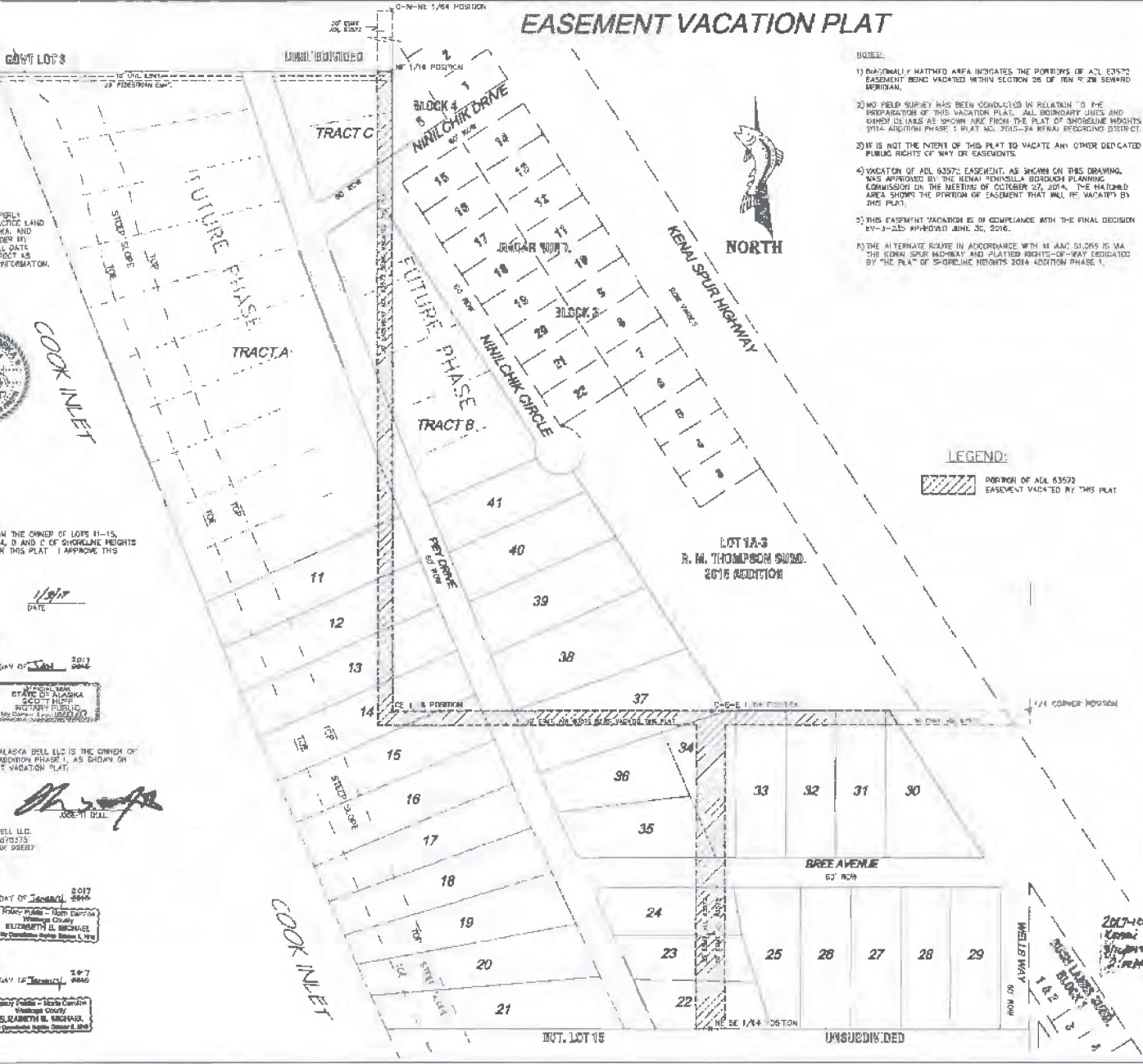
FOR MANDY BELL
ACKNOWLEDGED BEFORE ME THIS 21st DAY OF January, 2017

NOTARY PUBLIC FOR AK
MY COMMISSION EXPIRES 12/31/17

NOTARY'S ACKNOWLEDGMENT

FOR JOSEPH BELL
ACKNOWLEDGED BEFORE ME THIS 21st DAY OF January, 2017

NOTARY PUBLIC FOR AK
MY COMMISSION EXPIRES 12/31/17



LEGEND:

- PORTION OF A/C 63572 EASEMENT VACATED BY THIS PLAT

CERTIFICATE OF PUBLIC ACCESS EASEMENT VACATION

THE STATE OF ALASKA, ACTING BY AND THROUGH THE COMMISSIONER OF THE DEPARTMENT OF NATURAL RESOURCES DOES HEREBY STATE AND DECLARE THAT THE STATE OF ALASKA WAIVES AND RELEASES ALL RIGHTS AND TITLE TO THE PORTIONS OF PUBLIC ACCESS EASEMENTS MANAGED BY THE BUREAU OF NATURAL RESOURCES THAT WERE GRANTED UNDER P-E RID-3-OF-WAY PERMIT A/C 63572 (SEEKING AREA SEPARATED BY DIAGONAL HATCHING ON THIS PLAT).

APPROVED: *[Signature]* DATE: 28 FEB 2017
COMMISSIONER
DEPARTMENT OF NATURAL RESOURCES

CERTIFICATE OF ACCEPTANCE

I HEREBY CERTIFY THAT THE CITY OF KENAI APPROVES AND ACCEPTS THE VACATION OF EASEMENTS AS SHOWN ON THIS EASEMENT VACATION PLAT.

[Signature] DATE: 2/8/17
PAUL OESTERLIER
CITY MANAGER - CITY OF KENAI
210 FIDALGO AVE.
KENAI AK 99511

Plat #	
File #	20
Date	
Time	

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF August 28, 2016.

KENAI PENINSULA BOROUGH
[Signature]
AUTHORIZING OFFICIAL

KPB FILE No. 2016-094

DATE OF SURVEY	1/2	NAME OF SURVEYOR	INTEGRITY SURVEYS INC.
Beginning	N/A	230 SET MET OR	KENAI, AK 99511
Ending	N/A	1/2" = 1" ON DRAWING	1/2" = 1" ON DRAWING
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER			
ADL 63572 EASEMENT VACATION PLAT			
APPROVED WITH LOTS 11-15, 22-24, 30-33, 37-39 AND TRACTS A, B AND C OF SHORELINE HEIGHTS 2014 ADDITION PHASE 1 PLAT 2016-24 KENAI RECORDING DISTRICT			
WHEN SECTION 26 T6N, R2W, SEWARD MERIDIAN CITY OF KENAI KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA			
TRAIN BY:	SH	APPROVAL ATTACHED	<i>[Signature]</i>
DATE DEC. 28, 2017		STATE PLATING DEPARTMENT	2/27/2017
SCALE	1" = 100'	CHECKED	SM
JOB NO.	214220	FILED BY	FILE
			214220 ESMT 2016
			EV-3-235



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2024-11**

A RESOLUTION **RECOMMENDING** THAT PRELIMINARY PLAT FOR SHORELINE HEIGHTS 2014 ADDITION PHASE 1 BOWLIN REPLAT ATTACHED HERETO BE APPROVED.

PROPERTY ADDRESSES: 3018 Bree Avenue and 1502 Pey Drive

LEGAL DESCRIPTION: Lots 34 and 35, of Shoreline Heights 2014 Addition Phase 1

KPB PARCEL NUMBERS: 03914157 and 03914158

WHEREAS, the City of Kenai received a preliminary plat from Edge Survey and Design on behalf of the property owner, Ryan Bowlin for a replat of Lots 34 and 35, of Shoreline Heights 2014 Addition Phase 1; and,

WHEREAS, the preliminary plat meets the minimum lot width and minimum lot depth requirements as outlined in Kenai Municipal Code (KMC) Section 14.10.070(d)(2); and,

WHEREAS, the existing street names are referenced correctly; and,

WHEREAS, the proposed lot merger will have access off of Pey Drive and Bree Avenue; and,

WHEREAS, City water and sewer lines are available to the proposed lot merger; and,

WHEREAS, an installation agreement is not required; and,

WHEREAS, the Planning and Zoning Commission finds:

1. Pursuant to KMC 14.10.070 *Subdivision design standards*, the preliminary plat conforms to the minimum street widths, provides utilities/access easements, provides a satisfactory and desirable building sites, and the on-site water and wastewater systems will be subject to the regulatory requirements of the Public Works Department.
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the preliminary plat is eliminating a lot line and existing improvements are in place for the development of this replat. Therefore, an installation agreement is not required.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the RR zoning district.
4. Pursuant to KMC 14.24.020 *General Requirements*, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the

maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

NOW, THEREFORE, BE IT RECOMMENDED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA:

Section 1. That preliminary plat Shoreline Heights 2014 Addition Phase 1 Bowlin Replat for a replat of Lots 34 and 35, of Shoreline Heights 2014 Addition Phase 1 into one (1) lot to be approved.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, THIS 29TH DAY OF MAY, 2024.

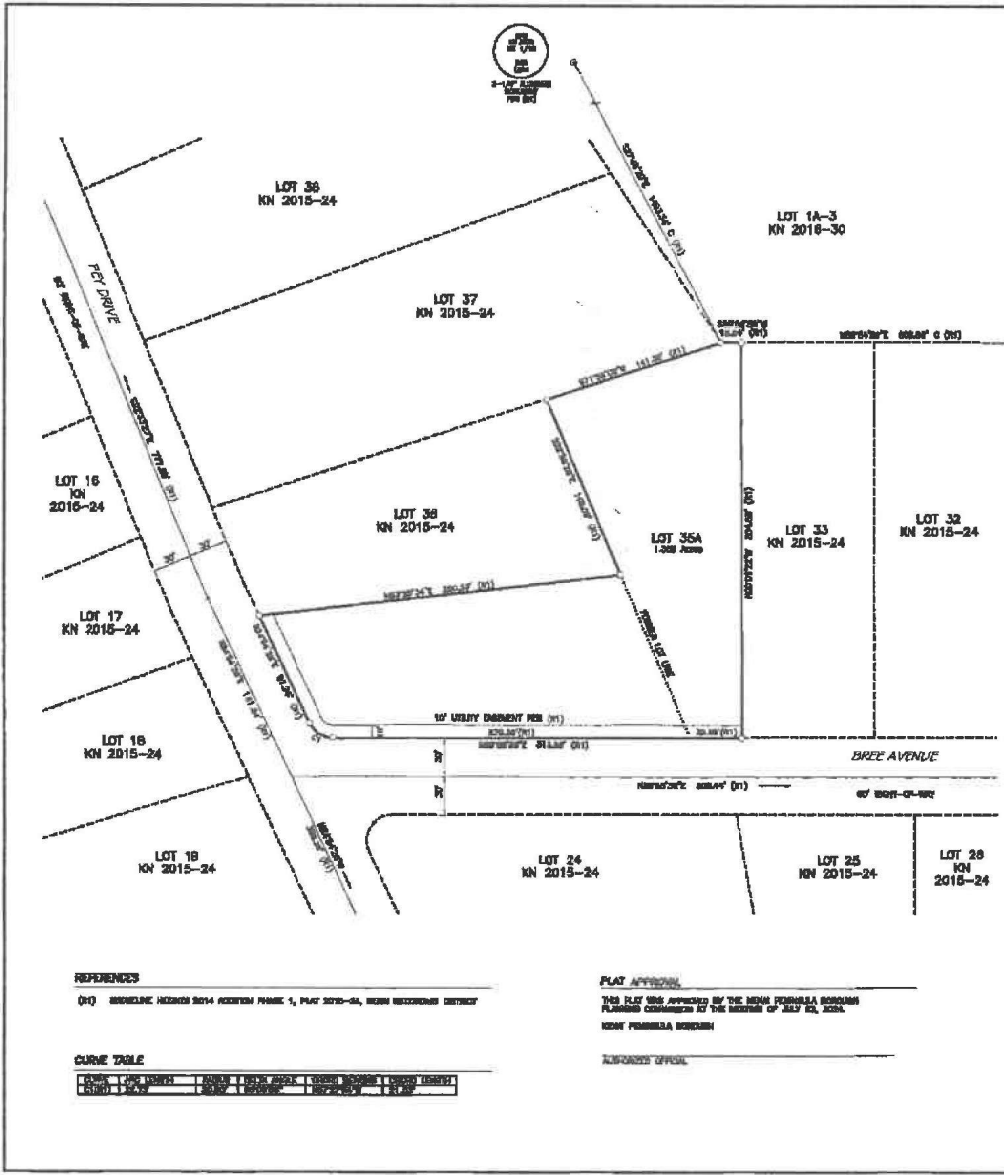


JOE HALSTEAD, CHAIRPERSON

ATTEST:



Meghan Thibodeau, Deputy City Clerk



- LEGEND**
- ⊙ RECORD MONUMENT - AS SHOWN
 - RECORD PROPERTY CORNER PER (R)
 - 6/8" IRON PIPE CAP
 - BARRIERS BOUNDARY
 - ADJACENT PROPERTY LINE
 - FORMER LOT LINE
 - UTILITY EASEMENT
 - CURVE/ARC
 - NONVALENT THE LINE
 - (R) RECORD IRON PIPE IN
 - COMPASS PER (R)



- NOTES**
1. REDEVELOPMENT OF THESE LOTS IS SUBJECT TO CITY OF KENAI ZONING REGULATIONS.
 2. PER (R) THE RIGHT TO REEY ADJACENT TO THE BEARS-ON-BAY IS A UTILITY EASEMENT. THIS EASEMENT IS FOR ABOVE GROUND TRANSMISSION AND DISTRIBUTION ONLY. THE EASEMENT BOUNDARY SHALL BE DETERMINED ON PLACE WITH A TRIPY SURVEY WHICH SHALL BE CONFORMED WITH THE ADJACT OF A UTILITY TO USE THE EASEMENT.
 3. THIS EASEMENT IS SUBJECT TO A GENERAL ELECTRICAL USE EASEMENT, WITH AN OFFSET EASEMENT, GRANTED TO KENAI POWER CORPORATION, RECORDED AGAINST & TITLE, VOLUME/PAGE: 1/44, 6044 RECORDING DISTRICT.
 4. THIS EASEMENT IS SUBJECT TO AN ONE TRANSMISSION TOWER EASEMENT, GRANTED TO KENAI CO. COMPANY OF CALIFORNIA, RECORDED BY SA, TITLE VOLUME/PAGE 17/145, AND BY MARCH 2, 1981 654/654, KENAI RECORDING DISTRICT.
 5. THIS EASEMENT IS SUBJECT TO A GENERAL ELECTRICAL USE EASEMENT, WITH AN OFFSET EASEMENT, GRANTED TO KENAI ELECTRIC ASSOCIATION, RECORDED AGAINST & TITLE, VOLUME/PAGE: 182/184, KENAI RECORDING DISTRICT.
 6. THIS EASEMENT IS SUBJECT TO AN BEARS-ON-BAY EASEMENT, RECORDED AGAINST & TITLE, VOLUME/PAGE 182/179, AND BY MARCH 2, 1981 654/654, KENAI RECORDING DISTRICT.
 7. THIS EASEMENT IS SUBJECT TO CONVEYANCE, CONDITION AND RESTRICTIONS, RECORDED AGAINST & TITLE, VOLUME/PAGE 182/182-182-1 AND 182/182-182-2, AND 182/182-182-3, AND 182/182-182-4, KENAI RECORDING DISTRICT.
 8. ALL LOTS BOUND BY CITY WATER AND SEWER.
 9. UNREGISTERED SPECIAL USE ZONING EASEMENT AND DEEDS, SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA GOVERNMENT OF LANDSCAPE CONSERVATION.



CERTIFICATE OF SURVEY

I, [Name], Licensed Professional Surveyor, do 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 same is true and correct to the best of my knowledge.

REFERENCES

(R) SHORELINE HEIGHTS 2014 ADDITION PHASE 1, PLAT 2024-001, KENAI RECORDING DISTRICT

CURVE TABLE

CHAIN	CHORD	ANGLE	LENGTH	CHORD BEARING	CHORD DISTANCE
100.00	100.00	90.00	141.42	S 45.00° E	141.42

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION ON THE MONTH OF JULY 02, 2024.

KENAI PENINSULA BOROUGH

APPROVED OFFICIAL

CERTIFICATE OF SURVEY AND RECORDATION

I, [Name], Licensed Professional Surveyor, do 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 same is true and correct to the best of my knowledge.

FOR BOOKING
 PO BOX 353
 KENAI, ALASKA 99541

NOTARY ACKNOWLEDGEMENT

FOR THE KENAI
 ACKNOWLEDGED BEFORE ME
 THIS ____ DAY OF _____ 2024

PUBLIC NOTARY SIGNATURE

BY COMMISSION EXPIRES _____

IPB FILE No. 2024-000

SHORELINE HEIGHTS 2014 ADDITION PHASE 1 BOWLIN REPLAT

A REPLAT OF LOT 24 AND 25 SHORELINE HEIGHTS 2014 ADDITION PHASE 1 PLAT 2024-001 KENAI RECORDING DISTRICT

LOCATED WITHIN S1/4 SECTION 26, T.14N., R.10E., S.44, STATE OF ALASKA, KENAI PENINSULA BOROUGH, KENAI RECORDING DISTRICT, CITY OF KENAI.

OWNER: WYOM BOWLIN, PO BOX 353, KENAI, ALASKA 99541

CONTAINING 1.368 ACRES

ES&S
 Survey and Staking, LLC
 400 CHANGESTREET ANCHORAGE, ALASKA 99503
 Phone: 907-344-0250 Fax: 907-344-7258

OWNER'S COPY	DATE: 7/2/24	PROJECT: 24-001
CHECKED BY: [Signature]	BY: [Signature]	REVISION: 01
	DATE: 7/2/24	SCALE: 1"=40'