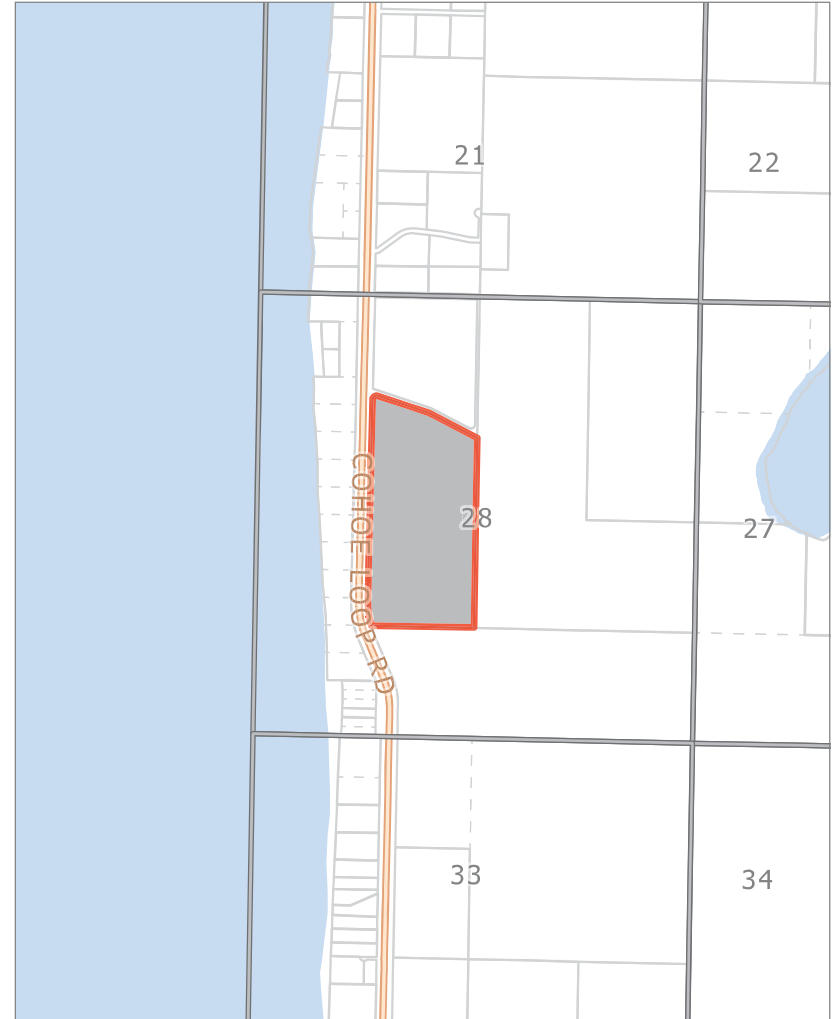


# **E. NEW BUSINESS**

- 4. Hauck's View Subdivision #2**  
**KPB File 2024-010**  
**Johnson Surveying / Hauck**  
**Location: Coho Loop Road**  
**Coho Area**



KPB File 2024-010  
T 03N R 12W SEC 28  
Cohoe

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# Hauck's View Subd. #2

## Preliminary Plat

A Subdivision of the E1/2 NW 1/4 & NE 1/4 SW 1/4 Excluding Cohoe Loop Rd. & Hauck's View. Located in the NW1/4 Section 28, T3N R12W, SM, Cohoe, Alaska.  
Kenai Recording District Kenai Peninsula Borough File

Prepared for

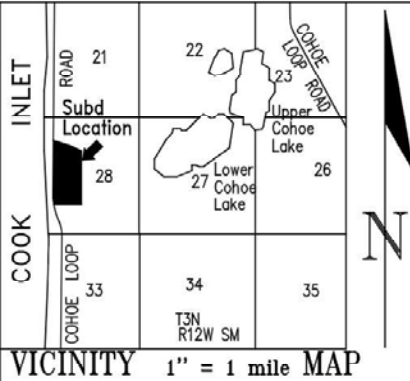
Rick Hauck  
P.O. 1096  
Kasilof, AK 99610

Prepared by

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

SCALE 1" = 200'  
11 December, 2023

AREA = 74.097 acres

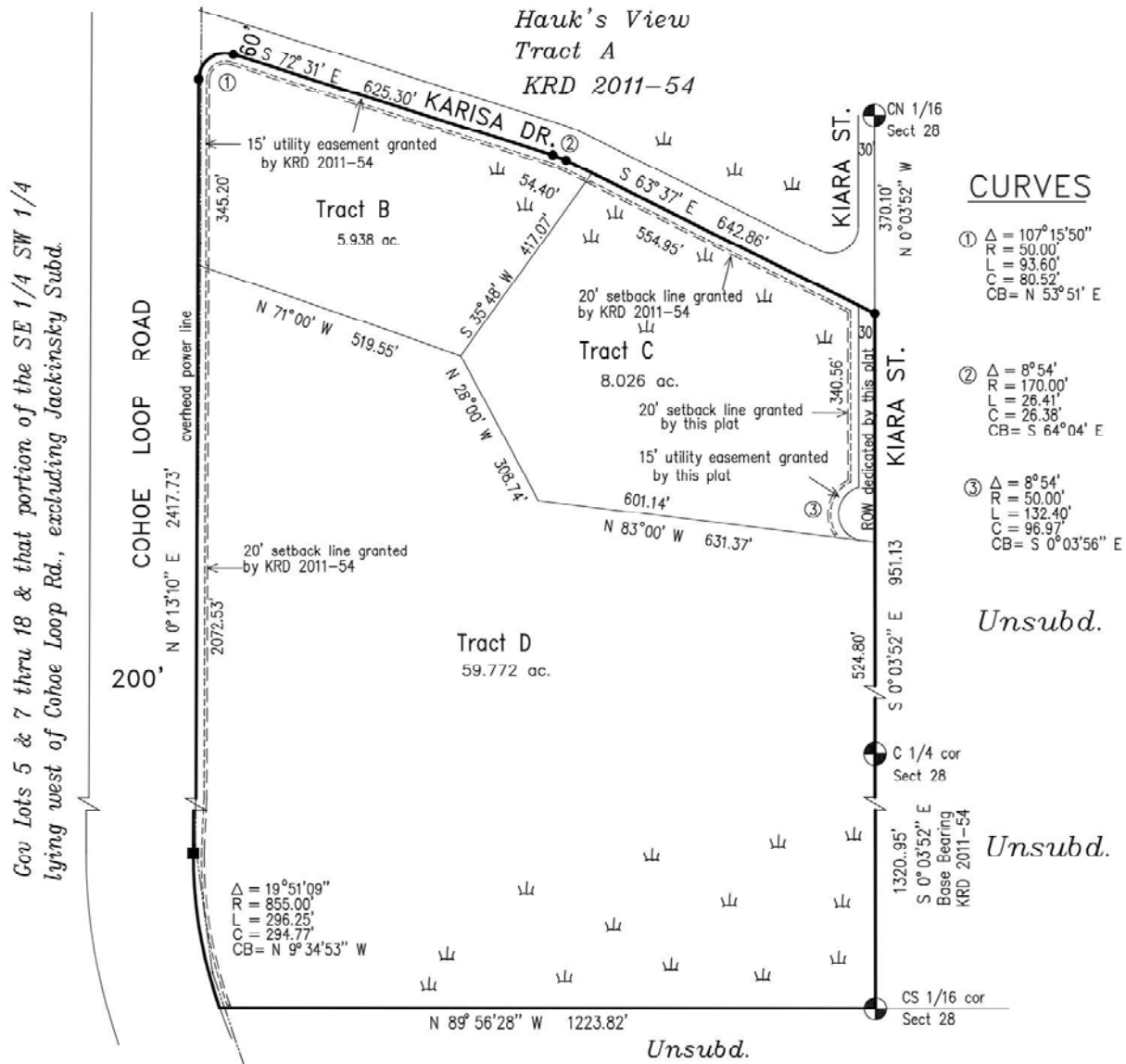


### NOTES

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 15' of building setback is also a utility easement, extending to 20' 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. Existing overhead power line shown is the centerline of a 20' wide utility easement, including guys & anchors.
4. Restrictive covenants affecting this property are filed with the Kenai District Recorder in Book 190 Page 851 and deed serial #2003-003654-0. These are KPB imposed covenants.
5. Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a US Army Corps of Engineers Wetlands Determination, if applicable.
6. Cohoe Road ROW is according to State ROW plans S-0461(1) sheets 8 & 9 of 11.

### LEGEND

- - Concrete ROW monument, record KRD 2011-54
  - - 2 1/2" Alcap monument, 7328-S, 2011, found.
  - - 1/2" rebar with plastic cap, 7328-S, found.
  - ≡ - indicates swamp
- Topography is flat. No grades exceed 2%.



AGENDA ITEM E. NEW BUSINESS

**ITEM #4 - PRELIMINARY PLAT  
HAUCK'S VIEW SUBDIVISION #2**

<b>KPB File No.</b>	2024-010
<b>Plat Committee Meeting:</b>	February 12, 2024
<b>Applicant / Owner:</b>	Richard Hauck of Kasilof
<b>Surveyor:</b>	Jerry Johnson / Johnson Surveying
<b>General Location:</b>	Cohoe Loop Road in Cohoe area

<b>Parent Parcel No.:</b>	133-100-52
<b>Legal Description:</b>	T 03N R 12W SEC 28 SEWARD MERIDIAN KN E1/2 NW1/4 & NE1/4 SW1/4 EXCL COHOE LP RD ROW & HAUCK'S VIEW
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	20.30.170

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 74.097 acre parcel into three tracts ranging in size from 5.938 acres to 59.772 acres

**Location and Legal Access (existing and proposed):**

Access to the plat is by Cohoe Loop Road on the west side which is a state maintained 200 foot right-of-way. On the north is Karisa Dr a 60 foot undeveloped road.

The plat is proposing a dedication of a half cul-de-sac on the east side running along Tract C to be named Kiara St. the surveyor may consider extending the bulb of the cul-de-sac into Tract D to make future development and extension of Kiara St easier as only Tract D would need to be involved. To bust the bulb of the road for extending, any tract adjacent would most likely be involved in the platting and extension of the road.

In the deed filed at serial 2003-0003654-0, there is mention of the property being subject to a 30-foot wide public access easement, the south 30 feet of the described real property in the deed. This easement needs to be shown on the drawing.

Block exceeds length requirements and an exception has been requested.

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Griebel, Scott Comments: No RSA comments
SOA DOT comments	The ROW for Cohoe Loop Road appears to be shown correctly.

**Site Investigation:**

There are no steep areas on the plat. The terrain is relatively flat, with a slight slope to the west towards the Cook Inlet.

There are some wetlands on the plat shown. Upon looking at the KWF wetlands assessment map from KPB data it appears the wetlands cover a little more area than shown. **Staff recommends:** the surveyor review the KWF wetland assessment site and adjust the limits of the wetlands on the plat to accommodate as needed. The

appropriate Corp of Engineers note is on the plat and should continue to be shown on the final.

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> <p>C. State Parks</p> <p>Reviewer: Comments:</p>
State of Alaska Fish and Game	

**Staff Analysis**

This is a division of land previously shown as an unsubdivided remainder in Hauck’s View KN 2011-54, platting it into three tracts. Prior to Hauck’s View, the land was an aliquot parcel in Section 28, Township 3 North, Range 12 West SM, Alaska, lying east of Cohoe Loop Rd.

A soils report will not be required as the Tracts are over 200,000 sq ft.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders..

The property is not within an advisory planning commission.

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

**Utility Easements**

The plat notes indicate a 15’ utility easement which is also shown on the drawing as being dedicated by KN 2011-54. Hauck’s View KN 2011-54 dedicated only a 10’ utility easement in the notes given. Per KPB 20.30.060(D), only a 10’ utility easement is required. The surveyor can leave the easement at 15’ or change it to 10’ if so desired.

HEA has requested that the overhead powerline on the west side of the subdivision be labeled of a plat note be added stating “The existing overhead powerline is the centerline of a 30-foot-wide electrical easement, including guys and anchors, granted this plat.” Plat note #3 carried forward from the previous plat states that the easement size is 20’. **Staff recommends:** Plat note #3 be amended to accommodate HEAs request to make easement 30’.

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	Add note / revise #3 to 30’
ENSTAR	No comment

ACS	
GCI	
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

**KPB department / agency review:**

Addressing	<p>Reviewer: Leavitt, Rhealyn  Affected Addresses:  24540 COHOE LOOP</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:  COHOE LOOP RD, KARISA DR, KIARA ST</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:  24540 COHOE LOOP RD WILL BE DELETED AND NEW ADDRESS ASSIGNED UPON OWNER REQUEST</p>
Code Compliance	<p>Reviewer: Ogren, Eric  Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan  There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments:  There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather  Comments: No comment</p>
Advisory Planning Commission	

**STAFF RECOMMENDATIONS**  
CORRECTIONS / EDITS

**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:**

Revise owner name to Richard T Hauck as shown on certificate to plat

Add 2024-010 to Kenai Peninsula Borough File

Add Box to the address PO \_\_\_ 1096

- 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:**

Label Karisa Drive

- 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:**

To the north, filing label needs corrected

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**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.*

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**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.*

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**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.*

20.60.180. 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:** *Place the following notes on the plat.*

- "No access to state maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation."



- Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program (KPB 14.06).
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170. Remove the statement “These are KPB imposed covenants” in plat note 4.
- Add reference to note 4 on the certificate to plat to the drawing.

20.60.190. Certificates, statements, and signatures required.

**Staff recommendation:** *comply with 20.60.190.*

Add Plat Approval with date of February 12, 2024.

Add Certificate of Ownership and Dedication in the singular format.

Add Notary’s Acknowledgement

20.60.200. Survey and monumentation.

**Staff recommendation:** *comply with 20.60.200*

Show measured and recorded date and source

**EXCEPTIONS REQUESTED:**

**A. KPB 20.30.170 Block – Length requirements**

**Surveyor’s Discussion:**

This subdivision within this property does not extend to the full block length requirement

**Findings:**

1. Block length can be satisfied in a future subdivision.

**Staff Discussion:**

20.30.170. - Blocks—Length requirements.

Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

**Findings:**

2. There are large tracts surrounding the subdivision.
3. At this time there are no plans to develop Tract D until a later date.
4. To develop Tract D, a road will be needed for access to Cohoe Loop Rd.
5. Cohoe Loop Rd is State maintained.
6. Distance between Karisa Rd and the next road south on east side of Cohoe Loop (Powderkeg Ave) is 1.6 miles (~8,350’).
7. Not having a road will be of no affect as there is no road currently.

Staff reviewed the exception request and recommends granting approval. With a condition that the next platting of Tract D will include a road dedication to comply with KPB 20.30.170 Block – length requirement and a note added to this plat stating this requirement.

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

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

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

1. That special circumstances or conditions affecting the property have been shown by application;  
**Findings 2 & 3 appear to support this standard.**
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;  
**Findings 1 & 2 appear to support this standard.**
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.  
**Findings 6 & 7 appear to support this standard.**

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

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**RECOMMENDATION:**

**SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:**

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

**NOTE: 20.25.120. - REVIEW AND APPEAL.**

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

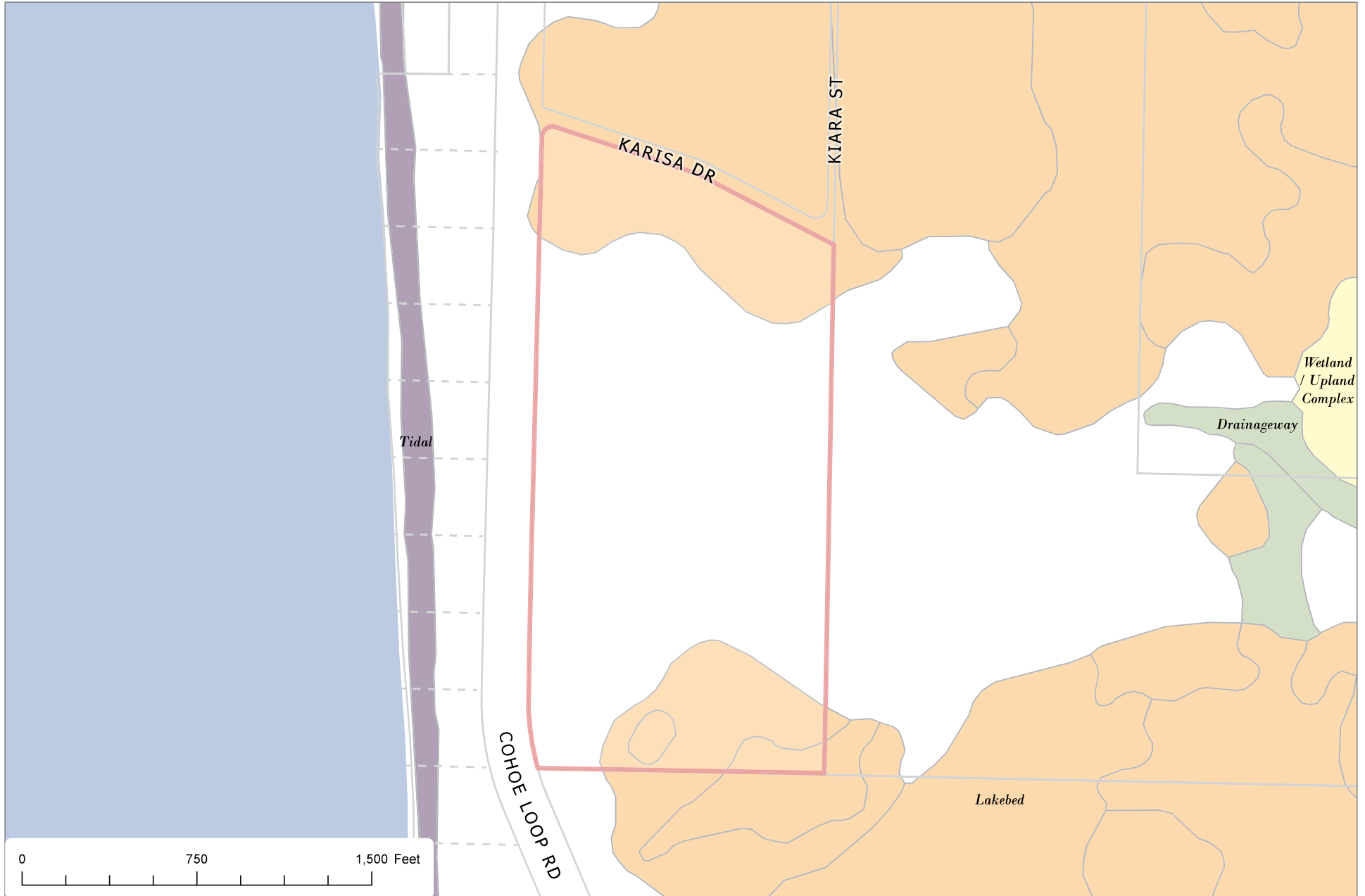
**A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.**

**END OF STAFF REPORT**



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# HAUCK'S VIEW

Located in the NW1/4 & SW1/4 Section 28, T3N R12W, S1M, Cohoe, Alaska.  
Kenai Recording District Kenai Peninsula Borough File 2011-085

**Prepared for**

Rick Hauck  
P.O. Box 1096  
Kasilof, AK 99610

**Prepared by**

Johnson Surveying  
Box 27  
Clan Gulch, AK 99568



## PLAT APPROVAL

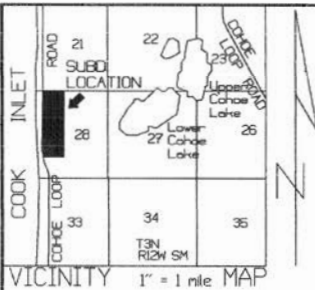
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 18 July, 2011.

KENAI PENINSULA BOROUGH

BY: Max Burt Oct. 14, 2011  
Authorized Official Date

SCALE 1" = 200'  
7 June, 2011

AREA = 40.777 acres



RECORDED-FILED	
REC. DIST.	2011
DATE	2011
TIME	M
Requested by:	
Johnson Surveying	
Box 27	
Clan Gulch, AK 99568	

2011-54  
Plat #  
Kenai  
Rec Dist  
10-14-2011  
Date  
Time 2:35 P.M.

## LEGEND

- ⊕ - 2 1/2" USGLD brass cap monument, 1920. Found
- ⊕ - 3 1/2" ADL brass cap monument, 1969. Found
- ⊕ - 2 1/2" alcop on 8" rebar, set.
- - State concrete RDW monument, Found
- ├ - 1/2" x 4" rebar with 1" plastic cap, set.
- - 5/8" rebar lot corner, Found.

## NOTES

1. A building setback of 20' from all street RDW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback 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 an easement which would interfere with the ability of a utility to use the easement.
3. Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program.
4. No access to state maintained RDW's permitted unless approved by the State of Alaska Dept. of Transportation.
5. Restrictive covenants affecting this property are filed with the Kenai District Recorder in Book 190 Page 851 and deed serial No. 2003-003654-0.
6. Public access easement described in Kenai Records deed serial No. 2003-003654-0 is completely contained in Karisa Drive dedication.
7. Existing overhead power line shown is the centerline of a 20' wide utility easement.
8. Any person developing the property is responsible for obtaining all required local, state, and Federal permits, including a U.S. Army Corps of Engineers wetland determination.
9. Cohoe Loop Road RDW is according to State RDW Plans S-046111.

## WASTEWATER DISPOSAL

These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

## OWNERSHIP CERTIFICATE & 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 RDW's, and grant all easements to the use shown.

Richard T. Hauck  
Richard T. Hauck P.O. Box 1069 Kasilof AK, 99610

## NOTARY'S ACKNOWLEDGEMENT

For Richard T. Hauck  
Subscribed and sworn to before me this

5 day of October, 2011.

Karen Fuller  
Notary Public For Alaska

My commission expires 9-25-2012.

