

DESK PACKET

(MATERIALS SUBMITTED AFTER MEETING PACKET PUBLICATION)

E. NEW BUSINESS

- 2. Sprucewood Glen Subdivision No. 11
KPB File 2024-001
Edge Survey & Design, LLC / Travostino
Location: W. Tern Avenue & Kenai Spur Highway
City of Kenai**



KENAI

City of Kenai | 210 Fidalgo Ave, Kenai, AK 99611-7794 | 907.283.7535 | www.kenai.city

SENT VIA ELECTRONIC MAIL

January 16, 2024

Kenai Peninsula Borough (KPB) Planning Department
Attn: Beverly Carpenter
144 North Binkley Street
Soldotna, AK 99669
bcarpenter@kpb.us

RE: Resolution PZ2023- 22 - Preliminary Plat for Sprucewood Glen Subdivision No. 11 (Replat of Lot 2A and Tract F, Sprucewood Glen Subdivision No. 10 and Tract F-1B, Sprucewood Glen Subdivision No. 3)

KPB Planning Department:

On Wednesday, December 27, 2023, the City of Kenai Planning and Zoning Commission recommended approval of Resolution PZ2023-22 for Sprucewood Glen Subdivision No. 11 Preliminary Plat. An intallation 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,

Linda Mitchell
Planning Director

LM:bm

Enclosure

cc: Jason Young (jason@edgesurvey.net)



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2023-22**

A RESOLUTION RECOMMENDING THAT SPRUCEWOOD GLEN SUBDIVISION NO. 11 PRELIMINARY PLAT ATTACHED HERETO BE APPROVED.

PROPERTY ADDRESSES: 99 W. Tern Avenue
101 W. Tern Avenue
10489 Kenai Spur Highway

LEGAL DESCRIPTIONS: Lot 2A and Tract F, Sprucewood Glen Subdivision No. 10
Tract F-1B, Sprucewood Glen Subdivision No. 3

KPB PARCEL NUMBERS: 04705224, -38, and -41

WHEREAS, the City of Kenai received a preliminary plat from Edge Survey and Design, LLC on behalf of the property owner, Three Bears Alaska, Inc. to replat Lot 2A and Tract F, Sprucewood Glen Subdivision No. 10 and Tract F-1B, Sprucewood Glen Subdivision No. 3; and,

WHEREAS, the preliminary plat, subject to the listed conditions, generally meets Kenai Municipal Code (KMC) subdivision and development requirements for the General Commercial (CG) zoning district; and,

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

WHEREAS, the subdivided lots will have access via Kenai Spur Highway, a State-maintained right-of-way and W. Tern Avenue, a City-maintained right-of-way; and,

WHEREAS, City water and sewer lines are available to the lots; 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, subject to the listed conditions, conforms to the minimum street widths, provides utilities/access easements, provides satisfactory building sites, and the on-site water and sewer systems will be subject to the regulatory requirements of the Public Works Department.
2. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the subject zoning district.
3. Pursuant to KMC 14.24.020 *General Requirements*, the preliminary plat meets City standards for minimum lot width and access/utility easements. Compliance with the

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

4. The existing convenience store with gas station and above ground fuel tanks meet the setbacks and lot coverage. Therefore, the preliminary plat will not create any nonconforming status with setbacks or lot coverage.

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

Section 1. That the preliminary plat for Sprucewood Glen Subdivision No. 11 to replat Lot 2A and Tract F, Sprucewood Glen Subdivision No. 10 and Tract F-1B, Sprucewood Glen Subdivision No. 3 be approved subject to the following condition.

1. Correct the note reference for (R3) to "Sprucewood Glen Subdivision No. 2, Plat 84-305".

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, THIS 27TH DAY OF DECEMBER, 2023.

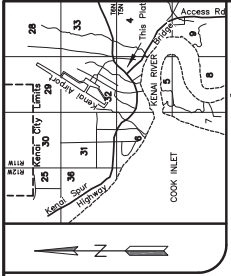


Jeff Twait, Chairperson

ATTEST:



Meghan Thibodeau, Deputy City Clerk



CERTIFICATE OF SURVEYOR

I, MARK AMONETTI, LICENSED SURVEYOR, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE MONUMENTS SHOWN ON THIS SURVEY PLAT ARE OF THE CORRECT TYPE, SIZE, AND DIMENSIONS AND OTHER DETAILS ARE TRUE, ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



KPB FILE No. 2023-000

SPRUCEWOOD GLEN SUBDIVISION NO. 11

A REPLAT OF LOT 2A AND TRACT F SPRUCEWOOD GLEN SUBDIVISION NO. 10 PLAT 2010-19 KENAI RECORDING DISTRICT AND LOT 1B SPRUCEWOOD GLEN SUBDIVISION NUMBER THREE PLAT 85-240 KENAI RECORDING DISTRICT

OWNERS:
THREE BEARS ALASKA INC.
500 SOUTH TRIPLE B STREET
WASILLA, ALASKA 99623

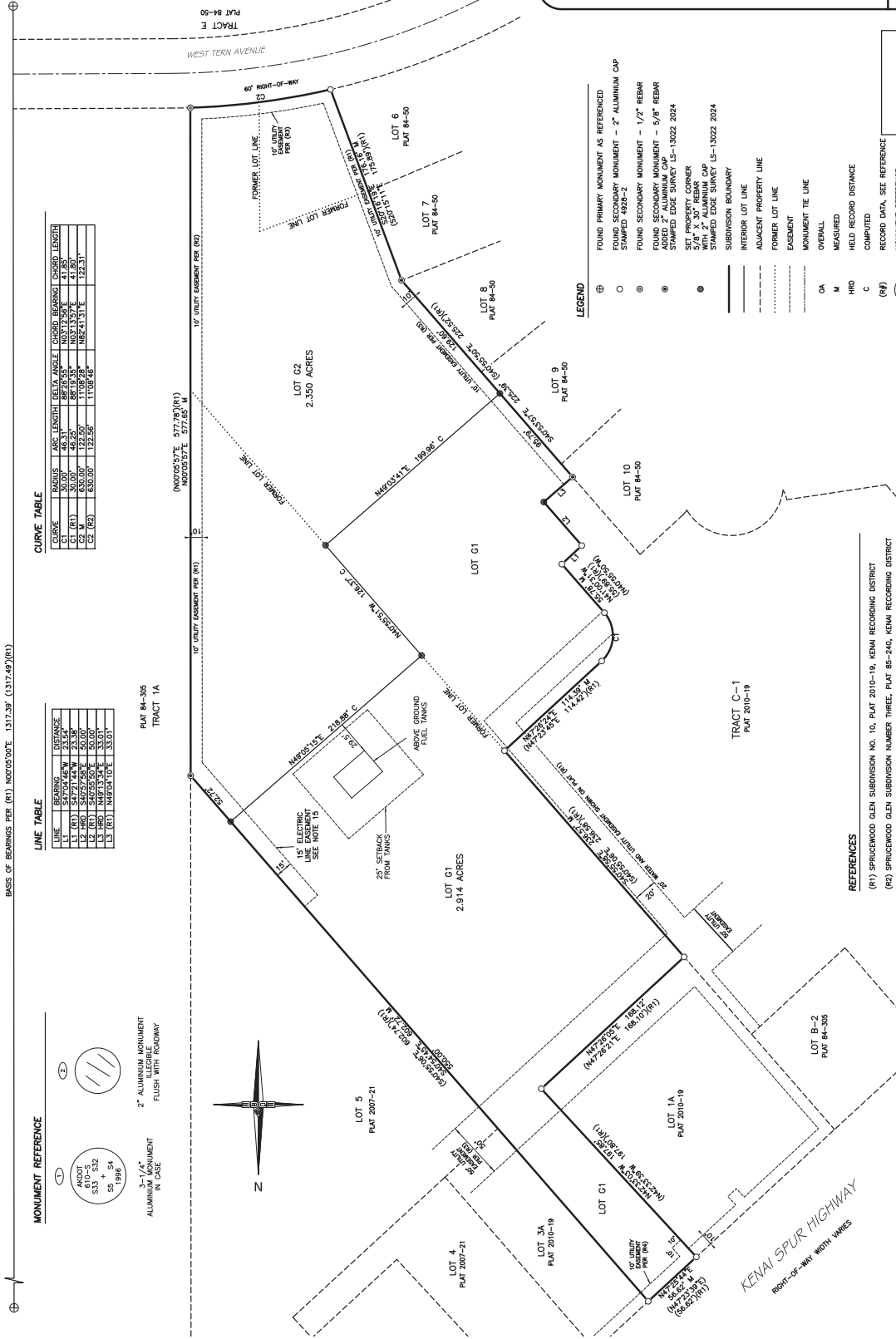
LOCATED WITHIN NE 1/4 SECTION 5,
T15N, R11W, S4E,
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI CITY OF KENAI

CONTAINING 5.265 ACRES



8000 UNDRY STREET, ANCHORAGE, AK 99516
Phone: (907) 344-5599, (907) 344-7794

DATE: 12/12/2023
PROJECT: E2-48
DRAWN BY: JF
CHECKED BY: JF
SCALE: 1" = 40'
PLAT: 84-305



CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|---------|---------|------------|-------------|---------------|--------------|
| G1 (R1) | 30.00' | 46.23' | 86°19'35" | N03°13'57"E | 41.80' |
| G2 (M) | 630.00' | 172.50' | 11°09'58" | N82°41'51"E | 172.31' |
| G2 (R2) | 630.00' | 172.58' | 11°08'46" | | |

LINE TABLE

| LINE | BEARING | DISTANCE |
|---------|-------------|----------|
| L1 (R1) | S47°14'48"W | 23.38' |
| L2 (R1) | S40°57'52"E | 50.00' |
| L3 (R1) | N49°13'30"E | 33.00' |
| L3 (R2) | N49°24'10"E | 33.01' |

BASES OF BEARINGS PER (R1) N02°05'00"E 1317.39' (1317.49°)(R1)

MONUMENT REFERENCE

| MONUMENT | DATE |
|---|------|
| 3-1/4" ALUMINUM MONUMENT IN USE | 1986 |
| 2" ALUMINUM MONUMENT FLUSH WITH ROADWAY | 1986 |

PLAT 84-305 TRACT 1A

3-1/4" ALUMINUM MONUMENT IN USE

2" ALUMINUM MONUMENT FLUSH WITH ROADWAY



- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
 - FOUND SECONDARY MONUMENT - 2" ALUMINUM CAP STAMPED 4928-2
 - ⊙ FOUND SECONDARY MONUMENT - 1/2" REBAR STAMPED 4928-2
 - FOUND SECONDARY MONUMENT - 9/8" REBAR STAMPED 4928-2
 - SET PROPERTY CORNER 5/8" X 3/4" REBAR WITH ALUMINUM CAP STAMPED 4928-2
 - SUBDIVISION BOUNDARY
 - INTERIOR LOT LINE
 - ADJACENT PROPERTY LINE
 - FORMER LOT LINE
 - EASEMENT
 - MONUMENT TIE LINE
 - OVERALL
 - MEASURED
 - HELD RECORD DISTANCE
 - COMPUTED
 - RECORD DATA, SEE REFERENCE
 - MONUMENT REFERENCE

- REFERENCES**
- (R1) SPRUCEWOOD GLEN SUBDIVISION NO. 10, PLAT 2010-19, KENAI RECORDING DISTRICT
 - (R2) SPRUCEWOOD GLEN SUBDIVISION NUMBER THREE, PLAT 85-240, KENAI RECORDING DISTRICT
 - (R3) SPIRUI SUBDIVISION NUMBER ONE, PLAT 78-106, KENAI RECORDING DISTRICT
 - (R4) SPRUCEWOOD GLEN SUBDIVISION NO. 9, PLAT 2007-21, KENAI RECORDING DISTRICT

RECORDERS
MARK
2.25"
2.25"
2.25"

PRELIMINARY DRAFT R1

1" = 50'

NOTES

1. A portion of the parcel subject to the City of Kenai zoning regulations.
2. THE CITY OF KENAI HAS REVIEWED THE PROPOSED DEVELOPMENT AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE CITY OF KENAI ZONING REGULATIONS AND THE CITY OF KENAI SUBDIVISION MAPS WHICH APPLY TO THIS PROPERTY AND THE PROPOSED DEVELOPMENT.
3. NO INTERFERENCES TO STATE HIGHWAYS OR OTHER PUBLIC UTILITIES SHALL BE CONSIDERED OR PERMITTED.
4. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORD WITH THE CITY OF KENAI ZONING REGULATIONS AND THE CITY OF KENAI SUBDIVISION MAPS WHICH APPLY TO THIS PROPERTY AND THE PROPOSED DEVELOPMENT.
5. THIS SUBDIVISION IS SUBJECT TO THE CITY OF KENAI ZONING REGULATIONS AND THE CITY OF KENAI SUBDIVISION MAPS WHICH APPLY TO THIS PROPERTY AND THE PROPOSED DEVELOPMENT.
6. THE CITY OF KENAI HAS REVIEWED THE PROPOSED DEVELOPMENT AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE CITY OF KENAI ZONING REGULATIONS AND THE CITY OF KENAI SUBDIVISION MAPS WHICH APPLY TO THIS PROPERTY AND THE PROPOSED DEVELOPMENT.
7. THE CITY OF KENAI HAS REVIEWED THE PROPOSED DEVELOPMENT AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE CITY OF KENAI ZONING REGULATIONS AND THE CITY OF KENAI SUBDIVISION MAPS WHICH APPLY TO THIS PROPERTY AND THE PROPOSED DEVELOPMENT.
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17. THE CITY OF KENAI HAS REVIEWED THE PROPOSED DEVELOPMENT AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE CITY OF KENAI ZONING REGULATIONS AND THE CITY OF KENAI SUBDIVISION MAPS WHICH APPLY TO THIS PROPERTY AND THE PROPOSED DEVELOPMENT.
18. THE CITY OF KENAI HAS REVIEWED THE PROPOSED DEVELOPMENT AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE CITY OF KENAI ZONING REGULATIONS AND THE CITY OF KENAI SUBDIVISION MAPS WHICH APPLY TO THIS PROPERTY AND THE PROPOSED DEVELOPMENT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, **THE CITY OF KENAI**, hereby certify that the above described parcel is the property of the City of Kenai, Alaska, and that the same is being dedicated to the use shown on the attached plat.

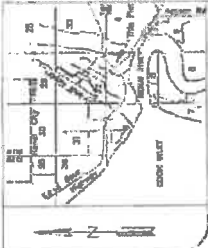
JOHN WILSON, Mayor
JOHN WILSON, City Manager
JOHN WILSON, City Clerk

NOTARY ACKNOWLEDGEMENT
 FOR JOHN WILSON
 ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____ 2003

NOTARY PUBLIC SIGNATURE

JOHN WILSON
 Mayor
 City Manager
 City Clerk



KPB FILE No. 2003-000

**SPRUCEWOOD GLEN
 SUBDIVISION
 NO. 11**

A REPLAT OF
 LOT 10, SUBDIVISION C
 SPRUCEWOOD GLEN SUBDIVISION NO. 10
 PLAT 2010-19 KENAI RECORDING DISTRICT
 AND
 LOT 10, SUBDIVISION B
 SPRUCEWOOD GLEN SUBDIVISION
 NUMBER THREE
 PLAT 82-249 KENAI RECORDING DISTRICT

OWNER:
 THE CITY OF KENAI
 600 SOUTH TRALEX STREET
 KENAI, ALASKA 99541

LOCATED WITHIN AC 1/4 SECTION 5,
 T4S, R10E, S10W
 KENAI PENINSULA BOROUGH
 PENAI RECORDING DISTRICT
 CITY OF KENAI

CONTAINING 0.005 ACRES

EPICER
 REAL ESTATE SERVICES
 200 SOUTH TRALEX STREET
 KENAI, ALASKA 99541
 TEL: 479-1100
 FAX: 479-1101

PREPARED BY: _____ DATE: _____
 CHECKED BY: _____ DATE: _____
 RECORDED BY: _____ DATE: _____



PRELIMINARY DRAFT

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 23, 2002.
 KENAI PENINSULA BOROUGH

AUTHORITY OF FILE