



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Plat Committee

Monday, August 11, 2025

6:30 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID: 907 714 2200

ZOOM MEETING DETAILS

Zoom Meeting Link: <https://us06web.zoom.us/j/9077142200>

Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247

Zoom Meeting ID: 907 714 2200

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible.

The hearing procedure for the Plat Committee public hearings are as follows:

- 1) Staff will present a report on the item.
- 2) The Chair will ask for petitioner's presentation given by Petitioner(s) / Applicant (s) or their representative – 10 minutes
- 3) Public testimony on the issue. – 5 minutes per person
- 4) After testimony is completed, the Planning Commission may follow with questions. A person may only testify once on an issue unless questioned by the Planning Commission.
- 5) Staff may respond to any testimony given and the Commission may ask staff questions.
- 6) Rebuttal by the Petitioner(s) / Applicant(s) to rebut evidence or provide clarification but should not present new testimony or evidence.
- 7) The Chair closes the hearing and no further public comment will be heard.
- 8) The Chair entertains a motion and the Commission deliberates and makes a decision.

All those wishing to testify must wait for recognition by the Chair. Each person that testifies must write his or her name and mailing address on the sign-in sheet located by the microphone provided for public comment. They must begin by stating their name and address for the record at the microphone. All questions will be directed to the Chair. Testimony must be kept to the subject at hand and shall not deal with personalities. Decorum must be maintained at all times and all testifiers shall be treated with respect.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

All items marked with an asterisk () are consent agenda items. Consent agenda items are considered routine and noncontroversial by the Plat Committee and may be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner removes the item from the consent agenda. The removed item will then be considered in its normal sequence on the regular agenda. If you wish to comment on a consent agenda item, please advise the recording secretary before the meeting begins, and she will inform the Chair of your wish to comment.*

1. Agenda
2. Member / Alternate Excused Absences
3. Minutes

[KPB-7069](#) July 14, 2025 Plat Committee Meeting Minutes

Attachments: [C3. 071425 Plat Minutes](#)

4. Grouped Plats

[KPB-7070](#) 08-11-25 Grouped Plats
E2. Christensen Gardens; KPB File 2025-061
E6. Don Jack Subdivision 2025 Addition; KPB File 2025-105

Attachments: [C4. Grouped Plats Staff Report](#)

D. OLD BUSINESS**E. NEW BUSINESS**

1. [KPB-7071](#) Kenaitze Acres; KPB File 2025-100
Edge Survey & Design / Kenaitz Indian Tribe IRA
Location: Redoubt Avenue & N. Forest Drive
City of Kenai

Attachments: [E1. Kenaitz Acres_Packet](#)
[PHN Kenaitze Acres](#)

2. [KPB-7073](#) Christensen Gardens; KPB File 2025-061
Mullikin Surveys / Hough
Location: Hough Road off East End Road
City of Homer

Attachments: [E2. Christensen Gardens_Packet](#)
[PHN Christensen Gardens](#)

3. [KPB-7074](#) Virginia Lyn 2025 Replat; KPB File 2025-062 POSTPONED
Mullikin Surveys / Hueper
Location: Virginia Lyn Way near Beluga Lake
City of Homer

Attachments: [E3. Virginia Lyn 2025 Replat](#)
[PHN_Virginia Lyn 2025 Replat](#)
4. [KPB-7075](#) Pete Cooper Tract A 2025 Subdivision; KPB File 2025-098
Johnson Surveying / Cooper
Location: MP 126.5 Sterling Highway
Ninilchik Area

Attachments: [E4. Pete Cooper Tract A 2025 Sub_Packet](#)
[PHN_Pete Cooper Tract A 2025 Sub](#)
5. [KPB-7076](#) Hylen 2025 Addition; 2025-101
Johnson Surveying / Hylen
Location: Alder Avenue off Sterling Highway
Ninilchik Area

Attachments: [E5. Hylen 2025 Addition_Packet](#)
[PHN_Hylen 2025 Addn](#)
6. [KPB-7077](#) Don Jack Subdivision 2025 Addition; KPB File 2025-105
Johnson Surveying / Rasmusen
Location: Goodyear Street off Browns Lake Road
Funny River Area / Funny River APC

Attachments: [E6. Don Jack Sub 2025 Addn_Packet](#)
[PHN_Don Jack Sub 2025 Addn](#)

F. PUBLIC COMMENT

(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made)

G. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLAT COMMITTEE MEETING

The next regularly scheduled Plat Committee meeting will be held Monday, August 25, 2025 in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at 7:30 p.m.

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2215

Phone: toll free within the Borough 1-800-478-4441, extension 2215

e-mail address: planning@kpb.us

website:

<https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-commission-overview>

Written comments will be accepted until 1:00 p.m. on the last business day (usually a Friday) before the day of the Plat Committee meeting in which the item is being heard. If voluminous information and materials are submitted staff may request seven copies be submitted. Maps, graphics, photographs, and typewritten information that is submitted at the meeting must be limited to 10 pages. Seven copies should be given to the recording secretary to provide the information to each Committee member. If using large format visual aids (i.e. poster, large-scale maps, etc.) please provide a small copy (8 ½ x 11) or digital file for the recording secretary. Audio, videos, and movies are not allowed as testimony. If testimony is given by reading a prepared statement, please provide a copy of that statement to the recording secretary.

An interested party may request that the Planning Commission review a decision of the Plat Committee by filing a written request within 10 days of the written notice of decision in accordance with KP.B 2.40.080.

C. CONSENT AGENDA

***3. Minutes**

a. July 14, 2025, 2025 Plat Committee Meeting Minutes

Kenai Peninsula Borough

Plat Committee

Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

JULY 14, 2025
6:30 PM
UNAPPROVED MINUTES

A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 6:39 p.m.

B. ROLL CALL

Plat Committee Members/Alternates

Karina England, City of Seward

Pamela Gillham, Kalifornsky/Kasilof District

Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District

Franco Venuti, City of Homer

Paul Whitney, City of Soldotna

Staff Present

Robert Ruffner, Planning Director

Vince Piagentini, Platting Manager

Jenny Robertson, LMD Administrative Assistant

Ann Shirnberg, Planning Administrative Assistant

With 5 members in attendance, a quorum was present.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

***3. Approval of Minutes**

a. June 23, 2025 Plat Committee Meeting Minutes

***4. Grouped Plats:** The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The grouped plats on the consent agenda are as follows:

E1. Soldotna Junction Subdivision Addition No. 24; KPB File 2024-136

E3. Kenai Meadows Addition No. 2; KPB File 2025-091

E6. Original Seward Townsite Nilsson Replat; KPB File 2025-095

E7. AA Mattox Subdivision 1958 Addition A Portion of Lot 15 Replat; KPB File 2025-092

E8. Rosewood Subdivision Farmgirl Addition; KPB File 2025-093

Chair Gillham asked if anyone from the public wished to speak to any of the items under the consent agenda. Hearing no one wishing to comment discussion was opened among the commission.

MOTION: Commissioner Whitney moved, seconded by Commissioner Venuti to approve the agenda, the minutes from the June 23, 2025 Plat Committee and grouped plats based on staff recommendations and compliance to borough code, adopting and incorporating by reference the staff reports and staff recommendations.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	England, Gillham, Morgan, Whitney, Venuti
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E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
SOLDOTNA JUNCTION SUBDIVISION ADDITION NO. 24**

KPB File No.	2024-136
Plat Committee Meeting:	July 14, 2025
Applicant / Owner:	Jack C Farnsworth Residuary Trust The Estate of Dolly M Farnworth Poppin Family Revocable Community Property Trust
Surveyor:	Andrew Hamilton / McLane Consulting Inc.
General Location:	Sterling Highway & Kenai Spur Highway / City of Soldotna
Parent Parcel No.:	059-190-45 & 059-190-46
Legal Description:	T 5N R 10W SEC 28, 29, 32 SEWARD MERIDIAN KN 2007029 SOLDOTNA JUNCTION SUB NO 23 Lot 8A & TRACT A
Assessing Use:	Vacant & Residential
Zoning:	Multi-Family Residential & Commercial
Water / Wastewater	City
Exception Request	None

**Passed Under The Consent Agenda*

**ITEM #2 - PRELIMINARY PLAT
WARD ESTATES**

KPB File No.	2025-090
Plat Committee Meeting:	July 14, 2025
Applicant / Owner:	Walt Ward & Keli Mueller, Personal Representatives for the Estate of Joy M. Ward
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Bluff Side / Wildwood Area
Parent Parcel No.:	039-010-40
Legal Description:	T 6N R 12W SEC 26 SEWARD MERIDIAN KN GOVT LOT 16 & SE1/4 SW1/4 NE1/4 SE1/4 & SE1/4 NE1/4 SE1/4
Assessing Use:	Residential
Zoning:	Rural/Unrestricted
Water / Wastewater	On Site
Exception Request	KPB 20.30.190(A) – Lot Dimension

Staff report given by Platting Vince Piagentini.

Chair Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner England moved, seconded by Commissioner Whitney to grant preliminary approval to Ward Estates based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner England moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.30.190(A) - Lot Dimensions, citing findings 1, 3 & 7 in support of standard one, findings 1-4 in support of standard two and findings 3-6 in support of standard three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	England, Gillham, Morgan, Venuti, Whitney
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Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MAIN MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	England, Gillham, Morgan, Venuti, Whitney
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**ITEM #3 - PRELIMINARY PLAT
KENAI MEADOWS ADDITION NO. 2**

KPB File No.	2025-091
Plat Committee Meeting:	July 14, 2025
Applicant / Owner:	City of Kenai Kenai Peninsula Housing Initiatives, Inc.
Surveyor:	John Segesser / Segesser Surveys
General Location:	Redoubt Ave, City of Kenai
Parent Parcel No.:	039-010-64, 039-010-67, 039-010-68 and 039-010-69
Legal Description:	T06N, R12W SEC 25, SEWARD MERIDIAN, LOTS A1, 3 & 4 KENAI MEADOWS ADDN NO. 1, PLAT KN 2023-48 & T06N, R12 W, SEC 25, SEWARD MERIDIAN, LOT 2 KENAI MEADOWS, PLAT KN 2017-17
Assessing Use:	039-010-64 General Commercial 039-010-67, 039-010-68 and 039-010-69 Residential Vacant
Zoning:	City of Kenai
Water / Wastewater	City
Exception Request	None

**Passed Under The Consent Agenda*

**ITEM #4 - PRELIMINARY PLAT
BULL HOLLOW SUBDIVISION ZIMMERMAN ADDITION**

KPB File No.	2025-088
Plat Committee Meeting:	July 14, 2025
Applicant / Owner:	Daniel R Zimmerman & Sharon M. Zimmerman
Surveyor:	Jason Young / Edge Survey & Design, LLC
General Location:	Approximately MP 79 Sterling Highway / Sterling Area
Parent Parcel No.:	065-160-31
Legal Description:	T 5N R 8W SEC 15 SEWARD MERIDIAN KN 2010017 BULL HOLLOW TRACT B
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.170

Staff report given by Platting Vince Piagentini.

Chair Gillham opened the item for public comment.

Jason Young, Edge Survey & Design; P.O. Box 59, Kasilof, AK 99610: Mr. Young was the surveyor on this project and made himself available for questions.

Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Whitney moved, seconded by Commissioner England to grant preliminary approval to Bull Hollow Subdivision Zimmerman Addition based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Whitney moved, seconded by Commissioner England to grant the exception request to KPB 20.30.170 – Block Length Requirements, citing findings 2 – 4 in support of standard one, findings 2, 5 & 6 in support of standard two and findings 4-6 & 10 in support of standard three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	England, Gillham, Morgan, Venuti, Whitney
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Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MAIN MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	England, Gillham, Morgan, Venuti, Whitney
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**ITEM #5 - PRELIMINARY PLAT
CLIFF ADDITION TO SEWARD TOWNSITE WALKER REPLAT**

KPB File No.	2025-094
Plat Committee Meeting:	July 14, 2025
Applicant / Owner:	Gregg George Walker, Eric J Walker, Kathleen M S Davis
Surveyor:	Stacy Wessel / AK Lands, Land Surveying LLC
General Location:	West of Seward Lagoon
Parent Parcel No.:	147-050-06 thru 147-050-08, 147-050-16, 147-210-01, 147-210-07
Legal Description:	T 1S R 1W SEC 4 SEWARD MERIDIAN SW 0000003 ORIGINAL TOWNSITE OF SEWARD CLIFF ADDN LOTS 1-6 & 12 BLK 6 AND LOT 1, 12, 13, & 14 BLK 9
Assessing Use:	Vacant
Zoning:	City of Seward
Water / Wastewater	City
Exception Request	KPB 20.30.120

Staff report given by Platting Vince Piagentini.

Chair Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner England moved, seconded by Commissioner Whitney to grant preliminary approval to Cliff Addition To Seward Townsite Walker Replat based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner England moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.30.120 – Street Width Requirements, citing findings 1-3 in support of standard one, findings 4 & 5 in support of standard two and findings 6-8 in support of standard three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	England, Gillham, Morgan, Venuti, Whitney
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Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MAIN MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	England, Gillham, Morgan, Venuti, Whitney
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**ITEM #6 - PRELIMINARY PLAT
ORIGINAL SEWARD TOWNSITE NILSSON REPLAT**

KPB File No.	2025-095
Plat Committee Meeting:	July 14, 2025
Applicant / Owner:	Mats Stefan Patrik Nilsson & Binget Sue Nilsson
Surveyor:	Kenneth Lang / Lang & Associates
General Location:	First Ave Near A Street / City of Seward
Parent Parcel No.:	148-060-03

Legal Description:	T 1S R 1W SEC 10 SEWARD MERIDIAN SW 0000001 ORIGINAL TOWNSITE OF SEWARD THE N 1 FT OF THE W1/2 OF LOT 22 & LOT 23 EXCLUDING THE SOUTH 1 FT OF THE E1/2 & ALL OF LOTS 24 & 25 BLOCK 40
Assessing Use:	Residential
Zoning:	City of Seward
Water / Wastewater	City
Exception Request	None

**Passed Under The Consent Agenda*

**ITEM #7 - PRELIMINARY PLAT
AA MATTOX SUBDIVISION 1958 ADDITION A PORTION OF LOT 15 REPLAT**

KPB File No.	2025-092
Plat Committee Meeting:	July 14, 2025
Applicant / Owner:	Justin T. Arnold
Surveyor:	Katherine Kirsis / Seabright Survey & Design
General Location:	Pennock St off East End Road / City of Homer

Parent Parcel No.:	177-054-03
Legal Description:	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0003746 A A MATTOX SUB 1958 ADDN A PORTION OF LOT 15 WHICH IS DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SEC 17 TH NORTH 135 FT TH WEST ALONG THE NORTH BOUNDARY OF SAID LOT 15 150 FT TO THE POB OF THIS PARCEL TH SOUTH 100 FT TH WEST 180 FT TO THE EAST BOUNDARY OF THE ROADWAY TH NOR THWEST ALONG THE EAST BOUNDARY OF SAID ROADWAY APPROXIMATELY 105.1 FT TO THE INTERSECTION OF THE EAST BOUNDARY OF SAID ROADWAY WITH THE NORTH BOUNDARY OF LOT 15 TH EAST APPROXIMATELY 217.1 FT TO THE POB
Assessing Use:	Vacant
Zoning:	City of Homer
Water / Wastewater	City
Exception Request	None

**Passed Under The Consent Agenda*

**ITEM #8 - PRELIMINARY PLAT
ROSEWOOD SUBDIVISION FARMGIRL ADDN**

KPB File No.	2025-093
Plat Committee Meeting:	July 14, 2025
Applicant / Owner:	Shelley Rainwater & Joseph Hendon
Surveyor:	Katie Kirsis / Seabright Survey & Design
General Location:	Kilak Court Off Glacier View Road / Fritz Creek

Parent Parcel No.:	172-036-01 & 172-031-18
Legal Description:	T 05S R 12W SEC 31 SEWARD MERIDIAN HM 2015036 ROSEWOOD SUBDIVISION LOT 1 & T 5S R 12W SEC 31 SEWARD MERIDIAN HM SE1/4 NE1/4 SE1/4
Assessing Use:	172-036-01 Residential Accessory Building 172-031-18 Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / City
Exception Request	None

**Passed Under The Consent Agenda*

G. ADJOURNMENT

Commissioner Whitney moved to adjourn the meeting at 6:59 P.M.

Ann E. Shirnberg
Administrative Assistant

UNAPPROVED

C. CONSENT AGENDA

***4. Grouped Plats**

E2. Christensen Gardens; KPB File 2025-061

E6. Don Jack Subdivision 2025 Addition; KPB File 2025-105



August 11, 2025

Plat Committee

Betty J. Glick Assembly Chambers
George A. Navarre Kenai Peninsula
Borough Administration Building and Through

Jeremy Brantley, Chair
Sterling/Funny River
Term Expires 2027

Pamela Gillham, Vice Chair
Kalifornsky / Kaslof District
Term Expires 2026

Virginia Morgan
Cooper Landing / Hope
Eastern Peninsula District
Term Expires 2025

Diane Fikes
City of Kenai
Term Expires 2025

Paul Whitney
City of Soldotna
Term Expires 2027

Franco Venuti
City of Homer
Term Expires 2025

Karina England
City of Seward
Term Expires 2026

Jeffrey Epperheimer
Nikiski District
Term Expires 2026

Dawson Slaughter
South Peninsula District
Term Expires 2025

Staff has grouped the following plats located under **AGENDA ITEM C4 – Grouped Plats (AGENDA ITEM F - FINAL PLATS WILL NEED SEPARATE REVIEW)**. They are grouped as:

- A. The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The group plats on the consent agenda are as follows – 2 Plats

E2. Christensen Gardens; KPB File 2025-061

E6. Don Jack Subdivision 2025 Addition; KPB File 2025-105

Staff recommends the committee determine whether any members of the public, surveyors or committee members wish to speak to any of the plats in this **group (A)** and remove the specific plats from the group, voting on the remainder of plats in the group in a single action to grant preliminary approval to the plats subject to staff recommendations and the conditions noted in the individual staff reports.

- B. Plats needing specific actions or controversial - (public comments received, major staff concerns, exceptions required) – 3 Plats

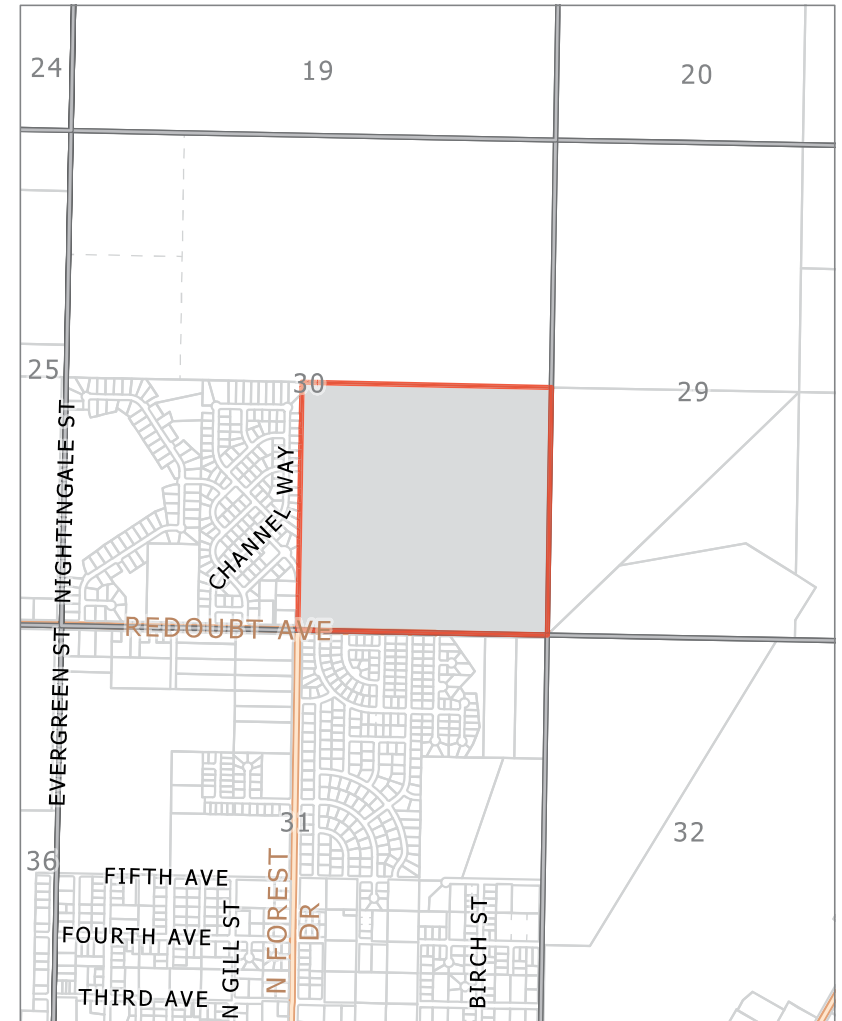
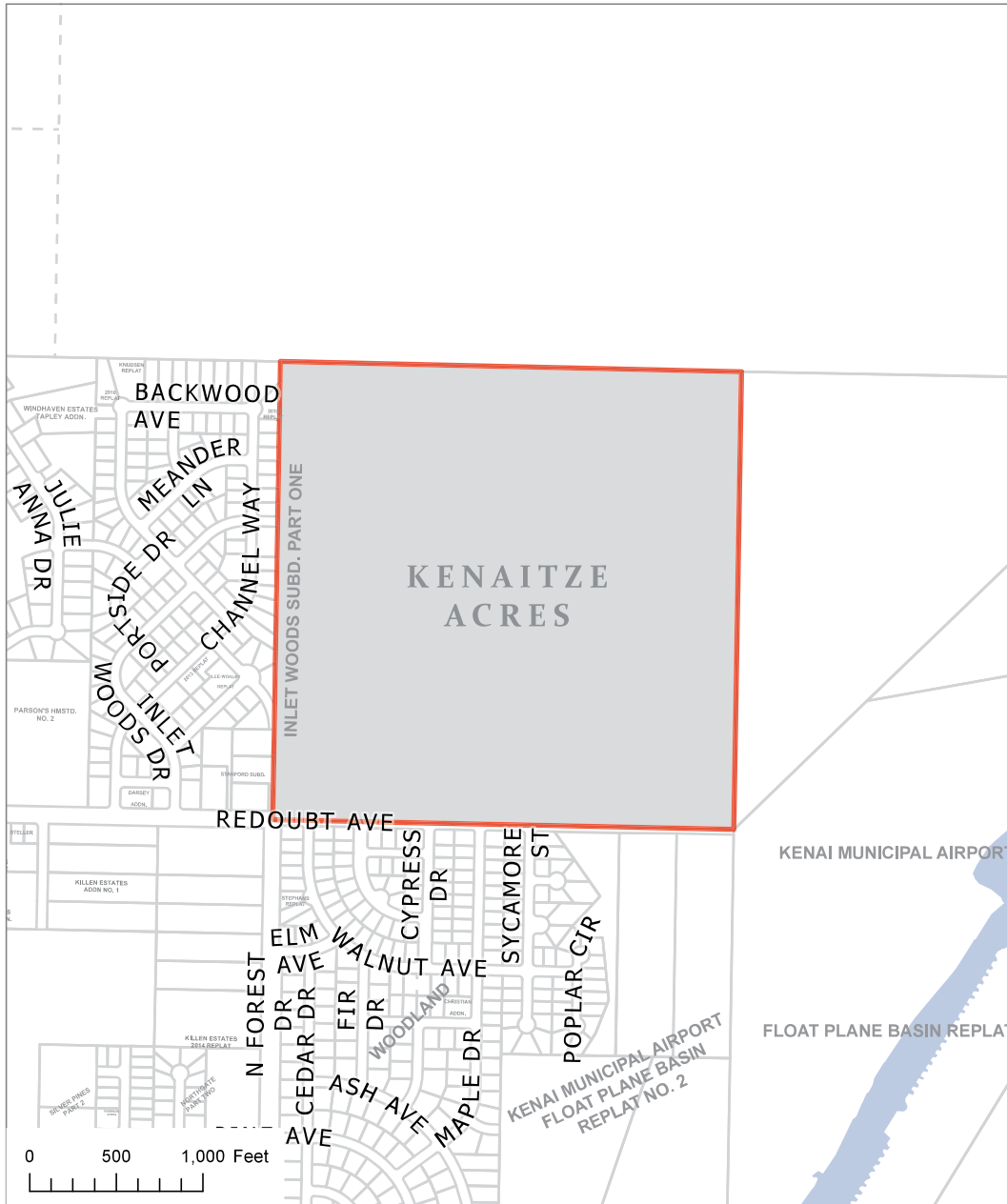
E1. Kenaitze Acres; KPB File 2025-100

E4. Pete Cooper Tract A 2025 Subdivision; KPB File 2025-098

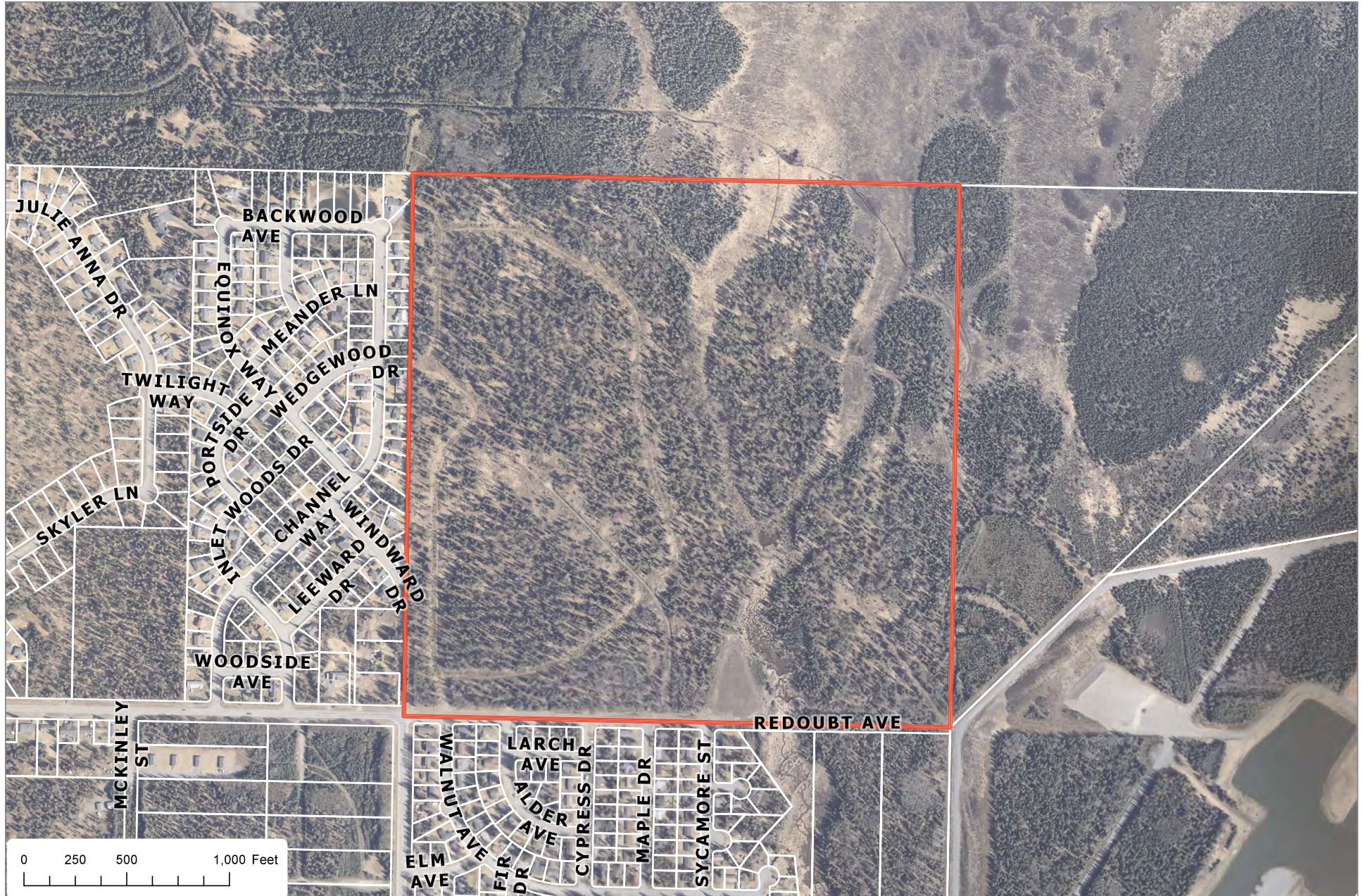
E5. Hysten 2025 Addition; KPB File 2025-101

E. NEW BUSINESS

- 1. Kenaitze Acres; KPB File 2025-100**
Edge Survey & Design / Kenaitze Indian Tribe IRA
Location: Redoubt Avenue & N. Forest Drive
City of Kenai



KPB File 2025-100
T 06N R 11W S30
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.



KENAITZE ACRES

A RIGHT-OF-WAY DEDICATION
PLAT OF
SOUTH EAST QUARTER
SECTION 30
TOWNSHIP 6 NORTH RANGE 11 WEST
SEWARD MERIDIAN, ALASKA
AS SHOWN ON BLM PLAT
ACCEPTED JUNE 9, 1922

KENAITZE INDIAN TRIBE IRA
KENAITZE INDIAN TRIBE
PO BOX 988
KENAI, ALASKA 99611

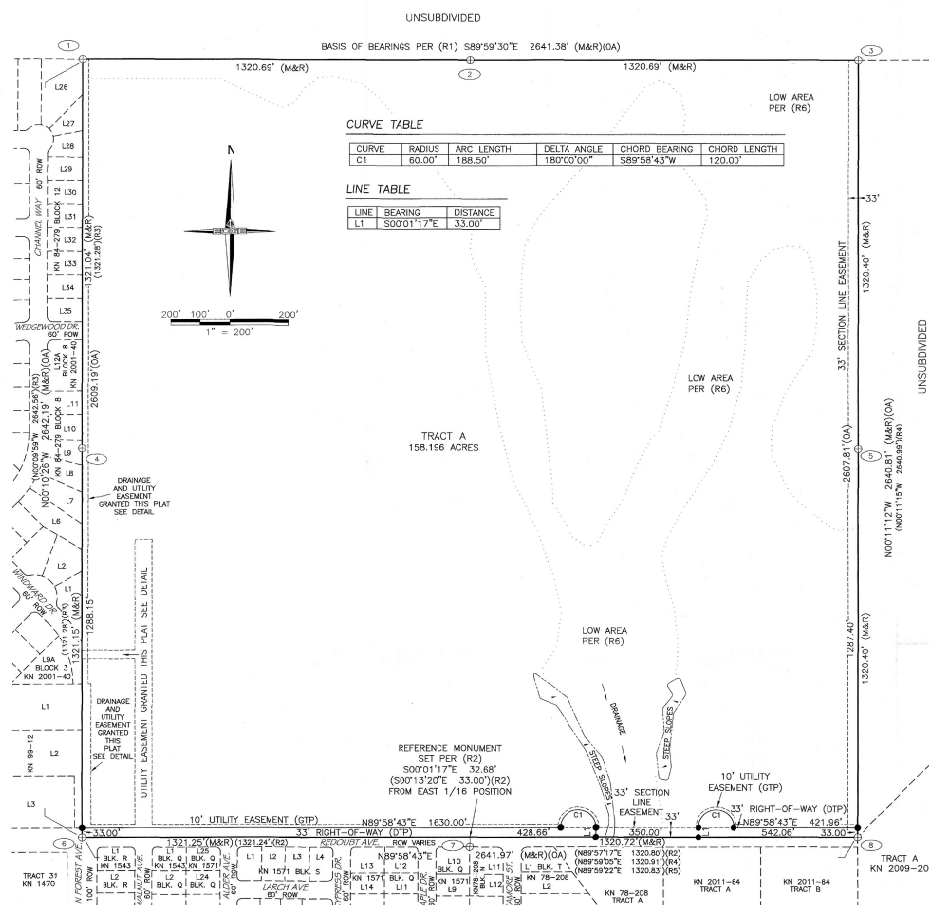
LOCATED WITHIN SE 1/4, SECTION 30,
T.6N., R.11W. S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT
CITY OF KENAI

CONTAINING 160.192 ACRES



8000 KING STREET ANCHORAGE, AK 99518
Phone (907) 344-5990 Fax (907) 344-7794
AECL# 1392 www.edgesurvey.net

DRAWN BY: JY	DATE: 06/01/2025	PROJECT: 25-533
CHECKED BY: NA	SCALE: 1" = 300'	SHEET: 1 OF 2



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Figure 1 displays 12 standard types of survey monuments, each represented by a circular cap with specific markings. The monuments are numbered 1 through 12.

- Monument 1:** Circular cap with "C" 1/4" and "S30 329".
- Monument 2:** Circular cap with "CE 1/16" and "S30 329".
- Monument 3:** Circular cap with "F30 329" and "S30 329".
- Monument 4:** Circular cap with "6607-S" and "CS 1/16" and "S30 1984".
- Monument 5:** Circular cap with "C" 1/16, "S30 329", and "1/2\"/>

[illegible]

(R1) RECORD OF SURVEY, PLAT 2023-1, KENAI RECORDING DISTRICT

(R2) WOODLAND SUBDIVISION PART IV, PLAT 78-208, KENAI RECORDING DISTRICT

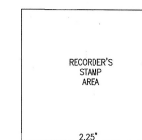
(R3) INLET WOODS SUBDIVISION PART ONE, PLAT 84-279, KENAI RECORDING DISTRICT

(R4) KENAI MUNICIPAL AIRPORT FLOAT PLANE BASIN REPLAT, PLAT 2009-10, KENAI RECORDING DISTRICT

(R5) KENAI MUNICIPAL AIRPORT FLOAT PLANE BASIN REPLAT NO. 2, PLAT 2011-64, KENAI RECORDING DISTRICT

(R6) KENAI WATERSHED FORUM WETLAND ASSESSMENT

PRELIMINARY PLAT



KPB 2025-100

NOTES

1. DEVELOPMENT OF THIS PARCEL SUBJECT TO THE CITY OF KENAI ZONING REGULATIONS.
2. FURTHER DEVELOPMENT OF THE PROPERTY SHALL CONFORM TO ALL FEDERAL, STATE OF ALASKA AND LOCAL REGULATIONS.
3. THE FRONT 10 FEET ADJACENT TO RIGHT OF WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH COULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
4. THIS PARCEL SUBJECT TO AN ELECTRIC LINE EASEMENT GRANTED TO HOME1 ELECTRIC ASSOCIATION, RECORDED BOOK 301 PAGES 737 AND 738, KENAI RECORDING DISTRICT. THIS EASEMENT IS LOCATED WITHIN THE RIGHT-OF-WAY DEDICATED THIS PLAT.
5. EXCEPTIONS TO KPB CODE 20.30.030 PROPOSED STREET LAYOUT, 20.30.170 BLOCK LENGTH AND 20.30.100 CUL-DE-SACS WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE JULY 14, 2025 MEETING.
6. THIS PARCEL SUBJECT TO A WATER DRAINAGE/UTILITY EASEMENT GRANTED TO CITY OF KENAI, RECORDED AS SERIAL NUMBER 2025-?????-1, KENAI RECORDING DISTRICT.
7. WASTEWATER DISPOSAL: CITY WATER AND SEWER ARE AVAILABLE TO SERVE THIS PARCEL. PLANS FOR WASTEWATER TREATMENT AND DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF ACCEPTANCE BY CITY OF KENAI

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF KENAI FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

DEDICATION OF RIGHT OF WAY -- NORTH 33 FEET OF REDOUBT AVENUE AND CUL-DE-SAC AREAS

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: TERRY EUBANK -- CITY MANAGER
CITY OF KENAI
210 FIDALGO AVENUE
KENAI, ALASKA 99611

DATE:

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JULY 14, 2025.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT KENAITZE INDIAN TRIBE IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HERE AND THAT ON BEHALF OF KENAITZE INDIAN TRIBE I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

RUDOLPH O. WILSON JR., INTERIM EXECUTIVE DIRECTOR
PO BOX 988
KENAI, ALASKA 99611
KENAITZE INDIAN TRIBE IRA
KENAITZE INDIAN TRIBE

NOTARY'S ACKNOWLEDGEMENT

FOR: RUDOLPH O. WILSON JR.
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2025

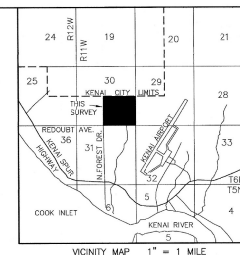
NOTARY PUBLIC SIGNATURE

NOTARY
STAMP
AREA

RECORDERS
STAMP
AREA

2.25"

2.25"



KPB FILE No. 2025-000

KENAITZE ACRES

A RIGHT-OF-WAY DEDICATION PLAT
OF
SOUTH EAST QUARTER
SECTION 30
TOWNSHIP 6 NORTH RANGE 11 WEST
SEWARD MERIDIAN, ALASKA
AS SHOWN ON BLM PLAT
ACCEPTED JUNE 9, 1922

OWNERS:

KENAITZE INDIAN TRIBE IRA
KENAITZE INDIAN TRIBE
PO BOX 988
KENAI, ALASKA 99611

LOCATED WITHIN SE 1/4, SECTION 30,
T.6N., R.11W. S.M
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT
CITY OF KENAI

CONTAINING 160.192 ACRES



8000 KING STREET ANCHORAGE, AK 99518
Phone (907) 344-5990 Fax (907) 344-7794
AECL# 1392 www.edgesurvey.net

DRAWN BY: JY	DATE: 06/01/2025	PROJECT: 25-533
CHECKED BY: MA	SCALE: 1" = 200'	SHEET: 2 OF 2

KPB 2025-100

PRELIMINARY PLAT

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
KENAITZE ACRES**

KPB File No.	2025-100
Plat Committee Meeting:	August 11, 2025
Applicant / Owner:	Kenaitze Indian Tribe IRA
Surveyor:	Jason Young / Edge Survey & Design, LLC
General Location:	Redoubt Ave and N Forest Dr / City of Kenai

Parent Parcel No.:	041-010-02
Legal Description:	T 6N R 11W SEC 30 SEWARD MERIDIAN KN - RS SE1/4
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.030, 20.30.170, 20.30.100

STAFF REPORT

Specific Request / Scope of Subdivision: This plat proposes to grants a 30' x 487' utility easement and a 20' x 2,122' utility easement along the western boundary; a 60' x 977' utility easement aligned north of Walnut Ave to the south; a 30' x 180' utility easement between the aforementioned easement and Windward Drive in the Inlet Woods Subdivision; and dedicates two cul-de-sacs on the north side of Redoubt Avenue along with adjacent 10' utility easements.

Location and Legal Access (existing and proposed):

The plat is located at the east end of Redoubt Avenue in the City of Kenai, near Sycamore Street. Redoubt Avenue is located on the south side of the plat, currently as a 33-foot dedication. The plat proposes to dedicate two cul-de-sacs coming from the east and the west to fulfill the north half of Redoubt Ave. The two cul-de-sacs will not connect due to a ravine between them preventing the complete road.

On the west, Wedgewood Dr and Windward Dr intercept the west property line from previous plats. The surveyor has requested exceptions to KPB Codes 20.30.030 Proposed Street Layout, 20.30.170 Block Length and 20.30.100 Cul-de-sac. These will be further discussed in the staff report, but are requesting to not extend the two mentioned roads into the property.

The plat is proposing the two dedications of the 33' Redoubt Ave cul-de-sacs with bulbs on the ends as noted above. The cul-de-sac coming from the west will be 1630' long and will have several side roads coming into it from the south. On the east, the cul-de-sac will be 422' long will access coming from an undedicated road from the south, being an extension of Floatplane Rd.

The plat is affected by section line easements on the south and east sides. **Staff recommends** the surveyor verify the easement width and show full easement on the south along with source information for both easements. The section line easements should be added to the plat notes.

There are several trails crossing the property, but they appear to be trails of convivence or recreation and not private trails

Block length is not compliant and an exception has been requested to 20.30.170 as noted.

KPB Roads Dept RSA review	Out of Jurisdiction: Yes
---------------------------	--------------------------

	Roads Director: Uhlin, Dil Comments: no objection at this time
SOA DOT comments	No response

Site Investigation:

Per KPB GIS data there are no structures or improvements to the property, the land is vacant.

There are no steep areas noted on the plat. There is a drainage area running from the north to the south across the plat, which is reason for the cul-de-sacs to not be complete.

According to the KWF Wetlands assessment there are wetlands crossing the plat following the drainage area. The wetlands are marked out along the drainage area, but the lines are faint and not easily viewed. **Staff recommends** the surveyor make the lines more easily visible. **Staff recommends** revising plat note 2 to; Any person involved in the further development of the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetland determination if applicable.

The plat is located in the City of Kenai which administers its own floodplain program. The City of Kenai may be reached at 907-283-8237 or at planning@kenai.city for information on floodplain regulations and permits required within Kenai city limits. According to FEMA information the plat is located in a flood hazard zone and the surveyor may add the note in KPB 20.30.280 and include the FEMA Panel and Zone at their choice.

The City of Kenai has identified the parcel as a non-regulatory flood zone D. Add a note the ' City of Kenai Floodplain Administrator should be contacted or information and regulations.' This can be added to plat note 2.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Within City of Kenai Comments: No comments B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	

Staff Analysis

The plat is the first of the SE1/4 of Section 30, Township 6 North, Range 11 West SM, City of Kenai, Alaska.

A soils report will not be required for Tract A as city water and sewer is available.

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

The plat was reviewed at the City of Kenai Planning and Zoning Commission Regular Meeting of June 25, 2025. Per the Kenai Staff Report and review, the plat meets the design standards of the City of Kenai and Resolution PZ2025-22 recommends approval of Kenaitze Acres to the Kenai Peninsula Borough. The resolution and City report are included in the packet. **Staff recommends** A City Installation Agreement be submitted with the final plat or a statement from the City that an installation agreement is not required.

The City Packet and report mention a private right-of-way within the document which appears to be aligned with the 60' by 977' utility easement. **Staff recommends** this right-of-way be shown on the drawing

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

Utility Easements

The are Electric Line easements noted at plat note 4 as listed in the certificate to plat. **Staff recommends** the note be revised and the easements be correctly depicted according to the legal descriptions within the documents.

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

Plat note 6 indicates a new dedication for a water drainage / utility easement granted this plat with an open document listed. **Staff recommends** the document be filed prior the finalization of the plat and a copy be supplied to staff and plat note 6 be completed. If the easement noted in plat note 6 are the same as shown on the west side of the plat, surveyor should add to the identification of the easement to 'See Note 6'.

The plat is granting a 10' utility easement along the proposed right of way dedications.

The plat is also granting a 60' by 977.06' utility easement which is in line with the extension north of Walnut Ave from the south, also having a 30' wide extension over to Windward Dr to the west.

Utility provider review:

HEA	Power lines appear to be within utility easements granted.
ENSTAR	No response
ACS	No objections
GCI	No response

KPB department / agency review:

Addressing Review	<p>Reviewer: Pace, Rhealyn</p> <p>Affected Addresses: 1000 REDOUBT AVE</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: REDOUBT AVE, N FOREST DR, WALNUT AVE, ALDER AVE, LARCH AVE, CYPRESS DR MAPLE DR, SYCAMORE ST</p> <p>Existing Street Name Corrections Needed: SYCAMORE is cut off please correct</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	Reviewer: Ogren, Eric

	Comments: No comments
LOZMS Review Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat. Review Not Required
Assessing Review	Reviewer: Windsor, Heather Comments: No comments

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Change the date in the Plat Approval to August 11, 2025

In the Certificate of Ownership and Dedication, Add IRA to the end of Kenaitze Indian Tribe on the first and third lines.

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:

Modify the KPB File N to 2025-100

Add City of Kenai to the legal description

C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff recommendation:

Verify and show the section line easement along the entire south line. Data indicates it may be 50' wide.

Forest Ave in the southwest needs corrected to Forest Dr.

Sycamore St on the south needs full name

F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;

Staff recommendation:

Verify the width of the section line easement on the east as it may also be 50' wide.

The easements in 301/737 and 301/738 need to be shown correctly on the drawing according to the legal description in the documents.

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:

L27 & L28 in the northwest need revise to Lot 27A KN2014-20
Block on the south between Cypress Dr and Maple Dr needs to be changed to Block O
Add Block T to L2 KN78-208
Block Q east of Maple St needs changed to Block N

- H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;
Staff recommendation:
KWF Wetland Assessment shows Wetland/ Complex, Lakebed and Riverine on the property, not shown on the plat drawing. Area indicted by R6 des not stand out.

KPB 20.30 – Subdivision Design Requirements

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

KPB 20.40 – Wastewater Disposal

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

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

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

EXCEPTIONS REQUESTED:

A. KPB 20.30.030 Proposed Street Layout, KPB 20.30.170 Block Length

Surveyor's Discussion:

The petitioner requests an exception to the requirement for dedicating right-of-way along the drainage corridor on the southern boundary and along the entire western, northern and eastern boundaries of the proposed subdivision (Tract A).

The Surveyor/Applicant has submitted the following proposed Findings in support of the exception request.

1. Natural Drainage Constraint: A prominent natural drainage channel crosses the southern portion of the property, characterized by high water table and seasonal flow, which presents significant constraints to road construction. Hydric soils and associated wetlands make structural fill and stabilization prohibitively expensive and environmentally detrimental.
2. Section Line Easement Providing Access: The southern and eastern boundaries are each subject to existing 33-foot section line easements, which fulfill access requirements and mitigate the need for additional right-of-way dedication at this time.
3. Topographic and Soil Limitations: Soil mapping indicates the presence of poorly drained soils along the eastern and northern boundaries, which are rated as "severe" for road development. These areas would require significant subgrade modification to meet KPB road construction standards.
4. Adjacent Development Patterns: Developments to the west (Inlet Woods Subdivision) did not dedicate right-of-way along the 1/4 section line, establishing a precedent. Current local street networks are functioning adequately, and no network connectivity need has been identified.
5. Future Subdivision Flexibility: Dedication of public right-of-way can be more appropriately addressed at the

Page 5 of 8

time of further subdivision of Tract A, should development patterns shift or additional access become necessary. Deferring dedication maintains design flexibility and avoids premature capital investment.

6. Lack of Connectivity Demand: The adjacent tracts to the north and east are large undeveloped, and currently lack subdivision pressure. There is no foreseeable demand for through-connections or local road grid extension in these directions.

Staff Discussion:

20.30.030. - Proposed street layout—Requirements.

A. The streets provided on the plat must provide fee simple right-of-way dedications to the appropriate governmental entity. These dedications must provide for the continuation or appropriate projection of all streets in surrounding areas and provide reasonable means of ingress for surrounding acreage tracts. Adequate and safe access for emergency and service vehicle traffic shall be considered in street layout.

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.

Staff reviewed the exception request and recommends granting approval

Staff recommends the Committee (or Commission, as applicable) 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 KPB Title 20, the Committee may authorize exceptions to any of the requirements set forth in KPB Title 20. A request for an exception shall be in writing and presented to the 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
Findings 1 - 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 3 & 4 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 4-6 appear to support this standard.

B. KPB 20.30.100 Cul-de-sacs

Surveyor's Discussion:

The petitioner requests an exception to the requirement for a turnaround (cul-de-sac or hammerhead) dedication at the eastern termini of Wedgewood Drive and Windward Drive, which are located on the western edge of the proposed tract.

The Surveyor/Applicant has submitted the following proposed Findings in support of the exception request.

1. Existing Infrastructure Adequacy: Windward Drive as a constructed turnaround just west of the proposed

tract boundary, providing adequate turnaround for emergency vehicle and local traffic. No additional turnaround facility is necessary at this time.

2. Undeveloped Road Segment: The eastern portion of Wedgewood Drive, east of Channel Way, remains undeveloped and unmaintained. It functions as a paper street with no current traffic or access utility, and no safety or access concerns have been identified.
3. Minimal Development Pressure: Current land use patterns and low-density development do not warrant additional capital investment or land dedication for expanded street-end facilities.
4. Right-of-way Dedication Deferral: As with the street layout exception, any necessary turnaround dedication can be more appropriately addressed upon further subdivision of Tract A, preserving landowner flexibility and minimizing premature land encumbrance.
5. Operational Safety and Design Standards: The existing road network and local streets currently meets operational and public safety design standards without the need for additional turnarounds at this location.

Surveyor's Conclusion:

The petitioner believes that the requested exceptions are consistent with the intent of KPB subdivision code, given the significant physical and environmental constraints, existing access easements, and current and foreseeable development patterns. The proposed configuration ensures public safety, respects natural features and preserves future planning flexibility while avoiding unnecessary cost.

Staff Discussion:

20.30.100. - Cul-de-sacs.

A. Streets designed to have one end permanently closed shall be no more than 1,000 feet long. The closed end of the cul-de-sac shall have a suitable turnaround with a minimum radius of 50 feet to the property line. The turnaround shall be constructible to a 4 percent grade or less.

B. Hammerhead or T-type turnarounds may be allowed on a case-by-case basis. Adequate turning radii, width and depth must be provided for road maintenance and emergency vehicle access. Plans must be reviewed with a recommendation by emergency service providers and the KPB Road Service Area Board prior to submittal for planning commission review.

Findings.

6. The two roads entering from the west are not intended to be permanently closed at this time. A cul-de-sac would need to be broke and vacated when further development is proposed.
7. The expense of constructing the cul-de-sacs would be an unnecessary expense on the petitioner, to be later removed with further development.

Staff reviewed the exception request and recommends granting approval

Staff recommends the Committee (or Commission, as applicable) 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 KPB Title 20, the Committee may authorize exceptions to any of the requirements set forth in KPB Title 20. A request for an exception shall be in writing and presented to the 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
Findings 1-3 & 5 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is

the most practical manner of complying with the intent of this title;
Findings 1, 4, 6 & 7 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 1,2 & 5 appear to support this standard.

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

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

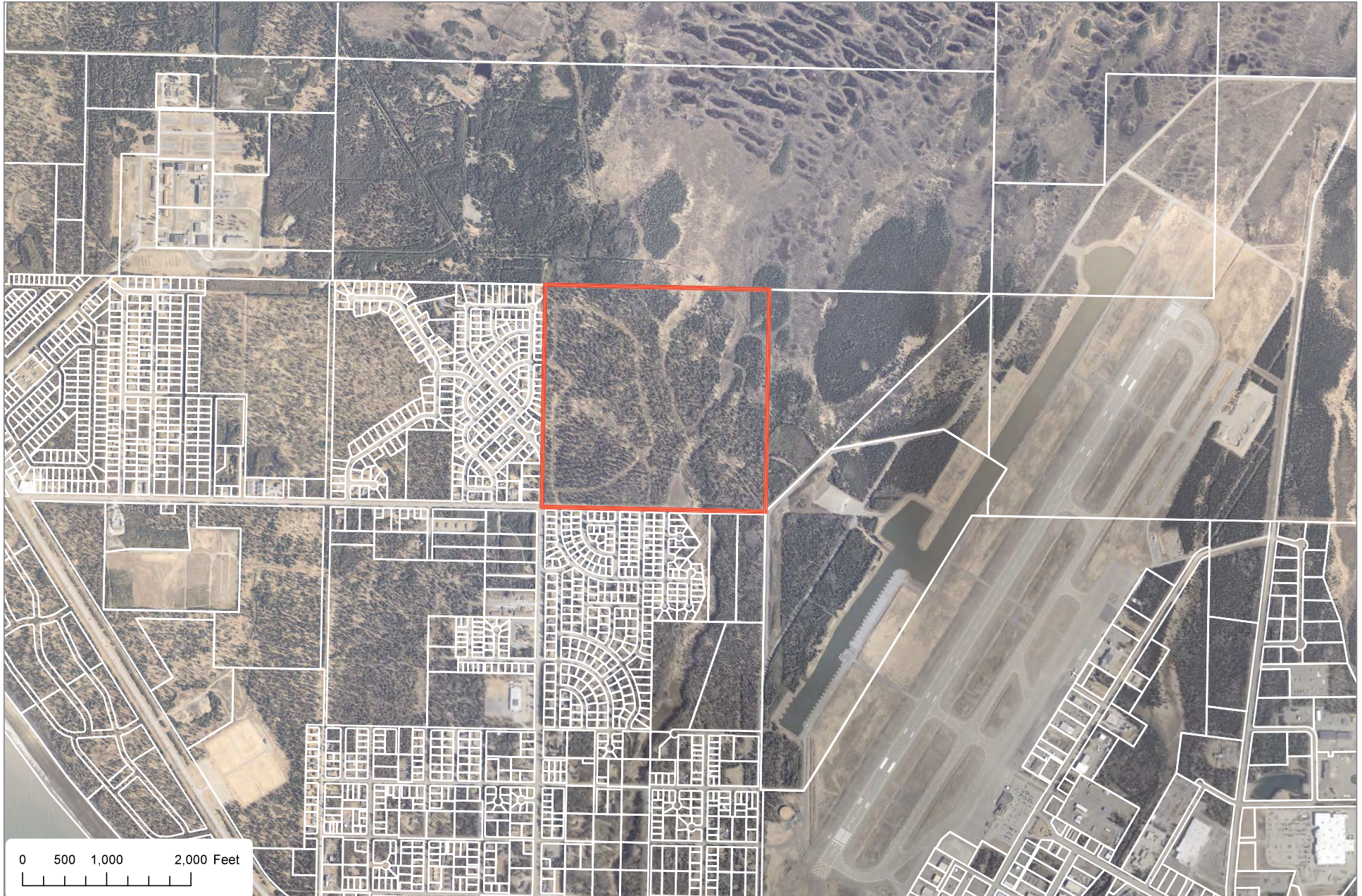
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

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

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

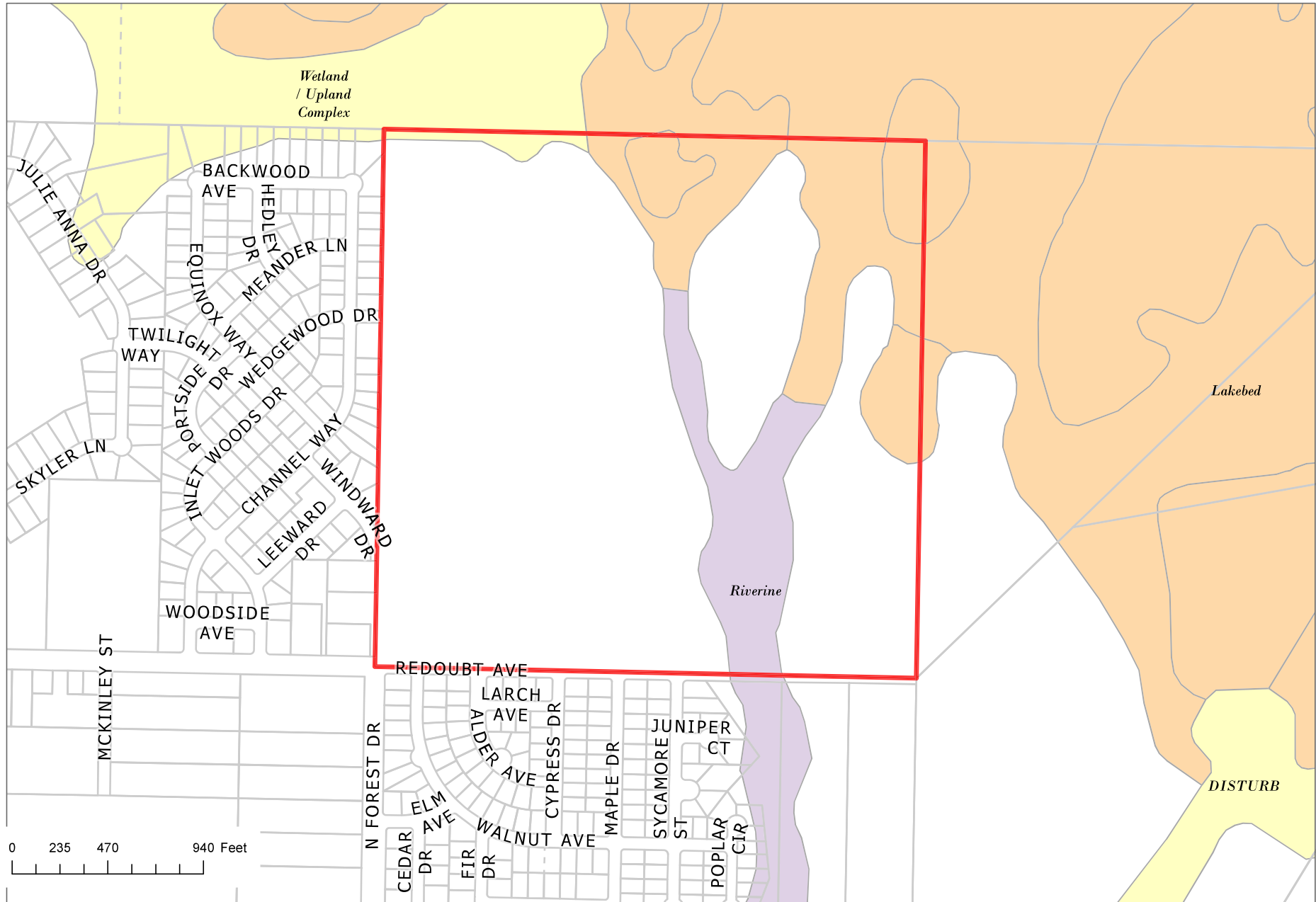
END OF STAFF REPORT



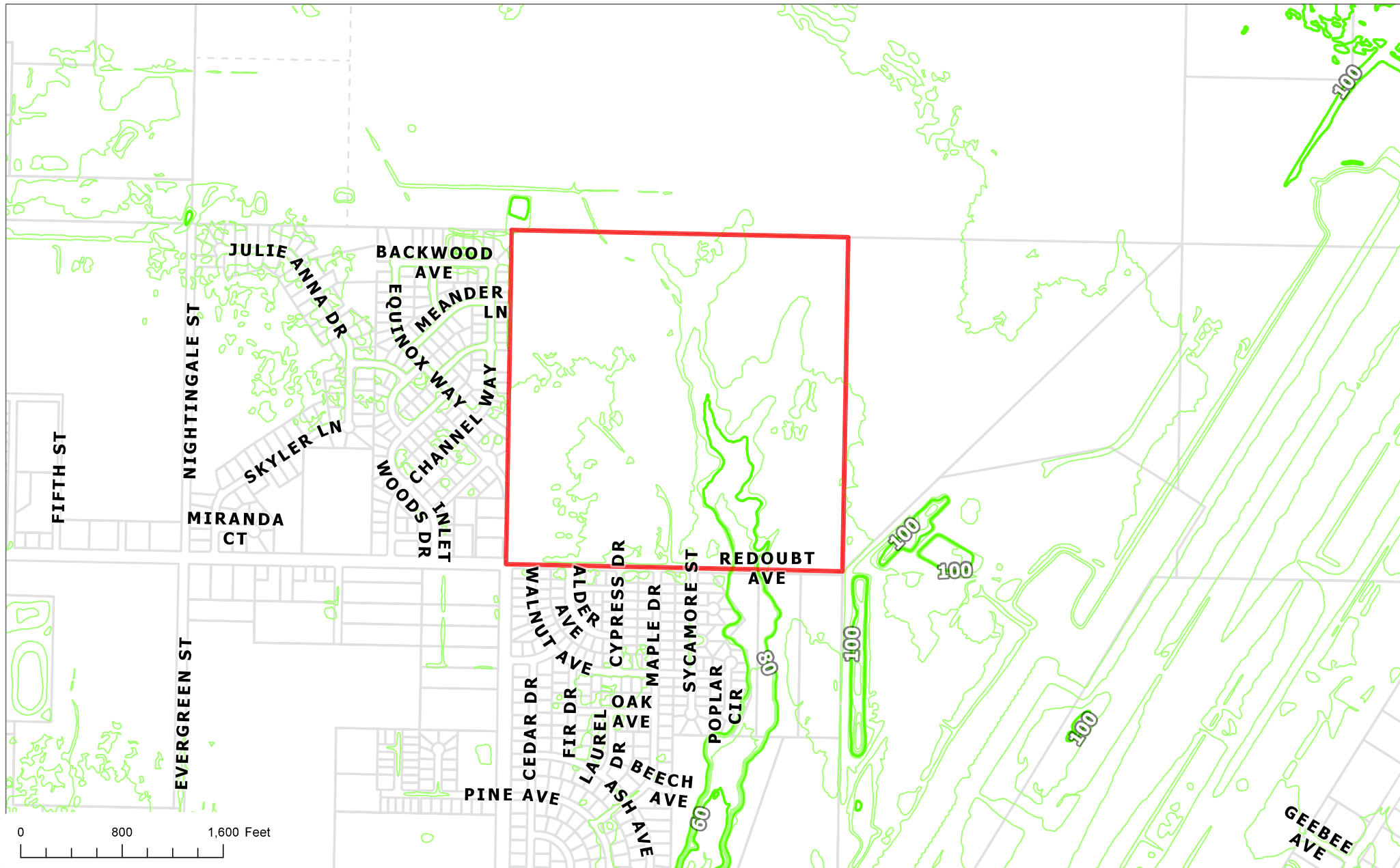
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Wetlands



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



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

[illegible]

<i>Areas in Acres</i>	
<i>Public Land</i>	<i>3,815.08</i>
<i>Indian Reservation</i>	
<i>Indian Allotments</i>	
<i>Mineral Claims</i>	
<i>Water Surface</i>	
<i>Total Area</i>	<i>3,815.08</i>

Scale 40 Chains to an inch

Mean Magnetic Declination.

[illegible]

The above map of Township No. 6 North Range No. 11 West of the Seward Meridian Alaska is strictly conformable to the field notes of the survey thereof on file in this office which have been examined and approved.

U. S. Surveyor General's Office.
Juneau, Alaska. March 18, 1922

Approved: *Earl K. Reed*
 Surveyor General.



SENT VIA ELECTRONIC MAIL

June 26, 2025

Edge Survey & Design, LLC
PO Box 208
Kasilof, AK 99610
jason@edgesurvey.net

RE: Notice of Recommendation - Resolution PZ2025-22 – Preliminary Plat – Kenaitze Acres

Dear Edge Survey & Design, LLC.:

On Wednesday, June 25, 2025, the City of Kenai Planning and Zoning Commission recommended approval of Resolution PZ2025-22 for Preliminary Plat - Kenaitze Acres. An installation agreement may be required pending the agreement between the Kenaitze Indian Tribe and City of Kenai. 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,

A handwritten signature in blue ink, appearing to read "KB 11", followed by a horizontal line.

Kevin Buettner, AICP, LEED AP, CNU-A
Planning Director

Enclosure

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



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2025-22**

A RESOLUTION RECOMMENDING THAT PRELIMINARY PLAT KENAITZE ACRES ATTACHED HERETO BE **APPROVED**.

PROPERTY ADDRESS: 1000 Redoubt Avenue

LEGAL DESCRIPTION: Section 30, Township 6 North, Range 11 West,
Seward Meridian

KPB PARCEL NUMBER: 04101002

WHEREAS, the City of Kenai received a Right-of-Way Dedication plat from Edge Survey & Design, LLC, on behalf of property owner Kenaitze Indian Tribe, for a replat of Section 30, Township 6 North, Range 11 West, Seward Meridian; 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 lots will have access from Redoubt Avenue (a maintained asphalt City road); and,

WHEREAS, City water is available to the proposed lots; and,

WHEREAS, City sewer is available to the proposed lots; and,

WHEREAS, this plat grants a 30-foot by 487-foot utility easement and a 20-foot by 2,122-foot utility easement along the western boundary; a 60-foot by 977-foot utility easement aligned to the north of Walnut Avenue; a 30-foot by 180-foot utility easement between the aforementioned easement and Windward Drive in the Inlet Woods Subdivision; and dedicating the 33-foot Redoubt Avenue right-of-way with a 10-foot utility easement; and,

WHEREAS, an installation agreement is required; and,

WHEREAS, the Planning and Zoning Commission finds:

1. Pursuant to KMC 14.10.070 *Subdivision Design Standards*, the preliminary plat for subdivision, subject to the listed conditions, provides utility/access easements, provides satisfactory and desirable building sites. The City water and wastewater is subject to the regulatory requirements of the City of Kenai Public Works Department.

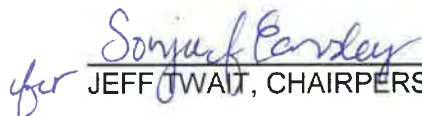
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the right-of-way within the proposed preliminary plat is newly dedicated. The proposed, private right-of-way is a continuation of an existing street and is determined acceptable access.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the RR zoning district of 20,000 square feet (\approx 0.47 acre), with the lot remaining 158.275 acres.
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:

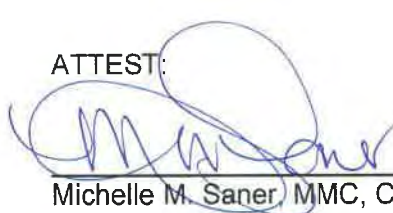
Section 1. That preliminary plat Kenaitze Acres for a right-of-way dedication of Section 30, Township 6 North, Range 11 West, Seward Meridian, be approved, subject to the following conditions:

1. Further development of the property will conform to all federal, State of Alaska, and local regulations.
2. An exception to KMC 14.10.070(d)(1) – Block length greater than 1,400 feet is recommended in order to maintain a large parcel suitable for future tribal-led development.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA,
THIS 25th DAY OF JUNE, 2025.


JEFF TWAIT, CHAIRPERSON

ATTEST:


Michelle M. Saner, MMC, City Clerk



STAFF REPORT

PLANNING & ZONING DEPARTMENT

TO: Planning and Zoning Commission
FROM: Kevin Buettner, Planning Director
DATE: June 10, 2025
SUBJECT: Resolution No. PZ2025-22 – Preliminary Plat – Kenaitze Acres

Request	The applicant is proposing a Right-of-Way Dedication plat of SE 1/4, Section 30, Township 6 North, Range 11 West, Seward Meridian.
Staff Recommendation	Adopt Resolution No. PZ2025-22 recommending approval of Right-of-Way Dedication plat – Kenaitze Acres, granting utility easements and a 33-foot right-of-way along Redoubt Avenue.

Applicant:	Edge Survey & Design, LLC Attn: Jason Young PO Box 208 Kasilof, AK 99610
Property Owner:	Kenaitze Indian Tribe IRA
Legal Descriptions:	SE 1/4, Section 30, Township 6 North, Range 11 West, Seward Meridian
Property Address:	1400 Redoubt Avenue
KPB Parcel No.:	04101002
Zoning District:	Rural Residential (RR)
Land Use Plan:	Low Density Residential (LDR)
Surrounding Uses:	Rural Residential, Suburban Residential, and Airport

SUMMARY

A Right-of-Way Dedication plat has been submitted by Edge Survey & Design, LLC on behalf of the property owner granting utility easements and a 33-foot right-of-way along Redoubt Avenue on SE 1/4, Section 30, Township 6 North, Range 11 West, Seward Meridian. This plat will grant a 30-foot by 487-foot utility easement and a 20-foot by 2,122-foot utility easement along the western boundary; a 60-foot by 977-foot utility easement aligned to the north of Walnut Avenue;

a 30-foot by 180-foot utility easement between the aforementioned easement and Windward Drive in the Inlet Woods Subdivision; and dedicating the 33-foot Redoubt Avenue right-of-way with a 10-foot utility easement. There is a steep ravine impacting the southeast corner of the parcel. There are no current plans to bridge this ravine until future development warrants. Redoubt Avenue will terminate in a cul-de-sac on either side of the ravine. The western end of Redoubt Avenue will approach from N. Forest Drive and the east will terminate at the edge of the airport until development warrants. Redoubt Avenue is on a section line easement, which allows for the continuation of the easement through ravine.

This plat does not intend to subdivide the property, as it is Kenaitze Indian Tribe's intention to retain ownership of the entire parcel, even after development is completed.

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 Right-of-Dedication plat far exceeds the minimum lot size requirement of 20,000 square feet (≈ 0.47 acre) for the Rural Residential (RR) zoning district. The parcel is 158.275 acres.

City water and sewer is available along Redoubt Avenue and North Forest Drive at the southwest corner of the parcel. Extensions of the water and sewer mains onto the parcel will be completed as a condition of development.

Access to the proposed Lots is provided via Redoubt Avenue, a maintained asphalt City road.

A private road ROW is within the proposed preliminary plat and is newly dedicated as of this plat. The proposed dedicated ROW overlays a utility easement that is granted to the City of Kenai for the installation and maintenance of water and wastewater utilities. The City of Kenai Public Works Department has reviewed the preliminary plat and has no comments. There is an existing agreement between the City of Kenai, as agreed to in Resolution 2025-37 where the City of Kenai will conduct limited road maintenance for a period of ten years. Therefore, staff finds that an installation agreement may be required for the final plat.

This plat will grant a 30-foot by 487-foot utility easement and a 20-foot by 2,122-foot utility easement along the western boundary; a 60-foot by 977-foot utility easement aligned to the north of Walnut Avenue; a 30-foot by 180-foot utility easement between the aforementioned easement and Windward Drive in the Inlet Woods Subdivision; and dedicating the 33-foot Redoubt Avenue right-of-way with a 10-foot utility easement.

The parcel has been designated by FEMA as non-regulatory flood zone D, described as *Undetermined Flood Risk* (See Floodplain Designation Exhibit A). Prior to development, the City of Kenai Floodplain Administrator should be contacted for information and regulations. The City of Kenai Floodplain Administrator has reviewed the preliminary plat and has no comments.

Staff finds that the preliminary plat for Right-of-Way Dedication plat of SE 1/4, Section 30, Township 6 North, Range 11 West, Seward Meridian 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 Right-of-Way Dedication plat for subdivision, subject to the listed conditions, provides utility/access easements, provides satisfactory and desirable building sites. The City water and wastewater is subject to the regulatory requirements of the City of Kenai Public Works Department.
 - a. An exception is requested for KMC 14.10.070(d)(1) – *Blocks*. No block shall be longer than one thousand four hundred (1,400) feet. Due to the use of this land as a private, tribally-owned community, future private roads will be constructed at the discretion of the Kenaitze Indian Tribe and will provide reasonable access to buildings within the larger parcel.
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the right-of-way within the proposed preliminary plat is newly dedicated. The proposed right-of-way is a continuation of an existing street and is determined acceptable access.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the Rural Residential zoning district of 20,000 square feet (\approx 0.47 acre), with the lot remaining 158.275 acres.
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 for Kenaitze Acres 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 recommend approval of Resolution No. PZ2025-22 for a Right-of-Way Dedication plat of SE 1/4, Section 30, Township 6 North, Range 11 West, Seward Meridian to the Kenai Peninsula Borough, subject to the following conditions:

1. Further development of the property will conform to all federal, State of Alaska, and local regulations.
2. An exception to KMC 14.10.070(d)(1) – Block length greater than 1,400 feet is requested by the City in order to maintain a large parcel suitable for future tribal-led development.

ATTACHMENTS

Aerial Map
Application
Preliminary Plat, Kenaitze Acres



Legend

Transportation

Mileposts

Parcels and PLSS

Tax Parcels





0 1000 2000
ft

NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or

Page 23

Borough assumes no liability of any kind arising from the use of this data. The ration or modification of the data. In using these data, you further agree to data, or use of the data.

6/10/2025 9:06:45 AM

 <h2 style="margin: 0;">Preliminary Plat Submittal Form</h2>		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 LLC.		
Mailing Address:	PO Box 208	City: Kasilof	State: AK Zip Code: 99610
Phone Number(s):			
Email:			
PROPERTY OWNER			
Name:	Kenaitze Indian Tribe		
Mailing Address:	PO Box 988	City: Kenai	State: AK Zip Code: 99610
Phone Number(s):			
Email:	Jerry O'Brien - Construction Director		
PROPERTY INFORMATION			
Kenai Peninsula Borough Parcel #:	04101002		
Current City Zoning:	Rural Residential		
Use:	<input type="checkbox"/> Residential <input type="checkbox"/> Recreational <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Other: Vacant at this time		
Water:	<input checked="" type="checkbox"/> On Site <input 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:			
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:			
To not dedicate Right-of-Way along West, North and East boundary.			
Comments:			
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:			Date: 04/14/2025
Print Name:	Rudolph O. Wilson	Title/Business:	Executive Director

NOTES

1. DEVELOPMENT OF THIS PARCEL SUBJECT TO THE CITY OF KENAI ZONING REGULATIONS.
2. FURTHER DEVELOPMENT OF THE PROPERTY SHALL CONFORM TO ALL FEDERAL, STATE OF ALASKA AND LOCAL REGULATIONS.
3. THE FRONT 10 FEET ADJACENT TO RIGHT OF WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH COULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
4. THIS PARCEL SUBJECT TO AN ELECTRIC LINE EASEMENT GRANTED TO KEMER ELECTRIC ASSOCIATION, RECORDED BOOK 301 PAGES 737 AND 738, KENAI RECORDING DISTRICT. THIS EASEMENT IS LOCATED WITHIN THE RIGHT-OF-WAY DEDICATED THIS PLAT.
5. EXCEPTIONS TO KPW CODE 20.30.020 PROPOSED STREET LAYOUT, 20.30.170 BLOCK LENGTH AND 20.30.100 CUL-DE-SACS WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE JULY 14, 2025 MEETING.
6. THIS PARCEL SUBJECT TO A WATER DRAINAGE/UTILITY EASEMENT GRANTED TO CITY OF KENAI, RECORDED AS SERIAL NUMBER 2025-?????-1, KENAI RECORDING DISTRICT.
7. WASTEWATER DISPOSAL: CITY WATER AND SEWER ARE AVAILABLE TO SERVE THIS PARCEL. PLANS FOR WASTEWATER TREATMENT AND DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF ACCEPTANCE BY CITY OF KENAI

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF KENAI FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

DEDICATION OF RIGHT OF WAY - NORTH 33 FEET OF REDOUT AVENUE AND CUL-DE-SAC AREAS

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT DELEGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: ERRY EUBANK - CITY MANAGER DATE: _____
CITY OF KENAI
270 PRADGO AVENUE
KENAI, ALASKA 99611

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JULY 14, 2025.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT KENAITZE INDIAN TRIBE IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HERE AND THAT ON BEHALF OF KENAITZE INDIAN TRIBE I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

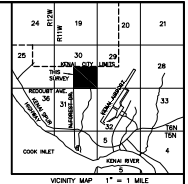
RUDOLPH G. WILSON JR., INTERIM EXECUTIVE DIRECTOR
PO BOX 988
KENAI, ALASKA 99611
KENAITZE INDIAN TRIBE IRA

NOTARY'S ACKNOWLEDGEMENT

FOR: RUDOLPH G. WILSON JR.
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2025

NOTARY PUBLIC SIGNATURE _____

NOTARY
STAMP
AREA



KPB FILE No. 2025-000

KENAITZE ACRES

A RIGHT-OF-WAY DEDICATION PLAT
OF
SOUTH EAST QUARTER
SECTION 30
TOWNSHIP 6 NORTH RANGE 11 WEST
SEWARD MERIDIAN, ALASKA
AS SHOWN ON BLM PLAT
ACCEPTED JUNE 9, 1922

OWNERS:
KENAITZE INDIAN TRIBE IRA
KENAITZE INDIAN TRIBE
PO BOX 988
KENAI, ALASKA 99611
LOCATED WITHIN SE 1/4, SECTION 30,
T.6N., R.11W. S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT
CITY OF KENAI
CONTAINING 160.192 ACRES



ALSO # 1392 www.edgesurvey.net

DRAWN BY: LF	DATE: 08/01/2025	PROJECT: 25-000
CHECKED BY: LMS	SCALE: 1" = 200'	SHEET: A OF 2

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
Kasilof, AK 99610
Attention: Jason Young

File Number: 25373
Premium: \$300.00
Tax:

Gentlemen:

This is a certificate as of April 16, 2025 at 8:00 A.M. for a plat out of the following property:

The Southeast One-quarter (SE1/4) of Section 30, Township 6 North, Range 11 West, Seward Meridian, Kenai Recording District, Third Judicial District, State of Alaska

The Company certifies that record title is vested in

Kenaitze Indian Tribe IRA
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. **SPECIAL ASSESSMENTS**, if any due the taxing authority indicated:
Taxing Authority: City of Kenai
3. **TAXES AND ASSESSMENTS**, if any, due the taxing authority indicated:
Taxing Authority: KENAI PENINSULA BOROUGH
4. **SUBJECT TO A ROAD RESERVATION** of 33 feet along each side of the section line as created by 43 U.S.C. 932.
5. **ANY PROHIBITION OR LIMITATION** on the use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
6. **RIGHTS OF THE PUBLIC** and or governmental agencies in and to that portion of said premises lying below the mean high water mark of the creeks and any questions of right of access to creeks in the event said lands do not in fact abut the creeks.
7. **RESERVATION** of oil, gas and mineral rights constructive notice of which is given by recital in deed:
Recorded: December 1, 1965
Volume/Page: 36/77

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

8. **EASEMENT** for electric lines or system and/or telephone lines together with right to enter, maintain, repair and clear shrubbery:
Recorded: December 12, 1986
Volume/Page: 301/737
Granted To: Homer Electric Association, Inc.
Affects: North 20 feet of the South 50 feet of the West 360 feet of said land

9. **EASEMENT** for electric lines or system and/or telephone lines together with right to enter, maintain, repair and clear shrubbery:
Recorded: December 12, 1986
Volume/Page: 301/738
Granted To: Homer Electric Association, Inc.
Affects: North 20 feet of the South 50 feet of the West 360 feet of said land

10. **NOTES, REFERENCES AND EASEMENTS AS SHOWN ON RECORD OF SURVEY NO. 2023-1**, filed for record in the Kenai Recording District on January 17, 2023.

Stewart Title of the Kenai Peninsula, Inc.

By 

Authorized Countersignature

Mary Frengle

Authorized Signator

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



**KENAITZE
INDIAN
TRIBE**

www.kenaitze.org

Phone: 907-335-7200 • FAX: 855-335-8865

P.O. Box 988 • Kenai, AK 99611

**Kenaitze Indian Tribe
Resolution No. 2024-26**

Authorizing Rudolph O. Wilson, Jr. Interim Executive Director, to sign all contracts, agreements, and official documents on behalf of Kenaitze Indian Tribe in FY2023–2024

WHEREAS, Kenaitze Indian Tribe is a Federally recognized tribal government reorganized in 1971 under the statutes of the Indian Reorganization Act of 1934, as amended for Alaska in 1936, and the Tribal Council is the governing body of Kenaitze Indian Tribe; and,

WHEREAS, Kenaitze Indian Tribe has established long-term goals to enhance the health, social, and economic well-being, education, judicial, and cultural concerns of its people via programs that serve over 4,740 Alaska Native and American Indian (AN/AI) and other people who reside in the central and upper Kenai Peninsula, including approximately 2,023 enrolled Tribal Members; and,

WHEREAS, Kenaitze Indian Tribe has successfully administered P.L. 93-638 "Indian Self-Determination and Educational Assistance Act" (ISDEAA) programs independently for more than 18 years, as well as other federally funded projects via the Bureau of Indian Affairs, the Indian Health Service, and the U.S. Departments of Health and Human Services, Justice, Education, Labor, Housing and Urban Development, Interior, and Homeland Security, in addition to other grants and funding agreements awarded by the State of Alaska and private foundations, among other sources, and will continue such successful administration into the future; and,

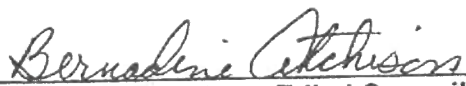
NOW THEREFORE BE IT RESOLVED, that the Kenaitze Tribal Council hereby authorizes Rudolph O. Wilson, Jr. Interim Executive Director, to sign all contracts, agreements, and official documents on behalf of Kenaitze Indian Tribe in FY2023–2024 in accordance with the "Signing Authority for Grants, Contracts, and Agreements" Policy and Procedure; and,

BE IT FURTHER RESOLVED, that additional approval from the Tribal Council is required for any Resolution, Waiver of Sovereign Immunity, encumbrance of Tribal assets, or where the risk of negative impact upon the Tribe is unusually high; and,

BE IT FURTHER RESOLVED, that Rudolph O. Wilson, Jr. may delegate signature authority to a designated alternate.

CERTIFICATION

Adopted this 14th day of August, 2024, by a vote 4 yeas and
0 nays 0 abstentions, and 2 absent, 0 opposed.


Bernadine Atchison, Tribal Council Chair
Kenaitze Indian Tribe


Ronette Stanton, Tribal Council Secretary
Kenaitze Indian Tribe



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 7/1/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This plat grants a 30' x 487' utility easement and a 20' x 2,122' utility easement along the western boundary; a 60' x 977' utility easement aligned to the north of Walnut Ave; a 30' x 180' utility easement between the aforementioned easement and Windward Drive in the Inlet Woods Subdivision; and dedicates the 33' Redoubt Avenue right-of-way with a 10' utility easement.

KPB File No. 2025-100

Petitioner(s) / Land Owner(s): Kenaitze Indian Tribe IRA of Kenai, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department.

Comments should be guided by the requirements of that Ordinance.

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, August 11, 2025**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

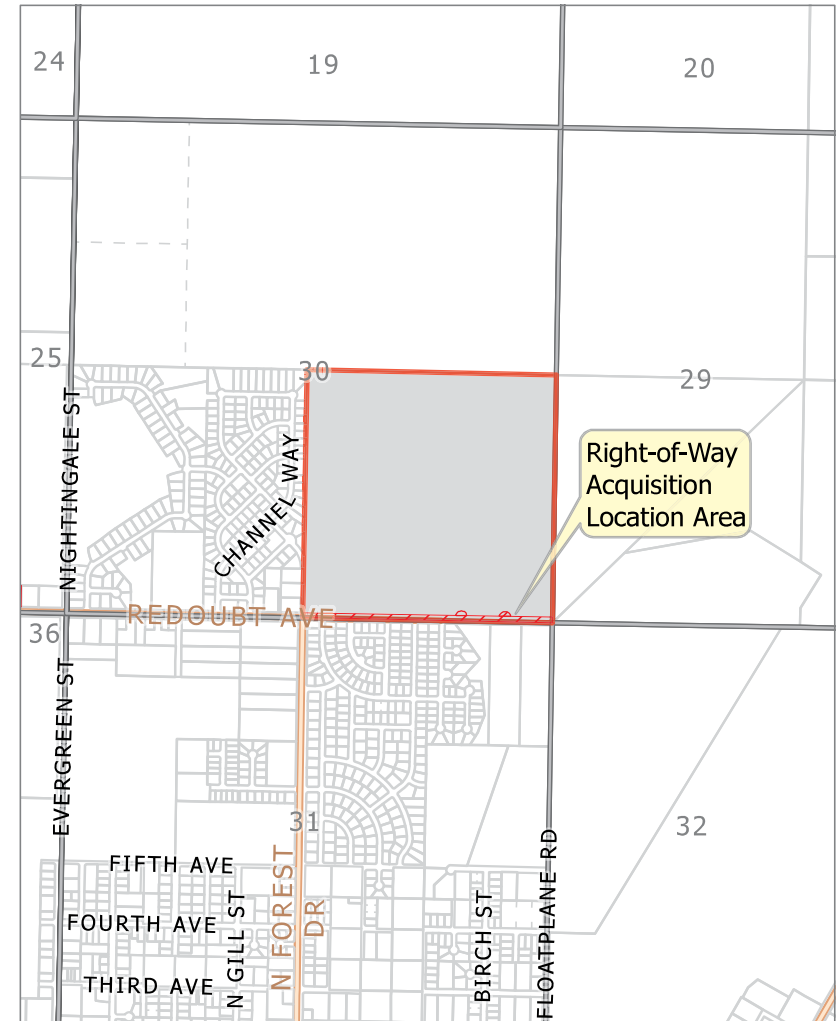
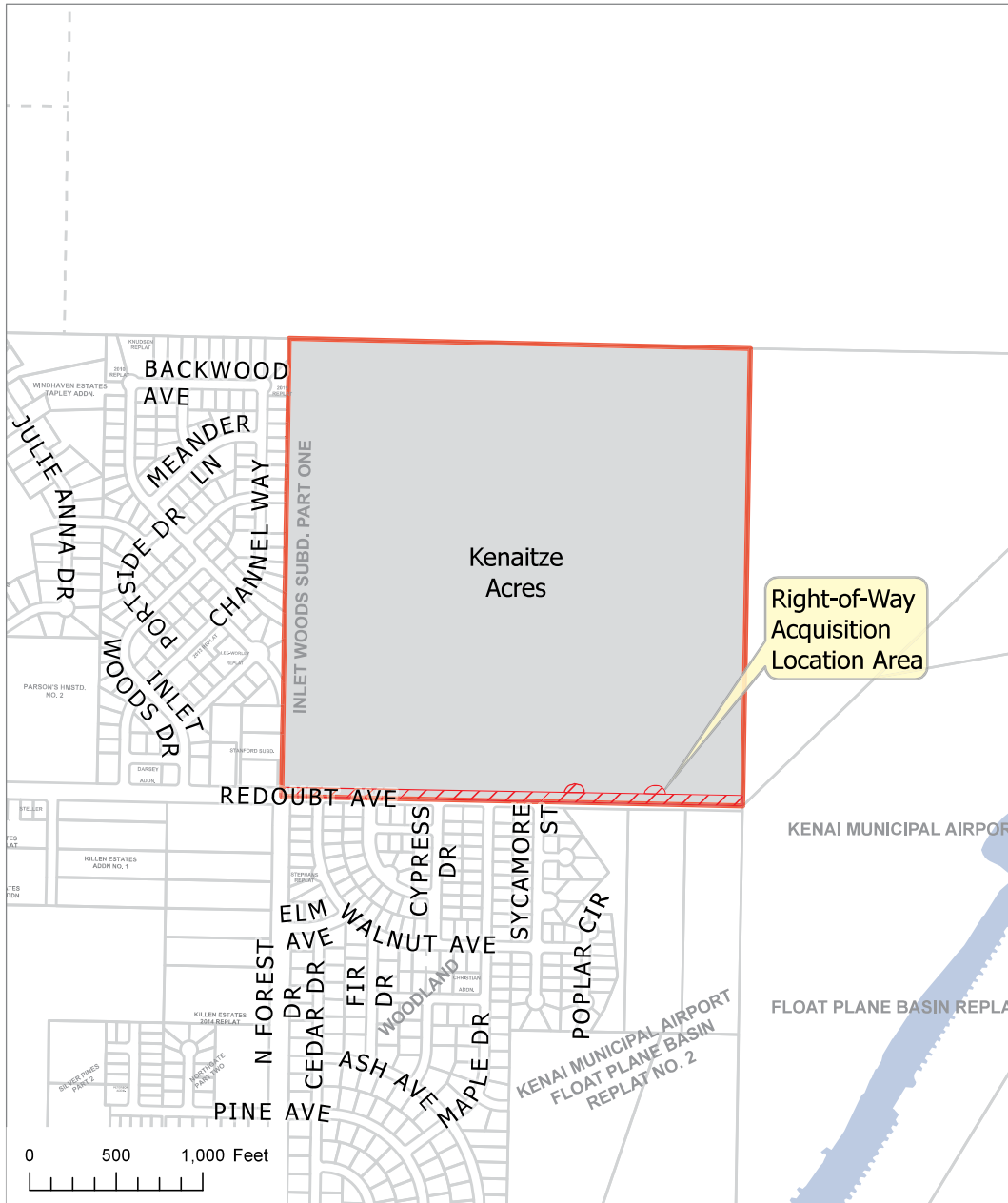
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, August 8, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 7/21/2025



KPB File 2025-100
T 6N R 11W Sec 30
Kenai



KENAITZE ACRES

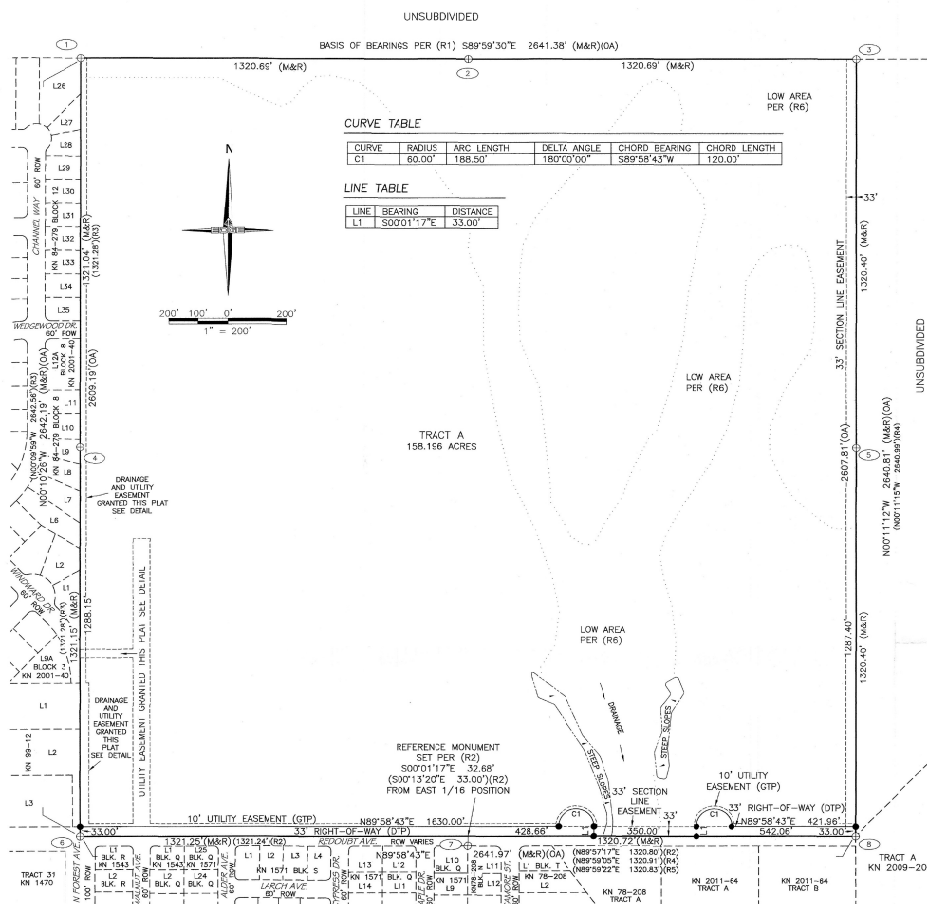
OWNERS:

LOCATED WITHIN SE 1/4, SECTION 30,
T.6N., R.11W. S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT
CITY OF KENAI



EDGE
SURVEY AND DESIGN, L.L.C.

DRAWN BY: JY	DATE: 06/01/2025	PROJECT: 25-533
CHECKED BY: NA	SCALE: 1" = 300'	SHEET: 1 OF 2



FOUND PRIMARY MONUMENT AS REFERENCED
 SET PROPERTY CORNER
 5/8" X 50" REBAR
 WITH 2" ALUMINUM CAP
 STAMPED EDGE SURVEY 5-13022 2025
 SUBMISSION BOUNDARY
 INTERIOR LOT LINE
 ADJACENT PROPERTY LINE
 EASEMENT
 STEEP SLOPES
 MONUMENT REFERENCE NUMBER
 OVERFALL
 RECORD DATA
 MEASURED AND RECORD DATA PER (R1)
 GTP GRANTED THIS PLAT
 DTP DEDICATED THIS PLAT

1
CONE MONUMENT
CS 1/4"
S30 S29
1982-9 1984

2-1/2" ALUMINUM MONUMENT
0.1" ABOVE GRADE

2
CONE MONUMENT
CE 1/16"
S30
1982-9 1984

2-1/2" ALUMINUM MONUMENT
FLUSH WITH GRADE

3
STOPS
S30 S29
1982-9 1984

2-1/2" ALUMINUM MONUMENT
0.1" ABOVE GRADE

4
4027-2
CS 1/16"
S30
1984

3-1/4" ALUMINUM MONUMENT
0.3" BELOW GRADE

5
CONE MONUMENT
CS 1/16"
S30 S29
1982-9 1984

2-1/2" ALUMINUM MONUMENT
FLUSH WITH GRADE

6
NO MARKINGS
CENTER 1/4"
S21
1978

2-1/2" BRASS MONUMENT
IN MON. CASE

7
RM
S 1/16"
S30 S31
1910-5 1978

FLUSH WITH GRADE

8
15 6107
1800 8178
S33 S29
S21 S33
2008

3-1/4" ALUMINUM MONUMENT
1.2" BELOW GRADE

20' DRAINAGE AND UTILITY EASEMENT GRANTED THIS PLAT

20' DRAINAGE AND UTILITY EASEMENT GRANTED THIS PLAT

30' DRAINAGE AND UTILITY EASEMENT GRANTED THIS PLAT

33' RIGHT-OF-WAY DTP

TRACT A
158.275 ACRES

TRACT 31
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TRACT 30
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TRACT 32
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TRACT 33
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TRACT

RECORDER'S
STAMP
AREA

(R1)	RECORD OF SURVEY, PLAT 2023-1, KENAI RECORDING DISTRICT
(R2)	WOODLAND SUBDIVISION PART IV, PLAT 78-208, KENAI RECORDING DISTRICT
(R3)	INLET WOODS SUBDIVISION PART ONE, PLAT 84-279, KENAI RECORDING DISTRICT
(R4)	KENAI MUNICIPAL AIRPORT FLOAT PLANE BASIN REPLAT, PLAT 2009-10, KENAI RECORDING DISTRICT
(R5)	KENAI MUNICIPAL AIRPORT FLOAT PLANE BASIN REPLAT NO. 2, P.AT 2011-64, KENAI RECORDING DISTRICT
(R6)	KENAI WATERSHED FORUM WETLAND ASSESSMENT

KPB 2025-100

NOTES

1. DEVELOPMENT OF THIS PARCEL SUBJECT TO THE CITY OF KENAI ZONING REGULATIONS.
2. FURTHER DEVELOPMENT OF THE PROPERTY SHALL CONFORM TO ALL FEDERAL, STATE OF ALASKA AND LOCAL REGULATIONS.
3. THE FRONT 10 FEET ADJACENT TO RIGHT OF WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH COULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
4. THIS PARCEL SUBJECT TO AN ELECTRIC LINE EASEMENT GRANTED TO HOMEX ELECTRIC ASSOCIATION, RECORDED BOOK 301 PAGES 737 AND 738, KENAI RECORDING DISTRICT. THIS EASEMENT IS LOCATED WITHIN THE RIGHT-OF-WAY DEDICATED THIS PLAT.
5. EXCEPTIONS TO KPB CODE 20.30.030 PROPOSED STREET LAYOUT, 20.30.170 BLOCK LENGTH AND 20.30.100 CUL-DE-SACS WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE JULY 14, 2025 MEETING.
6. THIS PARCEL SUBJECT TO A WATER DRAINAGE/UTILITY EASEMENT GRANTED TO CITY OF KENAI, RECORDED AS SERIAL NUMBER 2025-?????-1, KENAI RECORDING DISTRICT.
7. WASTEWATER DISPOSAL: CITY WATER AND SEWER ARE AVAILABLE TO SERVE THIS PARCEL. PLANS FOR WASTEWATER TREATMENT AND DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF ACCEPTANCE BY CITY OF KENAI

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF KENAI FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

DEDICATION OF RIGHT OF WAY -- NORTH 33 FEET OF REDOUBT AVENUE AND CUL-DE-SAC AREAS

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: TERRY EUBANK -- CITY MANAGER
CITY OF KENAI
210 FIDALGO AVENUE
KENAI, ALASKA 99611

DATE:

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JULY 14, 2025.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT KENAITZE INDIAN TRIBE IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HERE AND THAT ON BEHALF OF KENAITZE INDIAN TRIBE I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

RUDOLPH O. WILSON JR., INTERIM EXECUTIVE DIRECTOR
PO BOX 988
KENAI, ALASKA 99611
KENAITZE INDIAN TRIBE IRA
KENAITZE INDIAN TRIBE

NOTARY'S ACKNOWLEDGEMENT

FOR: RUDOLPH O. WILSON JR.
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2025

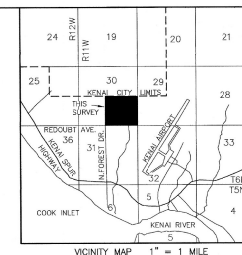
NOTARY PUBLIC SIGNATURE

NOTARY
STAMP
AREA

RECORDERS
STAMP
AREA

2.25"

2.25"



KPB FILE No. 2025-000

KENAITZE ACRES

A RIGHT-OF-WAY DEDICATION PLAT
OF
SOUTH EAST QUARTER
SECTION 30
TOWNSHIP 6 NORTH RANGE 11 WEST
SEWARD MERIDIAN, ALASKA
AS SHOWN ON BLM PLAT
ACCEPTED JUNE 9, 1922

OWNERS:

KENAITZE INDIAN TRIBE IRA
KENAITZE INDIAN TRIBE
PO BOX 988
KENAI, ALASKA 99611

LOCATED WITHIN SE 1/4, SECTION 30,
T.6N., R.11W. S.M
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT
CITY OF KENAI

CONTAINING 160.192 ACRES



8000 KING STREET ANCHORAGE, AK 99516
Phone (907) 344-5990 Fax (907) 344-7794
AECL# 1392 www.edgesurvey.net

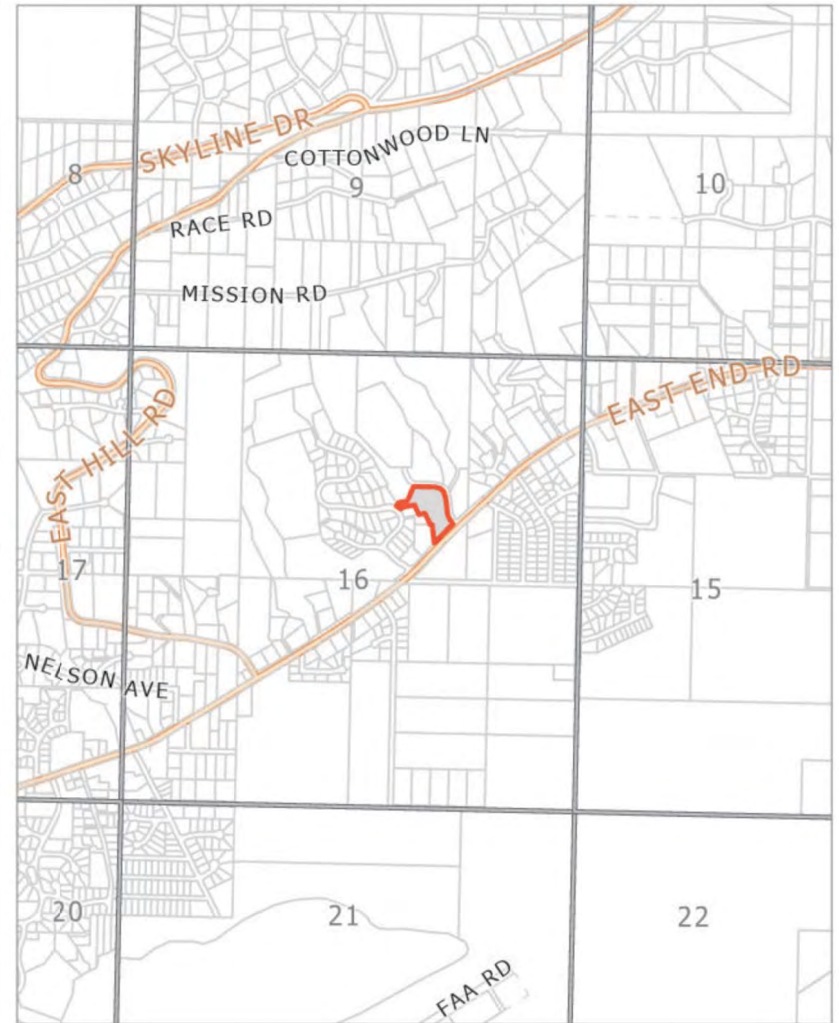
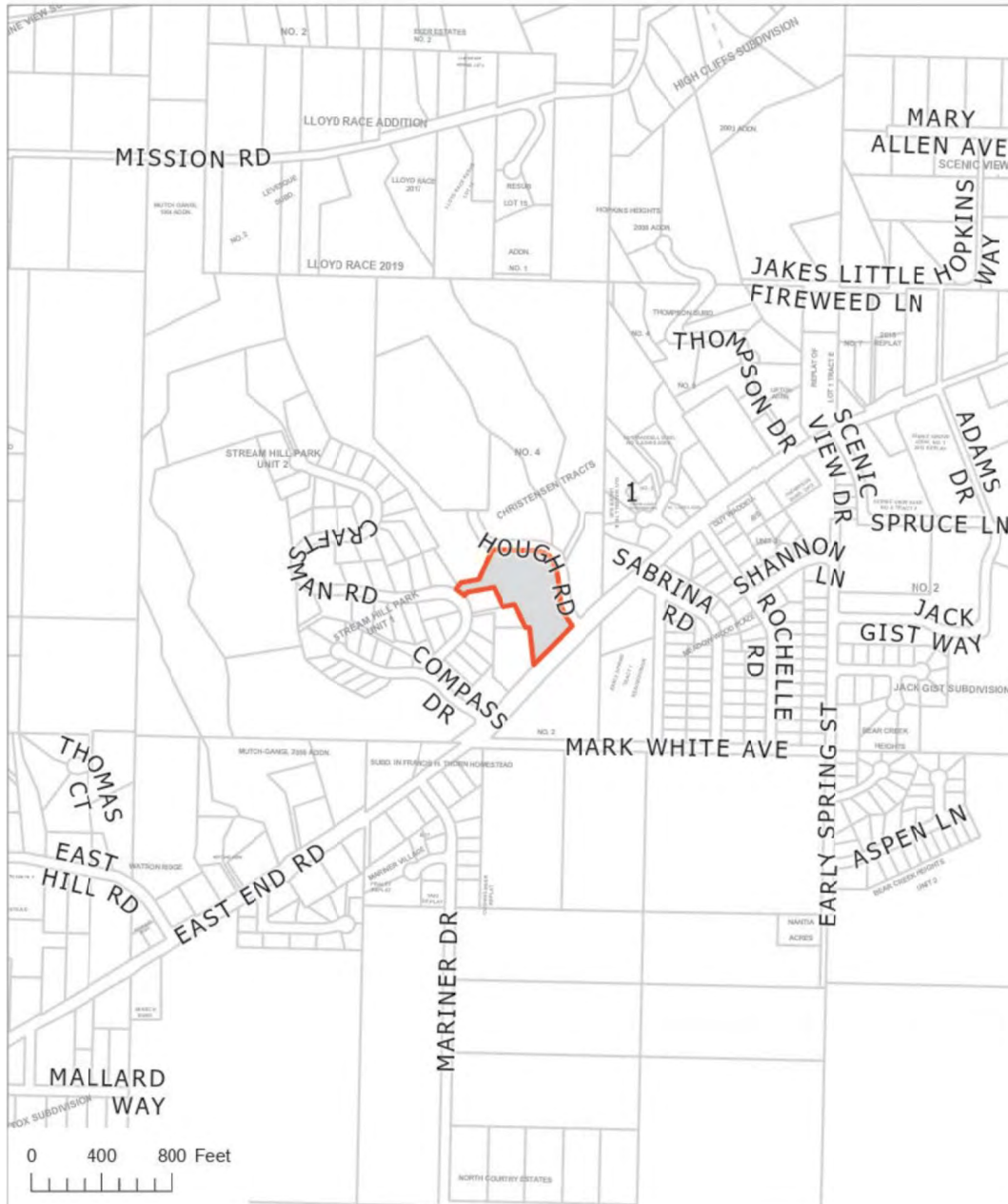
DRAWN BY: JY	DATE: 06/01/2025	PROJECT: 25-533
CHECKED BY: MA	SCALE: 1" = 200'	SHEET: 2 OF 2

KPB 2025-100

PRELIMINARY PLAT

E. NEW BUSINESS

- 2. Christensen Gardens; KPB File 2025-061**
Mullikin Surveys / Hough
Location: Hough Road off East End Road
City of Homer



KPB File 2025-061
T 6S R 13W Sec 16
Homer



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.

NOTES:

- The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble 3-10 survey grade receivers, differentially corrected and processed using Spectra Geospatial Survey Pro 8.8.1.7.
- As per HMB-9, there is a 10 foot wide utility easement within Tract F-1-B, fronting the right-of-way of East End Road.
- The 15 feet fronting all other rights-of-way are subject to an underground utility easement.
- This subdivision is subject to an easement for electric lines or system with right to enter, maintain, repair, and clear shrubbery, granted to Homer Electric Association Inc. as outlined in Book 49 Page 268, Homer Recording District. No definite location disclosed.
- 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.
- Creeks and drainages are subject to a 15 foot building setback per Homer City Code.
- As per HMB-3, a 20 foot bank maintenance easement is centered on the creeks shown on said plat.
- Any person developing the property is responsible for obtaining all required local state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
- All lots within this subdivision are subject to the City of Homer zoning regulations. Owners should check with the City of Homer Planning Department Prior to development activities.
- Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

WASTEWATER DISPOSAL

Soil conditions in this subdivision have been found unsuitable for conventional onsite wastewater treatment and disposal systems. Plans showing a suitable alternate wastewater disposal system that could be used on lots in this subdivision are included in the Engineers Subdivision and Sales Report and are available from the Kenai Peninsula Borough. An alternate onsite wastewater treatment and disposal system must be designed for the specific installation by a qualified engineer registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation prior to construction.

Signature of Engineer License # Date

LINE TABLE			RECORD LINE TABLE		
Line #	Length	Direction	Line #	Length (R)	Direction (R)
L1	45.53'	N33° 45' 47"E	L1	45.53'	N33° 45' 47"E
L2	45.75'	S20° 19' 17"E	L2	45.75'	S20° 19' 17"E
L3	51.28'	S35° 22' 49"E	L3	51.28'	S35° 22' 49"E
L4	22.64'	S89° 59' 20"W	L4	22.64'	S89° 59' 20"W
L5	70.81'	S78° 24' 34"W	L5	70.81'	S78° 24' 34"W
L6	24.33'	S33° 45' 52"W	L6	24.33'	S33° 45' 52"W

CURVE TABLE					RECORD CURVE TABLE				
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length (R)	Radius (R)	Delta (R)
C1	60.37'	185.00'	18°42'	N52° 59' 12"W	60.10'	C1	60.37'	185.00'	18°42'
C2	91.51'	203.78'	25°44'	N77° 10' 30"W	90.74'	C2	91.51'	203.78'	25°44'
C3	53.74'	70.00'	43°59'	N42° 18' 57"W	52.43'	C3	53.74'	70.00'	43°59'
C4	63.40'	270.00'	13°27'	N13° 35' 41"W	63.25'	C4	63.40'	270.00'	13°27'
C5	114.46'	230.00'	28°31'	S21° 07' 27"E	113.28'	C5	114.46'	230.00'	28°31'
C6	310.54'	8524.60'	2°05'	S42° 55' 06"W	310.52'	C6	310.54'	8524.60'	2°05'

LEGEND

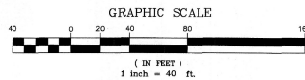
- Found 2" Aluminum Cap on 5/8" Rebar, 5780-S 2006
 - Found 2" Aluminum Cap on 5/8" Rebar, 7538-S 2021
 - Found 1/2" Rebar
 - Set 2" Aluminum Cap on 5/8" > 30" Rebar, 14449-S 2025
- (R) Record Measurements Per HM 2023-14, Christensen Tracts 2021 Addition

- Easement Line
- Setback Line
- Areas over 20% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)
- Wetlands Area defined as Discharge Slope SC per the Kenai Watershed Forum (KWF)

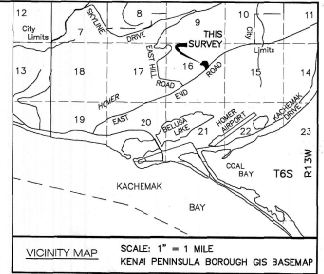
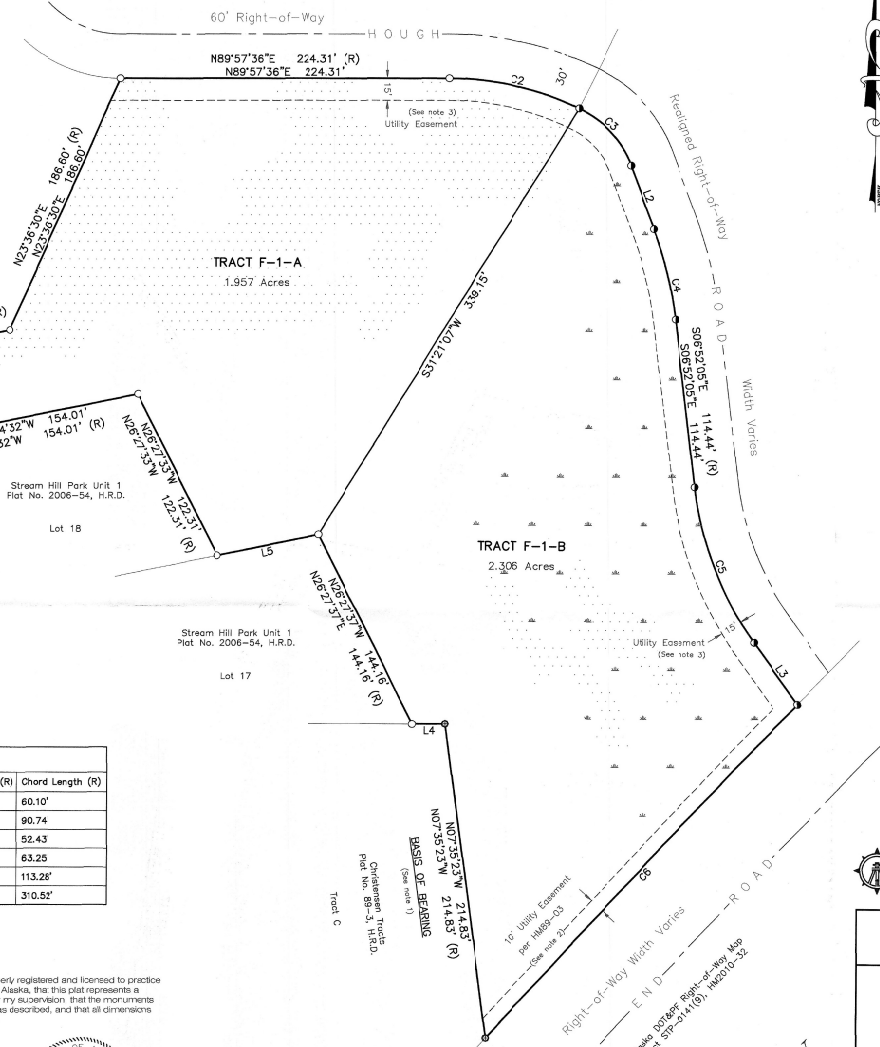
SURVEYORS CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my supervision, that the monuments shown herein actually exist as described, and that all dimensions and other details are correct.

Date: _____
Registration No.: 14449-S
Christopher L. Mullikin
Professional Land Surveyor



KPB 2025-061



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the real property shown and described herein and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

C. Michael Hough
3733 Ben Walters Lane, Suite 2
Homer, AK 99603

Shila A. Hough
3733 Ben Walters Lane, Suite 2
Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT

For: _____

Acknowledged before me this ____ day of _____, 2025.

Notary Public for Alaska
My Commission expires: _____

For: _____

Acknowledged before me this ____ day of _____, 2025.

Notary Public for Alaska
My Commission expires: _____

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April #__, 2025.

Kenai Peninsula Borough Authorized Official



CHRISTENSEN GARDENS

A SUBDIVISION OF TRACT F-1
CHRISTENSEN TRACTS 2021 ADDITION, PLAT No. 2023-14
HOMER RECORDING DISTRICT

LOCATED WITHIN
THE SW1/4 NE1/4 OF SECTION 16
TOWNSHIP 6 SOUTH, RANGE 13 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 4.263 ACRES

SURVEYOR	CLIENT
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 Homer, AK 99603	MICHAEL AND SHILA HOUGH 3733 BEN WALTERS LANE, SUITE 2 HOMER AK 99603
SURVEY DATE: 1/##/2025	SCALE: 1" = 40'
PLAT DATE: 4/30/2025	BOOK No.: NA
CHECKED BY: CLM	FILE: CHRISTENSEN SUBDIVISION.dwg
DRAWN BY: MRS	KPB FILE No.: 2023-###

AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
Christensen Gardens**

KPB File No.	2025-061
Plat Committee Meeting:	August 11, 2025
Applicant / Owner:	Michael and Shila Hough of Homer, Alaska
Surveyor:	Christopher Mullikin / Mullikin Surveys, LLC
General Location:	Hough Road, Craftsman Road and near milepost 1.5 East End Road

Parent Parcel No.:	179-021-66
Legal Description:	Township 6 South, Range 13 West, Section 16, Seward Meridian, Homer Recording District, Plat 2023-14, Christensen Tracts 2021 Addition, Tract F-1
Assessing Use:	Residential Vacant
Zoning:	City of Homer Rural Residential
Water / Wastewater	City Water for both Lots / City Sewer for Tract F-1-A and On-Site for Tract F-1-B
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 4.263-acre parcel into two parcels ranging in size from 1.957-acres to 2.306-acres.

Location and Legal Access (existing and proposed):

The proposed plat is located near milepost 1.4 East End Road.

Legal access is by Hough Road to the East, Craftsman Road to the West and East End Road to the south. Hough Road is a 60-foot platted and constructed road that appears to be the primary access for both proposed lots. Craftsman Road is a city-maintained road and provides access to the western portion of proposed Tract 4-1-A. Both roads connect to East End Road to the south, a state-maintained road. **Staff recommends** the surveyor include the following notes on the final plat:

PER DOT: The platting action voids any previous issued permits. Land owners will need to reapply for driveway access permits to state road and right-of-way access.

No structures are permitted within the panhandle portion of the flag lot.

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

The block is non-compliant and defined by East End Road to the south, Compass Drive and Craftsman Road to the west and Hough Road to the east. No roads connect the block on the north. The area is affected by steep slopes, ravines, and drainages making a compliant block length nearly impossible. The rights-of-way dedicated in the area appear to be the most feasible for configuration. The parent plats dedicated rights-of-way in the area and further dedications where available, would not improve compliance. **Staff recommends** the Plat Committee concur that an exception for KPB 20.30.170 Blocks Length Requirements is not required.

KPB Roads Dept RSA review	Out of Jurisdiction: Yes Roads Director: Uhlin, Dil Comments: City of Homer Jurisdiction
SOA DOT comments	No Response

Site Investigation:

No structures are provided on the preliminary plat. KPB GIS Imagery and KPB Assessing Records show the parcels are vacant.

A creek is depicted and notated on the parent plats. Christensen Tracts (Plat HM 89-3) included a plat note stating there is a 20-foot bank maintenance easement centered on all creeks. The proper plat notes have been carried forward as plat notes number 6 and 7. **Staff recommends** the surveyor depict the creek on the plat to indicate where the associated bank maintenance easement and/or drainage easement are located. Include CTP item #5 to the plat in reference to the creek.

Wetlands categorized as discharge slopes by the KWF Wetlands Assessment are present on the subject property and have been properly delineated on the preliminary plat. The proper development within wetlands notes have been added as plat notes #8 and #9. This area is not within an anadromous water's habitat protection district per the KPB River Center Reviewer.

KPB GIS Imagery Contours layer show steep slopes located within the subdivision, primarily to the north and an area located centrally of proposed Tract F-1-B. Slopes greater than 20% are represented with a dotted hatch on the preliminary plat. The area does not stand out well on the drawing and **staff recommends** the surveyor add different indicators or shading to represent the steep area and direction of grade.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Within City of Homer Comments: No comments
	B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No Response

Staff Analysis

The land was originally part of the E1/2 of Section 6 Township 6 South Range 13 West SM Alaska. Christensen Tracts HM 88-41 Amended HM89-3 was the first to divide this area of land. Multiple plats have been recorded since HM89-3, with the most recent being Christensen Tracts 2021 Addition (plat HM 2023-14) in 2023. The proposed plat will subdivide Tract F-1 of HM2023-14 into the two proposed tracts.

The City of Homer Planning Commission reviewed and granted unanimous consent to conditional approval of the proposed plat during their May 21, 2025 meeting. A copy of city documents is available in the staff packet. **Staff recommends** the surveyor satisfy the conditions set forth by the City of Homer Planning Commission.

The City of Homer Staff Report stated that City Water and Sewer are available to proposed Tract F-1-A. City Water is available to proposed Tract F-1-B; however, city sewer is not available. The parent plat, Christensen Tracts 2021 Addition (HM 2023-14) included a soils report that was approved by the KPB Platting. The current proposed plat is creating additional lots increasing density and therefore does not satisfy KPB 20.40.020 *Wastewater system review not required*. Therefore, per KPB 20.40.020, a soils report will be required for proposed Tract F-1-B and an engineer will need sign the final plat as the new lot is less than 200,000 square feet. The surveyor does have a wastewater disposal note present on the drawing. The Wastewater Disposal note will be reviewed once the soils report has been received. **Staff recommends** the surveyor make any necessary modifications to the Wastewater Disposal Note to comply with KPB code.

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

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

Utility Easements

There is a 10 foot utility easement at plat note 2, which the City of Homer has requested to be removed. Staff recommends the note be removed and plat note 3 be modified to show the 15' underground utility is being carried forward from plat HM2023-14 and it parent plats.

Christensen Tracts (Plat HM 89-3) granted a 20-foot utility easement centered on existing powerlines. **Staff recommends** the surveyor confirm if there are existing powerlines within the subject area. If so, carry forward the plat note.

A blanket easement for electric lines or system was granted to Homer Electric Association, Inc. as recorded in Book 49, Page 288, HRD. This easement has been added to the plat as plat note number 4.

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

Utility provider review:

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

KPB department / agency review:

Addressing Review	<p>Reviewer: Pace, Rhealyn Affected Addresses: 4580 CRAFTSMAN RD</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: CRAFTSMAN RD, HOUGH RD, EAST END RD</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 HOMER WILL ADVISE ON ADDRESSING</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
LOZMS Review Planner	<p>Reviewer: Raidmae, Ryan</p>

	<p>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 Review	<p>Reviewer: Windsor, Heather Comments: No comment</p>

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Depict the creeks crossing the plat and show the 20' bank easements

Carry forward plat note 12 from HM2023-14.

Revise the easement along East End Road to 15'

Remove setback line from legend per City of Homer recommendation

Darken 20% grade shading or change designation method.

PLAT NOTES TO ADD

- No structures are permitted within the panhandle portion of the flag lot(s).
- No access to state maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.

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:

- o Please include City of Homer within the legal description
- o Please modify the KPB file number to 2025-061
- o Consider renaming plat to include the majority of the parent plats name: Christensen Tracts Garden Addition. City Approval of new name will be required.

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:

- o Clarify delineation of the City of Homer Limits- portion of Section 9, 10 and 13 are not within the city limits and the depictions indicates the sections are within the city
- o Sections 10, 13 and 15 include depictions with no labels that do not match KPB roads or creeks. Please modify accordingly

F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;

Staff recommendation:

- o Add depiction of creek/drainage easement
- o Verify existing powerlines/20-foot utility easement.

- 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:

- Add labels and lot lines for all lots across from Hugh Road ROW
- Modify the label for the west parcel: Tract B HM 2008-48

- H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;

Staff recommendation:

- Creek depicted on parent plats HM 89-3 and HM 2008-48. Locate and accurately depict creek.

KPB 20.30 – Subdivision Design Requirements

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

KPB 20.40 – Wastewater Disposal

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

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

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

20.60.190 Certificates, statements, and signatures required.

- A. 5. The certificate of ownership and dedication:

- Modify the owners' names to match how they're listed in the title block and Certificate to Plat

- C. Statement of Plat Approval

- Modify the plat approval date to August 11, 2025
-

RECOMMENDATION:

STAFF RECOMMENDS:

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

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A

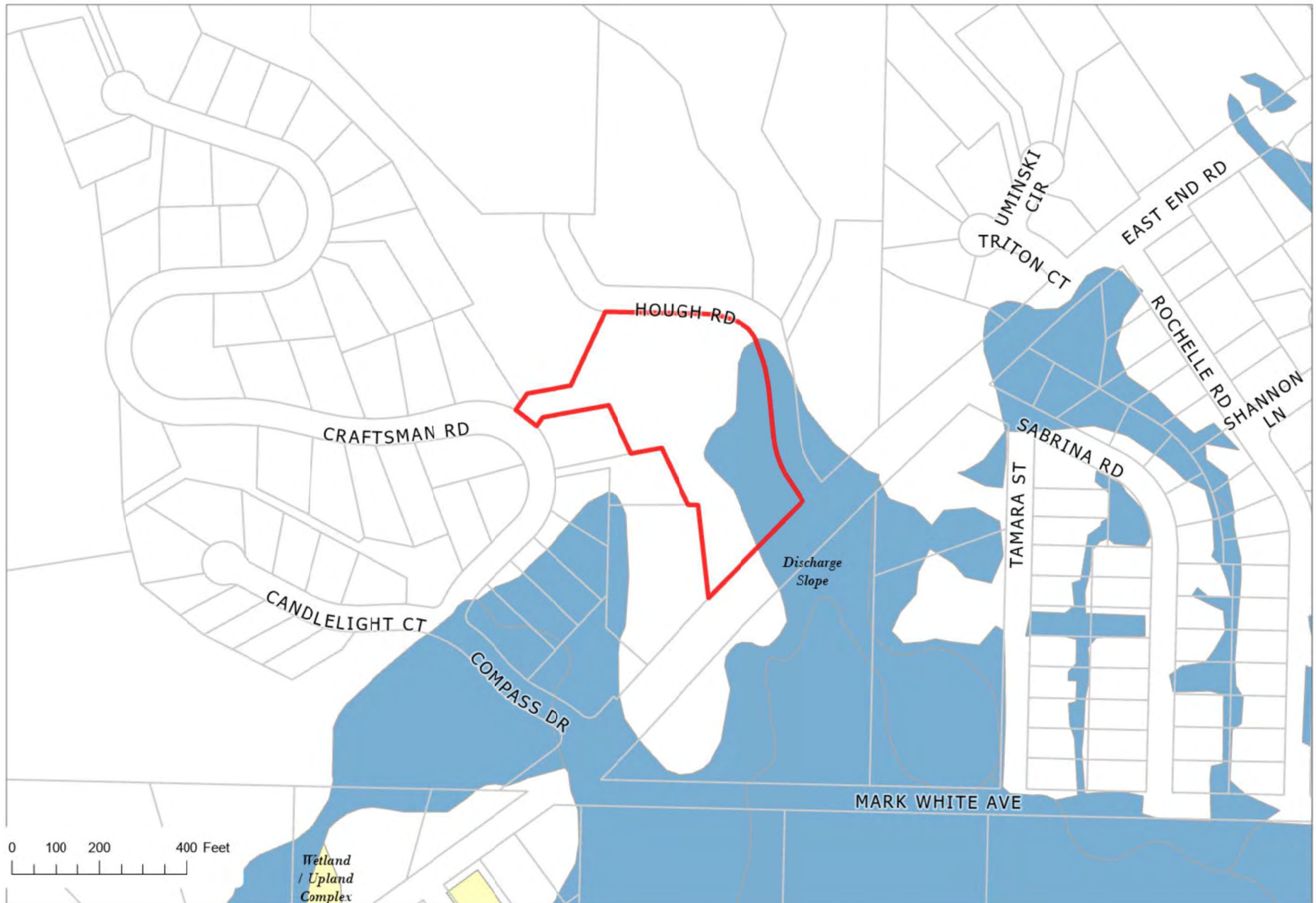
DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.

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

END OF STAFF REPORT



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



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



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



DRAINAGE EASEMENTS

SEWERAGE AND WATER MAINTENANCE EXPENSES
DUE TO CITY OF HOMER THIS DAY ARE HEREBY
ADVERTISED BY THE CITY OF HOMER.

[illegible]

NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS FROM GPS STATION OBSERVATIONS TAKEN ON THE MONUMENT STATION AT SEWING OF THE STATE OF ALASKA. ALL DISTANCES WERE OBTAINED FROM THE GPS OBSERVATIONS WERE TAKEN ON THE PUBLISHED VALUES FOR U.S.C.S. TRIANGULATION "YOMAN".
2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY TRIANGULATION AND SCALING FROM GRID COORDINATES. BEARINGS WERE DETERMINED BY INVERTING GRID INVERSE AZIMUTHS - "171°13'". TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID DISTANCES BY 0.999999994.
3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A NAD=100,000 E=100,000. ALL COORDINATE VALUES REPRESENT GRID DISTANCES ORIGINALLY OBTAINED FROM THE SURVEY.
4. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
5. THE 15' FRONTING INTERIOR RIGHT-OF-WAY IS SUBJECT TO CITY UNDERGROUND UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO MAINTAIN EASEMENT.
6. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. RESIDENTIAL ZONING REGULATIONS. ALL LOTS WITHIN THIS SUBDIVISION SHALL BE SUBJECT TO CITY OF HOMER OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT OF THE LOTS.
7. THE DASHED LINE ADJACENT TO THE EXISTING 80' WIDE ARRIER ROAD EASEMENT TO THE CENTER OF A 30' WIDE PRIVATE ROAD EASEMENT RECORDED IN BOOK PAGE 391 AND ALSO RECORDED ON PLAT 89-3 (HRO).
8. NO NEW DIRECT ACCESS TO EAST ROAD IS PERMITTED WITHOUT THE APPROVAL OF THE CITY OF HOMER AND THE ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY.
9. AS PER PLAT 89-3 (HRO) THERE IS A 10' UTILITY EASEMENT ALONG THE RIGHT-OF-WAY OF EAST ROAD AND A 20' UTILITY EASEMENT ALONG THE RIGHT-OF-WAY OF WEST ROAD.
10. RESPONSIBILITY FOR THE BANK STABILIZATION (EASEMENT) AND HOMER, A 20' BANK EASEMENT IS BEING ASSIGNED BY THE CITY OF HOMER. A 20' BANK EASEMENT IS IDENTIFIED ON THE DRAINAGES SHOWN ON THIS PLAT.
11. SEWER AND WATER EASEMENTS ARE COVERED ON THE MAP.
12. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO THE CONSTRUCTION OF A SEWER WITHIN 50' OF THE CENTERLINE OF THE ROAD. PLAT 2006-219.
13. STATE RIGHT-OF-WAY IS FROM THE STATE OF ALASKA DOWNTOWN RIGHT-OF-WAY MAP ALASKA PROJECT 10-017-04140.
14. NO STRUCTURES ARE PERMITTED WITHIN THE DRAINABLE PORTION OF TRACT "G", AND LOTS 35 AND 4.
15. WASTEWATER DISPOSAL: TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", "AA", "AB", "AC", "AD", "AE", "AF", "AG", "AH", "AI", "AJ", "AK", "AL", "AM", "AN", "AO", "AP", "AQ", "AR", "AS", "AT", "AU", "AV", "AW", "AX", "AY", "AZ", "BA", "BB", "BC", "BD", "BE", "BF", "BG", "BH", "BI", "BJ", "BK", "BL", "BM", "BN", "BO", "BP", "BQ", "BR", "BS", "BT", "BU", "BV", "BW", "BX", "BY", "BZ", "CA", "CB", "CC", "CD", "CE", "CF", "CG", "CH", "CI", "CJ", "CK", "CL", "CM", "CN", "CO", "CP", "CQ", "CR", "CS", "CT", "CU", "CV", "CW", "CX", "CY", "CZ", "DA", "DB", "DC", "DD", "DE", "DF", "DG", "DH", "DI", "DJ", "DK", "DL", "DM", "DN", "DO", "DP", "DQ", "DR", "DS", "DT", "DU", "DV", "DW", "DX", "DY", "DZ", "EA", "EB", "EC", "ED", "EE", "EF", "EG", "EH", "EI", "EJ", "EK", "EL", "EM", "EN", "EO", "EP", "EQ", "ER", "ES", "ET", "EU", "EV", "EW", "EX", "EY", "EZ", "FA", "FB", "FC", "FD", "FE", "FF", "FG", "FH", "FI", "FJ", "FK", "FL", "FM", "FN", "FO", "FP", "FQ", "FR", "FS", "FT", "FU", "FV", "FW", "FX", "FY", "FZ", "GA", "GB", "GC", "GD", "GE", "GF", "GG", "GH", "GI", "GJ", "GK", "GL", "GM", "GN", "GO", "GP", "GQ", "GR", "GS", "GT", "GU", "GV", "GW", "GX", "GY", "GZ", "HA", "HB", "HC", "HD", "HE", "HF", "HG", "HH", "HI", "HJ", "HK", "HL", "HM", "HN", "HO", "HP", "HQ", "HR", "HS", "HT", "HU", "HV", "HW", "HX", "HY", "HZ", "IA", "IB", "IC", "ID", "IE", "IF", "IG", "IH", "II", "IJ", "IK", "IL", "IM", "IN", "IO", "IP", "IQ", "IR", "IS", "IT", "IU", "IV", "IW", "IX", "IY", "IZ", "JA", "JB", "JC", "JD", "JE", "JF", "JG", "JH", "JI", "JJ", "JK", "JL", "JM", "JN", "JO", "JP", "JQ", "JR", "JS", "JT", "JU", "JV", "JW", "JX", "JY", "JZ", "KA", "KB", "KC", "KD", "KE", "KF", "KG", "KH", "KI", "KJ", "KL", "KM", "KN", "KO", "KP", "KQ", "KR", "KS", "KT", "KU", "KV", "KW", "KX", "KY", "KZ", "LA", "LB", "LC", "LD", "LE", "LF", "LG", "LH", "LI", "LJ", "LK", "LL", "LM", "LN", "LO", "LP", "LQ", "LR", "LS", "LT", "LU", "LV", "LW", "LX", "LY", "LZ", "MA", "MB", "MC", "MD", "ME", "MF", "MG", "MH", "MI", "MJ", "MK", "ML", "MM", "MN", "MO", "MP", "MQ", "MR", "MS", "MT", "MU", "MV", "MW", "MX", "MY", "MZ", "NA", "NB", "NC", "ND", "NE", "NF", "NG", "NH", "NI", "NJ", "NK", "NL", "NM", "NN", "NO", "NP", "NQ", "NR", "NS", "NT", "NU", "NV", "NW", "NX", "NY", "NZ", "OA", "OB", "OC", "OD", "OE", "OF", "OG", "OH", "OI", "OJ", "OK", "OL", "OM", "ON", "OO", "OP", "OQ", "OR", "OS", "OT", "OU", "OV", "OW", "OX", "OY", "OZ", "PA", "PB", "PC", "PD", "PE", "PF", "PG", "PH", "PI", "PJ", "PK", "PL", "PM", "PN", "PO", "PP", "PQ", "PR", "PS", "PT", "PU", "PV", "PW", "PX", "PY", "PZ", "QA", "QB", "QC", "QD", "QE", "QF", "QG", "QH", "QI", "QJ", "QK", "QL", "QM", "QN", "QO", "QP", "QQ", "QR", "QS", "QT", "QU", "QV", "QW", "QX", "QY", "QZ", "RA", "RB", "RC", "RD", "RE", "RF", "RG", "RH", "RI", "RJ", "RK", "RL", "RM", "RN", "RO", "RP", "RQ", "RR", "RS", "RT", "RU", "RV", "RW", "RX", "RY", "RZ", "SA", "SB", "SC", "SD", "SE", "SF", "SG", "SH", "SI", "SJ", "SK", "SL", "SM", "SN", "SO", "SP", "SQ", "SR", "SS", "ST", "SU", "SV", "SW", "SX", "SY", "SZ", "TA", "TB", "TC", "TD", "TE", "TF", "TG", "TH", "TI", "TJ", "TK", "TL", "TM", "TN", "TO", "TP", "TQ", "TR", "TS", "TT", "TU", "TV", "TW", "TX", "TY", "TZ", "UA", "UB", "UC", "UD", "UE", "UF", "UG", "UH", "UI", "UJ", "UK", "UL", "UM", "UN", "UO", "UP", "UQ", "UR", "US", "UT", "UU", "UV", "UW", "UX", "UY", "UZ", "VA", "VB", "VC", "VD", "VE", "VF", "VG", "VH", "VI", "VJ", "VK", "VL", "VM", "VN", "VO", "VP", "VQ", "VR", "VS", "VT", "VU", "VV", "VW", "VX", "VY", "VZ", "WA", "WB", "WC", "WD", "WE", "WF", "WG", "WH", "WI", "WJ", "WK", "WL", "WM", "WN", "WO", "WP", "WQ", "WR", "WS", "WT", "WU", "WV", "WW", "WX", "WY", "WZ", "XA", "XB", "XC", "XD", "XE", "XF", "XG", "XH", "XI", "XJ", "XK", "XL", "XM", "XN", "XO", "XP", "XQ", "XR", "XS", "XT", "XU", "XV", "XW", "XX", "XY", "XZ", "YA", "YB", "YC", "YD", "YE", "YF", "YG", "YH", "YI", "YJ", "YK", "YL", "YM", "YN", "YO", "YP", "YQ", "YR", "YS", "YT", "YU", "YV", "YW", "YX", "YY", "YZ", "ZA", "ZB", "ZC", "ZD", "ZE", "ZF", "ZG", "ZH", "ZI", "ZJ", "ZK", "ZL", "ZM", "ZN", "ZO", "ZP", "ZQ", "ZR", "ZS", "ZT", "ZU", "ZV", "ZW", "ZX", "ZY", "ZZ".
16. MASTER DECLARATION AND OTHER GOVERNING DOCUMENTS RECORDED AS 2006-005066-0 SHELLMAN HILLS PARK SUBDIVISION

LEGEND

- INDICATES 2-1/2" GLO IRRAWADDI CAP IN 1" IRON PIPE (1917) RECOVERED THIS SURVEY
- INDICATES PRIMARY MONUMENT OF RECORD RECOVERED THIS SURVEY AS SHOWN
- INDICATES 5/8" X 30" REBAR WITH 2" ALUM (5780-S, 1996) RECOVERED THIS SURVEY
- INDICATES 5/8" X 30" REBAR WITH 2" ALUM (5780-S, 2006) RECOVERED THIS SURVEY
- ⊗ INDICATES PROPERTY OWNER OF RECORD RECOVERED THIS SURVEY AS SHOWN
- INDICATES 5/8" X 30" REBAR WITH 2" ALUM (7968-S, 2008) SET THIS SURVEY
- INDICATES EXISTING DRAINAGE

WASTEWATER DISPOSAL, LOTS 31-50

PLANS FOR THE WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPT. OF ENVIRONMENTAL CONSERVATION.

 Date _____

VICINITY MAP

DOI: 10.1002/polb

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADAPT THIS 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 HEREON.

Lionel L. Loh

DEVANY C. HOMER
PO BOX
HOMER, ALASKA 99603

Therapist's name: _____

THOMAS M. TAFFE
IN RE: 55A
MOLLY ALANNA BROWN

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO before me this 2nd
DAY OF July, 2008.

NAME DEVONY L. LENNER

Norman Jennings
ROTARY PUBLIC TOXIC

MY COMMISSION EXPIRES **APRIL 2009**

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS **12th**
DAY OF **July**, 2008.

FOR THOMAS M TAPPE

Anthony Jennings
NOTARY PUBLIC FOR FLORIDA

MY COMMISSION EXPIRES **10-1-2004**

PLAT APPROVAL

THIS PLAN WAS APPROVED BY THE KENAI PENINSULA BOMBARDIER PLANNING COMMISSION AT THE MEETING OF October 24, 2006
KENAI PENINSULA BOMBARDIER

cc. Mary Tall

AUTHORIZED OFFICIAL

JAMES BEVERIDGE DISTRICT RFB FILE No. 2008-044

STREAM HILL PARK UNIT 2

A REPLAY ON TRACT B-2-A, STREAM HILL BARN UNIT 1
(2006-54 HRC)
LOCATED WITHIN THE NW 1/4 AND NE 1/4, SEC 16,

F. B. I. v. J. W. SEWARD MORGAN, CITY OF HOMER, KENAI
PENINSULA BOROUGH, JUDICIAL DISTRICT, ALASKA
CONTAINING 88 253 ALPHAS

SEABRIGHT SURVEY + DESIGN
1044 EAST ROAD, SUITE A

HOMER ALASKA 99603
(907) 238-4242
E-mail: homerschool@homer.net

DATE, TIME, YEAR	SCALE: 1" = 120'
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FORM 107-000	REV 01/01	PAGE 1 OF 2
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CURVE TABLE

CURVE TABLE		RADIUS		CURVE DATA		CURVE DIST	
CURVE	DELT	RADIUS	CH	CURVE	DELT	CURVE	DIST
C1	138.00	500					
C2	129.05 35	150					
C3	158.45 00	150					
C4	141.80 00	200					
C5	7.37 19	470					
C6	18.61 31	180					
C7	36.10 50	180					
C8	33.66 00	230					
C9	179.05 35	180					
C10	25.12 19	180					
C11	20.14 15	180					
C12	10.00 49	180					
C13	31.10 5	180					
C14	40.42 52	180					
C15	10.05 01	180					
C16	11.59 26	180					
C17	10.03 77	180					
C18	24.08 20	180					
C19	27.50 14	180					
C20	26.55 21	180					
C21	13.0 19	180					
C22	21.08 33	120					
C23	128.49 00	180					
C24	94.72 2	230					
C25	25.1 05	180					
C26	14.64 54	180					

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 83°47'36" E	10.00
L2	S 21°05'01" E	10.00
L3	S 73°27'39" E	10.00
L4	S 3°18'27" W	10.00
L5	S 72°51'01" E	10.00
L6	S 63°02'31" W	10.00
L7	S 3°21'58" E	10.00
L8	S 0°38'43" E	10.00
LB	S 24°12'57" E	10.00



LEGEND

- INDICATES 5/8" X 30" REBAR WITH 2" ALCOAT (5780-S, 200R) RECOVERED THIS SURVEY
- ⊗ INDICATES PROPERTY CORNER OF DEWORO RECOVERED THIS SURVEY AS SHOWN
- INDICATES 5/8" X 30" REBAR WITH 2" ALCOAT (7968-S, 200R) SET THIS SURVEY
- ✓ INDICATES EXISTING DRAINAGE

2008-4/8
HOMER REC 1
Title 8-5
Time 3:41
Requested By LEHNE
Reference

HOMER RECORDING DISTRICT KPD FILE No. 2008-04

STREAM HILL PARK UNIT 2

A REPEAT OF TRACT B-2-A, STREAM HILL PARK UNIT 1
(2000-24 URB)

LOCATED WITHIN THE NW 1/4 AND NE 1/2, SEC 18,
T 6 S, R 13 W, SEWARD MERIDIAN, CITY OF HOMER, BEAR
PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 85.83 ACRES

SEARIGHT SURVEY + DESIGN

1044 EAST ROAD, SUITE A

HOMER ALASKA 99603
707) 336-4242

(907) 231-4247
E-MAIL: sagbright@alaska.net

JOHANN H. VON	HAAR, FERDINAND VON	JOHLE, F. = 607
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[illegible]

DATE: 07-08-00	TIME: 10:10	PAGE: 1 OF 2
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AMENDED

Christensen

Tracts

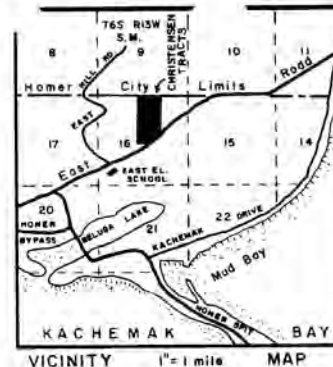
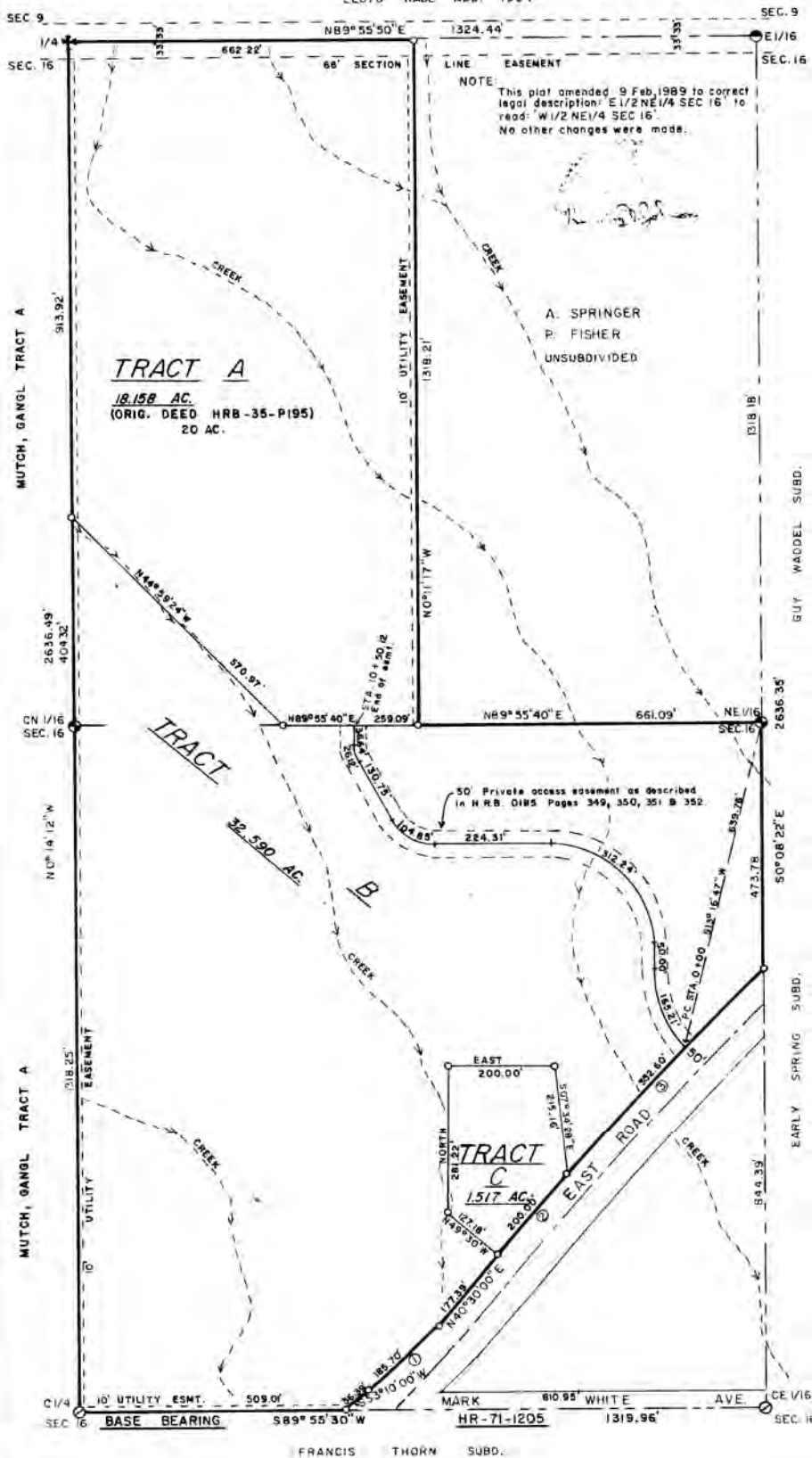
LOCATED IN W1/2 NE1/4 SEC 16 T6S R13W S.M.; HOMER RECORDING DISTRICT
IN HOMER CITY, ALASKA

SCALE: 1" = 150'

AREA: 52.265 AC.

AUGUST 25, 1988

BY: WALTER And BEVERLY CHRISTENSEN STAR RTE. BOX 1572 NINILCHIK, AK. 99639
LLOYD RACE ADD. 1954



LEGEND

- ✱ - 1977 GLD Mon. found.
- ⊙ - Brass Cap Mon. by 1301-S, 1974, found.
- ⊕ - ALUMINUM Mon. set.
- ⊗ - 1971 Brass Cap Mon. by 268-S, found.
- - 1/2" X 4' Rebar set.



BOX 27 CLAM GULCH, AK.
99568

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission on SEPT 12, 1988.

KENAI PENINSULA BOROUGH

BY: Richard T. Trench 10-10-88
authorized official date

OWNER'S CERTIFICATE

We hereby certify that we are the owners of the property shown and described hereon, and that we hereby adopt this plan of subdivision, and grant all easements to uses shown.

Walter Christensen	Beverly Christensen
Clifford Jensen	Pearl Jensen

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 21 day of February, 1988.

NOTARY PUBLIC FOR ALASKA
For Walter and Beverly Christensen
Clifford and Pearl Jensen

My commission expires 11-1-84

NOTES

1. A 20' bank maintenance easement is centered on all creeks shown on this plat.
2. A 10' utility easement runs along all R.O.W.s, and a 20' utility easement is centered on existing power lines.
3. No direct access to State maintained R.O.W.s unless approved by Alaska D.O.T.
4. Shaded areas indicate grades of 20% or greater.

CURVES

- | | | |
|--------------------|------------------|------------------|
| 1. A - 12°40'00" | 2. A - 01°20'39" | 3. A - 03°42'51" |
| R - 640.00' | R - 8,524.60' | R - 8,524.60' |
| C - 185.33' | C - 199.98' | C - 552.52' |
| T - 93.23' | T - 100.00' | T - 276.40' |
| L - 185.70' | L - 200.00' | L - 552.60' |
| BC - use tan. brg. | BC - 541°10'19"W | BC - 543°42'05"W |

89-3

HOMER ~~20-~~
2-17- 89
1118 A
W. Johnson
Clam Gulch

88-41

FILED 20-
HOMER
10-14- 88
846 A
KPB
Saldatra



Agenda

Planning Commission Regular Meeting

Wednesday, May 21, 2025 at 6:30 PM

City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

Homer City Hall

491 E. Pioneer Avenue
Homer, Alaska 99603
www.cityofhomer-ak.gov

Zoom Webinar ID: 979 8816 0903 Password: 976062

<https://cityofhomer.zoom.us>
Dial: 346-248-7799 or 669-900-6833;
(Toll Free) 888-788-0099 or 877-853-5247

CALL TO ORDER, 6:30 P.M.

AGENDA APPROVAL

PUBLIC COMMENTS The public may speak to the Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

RECONSIDERATION

- A. Foss Acres 2025 Addition Preliminary Plat, Staff Report 25-25, Commissioner Barnwell

CONSENT AGENDA All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner or someone from the public, in which case the item will be moved to the regular agenda.

- A. Unapproved Regular Meeting Minutes of May 7, 2025

PRESENTATIONS / VISITORS

REPORTS

- A. City Planner's Report, Staff Report 25-27

PUBLIC HEARINGS

PLAT CONSIDERATION

- A. Christensen Gardens Preliminary Plat, Staff Report 25-28
- B. Virginia Lynn 2025 Replat Preliminary Plat, Staff Report 25-29
- C. A A Mattox Sub. 1958 Addn. a Portion of Lot 15 Replat Preliminary Plat, Staff Report 25-30

PENDING BUSINESS



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Staff Report 25-028

TO: Homer Advisory Planning Commission
FROM: Ryan Foster, City Planner
DATE: May 21, 2025
SUBJECT: Christensen Gardens Preliminary Plat

Requested Action: Approval of a preliminary plat to subdivide Tract F-1 of the Christensen Tracts 2021 Addition into two lots, designated as Tract F-1-A & Tract F-1-B, through the creation of a lot line.

General Information:

Applicants:	Michael & Shila Hough 3733 Ben Walters Lane, Suite 2 Homer, AK 99603	Mullikin Surveys LLC Christopher Mullikin P.O. Box 1023 Homer, AK 99603
Location:	North of East End Road, located between the intersections of Craftsman Road to the south west and fronting Hough Road to the north east, within Homer City limits.	
Parcel ID:	17902166	
Size of Existing Lot(s):	4.263 acres	
Size of Proposed Lot(s):	1.957 acres, 2.306 acres	
Zoning Designation:	Rural Residential District	
Existing Land Use:	Vacant	
Surrounding Land Use:	North: Vacant South: Vacant East: Vacant, Accessory Building West: Vacant, Residential	
Comprehensive Plan:	Chapter 4 Land Use, Goal 1 Objective C: Maintain high quality residential neighborhoods; promote housing choice by supporting a variety of dwelling options.	
Wetland Status:	Property contains wetlands per Kenai Watershed Forum (WKF)	
Flood Plain Status:	Not located in a coastal flood plain	
BCWPD:	Outside the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are available	

Public Notice:	Notice was sent to 54 property owners of 46 parcels as shown on the KPB tax assessor rolls.
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Analysis: This subdivision is located within the Rural Residential District of Homer City Limits. Encompassing 4.263 acres, the purpose of this plat is to divide an existing lot into two lots. The proposed subdivision will create Tract F-1-A at 1.957 acres, which will front Craftsman Road to the west, and Tract F-1-B at 2.306 acres, which will front East End Road to the south. City water and sewer utilities are available off of Craftsman Road to service Tract F-1-A. City water is available off of East End Road to service Tract F-1-B; however, city sewer is not available for Tract F-1-B.

Homer City Code 22.10.051 Easements and rights-of-way

- A. The subdivider shall dedicate in each lot of a new subdivision a 15-foot-wide utility easement immediately adjacent to the entire length of the boundary between the lot and each existing or proposed street right-of-way.

Staff Response: The plat does not meet these requirements. The utility easement shown on the plat along East End Road is identified as 10 feet. In contrast, 15-feet is designated for all other utility easements along Hough Road and Craftsman Road. According to Note 2 on the plat, the surveyor identifies Tract F-1-B—which fronts the right-of-way of East End Road—as having a 10-foot utility easement. However, in accordance with HCC 22.101.051, staff recommends that the surveyor remove Note 2 and revise the utility easement along East End Road to reflect the required 15 feet.

- B. The subdivider shall dedicate in each lot of a new subdivision any water and/or sewer easements that are needed for future water and sewer mains shown on the official Water/Sewer Master Plan approved by the Council.

Staff Response: The plat meets these requirements. City sewer and water mains are located on Craftsman Road, with City water also available along East End Road.

- C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities required by HCC 11.04.120.

Staff Response: The plat meets these requirements. No rights-of-way are proposed.

Preliminary Approval, per KPB code 20.25.070 Form and contents required. The commission will consider a plat for preliminary approval if it contains the following information at the time it is presented and is drawn to a scale of sufficient size to be clearly legible.

- A. Within the Title Block:
1. Names 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;
 2. Legal description, location, date, and total area in acres of the proposed subdivision; and

3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

- C. The location, width and name of existing or platted streets and public ways, railroad rights-of-way and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff Response: The plat meets these requirements.

- 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 Response: The plat meets these requirements.

- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions or limitation of reservations that could affect the subdivision;

Staff Response: The plat meets these requirements. *No such areas are proposed.*

- F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision; [Additional City of Homer HAPC policy: Drainage easements are normally thirty feet in width centered on the drainage. Final width of the easement will depend on the ability to access the drainage with heavy equipment. An alphabetical list of street names is available from City Hall.]

Staff Response: The plat does not meet the specified requirements. Drainage easements are present on both Tracts F-1-A and F-1-B. According to the plat, notes 6 and 7 reference the presence of creeks and drainages; however, their locations are not illustrated. Staff recommends that the surveyor clearly indicate the locations of all existing creeks and drainage features as referenced in the notes. Additionally, staff recommends that the plat either remove "setback line" from the legend, as no setbacks are illustrated, or include the appropriate setback illustrations as referenced in the legend.

- G. Status of adjacent lands, including names of subdivisions, lot lines, lock numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff Response: The plat does not meet these requirements, as it lacks any indication of the status of the adjacent lands to the east, fronting Hough Road. Staff recommends that information regarding the status of these lands eastward across Hough Road be included on the plat. Additionally, staff advises that the lot number of the adjacent land to the northwest of Tract F-1-A be revised to reflect the record and be labeled as "Tract B" instead of "Lot 30."

H. Approximate location of areas subject to inundation, flooding or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;

Staff Response: Not applicable, the plat meets these requirements.

I. Approximate locations of areas subject to tidal inundation and the mean high water line;

Staff Response: The plat meets these requirements. Not within a tidal area.

J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

Staff Response: The plat meets these requirements.

K. Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;

Staff Response: The plat meets these requirements. City water and sewer utilities are available off of Craftsman Road to service Tract F-1-A. City water is available off of East End Road to service Tract F-1-B however, city sewer is not available for Tract F-1-B

L. Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 10 percent on other streets;

Staff Response: Not applicable, the plat meets these requirements. No roads are being dedicated.

M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;

Staff Response: The plat meets these requirements. Areas of 20 percent slope are indicated with a stipple hatch, see legend.

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

Staff Response: No known encroachments. The plat meets these requirements.

O. If the subdivision will be finalized in phases, all dedications for through streets as required by KPB 20.30.030 must be included in the first phase.

Staff Response: Not applicable, the plat meets these requirements.

Public Works Comments:

This is a two lot subdivision so utility improvements are not required.

There are no existing water and sewer stub-outs to the lots, so there is nothing to abandon or relocate.

Tract F-1-A has access to city sewer and water from Craftsman Road, Tract F-1-B has no access to city sewer.

Creeks and drainages exist on both Tract F-1-A & B. They are noted by the plat, but are not illustrated.

Staff Recommendation: The Planning Commission recommends approval of the preliminary plat, with the following comments:

1. In accordance with HCC 22.101.051, staff recommends that the surveyor remove Note 2 and revise the utility easement along East End Road to reflect the required 15 feet.
2. Staff recommends that the surveyor clearly indicate the locations of all existing creeks and drainage features as referenced in the notes.
3. Staff recommends that the surveyor either remove "setback line" from the plat's legend, as no setbacks are illustrated, or illustrate the appropriate setbacks as referenced in Note 6.
4. Staff recommends that information regarding the status of lands across Hough Road to the east be included on the plat.
5. Staff recommends that the lot number of the adjacent land to the northwest of Tract F-1-A be revised to reflect the record and read as "Tract B" instead of "Lot 30."

Attachments:

1. Preliminary Plat
2. Surveyor's Letter to City of Homer
3. Public Notice
4. Aerial Map

NOTES:

- The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble R-10 survey grade receivers, differentially corrected and processed using Spectra Geospatial Survey Pro 6.8.1.7.
- As per HMB9-3, there is a 10 foot wide utility easement within Tract F-1-B, fronting the right-of-way of East End Road.
- The 15 feet fronting at other rights-of-way are subject to an underground utility easement.
- This subdivision is subject to an easement for electric lines or system with right to enter, maintain, repair, and clear shrubbery, granted to Homer Electric Association Inc. as outlined in Book 40, Page 288, Homer Recording District. No definite location disclosed.
- 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.
- Creeks and drainages are subject to a 15 foot building setback per Homer City Code.
- As per HMB9-3, a 20 foot bank maintenance easement is centered on the creeks shown on said plat.
- Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
- All lots within this subdivision are subject to the City of Homer zoning regulations. Refer to the Homer City Code for all current setback and site development restrictions. Owners should check with the City of Homer Planning Department Prior to development activities.
- Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

WASTEWATER DISPOSAL

Soil conditions in this subdivision have been found unsuitable for conventional onsite wastewater treatment and disposal systems. Plans showing a suitable alternate wastewater disposal system that could be used on lots in this subdivision are included in the Engineers Subdivision and Soils Report and are available from the Kenai Peninsula Borough. All alternate onsite wastewater treatment and disposal systems must be designed for the specific installation by a qualified engineer registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation prior to construction.

(signature of Engineer) License # Date

LINE TABLE			RECORD LINE TABLE		
Line #	Length	Direction	Line #	Length (R)	Direction (R)
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CURVE TABLE					RECORD CURVE TABLE				
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C3	53.74'	70.00'	43°59'	N42° 18' 57"W	52.43'	C3	53.74'	70.00'	43°59'
C4	63.40'	270.00'	13°27'	N13° 35' 41"W	63.25'	C4	63.40'	270.00'	13°27'
C5	114.46'	230.00'	28°31'	S21° 07' 27"E	113.28'	C5	114.46'	230.00'	28°31'
C6	310.54'	8524.60'	2°05'	S42° 55' 06"W	310.52'	C6	310.54'	8524.60'	2°05'

LEGEND

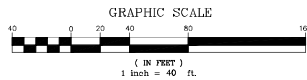
- Found 2" Aluminum Cap on 5/8" Rebar, 5780-S 2006
- Found 2" Aluminum Cap on 5/8" Rebar, 7536-S 2021
- Found 1/2" Rebar
- Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2025
- (R) Record Measurements Per HM 2023-14, Christensen Tracts 2021 Addition

- Easement Line
- Setback Line
- Areas over 20% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)
- Wetlands Area defined as Discharge Slope SC per the Kenai Watershed Forum (KWF)

SURVEYORS CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: _____
Registration No.: 14449-S
Christopher L. Mullikin
Professional Land Surveyor



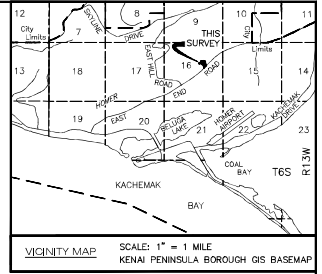
CHRISTENSEN GARDENS

A SUBDIVISION OF TRACT F-1
CHRISTENSEN TRACTS 2021 ADDITION, PLAT No. 2023-14
HOMER RECORDING DISTRICT

LOCATED WITHIN
THE SW 1/4 NE 1/4 OF SECTION 16
TOWNSHIP 6 SOUTH, RANGE 13 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 4.263 ACRES

SURVEYOR	CLIENT
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 HOMER, AK 99603	MICHAEL AND SHILA HOUGH 3733 BEN WALTERS LANE, SUITE 2 HOMER, AK 99603
SURVEY DATE: 4/##/2025	SCALE: 1" = 40'
PLAT DATE: 4/20/2025	BOOK No.: NA
CHECKED BY: CLM	FILE: CHRISTENSEN SUBDIVISION.dwg
DRAWN BY: MRS	KPB FILE No.: 2025-###



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

C. Michael Hough
3733 Ben Walters Lane, Suite 2
Homer, AK 99603

Shila A. Hough
3733 Ben Walters Lane, Suite 2
Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT

For: _____

Acknowledged before me this ____ day of _____, 2025.

Notary Public for Alaska
My Commission expires: _____

For: _____

Acknowledged before me this ____ day of _____, 2025.

Notary Public for Alaska
My Commission expires: _____

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April ##, 2025

Kenai Peninsula Borough Authorized Official

PRELIMINARY
PLAT



MULLIKIN SURVEYS LLC

MullikinSurveys.com 907-299-2289

Christopher Mullikin, PLS
P.O. Box 1023, Homer, AK 99603

PRELIMINARY PLAT SUBMITTAL

Planning Dept.
City of Homer
491 E. Pioneer Ave
Homer, AK 99603

Re: Christensen Gardens

To Whom it may concern,

This is a preliminary plat submittal for Michael and Shila Hough, owners of Tract F-1, Christensen Tracts 2021 Addition.

Please find included in this packet:

- One full sized paper plat
- 1 reduced size (11x17) drawing
- \$300 check (#246) for plat submittal fee
- KPB Preliminary Plat Submittal Form

Sincerely,

Christopher Mullikin, PLS

RECEIVED

APR 22 2025

**CITY OF HOMER
PLANNING/ZONING**

NOTICE OF SUBDIVISION

Public notice is hereby given that a preliminary plat has been received proposing to subdivide or replat property. You are being sent this notice because you are an affected property owner within 500 feet of a proposed subdivision and are invited to comment.

Proposed subdivision under consideration is described as follows:

Christensen Gardens Preliminary Plat

The location of the proposed subdivision affecting you is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the City of Homer Planning and Zoning Office. Subdivision reviews are conducted in accordance with the City of Homer Subdivision Ordinance and the Kenai Peninsula Borough Subdivision Ordinance. A copy of the Ordinance is available from the Planning and Zoning Office. **Comments should be guided by the requirements of those Ordinances.**

A public meeting will be held by the Homer Planning Commission on Wednesday, May 21, 2025 at 6:30 p.m. In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603. To attend the meeting virtually, visit zoom.us and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

Meeting ID: 979 8816 0903

Passcode: 976062

Additional information regarding this matter will be available by 5 p.m. on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for May 16, 2025 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written comments must be received by 4 p.m. on the day of the meeting.

If you have questions or would like additional information, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 235-3106, email: clerk@cityofhomer-ak.gov, or in-person at Homer City Hall.

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 500 FEET OF PROPERTY.

.....



Legend

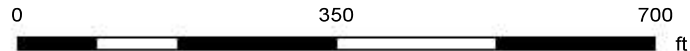
Physical Addresses

Transportation

Mileposts

Parcels and PLSS

Tax Parcels



NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or

22

Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The operation or modification of the data. In using these data, you further agree to the data, or use of the data.

CALL TO ORDER

Session 25-10, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:35 p.m. on May 21st, 2025 in the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONERS BARNWELL, VENUTI, S. SMITH, SCHNEIDER, STARK, & H. SMITH

ABSENT: COMMISSIONER CONLEY

STAFF: CITY PLANNER FOSTER & DEPUTY CITY CLERK PETTIT

AGENDA APPROVAL

Chair S. Smith requested a motion and second to approve the agenda as presented.

SCHNEIDER/BARNWELL MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Ole Andersson, city resident, shared that he lives at the end of Tundra Rose Road. He commended Kyra Wagner for her presentation regarding erosion that she presented to the Commission on May 7th. He urged the Commission to make good choices in their future decisions, and stated that he's in favor of the reconsideration for the Foss Acres 2025 Addition Preliminary Plat.

Jinky Handy, city resident, urged the Commission to reconsider the Foss Acres 2025 Addition Preliminary Plat.

RECONSIDERATION

A. Foss Acres 2025 Addition Preliminary Plat, Staff Report 25-25, Commissioner Barnwell

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of his report included in the packet.

BARNWELL/VENUTI MOVED TO RECONSIDER THE FOSS ACRES 2025 ADDITIONAL PRELIMINARY PLAT.

Commissioner Barnwell provided his reasoning for issuing the reconsideration, summarizing that he felt the Commission needed to spend more time with this application before making a decision. He cited insufficient information as the key reason as to why he issued the reconsideration. He also highlighted various other issues he had with the plat, including walking trail connectivity, traffic safety concerns, and wetlands.

Commissioner Stark stated that the Commission followed due process in regards to this plat. He added that it shouldn't be incumbent upon the applicant to fix the traffic problems.

Commissioner H. Smith noted that his biggest concern is the drainage easements and how that water is taken care of. He acknowledged that platting is just part of the process, not the entire process.

Hearing no further discussion, Chair S. Smith requested the Clerk to perform a roll-call vote.

VOTE: YES: VENUTI, SCHNEIDER, H. SMITH, BARNWELL.

VOTE: NO: S. SMITH, STARK.

Motion carried.

CONSENT AGENDA

A. Unapproved Regular Meeting Minutes of May 7, 2025

BARNWELL/SCHNEIDER MOVED TO ADOPT THE CONSENT AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS/VISITORS

REPORTS

A. City Planner's Report, Staff Report 25-27

City Planner Foster reviewed his staff report included in the packet, covering the following items:

- Comprehensive Plan update
- Ordinance 25-11(S)(A) was adopted as amended with discussion by the City Council
- Cancellation of the next Regular Meeting on June 4th, 2025
- Joint Worksession with City Council on June 11th, 2025
- Next Regular Meeting is scheduled for June 18th, 2025.
- Next Commissioner Report to Council on May 27th, 2025

PUBLIC HEARINGS

PLAT CONSIDERATION

A. Christensen Gardens Preliminary Plat, Staff Report 25-28

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of his staff report included in the packet.

Chair S. Smith opened the floor for the Applicant. Christopher Mullikin noted that he was the surveyor who prepared the plat. He highlighted the oversight of the missing creek from the plat, providing that the creek comes around the edge of the wetlands on Tract F-1-B. He stated that the creek will be added to the next version. Chair S. Smith then opened the public comment period.

Jan Keiser, city resident, recalled a section of City Code requiring connectivity be provided when a development is within a certain proximity of an existing non-motorized trail. She encouraged the Commission to include a condition on the plat directing staff to explore whether that provision applies. Ms. Keiser also noted that City Code stipulates a property can't connect to city water unless it is also connected to city sewer. In reference to the staff's recommendation to add the locations of existing creeks, she additionally requested that the Commission require the inclusion of drainage easements.

With no other members of the public wishing to speak, Chair S. Smith closed the public comment period. He then opened the floor to questions and comments from the Commission.

Commissioner Barnwell questioned if the Stream Hill Trails were part of the City's trail system and whether there's a requirement in City Code to have connectivity to those trails. City Planner Foster noted that staff determined there weren't requirements to put that type of improvement on this plat after reviewing Homer City Code Title 11.

There were brief conversations regarding water and sewer in the area.

H. SMITH/SCHNEIDER MOVED TO ADOPT STAFF REPORT 25-028 AND RECOMMEND APPROVAL OF THE CHRISTENSEN GARDENS PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:

1. IN ACCORDANCE WITH HCC 22.101.051, STAFF RECOMMENDS THAT THE SURVEYOR REMOVE NOTE 2 AND REVISE THE UTILITY EASEMENT ALONG EAST END ROAD TO REFLECT THE REQUIRED 15 FEET.
2. STAFF RECOMMENDS THAT THE SURVEYOR CLEARLY INDICATE THE LOCATIONS OF ALL EXISTING CREEKS AND DRAINAGE FEATURES AS REFERENCED IN THE NOTES, AS WELL AS DRAINAGE EASEMENTS.
3. STAFF RECOMMENDS THAT THE SURVEYOR EITHER REMOVE "SETBACK LINE" FROM THE PLAT'S LEGEND, AS NO SETBACKS ARE ILLUSTRATED, OR ILLUSTRATE THE APPROPRIATE SETBACKS AS REFERENCED IN NOTE 6.
4. STAFF RECOMMENDS THAT INFORMATION REGARDING THE STATUS OF LANDS ACROSS HOUGH ROAD TO THE EAST BE INCLUDED IN THE PLAT.
5. STAFF RECOMMENDS THAT THE LOT NUMBER OF THE ADJACENT LAND TO THE NORTHWEST OF TRACT F-1-A BE REVISED TO REFLECT THE RECORD AND READ AS "TRACT B" INSTEAD OF "LOT 30."

There was a brief discussion regarding the addition of a condition to investigate trail connectivity for this particular plat.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

B. Virginia Lynn 2025 Replat Preliminary Plat, Staff Report 25-29



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 6/26/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one parcel into two parcels.

KPB File No. 2025-061

Petitioner(s) / Land Owner(s): Michaels and Shila Hough of Homer, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department.

Comments should be guided by the requirements of that Ordinance.

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, August 11, 2025**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, August 8, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

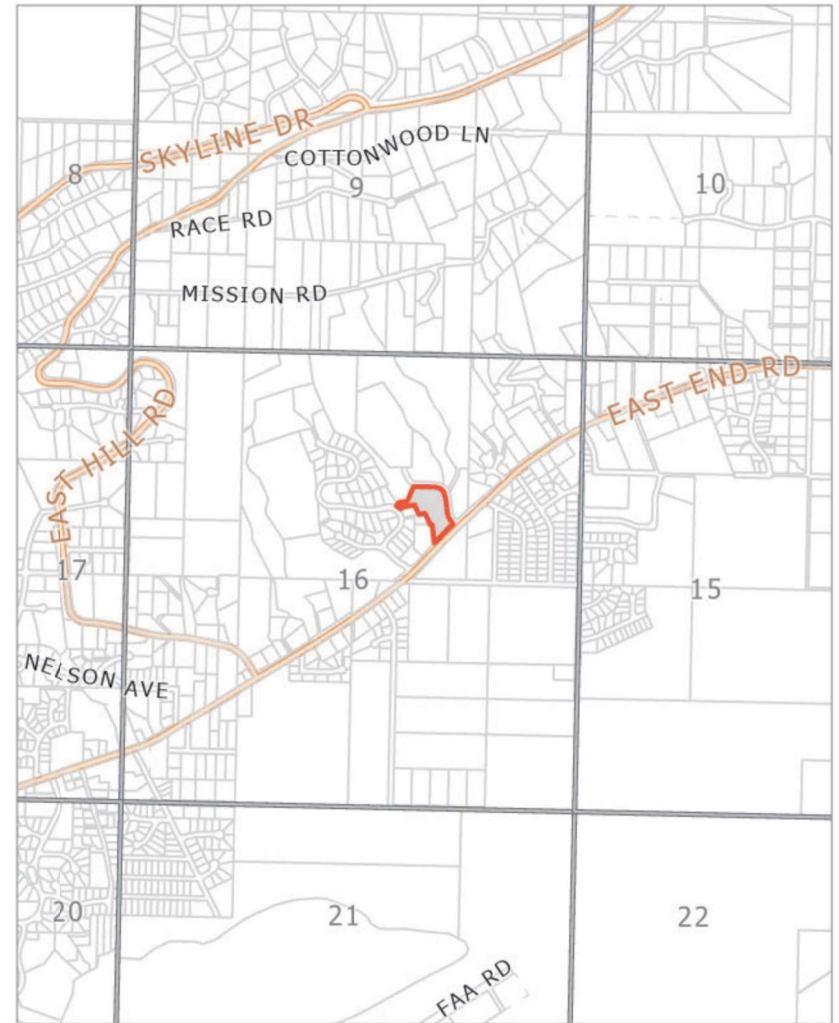
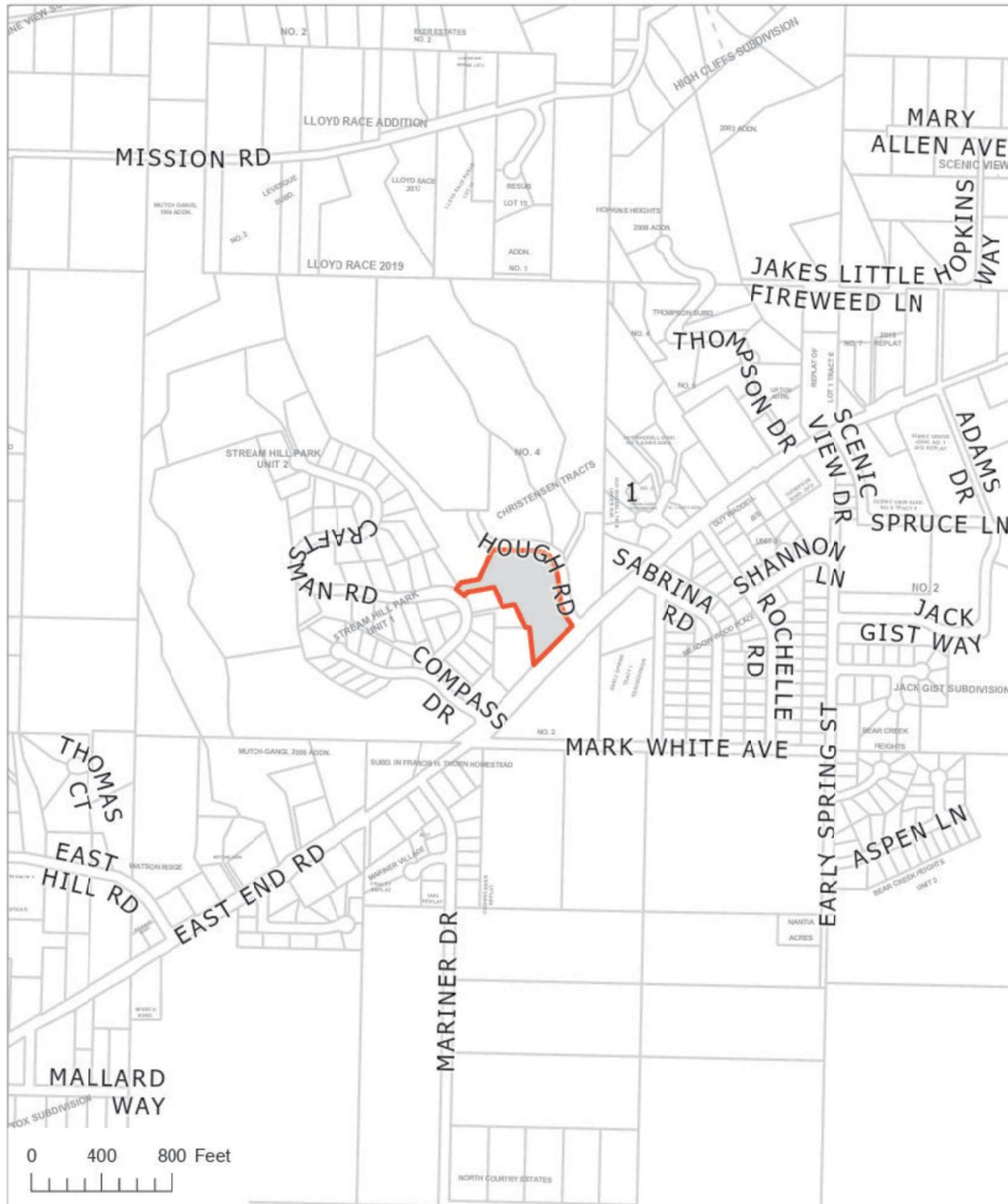
Mailed 7/21/2025



KENAI PENINSULA BOROUGH
Planning

Vicinity Map

4/28/2025



KPB File 2025-061
T 6S R 13W Sec 16
Homer

NOTES:

- The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble 3-10 survey grade receivers, differentially corrected and processed using Spectra Geospatial Survey Pro 8.8.1.7.
- As per HMB-9, there is a 10 foot wide utility easement within Tract F-1-B, fronting the right-of-way of East End Road.
- The 15 feet fronting all other rights-of-way are subject to an underground utility easement.
- This subdivision is subject to an easement for electric lines or system with right to enter, maintain, repair, and clear shrubbery, granted to Homer Electric Association Inc. as outlined in Book 49 Page 268, Homer Recording District. No definite location disclosed.
- 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.
- Creeks and drainages are subject to a 15 foot building setback per Homer City Code.
- As per HMB-3, a 20 foot bank maintenance easement is centered on the creeks shown on said plat.
- Any person developing the property is responsible for obtaining all required local state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
- All lots within this subdivision are subject to the City of Homer zoning regulations. Owners should check with the City of Homer Planning Department Prior to development activities.
- Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

WASTEWATER DISPOSAL

Soil conditions in this subdivision have been found unsuitable for conventional onsite wastewater treatment and disposal systems. Plans showing a suitable alternate wastewater disposal system that could be used on lots in this subdivision are included in the Engineers Subdivision and Sales Report and are available from the Kenai Peninsula Borough. An alternate onsite wastewater treatment and disposal system must be designed for the specific installation by a qualified engineer registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation prior to construction.

Signature of Engineer License # Date

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C1	60.37'	185.00'	18°42'	N52° 59' 12"W	60.10'	C1	60.37'	185.00'	18°42'
C2	91.51'	203.78'	25°44'	N77° 10' 30"W	90.74'	C2	91.51'	203.78'	25°44'
C3	53.74'	70.00'	43°59'	N42° 18' 57"W	52.43'	C3	53.74'	70.00'	43°59'
C4	63.40'	270.00'	13°27'	N13° 35' 41"W	63.25'	C4	63.40'	270.00'	13°27'
C5	114.46'	230.00'	28°31'	S21° 07' 27"E	113.28'	C5	114.46'	230.00'	28°31'
C6	310.54'	8524.60'	2°05'	S42° 55' 06"W	310.52'	C6	310.54'	8524.30'	2°05'

LEGEND

- Found 2" Aluminum Cap on 5/8" Rebar, 5780-S 2006
 - Found 2" Aluminum Cap on 5/8" Rebar, 7538-S 2021
 - Found 1/2" Rebar
 - Set 2" Aluminum Cap on 5/8" > 30" Rebar, 14449-S 2025
- (R) Record Measurements Per HM 2023-14, Christensen Tracts 2021 Addition

----- Easement Line
----- Setback Line

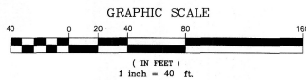
..... Areas over 20% grass per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)

Wetlands Area defined as Discharge Slope SC per the Kenai Watershed Forum (KWF)

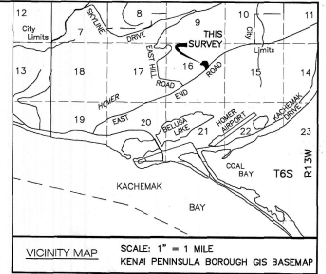
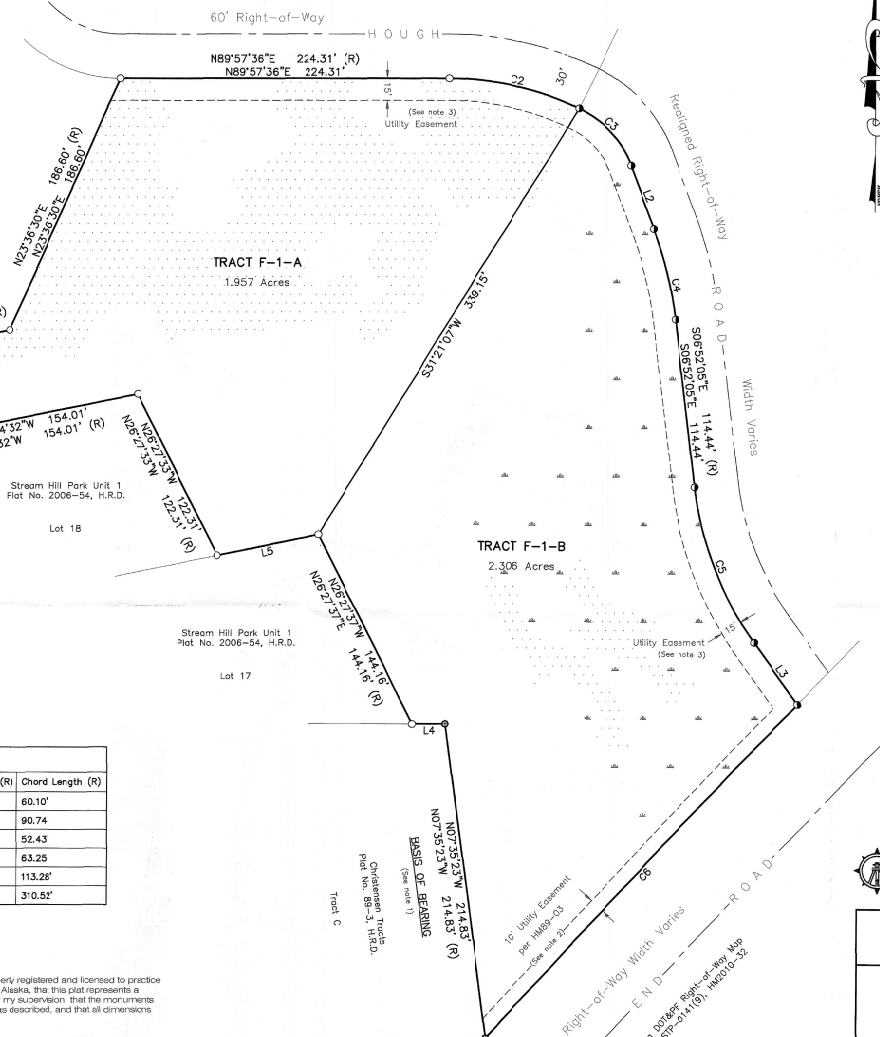
SURVEYORS CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my supervision, that the monuments shown herein actually exist as described, and that all dimensions and other details are correct.

Date: _____
Registration No.: 14449-S
Christopher L. Mullikin
Professional Land Surveyor



KPB 2025-061



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the real property shown and described herein and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

C. Michael Hough
3733 Ben Walters Lane, Suite 2
Homer, AK 99603

Shila A. Hough
3733 Ben Walters Lane, Suite 2
Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT

For: _____

Acknowledged before me this ____ day of _____, 2025.

Notary Public for Alaska
My Commission expires: _____

For: _____

Acknowledged before me this ____ day of _____, 2025.

Notary Public for Alaska
My Commission expires: _____

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April #1, 2025.

Kenai Peninsula Borough Authorized Official



CHRISTENSEN GARDENS

A SUBDIVISION OF TRACT F-1
CHRISTENSEN TRACTS 2021 ADDITION, PLAT No. 2023-14
HOMER RECORDING DISTRICT

LOCATED WITHIN
THE SW1/4 NE1/4 OF SECTION 16
TOWNSHIP 6 SOUTH, RANGE 13 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 4.263 ACRES

SURVEYOR	CLIENT
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 Homer, AK 99603	MICHAEL AND SHILA HOUGH 3733 BEN WALTERS LANE, SUITE 2 HOMER AK 99603
SURVEY DATE: 1/11/2025	SCALE: 1" = 40'
PLAT DATE: 4/30/2025	BOOK No.: NA
CHECKED BY: CLM	FILE: CHRISTENSEN SUBDIVISION.dwg
DRAWN BY: MRS	KPB FILE No.: 2023-###

PRELIMINARY PLAT

E. NEW BUSINESS

3. Virginia Lyn 2025 Replat (*Postponed*)

KPB File 2025-062

Mullikin Surveys / Hueper

Location: Virginia Lyn Way near Beluga Lake

City of Homer

AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMIINARY PLAT
Virginia Lyn 2025 Replat**

KPB File No.	2025-062
Plat Committee Meeting:	August 11, 2025
Applicant / Owner:	Applicants: Paul and Marilyn Hueper of Homer, Alaska Owners: Mustard Seed ITrust of Homer, Alaska
Surveyor:	Christopher Mullikin / Mullikin Surveys, LLC
General Location:	Virginia Lynn Way off Mattox Road, Homer
Parent Parcel No.:	179-133-05 and 179-133-06
Legal Description:	Township 6 South, Range 13 West, Section 21, Seward Meridian, Homer Recording District, Plat 61-256, Virginia Lyn Subdivision, Lot 53 and Lot 54

STAFF REPORT

Upon review of the submittal, staff has determined that ownership of the involved parcels has changed since original submittal. As a result, the item has been postponed until the ownership requirements are satisfied in accordance with KPB 20.25.070 and KPB 20.25.080. If there is anyone wishing to speak on the item, they may do so, but there will be no decision made.

END OF STAFF REPORT



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 6/26/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will reconfigure lot lines between two lots.

KPB File No. 2025-062

Petitioner(s) / Land Owner(s): Paul Hueper of Homer, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department.

Comments should be guided by the requirements of that Ordinance.

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, August 11, 2025**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, August 8, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 7/21/2025



KPB File 2025-062
T 6S R 13W Sec21
Homer

NOTES:

1. The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble R-10 survey grade receivers, differentially corrected and processed using Spectra Geospatial Survey Pro 6.8.1. 7.
2. A building setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate planning commission.
3. The northern 10 feet of Lots 53 and 54, adjoining the southern edge of Virginia Lyn Way right-of-way, are subject to an underground utility and slope maintenance easement for the placement and maintenance of utilities, and for maintenance of slopes per document No. 2019-002812, Homer Recording District.
4. An easement over, across, under and through Lots 53 and 54 for a public use right-of-way, including the right to construct, operate, and maintain public improvements and utilities of all kinds, was granted to the City of Homer in Book 61, Pages 79 through 81, Serial Nos 71-835 and 71-836, Homer Recording District.
5. 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.
6. Wastewater Disposal: Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
7. Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
8. Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

SURVEYORS CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: _____
Registration No.: 14449-S
Christopher L. Mullikin,
Professional Land Surveyor



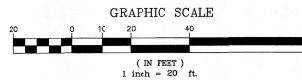
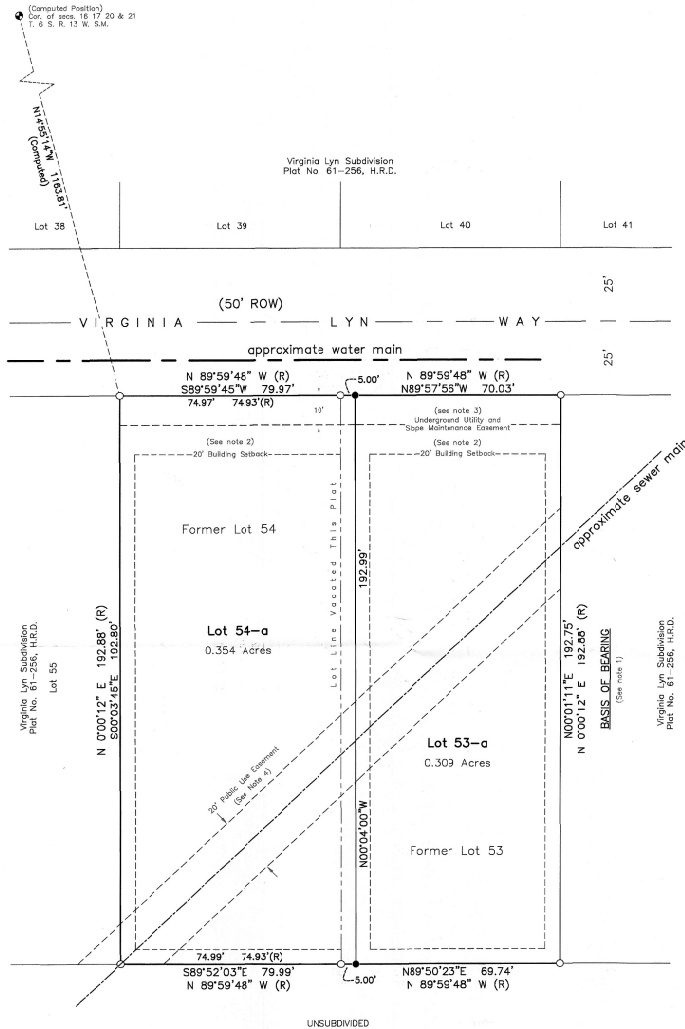
LEGEND

- Record GLO 3 3/4" Brass Cap on Iron Post, 1917
- Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2023
- Found 2" Aluminum Cap on 5/8" Rebar, 7538-S 2019
- (R) Record Measurements Per Record of Survey HM 2019-41

----- Vacated Lot Line
----- Setback Line
----- Easement Line

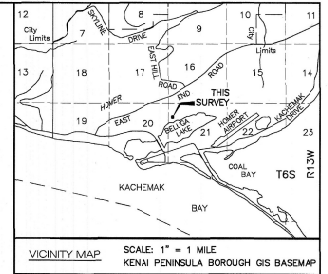
Note: There are no areas over 20% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)

Note: The entire survey is within Discharge Slope Wetlands per the Kenai Watershed Forum (KWF).



KPB 2025-062

PRELIMINARY
PLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that: 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 to public use and grant all easements to the use shown.

Paul Huper
3901 Pennock Street
Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT

For: _____

Acknowledged before me this ____ day of _____, 2025.

Notary Public for Alaska
My Commission expires: _____
For: _____

Acknowledged before me this ____ day of _____, 2025.

Notary Public for Alaska
My Commission expires: _____

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April 4th, 2025.

Kenai Peninsula Borough Authorized Official



VIRGINIA LYN 2025 REPLAT

A REPLAT OF LOTS 53 AND 54
VIRGINIA LYN SUBDIVISION, PLAT No. 61-256
HOMER RECORDING DISTRICT

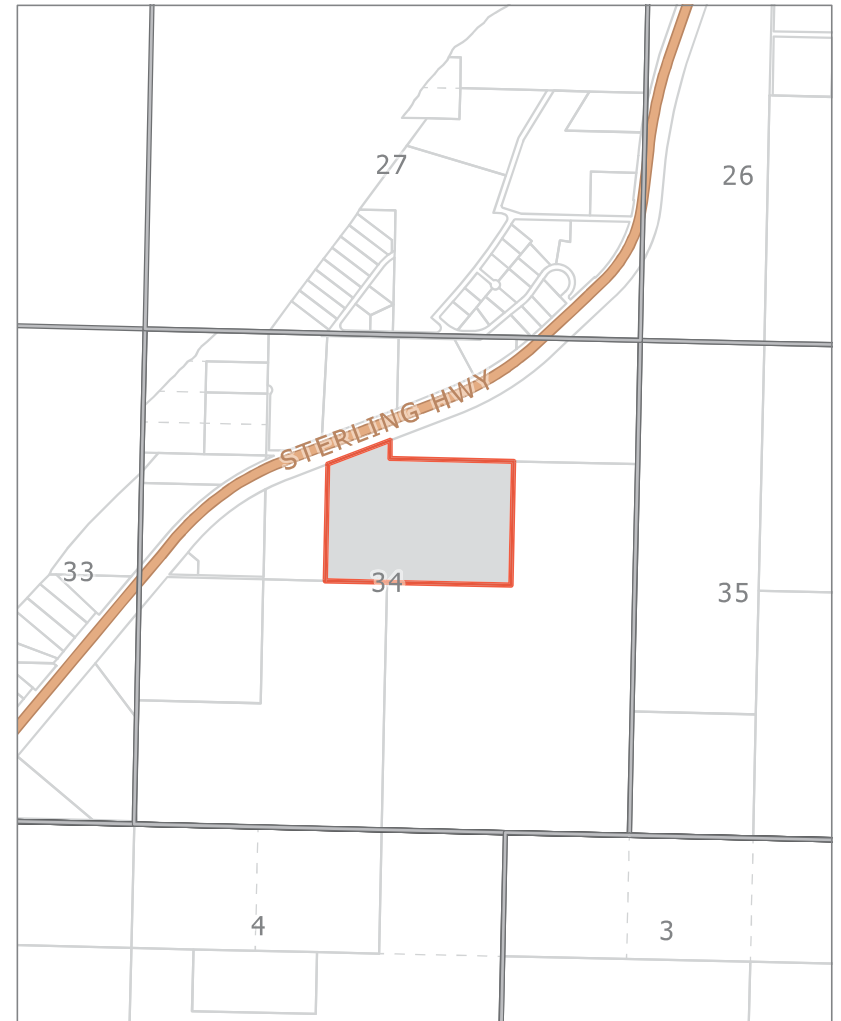
LOCATED WITHIN
THE NW1/4 NW1/4 OF SECTION 21
TOWNSHIP 6 SOUTH, RANGE 13 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 0.663 ACRES

SURVEYOR	CLIENT
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 HOMER, AK 99603	PAUL HUPER 3901 PENNOCK STREET HOMER, AK 99603
SURVEY DATE: 4/18/2025	SCALE: 1" = 20'
PLAT DATE: 4/18/2025	BOOK No.: NA
CHECKED BY: JLM	FILE: HUPER SUBDIVISION.dwg
DRAWN BY: MFS	KPB FILE No.: 2025-###

E. NEW BUSINESS

- 4. Pete Cooper Tract A 2025 Subdivision**
KPB File 2025-098
Johnson Surveying / Cooper
Location: MP 126.5 Sterling Highway
Ninilchik Area



KPB File 2025-098
T 1N R 13W Sec 34
Ninilchik



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.

Pete Cooper Tract A 2025 Subdivision

PRELIMINARY PLAT

A subdivision of Tract A Pete Cooper Tract A HRD 2003-84.
Located in the NW 1/4 & NE 1/4 Section 34, T1N R13W, SM, Askic
Homer Recording District Kenai Peninsula Borough

Prepared for

Peter Allen Cooper
P.O. Box 39032
Ninilchik, AK 99639

Elaine K Cooper

P.O. Box 91
Healy, AK 99743

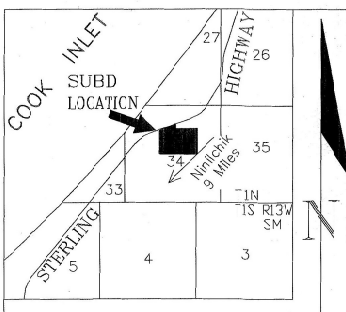
Prepared by

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

SCALE 1" = 200'

AREA = 61.790 acres

21 June, 2025



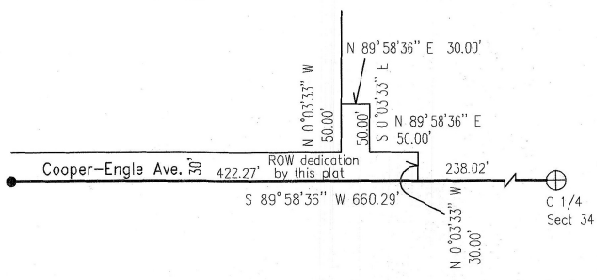
VICINITY 1" = 1 mile MAP

NOTES

1. A building setback of 20' from all street ROW'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 a utility easement which would interfere with the ability of a utility to use the easement.
3. No access to State maintained ROW's permitted unless approved by the State of Alaska Dept. of Transportation.
4. Sterling Highway ROW is as shown on State of Alaska Dept. of Transportation ROW Plan F-021-1(3) sheet 32 of 35.
5. Any person developing this property is responsible for obtaining all required local, state and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
6. The existing overhead electrical transmission line is the centerline of 100' wide electrical transmission line easement, including guys and anchors, granted by this plat. Construction of public roads shall be restricted to the outer 20' of one side or the other, but no both sides of the easement. Public roads or driveways crossing the easement shall be located as nearly perpendicular to the transmission line as reasonably possible. No portion of any road or driveway shall be closer than 25' to a transmission line pole/structure.
7. No excavation or fill within the easement is allowed without the express written permission of H.E.A.
7. Contour interval 5'. Shaded areas are grades over 25%.

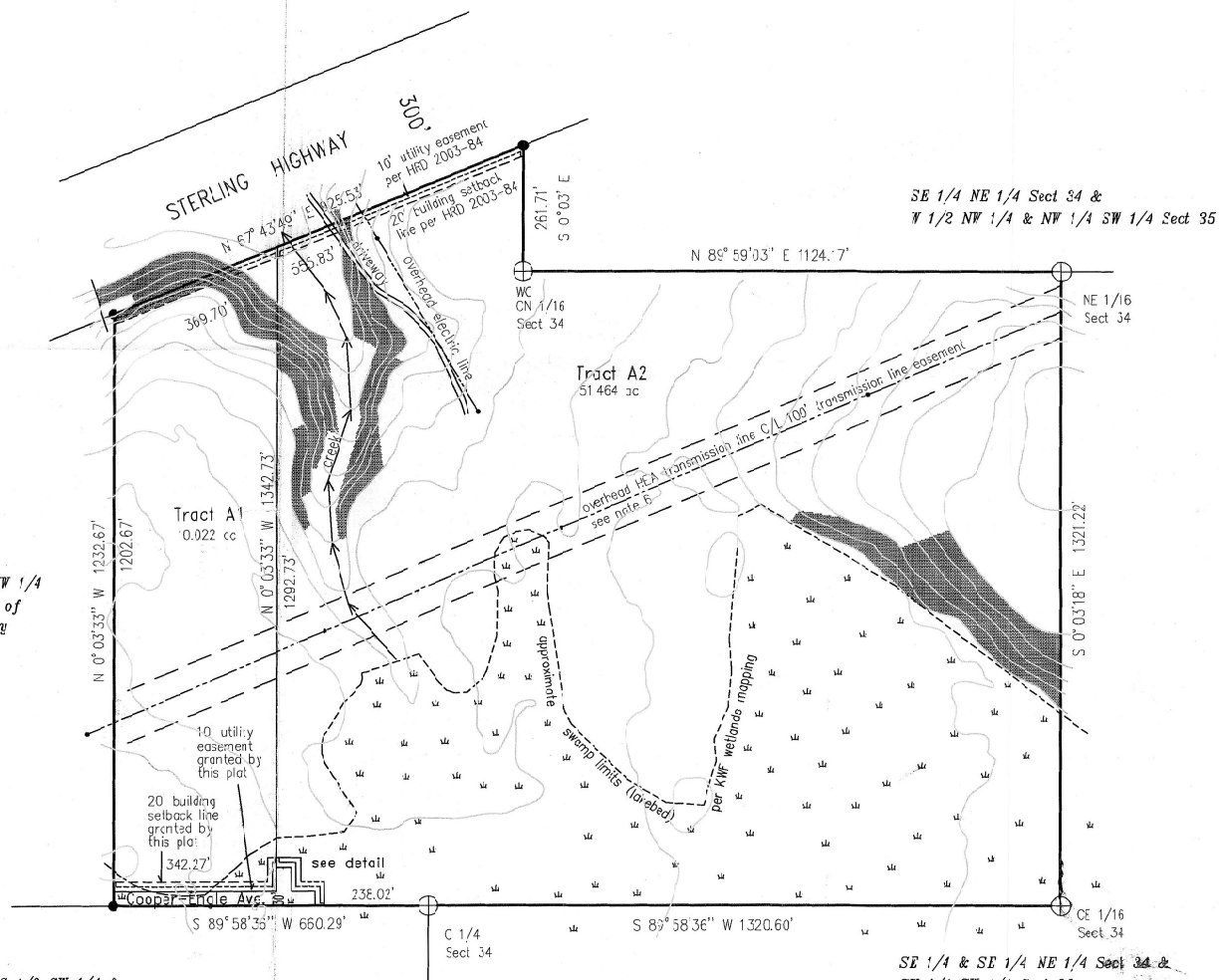
DETAIL

1" = 100'



W 1/2 SE 1/4 NW 1/4
Sect 34 lying S of
Sterling Highway

S 1/2 SW 1/4 &
NE 1/4 SW 1/4 Sect 34



SE 1/4 & SE 1/4 NE 1/4 Sect 34 &
SW 1/4 SW 1/4 Sect 35

KPB 2025-098

AGENDA ITEM E. NEW BUSINESS

**ITEM #4 - PRELIMINARY PLAT
Pete Cooper Tract A Subdivision**

KPB File No.	2025-098
Plat Committee Meeting:	August 11, 2025
Applicant / Owner:	Peter Allen and Elaine K. Cooper of Ninilchik, Alaska
Surveyor:	Jerry Johnson / Johnson Land Surveying
General Location:	Sterling Hwy Mi 126.5 / Ninilchik

Parent Parcel No.:	139-100-47
Legal Description:	T 1N R 13W SEC 34 SEWARD MERIDIAN HM 2003084 PETE COOPER TRACT A TRACT A
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.170 & 20.30.190

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 61.79-acre parcel into two parcels of 10.022-acres and 51.464-acres and includes a dedication.

Location and Legal Access (existing and proposed):

The proposed plat is located in Ninilchik on the Sterling Highway near milepost 126.

Legal access to the plat is provided as follows:

Sterling Highway is a 300-foot state-maintained road to the northwest side of the plat providing access to both proposed tracts. PER DOT: The platting action voids any previous issued permits. Land owners will need to reapply for driveway access permits to state road and right-of-way access.

The plat proposes to dedicate a 30' extension of Cooper-Engle Ave on the western portion of the southern border, including a 30' ROW dedication extending 50 feet to the north near the eastern terminus of the Cooper-Engle Ave dedication. The connection to Cooper-Engle Ave currently is not constructed coming from the west off of Sterling Highway. Wetlands classified as lake bed prevent the feasible continuation of Cooper-Engle Avenue to the east. **Staff recommends** the surveyor modify the design of Cooper-Engle Avenue to a partial cul-de-sac with the reasonable expectation in the future that the land to the south will dedicate the additional 30-feet.

The plat is not vacating a right-of-way and it is not affected by a section line easement.

Block length is not compliant and the surveyor has requested an exception to KPB 20.30.170 Block Length Requirements.

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

Site Investigation:

There are structures and improvements located on the plat according to KPB GIS Imagery and KPB Assessing

records. Once finalized, the structures appear they will be located on Tract A2. The plat does not appear to be creating any encroachments with the division of the lot.

The lots are long and narrow as created and the surveyor has requested an exception to KPB 20.30.190 Lot Dimensions.

There are steep areas indicated on the plat with the shading that follows the ravine out of the swamp area in the south towards the Sterling Highway right-of-way.

The east part of the plat starting near the ravine and the west side of the swamp is all wetlands designated as Riverine, Lakebed and Wetland/ Upland Complex. The Lakebed designation is located where the swamp area is, the riverine is following the ravine in the low area north of the transmission line and the rest of the area north and west is the wetland / upland complex.

The River Center review did not identify the plat to be located in a flood hazard area or a habitat protection district.

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

Staff Analysis

The land was previously aliquot parts of the NW1/4 and NE1/4 of Section 34, Township 1 North, Range 13 West, Seward Meridian, Alaska. Pete Cooper Tract A (plat HM2003-84) was the first plat of the parcel in 2003.

A soils report will not be required as the tract are both above 200,000 sq ft. **Staff recommends** the proper Wastewater Disposal note shall be put on the plat to comply with KPB 20.40.030.

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

The property is not within an advisory planning commission.

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

Utility Easements

The 100' transmission line easement shown on the plat and note 6 was carried forward from the parent plat. **Staff recommends** this be noted as being carried forward from HM2003-84 and modify the plat note to remove the "granted by this plat".

The parent plat included a plat note for a 20-foot-wide easement on the overhead power line located to the north. **Staff recommends** Plat note number 6 should be carried forward from the parent plat referencing the overhead powerline and a label should be included on the depiction referencing the plat note.

The 10' utility easement located along the Sterling Highway was granted by the parent plat HM 2003-84.

Right-of-way easements were granted to HEA by recorded documents book 50 page 55, HRD and Misc. Book 4, Page 150 KRD. **Staff recommends** the surveyor add the easement information to the plat.

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

The 10' utility easement located along Cooper-Engle Ave is being granted by this plat.

Utility provider review:

HEA	No comments
ENSTAR	No Response
ACS	No objections
GCI	No Response

KPB department / agency review:

Addressing Review	Reviewer: Pace, Rhealyn Affected Addresses: 73575 STERLING HWY Existing Street Names are Correct: Yes List of Correct Street Names: STERLING HWY, COOPER ENGLE AVE Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 773575 STERLING HWY WILL REMAIN WITH TRACT A2
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Review Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing Review	Reviewer: Windsor, Heather Comments: No comments

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

- Add legend to drawing
- Add cap detail to the GLO/BLM monuments.
- Add Plat Approval note

PLAT NOTES TO ADD

- 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).

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:

Add KPB File No 2025-098 to the title block

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:

Show Cooper – Engle Ave to the west

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.

Show proper Wastewater Disposal note on drawing

KPB 20.60 – Final Plat

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

EXCEPTIONS REQUESTED:

A. KPB 20.30.170 Block Length, 20.30.190 Lot Dimensions for Tract A2

Surveyor's Discussion:

These exceptions are necessary for preservation and enjoyment of property rights and are the most practical manner of complying with code. The granting of these exceptions will not be detrimental to the public welfare or injurious.

The Surveyor/Applicant has submitted the following proposed Findings in support of the exception request.

1. Any ROW dedicated from the Sterling Highway onto this property would create a dangerous intersection due to short sight distances and hills.
2. Any north-south dedication would encounter steep slopes.
3. On the south, any extension of Cooper-Engle Avenue would cross a large swamp
4. Any property being accessed are large government owned parcels with alternate access.
5. Lot is a large lot that can be further subdivided in the future to bring it in compliance.
6. The lot configuration is what the owners want.

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.

20.30.190. - Lots—Dimensions.

A. The size and shape of lots shall provide usable sites appropriate for the locality in which the subdivision is located and in conformance with the requirements of any zoning ordinance effective for the area in which the proposed subdivision is located. Generally, lots shall be square or rectangular. Lots shall be at least 60 feet wide on the building setback line. The minimum depth shall be no less than 100 feet, and the average depth shall be no greater than three times the average width.

Findings.

Staff reviewed the exception request and recommends granting approval

Staff recommends the Committee (or Commission, as applicable) 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 KPB Title 20, the Committee may authorize exceptions to any of the requirements set forth in KPB Title 20. A request for an exception shall be in writing and presented to the 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
Findings 1-4 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 1-4 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 1-4 appear to support this standard.

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

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

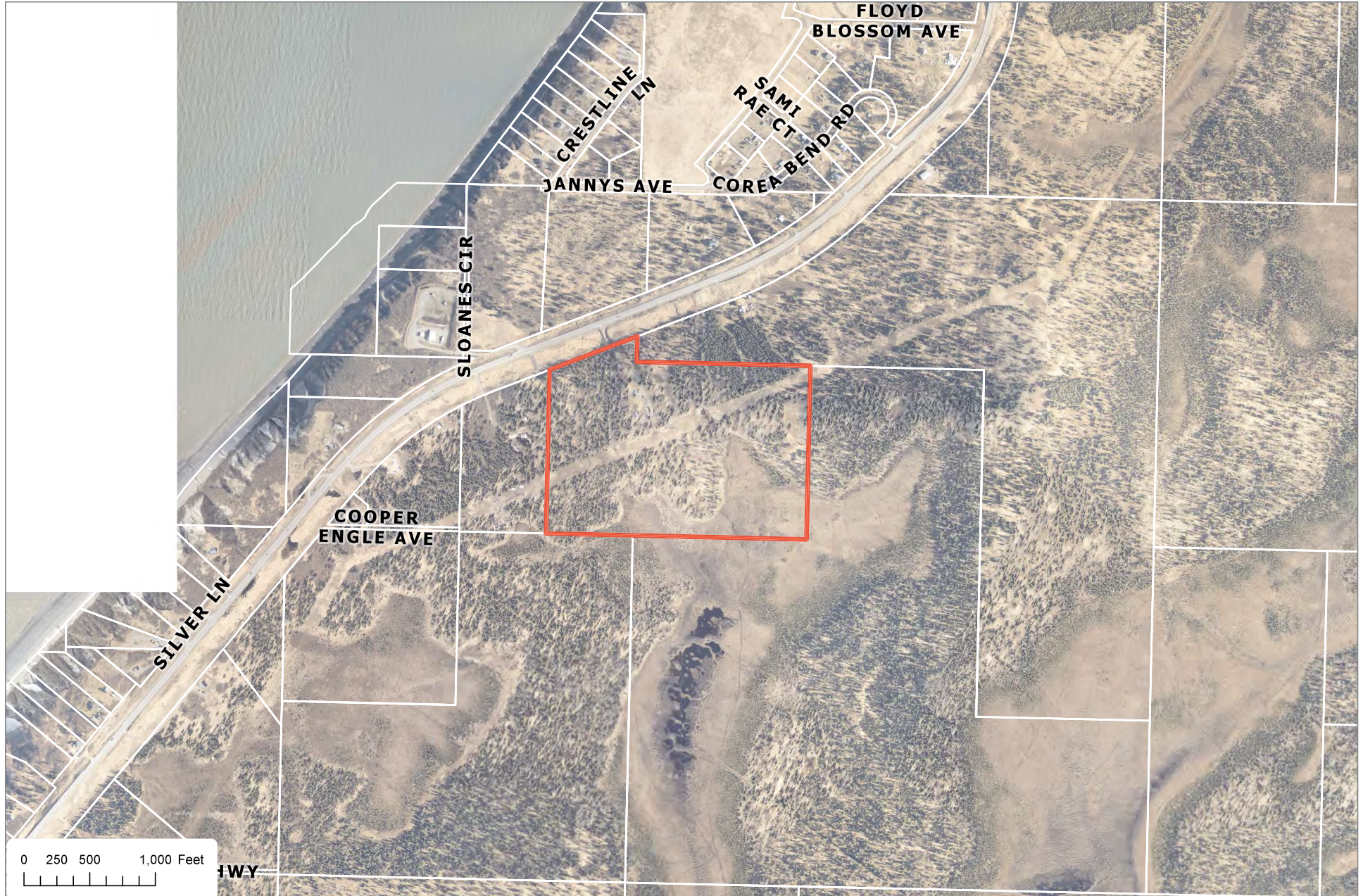
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

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

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

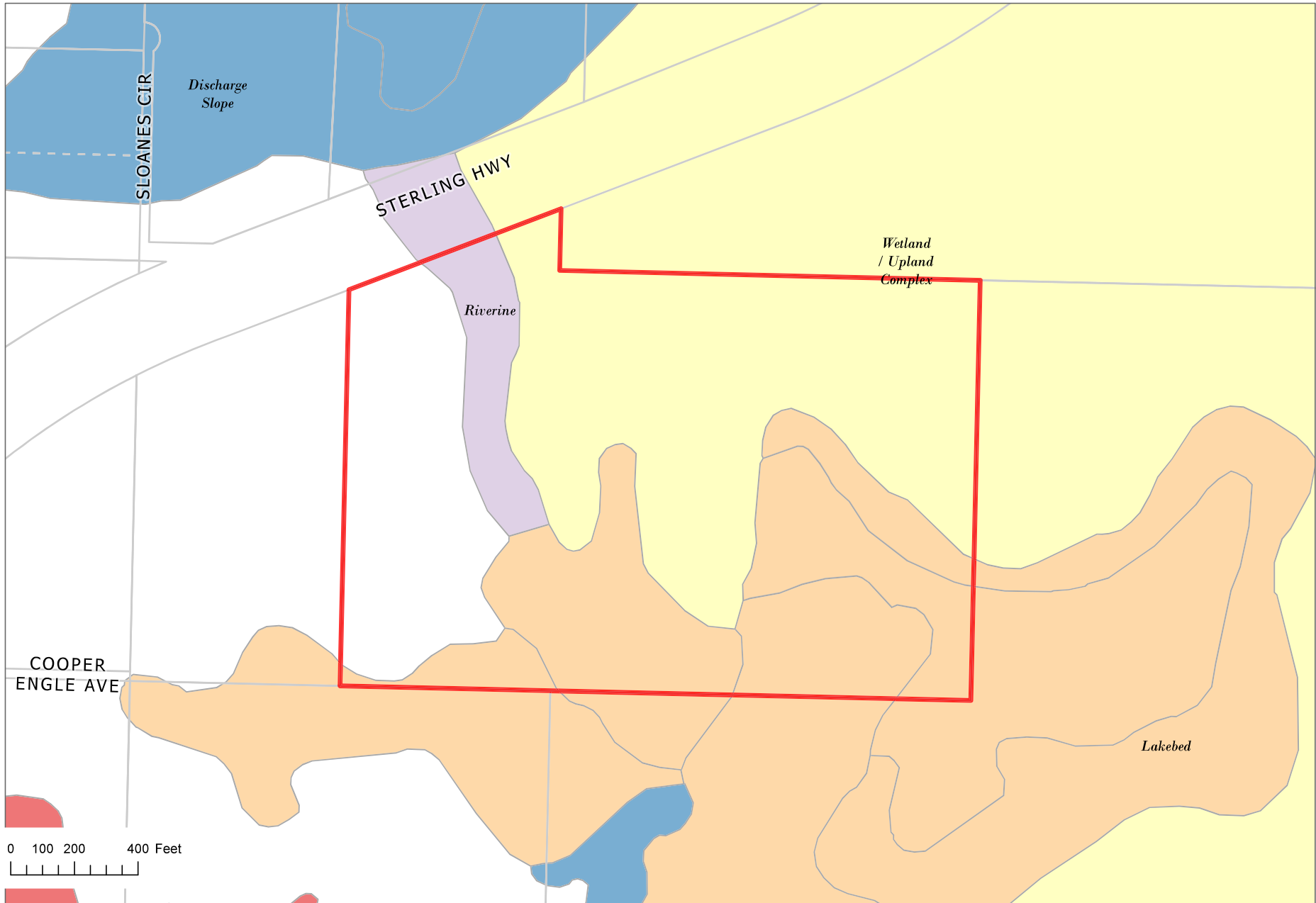
END OF STAFF REPORT



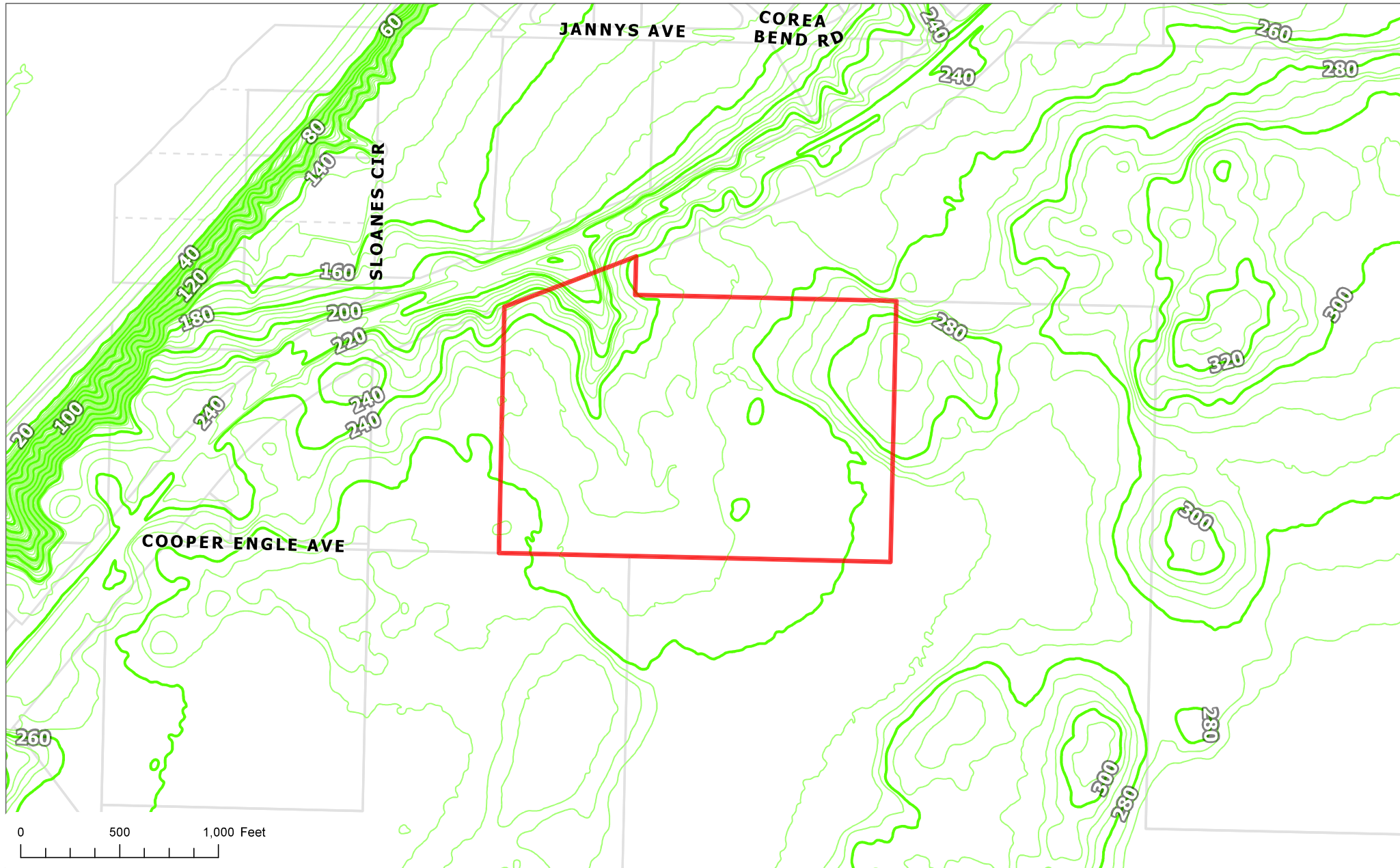
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Wetlands



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



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PETE COOPER TRACT A

Located in the NW1/4 & NE1/4 Section 34, T14N R14W S14 Alaska
Homer Recording District RPB File 2003-157

Prepared for
Pete Cooper
P.O. Box 39032
Natchik, AK 99801

Prepared by
Johnson Surveying
Box 27
Glen Ranch, AK 99568

SCALE 1" = 200'
25 June, 2003

AREA = 61,790 acres

LEGEND

- ✱ - 1989 USGS Brass cap monument, found
- - 2" aluminum monument, 201-5 1994, found
- - 2" aluminum monument, 7028-5 1994, found
- - 2" aluminum monument, set
- - 2" aluminum monument, 5/8" x 1/2" rubber, set
- - 1" plastic cap, 7028-5 1994, found
- - 1" plastic cap on 1/2" x 1/2" rubber, set
- - Concrete State Monument, found
- corner position, set

1 - Record information (10/24/1993)

VICINITY 1" = 1 mile MAP

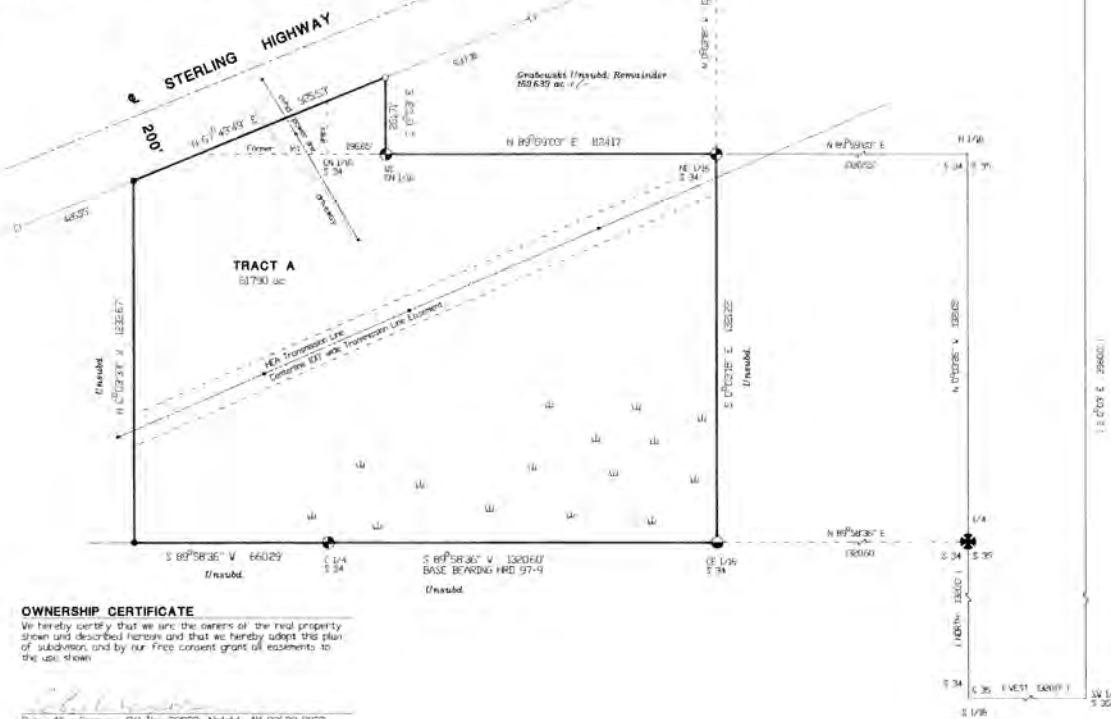
1003-84
RECORDED-FILED
JUN 25 2003
TIME 3:42 PM
Requester:
Johnson Surveying
Box 27
Glen Ranch, AK 99568

NOTES

1. A building setback of 20' from all street R/W'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 utility 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. No access to State maintained R/W's permitted unless approved by the State of Alaska Dept. of Transportation.
4. Sterling Highway R/W is as shown on State of Alaska Dept. of Transportation R/W Plan F-027-93B.
5. An exception to subsection of Cooper-Engle Act was granted by the AHS Planning Commission at the meeting of 28 July 2003.
6. Utility overhead power line is the centerline of a 20' wide electrical distribution line easement.
7. TRANSMISSION LINE EASEMENT: Construction of public roads shall be restricted to the outer 20' of one side or the other, but not both, of the easement. Public roads or driveways crossing the easement shall be located as nearly perpendicular to the transmission line as possible. No portion of a road or driveway shall be closer than 25' to a transmission line pole/structure. No excavation or fill within the easement is allowed without the express written permission of HEA.

WASTEWATER DISPOSAL

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



OWNERSHIP CERTIFICATE

We hereby certify that we are the owners of the real property shown and described herein and that we hereby adopt this plan of subdivision, and by our free consent grant all easements to the use shown.

Peter Allen Cooper P.O. Box 39032 Natchik, AK 99801-0032

Elaine K. Cooper Formerly Elaine Cooper Williamson
7734 Island Drive Anchorage, AK 99504

Sophia M. Grabowski
1870 SE 69th Way Apt. 701
Newcastle, WA 98056-3091

NOTARY'S ACKNOWLEDGEMENT

For Peter Allen Cooper
Subscribed and sworn to before me this 17th day of June, 2003

Notary Public for Alaska

My commission expires 12/31/04

NOTARY'S ACKNOWLEDGEMENT

For Elaine K. Cooper
Subscribed and sworn to before me this 17th day of June, 2003

Notary Public for Alaska

My commission expires 12/31/04

NOTARY'S ACKNOWLEDGEMENT

For Sophia M. Grabowski
Subscribed and sworn to before me this 17th day of December, 2003

Notary Public for Washington

My commission expires 11/1/04





KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 6/30/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one parcel into two parcels.

KPB File No. 2025-098

Petitioner(s) / Land Owner(s): Peter Allen Cooper & Elaine K Cooper of Ninilchik, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department.

Comments should be guided by the requirements of that Ordinance.

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, August 11, 2025**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

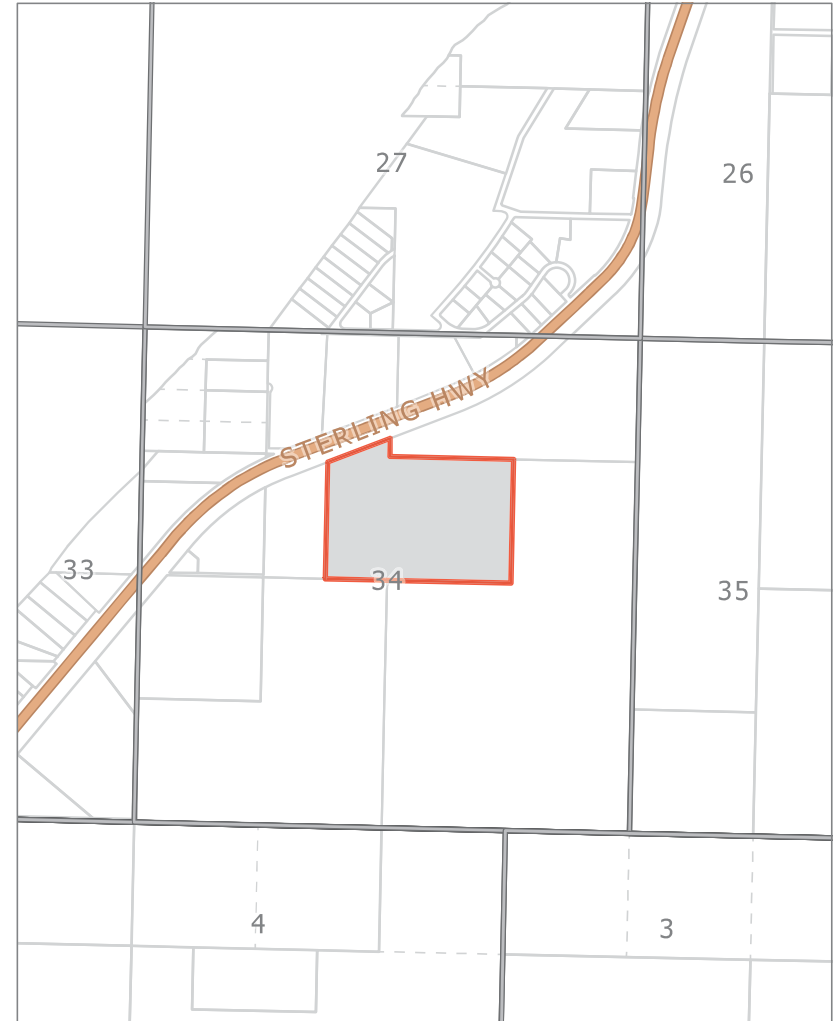
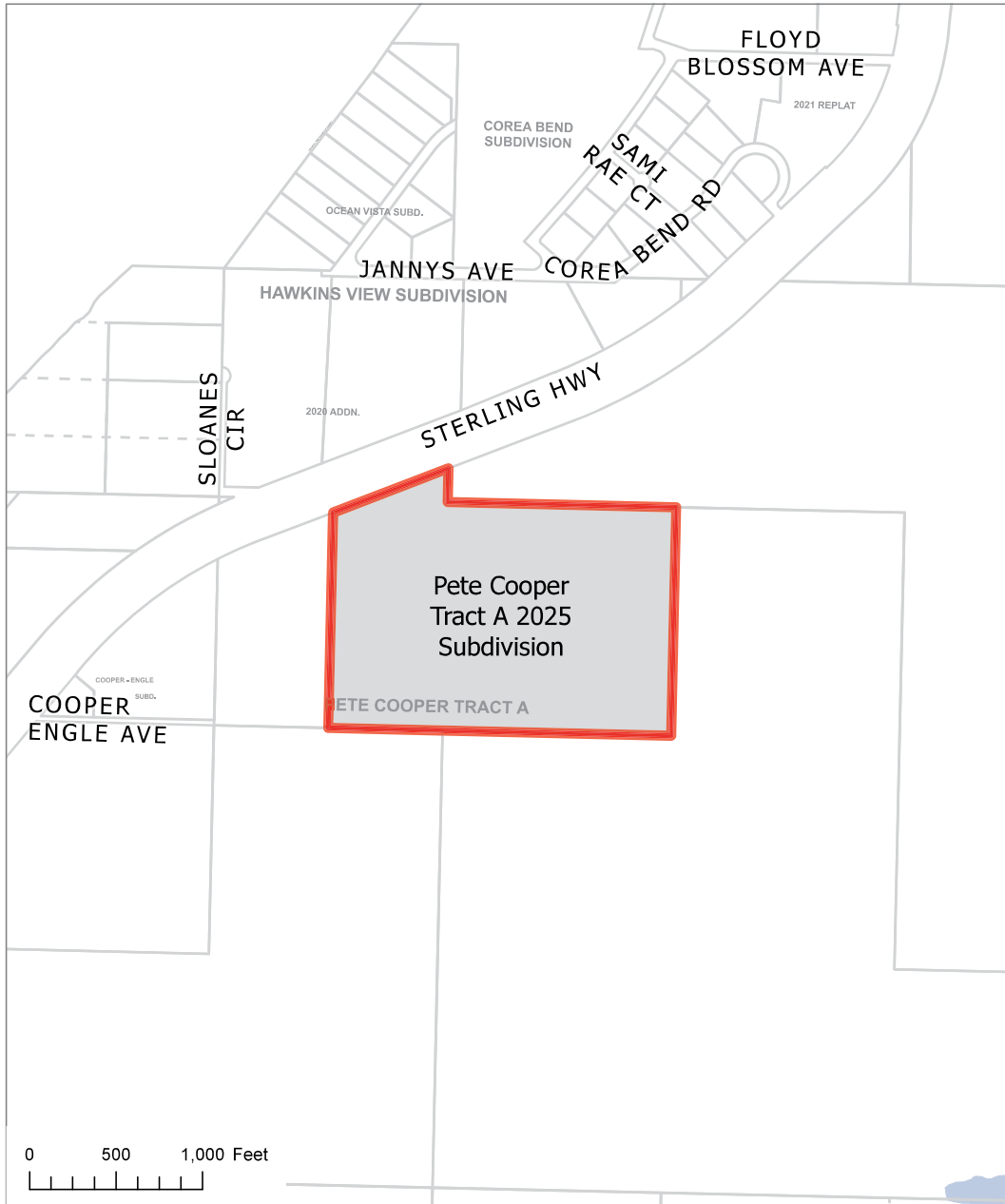
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, August 8, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 7/21/2025



KPB File 2025-098
T 1N R 13W Sec 34
Ninilchik

Pete Cooper Tract A 2025 Subdivision

PRELIMINARY PLAT

A subdivision of Tract A Pete Cooper Tract A HRD 2003-84.
Located in the NW 1/4 & NE 1/4 Section 34, T1N R13W, SM, Askac
Homer Recording District Kenai Peninsula Borough

Prepared for

Peter Allen Cooper
P.O. Box 39032
Ninilchik, AK 99639

Elaine K Cooper

P.O. Box 91
Healy, AK 99743

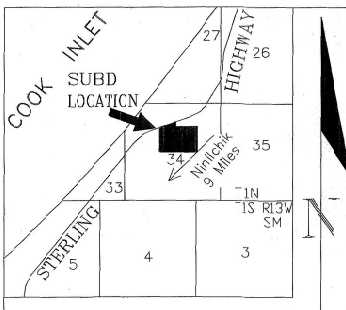
Prepared by

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

SCALE 1" = 200'

AREA = 61.790 acres

21 June, 2025



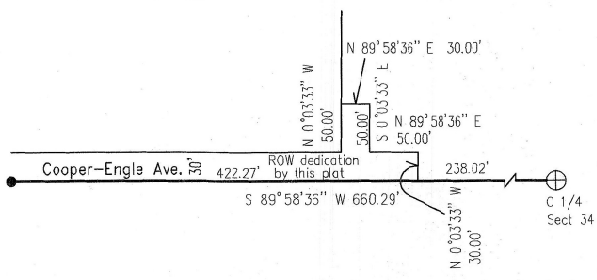
VICINITY 1" = 1 mile MAP

NOTES

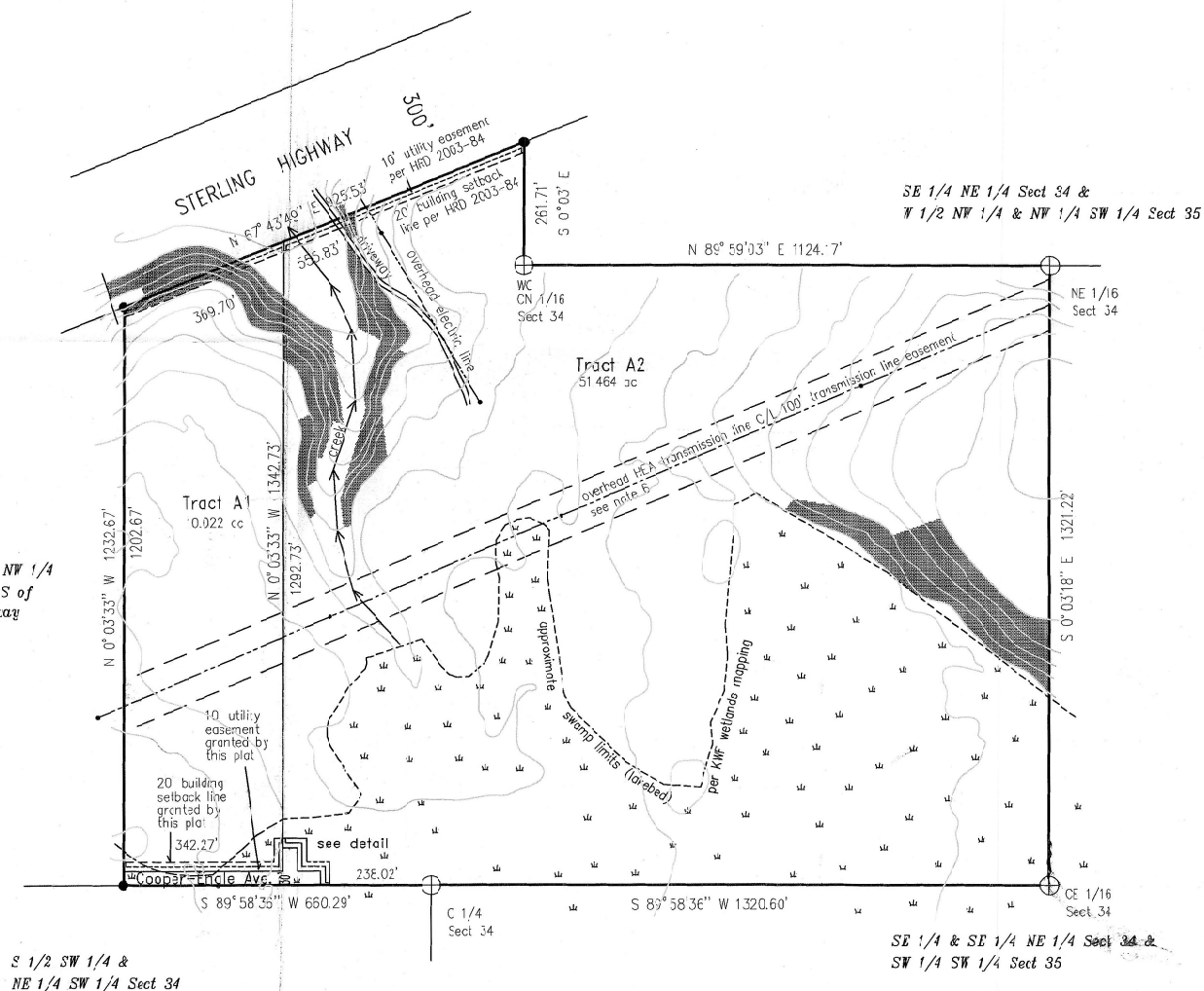
1. A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
3. No access to State maintained ROW's permitted unless approved by the State of Alaska Dept. of Transportation.
4. Sterling Highway ROW is as shown on State of Alaska Dept. of Transportation ROW Plan F-021-1(3) sheet 32 of 35.
5. Any person developing this property is responsible for obtaining all required local, state and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
6. The existing overhead electrical transmission line is the centerline of 100' wide electrical transmission line easement, including guys and anchors, granted by this plat. Construction of public roads shall be restricted to the outer 20' of one side or the other, but no both sides of the easement. Public roads or driveways crossing the easement shall be located as nearly perpendicular to the transmission line as reasonably possible. No portion of any road or driveway shall be closer than 25' to a transmission line pole/structure.
7. No excavation or fill within the easement is allowed without the express written permission of H.E.A.
7. Contour interval 5'. Shaded areas are grades over 25%.

DETAIL

1" = 100'



W 1/2 SE 1/4 NW 1/4
Sect 34 lying S of
Sterling Highway



KPB 2025-098

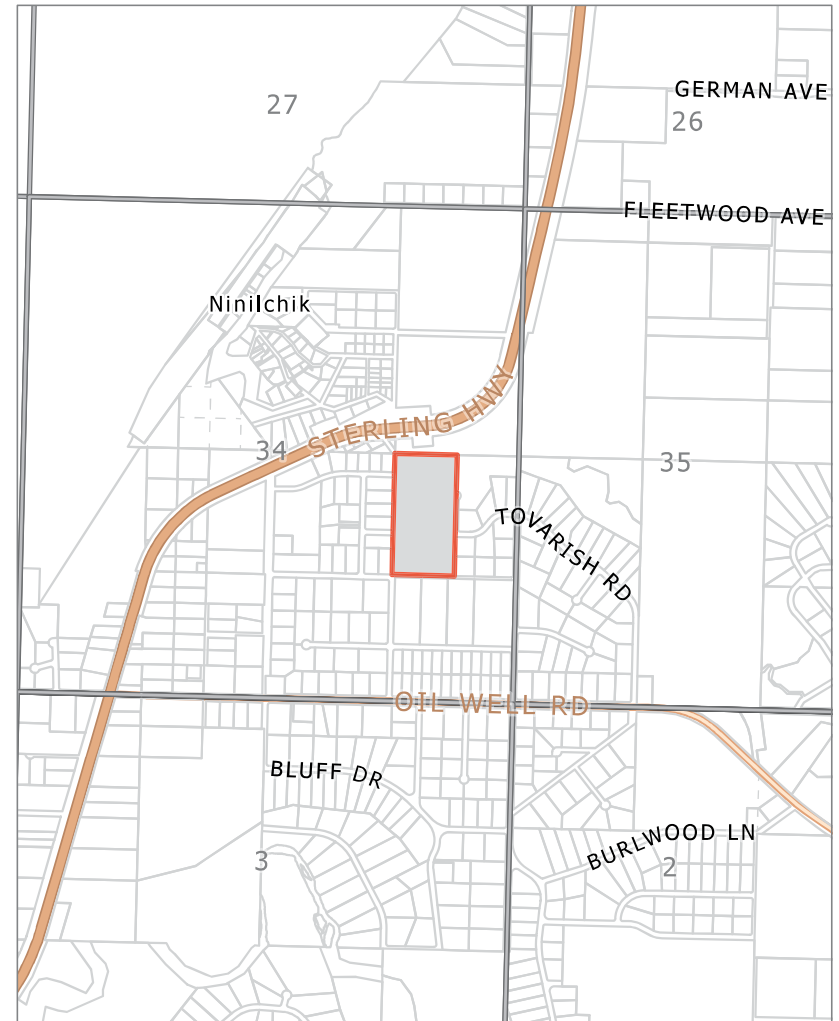
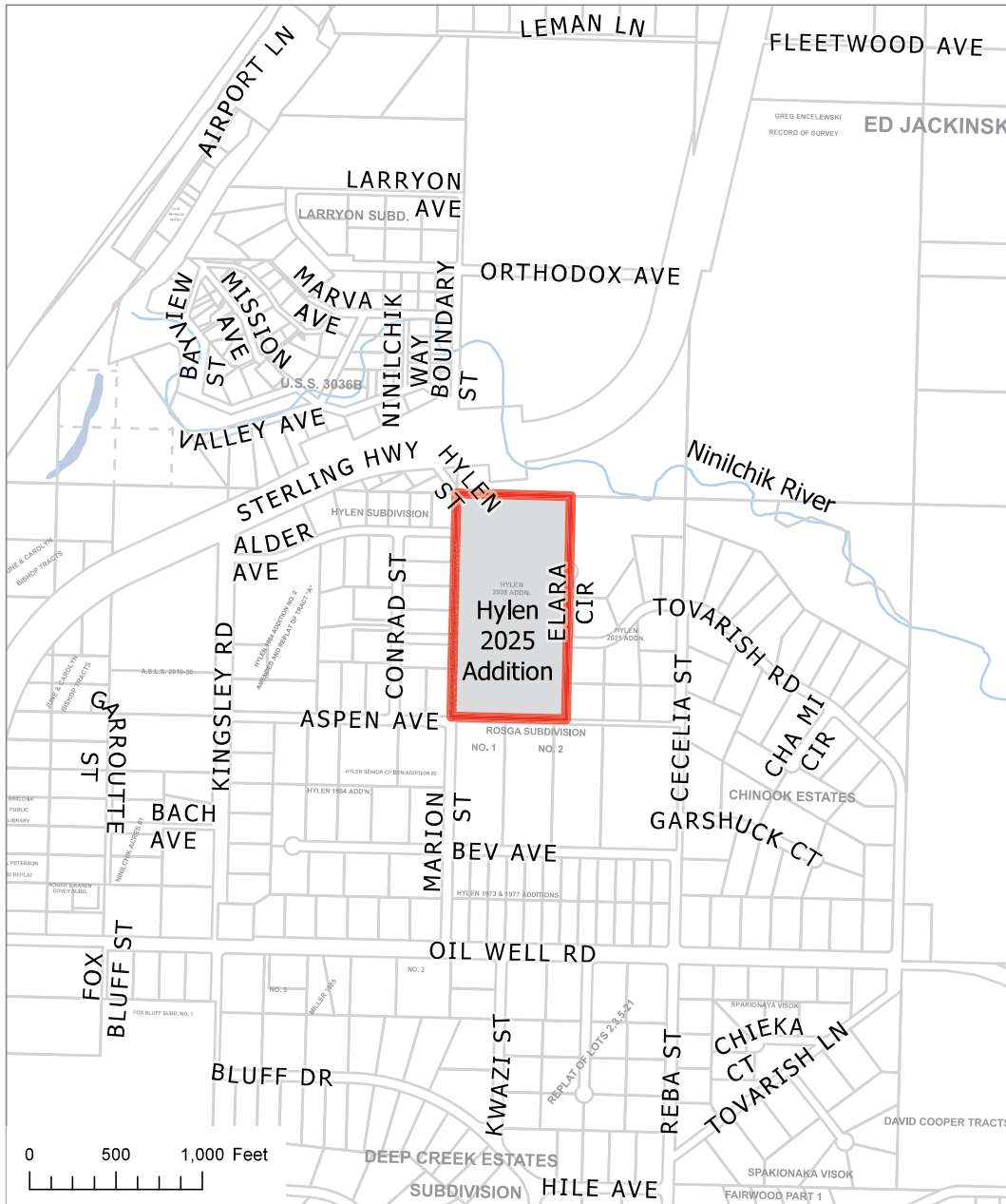
E. NEW BUSINESS

5. Hylen 2025 Addition; 2025-101

Johnson Surveying / Hylen

Location: Alder Avenue off Sterling Highway

Ninilchik Area



KPB File 2025-101
T 1S R 14W Sec 34
Ninilchik



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.

HYLEN 2025 ADDITION

Prepared for

Prepared by _____

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

SCALE 1" = 100'

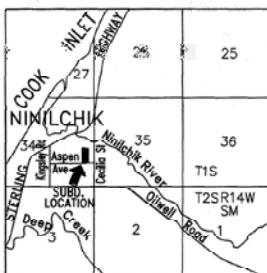
19.580 Acres

8 June, 2025

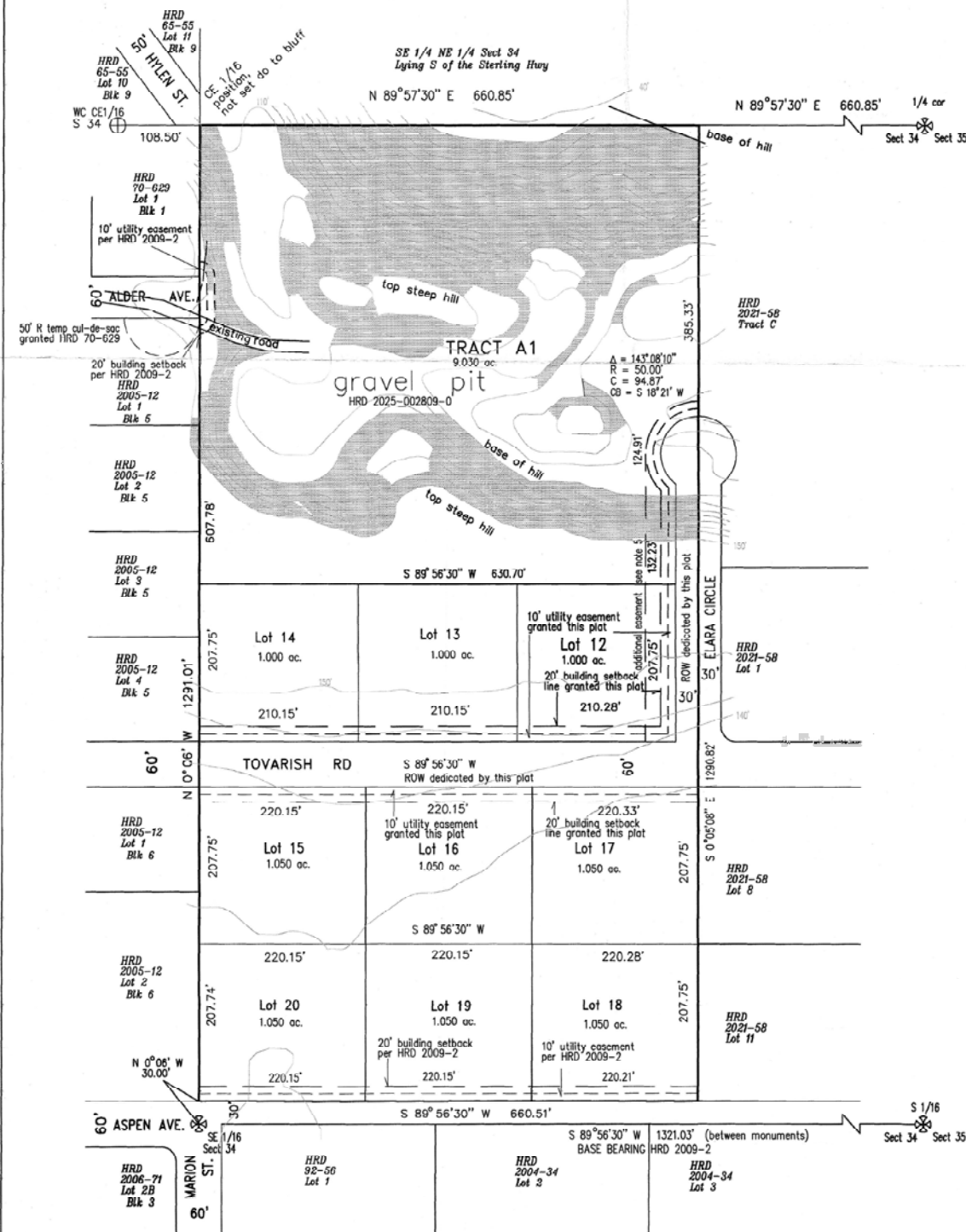
Contour interval 5'. shaded areas are grades over 25%.
There are no wet areas on the property.

NOTES

1. A building setback of 20' from all street ROW'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 structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
3. Any person developing this property is responsible for obtaining all required local, state, and federal permits, including a US Army Corps of Engineers wetlands permit if applicable.
4. This property is affected by an electric easement granted in HRD book 18 page 206. This is a general easement, no definite location given.
5. A 40' side slope road construction and maintenance easement is granted within the east boundaries of Lot 12 & Tract A1 from the street intersection to the city-sec. boundary.
6. Right-of-way and easement standards established by the borough in order to be considered for certification and inclusion in the road maintenance program (NPS 14.06).



VICINITY 1" = 1 mile MAP



AGENDA ITEM E. NEW BUSINESS

**ITEM #5 - PRELIMINARY PLAT
Hysten 2025 Addition**

KPB File No.	2025-101
Plat Committee Meeting:	August 11, 2025
Applicant / Owner:	John N. Hysten Jr. of Ninilchik, Alaska
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	North of Oil Well Rd in Ninilchik

Parent Parcel No.:	157-170-36
Legal Description:	T 1S R 14W SEC 34 SEWARD MERIDIAN HM 2009002 HYLEN 2008 ADDN TRACT A
Assessing Use:	Residential Improved Land
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide one 19.57-acre parcel into ten parcels ranging in size from 1.0-acre to 9.030-acres.

Location and Legal Access (existing and proposed):

The plat is located in the Ninilchik area on the south side of Sterling Highway at mile post 135. Access to the property is by Alder Ave on the west from Kingsley Rd off of Sterling Highway. Alder Ave is a 55' dedication being borough maintained to the plat boundary. Aspen Ave on the south provides access also coming off Kingsley Rd. Aspen Ave is a 60' borough maintained dedication until it gets to the southwest corner of the plat, then it becomes a 30' dedication not maintained by the borough and not developed as it goes east along the plat. Tovarish Rd comes in on the west also, which is an undeveloped 60' dedication. On the east side of the plat there is Elara Cir, an undeveloped half cul-de-sac going north from Tovarish Rd on the plat to the east.

This plat proposed a 60' dedication of Tovarish Rd running east / west, connecting the two previous dedications of road on either side of this plat. there is also the dedication of the west half of the Elara Cir cul-de-sac to complete it. Both these roads are currently undeveloped.

Along the west side of Elara Cir is proposed an additional 40' side slope road construction and maintenance easement extending from Tovarish Rd to the tangent with the cul-de-sac bulb dedication. this easement is noted in plat note 5.

As Adler Ave comes in from the west to the property, the existing gravel drops south out of the dedicated right-of-way and crosses into the adjacent lot before entering into this property. Staff recommends any future development of the road fix this issue.

The plat is not vacating any right-of-way and is not affected by a section line easement.

On the parent plat Hysten 2008 Addition HM2009-2 an exception to KPB20.20.030 extending Hysten St and Alder Ave into the gravel pit area was granted at the August 25, 2008 Plat Committee meeting. The gravel pit was endorsed for prior use as a material site in May 2025 and continues to be used as such. **Staff recommends** the exception granted on HM2009-2 be carried forward to this plat as noted and be updated to current KPB Code of

20.30.030 with the condition that future development of Tract A1 will extend Hylen St and Alder Ave into the development.

Staff recommends the owner contact Ryan Raidmae, the River Center Planner, for any questions regarding the effect the subdivision may have on the material site as well as any action that may be required.

Block length is compliant with the roads surrounding the plat. The Ninilchik River and steep area, limits the potential to bring any road in from the northeast area.

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

Site Investigation:

Per the KPB GIS data, the area of the plat is vacant. The north end is currently being used as a material site.

There are steep areas shown on the plat with the hatched spots over the topography shown as dropping north. The shaded areas are indicated to be over 25% grades. The plat has a high point running through the property from west to east located on the back line of lots 12 – 14, with the top of the hill grade being indicated as 150' on the drawing. from Tovarish Rd the plat drops gradually to the south rather than on a steep grade on the opposite side of the hill.

Wetlands are located on the property as noted by the KWF Wetlands Assessment but not shown on the drawing. On the north end is an area of Riverine wetlands. **Staff recommends** the surveyor include the wetlands on the final plat submittal.

The River Center review did indicate the plat to be located in a FEMA flood hazard zone of Zone X. the note in KPB 20.30.280 will need to be added to the plat including the FEMA Panel and zone, but will not be needed to designate the zone limitations.

The plat is not in a habitat protection district, the note 20.30.290 will not need to be on the plat.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Within non-regulatory X Zone. This is an area of minimal flood risk. No depiction required. Code required plat note should be present.</p> <p>Flood Zone: X Zone Map Panel: 02122C-1620E In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	No response

Staff Analysis

Originally the land was part of the NE1/4 SE1/4 of Section 34, Township 1 South, Range 14 West, SM Ninilchik, Alaska, Homer Recording District. the first division of the land was Hylen 2008 Addition HM 2009-2, dividing the land into 2 tracts and 2 dedications. This platting action is now platting Tract A of HM2009-2 into 9 lots, a tract and 2 road dedications.

A soils report will be required and an engineer will sign the final plat for lots 12 through 20, as the lots are below 200,000 sq ft.

A soils report will not be required for Tract A1, as the tract is above 200,000 sq ft in area. A proper note needs to be on the drawing similar to KPB 20.40.

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

The property is not within an advisory planning commission area.

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

Utility Easements

The parent plat, HM 2009-2, granted a 10-foot utility easement adjacent to all rights of way. This easement is depicted and labeled correctly on the preliminary plat.

The plat is affected by an electric easement as noted in plat note 4, that has no defined location in the document.

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

The plat is proposing a new 10' utility easement at the front of the 20' building setback and the full 20' within 5' of side lines as noted at plat note 1. The drawing needs to be revised to show the 5' side line easement.

Utility provider review:

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

KPB department / agency review:

Addressing Review	Reviewer: Pace, Rhealyn Affected Addresses: 66251 ALDER AVE Existing Street Names are Correct: Yes List of Correct Street Names: HYLEN ST, ALDER AVE, TOVARISH RD, ASPEN AVE, MARION ST, ELARA CIR Existing Street Name Corrections Needed:
-------------------	--

	<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: 66251 ALDER AVE WILL REMAIN WITH TRACT A1</p>
Code Compliance	<p>Reviewer: Ogren, Eric</p> <p>Comments: No comments</p>
LOZMS Review Planner	<p>Reviewer: Raidmae, Ryan</p> <p>There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Prior Existing Use PEU Recognized Date: 12/28/1999 Material Site Comments: According to KPB 21.25.130, Prior-Existing Uses, it states, "Where a parcel subject to a pre-existing use is further subdivided after May 21, 1996, the use may not be expanded beyond the boundaries of the lots, tracks, or parcels it occupies on February 16, 1999, to new parcels created by the subdivision." Per KPB Code, after subdividing, the applicant will lose the Prior Existing Use designation on all subdivided lots except the parent parcel, which is Tract A1. A recording certificate will be created that states, "Upon recording of the final plat for this subdivision, the Prior Existing Uses Material Site within Lots 12 through 20 of Hylen 2025 Addition, will be lost, and a Conditional Land Use Permit must be obtained for each parcel intended for further material site operations. Tract A1 may continue to perform material extraction under the prior existing use provisions of KPB 21.25.130." This recording certificate will be recorded separately from the plat. Please let the Planner (Ryan Raidmae) know before the final plat is recorded. See attachments</p>
Assessing Review	<p>Reviewer: Windsor, Heather</p> <p>Comments: No comment</p>

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Add all items of KPB 20.60.as needed and follow necessary codes for final submittal.

PLAT NOTES TO ADD

- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

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:

Add KPB File No 2025-101 to the title block

Add (aka John N Hylen, John Hylen) near the owner's name.

- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff recommendation:

Correct the width of Adler Ave to 55'

Add ROW Width to Tovarish Rd coming from the east.

- 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:

Lot to the southwest needs the lot label corrected to 22B

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

Staff recommendation:

Put the bearing in Tovarish Rd on both ROW lines.

Give overall distances where needed.

Distances in the back of lots 12-14 needed.

Distances on side lines of Lots 12-20 needed.

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.*

20.30.280. Floodplain requirements.

- A. All subdivision plats which are within areas where the floodplain has been identified by the Federal Emergency Management Agency (FEMA), and which involve 50 lots or five acres whichever is lesser, shall include the base flood elevation source.
- B. Any area of the subdivision within the floodplain, floodway or Seward Mapped Flood Data Area (SMFDA) is to be shown and labeled on the plat.
- C. All subdivisions which are wholly or partially located within flood hazard areas as defined by KPB 21.06.030 must comply with KPB 21.06.050 standards for Floodplain Management.
- D. All subdivisions or replats within the Flood Insurance Rate Map (FIRM) area or SMFDA, as amended, as defined by KPB 21.06.030, shall contain the following note:

FLOOD HAZARD NOTICE:

Some or all of the property shown on this plat has been designated by FEMA or the Kenai Peninsula Borough Seward Mapped Flood Data Area as a flood hazard area district as of the date this plat is recorded with the district recorder's office. Prior to development, the

Kenai Peninsula Borough floodplain administrator should be contacted for current information and regulations. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code.

KPB 20.40 – Wastewater Disposal

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

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

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

RECOMMENDATION:

STAFF RECOMMENDS:

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

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

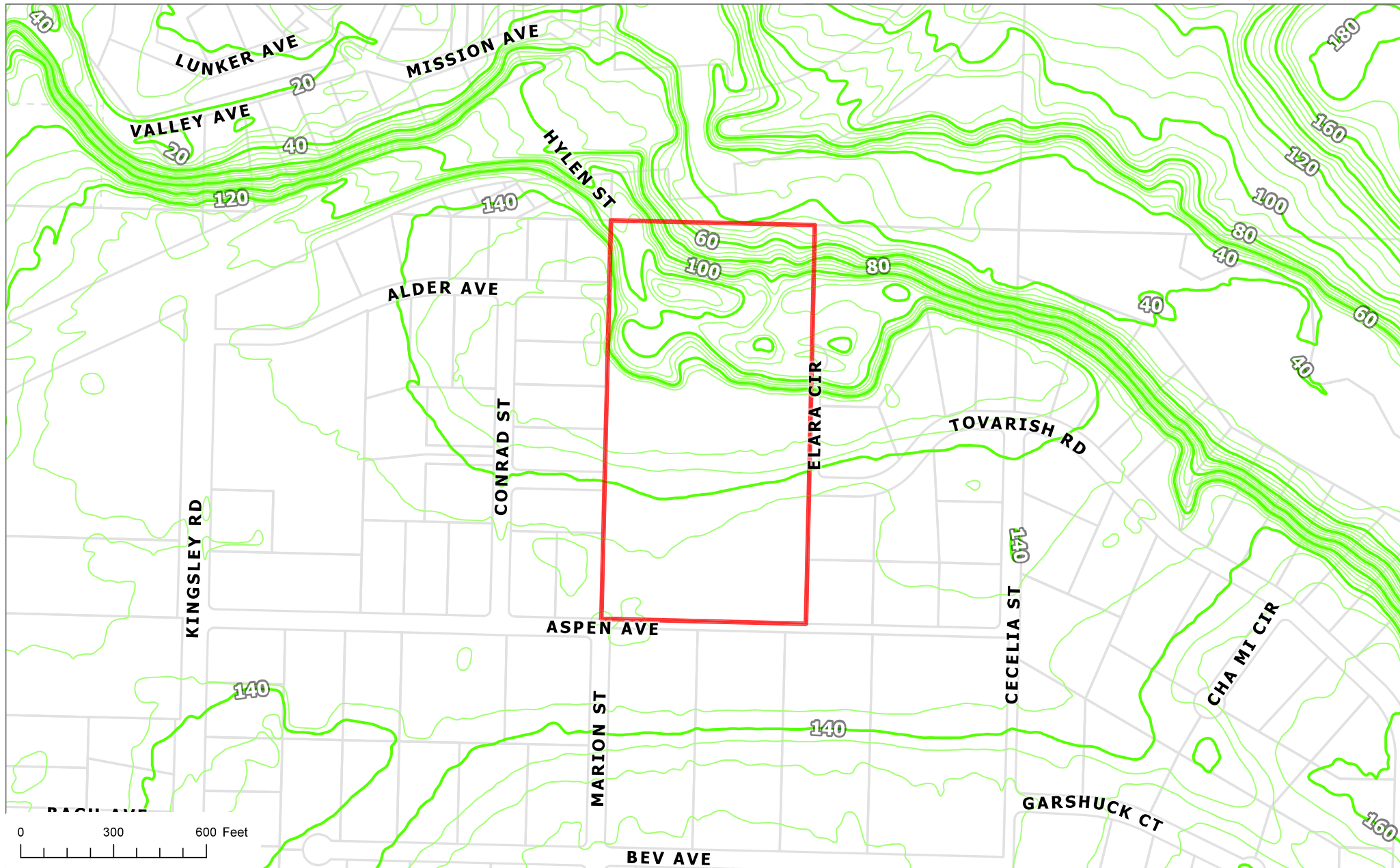
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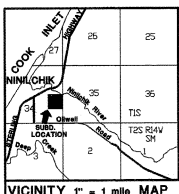
END OF STAFF REPORT



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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.



HYLEN 2008 ADDITION

Located in the R(1/4) S(1/4) Section 34, T15 R14W S14, Natchik, Alaska.
Homer Recording District - Keno Peninsula Borough File 2008-158

Prepared for

John Hylen
P.O. Box 99560
Natchik, AK 99609

Prepared by

Johnson Surveying
Box 27
Don Guch, AK 99568



SCALE 1" = 100' 40.052 Acres
13 June, 2008

2009-2
RECORDED-FILED
HOMER REC. DIST.
DATE 07/12/2009
TIME 11:30 A.M.
Requested by:
Johnson Surveying
Box 27
Don Guch, AK 99568

LEGEND

- ✱ - 3/4" USBLM brass cap monument, 3900' Found
- ⊕ - 2 1/2" brass cap monument, 268-S. 3969' Found
- - 1/2" rebar lot corner, Found
- 1/2" x 4' rebar with 1" plastic cap, not
- () - Indicates record information, plat 180 77-9
- ~ - indicates swamp

NOTES

1. A building setback of 20' from all street R/Ws 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 a utility 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. An exception to extending Hylen Street, Alder Avenue, and Tovariish Road into this subdivision was approved by the KPB Planning Commission at the meeting of 5/25/08.
5. Lots within this subdivision may be located within a designated flood hazard area. If such is the case development must comply with title 21 Chapter 06 of the Keno Peninsula Borough Code of Ordinances. A survey to determine elevation of the property may be required prior to construction.
6. Portions of this subdivision are within the Keno Peninsula Borough 50-Foot Anadromous Stream Habitat Protection Area. See Chapter 03.06 Borough Code of Ordinances for restrictions that affect development of this subdivision.

WASTEWATER DISPOSAL

These Tracts are at least 200,000 sq. ft. or named 5 acres in size and conditions may not be suitable for conventional onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.



PLAT APPROVAL

This plat was approved by the Keno Peninsula Borough Planning Commission at the meeting of 25 August, 2008.
KENAI PENINSULA BOROUGH

By: *[Signature]* 11/1/09
Authorized Official Date

OWNERSHIP CERTIFICATE & DEDICATION

We hereby certify that we are the owners of the real property shown and described herein and that we hereby accept this plan of subdivision and by our free common consent dedicate all R/Ws to public use and grant all easements to the use shown.

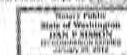
[Signature]
John Hylen
P.O. Box 99560 Natchik, AK 99609

[Signature]
Eric Hylen
4400 Robin Ave SE, Issaquah, WA 98029-7607

NOTARY'S ACKNOWLEDGEMENT

For John Hylen, Jr.
Subscribed and sworn to before me this 24th day of December, 2008.

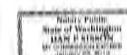
[Signature]
Notary Public for Washington
My commission expires 01/23/2012.



NOTARY'S ACKNOWLEDGEMENT

For Eric Hylen
Subscribed and sworn to before me this 24th day of December, 2008.

[Signature]
Notary Public for Washington
My commission expires 01/23/2012.



KENAI PENINSULA BOROUGH PLAT COMMITTEE
ASSEMBLY CHAMBERS
BOROUGH ADMINISTRATION BUILDING
144 NORTH BINKLEY STREET
SOLDOTNA, ALASKA

August 25, 2008 - 5:30 P.M.

APPROVED MINUTES

AGENDA ITEM A. CALL TO ORDER

Chairman Murphy called the meeting to order at 5:30 p.m.

AGENDA ITEM B. ROLL CALL

Plat Committee Members

Mari Anne Gross, Southwest Borough
Harry Lockwood, Ridgeway
Linda Murphy, Soldotna City
Brent Johnson, Kasilof / Clam Gulch

Plat Committee Alternates

Phillip Bryson, City of Kenai

Staff Present

Max Best, Planning Director
Carrie Henson, Acting Administrative Assistant
Holly Montague, Deputy Borough Attorney
Maria Sweppy, Platting Planner

Others Present

Roger Imhoff
Jerry Johnson, Johnson Surveying
Emmitt Trimble

AGENDA ITEM C. APPROVAL OF AGENDA

1. Agenda
2. Plat Committee Member/Alternate Excused Absences
 - a. Alice JoAnne Collins, Anchor Point / Ninilchik
3. Minutes
 - a. August 11, 2008

MOTION: Commissioner Johnson moved, seconded by Commissioner Gross to approve the agenda, member/alternate excused absences, and minutes. Seeing and hearing no discussion or objection, the motion passed by unanimous consent.

AGENDA ITEM D. PUBLIC COMMENT

Chairman Murphy asked if there was anyone who wanted to comment on items not listed on the agenda. Hearing none, the meeting proceeded.

AGENDA ITEM E. SUBDIVISION PLAT PUBLIC HEARINGS

4. Hylen 2008 Addition
KPB File 2008-198; Johnson/Hylen

Staff Report reviewed by Carrie Henson

Plat Committee Meeting: 8/25/08

Location: North of Oil Well Road in Ninilchik
Proposed Use: Residential
Zoning: Unrestricted
Sewer/Water: On-site
Assessing Use: Vacant

Supporting Information:

The proposed plat is a simple split of a 40-acre parcel into two tracts. A soils report is not required. **Staff recommends** the wastewater note per KPB 20.14.030 be placed on the final plat. Both tracts front Borough maintained rights-of-way. This platting action provides a matching 33-foot dedication for Cecelia Street and a 30-foot by 30-foot dedication for Aspen Avenue.

Hylen Street has not been shown as status at the NW corner. **Staff recommends** the dedication be shown. **Staff recommends** any travel way in or extending from that dedication be shown and labeled with use.

KPB 20.20.030 requires the extension or appropriate projection of surrounding dedications. This would require the extension of Hylen Street, Alder Avenue, Tovarish Road and Aspen Avenue. Due to the sizes of the tracts, and the current and possible future use as a gravel pit, extension of Hylen Avenue and Alder Avenue may not be reasonable at this time. A public dedication through an active gravel pit is not safe or in the public's best interest. Extension of Tovarish Road would connect existing dedications on the east and west boundaries; this configuration would require an entirely different subdivision of the land which may not suit the owner's intentions at this time if they involve materials extraction. **Staff recommends** the surveyor provide information regarding the intentions of the owner's use of the gravel pit. The large tracts are of a suitable size that an eventual dedication may be obtained when further subdivision takes place. At a minimum, **staff recommends** redesign to provide a half dedication extending Aspen Avenue across the south boundary to Cecilia Street. **Staff recommends** a revised preliminary plat incorporating the redesign be submitted for Planning Commission review. This will allow notification showing the half right-of-way to the adjoining landowners who would eventually be required to provide the match. The public hearing notice specifically states that owners adjacent to a proposed half right-of-way may comment, since they will be required to provide the match when/if they subdivide.

Staff recommends the surveyor request and justifies exceptions to KPB 20.20.030 for any streets not extended by this plat.

Lots south of the requested half right-of-way for Aspen Avenue contain approximately 4.6 to 7.2 acres. It may be reasonable to expect a matching dedication in the future.

Staff requests the following note be placed on the plat: *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 material site review report is included in the support information. A Prior Existing Use (PEU) was granted for the 40-acre parcel on December 27, 1999. The PEU status may be affected by this subdivision. **Staff recommends** the owner contact Crista Hippchen, the planner tasked with overseeing material sites, for any questions regarding the effect the subdivision will have on the PEU status.

Kenai River Center review indicates a portion of the subdivision is located in the Anadromous Stream Habitat Protection Area. Development may be subject to the requirements of Chapter 21, Borough Code. **Staff recommends** the appropriate note be placed on the final plat.

Kenai River Center Floodplain Administrator has determined the plat is within a mapped floodplain, development may be subject to the requirements of Chapter 21, Borough Code. **Staff recommends** the mapped flood hazard zones be shown and labeled with source. **Staff recommends** the surveyor work with the Kenai River Center to verify that the most current mapping is referenced on the plat. **Staff recommends** the floodplain note be shown on the final plat, if applicable.

River Center review shows no portion of the floodway is located within the subdivision.

Staff recommends low wet areas, if any, be shown and labeled.

The locations of steep hills in the subdivision have been shown and labeled.

Development within the subdivision may be subject to the administrative policies and/or enforceable policies of the KPB Coastal Zone Management Program (Ordinance 2007-25).

The 33-foot section line easement along the eastern boundary of Tract B has been shown and labeled. Staff is not recommending the section line easement be dedicated to the northern boundary. Chinook Estates to the east was not required to dedicate the section line easement within Lot 1 or the tract designated Chinook Park (now owned by State Department of Natural Resources). Lot 1 Chinook Estates contains 1.6 acres. Further subdivision is unlikely, and it is very unlikely DNR will subdivide the Chinook Park tract. The section line easement will remain in place for access.

Per Planning Commission Resolution 2000-25, if the Certificate to Plat indicates any beneficial interests affect this property, they will be notified and 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.

If the Certificate to Plat shows the property is affected by private covenants, **staff recommends** the recording information of the private covenants and restrictions of record in effect at the time the final plat is approved be noted on the plat (KPB 20.16.140).

The property is not within an advisory planning commission.

Staff recommends that notes be placed on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

No exceptions have been requested.

20.24.010 provides that the commission (committee) may authorize exceptions to any of the requirements set forth in Title 20. This section also states - The commission (committee) shall find the following facts before granting any exceptions:

1. That special circumstances or conditions affecting the property have been shown by application;
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;
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.

STAFF RECOMMENDATIONS: Grant approval of the preliminary plat subject to any above recommendations, and the following conditions:

REVISE OR ADD TO THE PRELIMINARY PLAT IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN KPB 20.12 AS FOLLOWS:

1. Confirm the name(s) of the owner(s) (KPB 20.12.060).
2. Provide a status label to the south (Rosga S/D No. 2); correct the status label to the west (Hylen 2004 Addition).
3. Show and label Hylen Street; include the width.
4. Show approximate locations of slopes over 20 percent in grade, if any other than the steep hills already shown..

ADDITIONAL REQUIREMENTS FOR ADMINISTRATIVE APPROVAL OF THE FINAL PLAT IN ACCORDANCE WITH TITLE 20 INCLUDE:

5. Correct the width for Alder Avenue: 55 feet.
6. Provide or correct the dedication and/or approval statement(s) with the notary's acknowledgement as needed (KPB 20.16.155).
7. Survey and monumentation must meet the ordinance requirements (KPB 20.16.160).
8. Provide the building setback statement in accordance with KPB 20.20.230.
9. Conform to conditions of KPB Planning Commission Resolution 78-6.
10. Compliance with Ordinance 90-38 (Substitute) - Ownership.
11. Compliance with Ordinance 90-43 Easement Definition.
12. Compliance with Ordinance 93-59 - Payment of all taxes due prior to final approval. If final approval and filing of plat is sought between January 1 and the tax due date, the full amount of the estimated taxes will be on deposit with the Finance Department.

NOTE: Review of a decision of the plat committee may be heard by the planning commission acting as platting board by filing written notice thereof with the borough planning director on a form provided by the borough planning department. The request for review shall be filed within 10 days after notification of the decision of the plat committee by personal service or service by mail.

Any person or agency that participated at the plat committee hearing either by written or oral presentation may file a request for review. The request must have an original signature; filing electronically or by facsimile is prohibited. The request for review must briefly state the reason for the review request and applicable provisions of borough code or other law upon which the request for review is based.

Staff will issue notice of the review hearing to the original recipients of the plat committee public hearing notice. Cases reviewed shall be heard de novo by the planning commission acting as the platting board (KPB 2.40.080).

END OF STAFF REPORT

Chairman Murphy opened the meeting for public comment.

1. Jerry Johnson, Johnson Surveying, Box 27, Clam Gulch
Mr. Johnson requested an exception to extending Hylen Street, Alder Avenue, and Tovarish Road because the roads were extended then they would extend into an existing gravel pit. He stated the plat was being done because of an estate issue where two heirs wanted to take separate ownership of the property. Mr. Johnson did not see a purpose in extending Aspen Avenue. There were lots adjacent where a dedication was not required so he felt he didn't need to provide a half dedication. Mr. Johnson was available to answer questions.

Chairman Murphy asked Mr. Johnson what exception he requested. Mr. Johnson replied he requested an exception to KPB 20.20.030, extending Hylen Street, Alder Avenue, and Tovarish Road. He also requested an exception to providing a half dedication on Aspen Avenue.

Chairman Murphy asked if there were questions for Mr. Johnson. Hearing none the public hearing continued.

Seeing and hearing no one else wishing to comment, Chairman Murphy opened discussion among the Committee.

Chairman Murphy asked staff to clarify the exception that Mr. Johnson requested. Mr. Best stated the surveyor requested not extending Hylen Street, Alder Avenue and Tovarish Road as well as not providing a half right of way dedication on Aspen Avenue. At this time, because of a large acreage parcel and the configuration with Hylen and Alder the extensions of those roads may not be necessary. He also stated that staff requested these extensions per Code but the only thing staff requested was the half dedication of Aspen Avenue.

Chairman Murphy asked if an exception was needed to not extend Hylen Street, Alder Avenue and Tovarish Road. Mr. Best replied yes.

MOTION: Commissioner Gross moved, seconded by Commissioner Lockwood to grant exception to KPB 20.20.030, extending Hylen Street, Alder Avenue and Tovarish Road citing the following findings and tying them to the three facts.

Findings

1. It extends into an existing gravel pit that was in use so it would not be practical to build roads there.
2. The parcels are large and would eventually be subdivided into smaller parcels.

Commissioner Johnson recused himself from voting and discussion due to the potential possibility of a conflict of interest.

VOTE: The motion passed by unanimous consent.

BRYSON YES	COLLINS ABSENT	GROSS YES	JOHNSON RECUSED	LOCKWOOD YES	MURPHY YES	4 YES 1 RECUSED 1 ABSENT
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MOTION: Commissioner Gross moved, seconded by Commissioner Bryson to grant exception to the half dedication of Aspen Avenue.

Chairman Murphy asked if findings needed to be cited in support of the exception motion. Mr. Best replied yes.

Commissioner Gross asked if findings needed to be cited if the exception request was denied. Mr. Best replied no.

There being no questions or comments, Chairman Murphy called for a roll call vote.

VOTE: The motion failed by unanimous consent.

BRYSON NO	COLLINS ABSENT	GROSS NO	JOHNSON RECUSED	LOCKWOOD NO	MURPHY NO	0 YES 4 NO 1 RECUSED 1 ABSENT
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MOTION: Commissioner Bryson moved, seconded by Commissioner Lockwood to approve the preliminary plat per staff recommendations.

VOTE: The motion passed by unanimous consent.

BRYSON YES	COLLINS ABSENT	GROSS YES	JOHNSON RECUSED	LOCKWOOD YES	MURPHY YES	4 YES 1 RECUSED 1 ABSENT
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AGENDA ITEM E. SUBDIVISION PLAT PUBLIC HEARINGS

5. Lisa – Lynn Subdivision Phase 2 (revised preliminary/final)
KPB File 2008-190; Imhoff/Oxford, Mattke

From: [Raidmae, Ryan](#)
To: ["johnsonsurveying@hotmail.com"](mailto:johnsonsurveying@hotmail.com)
Cc: [Lopez, Samantha](#); [Ruffner, Robert](#); [Simons, Sandee](#)
Subject: Hylen 2025 Addition, Subdivision of a Prior Existing Use Material site
Date: Friday, July 25, 2025 4:05:17 PM
Attachments: [PEU1951-001_2025-07-25_Subdivision_Certificate_Draft.docx](#)
[Plat Prelim KPB 2025-101 Hylen 2025 Addition.pdf](#)

Good Afternoon Jerry,

My name is Ryan Raidmae, and I am a Planner with the Kenai Peninsula Borough. I have reviewed the preliminary plat, **Hylen 2025 Addition**, and have found that the preliminary plat subdivides a Prior-Existing Use material site, PEU1951-001.

According to Kenai Peninsula Borough (KPB), 21.25.130, Prior-Existing Uses, it states, "Where a parcel subject to a pre-existing use is further subdivided after May 21, 1996, the use may not be expanded beyond the boundaries of the lots, tracks, or parcels it occupies on February 16, 1999 to new parcels created by the subdivision."

PER KPB 21.25.130, after subdividing, the owner, John Hylen Jr., will lose the Prior Existing Use designation on all subdivided parcels except the parent parcel, which is Tract A1.

Per past practice, a note would be added to the plat that states, "Upon recording of the final plat for this subdivision, the Prior Existing Uses Material Site within Lots 12 through 20 of Hylen 2025 Addition, will be considered void, and a Conditional Land Use Permit must be obtained for each parcel intended for further material site operations. Track A1 may continue to perform material extraction under the prior existing use provisions of KPB 21.29.120."

The Planning Department is moving away from placing PEU notes on plats, so a recording certificate will be created that states the same as the above, but will be recorded separately from the plat. I have attached a draft recording certificate to this email for reference.

Please let me know if you have any questions.

Thank You,

Ryan Raidmae

Ryan Raidmae

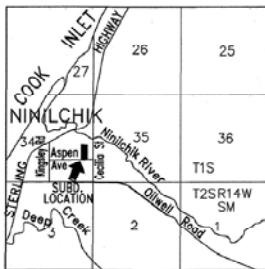
Planner

Planning Administration

A Division of the Planning Department

Office: (907) 714-2460 **Direct:** (907) 714-2462

PUBLIC RECORDS LAW DISCLOSURE: This email and responses to this email may be considered a public record under the law.



HYLEN 2025 ADDITION PRELIMINARY PLAT

A subdivision of Tract A Hylen 2008 Addition, HRD 2009-2.
 Located in the SE1/4 Section 34, T1S R14W, SM, Ninilchik, Alaska.
 Homer Recording District Kenai Peninsula Borough File

Prepared for
 John N Hylen, JR
 P.O. Box 30350
 Ninilchik, AK 99639

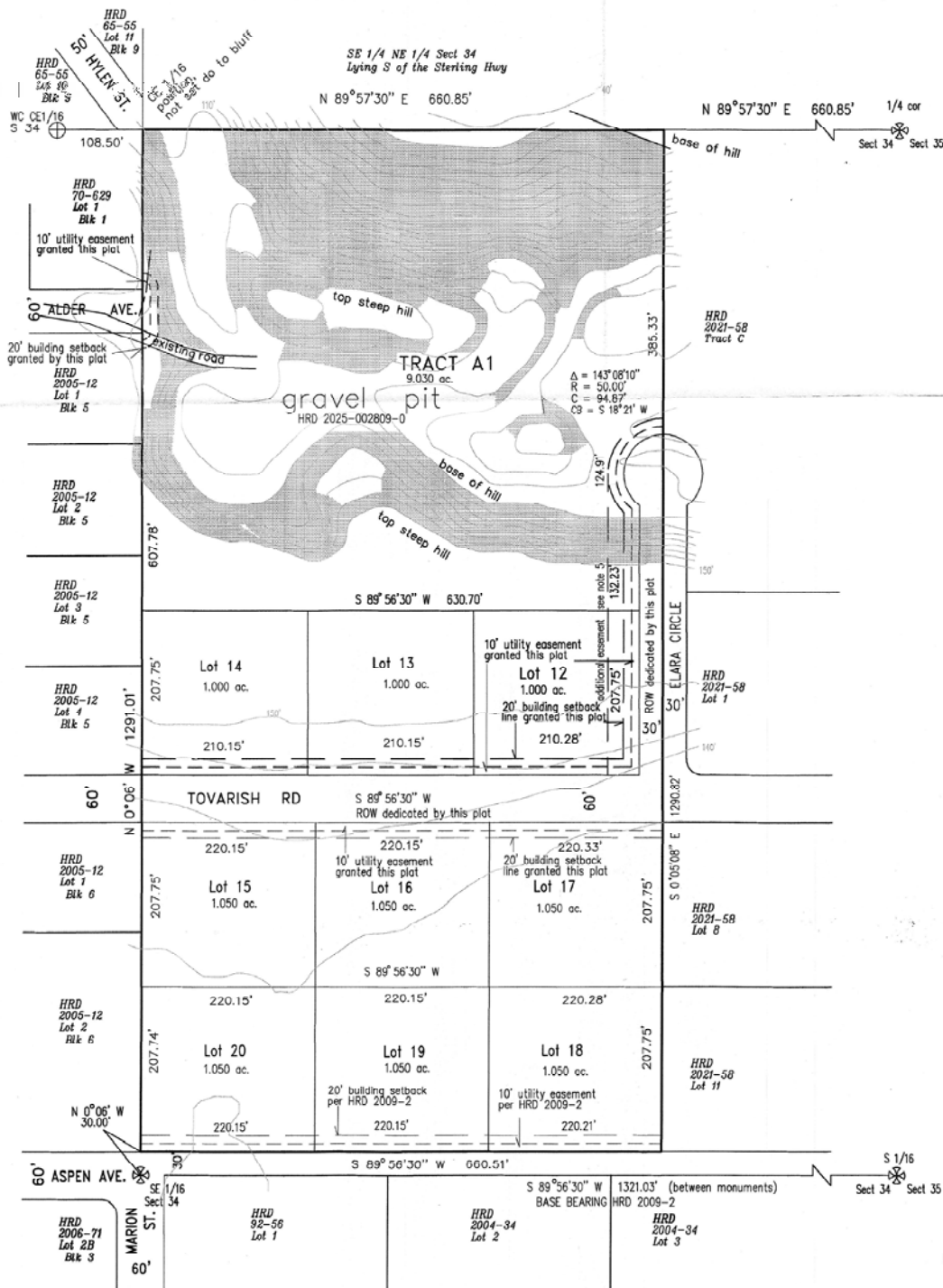
Prepared by
 Johnson Surveying
 P.O. Box 27
 Clam Gulch, AK 99588
 (907) 262-0772

SCALE 1" = 100'
 8 June, 2025

19.580 Acres
 Contour interval 5'. shaded areas are grades over 25%.
 There are no wet areas on the property.

NOTES

1. A building setback of 20' from all street ROW'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 a utility easement which would interfere with the ability of a utility to use the easement.
3. Any person developing this property is responsible for obtaining all required local, state, and federal permits, including a US Army Corps of Engineers wetlands determination, if applicable.
4. This property is affected by an electric easement granted in HRD book 18 page 206. This is a general easement, no definite location given.
5. A 40' side slope road construction and maintenance easement is granted within the east boundaries of Lot 12 & Tract A1 from the street intersection to the cul-de-sac.
6. 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).



**Notice of Kenai Peninsula Borough
Prior Existing Use (PEU) Subdivision**

Homer Recording District, Third Judicial District, State of Alaska

NOTICE IS HEREBY GIVEN that a Prior Existing Use material site in the Ninilchik area has been subdivided.

According to Kenai Peninsula Borough 21.25.130, where a parcel subject to a pre-existing use is further subdivided after May 21, 1996, the use may not be expanded beyond the boundaries of the lots, tracts, or parcels it occupies on February 16, 1999 to new parcels created by the subdivision.

Hylen 2025 Addition:

Tract A1 and Lots 12, 13, 14, 15, 16, 17, 18, 19 and 20 of Hylen 2025
Subdivision, according to Plat 2025-101, Homer Recording District.

Upon recording of the final plat for this subdivision, the Prior Existing Uses Material Site within Lots 12, 13, 14, 15, 16, 17, 18, 19 and 20 of Hylen 2025 Subdivision, will be considered void, and a Conditional Land Use Permit must be obtained for each parcel intended for further material site operations. Tract A1 may continue to perform material extraction under the prior existing use provisions of KPB 21.29.120.

Information regarding the Prior Existing Use material site and its requirements may be found in the ordinances cited within this notice and/or by contacting the Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna Alaska, 99669.

Date: _____

Robert Ruffner, Planning Director

PLEASE RETURN:
Kenai Peninsula Borough
Planning Department
C/O: Ryan Raidmae
144 North Binkley St.
Soldotna, AK 99669



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 7/2/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one parcel into ten parcels.

KPB File No. 2025-101

Petitioner(s) / Land Owner(s): John N Hylen Jr of Ninilchik, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, August 11, 2025**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

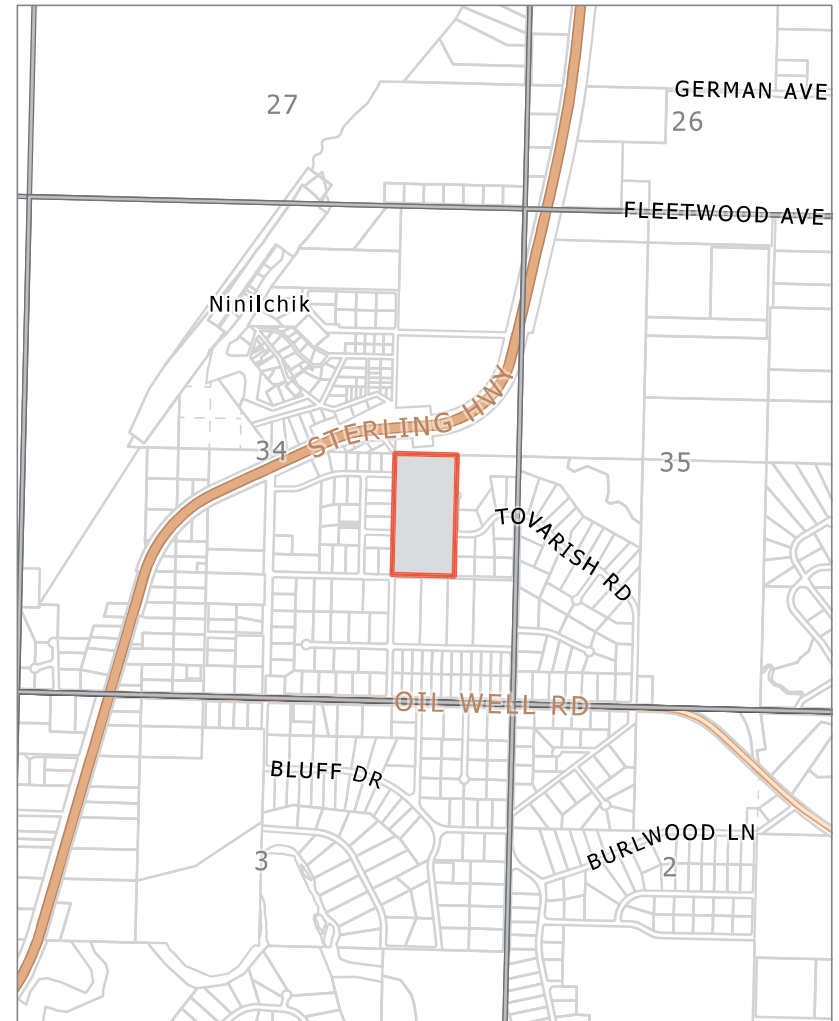
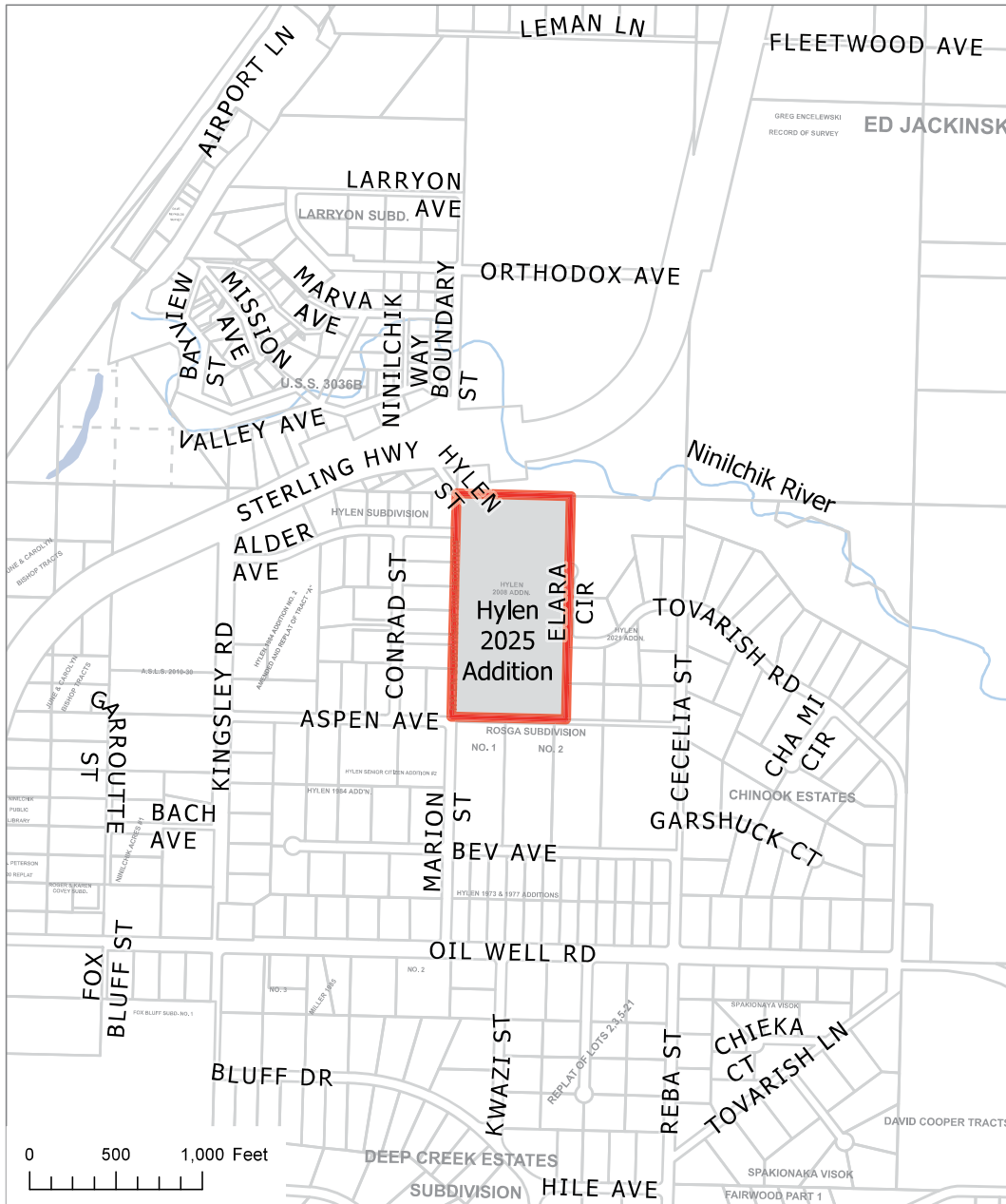
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, August 8, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 7/21/2025



KPB File 2025-101
T 1S R 14W Sec 34
Ninilchik

KPB 2025-101

PRELIMINARY PLAT

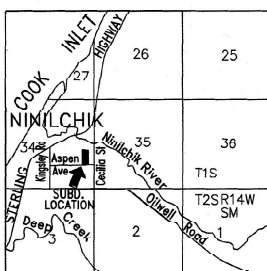
Prepared by

Johnson Surveying
P.O. Box 27
Clam Gulch, Ak 99568
(907) 282-5772

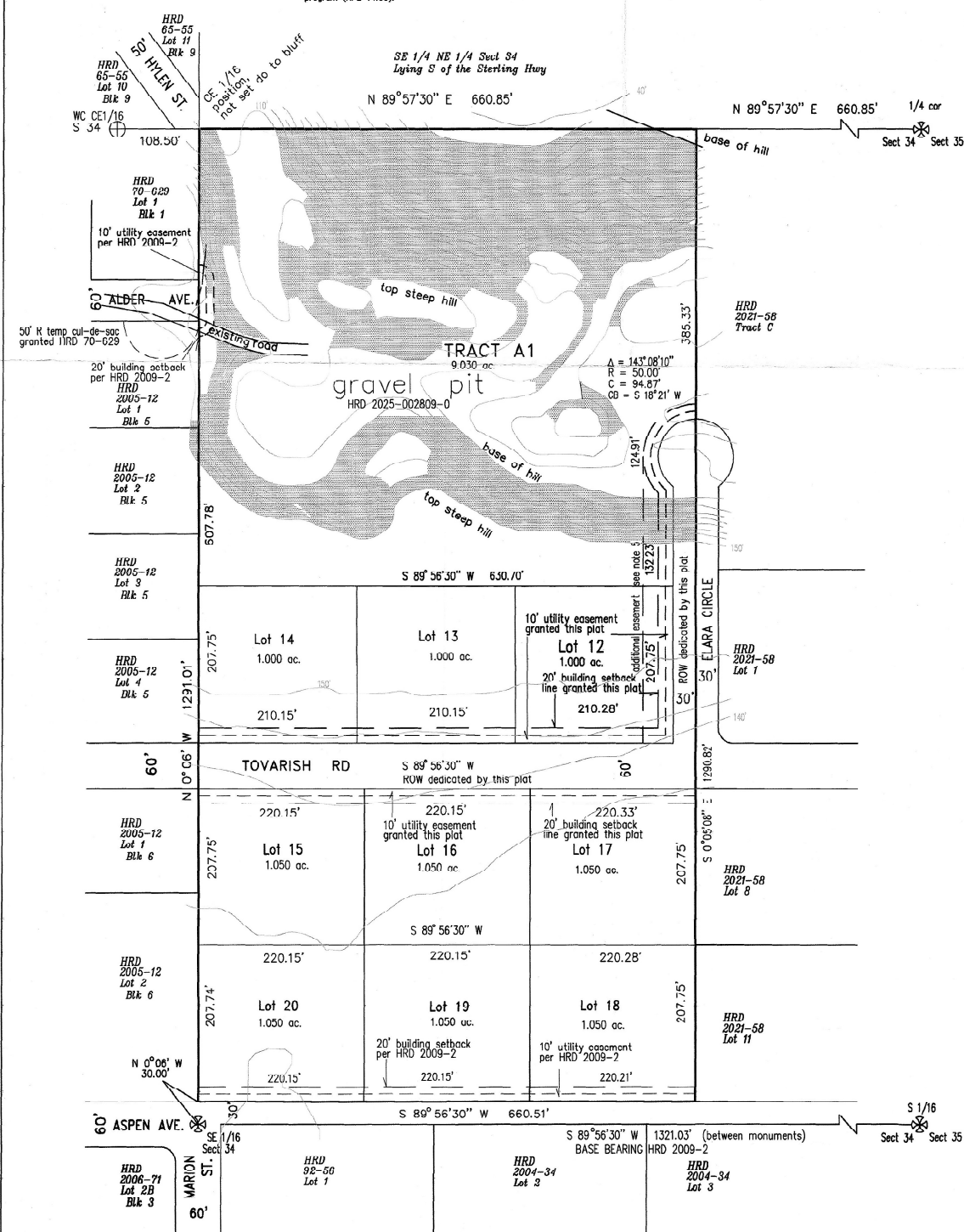
19.580 Acres

8 June, 2025 Contour interval 5'. shaded areas are grades over 25%.
There are no wet areas on the property.

1. A building setback of 20' from all street ROW'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 a utility easement which will interfere with the ability of a utility to use the easement.
3. Any person developing this property is responsible for obtaining all required local, state, and federal permits, including a US Army Corps of Engineers wetlands determination, if applicable.
4. This easement is affected by a utility easement granted in HRO book 18 page 206. This is a general easement, no definite location given.
5. A 40' side slope road construction and maintenance easement is granted within the east boundaries of Lot 12 & Tract A1 from the street intersection to the cul-de-sac.
6. 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).

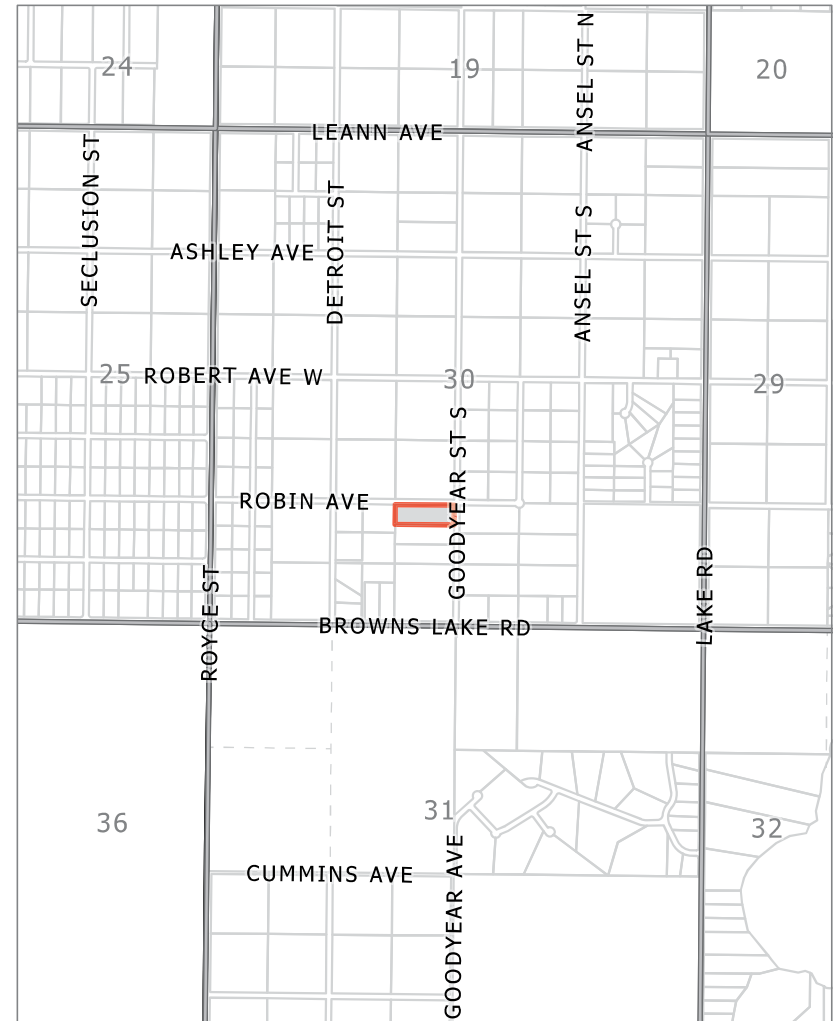


VICINITY 1" = 1 mile MAP

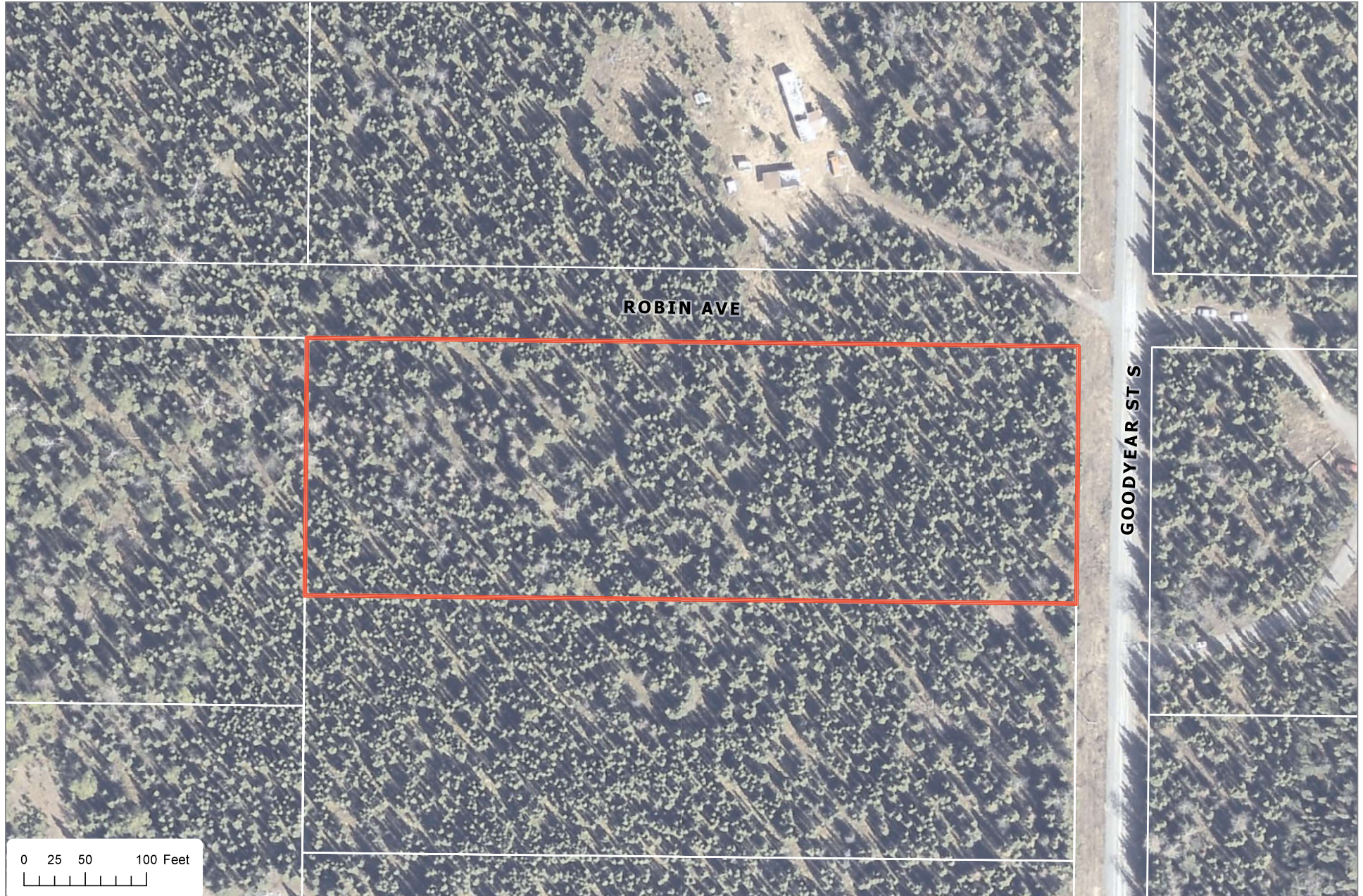


E. NEW BUSINESS

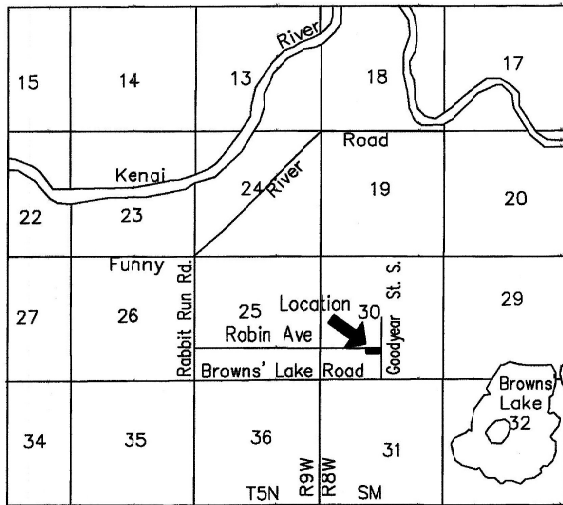
- 6. Don Jack Subdivision 2025 Addition; KPB File 2025-105**
Johnson Surveying / Rasmusen
Location: Goodyear Street off Browns Lake Road
Funny River Area / Funny River APC



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



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



Don Jack Subdivision, 2025 Addition Preliminary Plat

A subdivision of Lot 12A Don Jack Subd., 2020 Addn., (KRD 2020-82).
 Located in the SW1/4 Section 30, T5N R9W, SM, Kenai Peninsula Borough, Alaska
 Kenai Recording District Kenai Peninsula Borough File

Prepared for

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

Prepared by

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

NOTES

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

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

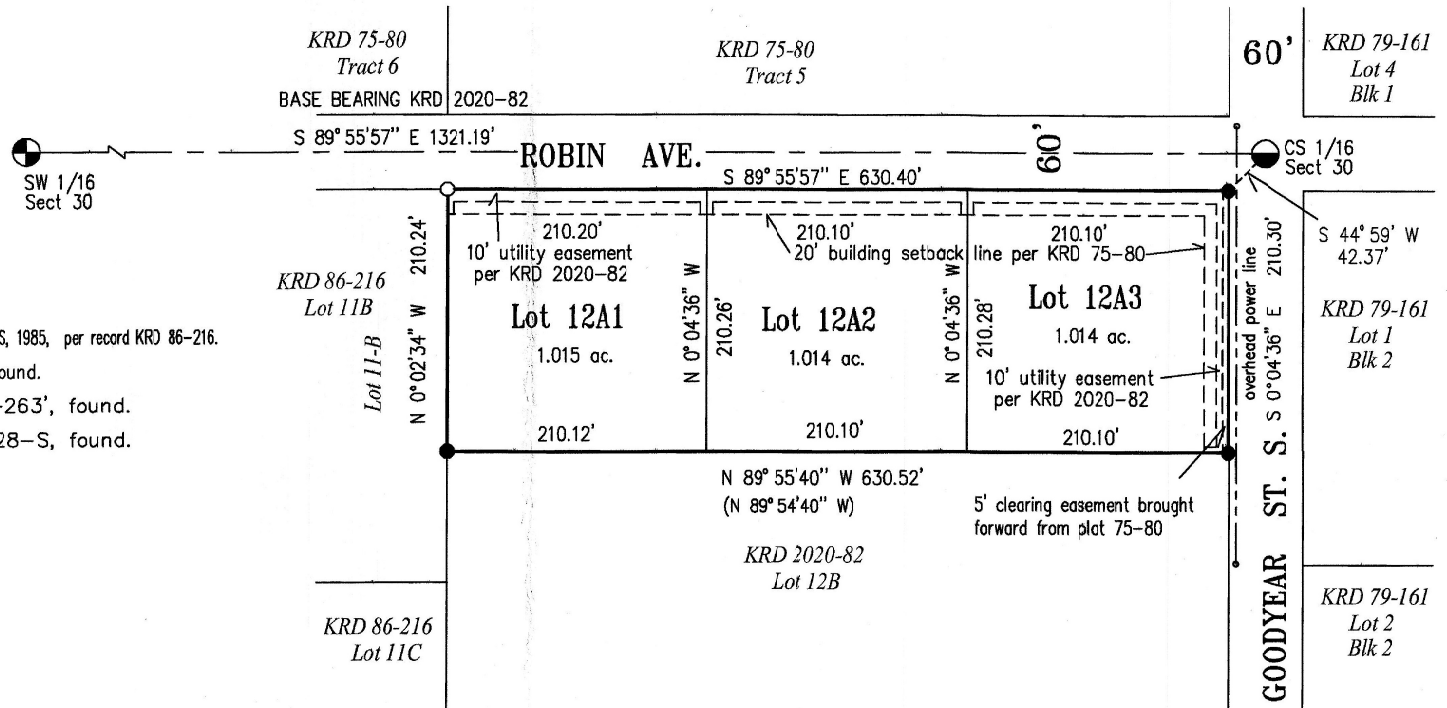
Topography of the subdivision is basically flat. There are no wet areas in the subdivision.

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LEGEND

- ⊕ - 3 1/2" aluminum monument, found, cap missing, 5332-S, 1985, per record KRD 86-216.
- ⊙ - 2 1/2" alcap monument, 7328-S, 2020, found.
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KPB 2025-105



AGENDA ITEM E. NEW BUSINESS

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

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

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

STAFF REPORT

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

Location and Legal Access (existing and proposed):

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

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

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

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

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

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

Site Investigation:

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

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

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

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

Staff Analysis

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

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

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

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

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

Utility Easements

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

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

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

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

Utility provider review:

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

KPB department / agency review:

Addressing Review	<p>Reviewer: Pace, Rhealyn Affected Addresses: NONE</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: ROBIN AVE, GOODYEAR ST S</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: No other comments</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
LOZMS Review Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing Review	<p>Reviewer: Windsor, Heather Comments: No comment</p>
Advisory Planning Commission	

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Complete and add items as needed from KPB 20.60.

KPB 20.25.070 – Form and contents required

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

A. Within the Title Block

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

Staff recommendation:

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

D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

Staff recommendation:

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

G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff recommendation:

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

KPB 20.30 – Subdivision Design Requirements

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

KPB 20.40 – Wastewater Disposal

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

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

- Soils report needed

KPB 20.60 – Final Plat

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

RECOMMENDATION:

STAFF RECOMMENDS:

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

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

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

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

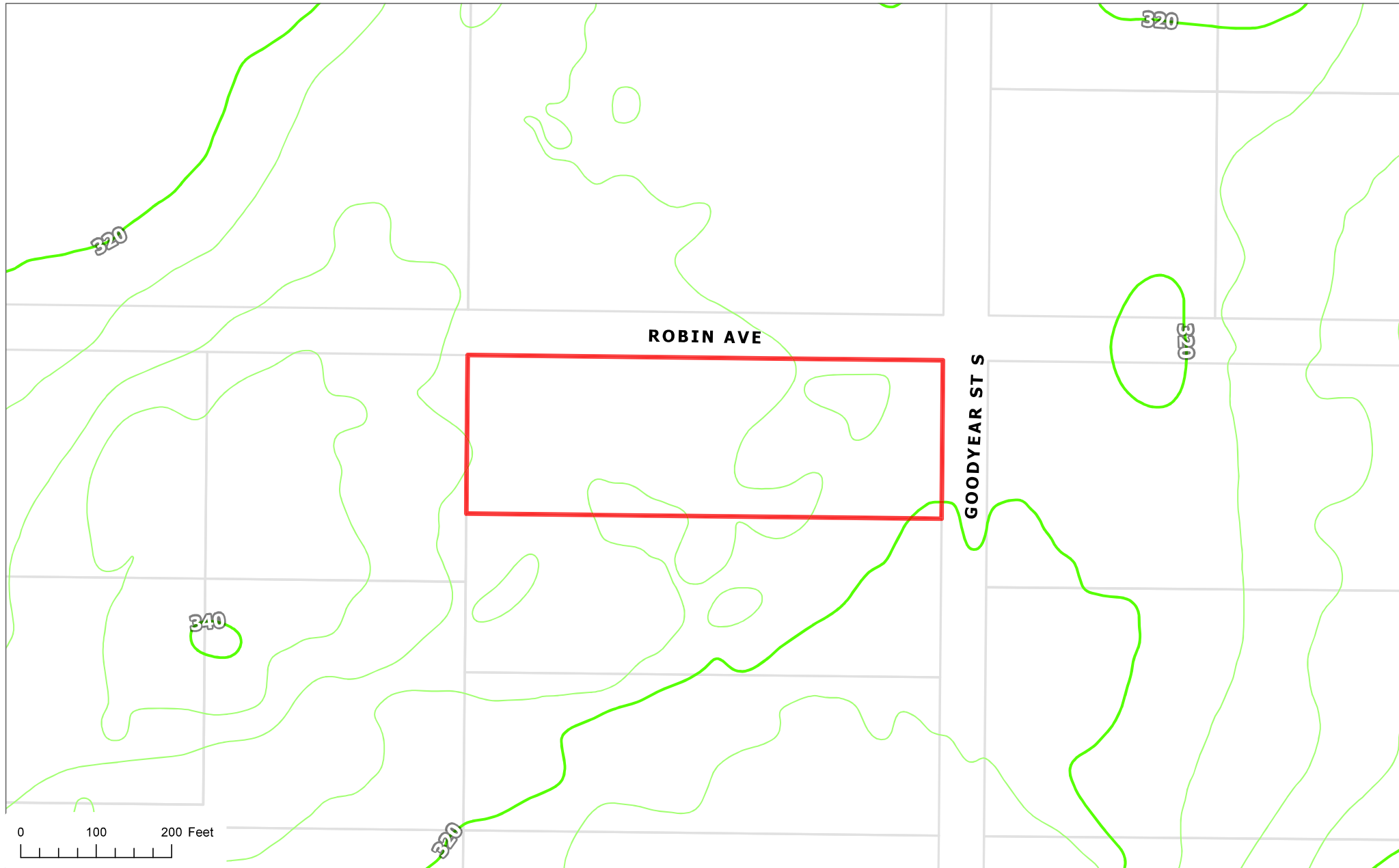
END OF STAFF REPORT

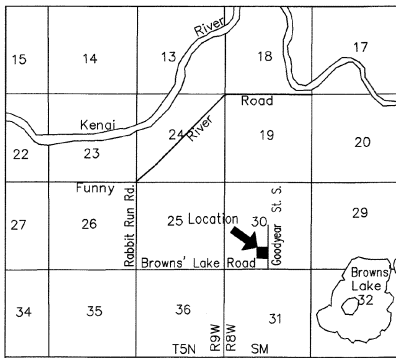


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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VICINITY 1" = 1 mile MAP

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

Don Jack Subd., 2020 Addition

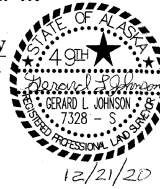
A subdivision of Tract 12 Don Jack Subd., Unit 3 (KRD 75-80).
Located in the SW 1/4 Section 30, T5N R9W SM, Kenai Peninsula Borough, Alaska
Kenai Recording District Kenai Peninsula Borough File 2020-063

Prepared for

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

Prepared by

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



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

NOTES

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

PLAT APPROVAL

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

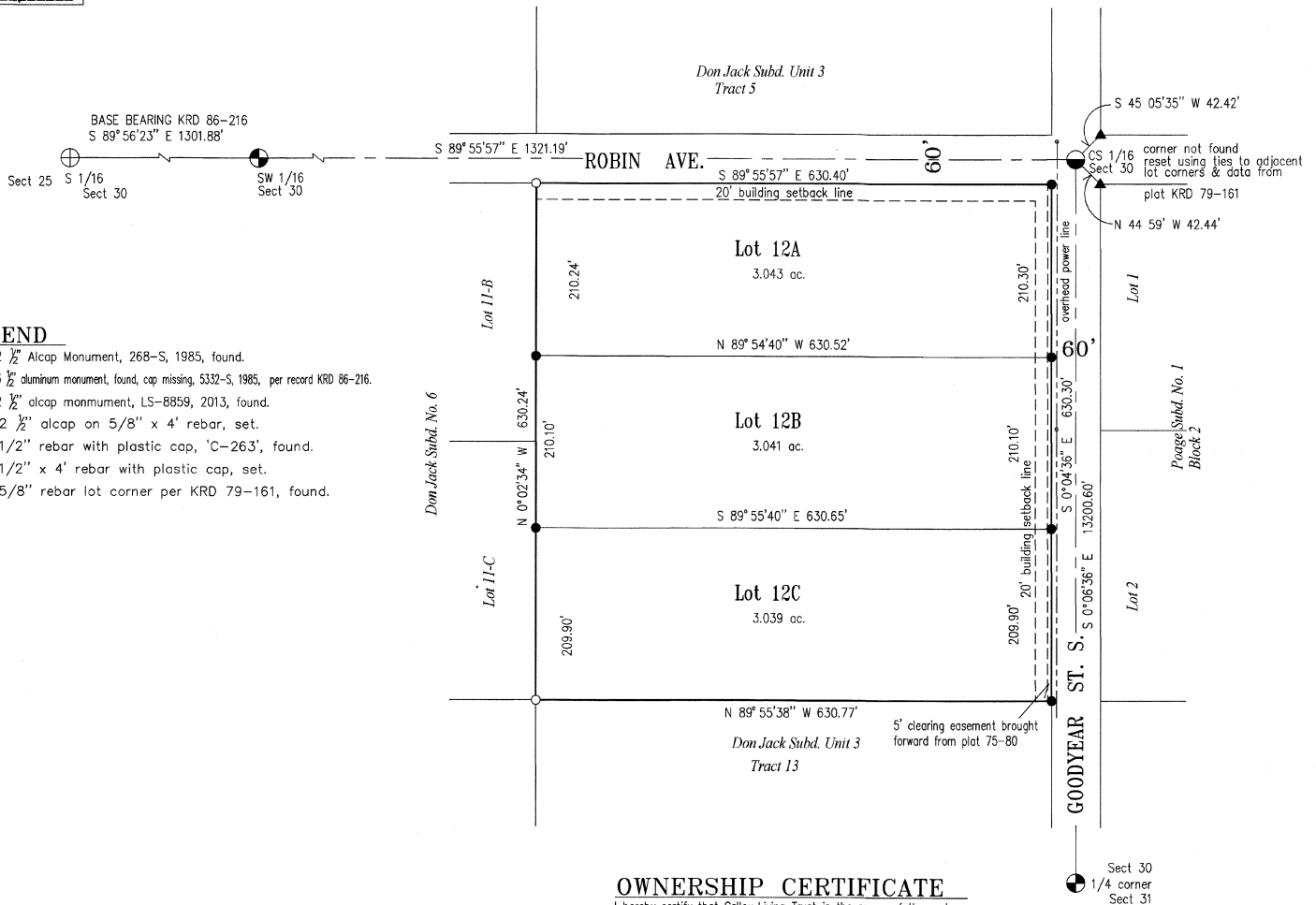
KENAI PENINSULA BOROUGH

By: *Scott A. H.*
Authorized Official

12/23/20
Date

LEGEND

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



OWNERSHIP CERTIFICATE

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

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

NOTARY'S JURAT

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

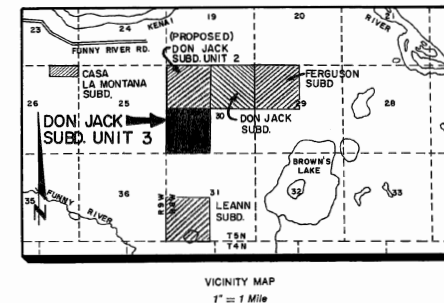
Mariann Nichols
Notary Public for Washington
My commission expires 4/10/22



WASTEWATER DISPOSAL

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

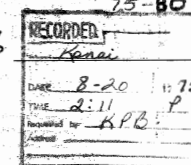
M. Tourman 3380 E 21 Dec 20
Engineer License # Date



CERTIFICATE OF OWNERSHIP & DEDICATION

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

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



NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this 19th day of

August, 1975.

Fred Walatka
Notary for Alaska

Oct 4, 1978
My Commission expires

PLAT APPROVAL

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

August 4, 1975
Date

Stanley F. Thompson
Borough Mayor

SURVEYOR'S CERTIFICATE

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

August 19, 1975
Date

Fred Walatka
Surveyor



AREA 160 ± AC

PLAY OF

DON JACK SUBDIVISION UNIT 3

AN ALIQUOT PARTS SUBDIVISION

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

FRED WALATKA & ASSOCIATES
ENGINEERS — SURVEYORS

3107 W. 29th Avenue Anchorage, Alaska

DATE: JULY 1975 SCALE: 1" = 100'

DRAWN: D S SHEET: 1 of 1

CHECKED: F W GRID:

LOT :

NOTES:

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

UNSUBDIVIDED

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



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 7/7/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one lot into three lots.

KPB File No. 2025-105

Petitioner(s) / Land Owner(s): Richard W Rasmusan of Soldotna, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department.

Comments should be guided by the requirements of that Ordinance.

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, August 11, 2025**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, August 8, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

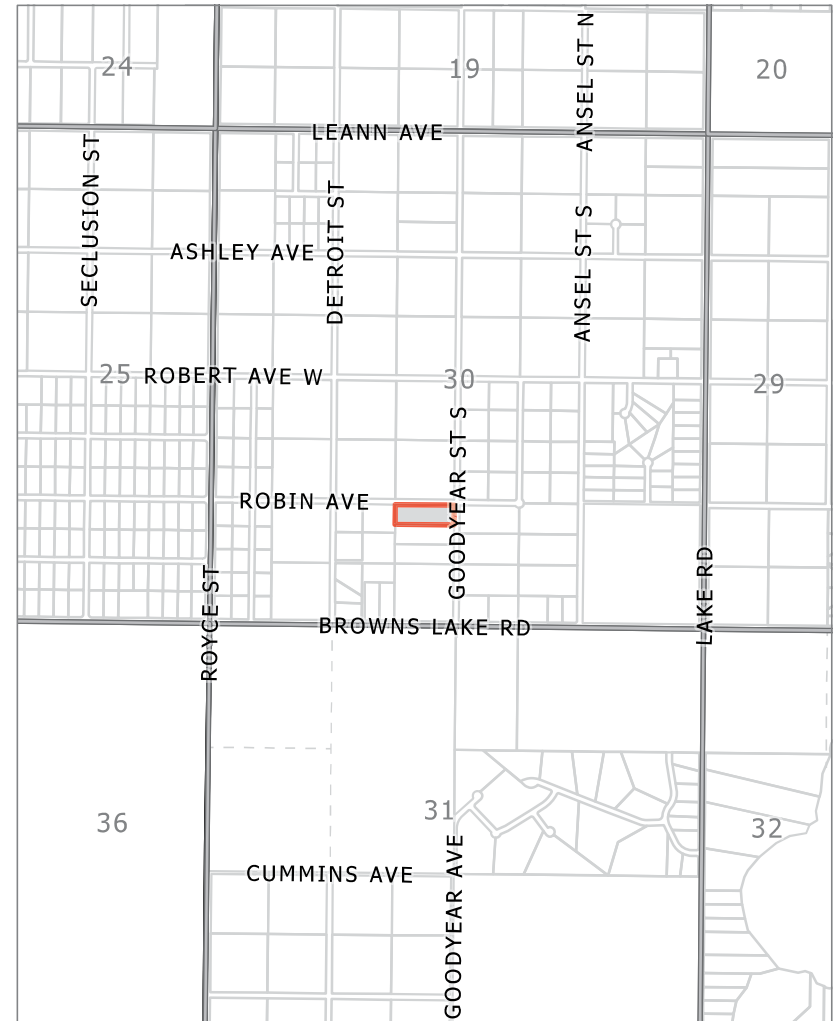
For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 7/21/2025

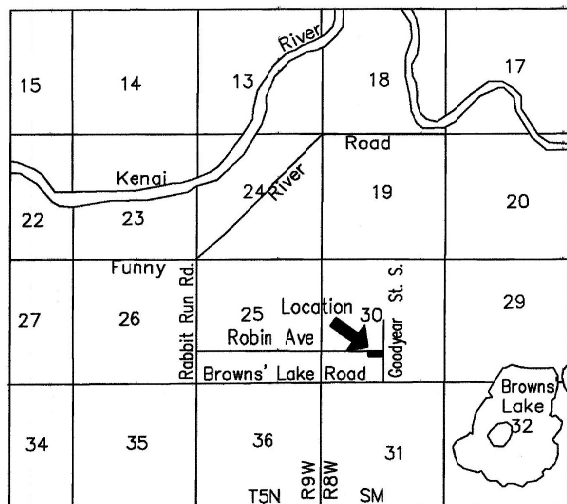


Vicinity Map

7/7/2025



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



Don Jack Subdivision, 2025 Addition Preliminary Plat

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

Prepared for

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

Prepared by

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

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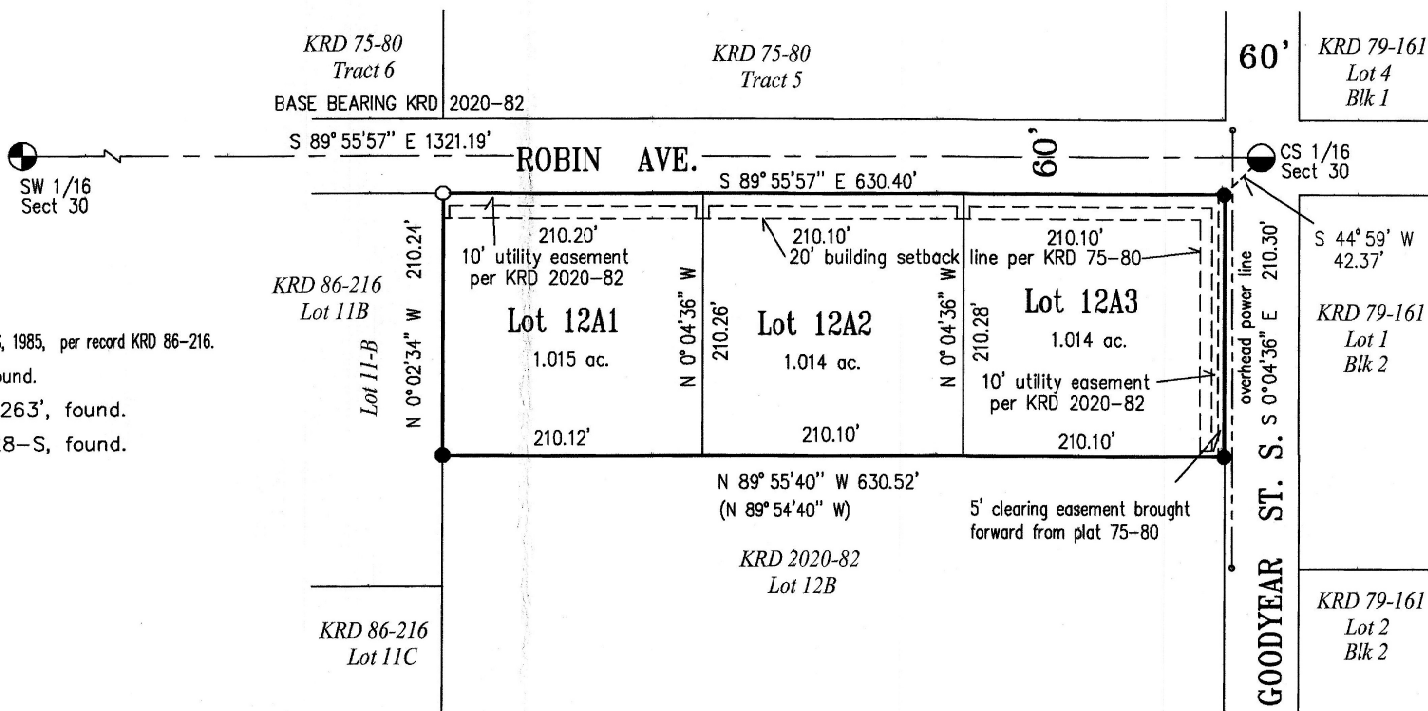
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KPB 2025-105