



# Kenai Peninsula Borough

144 North Binkley Street  
Soldotna, AK 99669

## Meeting Agenda Plat Committee

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Monday, June 8, 2026

6:30 PM

Betty J. Glick Assembly Chambers

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**Zoom Meeting ID: 907 714 2200**

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

### 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

To join the meeting from a computer, visit the Zoom meeting link above. If you connect by computer and do not have speakers or a microphone, connect online and then select phone for audio. A box will come up with toll free numbers, the meeting ID, and your participant number. To attend the Zoom meeting by telephone, use the Zoom toll free phone numbers listed above.

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-7765](#) May 26, 2026 Plat Committee Meeting Minutes

Attachments: [C3. 052626 Plat Committee Minutes](#)

4. Grouped Plats

[KPB-7766](#) 06-08-26 Grouped Plats Staff Report

Attachments: [C4. 060826 Gouped Plats Staff Report](#)

## D. OLD BUSINESS - None

## E. NEW BUSINESS

1. [KPB-7767](#) L. Creary Subdivision Lauver Addition; KPB File 2026-047  
Edge Survey & Design / Lauver  
Location: Echo Lake Road & Gruber Road  
Kalifornsky Area

Attachments: [E1. L Creary Sub Lauver Addn\\_Packet](#)  
[PHN L Creary Sub Lauver Addn](#)

2. [KPB-7768](#) Christians Corners Knisley Replat; KPB File 2026-051  
Peninsula Surveying / Knisely  
Location: Nordic Court off Tryagain Avenue  
Anchor Point Area
- Attachments:* [E2. Christians Corners Knisley Replat Packet](#)  
[PHN Christians Corner Knisely Replat](#)
3. [KPB-7769](#) Sterling Heights Subdivision Kincaid 2026 Replat; KPB File 2026-045  
Peninsula Surveying / Kincaid  
Location: McDowell Road & Stassi Lane  
Sterling Area
- Attachments:* [E3. Sterling Heights Sub Kincaid Replat Packet](#)  
[PHN Sterling Heights Sub Kincaid 2026 Replat](#)
4. [KPB-7770](#) Jeff Foster Property 2026 Addition; KPB File 2026-048  
McLane Consulting Group / Foster  
Location: Walker Street South, Lopez Avenue & Boulder Park Lane  
Sterling Area
- Attachments:* [E4. Jeff Foster Property 2026 Addn Packet](#)  
[PHN Jeff Foster Property 2026 Addn](#)
5. [KPB-7771](#) Moose Run Estates 2026 Addition; KPB File 2026-050  
McLane Consulting Group / Russ  
Location: Hunter Avenue & Rut Avenue  
Nikiski Area
- Attachments:* [E5. Moose Run Estates 2026 Addn Packet](#)  
[PHN Moose Run Estates 2026 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, June 22, 2026 in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at 6:30 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](mailto:planning@kpb.us)

website: <https://www.kpb.us/departments/planning/planning-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. May 26, 2026 Plat Committee Meeting Minutes**

# Kenai Peninsula Borough Plat Committee

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

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MAY 26, 2026  
6:30 PM  
UNAPPROVED MINUTES

## A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 6:30 p.m.

## B. ROLL CALL

### *Plat Committee Members/Alternates*

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  
Elizabeth Wilder, Land Management Administrative Assistant  
Ann Shirnberg, Planning Administrative Assistant

With 4 members in attendance, a quorum was present.

## C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

### \*3. Minutes

- a. May 11, 2026 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. Willard Island; KPB File 2026-036

Commissioner 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 May 11, 2026 Plat Committee meeting 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 - 4	Gillham, Morgan, Whitney, Venuti
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**E. NEW BUSINESS****ITEM #1 - PRELIMINARY PLAT  
WILLARD ISLAND**

<b>KPB File No.</b>	2026-036
<b>Plat Committee Meeting:</b>	May 26, 2026
<b>Applicant / Owner:</b>	Robert B. & Joann B. Butt Family Revocable Living Trust
<b>Surveyor:</b>	Katherine A. Kirsis, Seabright Survey & Design
<b>General Location:</b>	Caribou Lake / Fox River Area

<b>Parent Parcel No.:</b>	185-200-05
<b>Legal Description:</b>	T 3S R 10W SEC 20 Seward Meridian HM 0004724 US SURVEY 4724 LOT 1
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None Requested

*\*Approved under consent agenda*

**ITEM #2 - PRELIMINARY PLAT  
FOREST ACRES SUBDIVISION SEWARD GATEWAY PROPERTIES**

<b>KPB File No.</b>	2025-178R1
<b>Plat Committee Meeting:</b>	May 26, 2026
<b>Applicant / Owner:</b>	<ul style="list-style-type: none"> <li>• City of Seward</li> <li>• Robert W. Williams of Las Vegas, Nevada</li> <li>• Travis E. Maurer of Gig Harbor, Washington</li> </ul>
<b>Surveyor:</b>	Stacy Wessel, AK Lands, Land Surveying LLC
<b>General Location:</b>	Seward South of Resurrection River City of Seward

<b>Parent Parcel No.:</b>	145-021-33, 145-021-40, 145-021-42 & 145-026-01
<b>Legal Description:</b>	<p>145-021-33: T 1N R 1W SEC 34 Seward Meridian SW THAT PORTION OF US SURVEY NO 149 BEGIN AT POINT ON THE NORTHERLY LINE OF SAID SURVEY, NORTH 63 DEGREES 41' E 1178.10 FT FROM CORNER NO 2 THEREOF, POB; THENCE S 54 DEGREES 31' E 251.62 FT TO WESTERLY ROW LINE OF ALASKA RAILROAD; THENCE S 29 DEGREES 10' W ALONG WESTERLY ROW LINE 521.21 FT; THENCE N 54 DEGREES 31' W 586.7 FT TO NORTHERLY BOUNDARY OF SAID SURVEY; THENCE N 63 DEGREES 41' E 587.8 FT TO POB, EXCLUDING THE SEWARD HIGHWAY ROW AND THE ALASKA RAILROAD ROW.</p> <p>145-021-40: T 1N R 1W SEC 34 Seward Meridian SW 2012017 FOREST ACRES SUB LEVEE REPLAT LOT B1</p> <p>145-021-42: T 1N R 1W SEC 34 Seward Meridian SW 2012017 FOREST ACRES SUB LEVEE REPLAT TRACT 5B</p> <p>145-026-01: T 1N R 1W SEC 34 Seward Meridian SW 0860010 FORT RAYMOND SUB LOT 13</p>
<b>Assessing Use:</b>	145-021-33, 145-021-40 & 145-021-42: Commercial Vacant 145-026-01: Residential Vacant
<b>Zoning:</b>	City of Seward Zoning
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None Requested

Staff report given by Platting Manager Vince Piagentini. Applicant requested that this plat be postponed. Public notice had been sent out and it was recommended that public comment be opened. No action is being required by the committee

Commissioner Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed.

**ITEM #3 - PRELIMINARY PLAT  
HORSEPOWER HILL SUBDIVISION**

<b>KPB File No.</b>	2026-042
<b>Plat Committee Meeting:</b>	May 26, 2026
<b>Applicant / Owner:</b>	Michael Morgan
<b>Surveyor:</b>	Jason Young, Edge Survey and Design, LLC
<b>General Location:</b>	Funny River – Brown's Lake

<b>Parent Parcel No.:</b>	066-430-33
<b>Legal Description:</b>	T 5N R 8W SEC 31 SEWARD MERIDIAN KN - PW E1/2 NW1/4 NE1/4 & NE1/4 NE1/4
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	KPB 20.30.170 – Block Length Requirements KPB 20.30.030 – Proposed Street Layout

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment.

- Jason Young, Edge Survey & Design: Mr. Young was the surveyor on this project and made himself available for questions.

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

**MAIN MOTION:** Commissioner Whitney moved, seconded by Commissioner Morgan to grant preliminary approval to Horsepower Hill Subdivision based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

**EXCEPTION REQUEST :** Commissioner Whitney moved, seconded by Commissioner Morgan to grant the exception request to KPB 20.30.170 – Block Length Requirements & KPB 20.30.030 – Proposed Street Layout, citing findings 1, 2 & 6 in support of standard one, findings 2, 4 & 5 in support of standard two and findings 1, 4 & 8 in support of standard three.

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

**EXCEPTION REQUEST A PASSED BY UNANIMOUS VOTE**

Yes - 4	Gillham, Morgan, Venuti, Whitney
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Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

**MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE**

Yes - 4	Gillham, Morgan, Venuti, Whitney
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**ITEM #4 - PRELIMINARY PLAT  
BOX CANYON SUBDIVISION SEAVEY ADDITION NO 5**

<b>KPB File No.</b>	2026-039
<b>Plat Committee Meeting:</b>	May 26, 2026
<b>Applicant / Owner:</b>	Tanner Crab, LLC Daniel & Janine Seavey Single Lead LLC
<b>Surveyor:</b>	Andrew Hamilton / McLane Consulting Inc.
<b>General Location:</b>	Seavey Court, Old Exit Glacier Road, Maximilian Court, Maximilian Road Bear Creek Area

<b>Parent Parcel No.:</b>	144-010-77, 144-230-44, 144-230-48, 144-230-40, 144-010-71 & 144-010-70
<b>Legal Description:</b>	T 01N R 01W SEC 22 SEWARD MERIDIAN SW 2021008 CLAN MAXWELL ESTATES AVALON HEIGHTS ADDITION NO. 5 LOT 13 AND SW 2009023 BOX CANYON SUB SEAVEY ADDN NO 2 LOT 10B AND SW 2010014 BOX CANYON SUB SEAVEY ADDN NO 3 LOT 7 AND SW 2008024 BOX CANYON SUB SEAVEY ADDN LOT 2B AND SW 2015006 BOX CANYON SUB SEAVEY ADDN NO 4 LOTS 2A1 & 1
<b>Assessing Use:</b>	Vacant, Residential, Commercial & Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	20.30.190(A), 20.40.040, 20.30.100(A)

Staff report given by Platting Manager Vince Piagentini.

Commissioner 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 Venuti moved, seconded by Commissioner Whitney to grant preliminary approval to Box Canyon Subdivision Seavey Addition No. 5 based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

**EXCEPTION REQUEST A:** Commissioner Whitney moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.30.190(A) – Lot Dimensions 3:1 for Lot 2B-1, citing findings 2, 3, 5 & 6 in support of standard one, findings 1 – 3 in support of standard two and findings 5 & 7 in support of standard three.

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

**EXCEPTION REQUEST A PASSED BY UNANIMOUS VOTE**

Yes - 4	Gillham, Morgan, Venuti, Whitney
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**EXCEPTION REQUEST B:** Commissioner Venuti moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.40.040 – Convention Onsite Soil Absorption Systems, citing findings 1 & 2 in support of standard one, findings 1, 2 & 5 in support of standard two and findings 1, 2 & 4 in support of standard three.

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

**EXCEPTION REQUEST B PASSED BY UNANIMOUS VOTE**

Yes - 4	Gillham, Morgan, Venuti, Whitney
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**EXCEPTION REQUEST C:** Commissioner Venuti moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.30.10 – Cul-de-sacs for Maximilian Court, citing findings 1 – 3 in support of standard one, findings 1, 2 & 6 in support of standard two and findings 1 & 5 in support of standard three.

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

**EXCEPTION REQUEST C PASSED BY UNANIMOUS VOTE**

Yes - 4	Gillham, Morgan, Venuti, Whitney
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Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

**MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE**

Yes - 4	Gillham, Morgan, Venuti, Whitney
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**G. ADJOURNMENT**

Commissioner Whitney moved to adjourn the meeting at 6:54 P.M.

\_\_\_\_\_  
Ann E. Shirnberg  
Administrative Assistant

UNAPPROVED

## **C. CONSENT AGENDA**

- \*4. 06-08-26 Grouped Plats Staff Report**



June 8, 2026

## 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 2028

**Diane Fikes**  
City of Kenai  
Term Expires 2028

**Paul Whitney**  
City of Soldotna  
Term Expires 2027

**Franco Venuti**  
City of Homer  
Term Expires 2027

**Vacant**  
City of Seward  
Term Expires 2026

**Jeffrey Epperheimer**  
Nikiski District  
Term Expires 2026

**Dawson Slaughter**  
South Peninsula District  
Term Expires 2028

Staff has grouped the following plats located under **AGENDA ITEM C4 – Grouped Plats (plats found under agenda item E – New Business)**. They are grouped as:

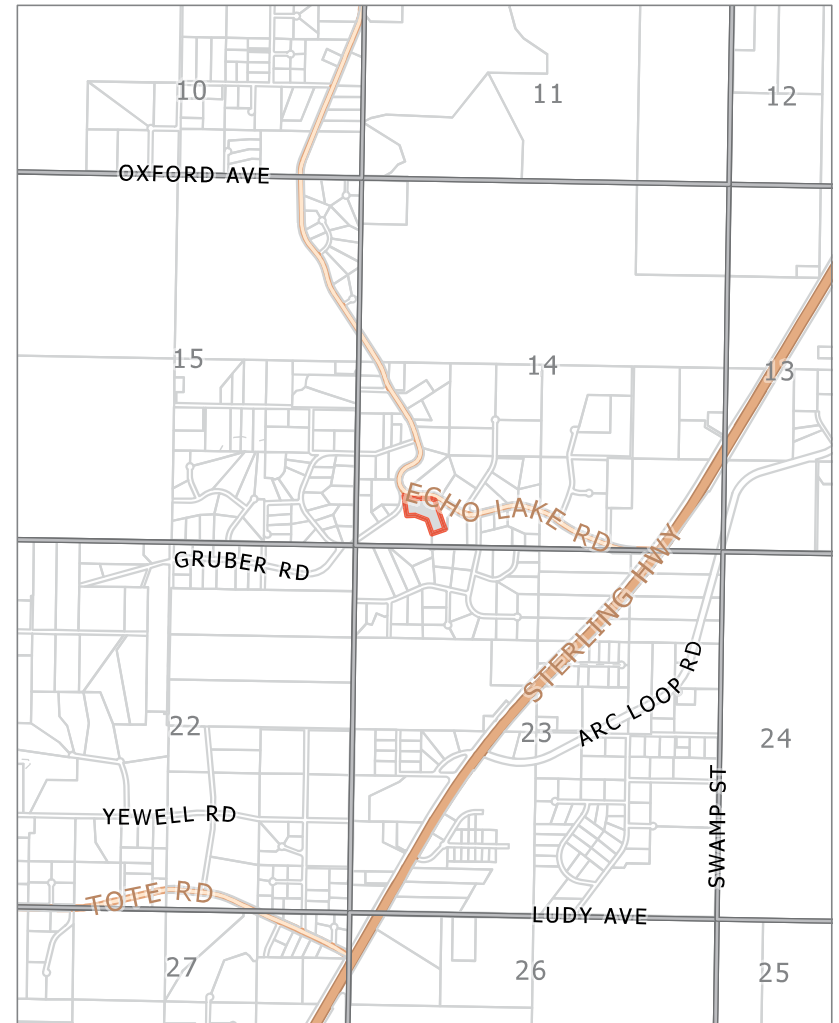
- A. The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The group plats on the consent agenda are as follows – 2 Plats
  - E3. Sterling Heights Subdivision Kincaid Replat; KPB File 2026-045
  - E5. Moose Run Estates 2026 Addition; KPB File 2026-050

**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) – 2 Plats
  - E1. L Creary Subdivison Lauver Addition; KPB File 2026-047
  - E2. Christians Corners Knisley Replat; KPB File 2026-051
  - E4. Jeff Foster Property 2026 Addition; KPB File 2026-048

## **E. NEW BUSINESS**

- 1. L. Creary Subdivision Lauver Addition; KPB File 2026-047  
Edge Survey & Design / Lauver  
Location: Echo Lake Road & Gruber Road  
Kalifornsky Area**



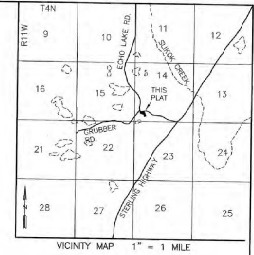
KPB File 2026-047  
T 04N R 11W SEC 14  
Kalifornsky

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.

PRELIMINARY



**CERTIFICATE OF SURVEYOR**  
 I, MARK AMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



- LEGEND**
- ⊕ FOUND BLM MONUMENT AS SHOWN
  - ⊙ FOUND 1-1/2" ALUMINUM CAP STAMPED PARKER RLS 237
  - ⊙ FOUND 1-1/2" ALUMINUM CAP ILLEGIBLE
  - FOUND REBAR AS SHOWN- NO CAP
  - SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY L5-13022 2026
  - SUBDIVISION BOUNDARY
  - INTERIOR LOT LINE
  - - - ADJACENT PROPERTY LINE
  - - - EASEMENT
  - - - BUILDING SETBACK
  - - - MONUMENT TIE LINE
  - (OA) OVER-ALL
  - (M) MEASURED AND HELD
  - (HRD) HELD RECORD DISTANCE
  - (RF) RECORD DATA, SEE REFERENCE
  - (UE) UTILITY EASEMENT
  - (GTP) GRANTED THIS PLAT
  - (BLD. SB.) BUILDING SETBACK

KPE FILE No. 2026-XXX

**L. CREARY SUBDIVISION LAUVER ADDITION**

A SUBDIVISION OF TRACT 3A L. CREARY SUBDIVISION JONES REPLAT PLAT 2610-78 KENAI RECORDING DISTRICT

LOCATED WITHIN: SW 1/4 SECTION 14, T.4N., R.11W. S.M. STATE OF ALASKA KENAI PENINSULA BOROUGH KENAI RECORDING DISTRICT

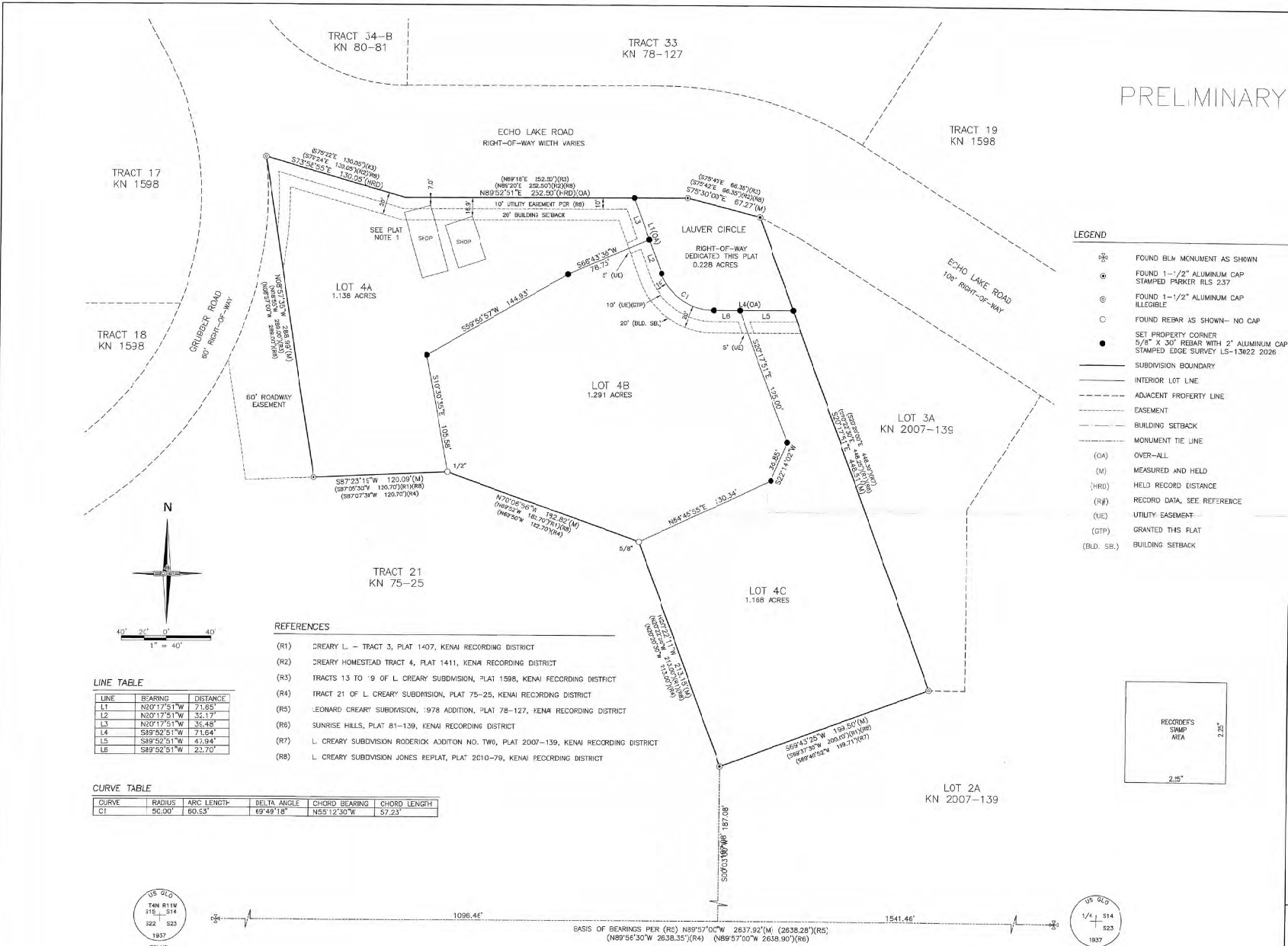
OWNERS: LANI AND KEVIN LAUVER PO BOX 226 SOLDOTNA, ALASKA 99669

CONTAINING 3.825 ACRES



8000 RING STREET ANCHORAGE, AK 99516  
 Phone (907) 544-5900 Fax (907) 544-7734  
 TOLL FREE 1-800-392-1392 www.edgesurvey.net

DRAWN BY: JY	DATE: 05/07/2026	PROJECT: 26-517
CHECKED BY: MA	SCALE: 1" = 40'	SHEET: 1 OF 2



**REFERENCES**

- (R1) CREARY L. - TRACT 3, PLAT 1407, KENAI RECORDING DISTRICT
- (R2) CREARY HOMESTEAD TRACT 4, PLAT 1411, KENAI RECORDING DISTRICT
- (R3) TRACTS 13 TO 19 OF L. CREARY SUBDIVISION, PLAT 1598, KENAI RECORDING DISTRICT
- (R4) TRACT 21 OF L. CREARY SUBDIVISION, PLAT 75-25, KENAI RECORDING DISTRICT
- (R5) LEONARD CREARY SUBDIVISION, 1978 ADDITION, PLAT 78-127, KENAI RECORDING DISTRICT
- (R6) SUNRISE HILLS, PLAT 81-139, KENAI RECORDING DISTRICT
- (R7) L. CREARY SUBDIVISION RODERICK ADDITION NO. TWO, PLAT 2007-139, KENAI RECORDING DISTRICT
- (R8) L. CREARY SUBDIVISION JONES REPLAT, PLAT 2010-79, KENAI RECORDING DISTRICT

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N20°17'51"W	71.85'
L2	N20°17'51"W	35.17'
L3	N20°17'51"W	35.48'
L4	S89°52'51"W	71.64'
L5	S89°52'51"W	43.94'
LB	S89°52'51"W	23.70'

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	56.00'	60.53'	69°49'18"	N55°12'30"W	57.23'

**KPB 2026-047**

**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 AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

LANI LAUVER  
PO BOX 226  
SOLDOTNA, ALASKA 99669

KEVIN LAUVER  
PO BOX 226  
SOLDOTNA, ALASKA 99669

**NOTARY ACKNOWLEDGEMENT**

FOR: LANI LAUVER  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026

PUBLIC NOTARY SIGNATURE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY  
STAMP  
AREA

**NOTARY ACKNOWLEDGEMENT**

FOR: KEVIN LAUVER  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026

PUBLIC NOTARY SIGNATURE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY  
STAMP  
AREA

**NOTES**

1. BUILDING SETBACK -- A 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. IMPROVEMENTS ON TRACT 4A PREDATE THE 20 FOOT BUILDING SETBACK CREATED BY THIS PLATTING ACTION AND ARE NOT SUBJECT TO THE 20 FOOT BUILDING SETBACK. ANY REPLACEMENT, OR IMPROVEMENT, TO THE BUILDING MUST COMPLY WITH THE 23 FOOT BUILDING SETBACK AS SHOWN ON THIS PLAT.
2. THE FRONT 10 FEET ADJOINING RIGHT-OF-WAYS AND THE FRONT 20 FEET WITHIN 5 FEET OF THE SIDE LOT LINES SHALL BE DESIGNATED AS A UTILITY EASEMENT. 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. SEE TYPICAL.
3. NO ACCESS TO STATE-MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
4. 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, PER KPB 14.06.
5. EXCEPTIONS TO KPB CODE 20.40.040 -- CONVENTIONAL ONSITE SOIL ABSORPTION SYSTEM, AND 20.30.240 BUILDING SETBACK WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE JUNE 8, 2026 MEETING.
6. NO WASTEWATER DISPOSAL OR STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOT 4C.
7. THESE PARCELS ARE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED JULY 21, 1978, VOLUME 128, PAGE 659, KR.D. AND AMENDMENTS THERETO RECORDED FEBRUARY 8, 1980, VOLUME 153, PAGE 238, KR.D.
8. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170(B).
9. THESE PARCELS ARE SUBJECT TO RIGHT-OF-WAY EASEMENT GRANTED TO STATE OF ALASKA DIVISION OF HIGHWAYS. EXACT LOCATION CANNOT BE DETERMINED FROM PUBLIC RECORD. RECORDED JULY 31, 1988, VOLUME 159, PAGE 386, KR.D.
10. THESE PARCELS SUBJECT TO EASEMENTS, WITH NO DEFINED LOCATION, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED AUGUST 4, 1961, VOLUME 7, PAGE 30, AND RECORDED SEPTEMBER 17, 1965 VOLUME 19, PAGE 216, KR.D.
11. THE EXISTING OVERHEAD POWER LINE IS THE CENTERLINE OF A 20 FOOT WIDE ELECTRICAL DISTRIBUTION EASEMENT INCLUDING GUTS AND ANCHORS, PER (R8).
12. WASTEWATER DISPOSAL: THIS PLAT WAS GRANTED EXCEPTION TO KPB CODE 20.40.040, ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND ENGINEERED APPROVED SEPTIC SYSTEM IN USE AT TIME OF THIS PLATTING ACTION. ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**CERTIFICATE OF ACCEPTANCE BY KENAI PENINSULA BOROUGH**

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH 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:

RIGHT OF WAY DEDICATED ON THIS PLAT -- LAUVER CIRCLE CUL-DE-SAC

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.

AUTHORIZED OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_  
KENAI PENINSULA BOROUGH  
144 NORTH BINKLEY STREET  
SOLDOTNA, ALASKA 99669

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JUNE 8, 2026.  
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL \_\_\_\_\_

RECORDER'S  
STAMP  
AREA  
2.25"  
2.25"

PRELIMINARY

KPB FILE No. 2026-XXX

**L. CREARY  
SUBDIVISION  
LAUVER  
ADDITION**

A SUBDIVISION OF  
TRACT 3A  
L. CREARY SUBDIVISION JONES REPLAT  
PLAT 2010-79  
KENAI RECORDING DISTRICT

LOCATED WITHIN:  
SW 1/4 SECTION 14,  
T.4N., R.11W. S.3M.  
STATE OF ALASKA  
KENAI PENINSULA BOROUGH  
KENAI RECORDING DISTRICT

OWNERS:  
LANI AND KEVIN LAUVER  
PO BOX 226  
SOLDOTNA, ALASKA 99669

CONTAINING 3.826 ACRES

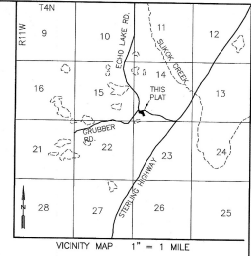


8000 KING STREET ANCHORAGE, AK 99516  
Phone (907) 344-5990 Fax (907) 344-7794  
AECL# 1392 www.edgesurvey.net

DRAWN BY: JY	DATE: 05/04/2026	PROJECT: 26-517
CHECKED BY: MA	SCALE: 1" = 40'	SHEET: 2 OF 2

**KPB 2026-047**

PRELIMINARY



LEGEND

- FOUND BLM MONUMENT AS SHOWN
- FOUND 1-1/2" ALUMINUM CAP STAMPED PARKER RLS 237
- FOUND 1-1/2" ALUMINUM CAP ILLEGIBLE
- FOUND REBAR AS SHOWN - NO CAP
- SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2026
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT
- - - BUILDING SETBACK
- - - MONUMENT TIE LINE
- (OA) OVER-ALL
- (M) MEASURED AND HELD
- (HRD) HELD RECORD DISTANCE
- (R#F) RECORD DATA, SEE REFERENCE
- (UE) UTILITY-EASEMENT
- (GTP) GRANTED THIS PLAT
- (BLD. SB.) BUILDING SETBACK

CERTIFICATE OF SURVEYOR

I, MARK AMONETTI, 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



KPB FILE No. 2026-XXX

L. CREARY SUBDIVISION LAUVER ADDITION

A SUBDIVISION OF TRACT 3A L. CREARY SUBDIVISION JONES REPLAT PLAT 2010-79 KENAI RECORDING DISTRICT

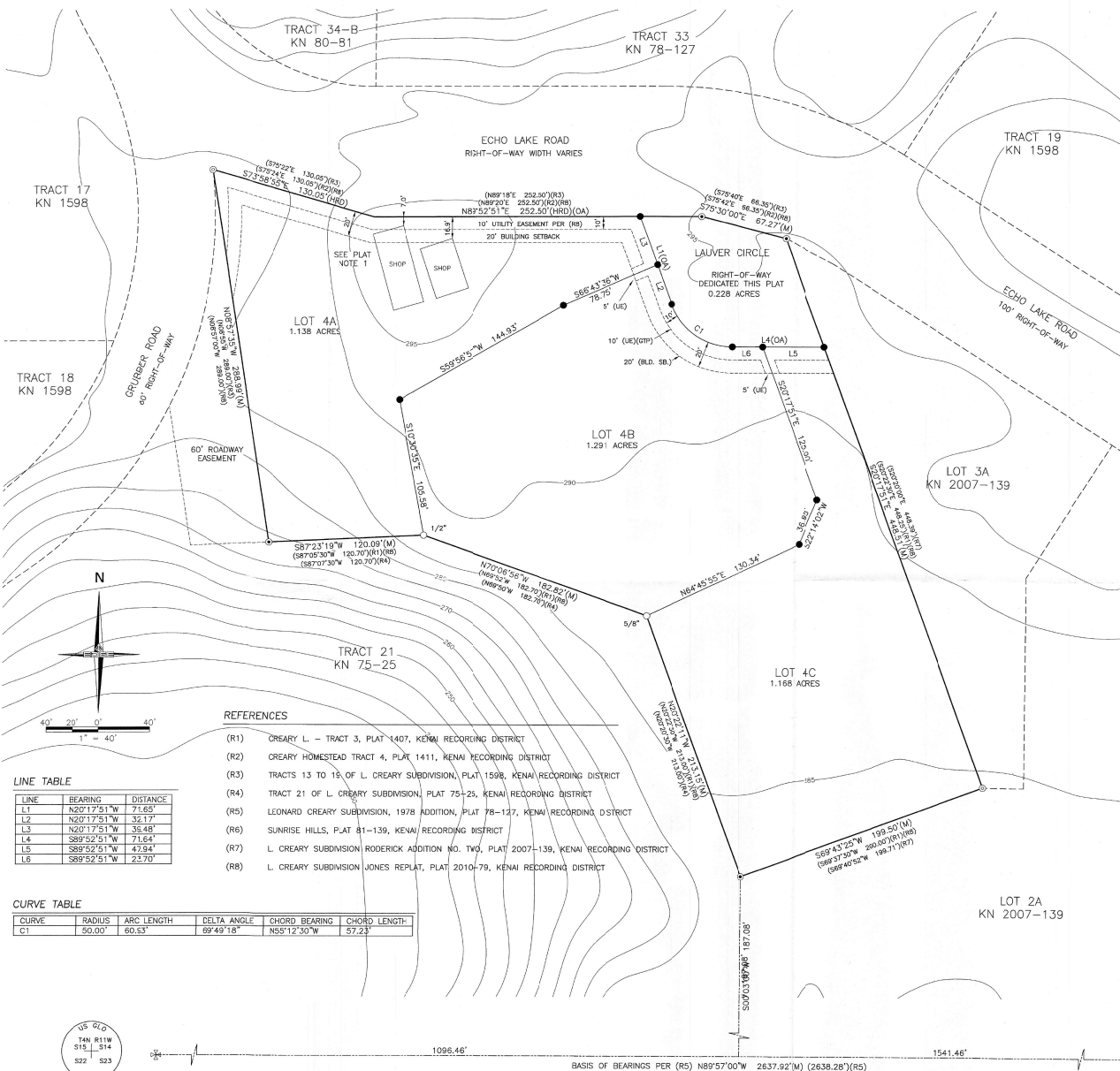
LOCATED WITHIN: SW 1/4 SECTION 14, T.4N., R.11W., S.M. STATE OF ALASKA KENAI PENINSULA BOROUGH KENAI RECORDING DISTRICT

OWNERS: LANI AND KEVIN LAUVER PO BOX 226 SOLDOTNA, ALASKA 99669

CONTAINING 3.826 ACRES



DRAWN BY: JLF DATE: 05/10/2026 PROJECT: 26-517  
 CHECKED BY: MA SCALE: 1" = 40' SHEET: 1 OF 2



REFERENCES

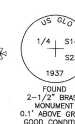
- (R1) CREARY L - TRACT 3, PLAT 1407, KENAI RECORDING DISTRICT
- (R2) CREARY HOMESTEAD TRACT 4, PLAT 1411, KENAI RECORDING DISTRICT
- (R3) TRACTS 13 TO 18, OF L. CREARY SUBDIVISION, PLAT 1598, KENAI RECORDING DISTRICT
- (R4) TRACT 21 OF L. CREARY SUBDIVISION, PLAT 75-25, KENAI RECORDING DISTRICT
- (R5) LEONARD CREARY SUBDIVISION, 1978 ADDITION, PLAT 78-127, KENAI RECORDING DISTRICT
- (R6) SUNRISE HILLS, PLAT 81-139, KENAI RECORDING DISTRICT
- (R7) L. CREARY SUBDIVISION RODERICK ADDITION NO. TWO, PLAT 2007-139, KENAI RECORDING DISTRICT
- (R8) L. CREARY SUBDIVISION JONES REPLAT, PLAT 2010-79, KENAI RECORDING DISTRICT

LINE TABLE

LINE	BEARING	DISTANCE
L1	N20°17'51"W	71.65'
L2	N20°17'51"W	35.12'
L3	N20°17'51"W	38.48'
L4	S89°52'51"W	71.64'
L5	S89°52'51"W	41.94'
L6	S89°52'51"W	21.70'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	60.53'	89°49'18"	N55°12'30"W	57.23'



1096.46' BASIS OF BEARINGS PER (R5) N89°57'00"W 2637.92'(M) (2638.28')(R5) (N89°56'30"W 2638.35')(R4) (N89°57'00"W 2633.90')(R6)

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT  
L. CREARY SUBDIVISION LAUVER ADDITION**

<b>KPB File No.</b>	2026-047
<b>Plat Committee Meeting:</b>	June 8, 2026
<b>Applicant / Owner:</b>	Lani & Kevin Lauver / Soldotna
<b>Surveyor:</b>	Jason Young / Edge Survey and Design, LLC
<b>General Location:</b>	Echo Lake Rd

<b>Parent Parcel No.:</b>	131-270-41
<b>Legal Description:</b>	T 04N R 11W SEC 14 SEWARD MERIDIAN KN 2010079 L CREARY SUBDIVISION JONES REPLAT TRACT 3A
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	20.30.240.A, 20.40. 040.A,

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 3.826-acre tract into three lots of sizes 1.138 acres, 1.291 acres and 1.168 acres and a dedication.

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

Access to the plat is along Echo Lake Rd on the north, a 100' dedication that is State maintained. Echo Lake Rd runs both north and east from the plat and intersects the Sterling Highway near milepost 100 to the east. On the west side of the plat is a 60' unnamed road labeled as an easement on the drawing. **Staff recommends** the surveyor verify if the area is a dedication or an easement as there is evidence of it possibly being dedicated by previous plats.

The plat is proposing a dedication to be named Lauver Circle. The Roads Director objects to the dedication and recommends the dedication be removed and Lots 4B and 4C be ran out to Echo Lake Rd as flag lots instead. **Staff recommends** the surveyor look to reconfigure Lauver Cir as a regular shaped cul-de-sac with a bulb or tear drop shape or consider the Roads Director's suggestion of removal and making flag lots. If done as a tear drop shape, the surveyor should get with the roads department to make sure the design is suitable for use. If reconfigured as flag lots, staff notes that the access portion of the flag lot may exceed 150 feet and need an exception request. The Addressing Officer has noted the name Lauver Cir is not recommended. **Staff recommends** the surveyor verify with the Addressing Office a name that will be approved to use.

The plat is not finalizing a vacation nor is it affected by a section line easement or other access easement.

Block length is compliant on the plat. From the center of Gruber Rd to the center of Exit Ave along Echo Lake Rd is 1150 feet, well below the required 1320 feet.

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: The shops on lot 4A encroach into the set back and utility easement. The RSA objects to the Lauver Circle ROW dedication. KPB code 14.10.070 defines a circle as "any right-of-way lying in a north-south direction and ending in a cul-de-sac"
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	There is no cul-de-sac, it is merely an odd shaped dedication. Property owners should be advised to turn Lot 4B and 4C into flag lots.
SOA DOT comments	Reference Plat #6 should be corrected to 81-39 from 81-139
SOA DOT&PF	<ul style="list-style-type: none"> <li>o Add plat note "One access for Lots 4A, 4B, and 4C to Echo Lake Road?</li> <li>o Would the KPB accept Lauver Circle?</li> <li>o Who would maintain the dedicated Lauver Circle ROW?</li> <li>o Recommend reconfigure to a shared access easement for Lots 4A, 4B, and 4C.</li> <li>o Apply for driveway permits at DOT&amp;PF's online ePermits website: <a href="https://dot.alaska.gov/row/Login.po">https://dot.alaska.gov/row/Login.po</a>. Please contact DOT&amp;PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.</li> </ul>

**Site Investigation:**

There are no steep areas located on the plat. Steep areas are located just to the south of the plat in Tract 21. Some of the slopes are near 40% grade downhill towards a pond on the tract to the south. The terrain of the plat is relatively flat, sloping slightly to the south.

There are improvements located on the property when complete will be divided between Lots 4A and 4B. Two shop structures are shown being into the 20' building setback line on the north along Echo Lake Rd. The parent plat L. Creary Subdivision Jones Replat KN 2010-79 noted them to not subject to the setback requirement. Per current standards, the surveyor has requested an exception to KPB 20.30.240.A Building Setbacks.

There are no areas of inundation to be shown. Per the River Center review, the plat is not located in a FEMA flood hazard area or in a habitat protection district.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie  Floodplain Status: Not within flood hazard area  Comments: Not within a FEMA FIRM 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	

**Staff Analysis**

The land was originally surveyed as the SW1/4 of Section 14, Township 4 North, Range 11 West, Seward Meridian, Alaska. Tract 3 from Leonard Creary Homestead K-1407 platted the south portion of the parent plat. Tract 4 from the Leonard Creary Homestead K-1411 platted the north portion of the parent plat. The parent plat L. Creary Subdivision Jones Replat KN2010-79 combined the two tracts to make Tract 3A.

A soils report will be required and an engineer will sign the final plat as the new lots are below 200,000 sq ft. The surveyor has requested an exception to KPB 20.40040(A)

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

The plat is located in the Kalifornsky Advisory Planning Commission which is inactive at this time.

**Utility Easements**

The parent plat notes a 10' utility easement along the front of the setback that has been carried forward and shown and noted on the plat.

The parent plat also notes a 20' wide easement covering the overhead power line. The easement is noted but not shown on the drawing and should be added.

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.

HEA has sent a comment for several new easements to be added for existing overhead electric lines on the plat. The comment is included in the packet for viewing.

**Utility provider review:**

HEA	See comment in packet
ENSTAR	
ACS	No objections
GCI	Approved as shown
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

**KPB department / agency review:**

Addressing	<p>Reviewer: Pace, Rhealyn  Affected Addresses:  31007 Echo Lake Rd</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names:  Echo Lake Rd, Gruber Rd</p> <p>Existing Street Name Corrections Needed:  Please correct spelling of Gruber Rd</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:  Lauver Circle is not recommended due to similarity in spelling and pronunciation to the existing street name of Lover Ln. which is in use in the same ESN.</p> <p>Comments:  Depending on access, currently assigned address may change.</p>
Code Compliance	
Planner	<p>Reviewer: Raidmae, Ryan  There are not any Local Option Zoning District issues with this proposed plat.</p>

	Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment

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

**STAFF RECOMMENDATIONS**

Submit exception request for KPB 20.30.190 – Lot Dimensions if with the removal of the dedication of Lauver Cir the flag lots exceed 150’ in length for access portion.  
Submit exception request for KPB 20.30170 – Block Length

**CORRECTIONS / EDITS**

Text from the section line up to the plat has overstrikes on it, please correct.  
Correct (R6) reference to 81-39.  
All bearing on the north line of length 252.50’ should be S##-##-##E or N##-##-##W, please adjust.  
Plat note 7 CCR in Bk 128 Pg 659 and Bk 153 Pg 238 do not affect this plat, note can be removed.  
Plat Note 8 can also be removed with no CCR to be addressed.

*PLAT NOTES?*

- 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).
- 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:**

Modify KPB File No. to 2026-047  
Add a space of L. and before Creary in the Plat name and the legal description, make L. Creary.

- 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:**

- o Modify Echo Lake Road label to “100’ ROW” as dedicated by KN 1598
- o Confirm 60’ roadway easement source adjacent to west boundary of proposed lot 4A. Appears to have been dedicated by KN 1407?
- o Correct spelling of Gruber Rd to the west.

- 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:**
- Provide labels for Echo Lake, Ashana Lake, and Arc Lake
  - Slikok Creek appears to flow through sections 23 and 26. Please verify and modify depiction.
  - Correct the minor typo “Gruber Road.”
- 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 limitations of reservations that could affect the subdivision;  
**Staff recommendation:**
- CCR’s listed in Volume 128 Page 659 and amended by Volume 153, Page 238 do not appear to affect this plat. Please review documents and if in agreement, request the title company to remove from final CTP and remove plat note 7.
- 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 location of OHP easement as noted in plat note 11 and referenced in parent plat as noted in HEA comment.
- 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:**
- Modify Echo Lake Road label to “100’ ROW” as dedicated by KN 1598
  - Confirm 60’ roadway easement source adjacent to west boundary of proposed lot 4A. Dedicated by KN 1407?

**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 20.30.240(A) Building Setback**

**Surveyor’s Discussion:**

The petitioner is requesting an exception from KPB 20.30.240(A), to provide exception to building setback for buildings in place at time of this platting action.

Surveyor's Findings:

1. Existing Building: Lot 4A contains a building within the proposed building setback that was constructed before this platting action.
2. Parent Plat: The parent plat for this parcel, L. Creary Subdivision Jones Replat, Plat 2010-79, KRD, referenced structures within building setback, and was accepted with encroachments.
3. Future Development: All future development within this proposed plat will be subject to the 20 foot building setback.
4. Physical Location: The building setback encroachment does not interfere with road maintenance or sight distance. The current building is 45 feet from the drivable surface of Echo Lake Rd and 170 feet from the intersection of Gruber Road.
5. Safety: the building setback encroachment does not create any type of safety hazard.

Staff Discussion:

**20.30.240. - Building setbacks.**

A. A minimum 20-foot building setback shall be required for dedicated rights-of-way in subdivisions located outside incorporated cities.

Staff Findings:

6. The east shop structure looks to be the same as shown on K-1411.
7. The shop structures are accessed from the south, within the lots.
8. The setback was created by KN2010-79.
9. Removing the structures from the setback will be costly.

Staff reviewed the exception request and recommends granting approval.

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

Unless prohibited under this title, the committee may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present 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 by application;  
**Findings 3, 4, 6 & 9 appear to support this standard.**
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;  
**Findings 1, 2, 6 & 9 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 3, 4, 5 & 7 appear to support this standard.**

**B. KPB 20.40.040(A) Conventional Onsite Soil Absorption System**

Surveyor's Discussion:

The petitioner is requesting an exception from KPB 20.40.040(A) to not provide a soils report by a registered engineer.

Surveyor's Findings:

1. Existing System: Proposed Lot 4B contains a registered, engineered septic system on file with the Alaska Department of Environmental Conservation (ADEC). Documents provided.
2. Soil Suitability: ADEC documentation of septic system construction indicates adequate and suitable soil conditions for future onsite wastewater disposal systems.
3. Topography: This subdivision is relatively flat, providing sufficient area for installation and operation of future septic systems.
4. Lot Size: These lots have 20,000 square feet for future septic systems per KPB code, ensuring sufficient area for both existing and potential future septic systems. See Exhibit.

Conclusion:

Given the existing engineered septic system, documented suitable soils, favorable topography, and adequate lot size, the requirement for an additional soils report prepared by an engineer is unnecessary. The petitioner respectfully requests approval of this exception.

Staff Discussion:

**20.40.040. - Conventional onsite soil absorption systems.**

A. If any lots within a subdivision will utilize conventional onsite soil absorption systems and are less than 200,000 square feet, the following requirements must be met and submitted to the planning director:

1. A soils analysis and report, sealed by a qualified engineer, which meets the requirements of KPB 20.40.100;

Staff Findings:

5. The report on file only covers area for one system, not the entire subdivision.
6. To redo the report would be expensive to have done.
7. To approve this exception will not deny any area residents access to installation of their own septic system.
8. Denial of the exception will require a soils report for two lots to be completed.

Staff reviewed the exception request and recommends granting approval.

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

Unless prohibited under this title, the committee may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present 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 by application;  
**Findings 1, 2, 3 & 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 4, 6 appear to support this standard.**
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.  
**Findings 6, & & 8 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: 20.25.120. - REVIEW AND APPEAL.**

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

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

**END OF STAFF REPORT**



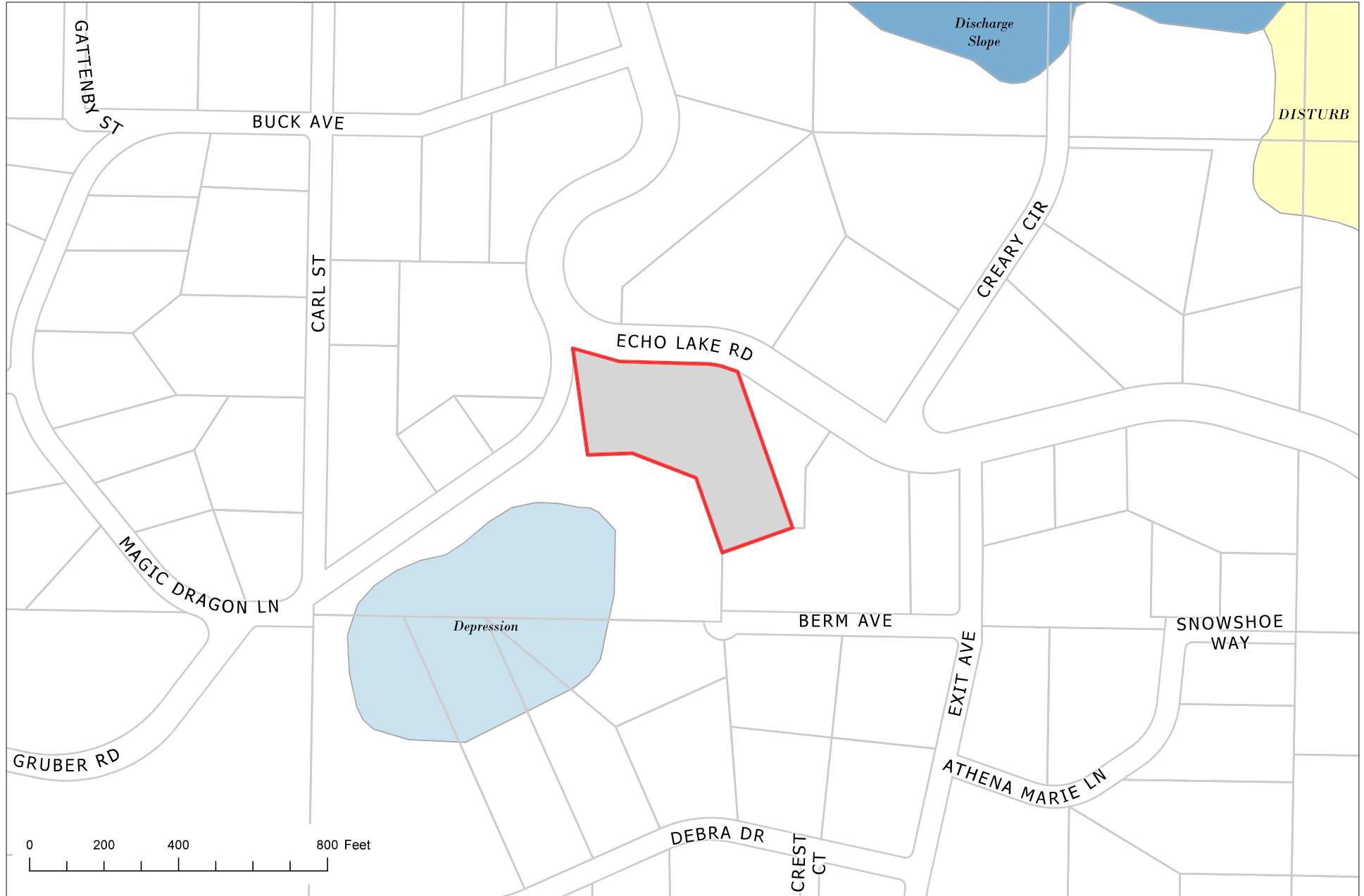
Aerial Map



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



Wetlands



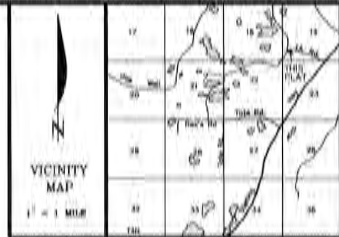
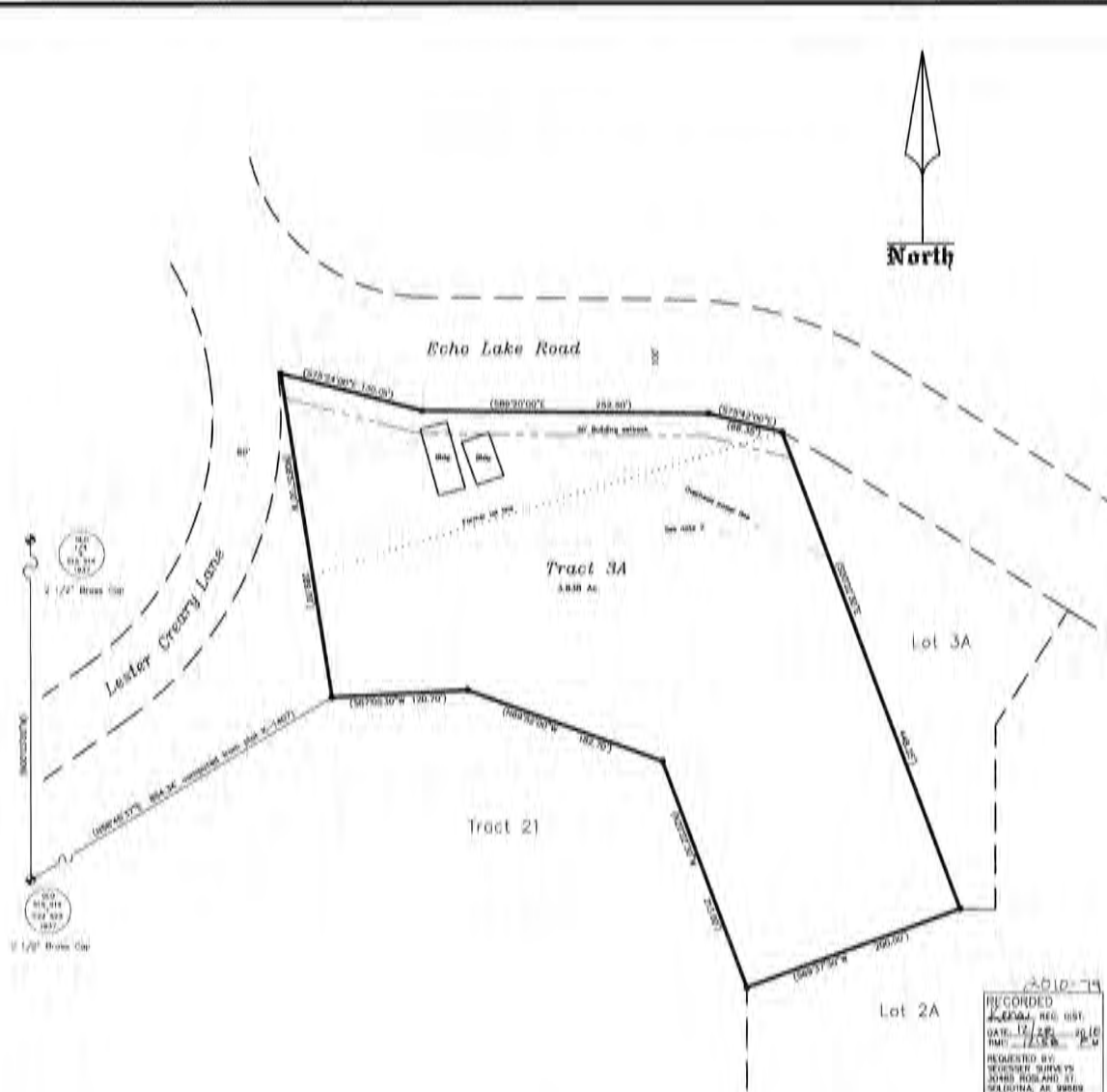
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

**LEGEND:**

- ⊕ MONUMENT OF RECORD
- 5/8" REBAR OF RECORD
- ( ) RECORD DATUM PLAT K-1407 RHD

**NOTES:**

- 1) Boundary datum taken from the plat of L. Creary Tract A, plat K-1407, and L. Creary Tract 4, plat K-1411, Kenai Recording District.
- 2) Existing overhead power line is the centerline of a 20 foot wide electrical distribution line easement including guys and anchors.
- 3) No access to State maintained right-of-way permitted unless approved by the State of Alaska Department of Transportation.
- 4) This plot is effected by a right-of-way easement granted to the Alaska State Department of Highways and recorded in Book 100 Page 386, Kenai Recording District.
- 5) Covenants, conditions and restrictions which affect this plot are recorded in Book 128 Page 639 and amendments recorded in Book 153 Page 238, Kenai Recording District.
- 6) Building Setback—A setback of 20 feet is required from all street Rights-of-Way unless a lesser setback is approved by resolution by the appropriate Planning Commission.
- 7) Front 10 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot lines is a utility easement. 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.
- 8) Existing structures within the 20' building setback predate the building setback requirement and are not subject to the requirement.
- 9) **WASTEWATER DISPOSAL:** No Engineer's Subdivision and Sales Report is available for this subdivision, soil conditions may be unsuitable for onsite wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. The purpose of this platting action is to combine 3 lots into 1, which will provide greater available wastewater disposal area as described by 20.14.040(4)(a).



**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 FILES CORRECTLY INDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

*Frederick G. Jones*      *John P. Jones*  
 FREDERICK G. JONES      JOHN P. JONES  
 2100 CONO LAKE ROAD      SOLDOTNA, AK 99689

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS 6th DAY OF DECEMBER, 2010, FOR *Frederick G. Jones*



*Karen Jullien*  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES 9-23-2013

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS 6th DAY OF Dec. 16, 2010, FOR *John P. Jones*

*James J. Jones*  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES 12-31-2011



**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 28, 2010.

KENAI PENINSULA BOROUGH  
*Patricia Brant*  
 AUTHORIZED OFFICIAL

2010-74  
 RECORDED  
 12/28/10 REG DIST  
 DATE: 12/28/10 10:16 AM  
 FILE: 1238 PM  
 REQUESTED BY:  
 SEGESSER SURVEYS  
 30485 ROS AND ST  
 SOLDOTNA, AK 99689



**SURVEYOR'S CERTIFICATE**

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

Date 12-6-10

KPD FILE No. 2010-160

**L. Creary Subdivision Jones Replat**

A replat of Tract 3, L. Creary Subdivision, Plat K-1407, and Tract 4, L. Creary Subdivision, Plat K-1411, Kenai Recording District. Located within the SW1/4 SW1/4 Section 14, T4N, R11W, S4M, Kenai Peninsula Borough, Alaska.

Containing 3.038 Ac.

**SEGESSER SURVEYS**  
 30485 Rosland St.  
 Soldotna, AK 99689

JOB NO. 10097	DRAWN 12-6-10
SURVEYED Nov. 2010	SCALE 1"=50'
FIELD BOOK 10-5	SHEET 1 of 1

SOLDOTNA, ALASKA  
APRIL 14, 1965

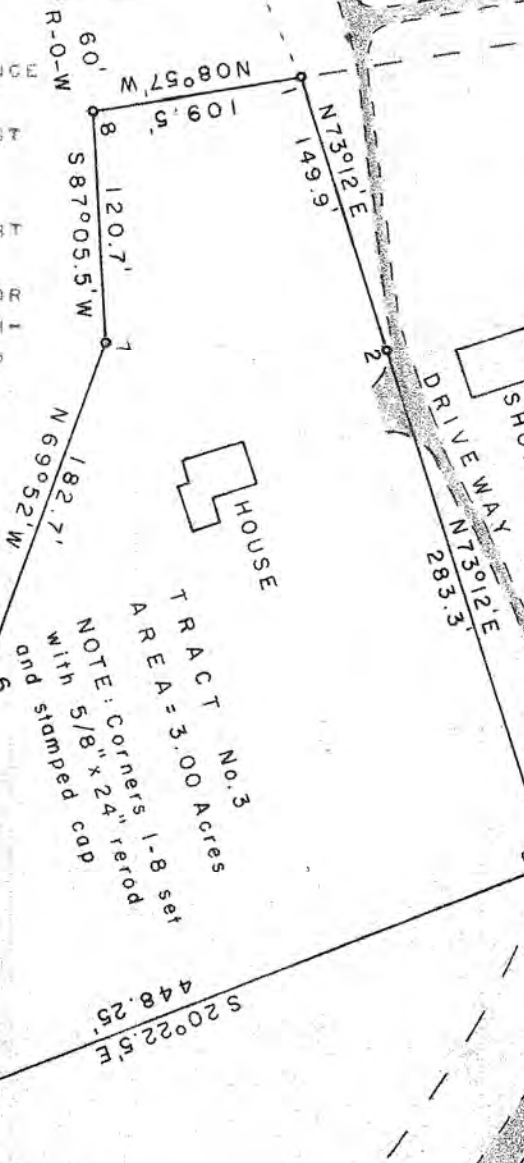
S.M.  
T4N  
R11W  
15  
14  
22  
23

SECTION 14 LINE N00°03'W (G.L.O.)

LEGAL DESCRIPTION  
OF TRACT 3 FROM  
THE LEONARD CREARY  
HOMESTEAD

FROM THE SOUTHWEST CORNER OF SECTION 14 IN TOWNSHIP 4 NORTH, RANGE 11 WEST OF SEWARD MERIDIAN; PROCEED ON THE SECTION LINE NORTH 00°03' WEST 101.35 FEET TO CORNER NO. 1 OF TRACT 2, THENCE NORTH 54°15' EAST 586.0 FEET TO CORNER NO. 2 OF TRACT 1, THENCE NORTH 65°40.5' EAST 267.1 FEET TO CORNER NO. 1 OF TRACT 3 AND THE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE NORTH 73°12' EAST 149.9 FEET TO CORNER NO. 2, THENCE NORTH 73°12' EAST 283.3 FEET TO CORNER NO. 3, THENCE SOUTH 20°22.5' EAST 448.25 FEET TO CORNER NO. 4, THENCE SOUTH 69°37.5' WEST 200.0 FEET TO CORNER NO. 5, THENCE NORTH 20°22.5' WEST 213.0 FEET TO CORNER NO. 6, THENCE NORTH 69°52' WEST 182.7 FEET TO CORNER NO. 7, THENCE SOUTH 87°05.5' WEST 120.7 FEET TO CORNER NO. 8, THENCE NORTH 08°57' WEST 109.5 FEET TO CORNER NO. 1, THUS ENCLOSING AN AREA OF 3.00 ACRES, MORE OR LESS, LYING ENTIRELY WITHIN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14.

A 60-FOOT WIDE ROADWAY EASEMENT WEST OF AND ADJACENT TO THE BOUNDARY LINE BETWEEN CORNERS 1 AND 8 AND A STRAIGHT LINE EXTENSION OF THIS EASEMENT NORTHWARD TO ECHO LAKE ROAD, IS HEREBY DEDICATED TO PUBLIC USE.



RECORDED - FILED  
REC. DIST.  
DATE 4/16 1965  
TIME 11:45 AM  
Requested by J. Henry  
Address



Creary L. - TRACT 3  
K-1407

K-1411

15  
14  
22  
23  
G.L.O. Sec. Cor  
Mon. Form  
TAN R/W  
S.M.

N00°03'W (G.L.O.) Section Line

101.35'

N54°15'E

586.0'



Scale 1" = 100'

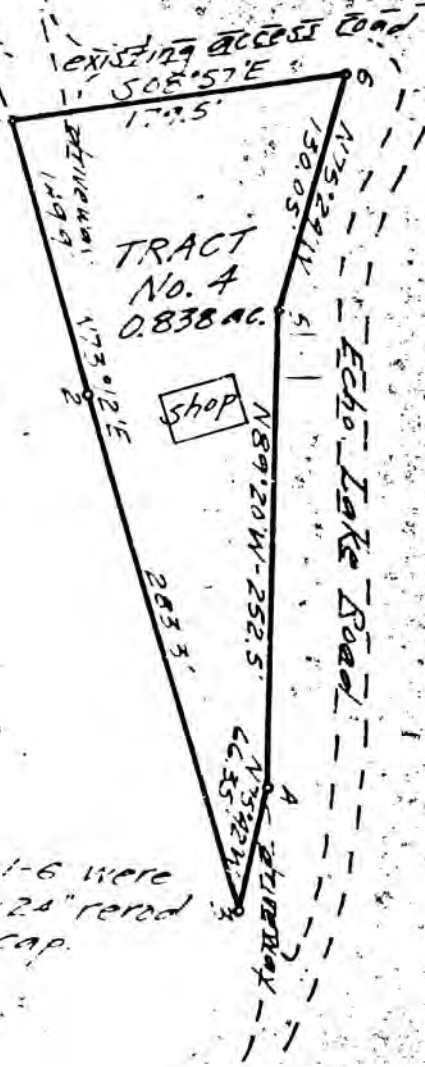
G.L.O. 1/4 Cor  
Mon. Form

SOLDOTNA, ALASKA  
MAY 26, 1965

RECORDED - FILED	
REC. DIST.	
DATE	6/4 1965
TIME	2:00 PM
Requested by	J. J. Jany
Address	

LEGAL DESCRIPTION OF TRACT 4 FROM THE LEONARD CREARY HOMESTEAD

FROM THE SOUTHWEST CORNER OF SECTION 14 IN TOWNSHIP 4 NORTH, RANGE 11 WEST OF SEWARD MERIDIAN; PROCEED ON THE SECTION LINE NORTH 00°03' WEST 101.35 FEET TO CORNER NO. 1 OF TRACT 2, THENCE NORTH 54°15' EAST 586.0 FEET TO CORNER NO. 2 OF TRACT 1, THENCE NORTH 55°40.5' EAST 261.1 FEET TO CORNER NO. 1 OF TRACT 3 AND TRACT 4 AND THE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE NORTH 73°12' EAST 149.9 FEET TO CORNER NO. 2. THENCE NORTH 73°12' EAST 283.3 FEET TO CORNER NO. 3, THENCE ALONG THE ECHO LAKE ROAD SOUTH RIGHT-OF-WAY LINE AS FOLLOWS: NORTH 75°42' WEST 66.35 FEET TO CORNER NO. 4, NORTH 89°20' WEST 252.5 FEET TO CORNER NO. 5. AND NORTH 75°24' WEST 130.05 FEET TO CORNER NO. 6; THENCE ALONG THE EAST SIDE OF A 60-FOOT WIDE ACCESS ROADWAY SOUTH 08°57' EAST 179.5 FEET TO CORNER NO. 7; THUS ENCLOSING AN AREA OF 0.838 ACRE MORE OR LESS, LYING ENTIRELY WITHIN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14.

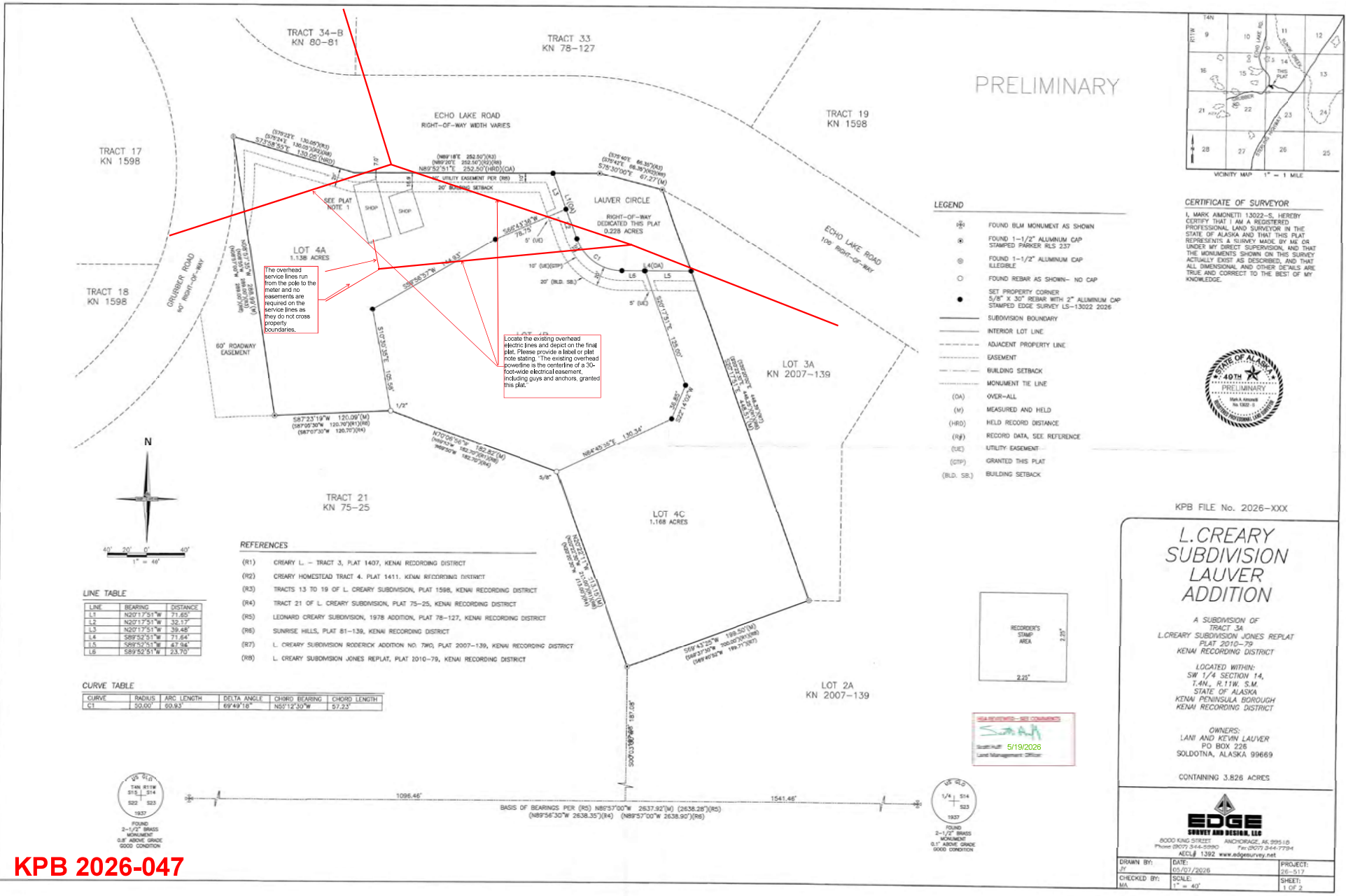


Note: Corners 1-6 were set with 5/8" x 1/2" rebar and stamped cap.

Creary Homestead

K-1411 - TRACT 4

099765



PRELIMINARY



- LEGEND**
- ⊗ FOUND BLM MONUMENT AS SHOWN
  - ⊙ FOUND 1-1/2" ALUMINUM CAP STAMPED PARKER RLS 237
  - ⊙ FOUND 1-1/2" ALUMINUM CAP ILEEDLE
  - FOUND REBAR AS SHOWN- NO CAP
  - SET PROPERTY CORNER 5/8" X 3/32" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2025
  - SUBDIVISION BOUNDARY
  - INTERIOR LOT LINE
  - ADJACENT PROPERTY LINE
  - - - EASEMENT
  - - - BUILDING SETBACK
  - - - MONUMENT TIE LINE
  - (OA) OVER-ALL
  - (M) MEASURED AND HELD
  - (HRD) HELD RECORD DISTANCE
  - (RG) RECORD DATA, SEE REFERENCE
  - (UE) UTILITY EASEMENT
  - (GTP) GRANTED THIS PLAT
  - (B.L.D. SB.) BUILDING SETBACK

**CERTIFICATE OF SURVEYOR**

I, MARK AMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT ALL MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



KPB FILE No. 2026-XXX

**L. CREARY SUBDIVISION LAUVER ADDITION**

A SUBDIVISION OF TRACT 3A L. CREARY SUBDIVISION JONES REPLAT PLAT 2010-79 KENAI RECORDING DISTRICT

LOCATED WITHIN: SW 1/4 SECTION 14, T.4N., R.11W. S.M. STATE OF ALASKA KENAI PENINSULA BOROUGH KENAI RECORDING DISTRICT

**OWNERS:**  
LANI AND KEVIN LAUVER  
PO BOX 226  
SOLDOTNA, ALASKA 99669

CONTAINING 3.826 ACRES



DRAWN BY: DATE: PROJECT:  
BY: 05/19/2026 26-517  
CHECKED BY: SCALE: SHEET:  
MA 1" = 40' 1 OF 2

**KPB 2026-047**

**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 AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

LANI LAUVER  
PO BOX 226  
SOLDOTNA, ALASKA 99669

KEVIN LAUVER  
PO BOX 226  
SOLDOTNA, ALASKA 99669

**NOTARY ACKNOWLEDGEMENT**

FOR: LANI LAUVER  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

PUBLIC NOTARY SIGNATURE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_



**NOTARY ACKNOWLEDGEMENT**

FOR: KEVIN LAUVER  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

PUBLIC NOTARY SIGNATURE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_



**NOTES**

1. BUILDING SETBACK - A 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. IMPROVEMENTS ON TRACT 4A PREDATE THE 20 FOOT BUILDING SETBACK CREATED BY THIS PLATTING ACTION AND ARE NOT SUBJECT TO THE 20 FOOT BUILDING SETBACK. ANY REPLACEMENT, OR IMPROVEMENT, TO THE BUILDING MUST COMPLY WITH THE 20 FOOT BUILDING SETBACK AS SHOWN ON THIS PLAT.
- ✓ 2. THE FRONT 10 FEET ADJOINING RIGHT-OF-WAYS AND THE FRONT 20 FEET WITHIN 5 FEET OF THE SIDE LOT LINES SHALL BE DESIGNATED AS A UTILITY EASEMENT. 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. SEE TYPICAL.
3. NO ACCESS TO STATE-MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
4. 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. PER KPB 14.06.
5. EXCEPTIONS TO KPB CODE 20.40.040 - CONVENTIONAL ONSITE SOIL ABSORPTION SYSTEM, AND 20.30.240 BUILDING SETBACK WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE JUNE 8, 2026 MEETING.
6. NO WASTEWATER DISPOSAL OR STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOT 4C.
7. THESE PARCELS ARE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED JULY 21, 1978, VOLUME 128, PAGE 659, KR.D. AND AMENDMENTS THERETO RECORDED FEBRUARY 8, 1980, VOLUME 153, PAGE 238, KR.D.
8. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170(B).
9. THESE PARCELS ARE SUBJECT TO RIGHT-OF-WAY EASEMENT GRANTED TO STATE OF ALASKA DIVISION OF HIGHWAYS. EXACT LOCATION CANNOT BE DETERMINED FROM PUBLIC RECORD, RECORDED JULY 31, 1988, VOLUME 159, PAGE 386, KR.D.
10. THESE PARCELS SUBJECT TO EASEMENTS, WITH NO DEFINED LOCATION, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED AUGUST 4, 1961, VOLUME 7, PAGE 30, AND RECORDED SEPTEMBER 17, 1965 VOLUME 19, PAGE 219, KR.D.
- ✓ 11. THE EXISTING OVERHEAD POWER LINE IS THE CENTERLINE OF A 20 FOOT WIDE ELECTRICAL DISTRIBUTION EASEMENT INCLUDING GUYS AND ANCHORS, PER (R8).
12. WASTEWATER DISPOSAL: THIS PLAT WAS GRANTED EXCEPTION TO KPB CODE 20.40.040, ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND ENGINEERED SEPTIC SYSTEM IN USE AT TIME OF THIS PLATTING ACTION. ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**CERTIFICATE OF ACCEPTANCE BY KENAI PENINSULA BOROUGH**

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH 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 FRI11105.

RIGHT OF WAY DEDICATED ON THIS PLAT - LAUVER CIRCLE CUL-DE-SAC

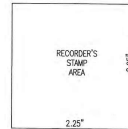
THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_  
KENAI PENINSULA BOROUGH  
144 NORTH BINKLEY STREET  
SOLDOTNA, ALASKA 99669

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JUNE 8, 2026.  
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL \_\_\_\_\_



PRELIMINARY

KPB FILE No. 2026-XXX

**L. CREARY  
SUBDIVISION  
LAUVER  
ADDITION**

A SUBDIVISION OF  
TRACT 3A  
L. CREARY SUBDIVISION JONES REPLAT  
PLAT 2010-79  
KENAI RECORDING DISTRICT

LOCATED WITHIN:  
SW 1/4 SECTION 14,  
T.4N., R.11W. S.M.  
STATE OF ALASKA  
KENAI PENINSULA BOROUGH  
KENAI RECORDING DISTRICT

OWNERS:  
LANI AND KEVIN LAUVER  
PO BOX 226  
SOLDOTNA, ALASKA 99669

CONTAINING 3.826 ACRES



8000 KING STREET ANCHORAGE, AK 99515  
Phone (907) 544-5090 Fax (907) 544-7794  
ACE # 1392 www.edgesurvey.net

DRAWN BY: JL	DATE: 05/04/2026	PROJECT: 26-517
CHECKED BY: MA	SCALE: 1" = 40'	SHEET: 2 OF 2

**KPB 2026-047**



THE STATE  
of ALASKA  
GOVERNOR MIKE DUNLEAVY

Department of Environmental  
Conservation

Division of Water  
Engineering Support and Plan Review  
[saplic.alaska.gov](http://saplic.alaska.gov)

12/11/2022

NATHAN FOWLER  
Fowler's Dirt Works  
PO BOX 683  
KASILOF, AK 99610-0683  
[gbfowler@alaska.net](mailto:gbfowler@alaska.net)

Legal Description: Creary Sub., Jones replat Tract4A  
Street Address: 31007 Echo Lake Road Soldotna Alaska 99669  
Facility Name:

OASys Tracking #: DOCSEPTS-3528  
NATHAN G FOWLER:

Thank you for submitting the Document of Construction (DOC) for a conventional onsite wastewater disposal system at the above referenced property. **This email/letter acknowledges registration information has been received.**

**The information submitted will be reviewed for conformance with State of Alaska Wastewater Regulations 18 AAC 72 and the Onsite Wastewater System Installation Manual.** Forms will be processed in the order they are received. When processing is complete, you will receive confirmation.

For general wastewater questions and/or questions regarding your submittal, please contact your local [area office](#) and reference the above tracking number.

For other questions regarding OASys [Water Online Application \(https://dec.alaska.gov/applications/water/oasys/Welcome.aspx\)](https://dec.alaska.gov/applications/water/oasys/Welcome.aspx), please contact us at [DEC.Water.OPAHelp@alaska.gov](mailto:DEC.Water.OPAHelp@alaska.gov), or call the Division of Water at [907-465-5180](tel:907-465-5180).

pdf

DOCSEPTS-3528.pdf

357 KB

Date Received 12/11/2022	<b>State of Alaska</b> <b>Department of Environmental Conservation</b> <b>Documentation of Construction</b> <b>Conventional Onsite Wastewater System</b>	Processed by:
		Date:
		SEPTS Key #: DOCSEPTS-3528

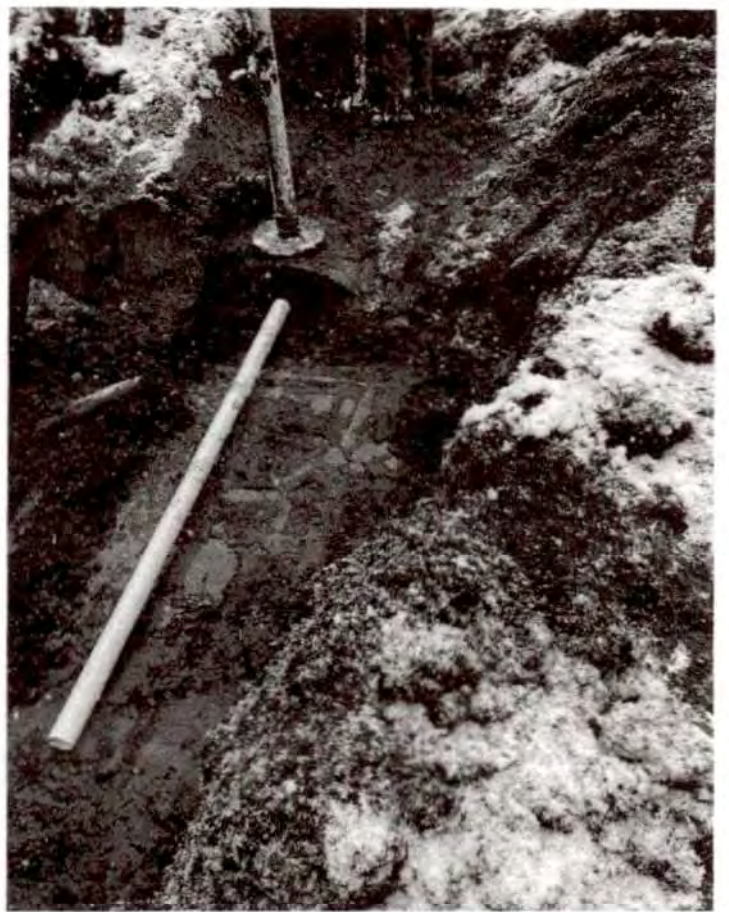
**Part I. General Information**

Legal Description	Creary Sub., Jones replat Tract4A	PAN or Tax ID#: 13127041
Street Address	31007 Echo Lake Road	City (or nearest community): Soldotna
Coordinates	Latitude: 60.43017	Longitude: -151.15041 Datum:
Installer Information	Name: NATHAN G FOWLER	Email: gbowler@alaska.net Phone: 907-398-4678

**Part II. Wastewater Disposal System**

Facility Served	<input checked="" type="checkbox"/> Private Residence	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Small Commercial (< 500 gpd)	<input type="checkbox"/> Commercial (500 gpd to 2500 gpd)		
	<input type="checkbox"/> Combined Residential & Commercial (< 2500 gpd)	Total # Bedrooms: 3		# of Buildings: 1		
Total Design Flow (gpd):						
<i>For Commercial Facilities: show design flow calculations in Comments section below or attach a separate page</i>						
<input type="checkbox"/> New System <input checked="" type="checkbox"/> Repair/Replace Existing: <input type="checkbox"/> All <input type="checkbox"/> Septic Tank <input checked="" type="checkbox"/> Soil Absorption System <input type="checkbox"/> Other: See Additional Information Page <i>(state decommissioning/inspection results of existing components): See Additional Information Page</i>						
System Installed By: Certified Installer			Notification Date: 12/11/2022, 05:30:04			
			Date Installed: 12/07/2022			
Septic Tank	Capacity (gal): 1000	# of Compartments: 2	Material: Steel	Manufacturer: Greer		
Lift Station	Manufacturer:	Pump (make/model):		Alarms: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Type of Field	<input checked="" type="checkbox"/> Deep Trench	<input type="checkbox"/> Shallow Trench	<input type="checkbox"/> Leach Pit	<input type="checkbox"/> Bed <input type="checkbox"/> 5-Wide		
Soils - Visual and Perc Test	Classification: GM	<small>(Other Classification Comments On Next Page)</small>	Application Rate: 300	Percolation Rate (min/inch): 25		
Attach percolation test results or other soils report sealed by registered professional engineer as applicable.						
Soil Absorption System Details	Length (ft): 65	Width (ft): 3	Rock Depth: 7	Effective Area (sq ft): 910		
	Rock Grade: Coarse	Gravelless Media: # of Units:	Unit Area:	Manufacturer:		
Freeze Protection	Septic Tank		Absorption Area	Sewer Lines		
	Soil Cover (feet)	5	5	4		
	Insulation (inches)					
Cleanout Pipes	# Cleanout(s): 1	# Septic Tank Vents: 2	# Leach Field Monitor Tubes: 1			
Vertical Separation	Distance from Bottom of Soil Absorption System to:		Groundwater 4	Impermeable Soils 6		
Horizontal Separation Distances <small>(measured from nearest edge to nearest edge)</small>	list distances to all nearest:	Private Well	Public Well	Waterline	Surface Water	Property Line
	Septic Tank	155	200	50	200	30
	Soil Absorption System	173	200	75	200	30
	Lift Station					
	Sewer Line(s)	25	100	10		
Horizontal Separation Distance from Soil Absorption System to Slope exceeding 25%: 50						
Comments/Criteria used to size commercial facility <i>(state type of facility, # people, gpd/person, etc.):</i>						
See Additional Information Page						
I certify that the information provided in Parts I, II, III, IV and V is correct:						
Signature E-Signed by: NATHAN G FOWLER			Printed Name NATHAN G FOWLER			
NOTE: Certified Installers or Approved Homeowners must sign and date. Professional Engineer must seal, sign, and date.						
Title or Certification No. 1280			Date: 12/11/2022			





PIC•COLLAGE

Date Received	<b>State of Alaska</b> <b>Department of Environmental Conservation</b> <b>Documentation of Construction</b>	Processed by:
		Date:
		SEPTS Key #:

**Part I. General Information**

Legal Description	clearly sub. Jones Replat Tract 3A	PAN or Tax ID#:	13121041
Street Address	31007 Echo Lk. Rd.	City (or nearest community):	Soldotna
Coordinates	Latitude: 60.43017°N	Longitude: 151.15041°W	Datum: <select one>
Installer Name, Email, & Phone #	Glenn Fowler gbfowler@alaska.net 398-4678		

**Part II. Wastewater Disposal System**

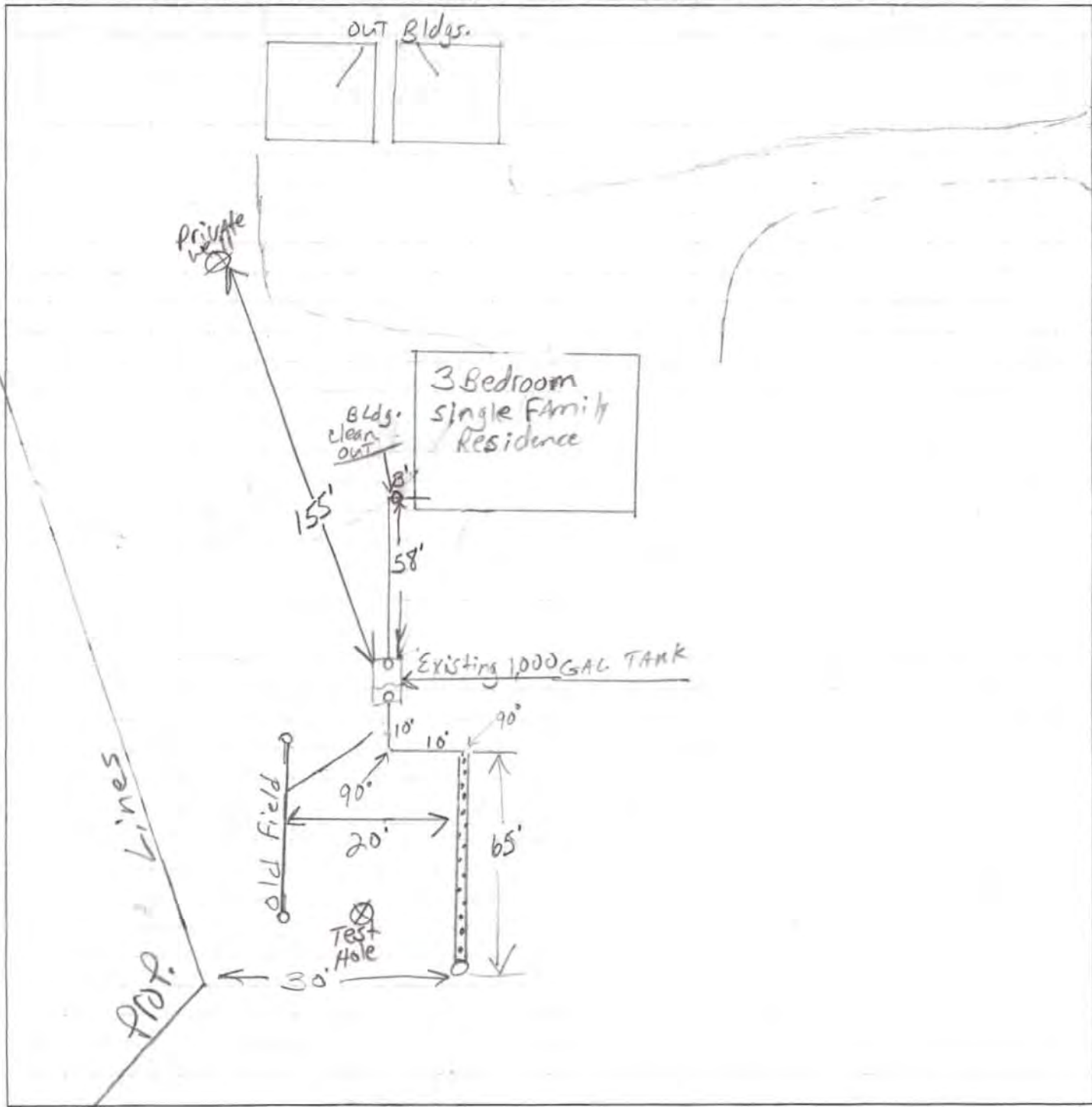
Facility Served	<input checked="" type="checkbox"/> Private Residence - # of buildings: 1	<input type="checkbox"/> Multi-family - # of Units:	Total # Bedrooms: 3			
	<input type="checkbox"/> Small Commercial Facility (< 500 gpd)	<i>show design flow calculations in Comments section below</i>		Total Design Flow (gpd):		
<input type="checkbox"/> New System	<input checked="" type="checkbox"/> Repair/Replace Existing (state new components installed and decommissioning/inspection results of existing components):					
Installed new leach field - the existing 1,000 gpd Great Tank is in good condition						
System Installed By: <input checked="" type="checkbox"/> Certified Installer <input type="checkbox"/> Approved Homeowner		Notification Date: 12-6-22				
<input type="checkbox"/> Registered Engineer/Supervision or Inspection by Registered Engineer		Date Installed: 12-7-22				
Septic Tank	Capacity (gal): 1000	# of Compartments: 2	Material: steel	Manufacturer: G-Feek		
Lift Station	Manufacturer:	Pump (make/model):		Alarms: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Type of Field	<input checked="" type="checkbox"/> Deep Trench <input type="checkbox"/> Shallow Trench <input type="checkbox"/> Leach Pit <input type="checkbox"/> Bed <input type="checkbox"/> 5-Wide					
Soils - Visual and Perc Test	Classification: GM Application Rate (sq. ft./bedroom): 300 Percolation Rate (min/inch): 25 Attach percolation test results or other soils report sealed by registered professional engineer as applicable.					
Soil Absorption System Details	Length (ft): 65'	Width (ft): 3'	Rock Depth: 7'	Effective Area (sq ft): 910 sq. ft.		
	Rock Grade: 3/4"-3"	Graveless Media: # Units:	Unit Area:	Manufacturer:		
Freeze Protection		Septic Tank	Absorption Area	Sewer Lines		
	Soil Cover (feet)	5'	5'-6'	4'		
	Insulation (inches)					
Cleanout Pipes	# Cleanout(s): 1	# Septic Tank Vents: 2	# Leach Field Monitor Tubes: 1			
Vertical Separation Distance from Bottom of Soil Absorption System to: Groundwater 4' Impermeable Soils 6'						
Horizontal Separation Distances (measured from nearest edge to nearest edge)	list distances to all nearest:	Private Well	Public Well	Waterline	Surface Water	Property Line
	Septic Tank	155'	200'+	50'+	200'+	30'+
	Soil Absorption System	173'	200'+	75'+	200'+	30'+
	Lift Station					
	Sewer Line(s)	25'+	100'+	10'+	Registered Professional Engineer Seal	
Horizontal Separation Distance from Soil Absorption System to Slope exceeding 25%: 50'+						
Comments/Criteria used to size commercial facility (state type of facility, # people, gpd/person, etc.):						
I certify that the information provided in Parts I, II, III and IV is correct:						
Signature: <i>Glenn Fowler</i>		Printed Name: Glenn Fowler				
Title or Certification No. 1280		Date 12-8-22				

**Part III. Plan View Diagram**

**Instructions for Diagram:** (use space below or attach additional pages as necessary; engineers may attach separate sealed record drawings)

1. In a PLAN VIEW, identify and label all of the following:  On Lot Drinking Water Source  Waterline(s)  Surface Water  Septic Tank  Soil Absorption System  Fuel Tank(s) (identify above or below ground and size)  Property Line(s)  Testhole  All Sewer Lines and Perforated Pipe  All Cleanouts and Monitor Tubes  All Structures  Slopes >25% and >10 feet in height  Closest Well on Adjacent Property (identify classification)  Closest Septic Tank and Soil Absorption System on Adjacent Properties

2. In the PLAN VIEW, label the horizontal separation distances, to the nearest half foot, between well(s), water lines, and surface water high water boundary to all potential sources of contamination listed above in accordance with Section 40.06 Typical Site Plan in the Onsite Wastewater System Installation Manual. Label separation distance between soil absorption system and slopes exceeding 25%. Label the size of each septic system component using appropriate units. Identify fittings used at bends and junctions.



Legal Description: creery sub. Jones Replat  
Tract 3A

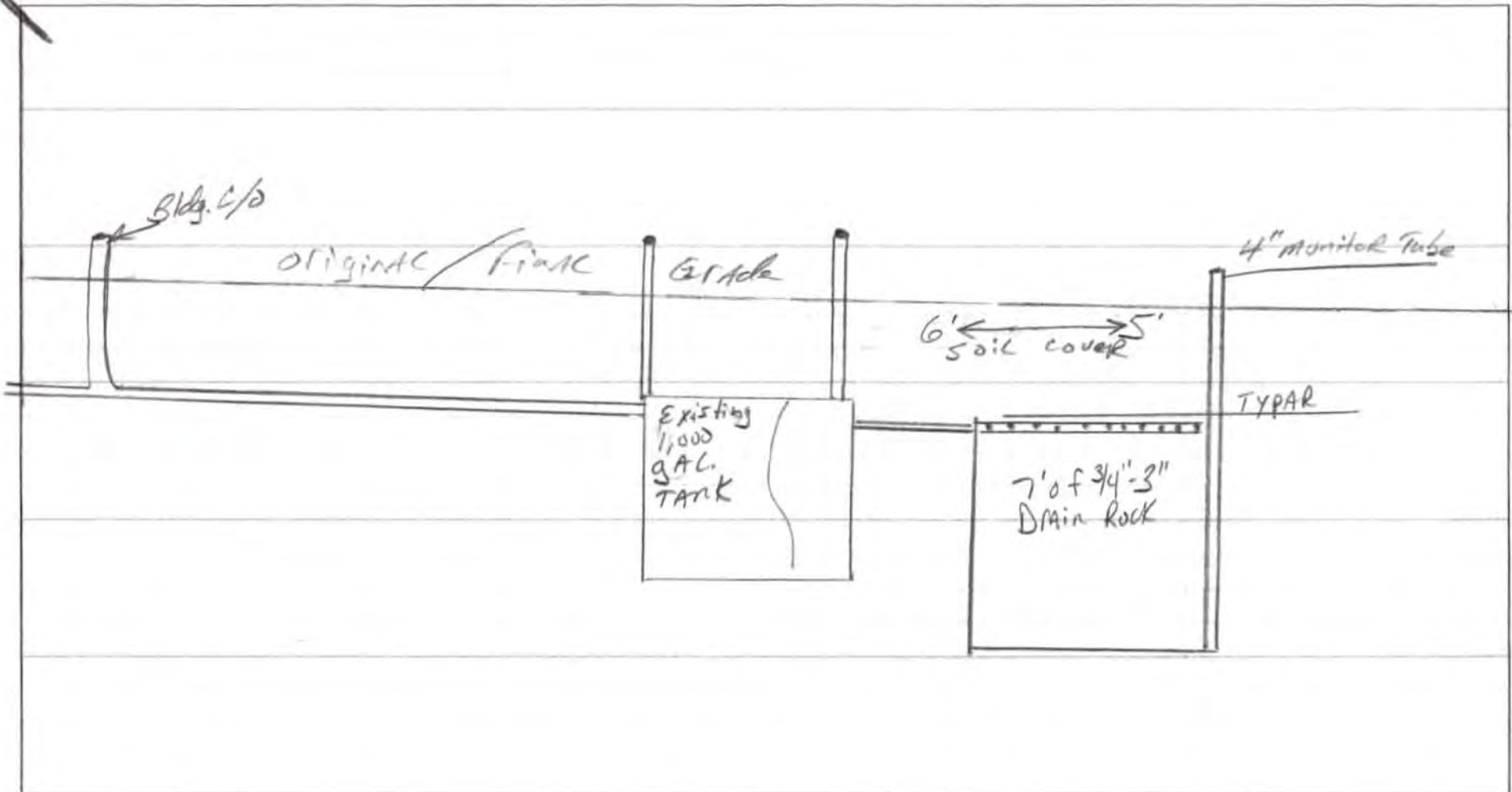
Installer Name: Glenn Fowler

Date Installed: 12-7-22

### Part IV. System Profile View Diagram

**Instructions for Diagram:** (use space below or attach additional sheets as necessary; engineers may attach separate sealed record drawings)

1. In a PROFILE VIEW of the entire septic system (from foundation cleanout to disposal field), identify and label the following:  Original Grade (major grade changes)  
 Final Grade  Soil Cover and Insulation  Sewer Lines  Sewer Line Junctions (if applicable)  Slopes/Drops of Sewer Lines  Cleanouts and Monitor Tubes  
 Lift Station/Sump  Septic Tank(s)  Soil Absorption System  Filter Fabric



Legal Description: creary sub. Jones REPIAT Tract 3A Installer Name: Glenn Fowler Date Installed: 12-7-22

**Part V. Soil Absorption System Cross Section View Diagram and Testhole Log**

**Instructions for Diagram:** (use space below or attach additional sheets as necessary; engineers may attach separate sealed record drawings)

1. In a CROSS SECTION VIEW of the soil absorption system identify and label the following:  Soil Absorption Medium  Final Grade  Original Grade (major grade changes)  Filter Fabric  Monitor Tubes  Soil Cover and Insulation  Drainfield Pipe  Depth of Sewer Rock and Sand Liners, if applicable, in the Soil Absorption System  Vertical Separation Distance Between Soil Absorption System and Groundwater/Impermeable Soils

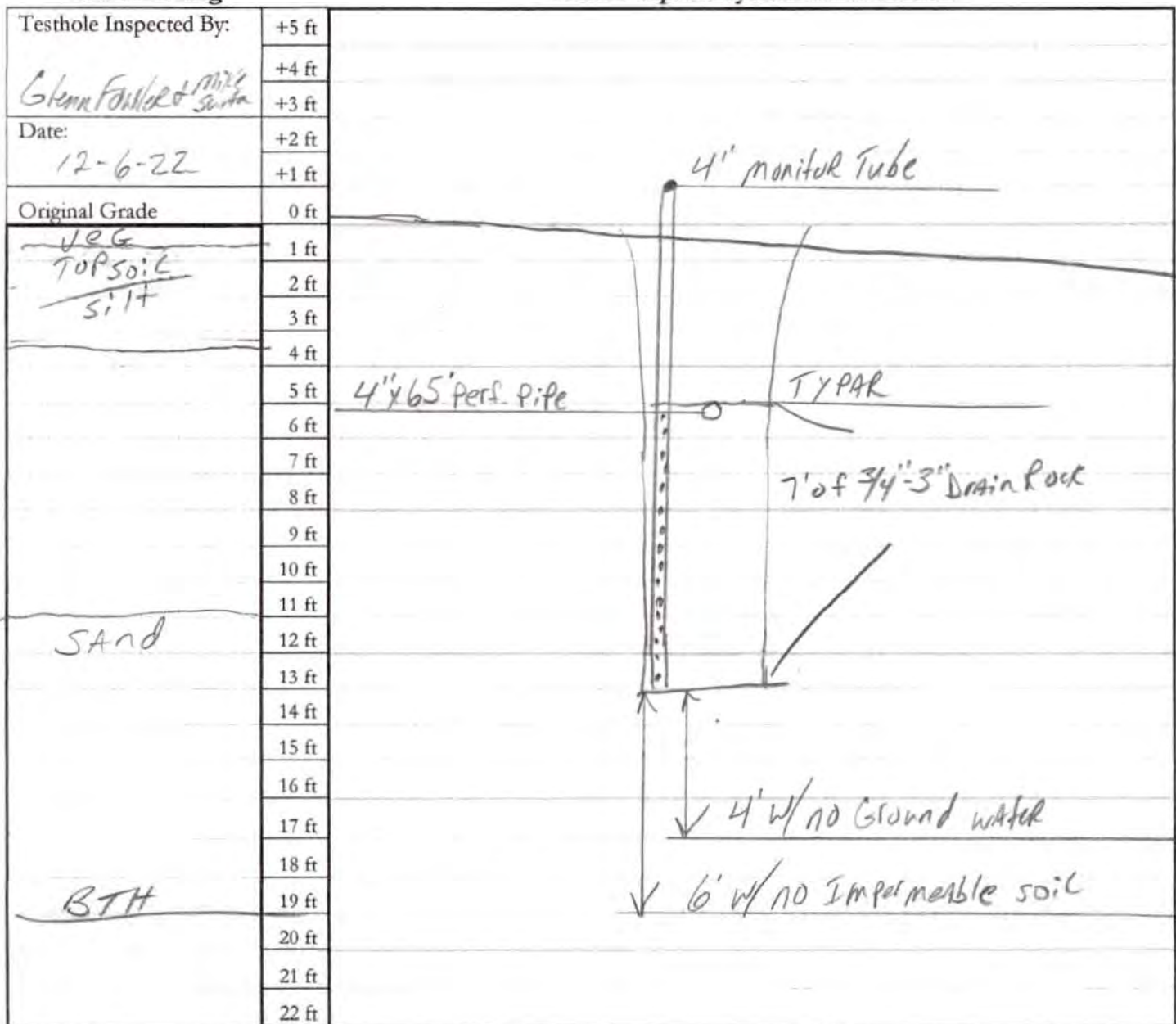
2. In the CROSS SECTION VIEW, the system drawing should be vertically to scale and correspond to the depth indicated by the testhole log. Indicate soil(s) type, groundwater, and impermeable soils encountered in testhole.

Groundwater/Seeps:  Yes  No At (feet below original grade):

Impermeable Soils (Clay/Bedrock/Permafrost):  Yes  No At (feet below original grade):

**Testhole Log**

**Soil Absorption System Cross Section**





## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 5/8/2026 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 three parcels and dedicate Lauver Circle.

KPB File No. 2026-047

Petitioner(s) / Land Owner(s): Kevin and Lani Lauver 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, June 8, 2026**, 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.

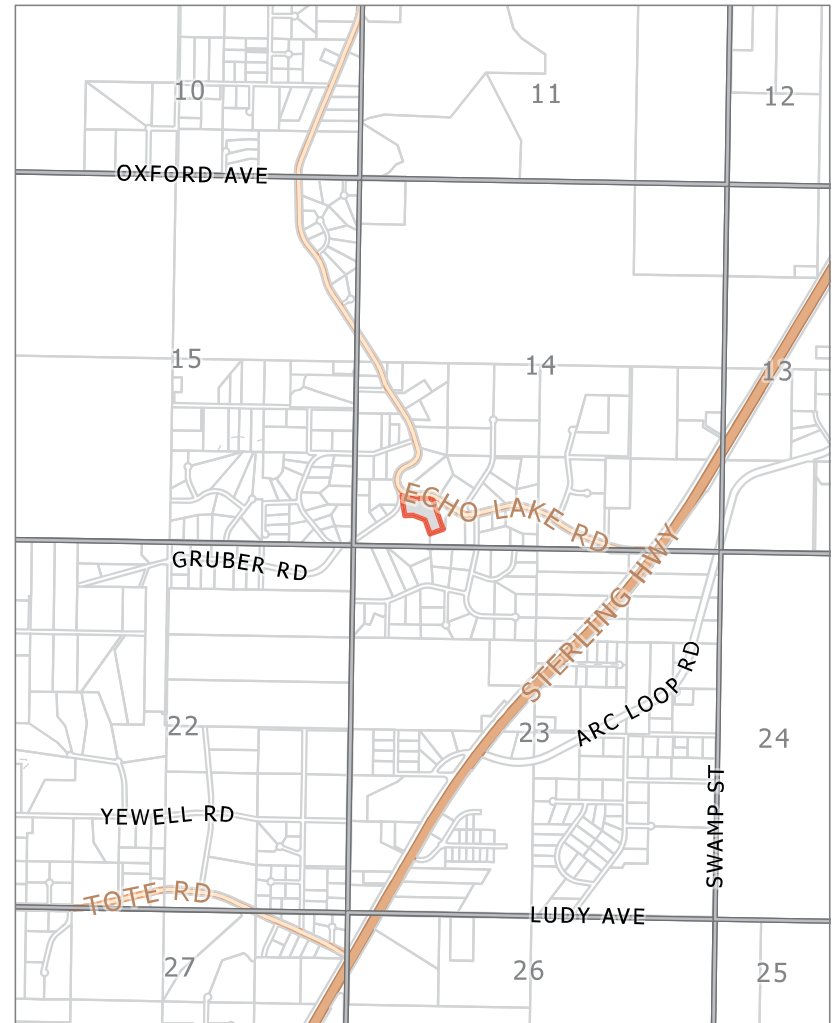
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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](mailto: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, June 5, 2026**. 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).

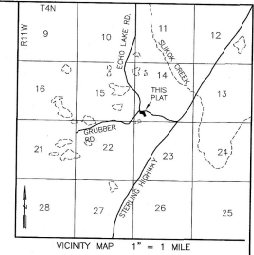
Mailed 5/19/2026



KPB File 2026-047  
T 04N R 11W SEC 14  
Kalifornsky

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.

PRELIMINARY



LEGEND

- ⊗ FOUND BLM MONUMENT AS SHOWN
- ⊙ FOUND 1-1/2" ALUMINUM CAP STAMPED PARKER RLS 237
- ⊙ FOUND 1-1/2" ALUMINUM CAP ILLEGIBLE
- FOUND REBAR AS SHOWN - NO CAP
- SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13922 2026
- SUBDIVISION BOUNDARY
- - - INTERIOR LOT LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT
- - - BUILDING SETBACK
- - - MONUMENT TIE LINE
- (OA) OVER-ALL
- (M) MEASURED AND HELD
- (HRD) HELD RECORD DISTANCE
- (RF) RECORD DATA, SEE REFERENCE
- (UE) UTILITY EASEMENT
- (GTP) GRANTED THIS PLAT
- (BLD. SB.) BUILDING SETBACK

CERTIFICATE OF SURVEYOR

I, MARK AMORETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



KPB FILE No. 2026-XXX

L. CREARY SUBDIVISION LAUVER ADDITION

A SUBDIVISION OF TRACT 3A L. CREARY SUBDIVISION JONES REPLAT PLAT 2610-78 KENAI RECORDING DISTRICT

LOCATED WITHIN: SW 1/4 SECTION 14, T.4N., R.11W. S.M. STATE OF ALASKA KENAI PENINSULA BOROUGH KENAI RECORDING DISTRICT

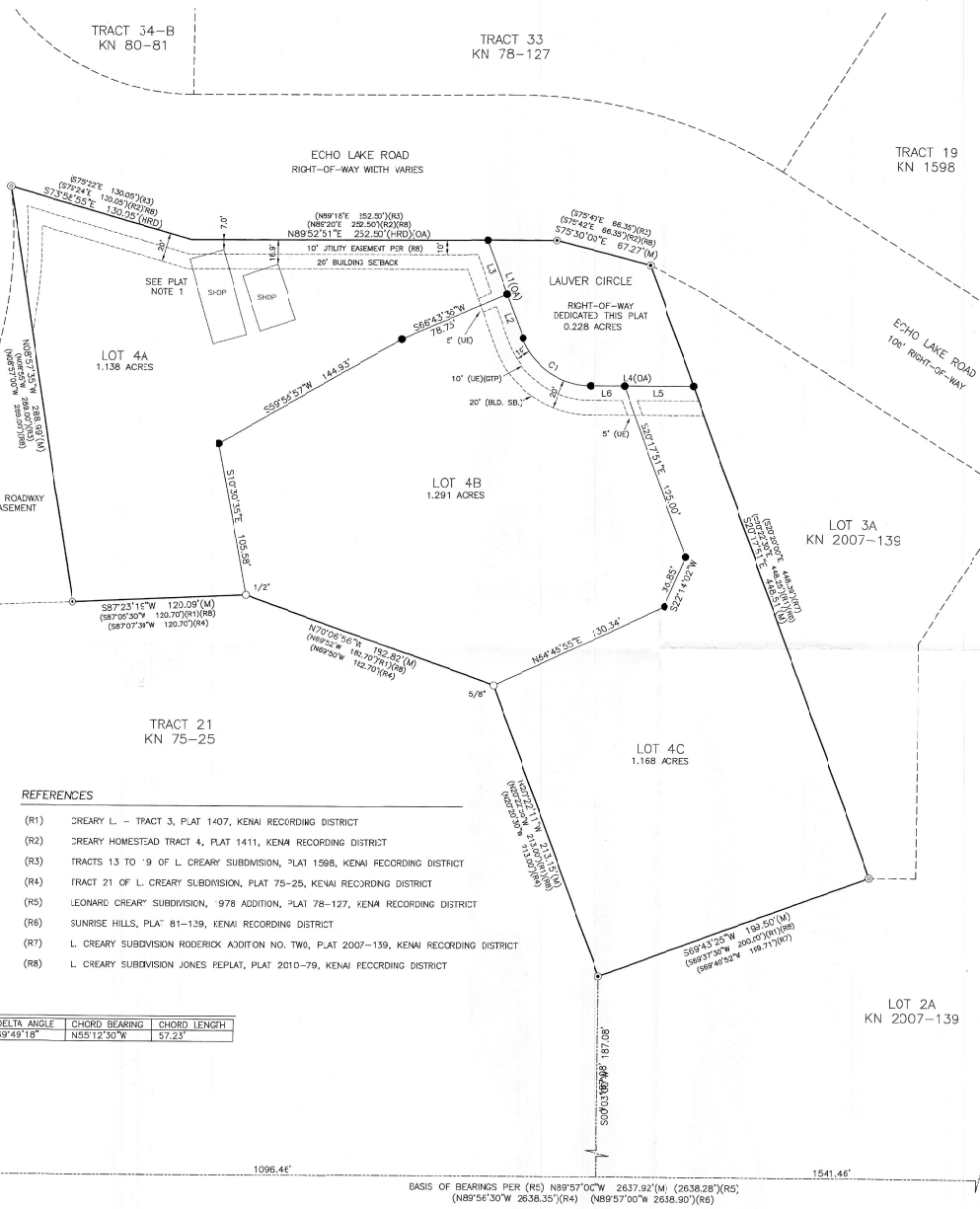
OWNERS: LANI AND KEVIN LAUVER PO BOX 226 SOLDOTNA, ALASKA 99669

CONTAINING 3.825 ACRES



8000 KING STREET ANCHORAGE, AK 99516 Phone (907) 944-5050 Fax (907) 944-7734 JECLE# 1392 www.edgesurvey.net

DRAWN BY: JH	DATE: 05/07/2026	PROJECT: 26-517
CHECKED BY: MA	SCALE: 1" = 40'	SHEET: 1 OF 2



REFERENCES

- (R1) CREARY L. - TRACT 3, PLAT 1407, KENAI RECORDING DISTRICT
- (R2) CREARY HOMESTEAD TRACT 4, PLAT 1411, KENAI RECORDING DISTRICT
- (R3) TRACTS 13 TO '9 OF L. CREARY SUBDIVISION, PLAT 1598, KENAI RECORDING DISTRICT
- (R4) TRACT 21 OF L. CREARY SUBDIVISION, PLAT 75-25, KENAI RECORDING DISTRICT
- (R5) LEONARD CREARY SUBDIVISION, 978 ADDITION, PLAT 78-127, KENAI RECORDING DISTRICT
- (R6) SUNRISE HILLS, PLAT 81-129, KENAI RECORDING DISTRICT
- (R7) L. CREARY SUBDIVISION RODERICK ADDITION NO. TWO, PLAT 2007-139, KENAI RECORDING DISTRICT
- (R8) L. CREARY SUBDIVISION JONES REPLAT, PLAT 2010-79, KENAI RECORDING DISTRICT

LINE TABLE

LINE	BEARING	DISTANCE
L1	N80°17'51"W	71.65'
L2	N10°17'51"W	35.17'
L3	N20°17'51"W	36.48'
L4	S89°52'51"W	71.64'
L5	S89°52'51"W	43.84'
L6	S89°52'51"W	23.70'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	60.63'	69°49'18"	N55°12'50"W	57.23'

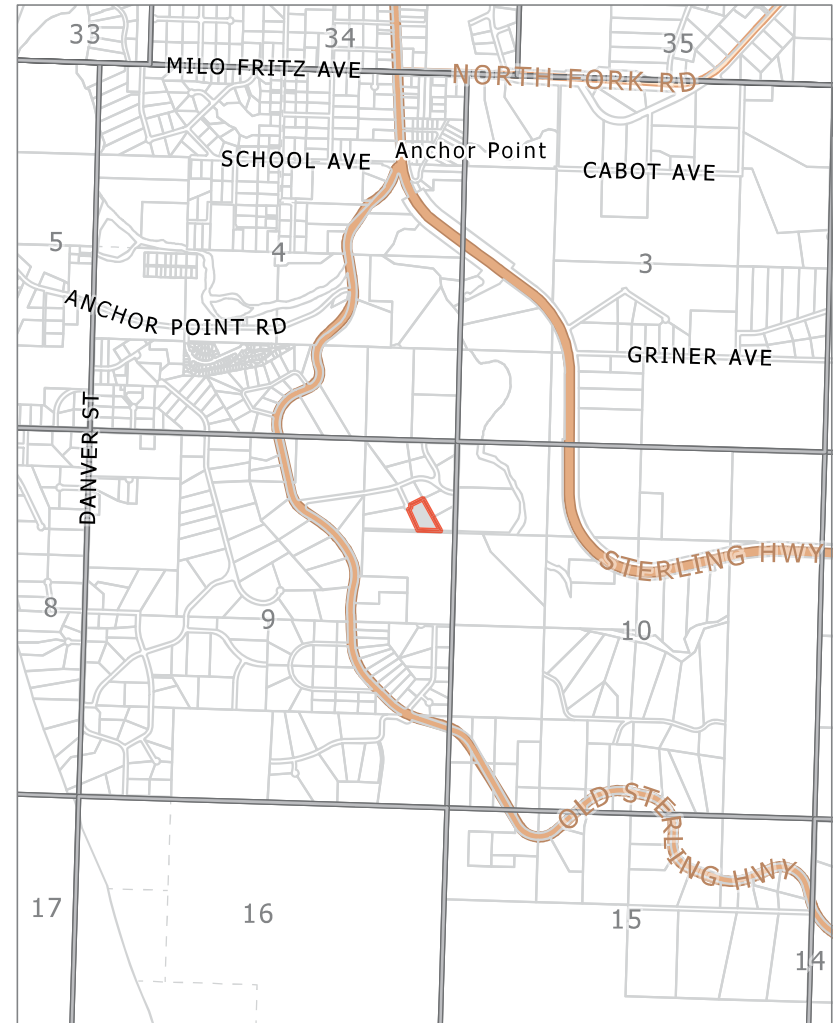


KPB 2026-047



## **E. NEW BUSINESS**

- 2. Christians Corners Knisley Replat; KPB File 2026-051  
Peninsula Surveying / Knisely  
Location: Nordic Court off Tryagain Avenue  
Anchor Point Area**



KPB File 2026-051  
T 05S R 15W SEC 09  
Anchor Point

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



Aerial Map



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



AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT  
CHRISTIANS CORNERS KINSLEY REPLAT**

<b>KPB File No.</b>	2026-051
<b>Plat Committee Meeting:</b>	Kune 8, 2026
<b>Applicant / Owner:</b>	David Kinsley / Anchor Point
<b>Surveyor:</b>	Jason Schollenberg / Peninsula Surveying, LLC
<b>General Location:</b>	Skyline Dr & East Hill Rd, Homer

<b>Parent Parcel No.:</b>	169-200-13
<b>Legal Description:</b>	T 5S R 15W SEC 9 SEWARD MERIDIAN HM 0770056 CHRISTIANS CORNERS SUB 1977 ADDN LOT 6 BLK 3
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	20.40

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 2.670 acres lot into two new lots of sizes 0.918 acres and 1.752 acres.

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

Legal access to the plat is by Nordic Ct in the northwest corner. Nordic Ct is a 60' dedication being maintained by the Borough. To get to Nordic Ct, you must drive from Old Seward Highway to Try Again Ave to Nordic Ct. Try Again Ave is a 60' dedication being Borough maintained. To the south side of the plat is Christian Ave, a 30' half dedication currently undeveloped. Proposed Lot 6B has access to Christian Ave.

The plat will not be finalizing a vacation nor is it affected by a section line easement.

The drive shown accessing Lot 6B is labeled as a "shared gravel driveway". Staff recommends the surveyor expand on this notation of shared if this is shared between the two lots. If a joint access easement is needed or will be recorded, please let staff know, as this may be a private type transaction and only identifiable on the plat not created by the plat.

Block length is complete for this plat, being at the end of a cul-de-sac. The plat is unable to provide any relief to any shortage in the block due to its location

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	No comments
SOA DOT&PF comments	No comments

**Site Investigation:**

The terrain on the plat is relatively flat with a slight slope to the northwest. There are no steep slopes located on the property.

There are improvements located on the property (Lot 6) that once this platting action is complete, will divide the cabin and house structures between the two new lots.

There are no wetlands, areas of inundations identified by the KWF Wetlands Assessment.

The River Center review did not identify the plat to be in a flood hazard area and has noted no depiction or note needed. The plat is located on a FEMA FIRM Panel and the surveyor has included a plat note identifying a FIRM Panel shown by KPB data. This note may remain at the surveyor's discretion. If it remains, 'Zone Z' should be added.

The plat is not located in a habitat protection district either.

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

**Staff Analysis**

The land was originally surveyed as the NE1/4 NE1/4 Section 9, Township 5 South, Range 15 West Seward Meridian, Alaska. In 1977 Christians Corners HM 77-5 was plated, which created 2 lots of the ¼ ¼ section. Then later in the year Christians Corners 1977 Addition HM77-56 resubdivided the two lots of HM77-5 into three blocks with fourteen lots, including Lot 6 of Block 3. This platting action is creating two lots. Lot 6B is a flag lot. **Staff recommends** placing the standard note on the plat for the flag lot(s): No structures or wastewater disposal are permitted within the panhandle portion of the flag lot(s).

A soils report will be required and an engineer will sign the final plat as the new lots are below 200,000 sq ft. The applicant and surveyor have requested an exception to KPB 20.40 Wastewater Review. Staff recommends the wastewater disposal note be modified, as the parent did not approve the plat on 10/3/77, that was the recording date. The note should be modified to be more representative in the note indicating the exception granted by the Plat Committee with the meeting date and the wastewater note in 20.40.020(B)2.

Per KPB 20.30.200(B) lots shall contain at least 40,000 square feet if both well and wastewater disposal are to be located on the lot. Lot 6A when computed has 39,967 sq ft. Staff recommends the Plat Committee concur an exception is not needed for 20.30.200(B) as the lot is short only 33 sq ft of the requirement.

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

The plat is located in the Anchor point Advisory Planning Commission which is inactive at this time.

**Utility Easements**

The parent plat Christian Corners 1977 Addition granted a 10' utility easement on the south line of the plat along Christian Ave as shown and noted.

Also carried forward from the parent plat is a 20' utility easement on the west side of the plat as shown and noted.

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.

HEA has requested and a 15' easement over the overhead service line headed east to the drop pole and a note be added. The comment is added to the packet for viewing.

The plat is granting a 10' utility easement along Nordic Ct as shown and noted.

**Utility provider review:**

HEA	See comment in packet
ENSTAR	
ACS	No objections
GCI	Approved as shown
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

**KPB department / agency review:**

Addressing	<p>Reviewer: Pace, Rhealyn  Affected Addresses:  35196 Nordic Ct.</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names:  Nordic Ct, Christian Ave</p> <p>Existing Street Name Corrections Needed:  Please correct suffix to Nordic Ct</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:  35196 Nordic Ct will remain.</p>
Code Compliance	
Planner	<p>Reviewer: Raidmae, Ryan  There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Conditional Land Use Permit  CLUP Resolution Number: 2005-10  CLUP Approval Date: 3/28/2005  Material Site Comments:</p>

	There is an existing material site, MS2005-001, PID: 169-102-37, that is south of the subject parcel, on the other side of Christian Ave.
Assessing	Reviewer: Windsor, Heather Comments: No comment

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

**STAFF RECOMMENDATIONS**

**CORRECTIONS / EDITS**

Update the Plat Approval with the date of June 8, 2026

Modify the KPB File no to 2026-051

*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.

- 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:**

- o Modify label of Nordic Street to Nordic Court
- o Add to Christian Ave that it was dedicated by HM77-5 for this north portion of 30'

- 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 Depict and label the Anchor River and North Fork Anchor River
- o Correct Nordic Street to Nordic Court

- 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 limitations of reservations that could affect the subdivision;

**Staff recommendation:**

The existing drive is noted as a shared drive. Please provide more information

**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 20.40 Wastewater Review**

Surveyor's Discussion:

This subdivision is proposing to subdivide a 2.670-acre lot. There are currently two residences on the property. This platting action will provide each with their own lot.

Surveyor's Findings:

1. Each of the proposed lots has a current functional septic system. Both of these were professionally installed.
2. Further subdivision of these lots is unlikely. Any additional lots would fall under the required size to meet KPB code.
3. An as-built was completed on the property to confirm the locations of the septic systems.

Staff Discussion:

**20.40.010. - Wastewater disposal.**

A. All lots within a proposed subdivision in the Kenai Peninsula Borough must meet the following applicable standards of this chapter for wastewater disposal.

Staff Findings:

Staff reviewed the exception request and recommends granting approval.

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

Unless prohibited under this title, the committee may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present 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 by application;  
**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 1-3 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 1-3 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: 20.25.120. - REVIEW AND APPEAL.

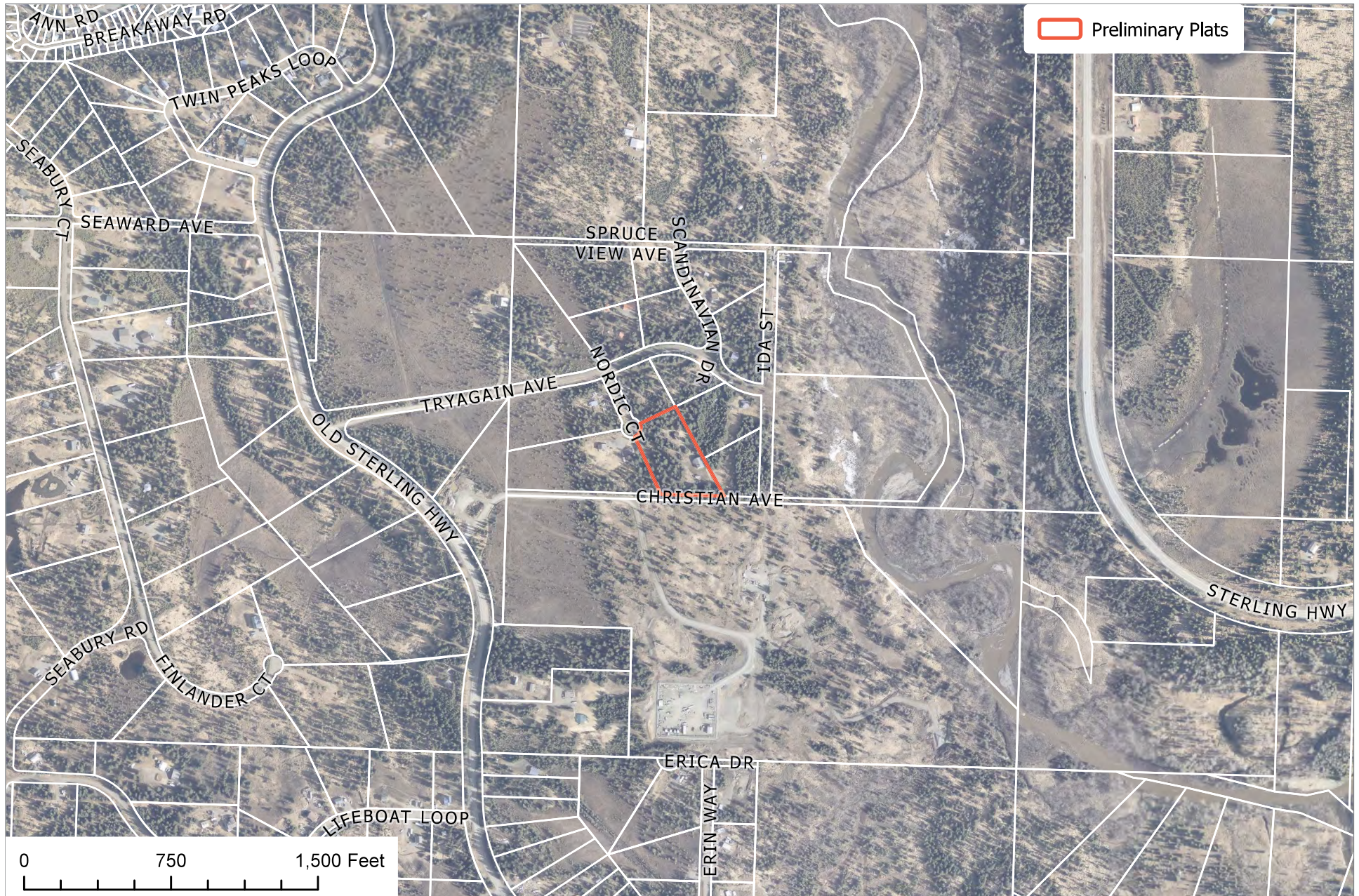
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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

END OF STAFF REPORT



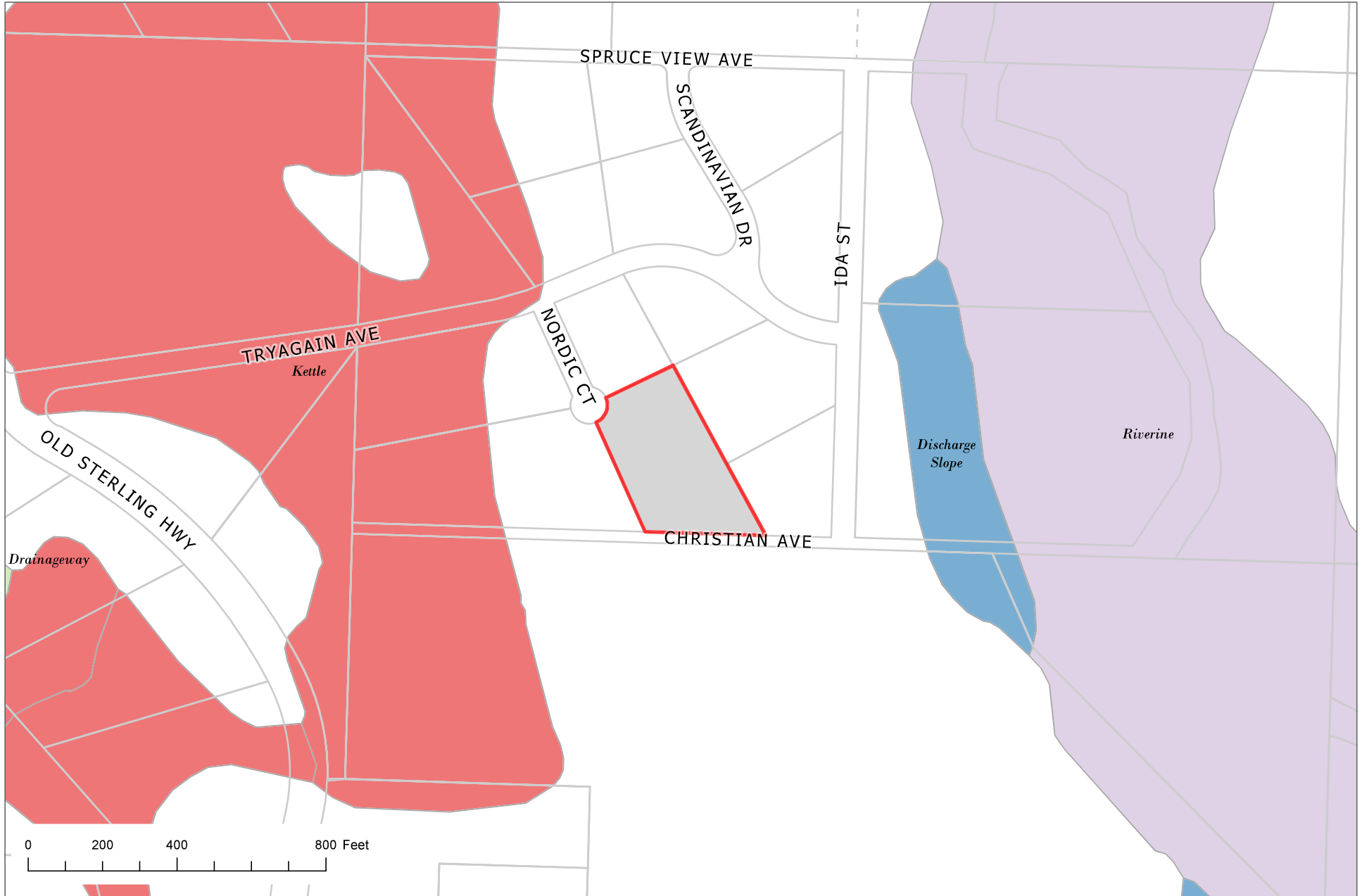
Aerial Map



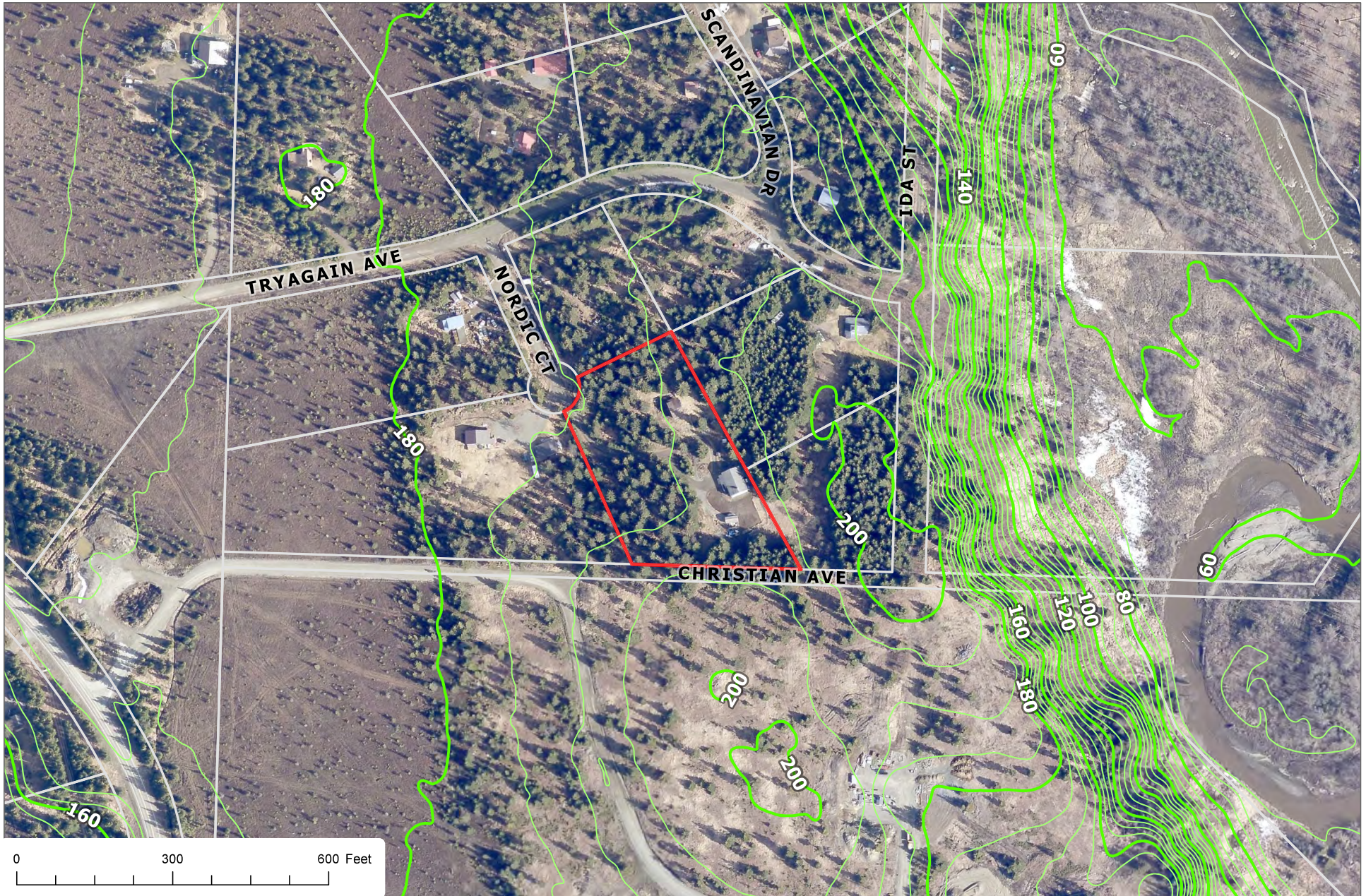
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Wetlands



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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.

E 1/16  
FND. 1" = 12'

UNSUBDIVIDED

N00°01'11"W  
1319.41

N.E. 1/16  
SET B.C.

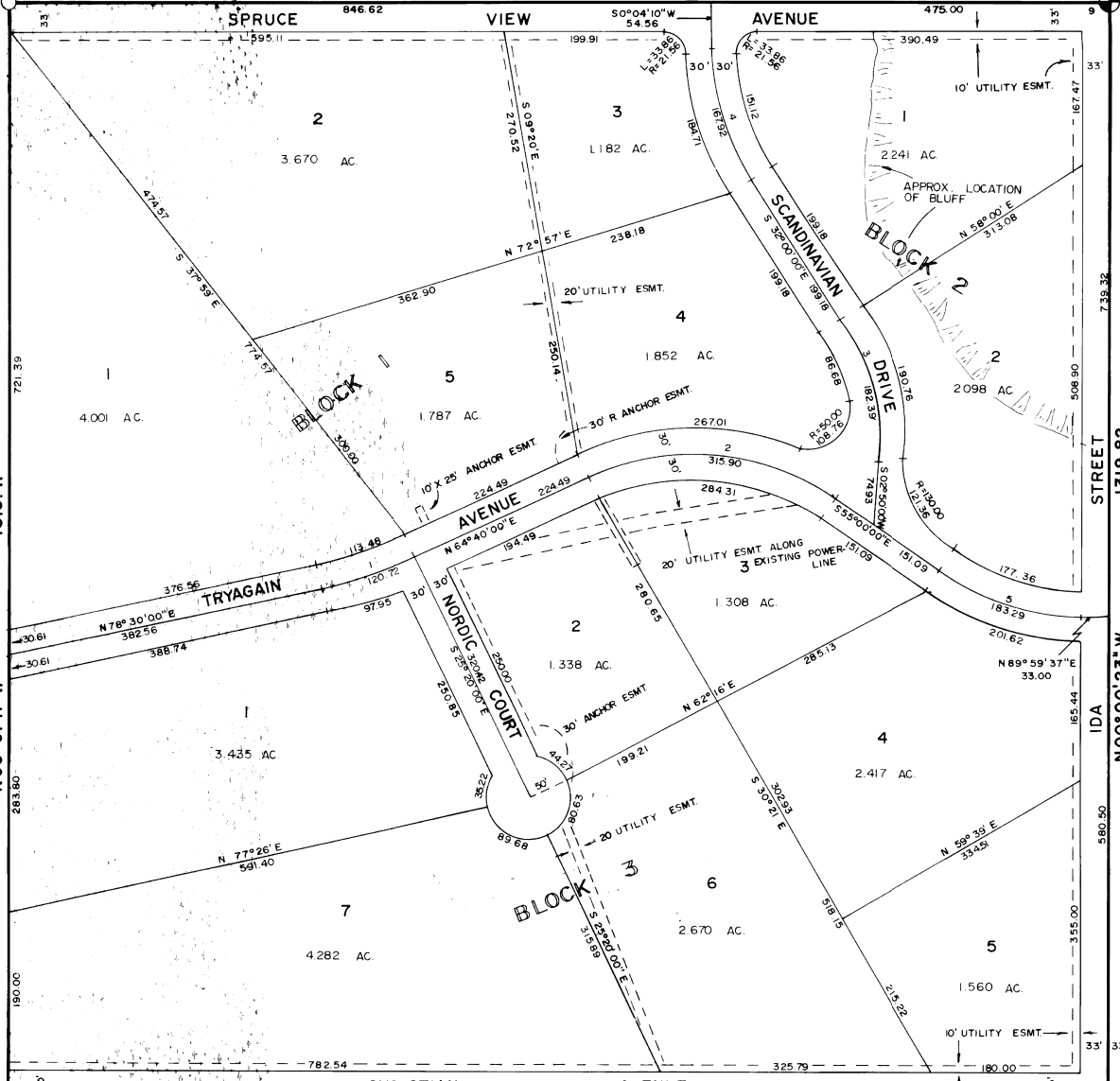
09

UNSUBDIVIDED

S89°55'50"E

1321.62

SECTION CORNER  
FND. GLO. BC. MON., 1918



S89°54'46"E

1321.32

UNSUBDIVIDED

CHRISTIANS CORNERS

IDA STREET  
1319.82

N00°00'23"W

580.50

33'

33'

1/4 COR.  
FND. GLO. BC. MON., 1918

- NOTES:
- ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAW AT TIME OF CONSTRUCTION.
  - A 20' BUILDING SETBACK LINE EXISTS ALONG ALL RIGHTS OF WAY.
  - THE STATE OF ALASKA REQUIRES ALL WASTEWATER DISPOSAL SYSTEMS TO BE A MINIMUM OF 100' FROM ANY WATER SYSTEM.
  - BASIS OF BEARING IS THE GLO BEARING EAST BETWEEN THE 1/4 COR COMMON TO SECTIONS 26 & 35 AND THE 1/4 COR COMMON TO SECTIONS 25 & 36, T 4 S, R 15 W, S 1 M AND WAS CARRIED TO THIS SURVEY THROUGH PREVIOUS SURVEYS IN THE AREA.

CURVE DATA:

NO	RADIUS	ANGLE	LENGTH	TANGENT
1	500.00	13°50'00"	120.72	60.65
2	3000	60°00'00"	315.90	174.37
3	3000	34°50'00"	182.39	94.1
4	3000	32°04'10"	167.92	86.22
5	3000	35°00'23"	183.29	94.61

CERTIFICATE OF OWNERSHIP  
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON. I HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES AND ROADWAYS, DEDICATED BY ME FOR PUBLIC USE.

*Jerry K. Jeppesen*  
JERRY K. JEPPESEN BOX 108 ANCHOR POINT, ALASKA

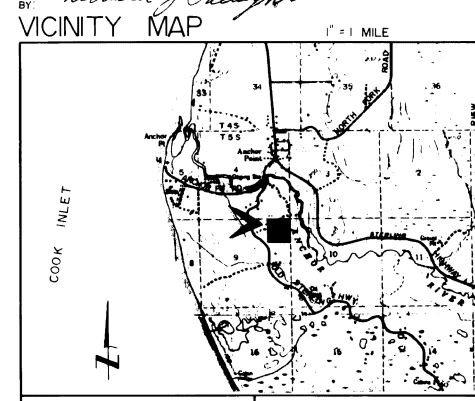
*IDA Lee Jeppesen*  
IDA LEE JEPPESEN BOX 108 ANCHOR POINT, ALASKA

*Alex Wilcox Jr.*  
ALEX WILCOX JR. GEN. DEL. ANCHOR POINT, ALASKA

NOTARY'S ACKNOWLEDGEMENT  
SUBSCRIBED AND SWORN BEFORE ME THIS 11 DAY OF Sept 1977.  
*Virginia L. Wilson*  
NOTARY PUBLIC FOR ALASKA  
COMMISSION EXPIRES 9-26-80

SURVEYORS CERTIFICATE  
I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT CORNERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.  
*Jerry Anderson*  
JERRY ANDERSON, 3686-S DATE 9-27-77

PLAT APPROVAL  
THIS PLAT HAVING BEEN APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF July 11, 1977, IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT, SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW APPERTAINING THERETO.  
KENAI PENINSULA BOROUGH  
BY *Donald J. Gallagher*



77-56  
RECORDED FILED  
*Homer*  
10/3 77  
12:22 P  
K.P.B.

DATE: JUNE, 1977

SCALE: 1" = 100'

DESIGNED BY: J.A.

CHECKED BY: W.D.

DRAWN BY: J.H. & S.W.

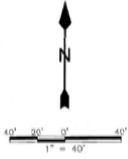
FLD. BK. NO.:



**CHRISTIANS CORNERS**  
1977 ADDITION  
A RESUBDIVISION OF TRACTS 1 & 2, CHRISTIANS CORNERS, SITUATED IN THE NE 1/4 NE 1/4, S 9, T 5 S, R 15 W, S 1 M CONTAINING 40.033 ACRES

**ABILITY SURVEYS**  
JERRY ANDERSON, RLS BOX 1263 HOMER, ALASKA

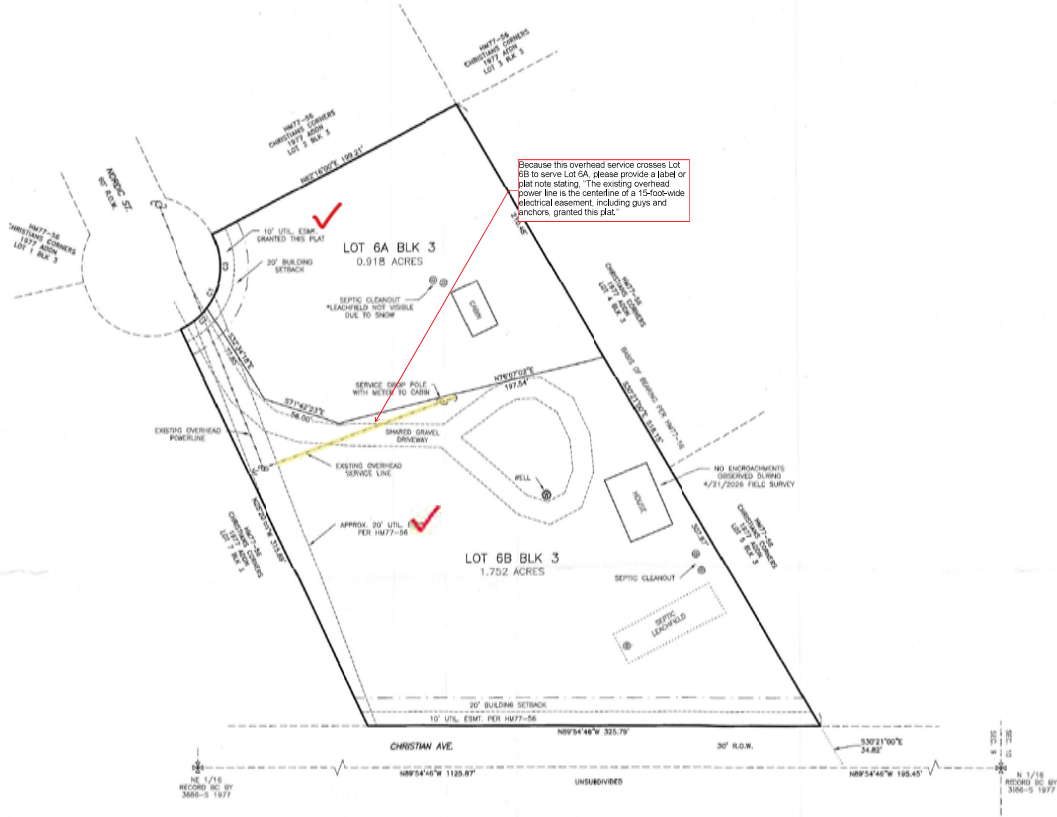




- LEGEND**
- ⊕ RECORD PRIMARY MONUMENT AS DESCRIBED
  - (R1) RECORD DATA PER HM77-56
  - ⊕ POWER POLE
  - ⊕ OFF ANCHOR

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	80.57'	50.00'	292°19'39"	72.13' N18°28'22"E
C1(R1)	80.63'	50.00'	292°23'43"	72.17' N18°27'50"E
C2	24.35'	50.00'	327°54'03"	24.11' S50°39'15"W
C3	56.22'	50.00'	364°20'36"	53.31' S04°29'25"W

- NOTES**
1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
  2. THE FRONT 10' OF ADJOINING DEDICATED RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT.
  3. 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.
  4. FLOOD HAZARD NOTICE: THIS SUBDIVISION IS NOT WITH A FLOOD HAZARD AREA PER FEMA FIRM PANELS 02122C-1890E, EFFECTIVE 10/20/2018.
  5. KPB GIS DATA SHOWS THERE ARE NO ANADROMOUS WATERS OR WETLANDS



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

DAVID D. KNISELY  
 BOX 723  
 ANCHOR POINT, AK 99556

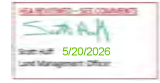
**NOTARY ACKNOWLEDGMENT**  
 FOR: DAVID D. KNISELY  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

NOTARY PUBLIC FOR: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**PLAT APPROVAL**  
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MM/DD, 2026.

AUTHORIZED OFFICIAL: \_\_\_\_\_ DATE: \_\_\_\_\_

KPB FILE NUMBER: 2026-000



**PENINSULA SURVEYING, LLC**  
 10535 KATRINA BOULEVARD, NIKOLAI, AK 99630  
 (907)306-7063

PLAT OF  
**CHRISTIANS CORNERS KNISELY REPLAT**

A SUBDIVISION OF  
**LOT 6 BLOCK 3  
 CHRISTIANS CORNERS 1977 ADDITION, HM77-56**  
 LOCATED WITHIN  
 THE NE1/4 NE1/4 SEC. 9, T5S, R15W,  
 S.M., HOMER RECORDING DISTRICT, KENAI  
 PENINSULA BOROUGH, ALASKA  
 CONTAINING 2.670 ACRES

OWNERS: DAVID D. KNISELY  
 P.O. BOX 723  
 ANCHOR POINT, AK 99556

SCALE: 1" = 40' DATE: APRIL 21, 2026  
 DRAWN: BLT CHECKED: JLS SHEET: 1 OF 1

**KPB 2026-051**

**WASTEWATER DISPOSAL**  
 THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON 10/03/1977. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 5/5/2026 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 two lots.

KPB File No. 2026-051

Petitioner(s) / Land Owner(s): David D. Knisely of Anchor Point, 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, June 8, 2026**, 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.

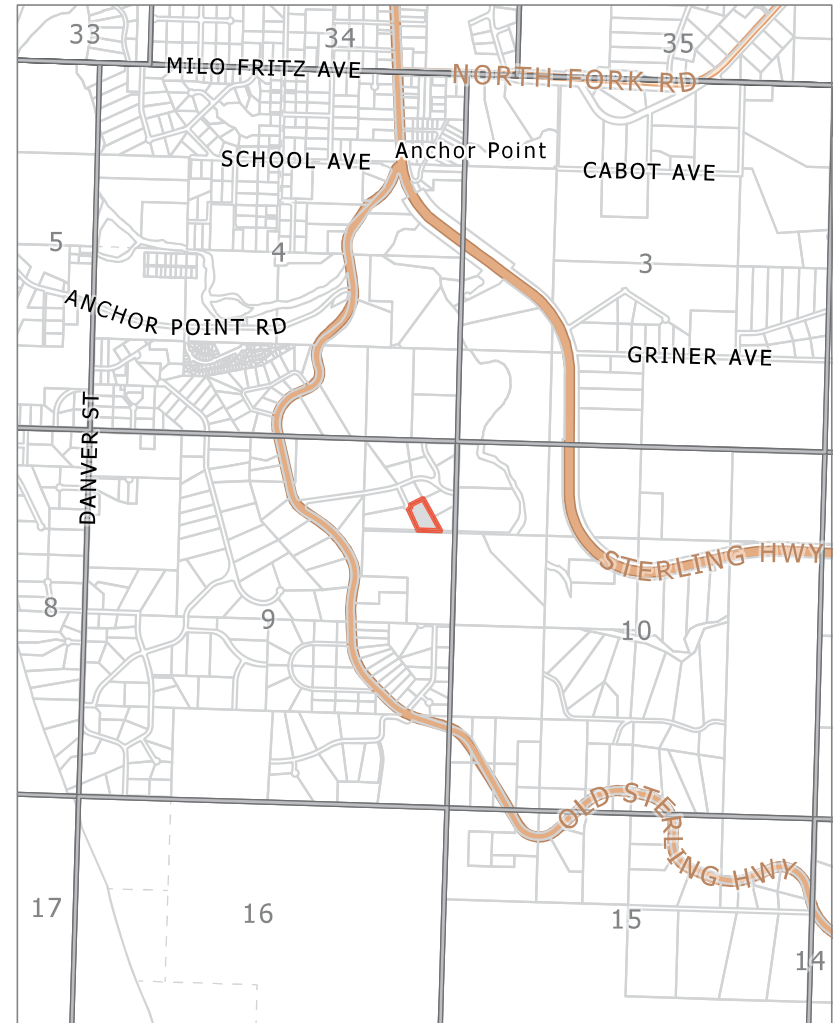
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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](mailto: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, June 5, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

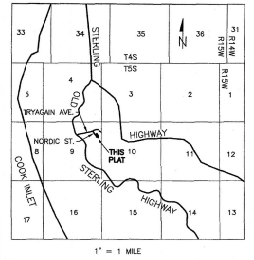
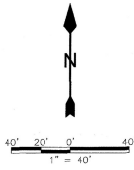
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 5/19/2026



KPB File 2026-051  
T 05S R 15W SEC 09  
Anchor Point



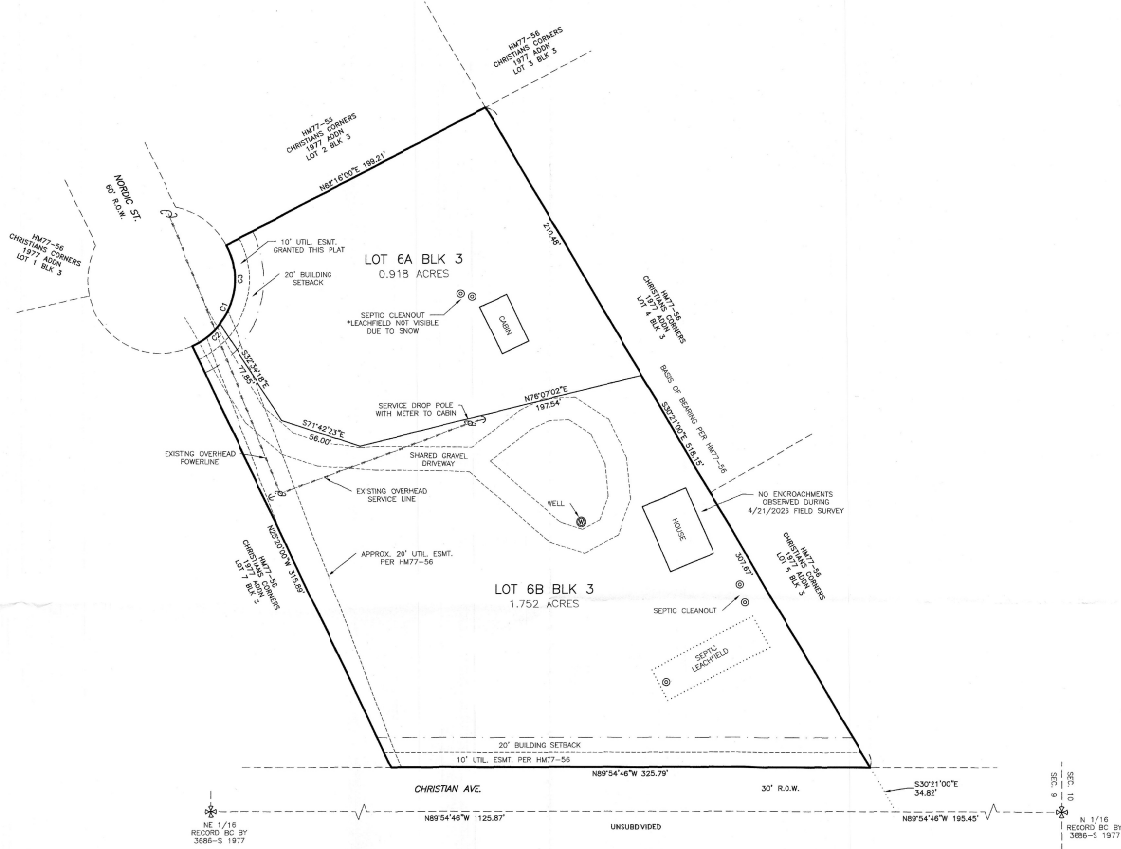
**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DAVID D. KNISELY  
 BOX 723  
 ANCHOR POINT, AK 99556

**NOTARY ACKNOWLEDGMENT**  
 FOR: DAVID D. KNISELY  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

NOTARY PUBLIC FOR: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

- LEGEND**
- ⊗ RECORD PRIMARY MONUMENT AS DESCRIBED
  - (R) RECORD DATA PER HM77-56
  - ⊕ POWER POLE
  - ⊕ GUY ANCHOR



CURVE TABLE					
CURVE	LENGTH	RADIALS	DELTA	CHORD	CHORD BEARING
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C1(R1)	80.63'	50.00'	092°23'43"	72.17'	N18°27'50"E
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- NOTES**
- A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
  - THE FRONT 10' OF ADJOINING DEDICATED RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT.
  - 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.
  - FLOOD HAZARD NOTICE: THIS SUBDIVISION IS NOT WITH A FLOOD HAZARD AREA PER FEMA FIRM PANELS 02122C-1860E, EFFECTIVE 10/20/2016.
  - KPB GIS DATA SHOWS THERE ARE NO ANADROMOUS WATERS OR WETLANDS

**WASTEWATER DISPOSAL**  
 THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON 10/03/1977. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



**PLAT APPROVAL**  
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MM/DD, 2026.

AUTHORIZED OFFICIAL: \_\_\_\_\_ DATE: \_\_\_\_\_

KPB FILE NUMBER: 2026-000

**PENINSULA SURVEYING, LLC**  
 10535 KATRINA BOULEVARD, NINILCHIK, AK 99639  
 (907)306-7065

PLAT OF  
**CHRISTIANS CORNERS KNISELY REPLAT**  
 A SUBDIVISION OF  
**LOT 6 BLOCK 3**  
 CHRISTIANS CORNERS 1977 ADDITION, HM77-56  
 LOCATED WITHIN  
 THE NE1/4 NE1/4 SEC. 9, T35, R15W,  
 S.M., HOMER RECORDING DISTRICT, KENAI  
 PENINSULA BOROUGH, ALASKA  
 CONTAINING 2.670 ACRES

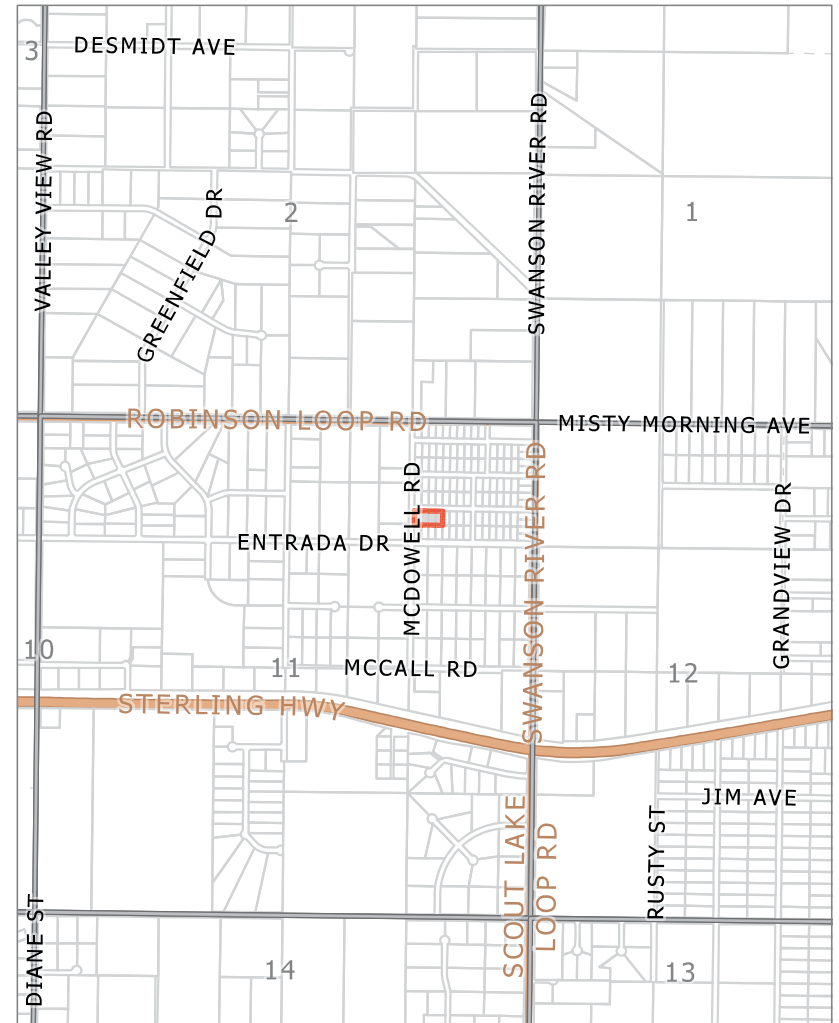
OWNERS: DAVID D. KNISELY  
 P.O. BOX 723  
 ANCHOR POINT, AK 99556

SCALE: 1" = 40' DATE: APRIL 21, 2026  
 DRAWN: BLT CHECKED: JLS SHEET: 1 OF 1

**KPB 2026-051**

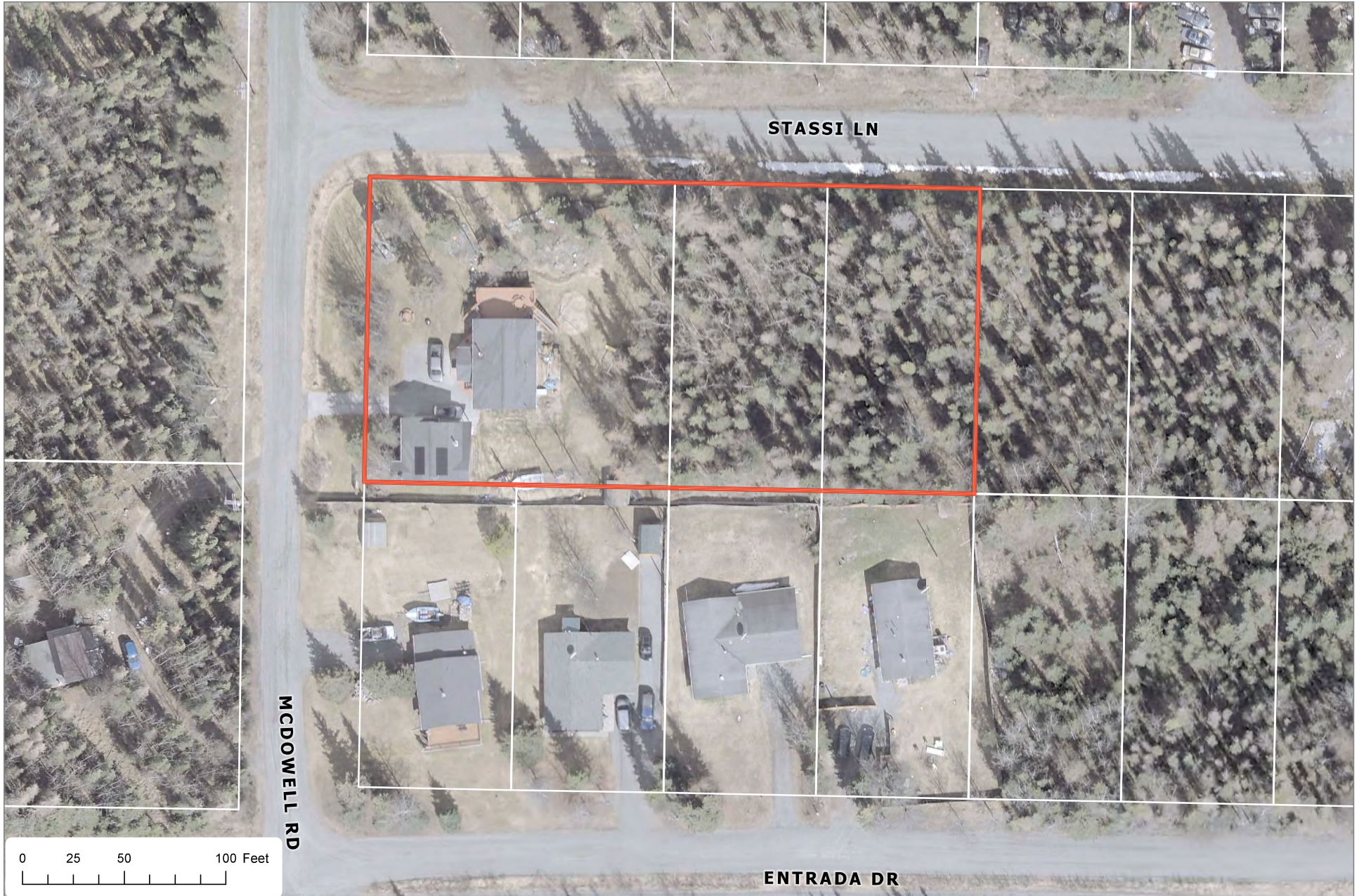
## **E. NEW BUSINESS**

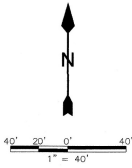
- 3. Sterling Heights Subdivision Kincaid 2026 Replat  
KPB File 2026-045  
Peninsula Surveying / Kincaid  
Location: McDowell Road & Stassi Lane  
Sterling Area**



KPB File 2026-045  
T05N R09W SEC11  
Sterling

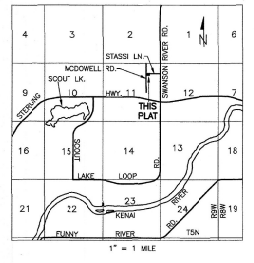
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





RECORD 3 1/4" AL-MON IN MON BOX 3187-E, 1989 NOT RECORDED THIS SURVEY

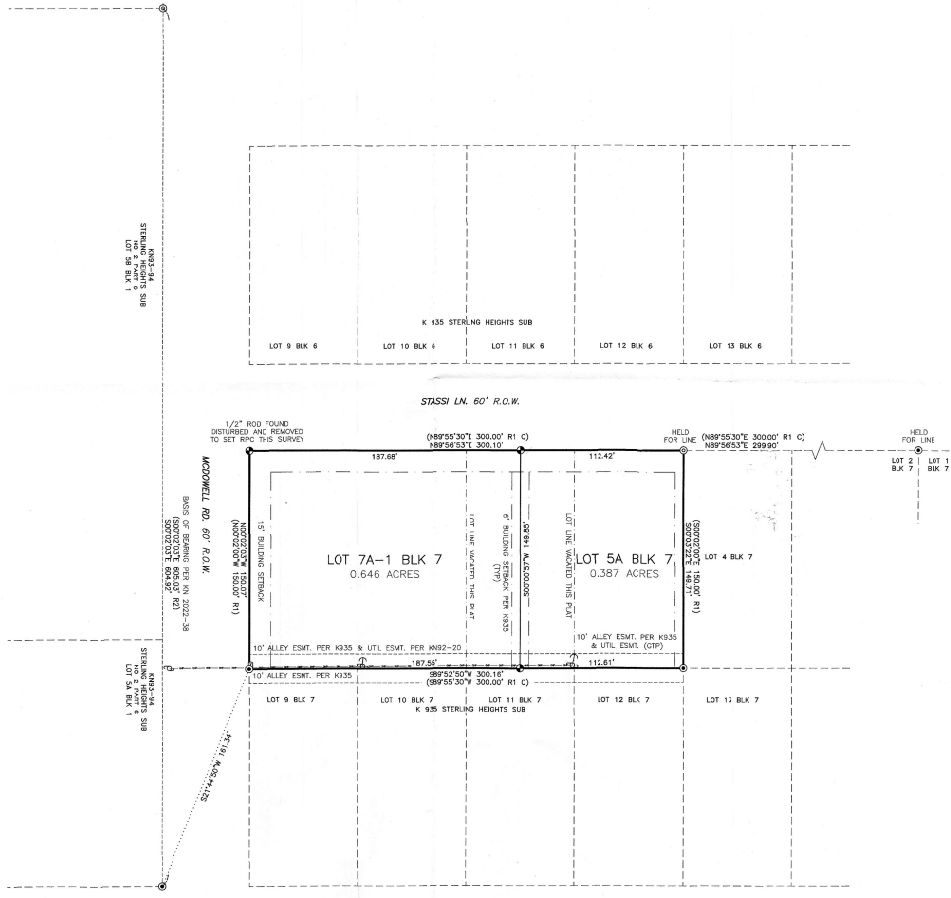
RECORD 3 1/4" AL-MON IN MON BOX 3187-E, 1989 NOT RECORDED THIS SURVEY



- NOTES**
- BUILDING SHALL NOT BE CONSTRUCTED OR PLAINED WITHIN FIFTEEN (15) FEET OF THE FRONT BOUNDARY LINE OF LOT, OR WITHIN SIX (6) FEET OF ANY SIDE BOUNDARY LINE, NOR OVER TEN (10) FEET ALLEY EASEMENT ON REAR OF PROPERTY LINE. A GARAGE MAY BE BUILT WITHIN TWO (2) FEET OF SIDE PROPERTY LINE PER K935, UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
  - 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.
  - NO LOT SHALL BE USED AS DUMPING GROUND FOR TRASH, GARBAGE OR OTHERWISE.
  - FLOOD HAZARD NOTICES: 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. SEE UPDATED FEMA FIRM PANEL 02122C-0295F, EFFECTIVE 2/26/2325 FOR INFORMATION ON FLOODPLAIN ZONES X-U.
  - SUBJECT TO AN EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH THE RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SURBERGERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., PER BOOK 5 PAGE 36 RECORDED DECEMBER 7, 1989, KENAI RECORDING DISTRICT WITH NO DEFINITE LOCATION DISCLOSED.
  - THE EASEMENT RECORDED PER BOOK 5 PAGE 66, KRD IS AFFECTED BY RELEASE OF GENERAL RIGHT-OF-WAY WITH RESERVATIONS OF SPECIFIC EASEMENT BY HOMER ELECTRIC ASSOCIATION, INC., PER BOOK 353 PAGE 764, RECORDED SEPTEMBER 12, 1989, KENAI RECORDING DISTRICT.
  - KPB GIS CONTOUR DATA INDICATES THERE ARE NO STEEP SLOPES, VETLAND, NOR ANADROMOUS WATERS.

**WASTEWATER DISPOSAL**  
TBD

- LEGEND**
- RECORD PRIMARY MONUMENT
  - FOUND 1" AL-CAP "PROPERTY CORNER"
  - FOUND 1" STAINLESS CAP BY 65032-S
  - TO SET RPC ON 5/8" X 3/8" REBAR BY LS1448S
  - (R1) RECORD DATA PER K935
  - (R2) RECORD DATA PER KN 2022-38
  - (C) COMPUTED DATA
  - (GTP) GRANTED THIS PLAT
  - TELEPHONE PEDESTAL
  - POWER POLE
  - ANCHOR



**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 AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

CARL C. KINCAID  
38800 MCDOWELL RD.  
STERLING, AK 99672

TAMMY L. KINCAID  
38800 MCDOWELL RD.  
STERLING, AK 99672

**NOTARY ACKNOWLEDGMENT**

FOR: CARL C. KINCAID  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

NOTARY PUBLIC FOR: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT**

FOR: TAMMY L. KINCAID  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

NOTARY PUBLIC FOR: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN AT THE MEETING OF MM/DD/YYYY.

BOROUGH OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

KPB FILE NUMBER: 2026-000

PENINSULA SURVEYING, LLC  
10535 KATRINA BOULEVARD, NINILCHIK, AK 99635  
(907)306-7065

PLAT OF  
**STERLING HEIGHTS SUBDIVISION  
KINCAID 2026 REPLAT**

A SUBDIVISION OF  
LOT 7A, BLOCK 7, STERLING HEIGHTS SUBDIVISION  
KINCAID ADDITION (KN 82-20) AND  
LOTS 5 & 6, BLOCK 7, STERLING HEIGHTS SUBDIVISION (K 935)  
LOCATED WITHIN  
NE 1/4 SEC. 11, 15N, R0W, S1M,  
KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA  
CONTAINING 1.033 ACRES

OWNERS: CARL C. KINCAID 38800 MCDOWELL RD. STERLING, AK 99672  
TAMMY L. KINCAID 38800 MCDOWELL RD. STERLING, AK 99672

SCALE: 1" = 40' DATE: MARCH 27, 2026  
DRAWN: BLT CHECKED: JLS SHEET: 1 OF 1



**KPB 2026-045**

AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT  
STERLING HEIGHTS SUBDIVISION KINCAID 2026 REPLAT**

<b>KPB File No.</b>	2026-045
<b>Plat Committee Meeting:</b>	June 8, 2026
<b>Applicant / Owner:</b>	Carl and Tammy Kincaid of Sterling, Alaska
<b>Surveyor:</b>	Jason L. Schollenberg; Peninsula Surveying, LLC
<b>General Location:</b>	Sterling Area

<b>Parent Parcel No.:</b>	063-451-19, 063-451-20 and 063-451-33
<b>Legal Description:</b>	T 5N R 9W SEC 11 Seward Meridian KN 0000935 STERLING HEIGHTS SUB LOTS 5 AND 6 BLK 7 and T 5N R 9W SEC 11 Seward Meridian KN 0920020 STERLING HEIGHTS SUB KINCAID ADDN LOT 7A BLK 7
<b>Assessing Use:</b>	Vacant, Vacant & Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	None Requested

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will reconfigure the lots lines between three existing lots consisting of two parcels of 0.258 acres each (11,238 square feet) and one parcel of 0.516 acres (22,500 square feet) into two new parcels of 0.646 acres (28,139 square feet) and 0.387 acres (16,857 square feet).

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

The proposed subdivision is located at the corner of Stassi Lane and McDowell Road.

Stassi Lane and McDowell Road are both 60-foot, borough-maintained rights-of-way. Stassi Lane connects to Swanson River Road to the east, a state-maintained road.

No section line easements or patent easements affect the subject property.

No vacations are being finalized with this platting action.

The block length is compliant due to the presence of existing roads: McDowell Road, Stassi Lane, Yarnes Street, and Entrada Dr.

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: No comments
SOA DOT&PF comments	No comments
SOA DOT Engineering	No comments

**Site Investigation:**

The terrain across the property is relatively flat with no slopes apparent.

KPB imagery and KPB Assessing records indicate that improvements exist on Lot 7A and former Lots 6 and 5 are considered vacant. A shed located along the rear boundary of proposed Lot 7A-1 appears to encroach into the 10-

foot alley and utility easement. **Staff recommends** the applicant verify whether the structure is within the easement and provide a plan with the final plat on how the encroachment will be resolved.

The proposed plat lies within a FEMA non-regulatory flood zone area; Zone X-Unshaded (FEMA map panel 02122C0295F). According to KPB data, no wetlands are present within the subdivision area; therefore, no plat note or depiction is required. Plat note 4 may be removed at the surveyor’s choice.

The proposed plat is not located within a Habitat Protection District.

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

**Staff Analysis**

The land was originally surveyed as part of the NE1/4 of Section 11, Township 5 North, Range 9 West, Seward Meridian, Alaska by the Bureau of Land Management. In 1961, the land was subdivided by Sterling Heights Subdivision (K 935), creating eight blocks and dedicating surrounding rights-of-way, resulting in Lots 1-16, Block 7. In 1992, Sterling Heights Subdivision Kincaid Addition (KN 92-20) combined Lots 7 and 8 into in Lot 7A, Block 7. The proposed plat will reconfigure Lot 7A (K 92-20) and Lots 5 and 6, Block 7 (K 935) into two new lots.

Sterling Heights Subdivision (K 935) included restrictions listed in notes 1-5. **Staff recommends** carrying forward Notes 1,2, 4 and 5 and add the following plat: “The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170 (B).”

One restriction states: “Building on other than business lots shall not be constructed or planned within fifteen (15) feet of the front boundary line of lot, or within six (6) feet of any side boundary line nor over ten (10) feet alley easement on rear of property line. A garage may be built within two (2) feet of side property line.”

KPB 20.30.240 requires a 20-foot building setback from all dedicated street rights-of-way. Seeing that these proposed lots are off reduced area of 0.646 acres (28,139 sq ft) and 0.387 acres (16,857 sq ft); **staff recommends** the Planning Commission concur that the 15-foot setback requirement satisfies this portion of code and that no additional building setback is required on the final plat.

Both proposed lots are smaller than the minimum code requirement of 40,000 square feet. The parent plat created substandard lots, and a plat restriction prohibits decreasing lot size. The proposed plat increases lot sizes compared to the original subdivision. **Staff recommends** the Planning Commission concur that an exception to KPB 20.30.200 (B) is not required.

Former Lot 7A was approved by the DEC on the parent plat (KN 92-20) and there is an existing house on the lot. The proposed plat moved the lot line without increasing the number of developable lots and maintained a minimum of 20,000 sq ft, and increases the lot size by more than 1,000 square feet; therefore, a soils report is not required for proposed Lot 7A-1. **Staff recommends** adding the KPB 20.40.020 (B)(1) Wastewater Disposal Note to the final plat referencing the appropriate Lot.

A soils report will be required for proposed Lot 5A because it is less than 200,000 sq ft (16,857 sq ft) and no structure is located on it, an engineer must sign the final plat. **Staff recommends** the appropriate wastewater Disposal note be added to the final plat. Staff will review the note once the soils report has been submitted.

Notice of the proposed plat was mailed to the beneficial interest holder on May 6, 2026. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

The property is not within an advisory planning commission.

**Utility Easements**

Plat KN 935 granted a 10-foot alley easement on the rear boundaries of Lots 5, 6, 7 & 8. Plat KN 92-20 carried forward this easement to Lot 7A and additionally granted a 10-foot utility easement along the south line. The proposed plat depicts and labels these easements. In addition, a 10-foot utility easement is being granted on the rear boundary of Lot 5A. **Staff recommends** the 10' utility easement be granted by this plat to the former lot line of the west line of Lot 5 Block 7 K 935 and be noted appropriately.

An easement for electric lines or system and/or telephone lines was granted to HEA by Book 5, Page 86, KRD. This easement was released by Book 353, Page 764, KRD. **Staff recommends** that plat notes 5 be removed and plat note 6 be modified to cover the creation of the easement in Book 5 but more note the release as stated.

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.

Pursuant to KPB 20.30.060 (D), the front 10 feet adjoining all rights-of-way shall be designated as a utility easement, graphically or by note. **Staff recommends** granting a 10-foot utility easement along the rights-of-way and adding a graphic depiction and a plat note indicating that the easement is granted by this plat.

**Utility provider review:**

HEA	No comments
ENSTAR	No response
ACS	No objections
GCI	Approved as shown

**KPB department / agency review:**

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 38800 McDowell Rd, 35211 Stassi Ln  Existing Street Names are Correct: Yes  List of Correct Street Names: McDowell Rd, Stassi Ln  Existing Street Name Corrections Needed:  All New Street Names are Approved: No  List of Approved Street Names:  List of Street Names Denied:
------------	--

	Comments: 38800 McDowell Rd will remain, 35211 Stassi Ln will be retired.
Code Compliance	Vacant
LOZMS 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	Reviewer: Windsor, Heather Comments: No comment

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

**STAFF RECOMMENDATIONS**

**CORRECTIONS / EDITS**

- o Modify the KPB File Number to 2026—045
- o Correct the minor typo in the Plat Approval and update the meeting date.

*PLAT NOTES?*

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

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:**

- o Add a label for Lot 3 and Lot 14, Block 7 (KN 935)

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

**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.*

20.30.060. Easements-Requirements.

D. Unless a utility company requests additional easements, the front ten feet adjoining rights-of-way shall be designated as a utility easement, graphically or by note. Within the boundaries of an incorporated city, the width and location of utility easements will be determined by the city and affected utility providers.

20.30.200. Lots-Minimum size.

B. Lots shall contain at least 40,000 square feet if both the well and wastewater disposal are to be located on the lot unless it can be demonstrated to the satisfaction of the commission that a smaller lot size is adequate for the safe location and operation of an on-site well and wastewater disposal system.

20.30.240. Building setbacks.

- A. A minimum 20-foot building setback shall be required for dedicated rights-of-way in subdivisions located outside incorporated cities.
- C. The setback shall be noted on the plat in the following format:  
Building setback- A setback of 20 feet is required from all dedicated street rights-of-way unless a lesser standard is approved by resolution of the appropriate planning commission.

---

**KPB 20.40 – Wastewater Disposal**

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

20.40.010 Wastewater disposal.

*Platting Staff Comments:*

**Staff recommendation:** comply with 20.40.

20.40.020. - Wastewater system review not required.

A. Wastewater system review will not be required if any of the following criteria are satisfied:

1. The existing parent subdivision was approved by the Department of Environmental Conservation, current state agency, or the Kenai Peninsula Borough under this chapter and the proposed subdivision is limited to:

- a. Vacating lot lines to create fewer lots;
- b. Moving one or more lot lines a total distance of ten feet or less without increasing the number of lots having prior onsite wastewater approval; or
- c. Moving one or more lot lines without increasing the number of developable lots, while maintaining a minimum of 20,000 square feet of contiguous area, as described in KPB 20.40.040(A)(4)(a), for each lot affected by the lot line movement.

2. The plat increases lot sizes by 1,000 square feet or more of area suitable for conventional development.

B. Plats described in subsection (A) shall have one of the following plat notes, as applicable:

1. Before a final plat qualifying for the exemption under KPB 20.40.020(a)(1) is recorded or filed for subdivision, an engineer or surveyor must complete the following plat note which shall be placed on the plat:

WASTEWATER DISPOSAL: The parent subdivision for lots resulting from this platting action was approved by the (Alaska Department of Environmental Conservation) or (Kenai Peninsula Borough) on (DATE). Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

---

**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.

20.60.170. Other data required by law.

B. Private covenants and restrictions of record in effect at the time the final plat is approved shall be referenced on the plat. The borough will not enforce private covenants, easements, or deed restrictions. The borough will not enforce private covenants, easements, or deed restrictions.

---

**RECOMMENDATION:**

**SUBJECT STAFF RECOMMENDS:**

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

- **COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.**

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

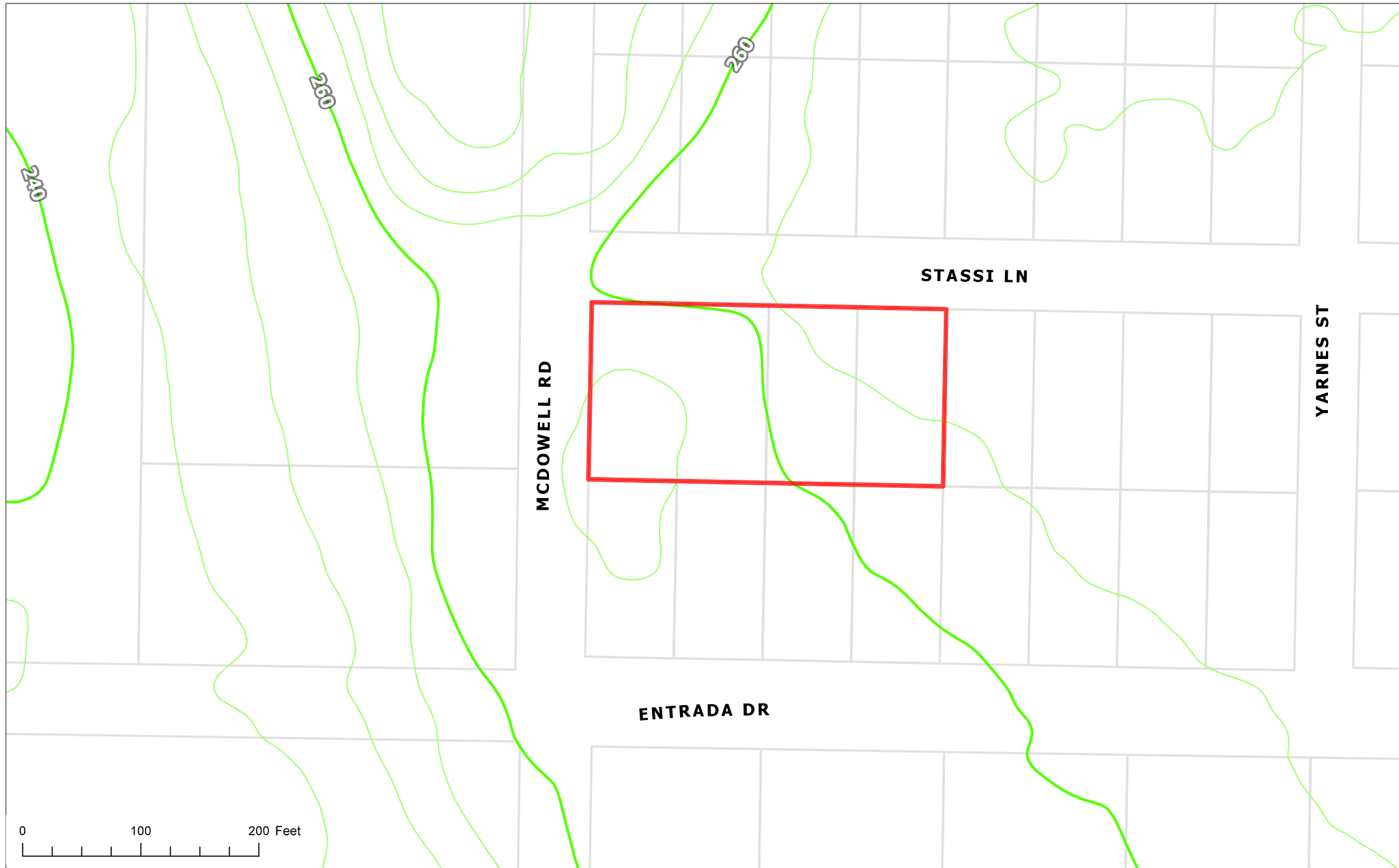
**A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.**

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

**END OF STAFF REPORT**



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.

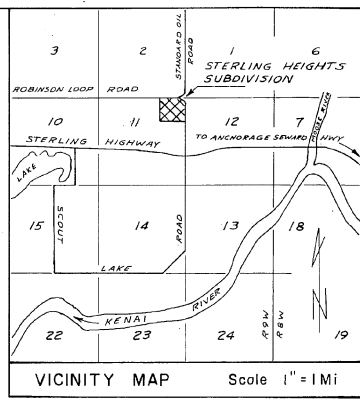


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



RECORDED - FILED  
 Kines REC. DIST.  
 DATE 7-31-1964  
 TIME 4:30 P.M.  
 Requested by [Signature]  
 Address \_\_\_\_\_

K. 935  
 61-871  
 Plat Page 196



SCALE 1" = 100'

RESTRICTIONS.

1. That the area of the lots in this subdivision shall not be decreased in any manner what so ever.
2. That no trade or business, other than agriculture, shall be carried on upon any lot with the exception of those lots fronting the Robinson Loop Road.
3. Building on other than business lots shall not be constructed or planned within fifteen (15) feet of the front boundary line of lot, or within six (6) feet of any side boundary line, nor over ten (10) feet alley easement on rear of property line. A garage maybe built within two (2) feet of side property line.
4. All wells, cesspools, and septic tanks, constructed on said premises shall comply with the Alaska Dept. of Health, regulations, with all septic tanks and or cesspools placed on rear half of lot.
5. No lot shall be used as dumping ground for trash, garbage, or otherwise.

LEGAL DESCRIPTION OF THE STERLING HEIGHTS SUBDIVISION.

Commencing at the U.S.G.L.O. monument common to Sections 1, 2, 11, and 12, T5N, R9W, Seward Meridian, Alaska, this is also the true point of beginning, thence S89°57'W along the section line common to Sections 2 and 11, 1343.00 ft. to a point, thence S 0°02'E on a line parallel to the east boundary of Section 11, 1320.08 ft., set 5/8" X 16" metal stake with cap, on the N 1/16 line Section 11, thence N 89°55'30"E along said N 1/16 line 1343.00 ft. to the N 1/16 corner of Sections 11 and 12, thence N 0°02'W along the Section line common to Sections 11 and 12, 1319.50 ft. to the U.S.G.L.O. monument common to Sections 1, 2, 11, and 12, and the true point of beginning, thus embracing 40.690 acres of land.

CERTIFICATE OF OWNERSHIP AND DEDICATION.

We hereby certify that we are the owners of property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent, and dedicate all streets, alleys, walks, and parks, as shown to public use as noted.

[Signature]  
 Owner  
 [Signature]  
 Owner  
 Date 7-17-1961

NOTES & LEGEND  
 ● Found U.S.G.L.O. Monument.  
 ○ Set Brass Cap Monument, C 1/4, Section II.  
 → Indicates direction of drainage.  
 ○ Set 5/8" X 16" metal stake with cap marked Property Corner, at all lot corners, except in blocks 1 and 4 where an occasional 3" wood hub was set.  
 All lots contain 0.258 acres except those in blocks 1 and 2 as noted.



Sterling Hghts sub.  
 K 935

**STERLING HEIGHTS SUBDIVISION**  
 DEVELOPED BY- FRED F. and THELMA F. McCall

LOCATED WITHIN THE N 1/2 NE 1/4 SECTION II, T5N, R9W, SEWARD MERIDIAN, ALASKA, AT STERLING, ALASKA.

SURVEYED BY  
 STANLEY S. McLANE  
 Date Begin 5-1-1961  
 End 6-19-1961

CERTIFICATION OF OWNERSHIP AND DEDICATION

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 BY OUR FREE CONSENT GRANT ALL EASEMENTS TO THE USE SHOWN.

Carl C. Kincaid, Tammy L. Kincaid  
 CARL C. KINCAID, TAMMY L. KINCAID  
 P.O. BOX 844, STERLING, AK 99672

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORE BEFORE ME THIS 4th DAY OF June 1992 FOR:

CARL C. KINCAID  
 TAMMY L. KINCAID

NOTARY PUBLIC FOR ALASKA Donna West  
 MY COMMISSION POSTMASTER  
 EXPIRES \_\_\_\_\_



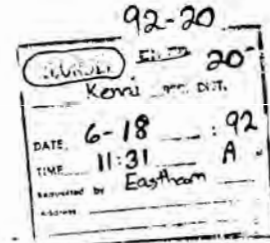
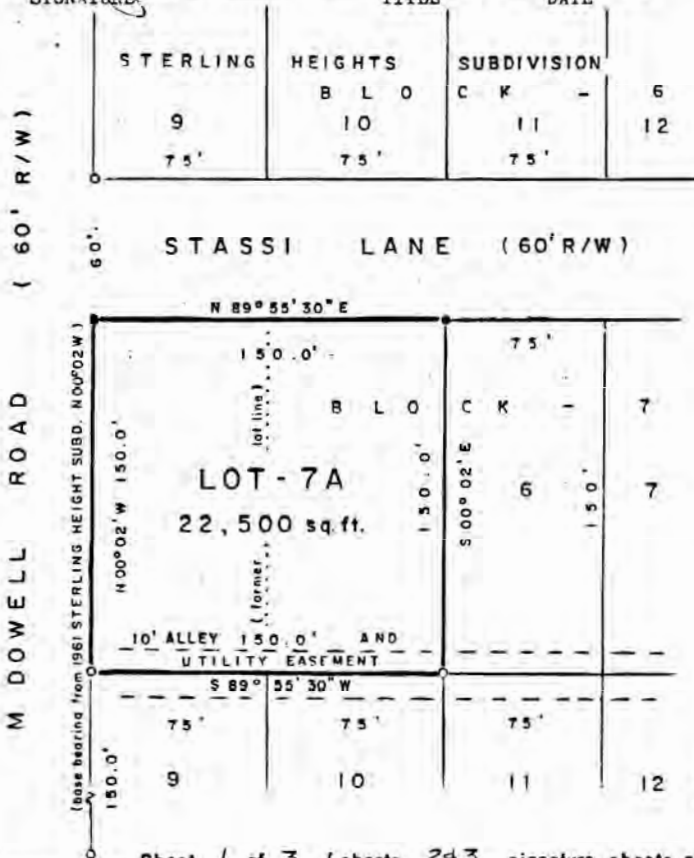
PLAT APPROVAL :  
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH AT THE MEETING OF 2-10-92

KENAI PENINSULA BOROUGH By: Robert Troge  
 AUTHORIZED OFFICIAL

WASTEWATER DISPOSAL: WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION APPROVES THIS SUBDIVISION FOR PLATTING

Don J. Hansen SIGNATURE TITLE DATE 2-27-92



NOTES :

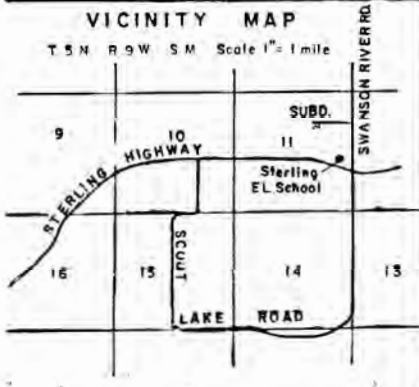
1. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
2. BUILDING SETBACK  
 15' FROM STREET RIGHT-OF-WAYS  
 10' FROM ALLEY EASEMENT  
 6' FROM SIDE PROPERTY LINE  
 UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.

LEGEND

- 0-4, 1" al. cap. man. found
- 2, 1/2" x 24" rebar rod set



Sheet 1 of 3 (sheets 243 signature sheets only)



STERLING HEIGHTS SUBDIVISION  
 KINCAID ADDITION

Comprised of: 22,500 s.f., LOT-7 (11,250 s.f.) and LOT-8 (11,250 s.f) BLOCK-7 of the 1961 STERLING HEIGHTS SUBDIVISION in the N 1/2, NE 1/4, Section 11, T.5N, R.9W, S.M., Kenai Recording District, Alaska.

Owner: Carl C. Kincaid (LOT-8) and Tammy L. Kincaid (LOT-7)  
 P.O.B. 844, Sterling, AK, 99670

Surveyor: Terry T. Eastham R.L.S. 7629, February 1992  
 P.O.B. 2891, Soldotna, AK 99669, scale 1" = 50'



## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 5/5/2026 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 three lots into two lots.

KPB File No. 2026-045

Petitioner(s) / Land Owner(s): Carl C and Tammy L Kincaid of Sterling, 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, June 8, 2026**, 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.

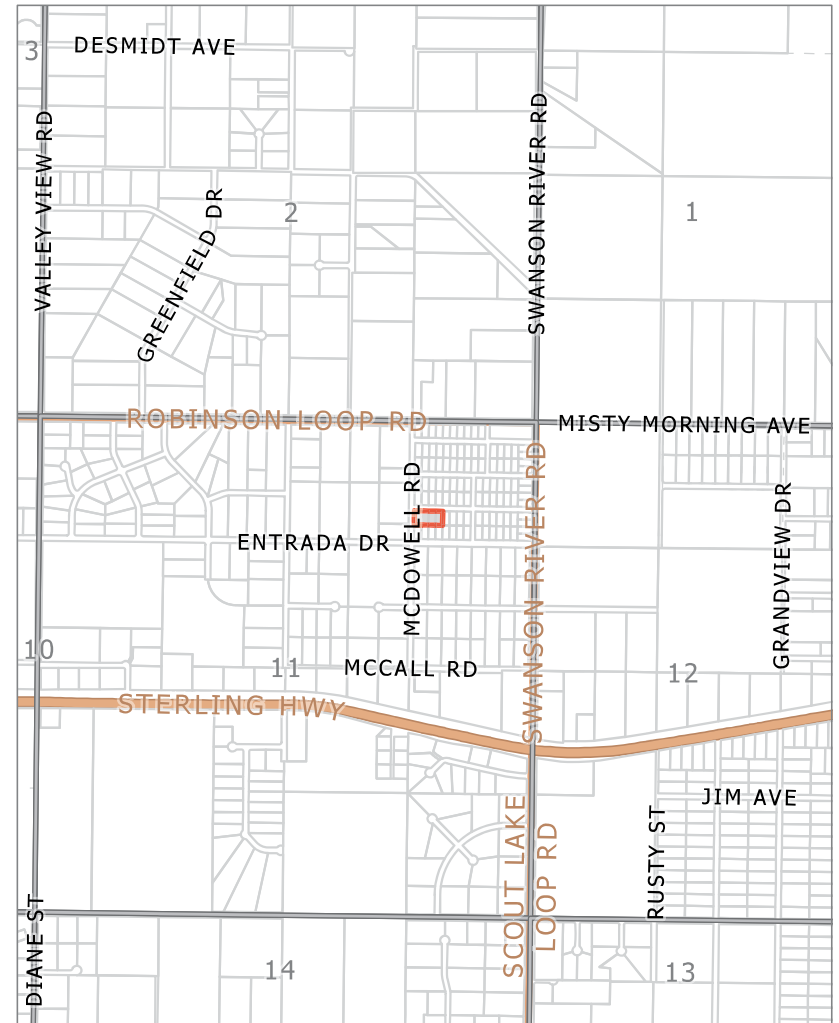
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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](mailto: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, June 5, 2026**. 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 5/19/2026

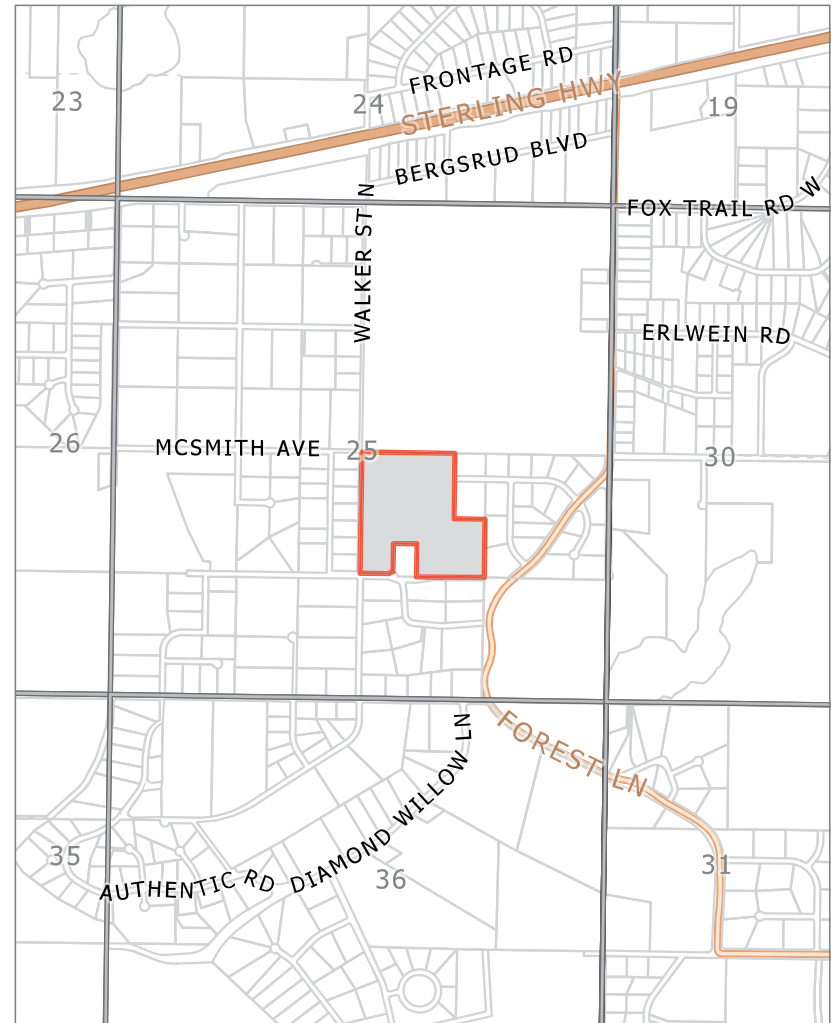
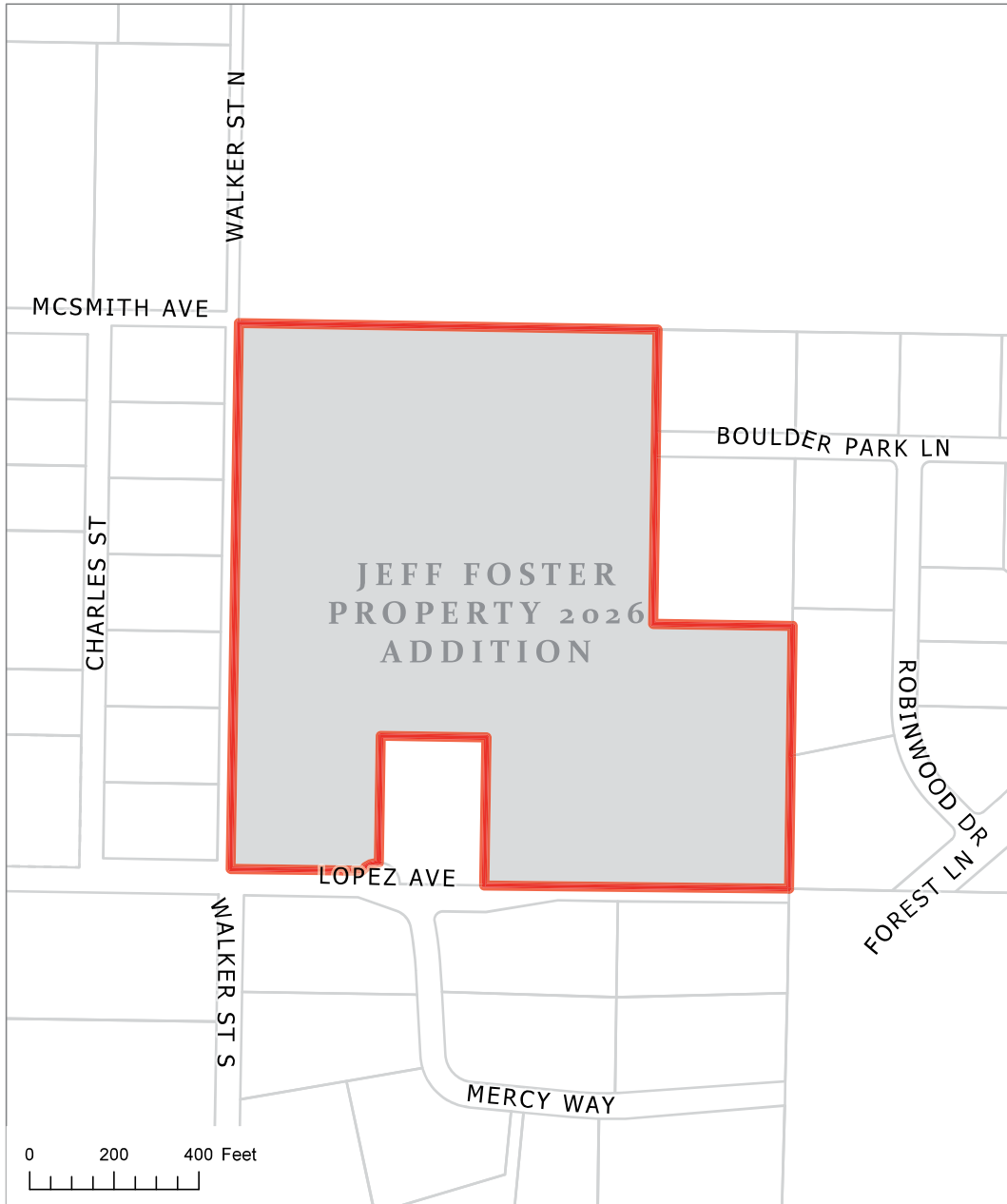


KPB File 2026-045  
T05N R09W SEC11  
Sterling



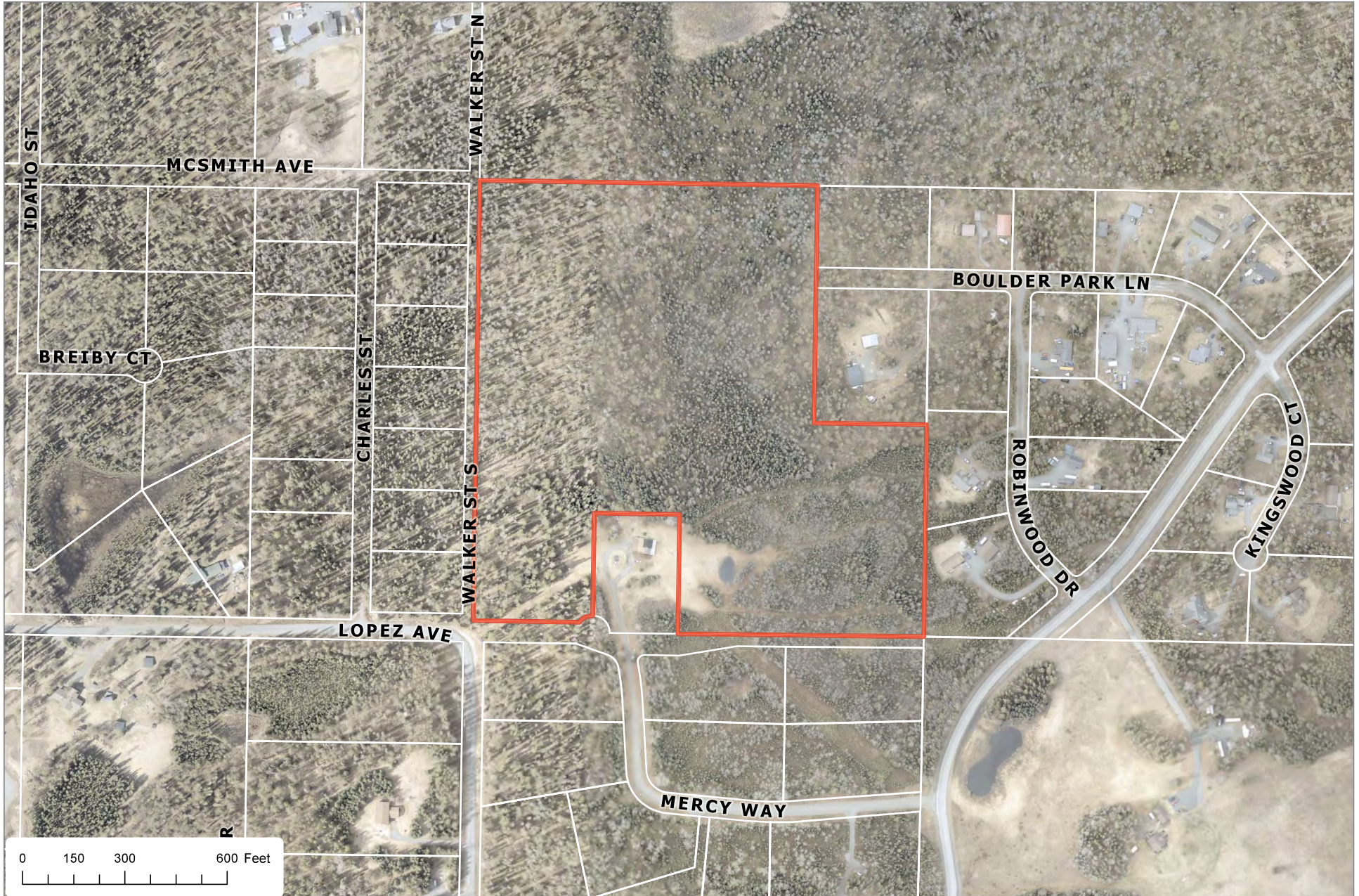
## **E. NEW BUSINESS**

- 4. Jeff Foster Property 2026 Addition; KPB File 2026-048  
McLane Consulting Group / Foster  
Location: Walker Street South, Lopez Avenue & Boulder Park Lane  
Sterling Area**



KPB File 2026-048  
T05N R10W SEC25  
Sterling

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.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT POOLSIDE ESTATES LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF POOLSIDE ESTATES LLC, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

KATHRYN E. FOSTER  
PO BOX 696  
SOLDOTNA, AK 99669

**NOTARY'S ACKNOWLEDGEMENT**

FOR: KATHRYN E. FOSTER  
ACKNOWLEDGED BEFORE ME THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2026  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR THE  
STATE OF ALASKA

**CERTIFICATE OF ACCEPTANCE - KPB**

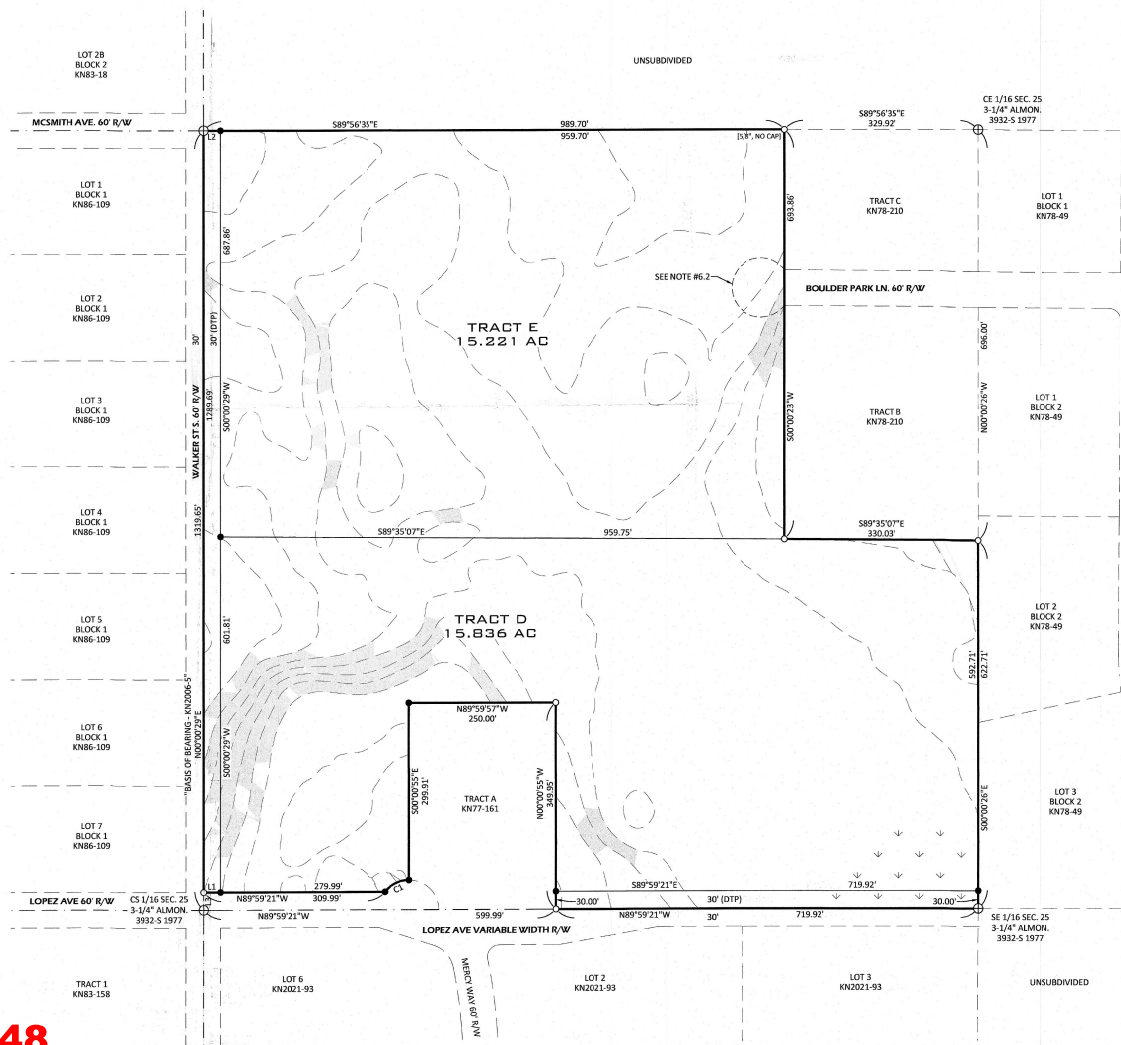
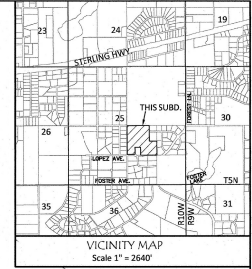
THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF KENAI PENINSULA BOROUGH FOR PUBLIC USES AND PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAN, INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAN IDENTIFIED AS FOLLOWS:  
WALKER ST. S  
LOPEZ AVE.

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

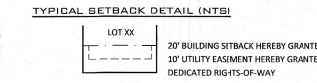
AUTHORIZED OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_



GRAPHIC SCALE  
0 50 100 200  
1 inch = 100 ft.



- NOTES**
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
  2. BUILDING SETBACK-A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
  3. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
  4. 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.
  5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
  6. THIS PLAN MAY BE SUBJECT TO THE FOLLOWING:
    - 6.1. RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., RECORDED JULY 10, 1961, BOOK 7 PAGE 9, KRD, BLANKET EASEMENT.
    - 6.2. TEMPORARY TURN-AROUND ACCESS EASEMENT GRANTED TO THE PUBLIC, RECORDED FEBRUARY 09, 2006, DOC NO. 2006-001285-0, KRD, SHAWN HERSON.
    - 6.3. ROAD CONSTRUCTION EASEMENT GRANTED TO STATE OF ALASKA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS, RECORDED JULY 10, 1962, BOOK 7, PAGE 333, KRD, BLANKET EASEMENT.



**WASTEWATER DISPOSAL**  
THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
  - FOUND 1/2" REBAR UNLESS NOTED
  - SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP LS-211269
  - AREA SUBJECT TO INUNDATION/DEPRESSION PER KWF WETLANDS ASSESSMENT
  - CONTOUR INTERVAL = 5'
  - SLOPES GREATER THAN 20%

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S 89°59'21" E	30.00'
L2	S 89°58'35" E	30.00'
L3	N 0°00'43" E	30.00'

**Plat #**

Rec. Date: \_\_\_\_\_  
Date: 20\_\_\_\_  
Time: \_\_\_\_\_



**JEFF FOSTER PROPERTY 2026 ADDITION**  
REPLAT OF THE NW1/4 SE1/4 TOWNSHIP 5 NORTH, RANGE 10 WEST, SECTION 15, SEWARD MERIDIAN, EXCLUDING JEFF FOSTER PROPERTY TRACTS A, B & C.

OWNER:  
KATHRYN E. FOSTER  
PO BOX 696, SOLDOTNA, AK 99669

ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 696 SOLDOTNA, AK 99669 VOICE: (907) 264-4214 FAX: (907) 264-3203 WWW.MLANC-ALASKA.COM	KPB File No.: 2026-XXXX Project No.: 262014
--	--

**PLAT APPROVAL**  
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_, 2026.

AUTHORIZED OFFICIAL \_\_\_\_\_ DATE: APR. 2026

Scale: 1" = 100' Date: APR. 2026 BOOK: 26-01 Drawn by: AIH

**KPB 2026-048**

AGENDA ITEM E. NEW BUSINESS

**ITEM #4 - PRELIMINARY PLAT  
JEFF FOSTER PROPERTY 2026 ADDITIN**

<b>KPB File No.</b>	2026-048
<b>Plat Committee Meeting:</b>	June 8, 2026
<b>Applicant / Owner:</b>	Kathryn Foster / Soldotna
<b>Surveyor:</b>	Andrew Hamilton / McLane Consulting Inc.
<b>General Location:</b>	Sterling off of Forest

<b>Parent Parcel No.:</b>	058-040-88
<b>Legal Description:</b>	T 5N R 10W SEC 25 SEWARD MERIDIAN KN NW1/4 SE1/4 EXCL JEFF FOSTER PROPERTY TRACTS A & B & C
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	20.30.170

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 32.441 acres parcel in to 2 tracts and 2 dedications. The tracts will be of size 15.221 acres and 15.836 acres.

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

Access to the plat is by three roads, all undeveloped. Along the east line of the property is Walker St S, a 30' right-of-way, this plat will dedicate 30 feet to the east side to complete out the 60-foot width. On the south is Lopez Ave, coming from the west is a 60-foot dedication to Tract A that then drops below Tract A with a varied width right-of-way. On the east side of Tract A, this plat proposes to dedicate 30 feet to the north side of Lopez Ave to the end of the property. At the west end of Boulder Park Ln is currently a Temporary turnaround access easement as shown and listed in Bk 7 Pg 9 granted by the Fosters as the owners to the public. Per KPB 20.30.100.C Temporary Turnarounds and self-vacating turnarounds shall not be granted or reserved on plats. **Staff recommends** the surveyor show this area to be a ROW Dedication as an extension of Boulder Park LN and add it to the Certificate of Acceptance.

Mercy Way comes from Forest Ln to Lopez Ave. Lopez runs west to Walker St S. Boulder Park Ln runs east out to Forest Ln also.

The plat is not finalizing a vacation, nor is the land affected by a section line easement.

There are trails visible by GIS imagery. **Staff recommends** the surveyor locate any prominent trails on the property and label them as either public or private trails.

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

State of Alaska DOT sent comment, being only that Note 6.3 does not apply to the location on the plat. **Staff recommends** Note 6.3 be removed per SOA DOT comment.

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: No comments
--------------------------	--

SOA DOT comments	Note 6.3 does not apply to the location on the plat.
SOA DOT&PF Comment	No comments

**Site Investigation:**

There area steep areas noted on the plat as the dark shaded spots on the drawing in the contours. Most of the steep area is in the southwest corner of the plat in Tract D northwest of Tract A. The drainage of the property is split between running west, north of the steep area on the west to draining north at the northeast corner of the plat. The division line of the drainage runs from the southeast corner of the property then northwest along the high to a point just east of the northwest corner of the plat.

The land appears empty per GIS data. No improvements are shown on aerial photos or the assessment information for the property.

KPB Landcover Features and Wetland Assessment do not identify any area of inundation, the surveyor has noted in the southeast corner of the plat an area of inundation.

The River Center Reviewer has identified the plat to not be in a flood hazard area, but in a non-regulatory zone with some wetlands. The RC Reviewer has requested a note to be added as shown below. **Staff recommends** the surveyor add the suggested note and include the zone of Z-U to the note.

The plat is not in a habitat protection district.

KPB River Center review	A. Floodplain  Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: Non-regulatory zone, some wetlands present. No depiction of the flood zone required but the following plat note should be provided.  Some or all of the property shown on this plat may have areas subject to inundation. Per FEMA FIRM panel 02122C-0930F, the flood risk is currently unknown. Flooding potential should be considered with development. Contact the Kenai Peninsula Borough floodplain administrator for additional information
	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 parcel is an unsubdivided part of the NW1/4 SE1/4 Section 25, Township 5 North, Range 10 West, Seward Meridian, Alaska, except Tracts A, B & C. this is the first platting of this area

A soils report will not be required for the tracts as the new tracts are above 200,000 sq ft.

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

The property is not within an advisory planning commission. No APC review will be completed.

**Utility Easements**

The blanket easement in Bk 7 Pg 9 to HEA is noted at Plat note 6.1. **Staff recommends** the surveyor verify with Hea that the easement is not the same as being referenced by the requested easement below and if so, look into removing blanket easement from property.

No easement vacation is being proposed.

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.

HEA has sent a comment in with a request for an easement on an overhead powerline. The comment is included in the packet for viewing.

The plat is proposing a new 10-foot utility easement along the rights-of-way that extends to 20 feet within 5 feet of side lines. This is shown on the typical detail.

**Utility provider review:**

HEA	See comment in packet.
ENSTAR	
ACS	No objections
GCI	
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

**KPB department / agency review:**

Addressing	<p>Reviewer: Pace, Rhealyn                  Affected Addresses:                  40295 Boulder Park Ln</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:                  Boulder Park Ln, Lopez Ave, Walker St S, McSmith Ave.</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments:                  40295 Boulder Park Ln will be retired.</p>
Code Compliance	
Planner	<p>Reviewer: Raidmae, Ryan</p> <p>There are not any Local Option Zoning District issues with this proposed plat.</p>

	Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment

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

**STAFF RECOMMENDATIONS**

**CORRECTIONS / EDITS**

Correct the Certificate of Ownership and Dedication to match the plat and correct wording for PB 20.60.190.A.5.

Add the date of June 8, 2026 to the Plat Approval.

Add Boulder Park Ln to the Certificate of Acceptance – KPB

Plat note 6.2, correct February 06, 2026 to February 09, 2006

Remove Plat note 6.3

In the line table, L3 bearing should match the overall bearing of section pin to pin bearing.

Label the C1/4 corner

*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).
- 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:**

- Modify KPB File No to 2026-048
- CTP list Jeffrey D Foster as a vested owner. Please verify if so.
- In the legal description, correct ‘property’ in Jeff Foster Property.

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:**

- Label Walker St N and Walker St S and with ROW north and south of plat.
- Label Robinwood Dr to the east

D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

**Staff recommendation:**

- Label Boulder Park Ln, Walker St and Lopez Ave on map.

- 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 limitations of reservations that could affect the subdivision;  
**Staff recommendation:**
- Temporary turnaround access easement listed in 2006-001285-0 is shown and noted on plat. This easement will need to be changed to a dedication to the KPB with a Certificate of Acceptance signed by the Borough added. Per KPB 20.30.100.C Temporary turnarounds and self-vacating turnarounds shall not be granted or reserved on plats.
  - There looks to be several trails located on the property, surveyor should identify substantial trails and label them as public or private.
- 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:**
- Temp Turnaround needs changed to a dedication.
- 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:**
- Tract C to the east needs the plat label corrected to KN2006-5

**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 20.30.170 Blocks – Length Requirements**

Surveyor’s Discussion:

Requesting block length requirement exception particularly the northern boundary of proposed Tract E.

Surveyor’s Findings:

1. The parcels on the eastern side of Tract E have legal access from Boulder Park Ln and providing additional access from McSmith Ave is redundant and unnecessary.
2. It is highly likely that future development of Tract E would include a continuation of Boulder Park Lane.

3. At this time the parcel to the North is unsubdivided land.

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.

Staff Findings:

- 4. There currently are no roads developed along Walker St S or McSmith Ave accessing the property.
- 5. Granting the exception will not deny access to any of the surrounding lots and tracts.

Staff reviewed the exception request and recommends granting approval.

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

Unless prohibited under this title, the committee may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present 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 commission (committee) shall make findings of fact meeting the following standards before granting any exception:

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

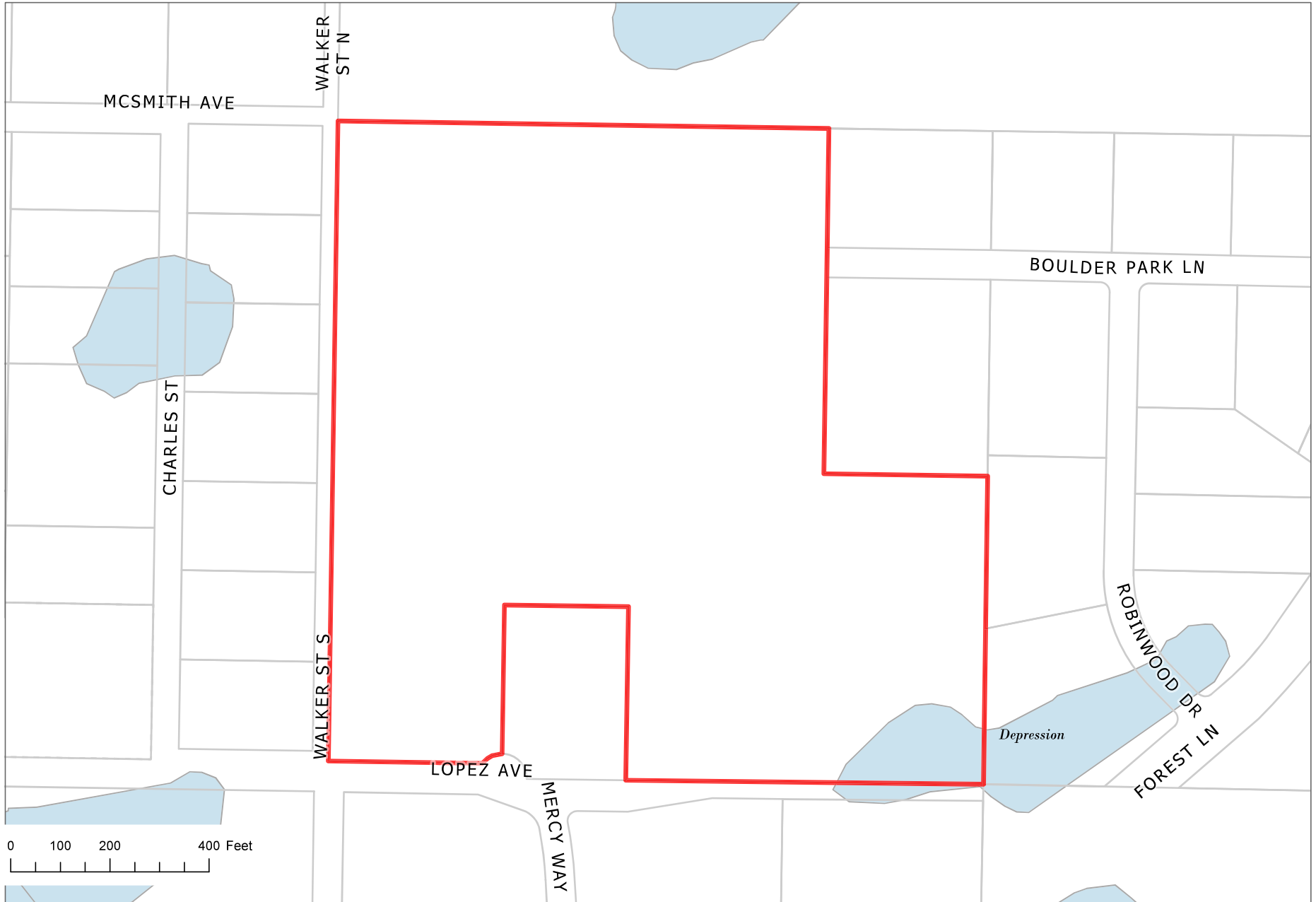
**NOTE: 20.25.120. - REVIEW AND APPEAL.**

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

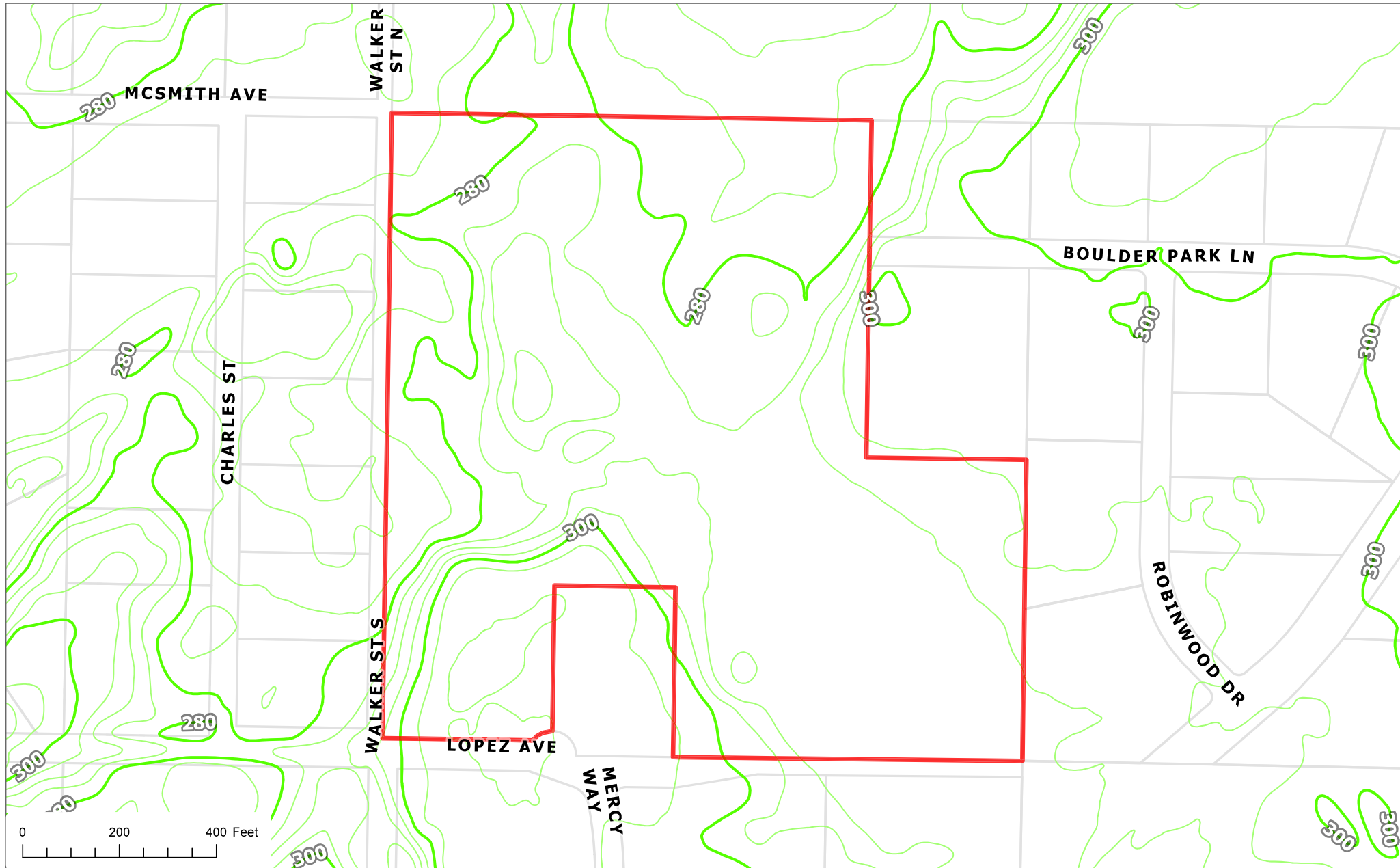
**A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.**

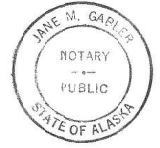
**END OF STAFF REPORT**





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





**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

Jeffery D. Foster — owner —  
 Jeffery D. Foster — owner —  
 Box 696  
 Soldotna, Ak. 99669

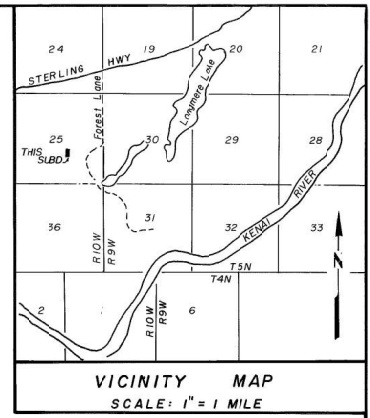
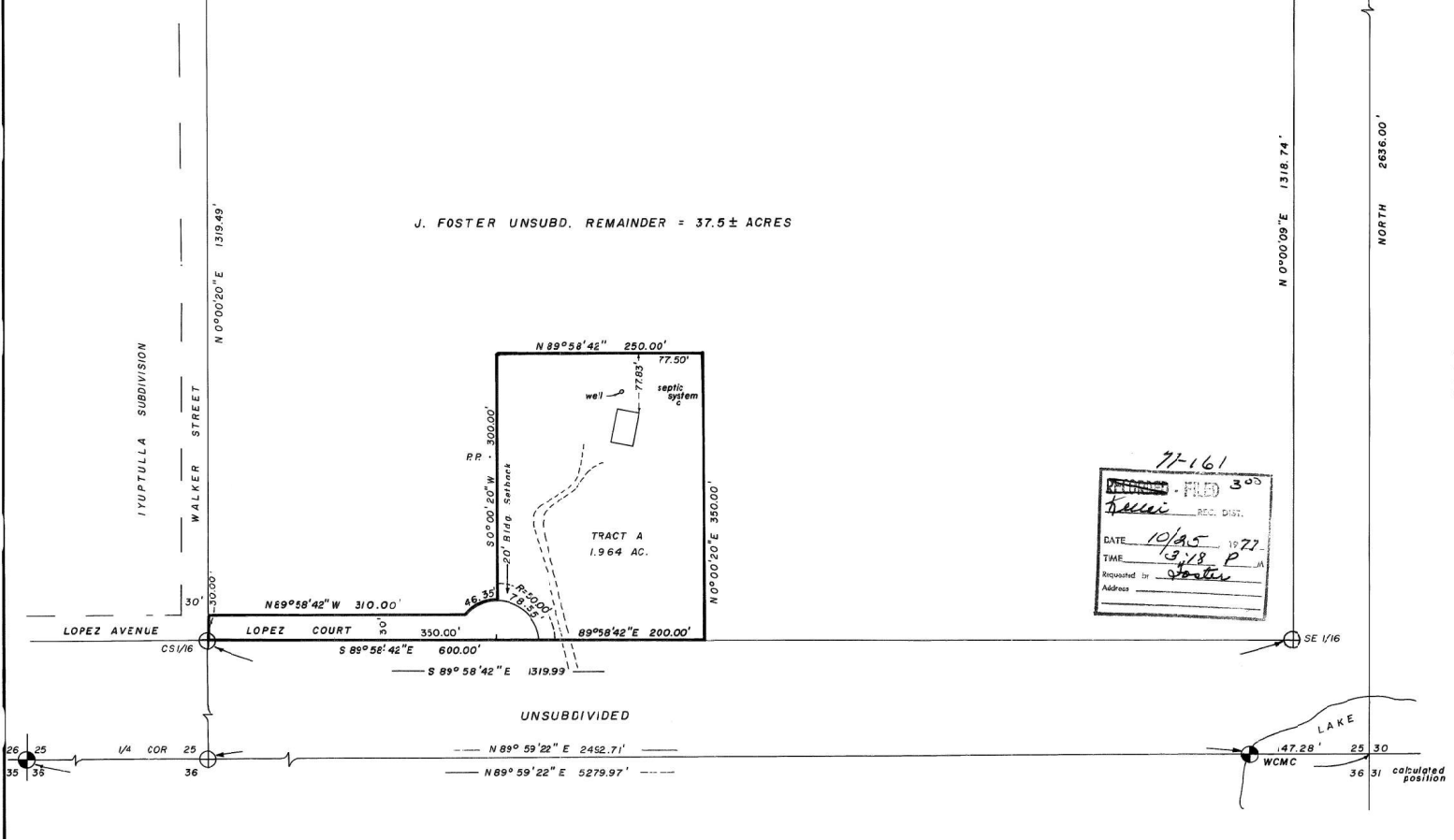
Kathryn E. Foster  
 Katherine E. Foster  
 Kathryn

**NOTARY'S ACKNOWLEDGEMENT**

Subscribed and sworn before me this  
25 day of October, 1977  
 My commission expires September 13, 1981

Jane M. Garler  
 Notary public for Alaska

J. FOSTER UNSUBD. REMAINDER = 37.5 ± ACRES



**LEGEND AND NOTES**

- Found G.L.O. Brass Cap monument
- ⊙ Found official aluminum survey monument — 3622-S
- ⊕ Set official aluminum survey monument — 3932-S
- └ Set 1/2" X 24" rebar

Data of record is shown in ( ).

All bearings refer to the East boundary of Section 25 as North — G. L. O. datum.

All wastewater disposal systems shall comply with existing law at the time of construction.

**PLAT APPROVAL**

This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of September 19, 1977, is hereby acknowledged and accepted as the official plat, subject to any and all conditions and requirements of ordinances and law appertaining thereto.

KENAI, PENINSULA BOROUGH  
 By: Phyllis Waring

77-161

REC'D 300  
 Kelli REC. DIST.

DATE 10/25 1977  
 TIME 1:18 P  
 Requested by Foster  
 Address \_\_\_\_\_

**TRACT A**  
**JEFF FOSTER PROPERTY**

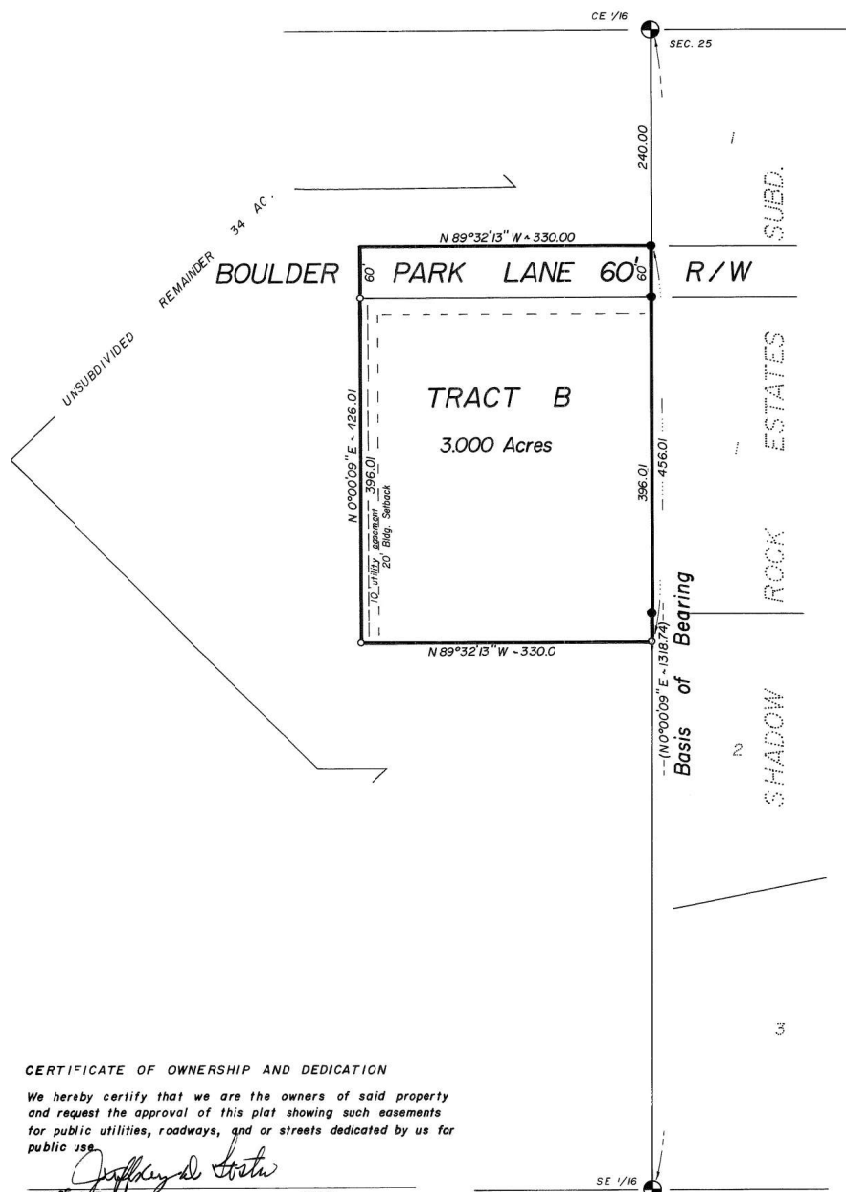
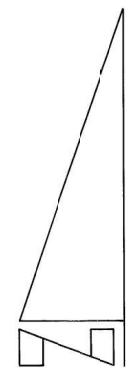
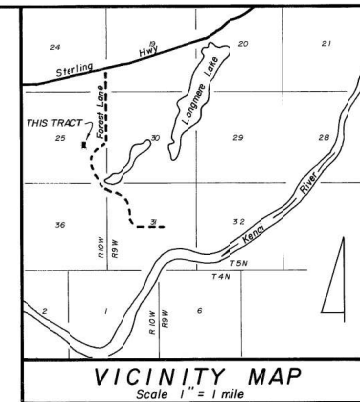
JEFF FOSTER — OWNER  
 BOX 696, SOLDOTNA, AK. 99669

DESCRIPTION  
 2.255 ACRES SITUATED IN THE NW 1/4 SE 1/4 SECTION 25, T5N, R10W S.M. AK. AND THE KENAI PENINSULA BOROUGH.

SURVEYED BY: McLane and Associates  
 SOLDOTNA, ALASKA 99669

DATE AUGUST 17, 1977	SCALE 1" = 100'	BOOK NO. 77-07
-------------------------	--------------------	-------------------

KN 77-161



**LEGEND AND NOTES:**

- Found official A.I. survey monument, 3932-S.
- Found 1/2" steel rebar.
- Set 1/2" x 24" steel rebar at all lot corners.
- ( ) Indicates datum of record.

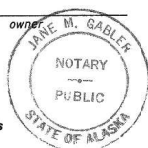
Basis of bearing is the record datum of N 0°00'09" E for east 1/16 line of Section 25.

All waste water disposal systems shall comply with existing law at time of construction.

78-210  
300  
Kenai  
12-1  
4:26 p 8  
KPB

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 We hereby certify that we are the owners of said property and request the approval of this plat showing such easements for public utilities, roadways, and or streets dedicated by us for public use.

*Jeffery D. Foster*  
 Jeffery D. Foster, owner  
 Box 696 Soldotna, Alaska  
*Kathryn E. Foster*  
 Kathryn E. Foster, owner  
 Kathryn E. Foster



**NOTARY'S ACKNOWLEDGEMENT**  
 Subscribed and sworn before me this 22nd day of Nov., 1978.  
 My commission expires Sept. 13, 1981.  
*Jane M. Gabler*  
 notary public for Alaska

**PLAT APPROVAL**  
 This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of October 2, 1978, is hereby acknowledged and accepted as the official plat, subject to any and all conditions and requirements of ordinances and law appertaining thereto.  
 KENAI PENINSULA, BOROUGH  
 By *Arnold J. Callaghan*

<b>TRACT B JEFF FOSTER PROPERTY</b>		
Jeffery Foster, owner Box 696; Soldotna, Ak. 99669		
<b>DESCRIPTION</b>		
3.455 ACRES IN THE NW 1/4 SE 1/4 SECTION 25, T5N, R10W, S.M. AK. AND IN THE KENAI PENINSULA BOROUGH.		
Surveyed by McLANE AND ASSOCIATES Soldotna, Ak. 99669		
DATE OF SURVEY Sept. 13, 1978	SCALE 1" = 100'	9K. NO. 78-15

KN 78-210

100

CIRI UNSUBDIVIDED

BASIS OF BEARING KR D 77-161

S 39°56'45" E (1319.86') 1319.71'

C 1/4

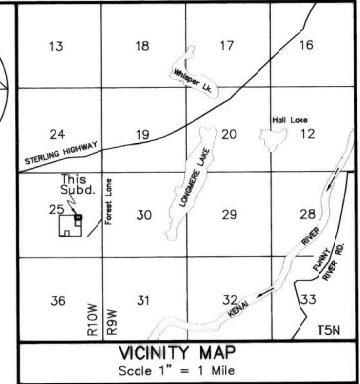
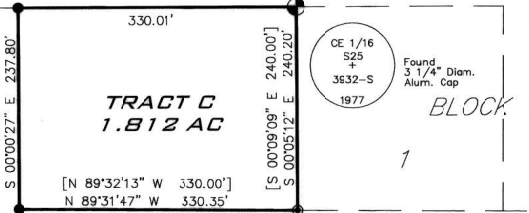
CENTER 1/4 SEC 25 + TSN R10W SM 3622-S Found: 3 1/4" Diam. Alum. Cap Set 1977

OFFICIAL SEAL STATE OF ALASKA KIMBERLIE COBRESO NOTARY PUBLIC My Comm. Exp. 02/22/09

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the real property shown and described hereon and we hereby adopt 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.

Jeffrey D. Foster Kathryn E. Foster



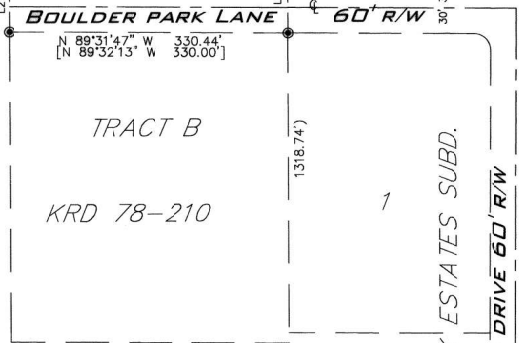
WASTEWATER DISPOSAL

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 Department of Environmental Conservation.

Gina M. Joyce C.E. 11043 AK Date 20 January 2006

NOTARY'S ACKNOWLEDGEMENT

FOR: Jeffrey D. Foster & Kathryn E. Foster Subscribed and sworn before me this 26th day of January, 2006. My commission expires 2/22/09 Kimberlie Cobreso Notary Public for the State of Alaska



LEGEND

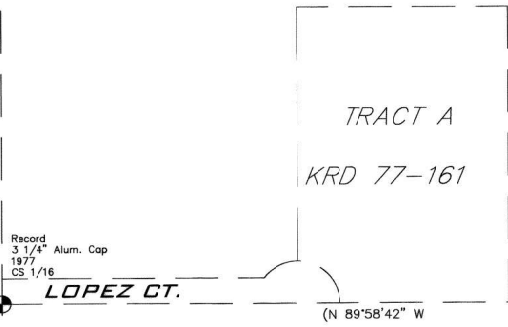
- Set 5/8" x 30" diam. rebar w/ 2" diam. alum. cap 4928-S
● Primary monument as described
● Found 1/2" rebar
( ) Record data KR D 77-161 [ ] Record Data KR D 78-210

UNSUBD. REMAINDER 32.7 AC M/L

Table with 3 columns: LINE, BEARING, LENGTH. Row 1: L1, N00°05'12\"/>

PLAT APPROVAL

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of November 28, 2005. KENAI PENINSULA BOROUGH by Mayor [Signature] Authorized Official



Record 3 1/4" Alum. Cap 1977 CS 1/16

LOPEZ CT.

Record 3 1/4" Alum. Cap 1977 SE 1/16

NOTES

- 1) Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 18 AAC 72 and 18 AAC 80.
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) BUILDING SET BACK- A building set back of 20 ft. is required from all streets right-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
4) 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 department.
5) The front (an) (10) feet of the twenty (20) foot building set back and the entire set back within five (5) feet of the side lot lines is also a utility easement.



2006-5 KENAI REC. DIST. 20 Date 1-31-06 Time 12:08 P.M. Requested By MCLANE Address

JEFF FOSTER PROPERTY TRACT C Jeff Foster P.O. Box 696 Soldotna, AK. 99669 LOCATION 1.812 AC. M/L SITUATED IN THE NW 1/4 SE 1/4 SECTION 25, T. 5 N., R. 10 W., S.M., AK. AND THE KENAI PENINSULA BOROUGH IN THE KENAI RECORDING DISTRICT. P.B. Box 468 SOLDOTNA, AK 99669 KPB FILE NO. 2005-302 PROJECT NO. 052036 SCALE 1" = 100' DATE: JAN. 2006 BOOK NO.: 05-12 DRAWN BY: MSM

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT POOLSIDE ESTATES LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF POOLSIDE ESTATES LLC, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

KATHRYN E. FOSTER  
PO BOX 696  
SOLDOTNA, AK 99669

**NOTARY'S ACKNOWLEDGEMENT**

FOR: KATHRYN E. FOSTER  
ACKNOWLEDGED BEFORE ME THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2026  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR THE  
STATE OF ALASKA

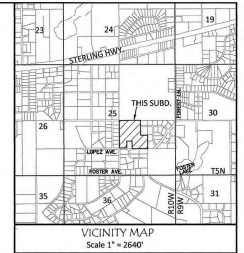
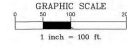
**CERTIFICATE OF ACCEPTANCE - KP**

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

WALKER ST. S  
LOPEZ AVE.

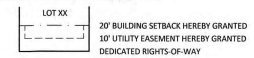
THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_



- NOTES**
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
  2. BUILDING SETBACK: A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
  3. THE FRONT 30 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
  4. 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.
  5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
  6. THIS PLAT MAY BE SUBJECT TO THE FOLLOWING:
    - 6.1. RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., RECORDED JULY 10, 1961, BOOK 7 PAGE 9, KRD, BLANKET EASEMENT.
    - 6.2. TEMPORARY TURN-AROUND ACCESS EASEMENT GRANTED TO THE PUBLIC, RECORDED FEBRUARY 09, 2026, DOC NO. 2006-001285-0, KRD, SHOWN HEREON.
    - 6.3. ROAD CONSTRUCTION EASEMENT GRANTED TO STATE OF ALASKA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS, RECORDED JULY 10, 1961, BOOK 7, PAGE 313, KRD, BLANKET EASEMENT.

**TYPICAL SETBACK DETAIL (INTS)**



**WASTEWATER DISPOSAL**

THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**LEGEND**

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 1/2" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP IS-11269
- ▭ AREA SUBJECT TO INUNDATION/DEPRESSION PER KRW WETLANDS ASSESSMENT
- CONTOUR INTERVAL = 5'
- ▨ SLOPES GREATER THAN 20%

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S89°59'21"E	30.00'
L2	S89°52'E	30.00'
L3	N09°04'E	30.00'



**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_, 2026.

AUTHORIZED OFFICIAL \_\_\_\_\_

**Plat #**

Rec. Dist. \_\_\_\_\_

Date \_\_\_\_\_

Time \_\_\_\_\_



**JEFF FOSTER PROPERTY 2026 ADDITION**  
REPLAT OF THE NW 1/4 SE 1/4 TOWNSHIP 5 NORTH, RANGE 10 WEST, SECTION 25, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, TRACTS A, B & C.

OWNER:  
KATHRYN E. FOSTER  
PO BOX 696, SOLDOTNA, AK 99669

32.441 AC. (M.) SITUATED IN THE SE 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

	ENGINEERING - TESTING SUBDIVISIONS P.O. BOX 408 203 S. MAIN ST. #800 VOICE: (907) 283-4218 FAX: (907) 283-1889 WWW.MCLANCHE.COM	KPB File No. 2026-XXXX
		Project No. 262014

Scale: 1" = 100' Date: APR. 2026 BOOK: 26-01 Drawn by: AHH

**KPB 2026-048**



## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 5/19/2026 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 tract into two tracts.

KPB File No. 2026-048

Petitioner(s) / Land Owner(s): Kathryn E Foster 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, June 8, 2026**, 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.

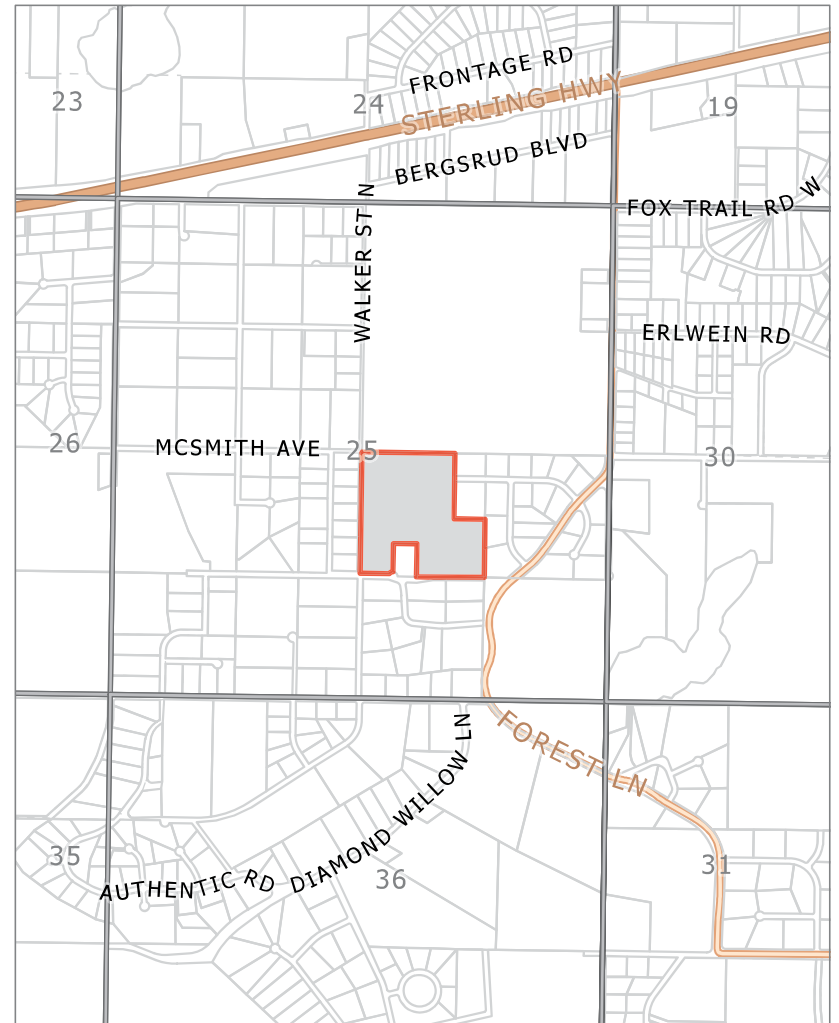
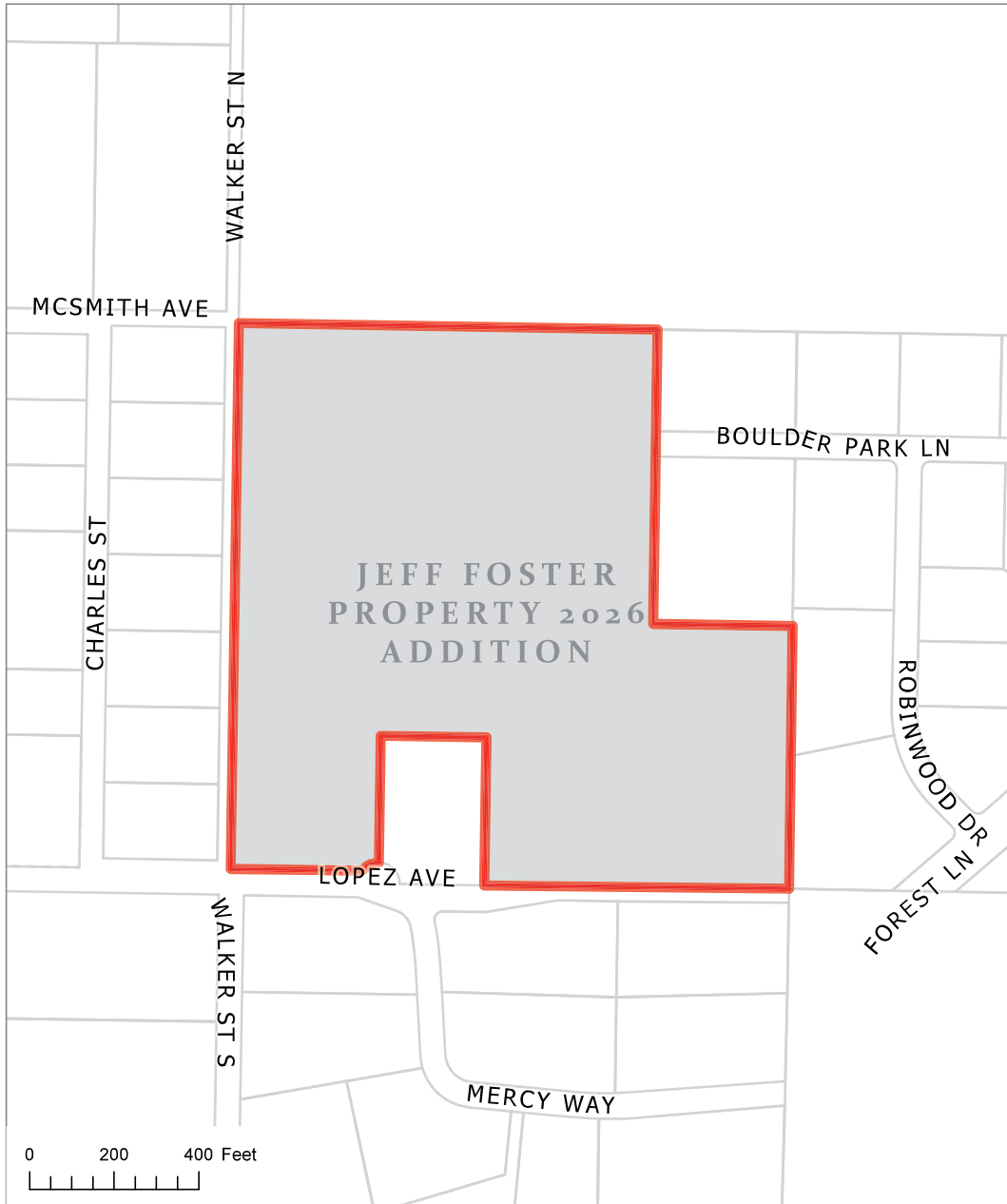
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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](mailto: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, June 5, 2026**. 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 5/19/2026



KPB File 2026-048  
T05N R10W SEC25  
Sterling

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT POOLSIDE ESTATES LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF POOLSIDE ESTATES LLC, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

KATHRYN E. FOSTER  
PO BOX 696  
SOLDOTNA, AK 99669

**NOTARY'S ACKNOWLEDGEMENT**

FOR: KATHRYN E. FOSTER  
ACKNOWLEDGED BEFORE ME THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2026  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR THE  
STATE OF ALASKA

**CERTIFICATE OF ACCEPTANCE - KPB**

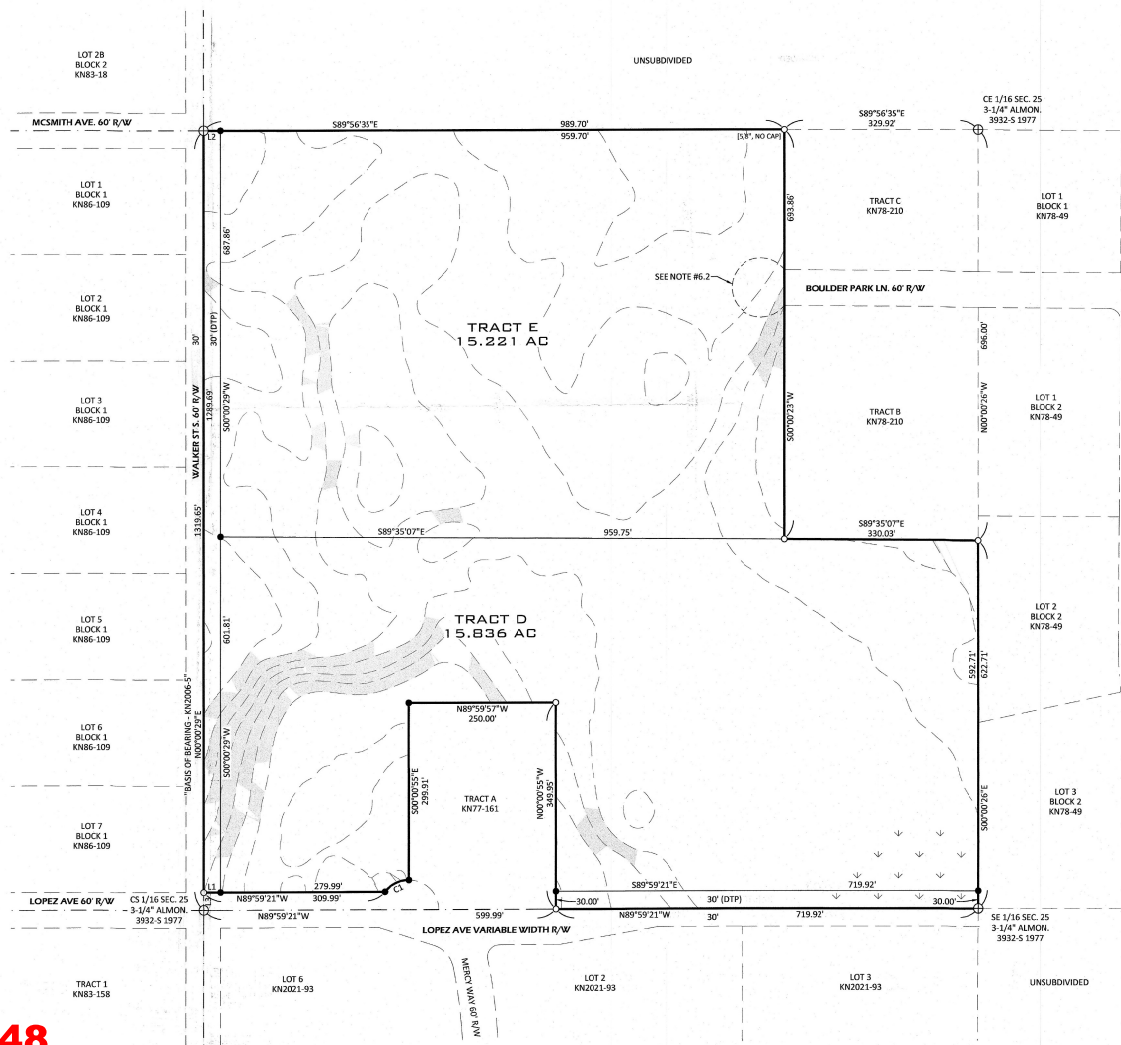
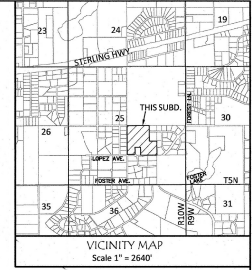
THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF KENAI PENINSULA BOROUGH FOR PUBLIC USES AND PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAN, INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAN IDENTIFIED AS FOLLOWS:  
WALKER ST. S  
LOPEZ AVE.

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

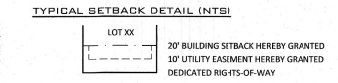
AUTHORIZED OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_



GRAPHIC SCALE  
0 50 100 200  
1 inch = 100 ft.



- NOTES**
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
  2. BUILDING SETBACK-A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
  3. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
  4. 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.
  5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
  6. THIS PLAN MAY BE SUBJECT TO THE FOLLOWING:
    - 6.1. RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., RECORDED JULY 10, 1961, BOOK 7 PAGE 9, KRO, BLANKET EASEMENT.
    - 6.2. TEMPORARY TURN-AROUND ACCESS EASEMENT GRANTED TO THE PUBLIC, RECORDED FEBRUARY 09, 2006, DOC NO. 2006-001285-0, KRO, SHAWN HERSON.
    - 6.3. ROAD CONSTRUCTION EASEMENT GRANTED TO STATE OF ALASKA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS, RECORDED JULY 10, 1962, BOOK 7, PAGE 333, KRO, BLANKET EASEMENT.



**WASTEWATER DISPOSAL**  
THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
  - FOUND 1/2" REBAR UNLESS NOTED
  - SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP LS-211269
  - AREA SUBJECT TO INUNDATION/DEPRESSION PER KWF WETLANDS ASSESSMENT
  - CONTOUR INTERVAL = 5'
  - SLOPES GREATER THAN 20%

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S 89°59'21" E	30.00'
L2	S 89°58'35" E	30.00'
L3	N 0°00'43" E	30.00'

**Plat #**

Rec. Date: \_\_\_\_\_  
Date: 20\_\_\_\_  
Time: \_\_\_\_\_



**JEFF FOSTER PROPERTY 2026 ADDITION**  
REPLAT OF THE NW1/4 SE1/4 TOWNSHIP 5 NORTH, RANGE 10 WEST, SECTION 15, SEWARD MERIDIAN, EXCLUDING JEFF FOSTER PROPERTY TRACTS A, B & C.

OWNER:  
KATHRYN E. FOSTER  
PO BOX 696, SOLDOTNA, AK 99669

32.441 AC. (±) SITUATED IN THE SE1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

**PLAT APPROVAL**  
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_, 2026.

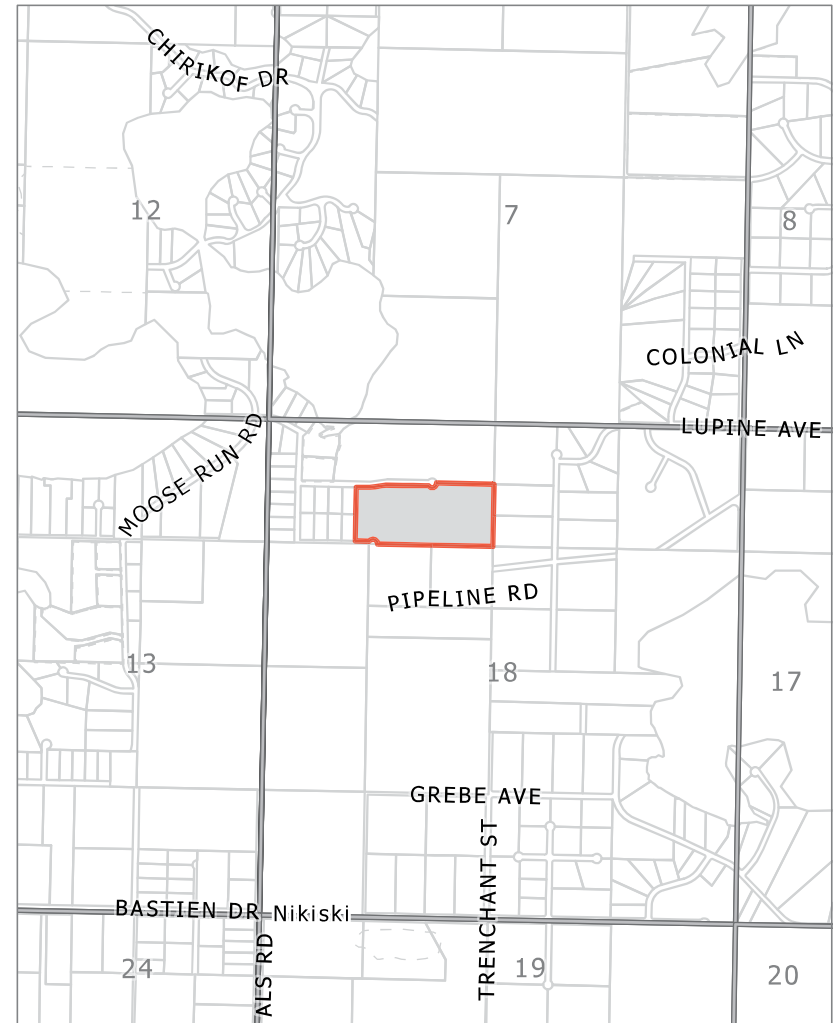
AUTHORIZED OFFICIAL \_\_\_\_\_

ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 668 SOLDOTNA, AK 99669 VOICE: (907) 264-4214 FAX: (907) 264-2093 WWW.MELANC.COM	KPB File No.: 2026-XXXX
Consulting Inc.	Project No.: 262014
Scale: 1" = 100'	Date: APR. 2026
BOOK: 26-01	Drawn by: AIH

**KPB 2026-048**

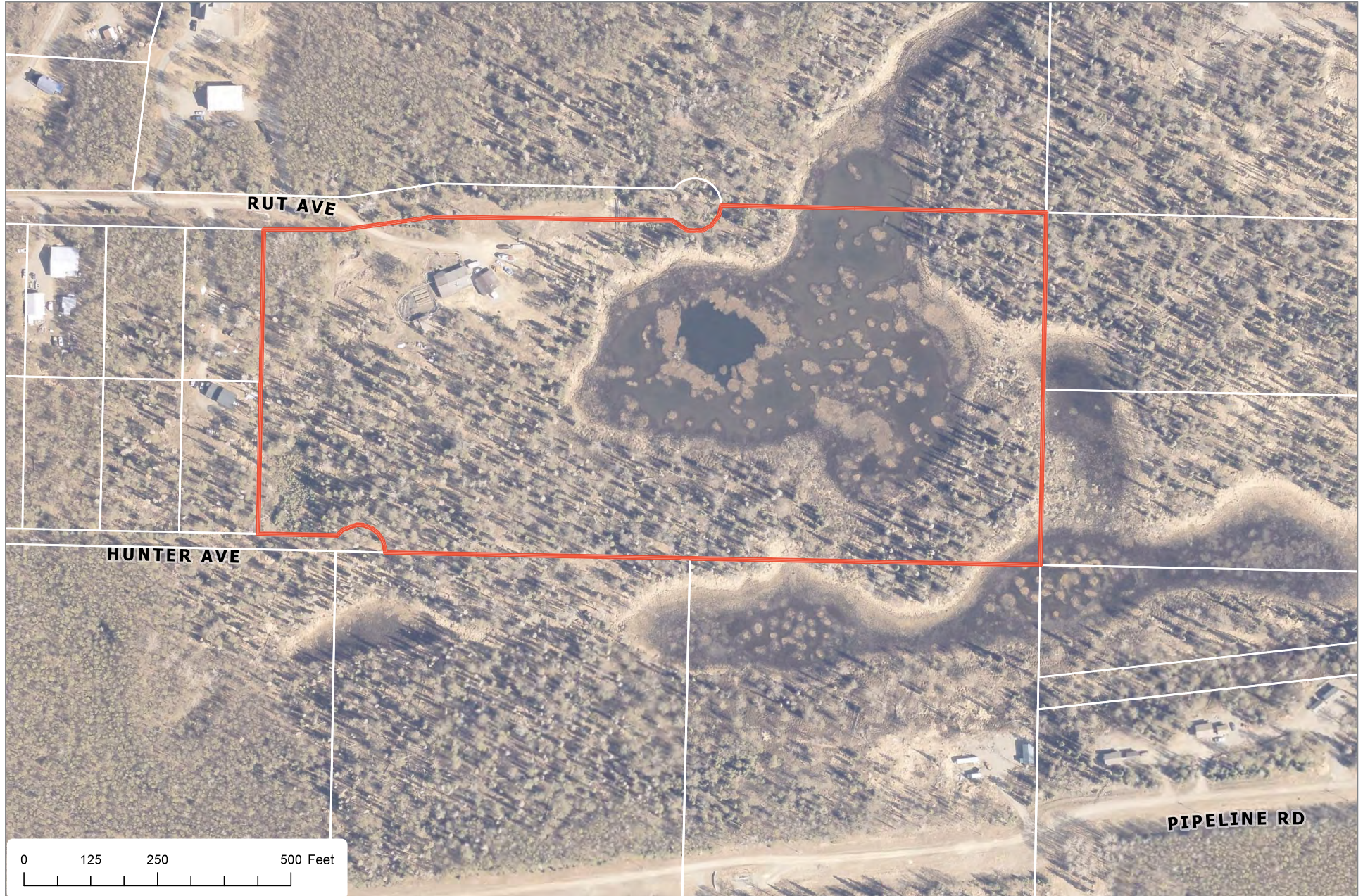
## **E. NEW BUSINESS**

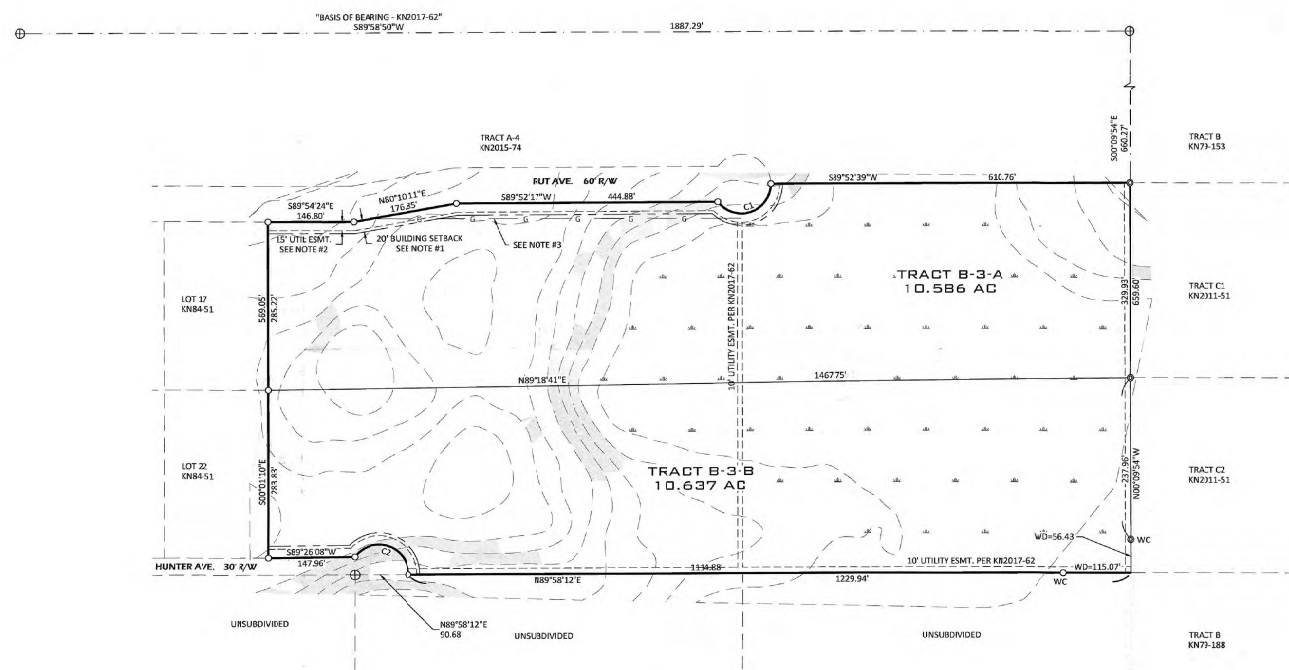
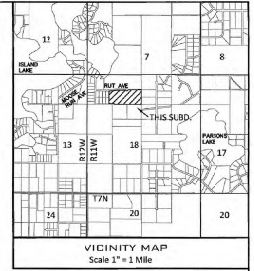
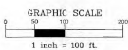
- 5. Moose Run Estates 2026 Addition; KPB File 2026-050  
McLane Consulting Group / Russ  
Location: Hunter Avenue & Rut Avenue  
Nikiski Area**



KPB File 2026-050  
T07N R11W SE18  
Nikiski

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**

- BUILDING SETBACK-A 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.
- FRONT 15 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT. 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.
- A 10 FOOT WIDE NATURAL GAS EASEMENT IS CENTERED ON THE EXISTING GAS LINE, PER PLAT NO. 2015-74 KRD AS WELL AS RIGHT OF WAY EASEMENT RECORDED UNDER SERIAL NO. 2017-002353-0 KRD ON JUNE 6, 2017. THE APPROXIMATE LOCATION OF THE GAS LINE IS SHOWN ON THIS PLAT PER KN2017-62.
- ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
- AN EXCEPTION TO KPB 20.30.170 - BLOCK LENGTH - WAS GRANTED AT THE KPB PLAT COMMITTEE MEETING ON JULY 3, 2015 FOR MOOSE RUN ESTATES 2015 ADDITION. THE EXCEPTION IS CARRIED FORWARD FOR THIS PLATTING ACTION.
- THIS PLAT MAY BE SUBJECT TO THE FOLLOWING:
  - A RIGHT OF WAY EASEMENT GRANTED TO OMIR ELECTRIC ASSOCIATION, INC., RECORDED LINE 9, 1964, BOOK 10 PAGE 177 KRD, BLANKET EASEMENT.
  - COVENANTS, CONDITIONS, RESTRICTIONS, AND/OR EASEMENTS RECORDED JANUARY 29, 1967, BOOK 104 PAGE 238, KRD.

**LEGEND**

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP IS-211269
- DEPRESSION PER RWF WETLANDS ASSESSMENT
- CONTOUR INTERVAL = 5'
- SLOPES GREATER THAN 20%

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	143°31'31"	50.00'	125.24'	151.82'	N 71°12'48" E	94.98'
C2	145°30'51"	50.00'	127.07'	161.57'	N 71°07'21" W	95.53'

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND WE HEREBY ADOPT 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.

DEBORAH RUSS AKA DEBBIE RUSS AKA DEBBIE L RUSS  
51715 RUT AVE, KENAI, AK 99611

TERRY RUSS AKA TERRY L RUSS  
51715 RUT AVE, KENAI, AK 99611

**NOTARY'S ACKNOWLEDGEMENT**

FOR: DEBORAH RUSS AKA DEBBIE RUSS AKA DEBBIE L RUSS  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF ALASKA

**NOTARY'S ACKNOWLEDGEMENT**

FOR: TERRY RUSS AKA TERRY L RUSS  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF ALASKA

**WASTEWATER DISPOSAL**  
THESE LOTS ARE AT LEAST 300,000 SQUARE FEET OR NOMINALLY 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**Plat #**  
File Dist \_\_\_\_\_  
Date \_\_\_\_\_ 20\_\_\_\_  
Town \_\_\_\_\_



**MOOSE RUN ESTATES 2026 ADDITION**  
A REPLAT OF FRACT B-3 MOOSE RUN ESTATES 2017 ADDITION (KN217-62)

OWNER:  
DEBORAH RUSS AKA DEBBIE RUSS AKA DEBBIE L RUSS  
TERRY RUSS AKA TERRY L RUSS  
51715 RUT AVE, KENAI, AK 99611  
21.224 AC, N/2, SITUATED IN THE NW1/4 OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

**PLAT APPROVAL**  
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_, 2026.

AUTHORIZED OFFICIAL \_\_\_\_\_

	ENGINEERING - TESTING SURVEYING - MAPPING 700 BOKUMB 303 SOUTH AK 99609 VOICE: (907) 284-4211 FAX: (907) 285-2355 WWW.MLANC.COM	KPB File No. 2026-XXXI
	Project No. 262221	

Scale: 1" = 100' Date: APR 2024 BOOK: 26-02 Drawn by: AHH

**KPB 2026-050**

AGENDA ITEM E. NEW BUSINESS

**ITEM #5 - PRELIMINARY PLAT  
MOOSE RUN ESTATES 2026 ADDITION**

<b>KPB File No.</b>	2026-050
<b>Plat Committee Meeting:</b>	June 8, 2026
<b>Applicant / Owner:</b>	Terry L. Russ AKA Terry Russ and Deborah Russ AKA Debbie L. Russ AKA Debbie Russ of Kenai, Alaska
<b>Surveyor:</b>	Andrew McLane; McLane Consulting, Inc.
<b>General Location:</b>	Rut Avenue and Hunter Avenue, Nikiski Area

<b>Parent Parcel No.:</b>	013-690-32
<b>Legal Description:</b>	T 07N R 11W SEC 18 Seward Meridian KN 2017062 MOOSE RUN ESTATES 2017 ADDN TRACT B-3
<b>Assessing Use:</b>	Residential Dwelling
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	None Requested

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 21.224-acre Tract into two new Tracts consisting of 10.586 acres and 10.637 acres.

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

Legal access is provided by Rut Avenue on the north and Hunter Avenue on the south.

Rut Avenue is a 60-foot platted road that is borough-maintained from the intersection of Wapiti Road to just before the curve near proposed Tract B-3-A being the first line in at the northwest corner. Rut Avenue connects to Wapiti Road to the west and terminates in a cul-de-sac to the east.

Hunter Avenue is a 30-foot platted right-of-way that is currently unconstructed. It connects to Wapiti Road to the west and terminates in a cul-de-sac near the southwest corner of the proposed plat. 25-foot backslope easements were granted by the parent plat (KN 2015-74) to allow for construction and maintenance of a future roadway within the Hunter Court cul-de-sac. **Staff recommends** adding this note to the final plat and including necessary depictions and labels referencing the plat note around the cul-de-sac.

Wapiti Road connects to Moose Run Road, which then connects to Pipeline Road; all are borough-maintained. Pipeline Road accesses Island Lake Road near milepost 1, a state-maintained right-of-way.

No section line easements or patent easements affect the subject area.

No right-of-way dedications or vacations are proposed with this platting action.

The block consists of Rut Avenue to the north, Wapiti Road to the west and Hunter Avenue to the south. The surrounding terrain includes steep slopes, lakes, and ponds. Adjacent large-acreage parcels do not contain any right-of-way dedications. **Staff recommends** the Planning Commission concur that an exception request to KPB 20.30.170 is not required at this time.

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Uhlin, Dil
--------------------------	---

	Comments: No comments
SOA DOT&PF comments	No comments
SOA ROW Engineering	No comment

**Site Investigation:**

Based on available data, improvements are located on the subject parcel and will be situated on Tract B-3-A upon finalization. No encroachment issues are apparent.

Contours are included on the preliminary plat, with areas exceeding 20% slope shaded.

A pond occupies much of the eastern portion of the subdivision. This area has been identified as depression per KWF wetlands assessment and has been depicted on the preliminary plat.

The subdivision area has not been mapped by FEMA. No flood hazard notes or depiction are required. Staff reminds the owner(s), that it is the responsibility of the subdivider to provide all necessary information regarding flood protection measures at the time the preliminary plat is presented for consideration by the planning commission (21.06.050).

The proposed plat is not located within a Habitat Protection District.

KPB River Center review	A. Floodplain  Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: Not mapped by FEMA.
	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**

Originally part of the N1/2 NW1/4 of Section 18, Township 7 North, Range 11 West, SM Alaska. The subject area has undergone multiple subdivisions since 1977. The most recent plat, Moose Run Estates (KN 2017-62), was recorded in 2017 and created Tract B-3. The proposed plat will subdivide this tract into two new tracts.

A soils report will not be required because the new parcels exceed 200,000 square feet. The appropriate Wastewater Disposal Note is included on the preliminary plat in accordance with KPB 20.40.030.

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

The property is not within an advisory planning commission.

**Utility Easements**

Moose Run Estates (KN 84-51) granted a 10-foot utility easement along the eastern and southern boundaries of proposed Tract B-3-A and along the north and south boundaries of former Lots 18 and 23. Moose Run Estates 2015 Addition (KN 2015-44) granted a 15-foot utility easement along Hunter Avenue and Rut Court, and a 10-foot

utility easement running north-south along the former common lot line of Tract 2 (KN 77-136) and Tract B (KN 84-51). **Staff recommends** labeling these easements with references to their parent source.

An easement was granted to ENSTAR by Serial No. 2017-003935-0, KR. This easement has been added to the plat as depicted and noted as 3.1.

The CTP includes a right-of-way easement granted to HEA by Book 10, Page 177, KR. This easement has been included as plat note 6.1. **Staff recommends** the applicant verify this easement, as no document was submitted with the CTP and staff was unable to confirm it through DNR research.

The proposed plat will carry forward all previously granted easements.

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.

HEA has requested verification whether an existing underground electric service line crosses proposed Tract B-3-A to a meter that will serve Tract B-3-B. If so, an easement must be granted on the plat. If the meter will serve only Tract B-3-A, no easement is required. **Staff recommends** the applicant verify this and provide written confirmation to the Platting Department.

**Utility provider review:**

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

**KPB department / agency review:**

Addressing	<p>Reviewer: Pace, Rhealyn  Affected Addresses:  51715 Rut Ave</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:  Rut Ave, Hunter Ave</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments:  51715 Rut Ave will remain.</p>
Code Compliance	Vacant
LOZMS Planner	<p>Reviewer: Raidmae, Ryan  There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments:</p>

	There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment

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

**STAFF RECOMMENDATIONS**

**CORRECTIONS / EDITS**

- o Modify the KPB File Number to 2026-050
- o Modify the Plat Approval meeting date to June 8, 2026.
- o Check the values in Tract B-3-B on the east line, they are not adding up correctly to overall.

*PLAT NOTES?*

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

**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.

- 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 Correct the duplicate label for section 20 to section 19
- o Depict and label the following: Dog Bone Lake, Char-Vic Lake and Bishop Creek
- o Provide a label for Thetis Lake
- o Modify Moose Run Avenue to Moose Run Road

**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.

20.30.060. Easements-Requirements.

C. The subdivider bears the responsibility for coordination with the utility companies during the design and development phases. When a subdivider and the utility company cannot agree on easements, the final plat will be taken to the planning commission for determination of easements.

D. Unless a utility company requests additional easements, the front ten feet adjoining rights-of-way shall be designated as a utility easement, graphically or by note. Within the boundaries of an incorporated city, the width and location of utility easements will be determined by the city and affected utility providers.

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.

**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.

**20.40.030. - Abbreviated submittal.**

Lots within the proposed subdivision that will be at least 200,000 square feet in size must comply with KPB 20.40.100(F). Before a final plat is recorded or filed for subdivision, the following note must be placed on the plat:

---

**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.

20.60.160. Easements.

A. The plat shall clearly show the location, width, and use of all easements. The easements must be clearly labeled and identified and, if already of record, the recorded reference given. If public easements are being granted by the plat, they shall be properly set out in the owner's certification of dedication.

20.60.170. Other data required by law.

B. Private covenants and restrictions of record in effect at the time the final plat is approved shall be referenced on the plat. The borough will not enforce private covenants, easements, or deed restrictions. The borough will not enforce private covenants, easements, or deed restrictions.

---

**RECOMMENDATION:**

**STAFF RECOMMENDS:**

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

NOTE: 20.25.120. - REVIEW AND APPEAL.

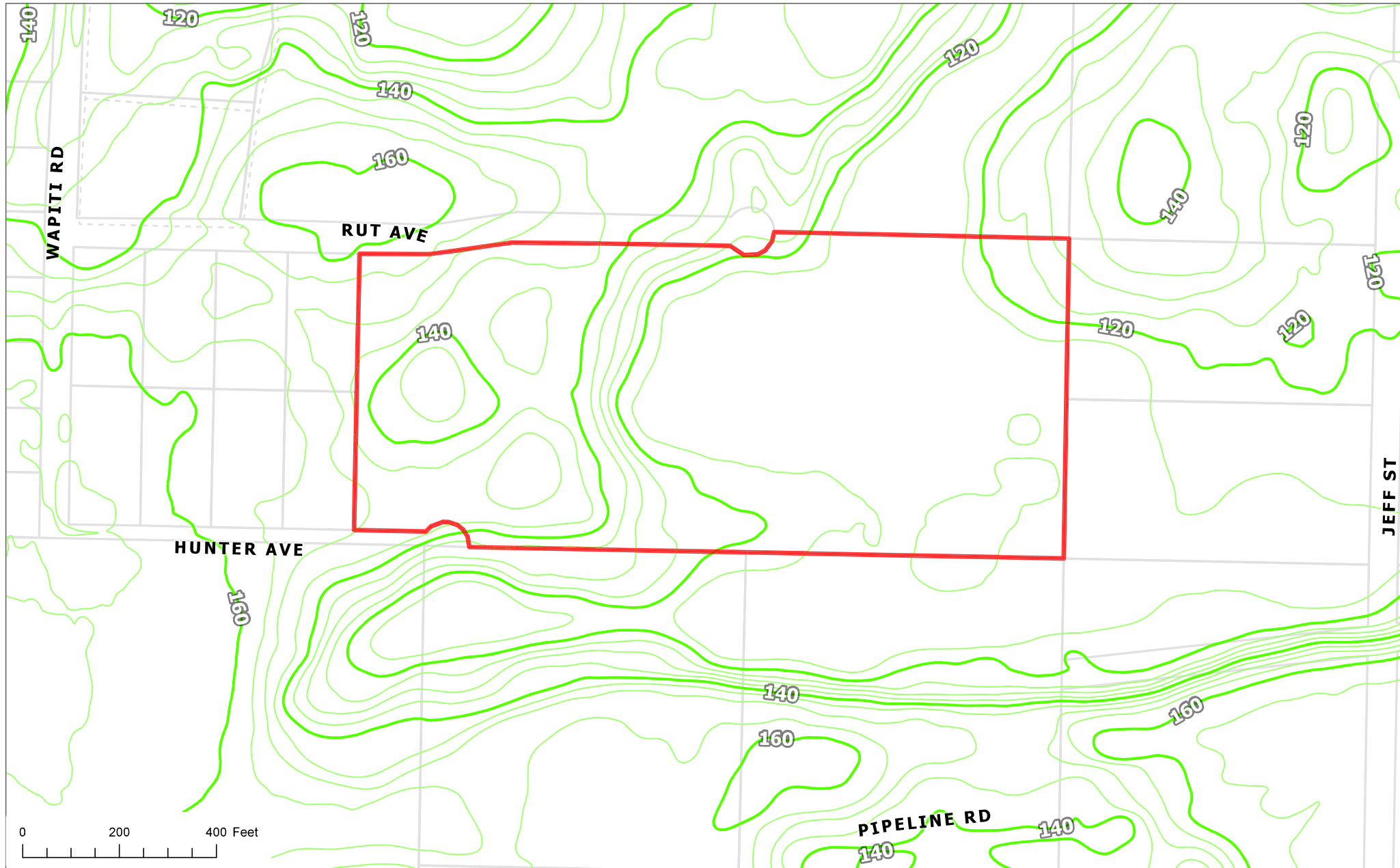
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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

END OF STAFF REPORT

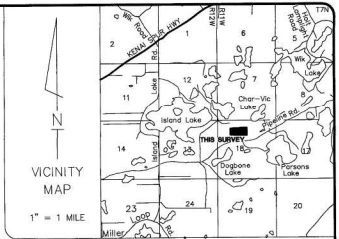
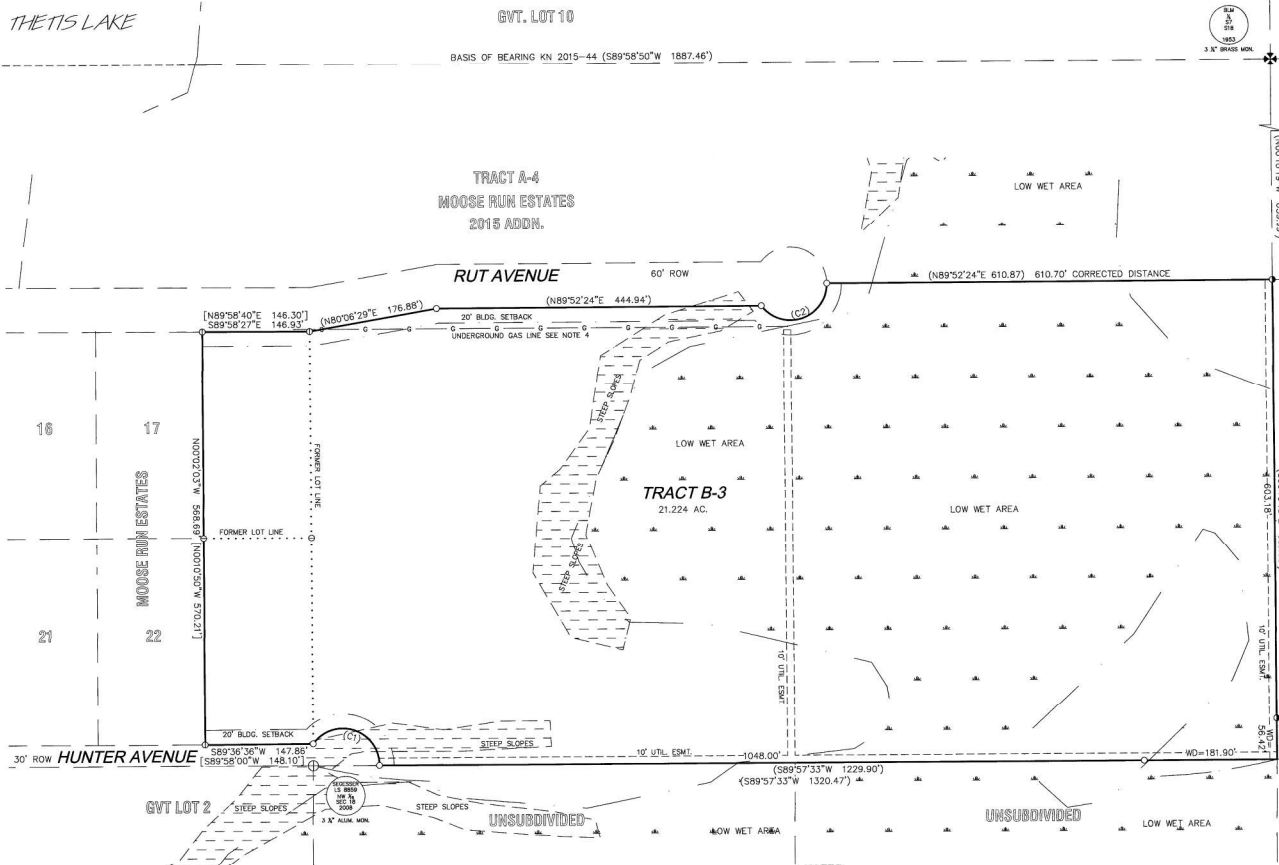








NORTH



**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 AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

*Debbie L. Russ*  
 DEBBIE L. RUSS  
 AKA DEBORAH RUSS  
 AKA DEBBIE RUSS

*Terry L. Russ*  
 TERRY L. RUSS  
 AKA TERRY RUSS

51715 RUT AVE  
 KENAI, AK 99611

**NOTARY'S ACKNOWLEDGMENT**  
 FOR: DEBBIE L. RUSS, AKA DEBORAH RUSS, AKA DEBBIE RUSS  
 ACKNOWLEDGED BEFORE ME THIS 11<sup>th</sup> DAY OF Oct., 2017

*Scott Huff*  
 NOTARY PUBLIC FOR ALASKA  
 SCOTT HUFF  
 MY COMMISSION EXPIRES 12/17/21

OFFICIAL SEAL  
 STATE OF ALASKA  
 NOTARY PUBLIC  
 My Comm. Exp. 12/17/21

**NOTARY'S ACKNOWLEDGMENT**  
 FOR: TERRY L. RUSS AKA TERRY RUSS  
 ACKNOWLEDGED BEFORE ME THIS 11<sup>th</sup> DAY OF Oct., 2017

*Scott Huff*  
 NOTARY PUBLIC FOR ALASKA  
 SCOTT HUFF  
 MY COMMISSION EXPIRES 12/17/21

OFFICIAL SEAL  
 STATE OF ALASKA  
 NOTARY PUBLIC  
 My Comm. Exp. 12/17/21

**PLAT APPROVAL**  
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF September 25, 2017  
 KENAI PENINSULA BOROUGH

*Maureen*  
 MAUREEN  
 AUTHORIZED OFFICIAL

- NOTES:**
- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE COMMISSION.
  - FRONT 15 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
  - ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
  - A 10 FOOT WIDE NATURAL GAS EASEMENT IS CENTERED ON THE EXISTING GAS LINE, PER PLAT NO. 2015-74 KRD AS WELL AS RIGHT OF WAY EASEMENT RECORDED UNDER SERIAL NO. 2017-003935-0 KRD ON JUNE 6, 2017. THE APPROXIMATE LOCATION OF THE GAS LINE IS SHOWN ON THIS PLAT PER DRAWINGS SUPPLIED FROM ENSTAR NATURAL GAS COMPANY.
  - ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
  - THIS PARCEL MAY BE AFFECTED BY GENERAL EASEMENTS GRANTED TO HOMER ELECTRIC ASSOCIATION ON MAY 31, 1961 IN BK. 6 PG. 374 KRD, AND DECEMBER 5, 1981 IN BK. 10 PG. 177 KRD.
  - PER PLAT 2015-74 KRD, AN ADDITIONAL 25 FOOT BACK SLOPE EASEMENT WAS GRANTED TO ALLOW FOR THE CONSTRUCTION AND MAINTENANCE OF A FUTURE ROADWAY WITHIN THE HUNTER AVENUE.
  - AN EXCEPTION TO KPB 20.30.170 - BLOCK LENGTH - WAS GRANTED AT THE KPB PLAT COMMITTEE MEETING ON JULY 13, 2015 FOR MOOSE RUN ESTATES 2015 ADDITION. THE EXCEPTION IS CARRIED FORWARD FOR THIS PLATING ACTION.
  - THIS PARCEL MAY BE AFFECTED BY COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED ON JANUARY 29, 1987 IN BK. 304 PG. 238 KRD.
  - WASTEWATER DISPOSAL: THIS PARCEL IS AT LEAST 200,000 SQUARE FEET OR A NOMINAL 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 DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
(C1)	50.00'	126.82'	95.46'	N71°43'24"W	145°19'13"
(C2)	50.00'	124.90'	94.87'	N71°26'18"E	143°07'48"

- LEGEND**
- ⊗ GLO/BLM MONUMENT RECOVERED AS NOTED
  - ⊕ PRIMARY MONUMENT RECOVERED AS NOTED
  - SECONDARY MONUMENT RECOVERED
  - SECONDARY MONUMENT RECOVERED
  - ◐ SECONDARY MONUMENT RECOVERED
  - ◑ SECONDARY MONUMENT RECOVERED
  - ⊖ SECONDARY MONUMENT OF RECORD
  - ⊙ SECONDARY MONUMENT OF RECORD
  - ( ) RECORD AND MEASURED PER MOOSE RUN ESTATES 2015 ADDN.
  - [ ] RECORD PER MOOSE RUN ESTATES 2015 ADDN.

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



2017-023  
 Plat #  
 Kenai  
 11/29 2017  
 Time 2:45 PM

KPB FILE NO. 2017-132

**MOOSE RUN ESTATES  
 2017 ADDITION**

A REPLAT OF TRACT B-2 MOOSE RUN ESTATES 2015 ADDITION (KN 2015-74) AND LOTS 18 AND 23 MOOSE RUN ESTATES (KN 84-51)

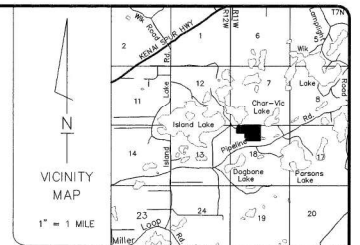
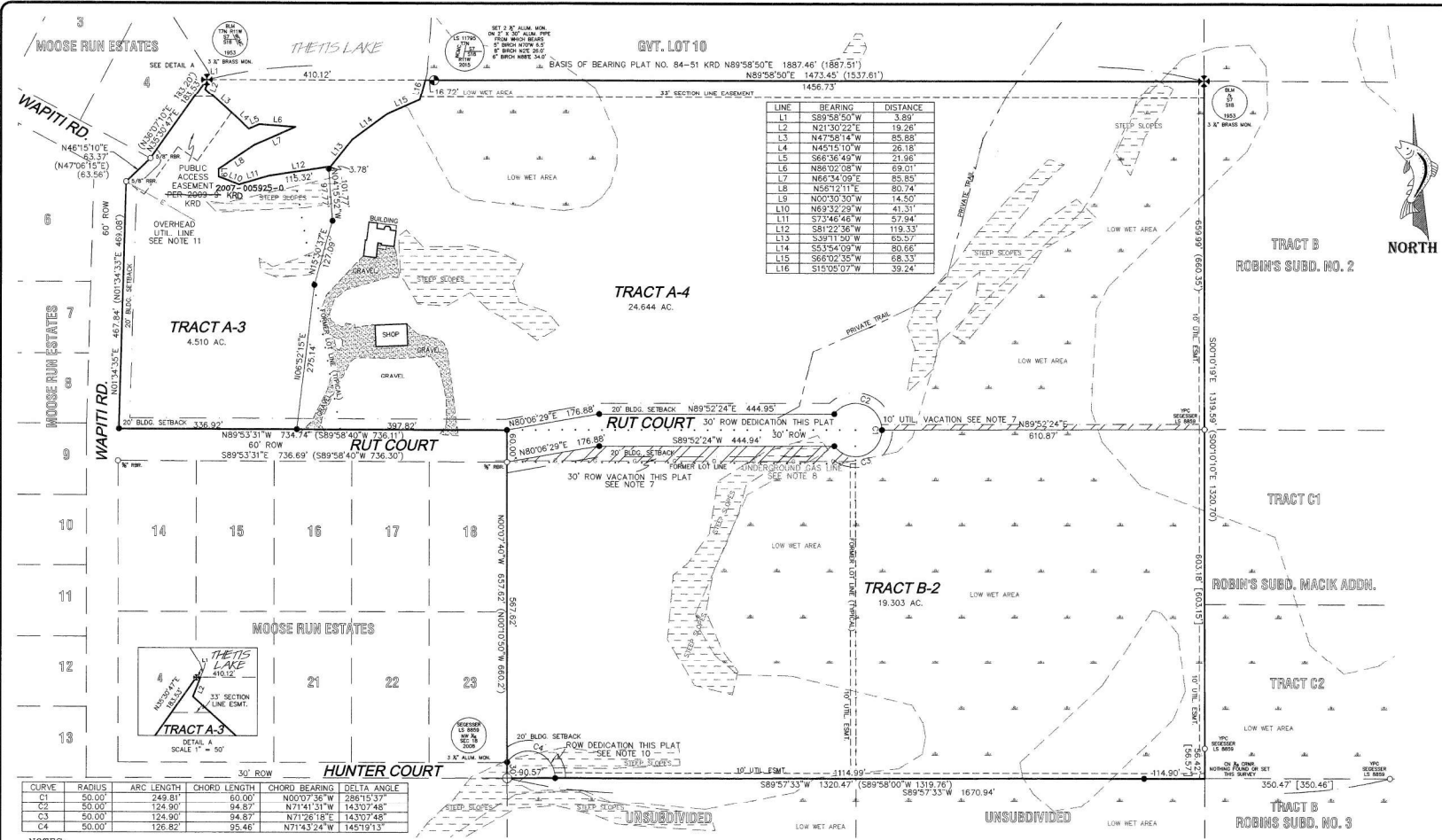
OWNER: NAME DEBBIE L. RUSS AND TERRY L. RUSS  
 AKA DEBORAH RUSS AND AKA TERRY RUSS  
 51715 RUT AVE  
 KENAI, AK 99611

LOCATED WITHIN THE NW1/4 SECTION 18, T7N, R11W, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA  
 CONTAINING 21.224 ACRES

**INTEGRITY SURVEYS INC.**  
 820 SET NET DRIVE KENAI, AK 99611  
 PHONE - (907) 283-9047  
 FAX - (907) 283-9071  
 integritysurveys@alaska.net

JOB NO: 217157 DRAWN: OCT. 9, 2017 SH  
 SURVEYED: 5/2015 & 8/2017 SCALE: 1" = 80'  
 FIELD BK: 2015-4 PG 9-12 FILE: 217157 FP.DWG

Page 1 of 1



LINE	BEARING	DISTANCE
L1	S89°58'50"W	3.89
L2	N21°30'22"E	19.26'
L3	N47°58'14"W	85.88'
L4	N45°15'10"W	26.18'
L5	S88°38'49"W	21.96'
L6	N86°02'08"W	69.01'
L7	N66°34'09"E	85.85'
L8	N56°12'11"E	80.74'
L9	N00°30'30"W	14.50'
L10	N69°32'29"W	41.31'
L11	S73°46'46"W	57.94'
L12	S81°22'38"W	119.33'
L13	S39°11'50"W	65.57'
L14	S53°54'09"W	80.66'
L15	S66°02'35"W	68.33'
L16	S15°05'07"W	39.24'

**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 AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

*Debbie L. Russ*  
DEBBIE L. RUSS  
AKA DEBORAH RUSS

*Terry L. Russ*  
TERRY L. RUSS  
AKA TERRY RUSS

OWNERS OF FORMER TRACT 2 SNOWSHOE SUBD.  
AND FORMER TRACT B MOOSE RUN ESTATES SUBDIVISION  
51715 RUT AVE  
KENAI, AK 99611

*Linda P. Williams*  
LINDA P. WILLIAMS  
OWNER OF FORMER TRACT A-2 MOOSE RUN ESTATES WILLIAMS ADDITION  
PO BOX 8262  
NIKISKI, AK 99635

*Jeffrey D. Williams*  
JEFFREY D. WILLIAMS  
OWNER OF FORMER TRACT A-1 MOOSE RUN ESTATES WILLIAMS ADDITION  
AND FORMER TRACT A-2 MOOSE RUN ESTATES WILLIAMS ADDITION  
PO BOX 8262  
NIKISKI, AK 99635

**NOTARY'S ACKNOWLEDGMENT**

FOR: DEBBIE L. RUSS AND TERRY L. RUSS  
AKA DEBORAH RUSS AND TERRY RUSS  
ACKNOWLEDGED BEFORE ME THIS 29<sup>th</sup> DAY OF SEPT., 2015

*Scott Huff*  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES 11/2017

**NOTARY'S ACKNOWLEDGMENT**

FOR: LINDA P. WILLIAMS AND JEFFREY D. WILLIAMS  
ACKNOWLEDGED BEFORE ME THIS 28<sup>th</sup> DAY OF SEPT., 2015

*Scott Huff*  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES 11/2017

- NOTES:**
- BUILDING SETBACK - A 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. FORMER TRACTS A-1 AND A-2 OF MOOSE RUN ESTATES WILLIAMS ADDITION AND TRACT B OF MOOSE RUN ESTATES SUBDIVISION MAY BE AFFECTED BY PRIVATE COVENANTS AND RESTRICTIONS AS RECORDED IN BOOK 304 PAGE 238, KENAI RECORDING DISTRICT.
  - FRONT 15 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT. 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.
  - ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
  - 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.
  - THE NATURAL MEANDERS OF THE LINE OF ORDINARY WATER FORMS THE TRUE BOUNDS OF THE SUBDIVISION. THE APPROXIMATE LINE OF ORDINARY HIGH WATER, AS SHOWN, IS FOR COMPUTATIONS ONLY. THE TRUE PROPERTY CORNERS BEING ON THE EXTENSION OF THE SIDE LOT LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
  - EXCEPTIONS WERE GRANTED TO KPB 20.30.030 (DEDICATING RIGHT OF WAY), KPB 20.30.100 (CUL-DE-SAC LENGTH) AND KPB 20.30.170 (BLOCK LENGTH) AT THE JULY 13, 2015 PLAT COMMITTEE MEETING.
  - APPROVAL TO VACATE A PORTION OF RUT AVENUE AND ANY ASSOCIATED UTILITY EASEMENTS ALONG WITH A VACATION OF THE 10 FOOT UTILITY EASEMENT ALONG THE SOUTH BOUNDARY OF TRACT A-4 WAS APPROVED BY THE KPB PLANNING COMMISSION ON THE MEETING OF JUNE 22, 2015.

- A 10 FOOT WIDE NATURAL GAS EASEMENT IS CENTERED ON THE EXISTING GAS LINE. THE APPROXIMATE LOCATION OF THE GAS LINE IS SHOWN ON THIS PLAT PER DRAWINGS SUPPLIED FROM ENSTAR NATURAL GAS COMPANY.
- THESE PARCELS MAY BE AFFECTED BY GENERAL EASEMENTS GRANTED TO HOMER ELECTRIC ON MAY 31, 1961 IN BK 6 PG 374 KR.D. AND DECEMBER 5, 1961 IN BK 10 PG 177 KR.D.
- ADDITIONAL 25' BACK SLOPE EASEMENTS ARE GRANTED THIS PLAT TO ALLOW FOR THE CONSTRUCTION AND MAINTENANCE OF A FUTURE ROADWAY WITHIN THE HUNTER COURT CUL-DE-SAC.
- EXISTING OVERHEAD POWER LINE IS THE CENTERLINE OF A 20 FOOT WIDE ELECTRIC DISTRIBUTION LINE EASEMENT INCLUDING GUYS AND ANCHORS. SEE MISC. BK 2 PG 177 KR.D.
- WASTEWATER DISPOSAL: THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR A NOMINAL 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 DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF July 13, 2015

KENAI PENINSULA BOROUGH

*Michelle*  
AUTHORIZED OFFICIAL

- LEGEND**
- GLO/BLM MONUMENT RECOVERED AS NOTED
  - PRIMARY MONUMENT SET THIS SURVEY
  - SECONDARY MONUMENT RECOVERED AS NOTED
  - 5/8" X 30" REBAR W/ PLASTIC CAP
  - SECONDARY MONUMENT RECOVERED AS NOTED
  - YELLOW PLASTIC CAP ON REBAR
  - VACATION
  - RECORD PER MOOSE RUN ESTATES PLAT NO. 84-51 KR.D.
  - RECORD PER ROBIN'S SUBDIVISION MACK ADDITION PLAT NO. 2011-51 KR.D.

**CERTIFICATE OF SURVEYOR**

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



2015-114  
Plat #  
*Kenai*  
1110 2015  
Time 11:05 AM

KPB FILE NO. 2015-065

**MOOSE RUN ESTATES  
2015 ADDITION**

A SUBDIVISION OF TRACT A-1 AND A-2 OF MOOSE RUN ESTATES WILLIAMS ADDITION (2009-9 KR.D) AND TRACT B MOOSE RUN ESTATES (84-51 KR.D) AND TRACT 2 SNOWSHOE SUBDIVISION (KN 177-136)

ALSO FINALIZING THE PARTIAL VACATION OF RUT AVE AND ASSOCIATED UTILITY EASEMENTS

OWNER: DEBBIE L. RUSS & TERRY L. RUSS    JEFFREY D. WILLIAMS  
TRACT B & TRACT 2    TRACT A-1 & TRACT A-2  
51715 RUT AVE    PO BOX 8262  
KENAI, AK 99611    NIKISKI, AK 99635

LOCATED WITHIN THE NW1/4 SECTION 18, T7N, R11W, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA

CONTAINING 49.568 ACRES

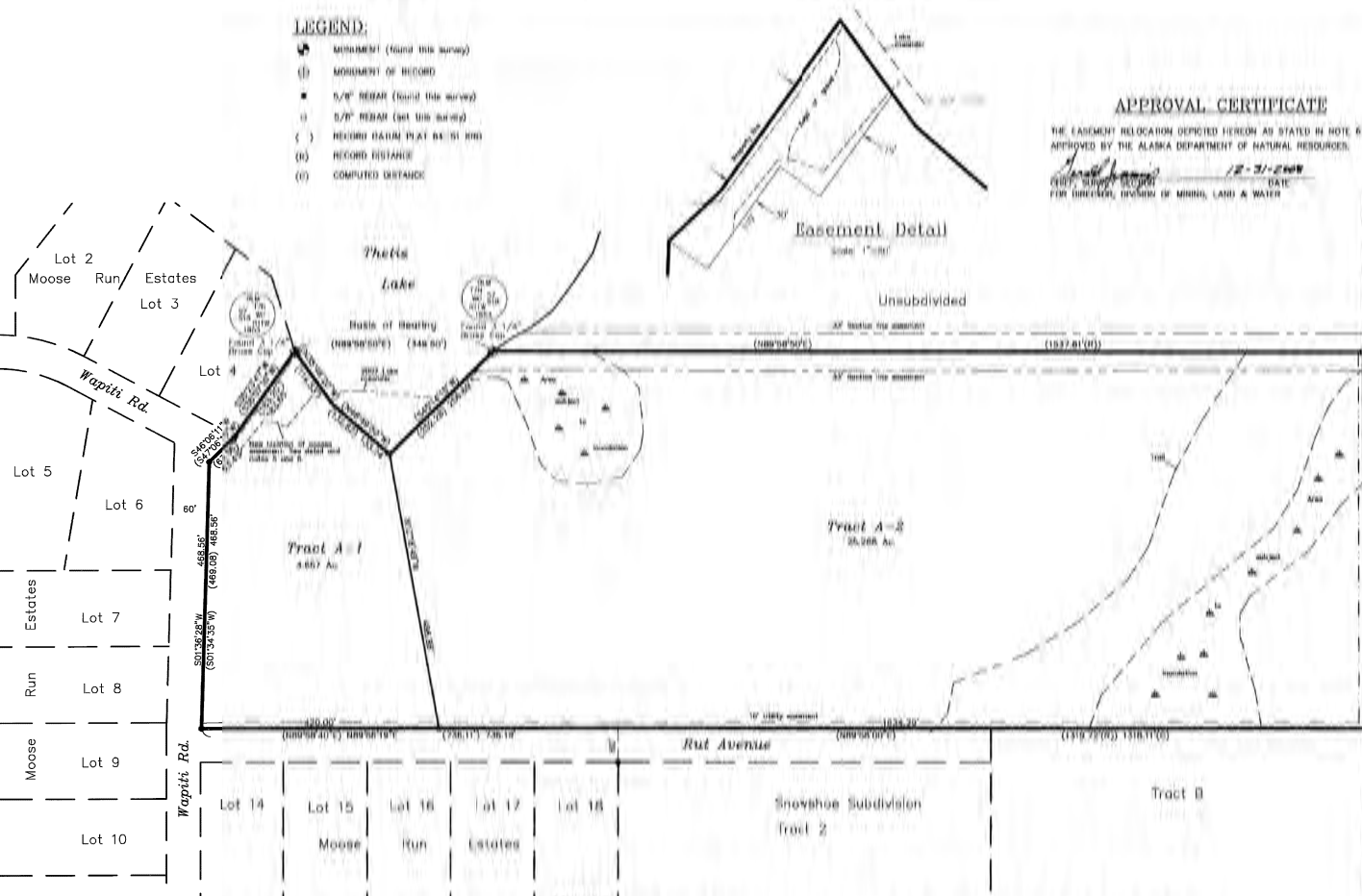
**INTEGRITY SURVEYS INC.**

820 SET NET DRIVE    KENAI, AK 99611  
PHONE - (907) 283-9047  
FAX - (907) 283-9071  
integritys@alaska.net

SURVEYORS	PLANNERS
JOB NO. 215069	DATE: SEPT. 15, 2015 SH
SURVEYED: MAY-AUG 2015	SCALE: 1" = 100'
FIELD BK: 2015-4 PG 9-12	FILE: 215069 FP.DWG

**LEGEND:**

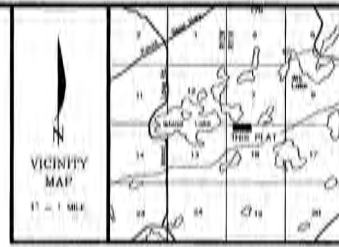
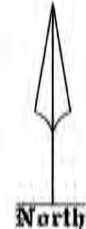
- ⊕ MONUMENT (found this survey)
- ( ) MONUMENT OF RECORD
- 1/4" REBAR (found this survey)
- 5/8" REBAR (not this survey)
- ( ) RECORD DATUM PLAT 84-51 800
- (R) RECORD DISTANCE
- (C) COMPUTED DISTANCE



**APPROVAL CERTIFICATE**

THE EASEMENT RELOCATION DEPICTED HEREON AS STATED IN NOTE 6 IS HEREBY APPROVED BY THE ALASKA DEPARTMENT OF NATURAL RESOURCES.

*Jeffrey D. Williams* / 2-21-2009 DATE  
 CIVIL SURVEY ENGINEER FOR DISTRICT, DIVISION OF MINING, LAND & WATER



**CERTIFICATE of OWNERSHIP and DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPTE THIS PLAN OF SUBDIVISION AND BY THIS CERTIFICATE GRANT ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

*Jeffrey D. Williams*  
 CIVIL SURVEY ENGINEER  
 90485, AK 99567

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS 21st DAY of February, 2009 FOR JEFFREY D. WILLIAMS

*Shirley Deane*  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES FEB. 28, 2012



**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MAY 19, 2008

KENAI PENINSULA BOROUGH  
*Clayton Burt*  
 AUTHORIZED OFFICIAL

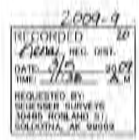
**NOTES:**

- 1) Basis of bearing taken from the plat of Moose Run Estates, Plat 84-51, Kenai Recording District.
- 2) Building setback-A setback of 30 feet is required from all street rights-of-way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) All waste disposal systems shall comply with existing rules at the time of construction.
- 4) Roads must meet the design and construction standards established by the Borough in order to be considered for participation and inclusion in the Borough road maintenance program.
- 5) The sewage treatment station on Moose Run Estates (SR 84-51) was installed and a new easement granted by Planning Commission Resolution 2007-06, adopted on 17 March, 2007 and recorded as document 2007-009928-11 Kenai Recording District.
- 6) A public access easement is hereby granted by prescriptive right of constructed roadway and leading to the State of Alaska, situated and dedicated in the location shown, at the width indicated, for the purpose of fish and game management and the recreational public uses associated with this resource right, and its alterations permitted by the owner. Additional rights granted by the owner shall not conflict with or negatively impact the states existing fishery management or the public's right to enjoy the same. Easement area encompasses approximately 0.998 acres. The DNR, Div. of Mining, Land & Water file is L241 576.
- 7) Private covenants and restrictions which affect this plot are recorded in Book 304 Page 236, Kenai Recording District.
- 8) Exceptions to KPR 20.20.030 and KPR 20.20.180 were granted by the Plat Committee at the meeting of 12 May, 2008.
- 9) Front 10 feet of the 30 foot building setback and the entire setback within 5 feet of the side set line is a utility easement for sewerage structures shall be constructed or placed within a utility to use the easement.
- 10) WASTEWATER DISPOSAL: These lots are at least 500,000 square feet in number 5 acres in size and conditions may not be suitable for onsite septic treatment and disposal. Any septic treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

**SURVEYOR'S CERTIFICATE**

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

Date 12/24/08



KPD FILE No. 8006-820

**Moose Run Estates Williams Addition**

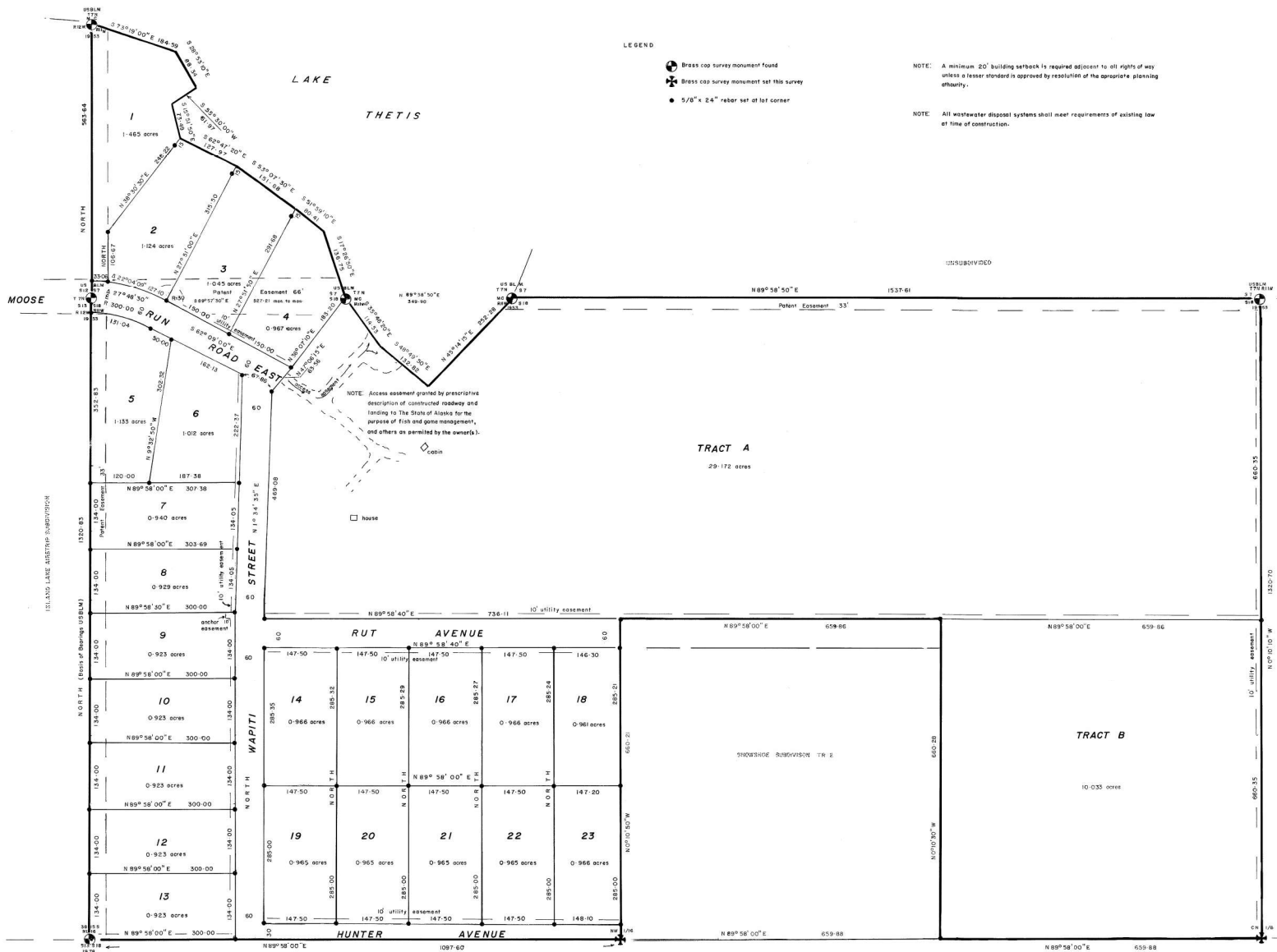
A subdivision of Tract A, Moose Run Estates, Plat 84-51, Kenai Recording District.

Located within the N1/2 101/4 Section 16, T19, R11W, S4M, Kenai Peninsula Borough, Alaska.

Containing 29,925 Ac.

**SEGESSER SURVEYS**  
 80485 Rostand St.  
 Soldotna, AK 99569

JOB NO.	08107	DRAWN	12-4-08
SURVEYED	June 2007	SCALE	1"= 100'
FIELD BOOK	07-2	SHEET	1 of 1

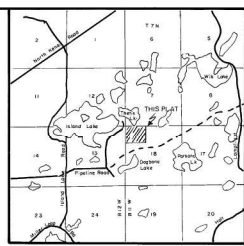


LEGEND

- Brass cap survey monument found
- ✱ Brass cap survey monument set this survey
- 5/8" x 24" rebar set at lot corner

NOTE: A minimum 20' building setback is required adjacent to all rights of way unless a lesser standard is approved by resolution of the appropriate planning authority.

NOTE: All wastewater disposal systems shall meet requirements of existing law at time of construction.



LOCATION MAP 1" = 1 MI.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHTS OF WAY TO THE PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN

*Michael Steasny*      *Gene Holley*  
 Thetis Steasny      Gene Holley  
 P O Box 634  
 Kenai, Alaska

NOTARY'S ACKNOWLEDGMENT

FOR *Michael Steasny* AND *Gene Holley*  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 DAY OF JANUARY, 1984

*Janet L Wilson*  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES 12/14

STATE OF ALASKA  
 NOTARY PUBLIC  
 JANET L WILSON  
 My Commission Expires \_\_\_\_\_

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MAY 9, 1983

KENAI PENINSULA BOROUGH  
 AUTHORIZED OFFICIAL  
*[Signature]*

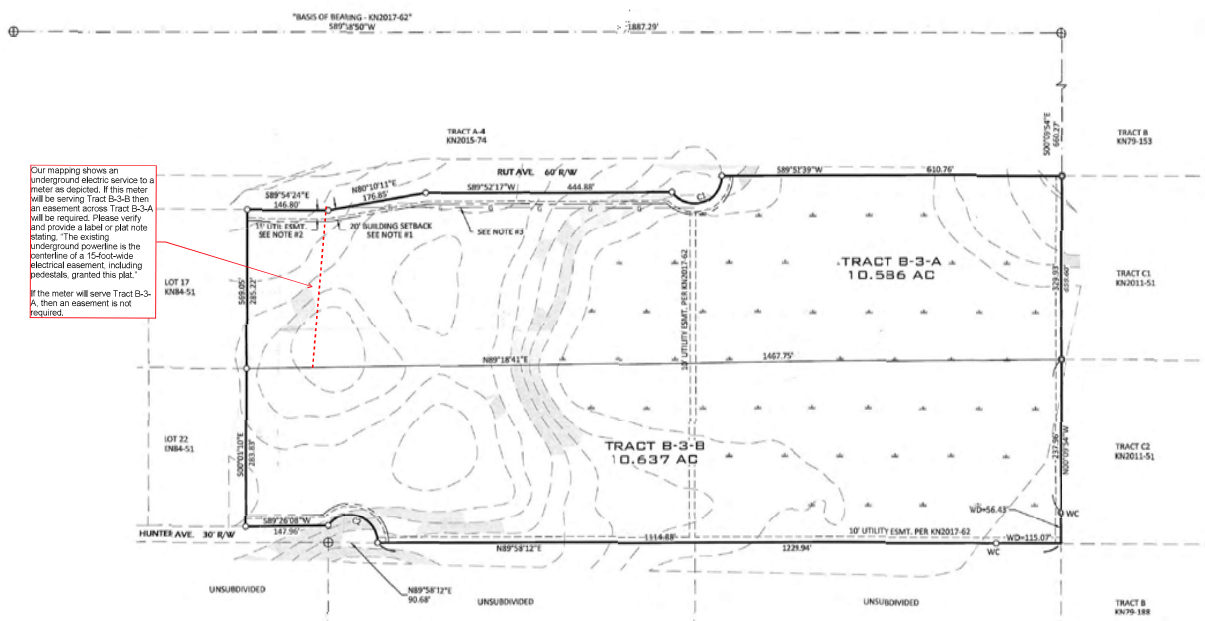
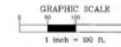
SURVEYOR'S CERTIFICATE

3600-S  
 REGISTRATION NUMBER, SEAL AND SIGNATURE

84-51  
 RECORDS FILED 1000  
 Kenai REC. DIST.  
 DATE 3-19-84  
 TIME 9:26 A  
 BY Jess Lobdell

MOOSE RUN ESTATES			
A subdivision of the N/2, NW 1/4, sec 18 & gov lot 7, (fractional SW 1/4, SW 1/4) sec 7 T 7 N R 11 W 5M including Tract 1 Snow Shoe Subd. Kenai Peninsula Borough, Alaska			
Scale 1" = 100'	Area subdivided 65-74.7 acres	Proposed land use residential	Date of survey January, 1984
GENE HOLLEY & THETIS STEASNY Owners P O Box 634 Kenai, Alaska		JESSE LOBDELL - SURVEYOR P O Box 1386 Kenai, Alaska	
Book B 10	Drawn by <i>JHL</i>	Crew J. Lobdell B. Lobdell G. Diamond	





Our mapping shows an underground electric service to a meter as depicted. If this meter will be serving Tract B-3-B then an easement across Tract B-3-A will be required. Please verify and provide a label or detail note stating "The existing underground pipeline is the centerline of a 15-foot-wide electrical easement, including pedestals, granted this plat." If the meter will serve Tract B-3-A, then an easement is not required.

**NOTES**

1. BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSE STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. FRONT 15 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT. 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. A 10 FOOT WIDE NATURAL GAS EASEMENT IS CENTERED ON THE EXISTING GAS LINE, PER PLAT NO. 2015-74 AND AS WELL AS RIGHT OF WAY EASEMENT RECORDED UNDER SERIAL NO. 2017-00993-S-4 REC'D ON JUNE 6, 2017. THE APPROXIMATE LOCATION OF THE GAS LINE IS SHOWN ON THIS PLAT PER KN2017-62.
4. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
5. AN EXCEPTION TO KPB 2030.13(b) - BLOCK LENGTH - WAS GRANTED AT THE KPB PLAT COMMITTEE MEETING ON JULY 13, 2016 FOR MOOSE RUN ESTATES 2015 ADDITION. THE EXCEPTION IS CARRIED FORWARD FOR THIS PLATING ACTION.
6. THIS PLAT MAY BE SUBJECT TO THE FOLLOWING:
  - 6.1. A RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., RECORDED JUNE 9, 1964, BOOK 10 PAGE 177 AND, BRACKET EASEMENT.
  - 6.2. COVENANTS, CONDITIONS, RESTRICTIONS, AND/OR EASEMENTS RECORDED JANUARY 29, 1987, BOOK 904 PAGE 238, KRD.

**LEGEND**

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8" x 30" REBAR W/ 3" BULB PLASTIC CAP LS-213269
- - - DEPRESSION PER RWI WETLANDS ASSESSMENT
- CONTOUR INTERVAL = 5'
- ▨ SLOPES GREATER THAN 20%

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	143°57'31"	50.00'	125.26'	33.87'	N 71° 31' 0" E	34.96'
C2	140°29'31"	50.00'	124.07'	34.53'	N 71° 30' 21" W	35.53'

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND WE HEREBY ACKNOWLEDGE THAT WE, AS AN OWNER, HAVE FREELY CONSENTED TO DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DEBORAH RUSS AKA DEBBIE RUSS AKA DEBBIE L RUSS  
51715 RUT AVE, KENAI, AK 99611

TERRY RUSS AKA TERRY L RUSS  
51715 RUT AVE, KENAI, AK 99611

**NOTARY'S ACKNOWLEDGEMENT**

FOR: DEBORAH RUSS AKA DEBBIE RUSS AKA DEBBIE L RUSS  
ACKNOWLEDGE BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF ALASKA

**NOTARY'S ACKNOWLEDGEMENT**

FOR: TERRY RUSS AKA TERRY L RUSS  
ACKNOWLEDGE BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF ALASKA

**WASTEWATER DISPOSAL**  
THESE LOTS ARE AT LEAST 20000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

Plat # \_\_\_\_\_  
 Rec. Dat \_\_\_\_\_  
 Date \_\_\_\_\_  
 Time \_\_\_\_\_



**MOOSE RUN ESTATES 2026 ADDITION**

A REPLAT OF TRACT B-3 MOOSE RUN ESTATES 2017 ADDITION (KN2017-62)

OWNER:  
DEBORAH RUSS AKA DEBBIE RUSS AKA DEBBIE L RUSS  
TERRY RUSS AKA TERRY L RUSS  
51715 RUT AVE, KENAI, AK 99611  
21.224 AC. MAJ. SITUATED IN THE NW1/4 OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING: TERRY RUSS  
SURVEYED: MAY 19 2026  
P.O. BOX 608  
SOLDOTNA, AK 99581  
PHONE: (907) 284-4214  
FAX: (907) 283-3200  
WWW.KENAI-ALASKA.COM

KPB File No. 2026-XXX  
Project No. 26/021  
Scale: 1" = 100' Date: APR 2026 BOOK: 26-02 Drawn by: AHH

**KPB 2026-050**

AUTHORIZED OFFICIAL



## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 5/18/2026 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 tract into two tracts.

KPB File No. 2026-050

Petitioner(s) / Land Owner(s): Terry and Deborah Russ 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, June 8, 2026**, 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.

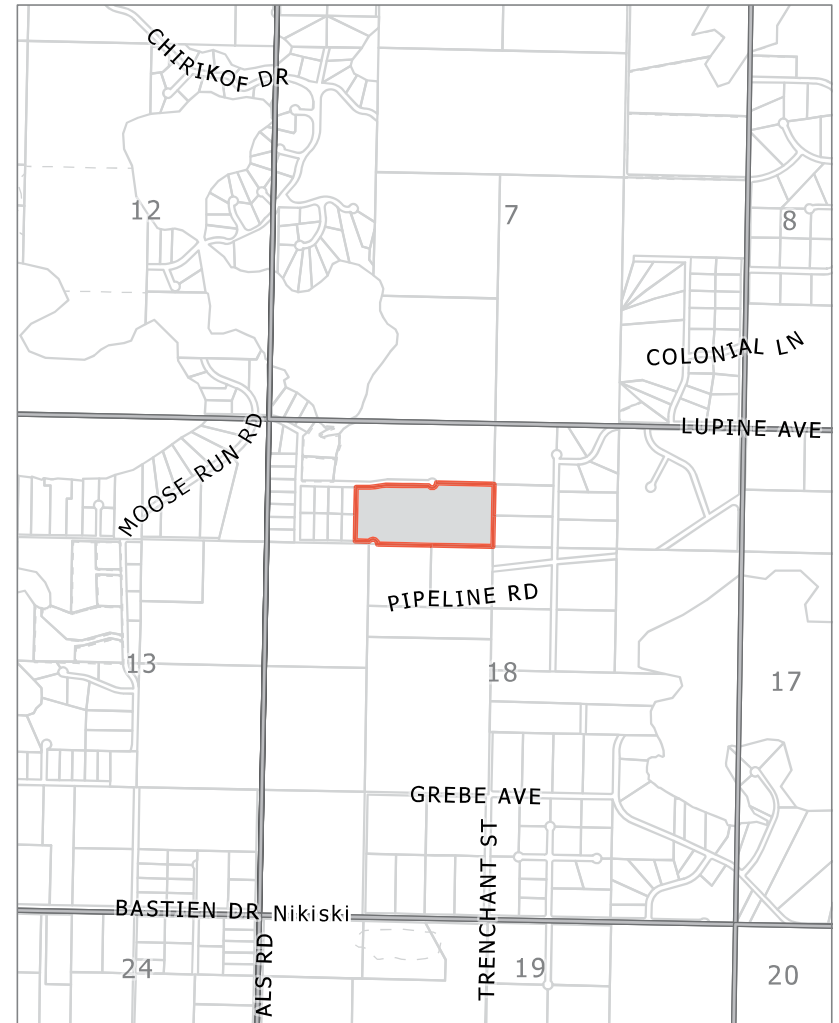
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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](mailto: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, June 5, 2026**. 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.

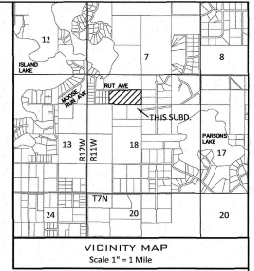
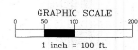
For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 5/19/2026

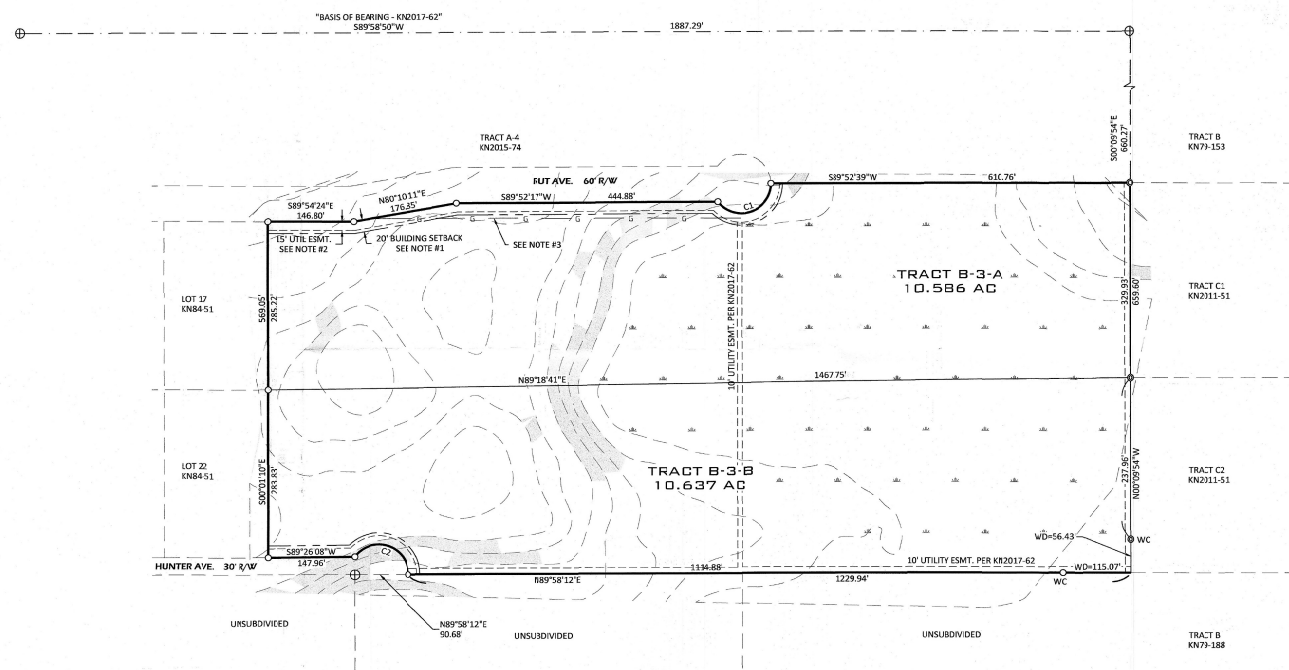


KPB File 2026-050  
T07N R11W SEC18  
Nikiski

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



VICINITY MAP  
Scale 1" = 1 Mile



**NOTES**

- BUILDING SETBACK - A 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.
- FRONT 11 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT. 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.
- A 10 FOOT WIDE NATURAL GAS EASEMENT IS CENTERED ON THE EXISTING GAS LINE, PER PLAT NO. 2015-74 KRD AS WELL AS RIGHT OF WAY EASEMENT RECORDED UNDER SERIAL NO. 2017-022535-0 KRD ON JUNE 6, 2017. THE APPROXIMATE LOCATION OF THE GAS LINE IS SHOWN ON THIS PLAT PER KN2017-62.
- ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
- AN EXCEPTION TO KPB 20.30170 - BLOCK LENGTH - WAS GRANTED AT THE KPB PLAT COMMITTEE MEETING ON JULY 3, 2015 FOR MOOSE RUN ESTATES 2015 ADDITION. THE EXCEPTION IS CARRIED FORWARD FOR THIS PLATTING ACTION.
- THIS PLAT MAY BE SUBJECT TO THE FOLLOWING:
  - A RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., RECORDED JUNE 9, 1964, BOOK 10 PAGE 177 KRD, BLANKET EASEMENT.
  - COVENANTS, CONDITIONS, RESTRICTIONS, AND/OR EASEMENTS RECORDED JANUARY 25, 1967, BOOK 104 PAGE 238, KRL.

**LEGEND**

- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP IS-211269
- DEPRESSION PER IWF WETLANDS ASSESSMENT
- CONTOUR INTERVAL = 5'
- SLOPES GREATER THAN 20%

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	149°51'31"	50.00'	135.26'	151.82'	N 71° 12' 48" E	96.98'
C2	149°35'51"	50.00'	137.07'	161.59'	N 71° 07' 31" W	95.53'

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND WE HEREBY ADOPT 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.

DEBORAH RUSS AKA DEBBIE RUSS AKA DEBBIE L RUSS  
51715 RUT AVE, KENAI, AK 99611

TERRY RUSS AKA TERRY L RUSS  
51715 RUT AVE, KENAI, AK 99611

**NOTARY'S ACKNOWLEDGEMENT**

FOR: DEBORAH RUSS AKA DEBBIE RUSS AKA DEBBIE L RUSS  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF ALASKA

**NOTARY'S ACKNOWLEDGEMENT**

FOR: TERRY RUSS AKA TERRY L RUSS  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF ALASKA

**WASTEWATER DISPOSAL**  
THESE LOTS ARE AT LEAST 300,000 SQUARE FEET OR NOMINALLY 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 DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**Plat #**  
Rec. Dist. \_\_\_\_\_  
Date \_\_\_\_\_ 20\_\_\_\_  
Time \_\_\_\_\_



**MOOSE RUN ESTATES 2026 ADDITION**  
A REPLAT OF TRACT B-3 MOOSE RUN ESTATES 2017 ADDITION (KN2117-62)

OWNER:  
DEBORAH RUSS AKA DEBBIE RUSS AKA DEBBIE L RUSS  
TERRY RUSS AKA TERRY L RUSS  
51715 RUT AVE, KENAI, AK 99611  
21,224 AC, N/2 SITUATED IN THE NW1/4 OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 498 SOLDOTNA, AK 99689 VOICE: (907) 284-4211 FAX: (907) 285-2055 WWW.MELANC.COM	KPB File No. 2026-050 Project No. 262321
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**PLAT APPROVAL**  
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_, 2026.

AUTHORIZED OFFICIAL \_\_\_\_\_

Scale: 1" = 100' Date: APR 2024 BOOK: 26-02 Drawn by: AHH

**KPB 2026-050**