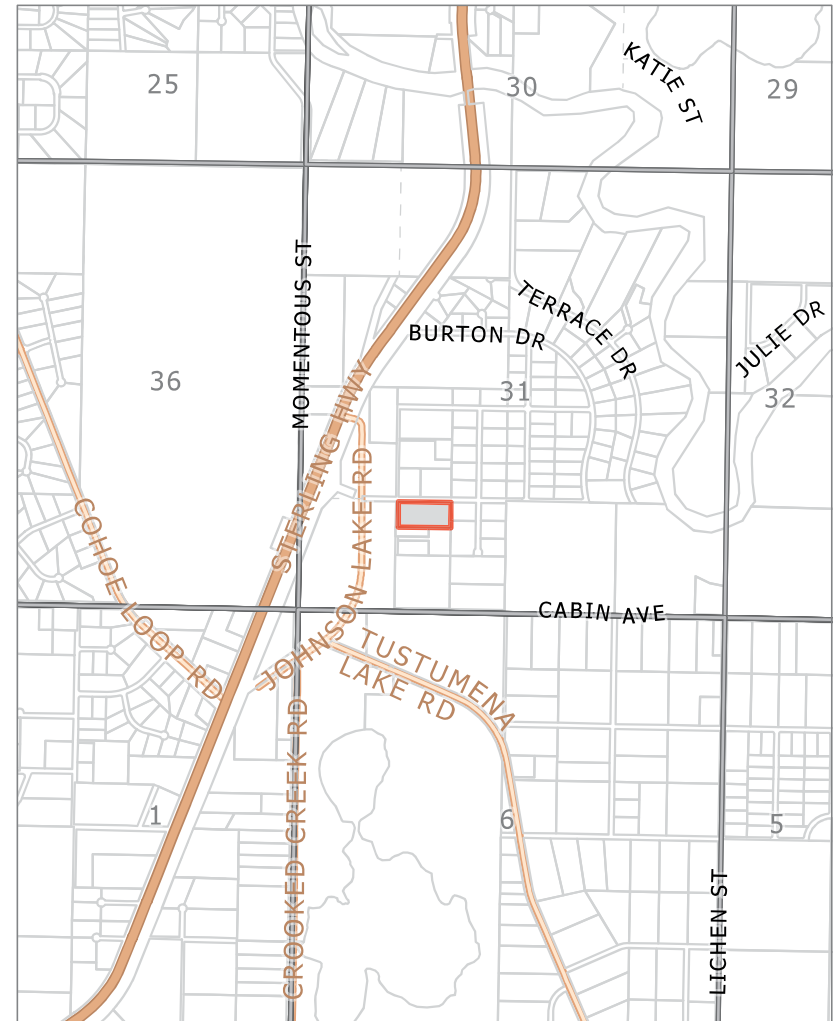
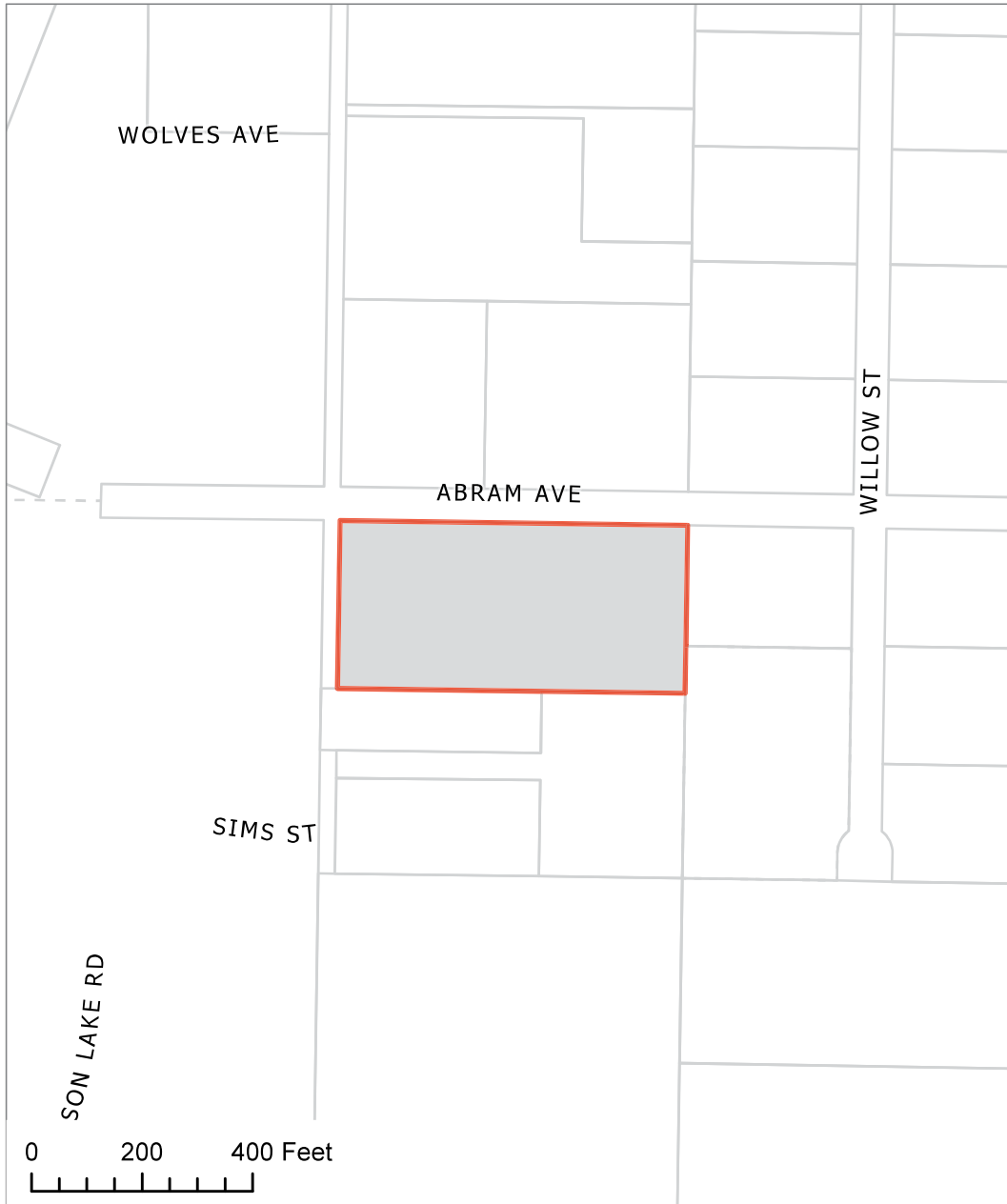


E. NEW BUSINESS

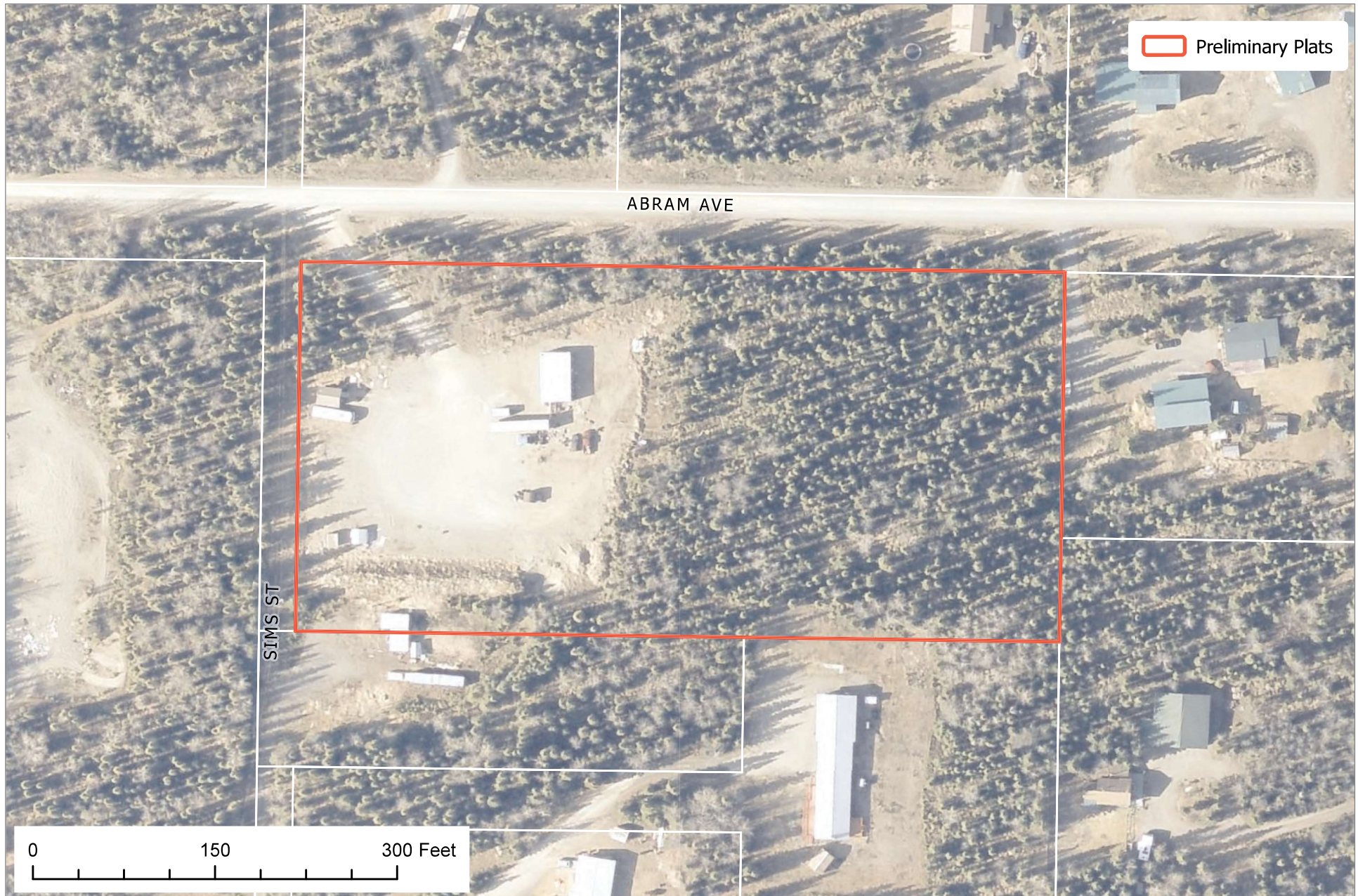
- 5. Kasilof River Heights Will Debeest Addition**
KPB File 2026-080
Edge Survey & Design / Francalangia
Location: Abram Avenue & Sims Street
Cohoe Area



KPB File 2026-080
T 03N R11W SEC 31
Cohoe



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 #5 - PRELIMINARY PLAT
KASILOF RIVER HEIGHTS WILL DEBEEST ADDITION**

KPB File No.	2026-080
Plat Committee Meeting:	August 10, 2026
Applicant / Owner:	William Francalangia of Kasilof, Alaska
Surveyor:	Jason Young, Edge Survey and Design, LLC
General Location:	Abram Avenue and Sims Street, Cohoe Area

Parent Parcel No.:	133-370-05
Legal Description:	T 3N R 11W SEC 31 Seward Meridian KN 0770070 KASILOF RIVER HEIGHTS SUB TRACT 5
Assessing Use:	Residential Mobile Home
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 4.551-acre parcel into two parcels of approximately 2.171 acres each.

Location and Legal Access (existing and proposed):

Access to the subdivision is provided by Abram Avenue and Sims Street.

Abram Avenue (formerly Ptarmigan Avenue) is a 60-foot borough-maintained right-of-way abutting the northern boundary of the subdivision.

Sims Street is a 30-foot platted right-of-way abutting the western boundary. Available imagery shows the portion adjacent to the subdivision is currently undeveloped, transitioning to a developed segment further south that appears to function primarily as a driveway serving the adjacent unsubdivided parcel. The parent plat (KN 77-70) dedicated the eastern 30 feet of Sims Street. The parcel to the west is unsubdivided, and staff finds it reasonable to expect that if subdivided in the future, additional right-of-way width would be dedicated to comply with KPB 20.30.

Kasilof River Heights (KN 77-70) included 50-foot-radius temporary turnarounds at the southwest and northeast corners of former Tract 5. At that time, subdivision design requirements (20.15.075(19)) required temporary dead-end streets at the end of stub streets intended for future connection to adjoining areas. Current code (KPB 20.30.100.C) states "Temporary turnarounds and self-vacating turnarounds shall not be granted or reserved on plats."

Kasilof River Heights Subdivision of Tract 6 (KN 78-24) dedicated the east extension of Abram Avenue, establishing the intended future connection and thereby fulfilled the temporary turn-around intent on the east side.

The parcels to the west and south of Tract 5 (this tract) remain unsubdivided, and staff finds it reasonable to expect additional right-of-way to be dedicated in the future. Sims Street is intended to be a through street from Abram Ave to Johnson Lake Rd, with portions already dedicated to the south; therefore, a cul-de-sac is not a reasonable expectation to be set on the south end of Sims Street right-of-way as the temporary turnaround easements indicate, which are not allowed by code though. **Staff recommends** the Plat Committee concur that a right-of-way vacation petition is not required to remove the temporary turnarounds, and that both 50-foot radius temporary turnarounds may be removed through this platting action. **If approved**, a plat note should be added stating: "The 50-foot-radius temporary turnarounds shown on plat KN 77-70 were removed in accordance with KPB 20.30.100, as approved by

the Plat Committee on August 10, 2026.” The turnarounds should be hatched and labeled referencing the corresponding plat note.

Block length is not complete. On the north is Abram Ave., to the west is Sims St and Johnson Lake Rd and on the south is Cabin Ave. no dedication connects Cabin Ave to Abram Ave. Running the length of Cabin Ave is a gravel pit operation that prevents any road connection to break the block length as the pit runs for over 2300 feet along the Cabin Ave. This plat providing a 30’ dedication on the east coming down from Abram Ave would not gain the other half or further dedications south to be helpful either. **Staff recommends** the Plat Committee concur and exception to KPB 20.30.170 Block Length is not required due to circumstances noted.

No section line easements affect the subject area.

No right-of-way vacation is proposed by this platting action.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: RSA has no objections at this time
SOA DOT comments	

Site Investigation:

Available public imagery shows a structure straddling the south boundary line of proposed Lot 5A, encroaching onto the adjacent parcel. **Staff recommends** the surveyor verify the location of the structure and give staff findings. If found to encroach provide a statement with the final plat describing how the encroachment will be resolved. **Staff recommends** to add the following plat note: “Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.”

KPB data indicates the area is relatively flat with no steep slopes, and no areas of inundation are present.

The subdivision is not located within a flood hazard area or a habitat protection district.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No regulatory floodplains depicted. No requested depictions or notes. B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No objections

Staff Analysis

The land originally consisted of the E1/2 SW1/4 of Section 31, Township 3 North, Range 11 West, Seward Meridian. In 1977, Kasilof River Heights (KN 77-70) subdivided portions of the area into six tracts. The proposed plat will further subdivide Tract 5 into Lot 5A and Lot 5B.

Each proposed lot is approximately 2.171 acres. A soils report is required, and an engineer must sign the final plat. The Wastewater Disposal note will be reviewed once the soils report has been received and should match.

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

The parent plat (KN 77-70) granted a 5-foot underground utility and clearing easement along all rights-of-way. A 5-foot utility easement was also granted along the eastern boundary of former Tract 5. **Staff recommends** these easements be depicted and labeled with their granting source on the final plat.

An electric and telephone line easement was granted to HEA with no defined location (Misc. Volume 5, Page 138, KRD). This easement has been added to the plat as note 3.

The proposed plat grants a 10-foot utility easement adjacent to all rights-of-way. **Staff recommends** the utility easement label include "granted this plat."

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

Utility provider review:

HEA	No comments
ENSTAR	
ACS	
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 51691 Abram Ave Existing Street Names are Correct: Yes List of Correct Street Names: Abram Ave, Sims St Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 51691 Abram Ave will be assigned to lot 5B. Lot 5A will need a new address assigned.
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**

- Wastewater disposal note to match soils report recommendation.

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 legal description to Tract 5 (KN 77-70)
 - Please confirm subdivision name spelling. On submittal form, Owner spelled the name as "Dabeest" where the drawing has 'Debeest'
 - Area of both parcels equal 4.342 acres
 - Modify KPB File no to 2026-080
- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;
- Staff recommendation:**
- Depict and label Quintin Lake and Crooked Creek
- 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 parcel labels to the north: Tracts 4A and 4B (KN 84-208)
 - Provide label for Sims St. to the north

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.

20.30.100. Cul-de-sacs.

- C. Temporary turnarounds and self-vacating turnarounds shall not be granted or reserved on plats.

20.30.120. Streets-Width requirements.

- A. The minimum right-of-way width of streets shall be 60 feet.

1. Half streets shall generally not be allowed except to provide the logical extension of a right-of-way where the remaining half street can reasonably be expected to be dedicated in the future.

KPB 20.40 – Wastewater Disposal

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

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

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

20.60.160. 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.

20.60.180. Plat notes.

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

RECOMMENDATION:

STAFF RECOMMENDS:

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

NOTE: 20.25.120. - REVIEW AND APPEAL.

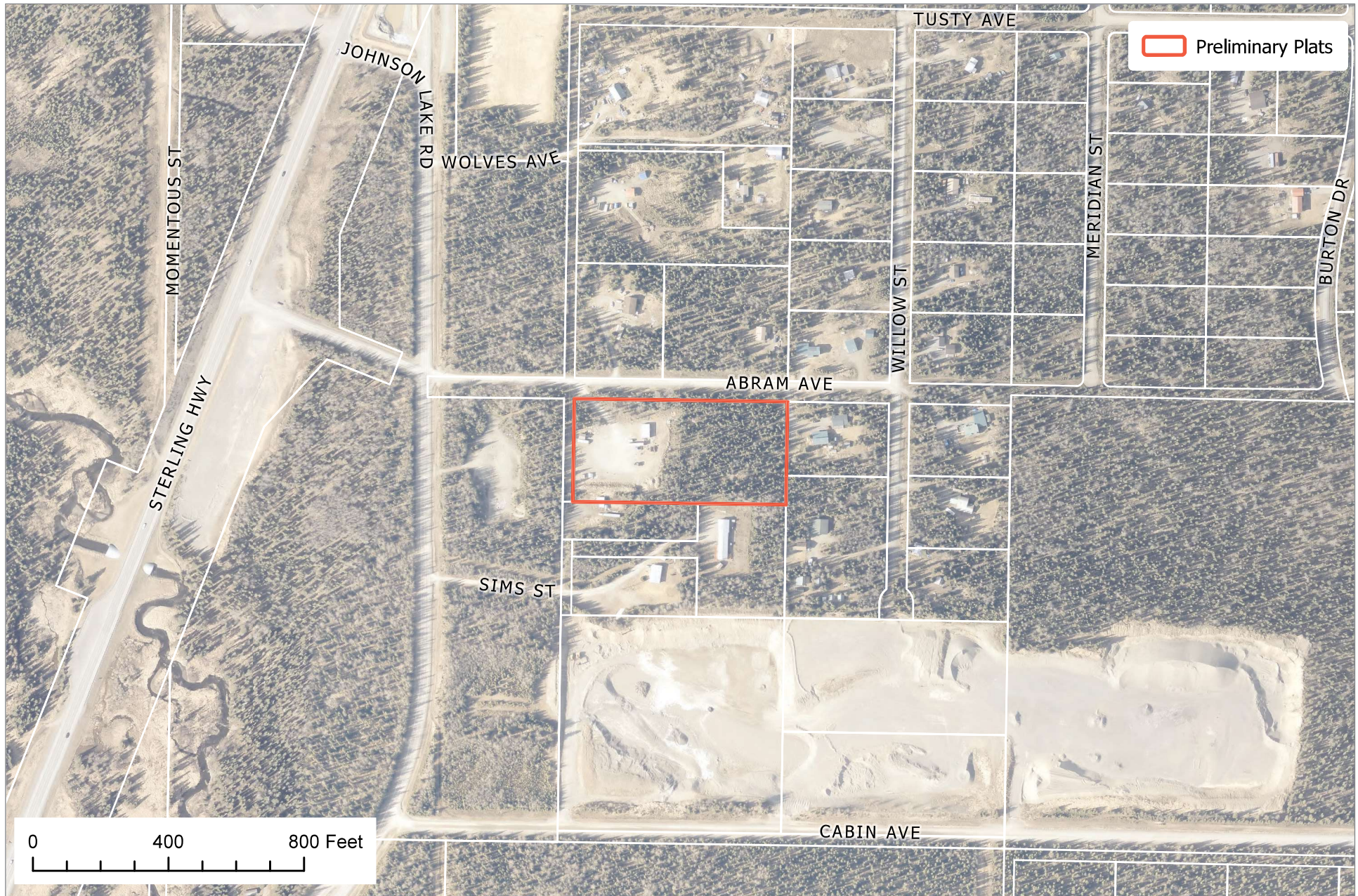
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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

END OF STAFF REPORT



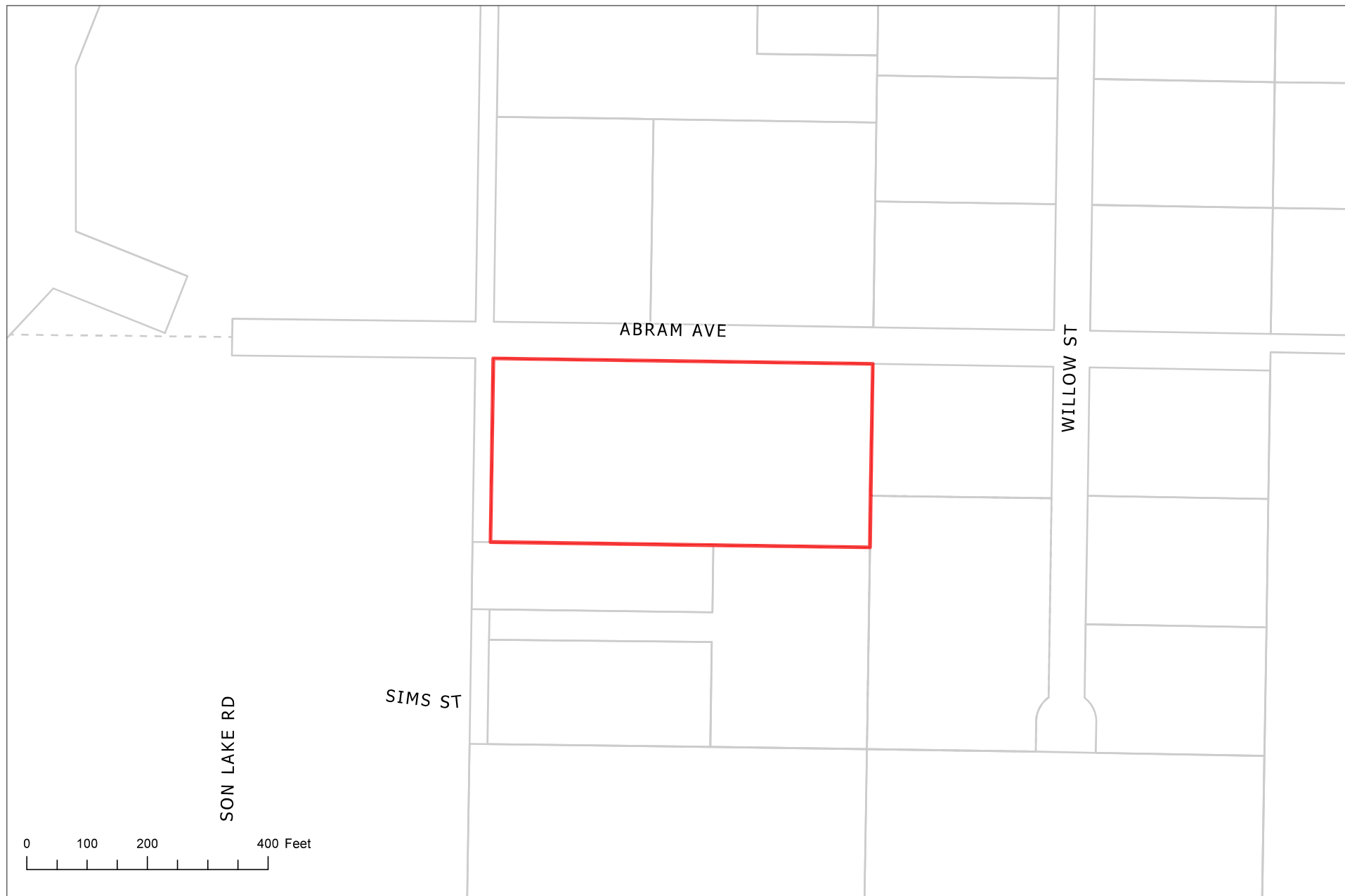
Aerial Map



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



Wetlands



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



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KASILOF RIVER HEIGHTS

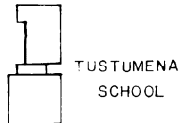
SUBDIVISION OF TRACT 6

LOCATED IN E1/2 SW1/4 SEC 31 T3N, R11W S.M. KASILOF, ALASKA
 SCALE = 1" = 200' AREA = 35.058 AC. JULY 12, 1977
 BY GREG A. ROZAK, BOX 400 RT.2, SOLDOTNA, ALASKA

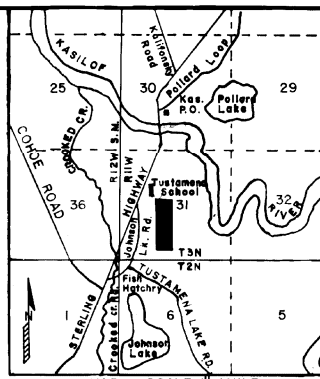
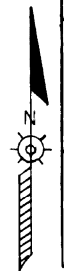
LEGEND

- - 3" cast aluminum. Bernsten mon. fnd. 268-S, 1974
- ✚ - G.L.O. B.C. Mon. fnd. (1950)
- ⊙ - Standard K.P.B. brass cap set
- - 5/8" x 24" rebar fnd
- - 1/2" x 24" rebar set

NOTES:
 20' building setback line and 5' underground utility and clearing easements along all streets.
 All wastewater disposal systems shall comply with existing laws at time of construction.

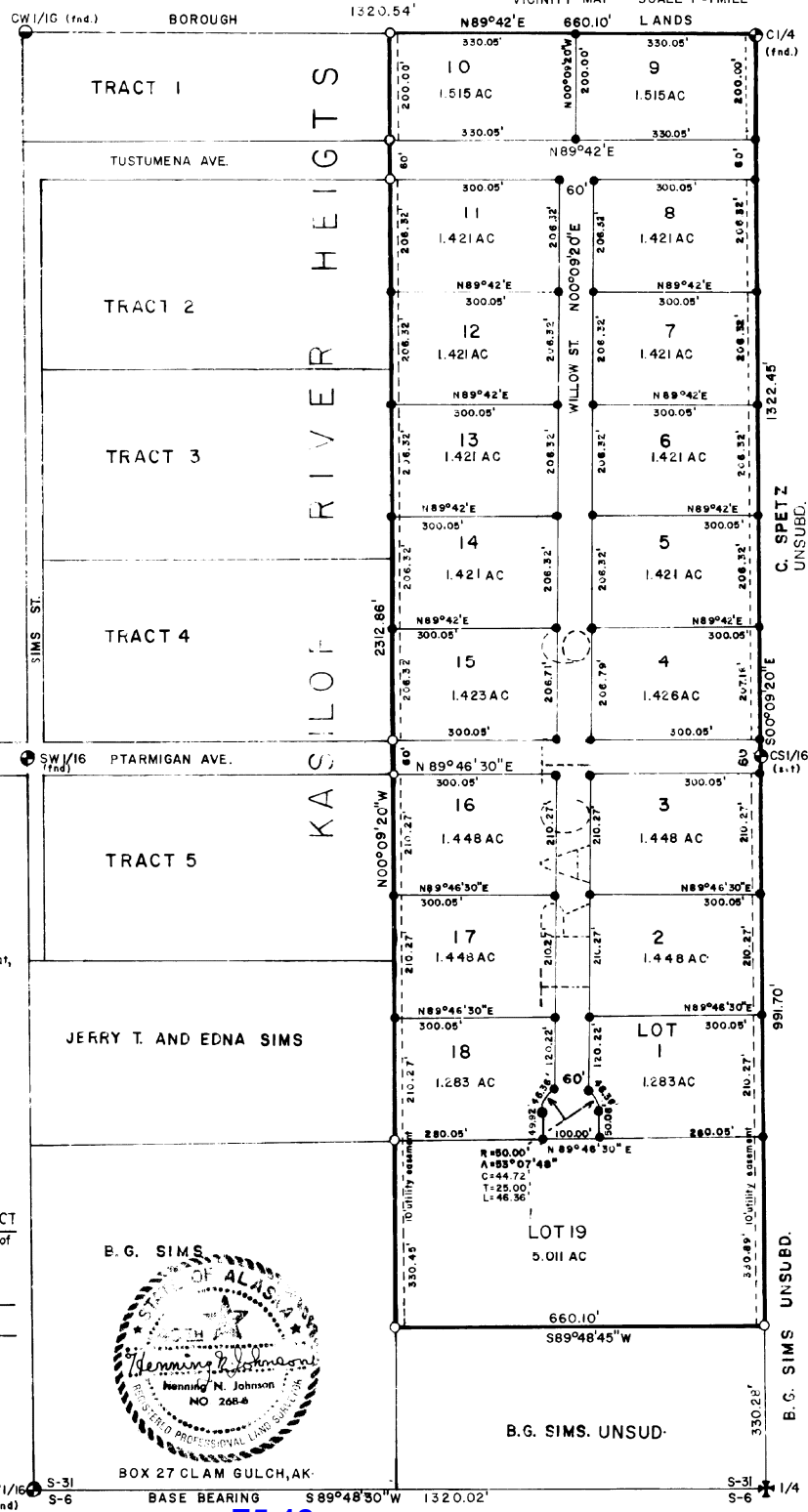


TUSTUMENA SCHOOL



VICINITY MAP SCALE 1" = 1 MILE

78-24
 Kenai
 2/21/78
 S. P. B.



PLAT APPROVAL

This plat having been approved by the KENAI PENINSULA BOROUGH Planning Commission as recorded in the official minutes of the meeting of August 8, 1977.

is hereby acknowledged and accepted as the official plat, subject to any and all conditions and requirements of ordinances and laws pertaining thereto.

KENAI PENINSULA BOROUGH
 By *[Signature]*

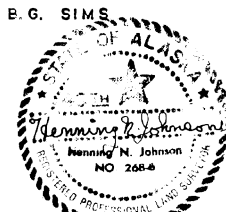
CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon, and hereby dedicate all streets to public use and the use of public utilities.

[Signature]
 Greg A. Rozak, Box 400 Rt.2, Soldotna, Ak. 99669
 DARLENE M. ROZAK

STATE OF ALASKA THIRD JUDICIAL DISTRICT
 subscribed and sworn to before me this 10 day of February, 1978

[Signature]
 NOTARY PUBLIC FOR ALASKA
 My commission expires Sept 13, 1981



Unsubdivided

SW1/16 Ptarmigan Avenue CS1/16
[N89°45'35"E 1320.30']
60' ROW

[N0°09'30"W 330.29']

Sims Street

Basis of Bearing [N0°09'30"W 330.28']

Sims Street

220.35'

30'

50.00'

170.18'

170.38'

369.97'

259.48'

[N89°47'E 660.07']

S89°47'14"W 659.45'

Unsubdivided

LEGEND:

- ⊕ K.P.B. Brass Cap 1977 Monument of Record
- 1/2" w/ Plastic Cap (found)
- 5/8" Rebar (found)
- 5/8" Rebar (set)
- [] Record Datum - Kaslof River Heights
Plot # 77-70

NOTES:

- 1) Proposed land uses are recreational, residential, agricultural, and commercial.
- 2) Building Setback - A setback of 20 feet is required from all street right-of-ways unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- 3) Front 10 ft. of the building setback adjacent to 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.
- 4) **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 Dept. of Environmental Conservation.
- 5) No structures permitted within the panhandle portion of Lot 2.

Gary Long
Engineer

372/E
License #

9/23/98
Date

Book 441 Page 82

S89°47'00"W (400') 399.97'

10' Utility Easement

S89°47'00"W 369.97'

Lot 1
1.446 Ac.

Lot 2
2.392 Ac.

Unsubdivided



SURVEYOR'S CERTIFICATE

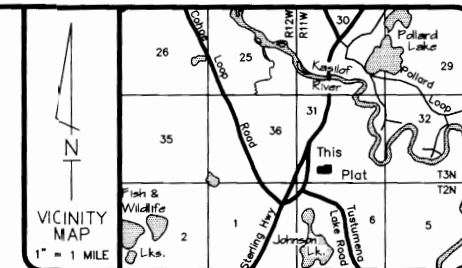
I hereby certify that: I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.
Date 23 Sept, '98

Lot 16

Lot 17

Lot 18

Lot 19



CERTIFICATE of OWNERSHIP and DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER(S) 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.

I FURTHER CERTIFY THAT DEED(S) OF TRUST AFFECTING THIS PROPERTY DO NOT CONTAIN RESTRICTIONS WHICH WOULD PROHIBIT THIS REPLAT; OR REQUIRE SIGNATURE AND APPROVAL OF BENEFICIARY(IES).

Gary Long
P. O. Box 1256
Kasilof, Alaska 99610-1176

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 23RD DAY OF Sept.
1998 FOR Gary Long

Anita M. Johnson
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 9/23/2001



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF August 24, 1998

KENAI PENINSULA BOROUGH

Max J. Best
AUTHORIZED OFFICIAL

KPI FILE No. 98-180

Kasilof River Heights Long Addition

Located within the SE1/4 SW1/4 Section 31, T3N, R11W, S.M., Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 3.991 Acres

Integrity Surveys

605 Swires Drive Kenai, Alaska 99611-8363
SURVEYORS PHONE - (907) 283-9047 PLANNERS
FAX --- (907) 283-9071

JOB NO:	98167	DRAWN:	5 September, 1998 CB
SURVEYED:	September 1998	SCALE:	1" = 60'
FIELD BK:	98-6, Pg. 72-77	DISK:	\032\Kasilof Heights

98-72
RECORDED 20-
KENAI REC. DIST.
DATE: 10-27 1998
TIME: 1:46 P.M.
REQUESTED BY:
INTEGRITY SURVEYS
605 SWIRES DRIVE
KENAI, ALASKA 99611