

E. NEW BUSINESS

- 1. Street Naming Resolution 2024-05: Naming an unnamed private road in the Fox River community to Heartland Street**

AGENDA ITEM E NEW BUSINESS

1. An unnamed private road in Section 24, T04S, R11W; Seward Meridian, Kenai Peninsula Borough, AK; in the Fox River Community; ESN 202

STAFF REPORT

PC MEETING: September 9, 2024

Applicant: David Reutov of Homer, AK

Existing right-of-way names: None

Name proposed by petitioner: Heartland St.

Reason for Change: Private road that will serve multiple addresses

Background:

Name	unnamed
ESN	202
Community	Fox River
YR Named	n/a
Constructed	Yes
Total Lots	2
Residential	2
Commercial	0
E911 Address	1
Mailing	1

Review and Comments:

Notice was sent by mail to the two owners of the parcels fronting the unnamed private road, as listed on the KPB tax roll.

No comments from property owners were received by the writing of this staff report.

The road name request has been emailed to the Kenai Peninsula Borough Road Maintenance, and Kachemak EMS for review.

No comments were received by the writing of this staff report.

Staff Discussion:

A petition was received in 2021 from the property owners whose access is the 1,800 ft unnamed private road. The petition included signatures from 2 out of 2 landowners fronting the private road. At the September 13, 2021 Planning Commission Meeting, the street name Silver Falls Dr. was denied by the planning commission and a motion to postpone action until a new name was chosen was passed.

On August 5, 2024 the applicant contact staff to bring forth three new street names. Applicant's choices in favored order are Heartland St, Verba St, and Rusland St. All choices would be acceptable to staff.

The unnamed private road can be found in the Fox River area and currently provides access to one E911 address. The property owner anticipates several additional family homes will be added to this property in the future.

STAFF RECOMMENDATION: Name unnamed private road Heartland St. by adoption of Resolution SN 2024-05.

END OF STAFF REPORT

KENAI PENINSULA BOROUGH
PLANNING COMMISSION RESOLUTION

RESOLUTION SN 2024-05

NAMING A CERTAIN PRIVATE ROAD WITHIN SECTION 24, T04S, R11W; SEWARD MERIDIAN;
WITHIN EMERGENCY SERVICE NUMBER (ESN) 202

WHEREAS, private street names may be officially named by the planning commission upon a finding that special circumstances merit a name assignment and that the public interest is not harmed; and

WHEREAS, naming of private roads shall be in accordance with KPB 14.10.040 and follow procedures of KPB 14.10.050; and

WHEREAS, on September 9, 2024 public hearings were held by the Kenai Peninsula Borough Planning Commission to address all concerns about the proposed private road naming; and

WHEREAS, Chapter 14.10 of the Kenai Peninsula Borough Code of Ordinances authorizes the Planning Commission to accomplish naming and renaming by Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

Section 1. That the private road listed below is named as follows:

DESCRIPTION	FROM	TO	BASE MAP
a. Private Road on Tract A & B, ALASKA STATE LAND SURVEY 91-193, HM 093006, Section 24, T04S, R11W, Seward Meridian, Kenai Peninsula Borough, AK; in the Fox River Community; ESN 202	Unnamed Private Road	Heartland St.	AR21

Section 2. That according to Kenai Peninsula Borough Code of Ordinance 14.10.030, the official street name map, 1:500 scale series base map AR21, is hereby amended to reflect these changes.

Section 3. That the map showing the location of the named private road be attached to, and made a permanent part of this resolution.

Section 4. That this Resolution takes effect immediately upon adoption.

ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH THIS 9th DAY OF SEPTEMBER 2024.

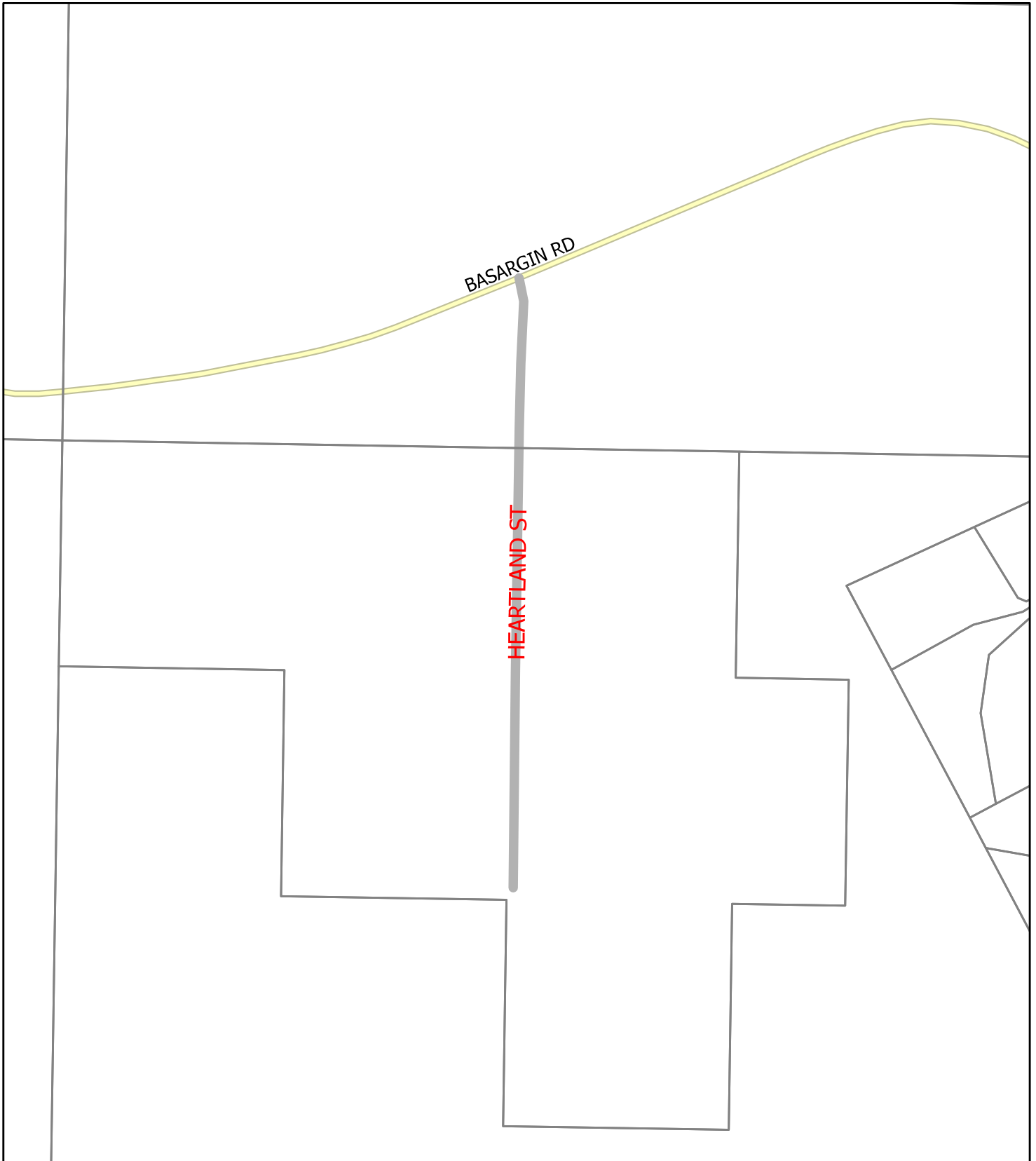
Jeremy L Brantley, Chairperson
Planning Commission

State of Alaska
Kenai Peninsula Borough

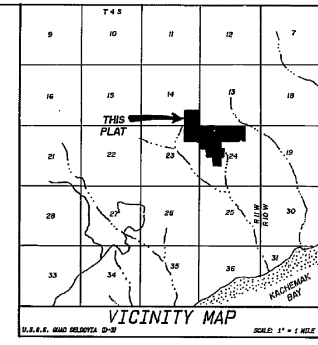
Signed and sworn to (or affirmed) in my presence this _____ day of _____ 2024 by
_____.

Notary Public

My Commission expires _____



0 500 1,000 1,500 ft T04S R11W Section 24 ESN 202 Funny River



BEARING TREE DATA

NO.	DESC.	BEARING	DIST.	TREE
1	NW 1/4 324 1992	N 17° E	313'	6" SPRUCE
		S 59° E	282'	10" SPRUCE
		S 43° W	163'	
2	324 1992	N 39° E	603'	6" SPRUCE
		S 49° E	580'	7" SPRUCE
		N 73° W	898'	4" SPRUCE
3	WC 324 1/64 1992	N 52° E	613'	12" SPRUCE
		S 77° W	780'	10" SPRUCE
		N 10° W	497'	
4	WC 324 C-H-3W 1/64 1992	N 46° E	300'	2" ALCPAL ON 5/8" REBAR
		N 60° W	300'	2" ALCPAL ON 5/8" REBAR
5	W-1/16 C-C 324 1992	N 82° E	509'	1" SPRUCE
		S 43° W	240'	4" SPRUCE
		N 28° W	280'	7" SPRUCE
6	324 W-CW 1/64 1992	N 23° E	851'	8" SPRUCE
		S 64° E	453'	10" SPRUCE
		S 13° W	212'	10" SPRUCE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 27° 49' 02" E	263.52'
L2	N 80° 24' 44" E	623.37'
L3	N 65° 24' 03" E	1408.89'
L4	S 24° 18' 16" E	315.89'
L5	S 47° 18' 58" E	54.09'
L6	N 55° 11' 58" E	125.99'
L7	N 20° 38' 21" W	440.71'
L8	N 20° 38' 21" W	316.75'
L9	S 26° 17' 12" E	316.75'
L10	N 33° 25' 27" E	316.75'
L11	S 26° 17' 12" E	316.75'
L12	N 33° 25' 27" E	316.75'

NOTES

- THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH HOMESTEAD PARCEL SURVEY INSTRUCTIONS 81-93 AND AS 38.09.010 (SLA 1984, AM 1984).
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- THE ACCURACY OF SURVEY IS GREATER THAN 1:5000.
- BASES OF BEARING AND RECORD DATA SHOWN IN PARENTHESES IS FROM THE ALASKA STATE CADASTRAL SURVEY OF SECTIONS 13, 14, 23 & 24 (APPROVED 8/29/85) AND FILED IN THE HOMER RECORDING DISTRICT 48D #82-951.
- PRIMARY MONUMENTS SET THIS SURVEY ARE 2 1/2" x 3/4" ALUMINUM PIPE WITH A 4" FLANGE AND A 3/4" DIAMETER ALUMINUM CAP. MONUMENTS ARE BURIED 20" WITH MAGNETS PERMANENTLY ATTACHED AT THE TOP AND BOTTOM.
- ALL PARCELS ON LANDS OWNED BY THE STATE OF ALASKA LOCATED WITHIN FIFTY (50.00) FEET OF, OR INCISED BY A SURVEYED SECTION LINE, ARE SUBJECT TO A FIFTY (50.00) FOOT EASEMENT, EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC PURPOSES UNLESS AS SHOWN OTHERWISE.
- THE UNKNOWNED CORNER POSITIONS OF TRACTS A AND B WERE IMPACTFUL TO MONUMENT DUE TO THE STEEPNESS OF THE SLOPE.
- (ADL 63711 AS SHOWN ON ALASKA STATE CADASTRAL SURVEY SEC. 13, 14, 23 & 24, PLAT FILED IN THE HOMER RECORDING DISTRICT UNDER PLAT FILE NO. 85-95, DATED 9-17-85.)

CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

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.

Signature: *[Signature]* TITLE: *[Title]* DATE: *12-30-92*

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SHOWN TO BEFORE ME THIS *17TH* DAY OF *JANUARY*, *1993*
FOR *RICHARD A. LEBOWITZ*
NOTARY PUBLIC FOR ALASKA *[Signature]*
MY COMMISSION EXPIRES *12-10-96*

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SHOWN TO BEFORE ME THIS *7* DAY OF *December*, *1992*
FOR *DANIEL G. GREEN*
NOTARY PUBLIC FOR ALASKA *[Signature]*
MY COMMISSION EXPIRES *7-30-94*

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SHOWN TO BEFORE ME THIS *10th* DAY OF *December*, *1992*
FOR *David Arthur Hedgerly-Smith*
NOTARY PUBLIC FOR ALASKA *[Signature]*
MY COMMISSION EXPIRES *6-6-95*

SURVEYOR'S CERTIFICATE

RECEIVED
FILED
12-21-93
AS 10C

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

DATE *12/19/92* REGISTRATION NO. *7538-5*
[Signature]
REGISTERED LAND SURVEYOR



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF LAND, AND THAT THE STATE OF ALASKA IS THE OWNER OF ASLS 91-193 AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED. ALL EASEMENTS, PUBLIC UTILITY EASEMENTS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED HEREON.

Signature: *[Signature]* TITLE: *[Title]* DATE: *12/19/93*

NOTARY'S ACKNOWLEDGEMENT

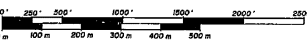
SUBSCRIBED AND SHOWN TO BEFORE ME THIS *30* DAY OF *December*, *1992*
FOR *Christopher Chaurasse*
NOTARY PUBLIC FOR ALASKA *[Signature]*
MY COMMISSION EXPIRES *11/19/95*

PERMITTEE'S CERTIFICATE

WE THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE PERMITTEES AS SHOWN HEREON, WE HEREBY APPROVE THIS SURVEY AND PLAT.

TRACT A
ADL NO. *223386*
[Signature]
CHRISTOPHER CHAURASSE
TRACT B
ADL NO. *223407*
[Signature]
DANIEL G. GREEN
TRACT C
ADL NO. *223381*
[Signature]
DAVID ARTHUR HEDGERLY-SMITH

SCALE

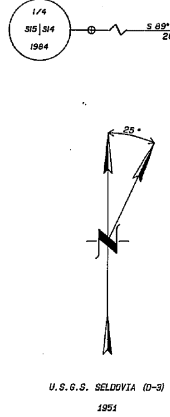


1 METRO = 3.28084 U.S. SURVEY FEET 1 U.S. ACRE = 0.4047 HECTARES
DATE OF SURVEY *October 1991* NAME OF SURVEYOR *Stephen C. Smith*
DRAWING NO. *858* MAIL BOX *3533*
SECTION *13, 14, 23 & 24* HOMER, ALASKA 99503

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF LAND
ANCHORAGE, ALASKA
ALASKA STATE LAND SURVEY NO. 91-193
LOCATED WITHIN
SECTIONS 13, 23 & 24
T.4 S., R.11 W., S.M., ALASKA
OWNER (REGISTERED IDENTIFY)
APPROVAL AUTHORITY
DATE *8/21/92* STATEWIDE PLATTING OFFICER
CHECKED: *[Signature]* DATE *1-12-93*
SCALE: 1" = 500'
FILE NO. ASLS 910193

CURVE TABLE

CURVE	DATA	RADIUS	LENGTH
C1	17° 58' 28"	233.77	87.41
C2	17° 29' 03"	237.77	77.86
C3	15° 36' 28"	276.21	143.89
C4	15° 36' 28"	162.53	104.05
C5	20° 07' 21"	84.79	63.34
C6	18° 02' 54"	437.48	151.97
C7	10° 44' 09"	330.00	127.45
C8	43° 12' 00"	106.88	76.16
C9	40° 37' 28"	230.38	117.16
C10	40° 37' 28"	133.37	97.84
C11	18° 34' 38"	305.77	89.59
C12	18° 34' 38"	133.37	97.84
C13	25° 24' 39"	217.45	84.29



BEARING TREE DATA

NO.	DESC.	BEARING	DIST.	TREE
7	324 SW-1/64 1/64 1992	N 2° E	17.7'	10" SPRUCE
		S 45° E	33.5'	3" SPRUCE
		S 39° W	22.0'	7" SPRUCE
8	W-1/16 324 1992	N 25° W	79.8'	7" SPRUCE
		S 6° E	56.8'	4" SPRUCE
		N 60° W	84.7'	6" SPRUCE
9	N-1/16 LINE 324 1992	N 45° E	30.0'	2" ALCPAL ON 5/8" REBAR
		N 51° W	30.0'	2" ALCPAL ON 5/8" REBAR
10	324 N-1/16 LINE 324 1992	N 36° E	28.8'	13" SPRUCE
		S 23° W	27.7'	6" SPRUCE
		N 74° W	88.2'	7" SPRUCE
11	C N-1/16 324 C 1992	N 10° E	98.3'	4" SPRUCE
		S 5° E	154.6'	8" SPRUCE
		S 79° W	57.8'	4" SPRUCE
12	NE 1/16 323 1992	N 45° E	30.0'	2" ALCPAL ON 5/8" REBAR
		S 45° E	30.0'	2" ALCPAL ON 5/8" REBAR
13	SE 1/16 314 1992	N 2° E	21.5'	10" SPRUCE
		S 13° E	42.5'	10" SPRUCE
		S 62° W	43.0'	9" SPRUCE

LEGEND

- ⊕ GLO-BLM MONUMENT RECOVERED 2 1/2" POST WITH 3" CAP ATTACHED & MARKED AS SHOWN
- ⊙ PRIMARY MONUMENT RECOVERED THIS SURVEY
- PRIMARY MONUMENT SET THIS SURVEY (SEE NOTE 5)
- 2" ALCPAL ON 5/8" REBAR SET THIS SURVEY
- () RECORD
- - - UNSURVEYED
- SURVEYED

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION IN ACCORDANCE WITH SECTION 202-070 KENAI PENINSULA BOROUGH SUBDIVISION REGULATIONS.

DATE *12-30-92*
[Signature]
BOROUGH OFFICIAL

TOTAL AREA 261.216 ACRES



KENAI PENINSULA BOROUGH PLANNING COMMISSION
NOTICE OF PUBLIC HEARING TO NAME ROAD

Public notice is hereby given that a petition was received to name a private road in the Fox River area. Area under consideration is described as follows:

Location: An unnamed private road in Section 24, T04S, R11W; Seward Meridian, Kenai Peninsula Borough, AK; in the Fox River Community; ESN 202

Reason for Renaming: *Petition from property owners.* Long private road to multiple addresses

Proposed Names: *Heartland St.*

The location of the proposed road naming is provided on the attached map. Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, September 9, 2024**, commencing at **7:30 p.m.**, 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 and remotely through zoom.

To attend the meeting using Zoom from a computer, visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, by calling 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/planning-dept/planning-commission>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to addressing@kpb.us, or mailed to the attention of Addressing, 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, September 6, 2024**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

PLEASE NOTE: Upon adoption of a street name change resolution, no reapplication or petition concerning the name of the same street may be filed within one calendar year of the final adoption, except in the case where new evidence or circumstances exist that were not available, present or reasonably ascertainable when the original resolution was adopted (KPB 14.10.050)



- Roads
- Street to Rename
- TaxParcels

T04S- R11W SECTION 24
Fox River ESN 202

