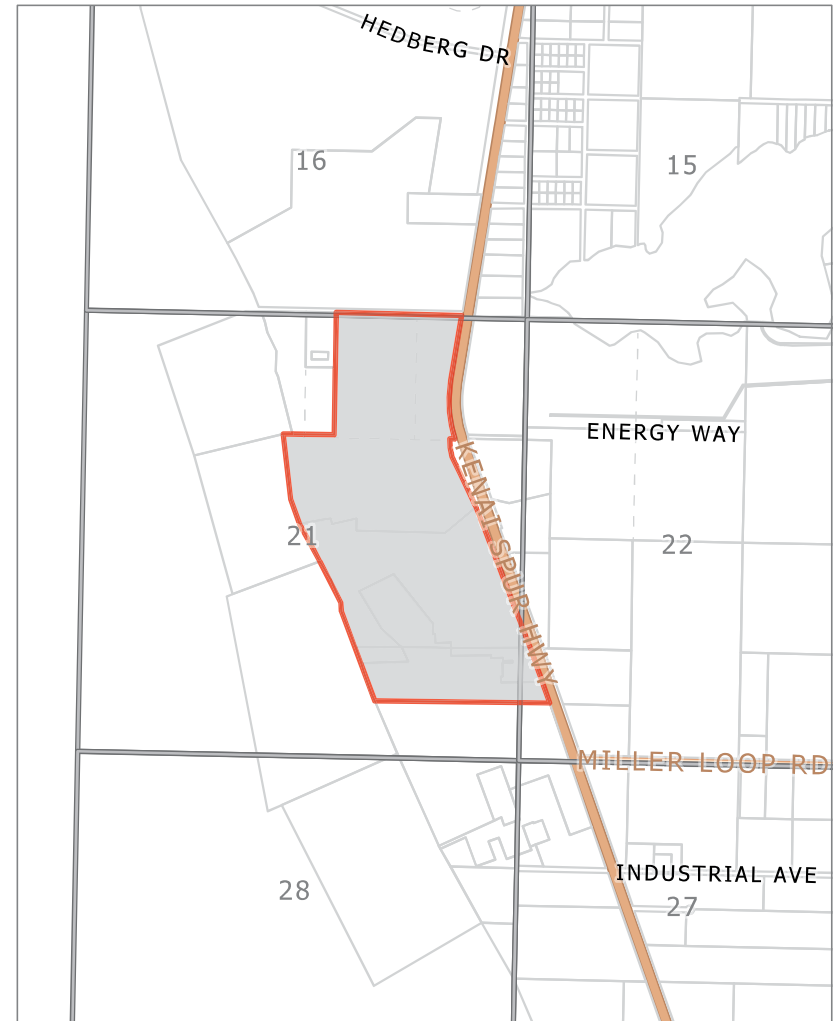


E. NEW BUSINESS

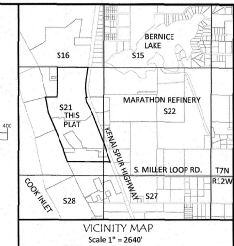
- 4. Kenai LNG Subdivision; KPB File 2026-071**
McLane Consulting Group
Kenai LNG LLC; Kenai Pipe Line Company LLC
Location: Rig Tenders Dock Road & Salamatof Road
Nikiski Area / Nikiski APC



KPB File 2026-071
T 07N R12W SEC 21 AND SEC 22
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.



- LEGEND**
- FOUND PROPERTY MONUMENT AS DESCRIBED
 - FOUND 5/8" IRON NAIL
 - FOUND 1" IRON PIPE
 - FOUND 5/8" IRON NAIL
 - FOUND 1" ALUMINUM BOLT
 - UNRECORDED OTHERWISE
 - FOUND 1/2" BRASS CAP
 - SET TOP BEAM W/ 1" BLUE PLASTER CAP 5-11-1988
 - CONTOUR INTERVAL = 5'
 - AREA SUBJECT TO INUNDATION

- NOTES**
- WATER SUPPLY AND SWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
 - 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.
 - BUILDING SET BACK: A BUILDING SET BACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 - THE FRONT 30 FEET OF THE 20 FOOT BUILDING SETBACK IS ALSO A UTILITY 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.
 - THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER OF THE COOK INLET FORM THE TRUE BOUNDS OF TRACT A AND PORTION OF TRACT B. 2023 AND 2024 MEANDER LINE PER KN2024-80 AND KN2024-37 IS SHOWN FOR SURVEY COMPUTATIONS ONLY. THE TRUE COMBINE BEING ON THE EXTENSION OF THE SIDE LINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
 - EXCEPTION TO KPB: BLOCK LENGTH WAS GRANTED BY THE KPB PLAT COMMITTEE MEETING OF 2025.
 - NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
 - KENAI SPUR HIGHWAY RIGHT OF WAY DERIVED FROM STATE OF ALASKA DOT&P RIGHT-OF-WAY MAP PROJECT S-049002 FROM WILDEWOOD NORTH.
 - THESE PARCELS MAY BE SUBJECT TO THE FOLLOWING:
 - RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OR LINES THEREOF FOR RECREATIONAL UTILITY OR OTHER PURPOSES, AS DISCLOSED BY PUBLIC LAND ORDER NO. 401, DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER NO. 757, DATED OCTOBER 18, 1959; PUBLIC LAND ORDER NO. 1513, DATED APRIL 7, 1956; AND DEPARTMENT OF THE INTERIOR ORDER NO. 2665, DATED OCTOBER 16, 1951, AMENDMENT NO. 1, DATED JULY 17, 1952 AND AMENDMENT NO. 2, DATED SEPTEMBER 11, 1956 FILED IN THE FEDERAL REGISTER.
 - ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., ON DECEMBER 5, 1958, RECORDED IN BK 2 PG 78, KRD, LOCATION NOT DEFINED.
 - ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., ON JULY 14, 1960, RECORDED IN BK 6 PG 40, KRD, LOCATION NOT DEFINED.
 - PIPELINE RIGHT-OF-WAY EASEMENT AGREEMENT BETWEEN PHILLIPS PETROLEUM COMPANY AND PHILLIPS GAS SUPPLY CORPORATION GRANTED MAY 16, 1969, RECORDED IN BK 35 PG 50, LOCATION NOT DEFINED.
 - ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., ON APRIL 14, 1970, RECORDED IN MISC. BK 37 PG 85, KRD, SHOWN HEREON.
 - LICENSE AND ACCESS EASEMENT GRANTED TO KENAI PENINSULA BOROUGH GRANTED SEPTEMBER 25, 1989, RECORDED BK 344 PG 184, KRD, SHOWN HEREON.
 - A NATURAL GAS PIPELINE EASEMENT GRANTED TO ALASKA PIPELINE COMPANY ON MAY 3, 2005 RECORDED AS DOCUMENT NO. 2005-000557-0, WID.
 - NOTICE OF ENVIRONMENTAL CONTAMINATION RECORDED FEBRUARY 4, 2016 AS DOCUMENT NO. 2016-00974-0, RRD.

CERTIFICATE OF OWNERSHIP AND DEDICATION: TRACT A

I, THE UNDERSIGNED, HEREBY CERTIFY THAT KENAI LNG LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF KENAI LNG 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.

KENAI LNG LLC,
19100 RIDGEWOOD PARKWAY,
SAN ANTONIO, TX 78259

CERTIFICATE OF OWNERSHIP AND DEDICATION: TRACT B

I, THE UNDERSIGNED, HEREBY CERTIFY THAT KENAI PIPE LINE COMPANY LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF KENAI PIPE LINE COMPANY 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.

KENAI PIPE LINE COMPANY LLC,
19100 RIDGEWOOD PARKWAY,
SAN ANTONIO, TX 78259

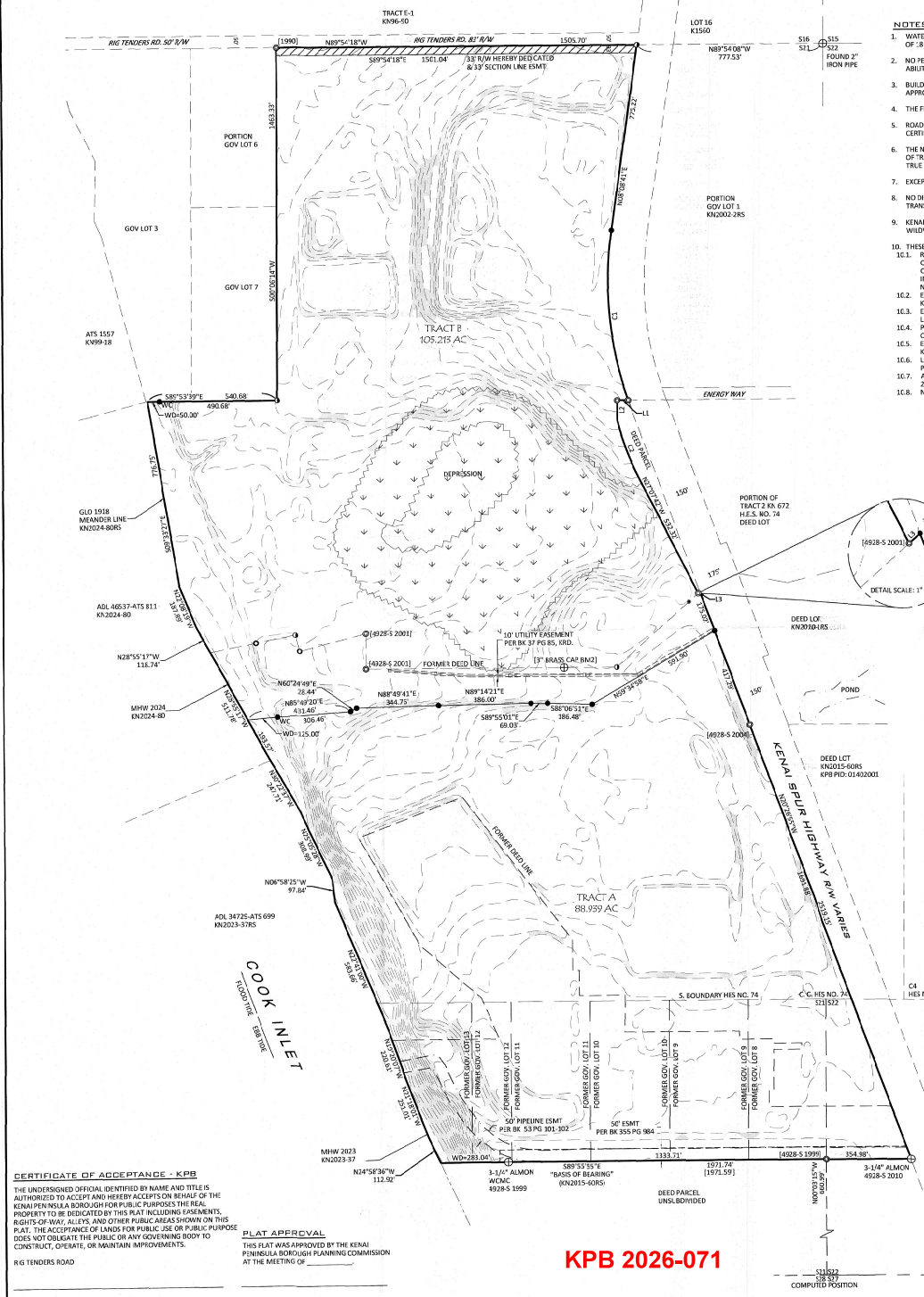
NOTARY'S ACKNOWLEDGEMENT

FOR:
ACKNOWLEDGED BEFORE ME THIS
DAY OF 2025
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE
STATE OF _____

NOTARY'S ACKNOWLEDGEMENT

FOR:
ACKNOWLEDGED BEFORE ME THIS
DAY OF 2025
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE
STATE OF _____

Plat #
Rec Date
Date
Time



CERTIFICATE OF ACCEPTANCE - KPB

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

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____

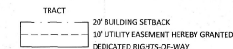
DATE _____ AUTHORIZED OFFICIAL _____

KPB 2026-071

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	27°09'20"	1037.50	714.49	364.08'	53°27'59"E
C2	11°13'12"	1145.92	265.00	138.13'	52°01'21"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 89°13'30" W	46.63'
L2	N 0°13'47" E	79.74'
L3	N 48°05'55" E	8.22'

TYPICAL SETBACK DETAIL (NTS)



WASTEWATER DISPOSAL

THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS ARE 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.

W-1/1E
ADOT18-8-9
2-1/2" ALCP
4928 S 2004

1/4
ADOT18-9
2-1/2" ALCP
4928 S 2004

AGENDA ITEM E. NEW BUSINESS

**ITEM #4 - PRELIMINARY PLAT
KENAI LNG SUBDIVISION**

KPB File No.	2026-071
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	Kenai LNG LLC / Houston, TX Kenai Pipeline Company / Findlay, OH
Surveyor:	Andrew Hamilton / McLane Consultants, Inc.
General Location:	Kenai Spur Highway, Nikiski APC

Parent Parcel No.:	014-010-01, 014-010-02, 014-010-03, 014-020-05, 014-020-09 & 014-020-10
Legal Description:	• T 7N R 12W SEC 21 & SEC 22 SEWARD MERIDIAN KN PTN GLS 8,9 & 10 IN SEC 21 & PTN N1/2 SW1/4 SW1/4 IN SEC 22 LYING W OF RD AS DESC IN DEED 53/99 & EXCL PTN DESC IN DEED 55/326 & • T 7N R 12W SEC 21 & SEC 22 SEWARD MERIDIAN KN PTN OF GLS 8 THRU 13 IN SEC 21 & PTN N1/2 SW1/4 SW1/4 IN SEC 22 LYING W OF RD & AS DESC IN DEED 55/326 & • T 7N R 12W SEC 21 SEWARD MERIDIAN KN PTN OF GLS 12 & 13 AS DESC IN DEED 53/99 & EXCL THAT PTN DESC IN DEED 55/326 & • T 7N R 12W SEC 21 SEWARD MERIDIAN KN PTN GL 1 W OF N KENAI RD; & PTN GL 6 EXCL PTN DESC IN DEED 39/134; & PTN TR 1 USS 1095 (HES 74) AS SHOWN ON K-672 EXCL THAT PTN DESC IN DEED 53/99 & • T 7N R 12W SEC 21 SEWARD MERIDIAN KN 0000672 PTN TRS 1, 2 & 3 USS 1095/HES 74 LYING W OF N KENAI RD AS DESC IN DEED 53/99 & EXCL THAT PTN AS DESC IN DEED 55/326 & • T 7N R 12W SEC 21 SEWARD MERIDIAN KN 0000672 PTN TR 3 OF USS 1095/HES 74 AS DESC IN DEED 55/326
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.170

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine six parcels totaling 195.291 acres and subdivide them into two new tracts of size 88.939 and 105.213 acres and a dedication.

Location and Legal Access (existing and proposed):

The plat is located off of Kenai Spur Highway, giving access to both proposed tracts. Kenai Spur Highway is a varied width road maintained by the State of Alaska.

The plat is dedicating a 33' portion to the south side of Rig Tenders Dock Rd. The road name needs correcting to Rig Tenders Dock Rd on the drawing.

The section line easement that affected the southeast part of the plat was vacated as shown by Vacation Survey filed at K1486. **Staff recommends** the surveyor review and verify the section line easement along the north section line and property line and show it if found to exist and supply staff findings.

Salamatof Rd is located on the property near the division of the two tracts. The road accessed the public beach on the Cook Inlet located on the west side of the plat and going north along the shoreline. Salamatof Rd is shown on

1960s Highway plans Alaska Project S-0490(2) Wildwood North as Salamatof Road Route 4901. State records indicate the state maintains Salamatof Beach Rd. **Staff recommends** the surveyor investigate whether there are prescriptive rights to Salamatof Rd (Salamatof Beach Rd) to the State by contacting the ROW Department. If found to have prescriptive right, the road should be dedicated to the State of Alaska.

Block length is not compliant along the plat length of plat running for over three quarters of a mile. The surveyor has requested an exception to KPB 20.30.170 Block Length.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	
SOA DOT&PF Comment	• Recommend consolidating access where it is possible. • Platting actions change the legal description of a lot and require driveway permits to be re-applied for. Reapply for permit for existing lot access to Kenai Spur Highway. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

Site Investigation:

There are steep areas on the plat shown on the drawing. The steep areas are shown as the darker colored areas on the drawing covering the close contours.

Here are several structures and storage tanks located on the property within the plat limits. With the realignment of the lines for the tracts, an encroachment of a property line through a storage tank will be fixed to adjust it to compliance to the property lines.

There are areas of inundation within the plat limits that need to be shown per the KWF Wetlands Assessment. **Staff recommends** the surveyor add these areas to the drawing.

The River Center Reviewer has identified the plat to be located in a FEMA flood hazard area. The note in KPB 20.30.280.D should be added to the drawing including the FEMA Panel number and flood zone and zones shown on the drawing.

The plat is not located in a habitat protected district.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: This subdivision is found on two map panels 02122C-0020E and 0200121660B. The VE zone (regulatory) must be depicted and labeled and code required plat notes present. The other zones (non-regulatory) do not require labeling or depiction but any low wet areas should be depicted and labeled. Flood Zone: VE, X Zone, C Map Panel: 02122C-0020E In Floodway: False Floodway Panel:
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	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 land was originally surveyed as US Survey 1095 HES 74 and parts of Sections 21 & 22, Township 7 North Range 12 West SM Alaska. The land was divided by deed into irregular shapes in the 1970's from the surveyed lands. This plat is combining these irregular parcels and adjusting them to fix an encroachment and condense them into two individual tracts.

A soils report will not be required as the new lots 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.

Nikiski Advisory Planning Commission minutes were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

Utility Easements

There are several easements noted in the plat notes. **Staff recommends** the surveyor review the CTP and add the ones not listed on the drawing and add them to the list and show them on the drawing, several along the Kenai Spur Highway are missing.

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 comment in requesting additional easements to be added. The comment is in the packet for viewing.

Utility provider review:

HEA	See comments in packet
ENSTAR	No comments or recommendations
ACS	
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 48237 Kenai Spur Hwy, 48385 Kenai Spur Hwy, 48775 Kenai Spur Hwy Existing Street Names are Correct: No List of Correct Street Names: Kenai Spur Hwy, Rig Tenders Dock Rd, Salamatof Rd Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied:
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	Comments: 48385 Kenai Spur Hwy will be removed, the rest will remain.
Code Compliance	
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
Land Management	Kenai Peninsula Borough holds a license easement referenced on Plat KPB File # 2026-071. The instrument is recorded at Book 355 Page 984 Kenai Recording District. Two corrections are requested on this plat pertaining to KPB's license easement interest: 1. Plat Note 10.6 should be corrected in citing the recording information of the instrument from Book 344 to Book 355. 2. Within the plat drawing, the location of the label "50' ESMT PER BK 355 PG 384" should be reposition to point to the South 50' of the East 50' of (former) Lot 12, being the location of the interest described in the instrument. The respective linework appears to already be included in the drawing for the label to shift to.

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

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

The Certificate of Ownership and Dedication has listed tracts for each, the intent is to show which original parcel the signatory is attesting to not the new one. Please modify the labels.

Add the date of July 20, 2026 to the Plat Approval.

Notary's Acknowledgement has the year 2025, please revise to 2026.

Revise the addresses under the Certificate of Ownership and Dedication to match as shown in the title block

Add authorized signers and their titles to both signatory lines in the Certificate of Ownership and Dedication.

Modify the pages in 50' Pipeline easement to PG. 101-104.

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.
- 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.

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 2026-071
- Verify Mailing address for both owners. KPB records show two separate mailing addresses for each owner: 1111 Travis St. Houston, TX 77002 and 539 S. Main St. Findlay, OH 45840
- Legal should include reference to US Special Survey No. 74, as that is the plat filed at K672 In 1960
- KPB list six tax parcels for the area covered please be sure they are all covered in the title block

- 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:

- Modify ROW name: Rig Tenders Dock Road
- Add with Gov. Lot 6 parcel to northwest a label for West 88' by 200' area of 'Portion of Gov't Lot 6'
- Salamatof Rd needs identified as a private road on the drawing

- 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:

Add Rig Tender Dock Rd, Energy Way and Miller Loop to the map

- 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 CTP items, several easements listed in CTP not shown on drawing mostly along the highway.

- 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:

- Deed parcel on the east appears to be part of Highway. Verify.
- Label Gov't Lot 5 east of highway

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

Staff recommendation:

Flood zones VE and X

Area of inundation along the Cook Inlet, the north and depression spot should be identified as per KWF mapping/

Tidal included in Floodzone.

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

Staff recommendation:

Former lines can have the line weight lessened on the southern end of Tract A to not be as prominent

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 Block – Length Requirements

Surveyor's Discussion:

Requesting an exception to the block length requirements

Surveyor's Findings:

1. The subject property contains oil and gas facilities.
2. The intent of this subdivision is to adjust the lot line between the two facilities so that each facilities infrastructure is located entirely within the correct parcel.
3. Due to the industrial nature of this land, introducing additional roads to meet block length requirements would conflict with ongoing operations, create safety concerns, and is not compatible with the secure nature of the facility.
4. The proposed layout reflects a practical and site-driven design.

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:

5. From Industrial Ave to the south to Rig Tenders Dock Rd to the north is 7000' approximately.
6. The plat would need to add 3 road breaks to be compliant.
7. Adding necessary breaks would be costly and an inefficient waste of money.
8. The Cook Inlet is on the west side of the plat.
9. Granting the exception would not deny and neighbor or member of the public access to where they need to be.

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 1-4 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1-4 & 8 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 1-4 & 9 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.

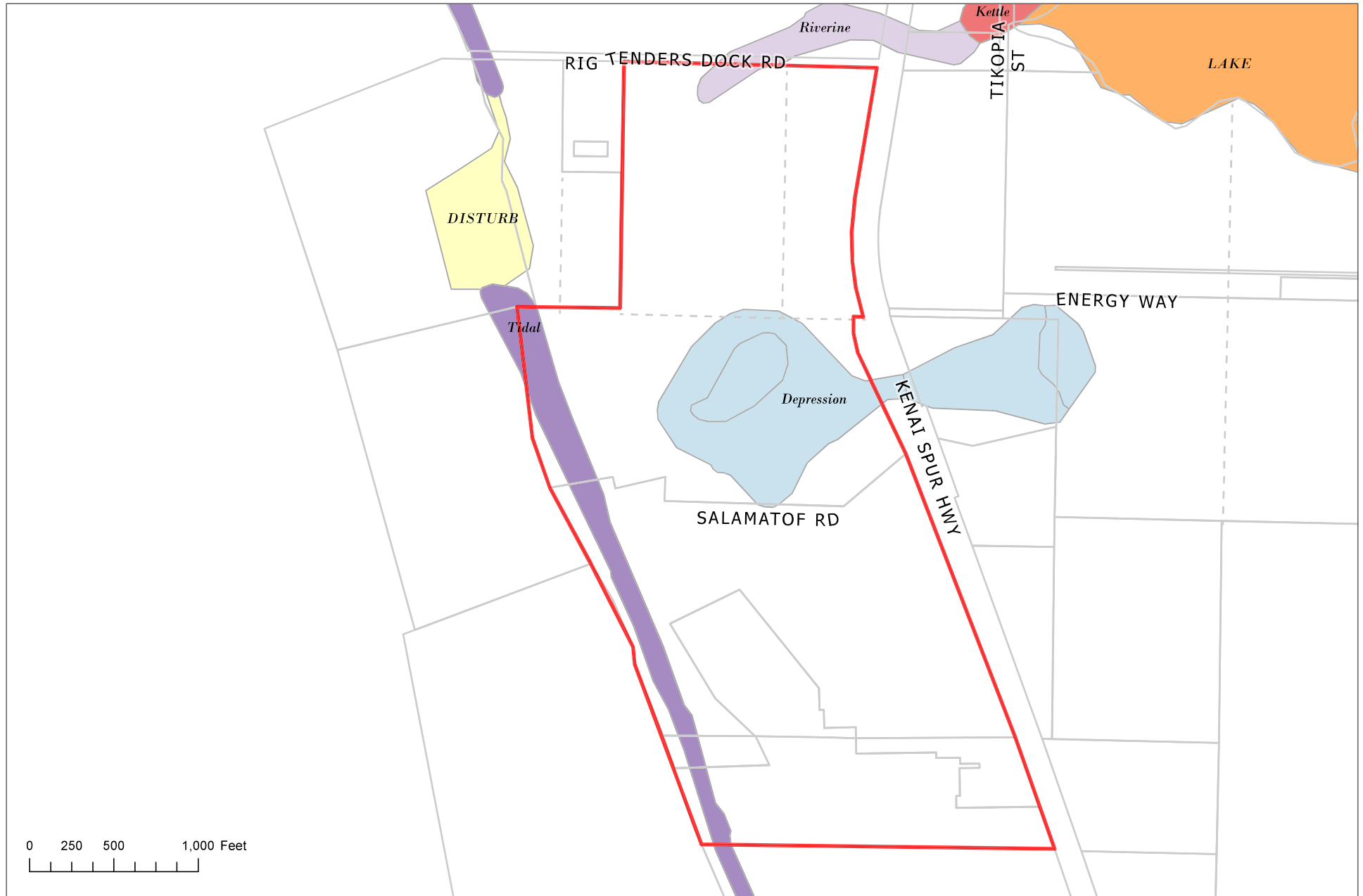
END OF STAFF REPORT



Aerial Map



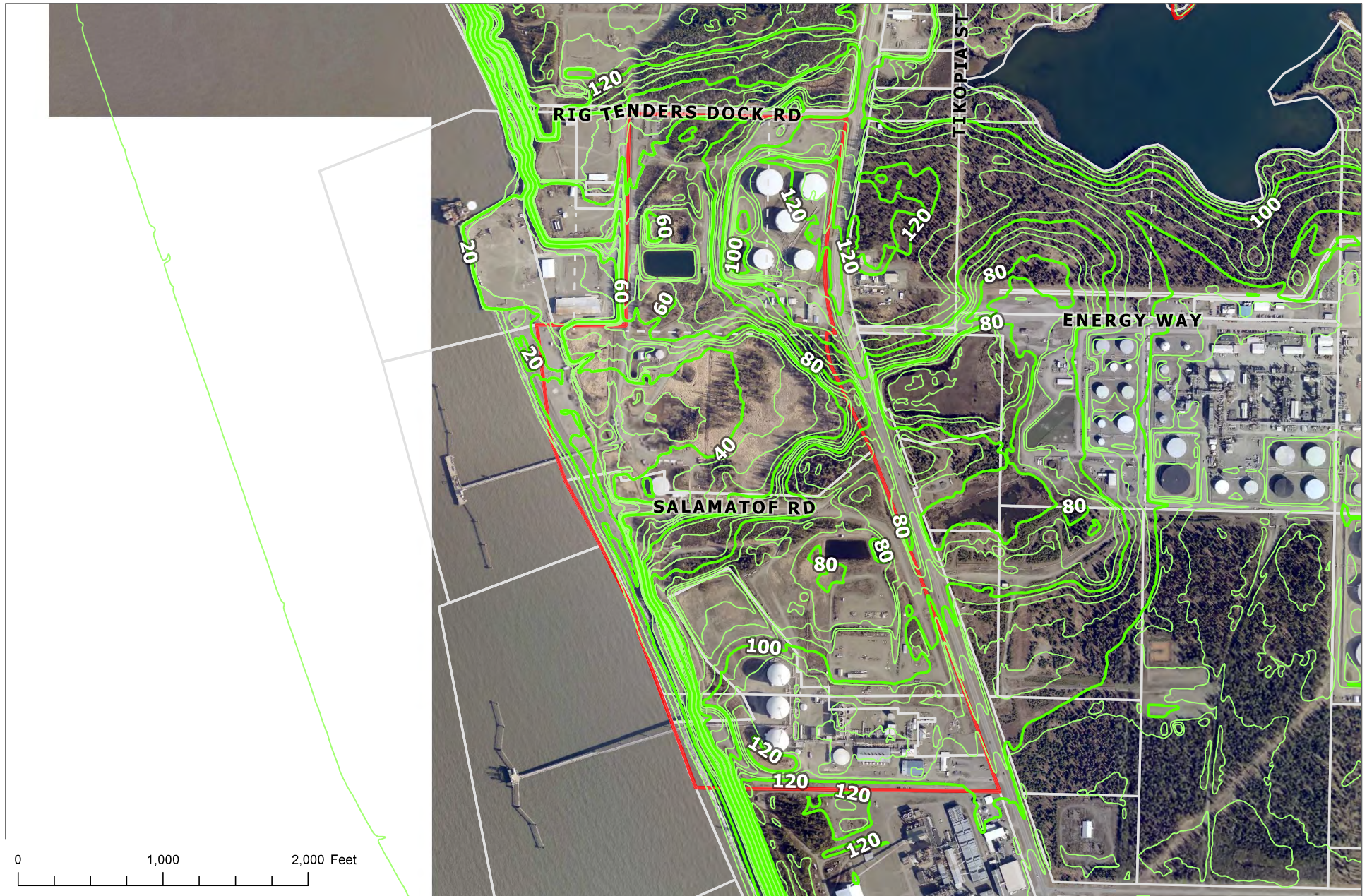
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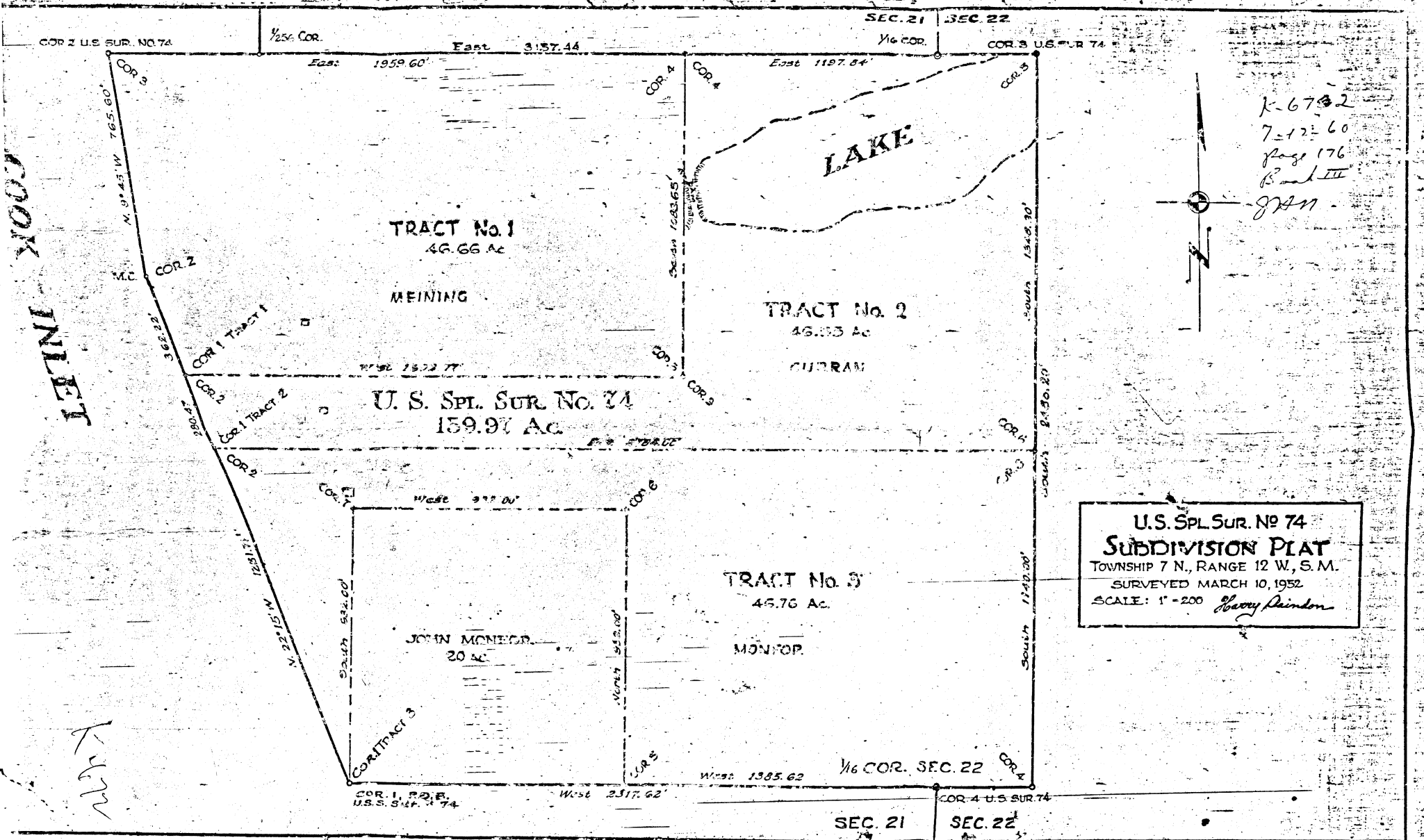


Aerial with 5-foot Contours



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COOK INLET

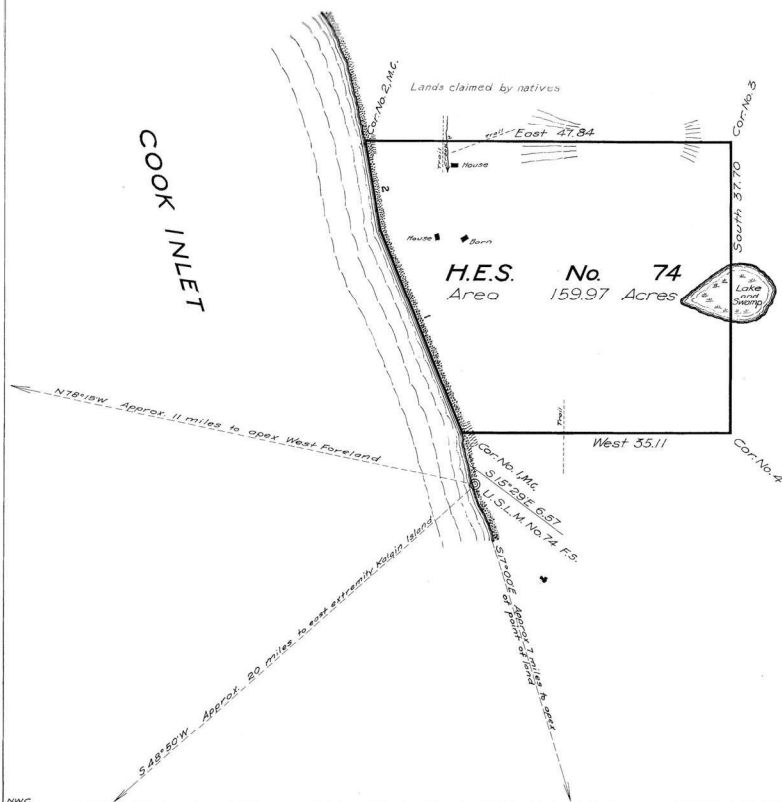


Survey accepted Feb. 15, 1918. G.L.O.

Survey No 1095
Plat of
**HOMESTEAD
ENTRY SURVEY**

No. 74

in the
**CHUGACH
NATIONAL FOREST**
On east shore of Cook Inlet
Two miles south of East Foreland
Unsurveyed Land
TERRITORY of ALASKA



This plat of Homestead Entry Survey No. 74 Territory of Alaska is strictly conformable to the field notes thereof on file in this office, which have been examined and approved.

U.S. Surveyor General's Office
Juneau, Alaska May 31, 1917.

Charles E. Davidson
U.S. Surveyor General

SCALE 10 chains to 1 inch

Surveys Designated	By whom Surveyed	Inst. Cont. Group		When Surveyed		Date of Approval
		No.	Date	Began	Completed	
H.E. Survey No. 74	Geo. W. Root Surveyor, Forest Service	74	Jan. 15 - 1916	Aug. 23 - 1916	Aug. 26 - 1916	May 31, 1917

Areas in Acres		
H.E. Survey No.	74	Conflicts
In Section		
In Section		
In Section		
Total	159.97	

Act of June 11, 1906	Act of Aug. 11, 1916
List No. 6-1661	Dated Mar. 11, 1915
Latitude 60° 41' N	Observations at Corner No. 1
Longitude 151° 25' W	
Mean Mag. Decl. 27° 05' E	

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