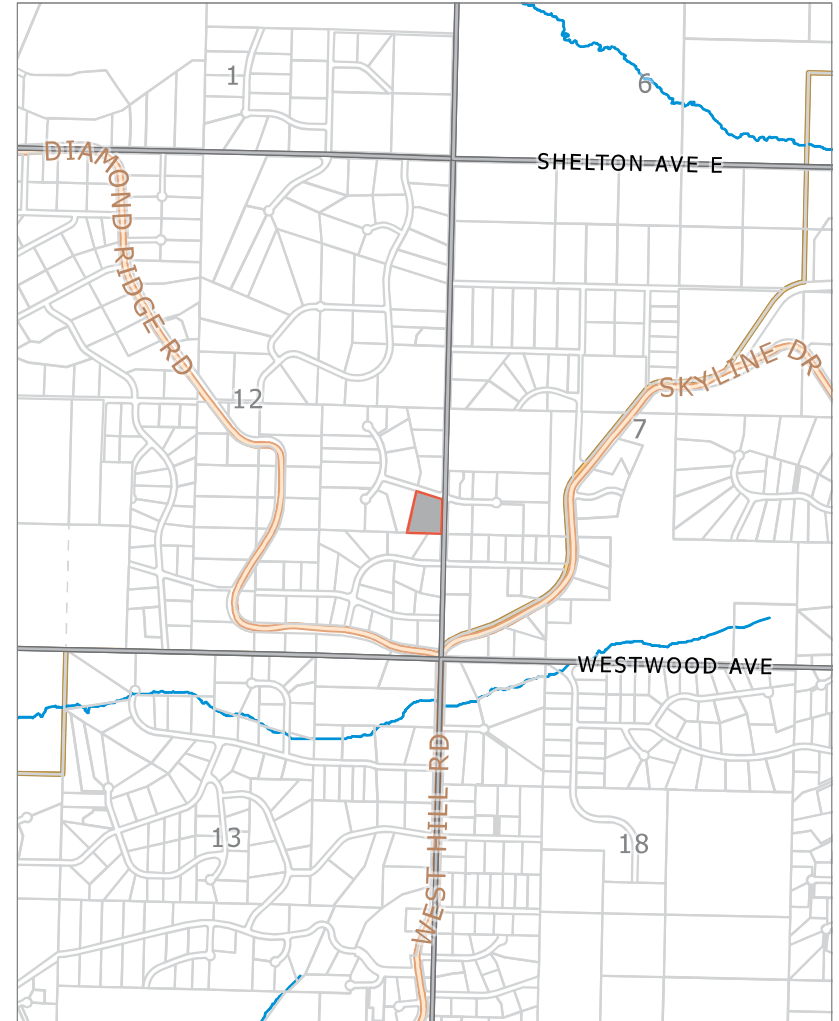


E. NEW BUSINESS

ITEM E5 - Katamar Subdivision 2022



KPB File # 2022-020

Township 06S-Range 14W-Section 12

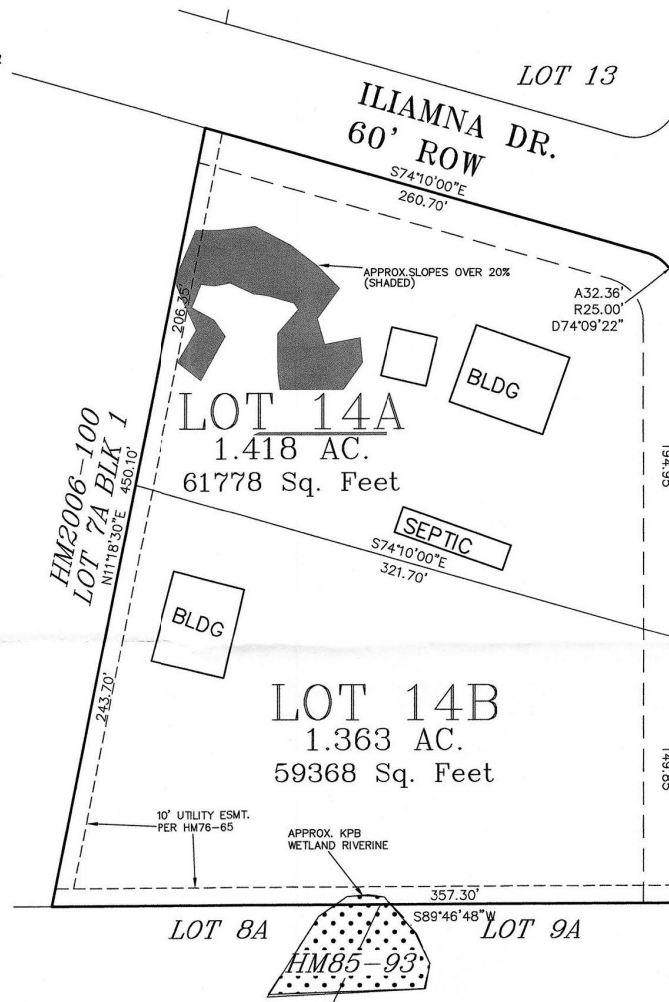
Diamond Ridge



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

1. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
3. WETLAND HATCHING DERIVED FROM KENAI WATERSHED FORUM DEPICTION SHOWN AS "RIVERINE" IN JANUARY 2022.



LEGEND

- SET 2" ALCAP ON 5/8" REBAR
- FOUND XXXX
- FOUND XXXX
- RI RECORD DATA PER HM XXXX
- KPB WETLAND RIVERINE

CERTIFICATE OF OWNERSHIP

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 public rights-of-way and grant all easements to the use shown.

HM2020-60
LOT 7A BLK 1

JEROME SOOKRAJ
PO BOX 2007
Homer, AK 99603

ILIAMNA CT.
60' ROW

NOTARY'S ACKNOWLEDGEMENT

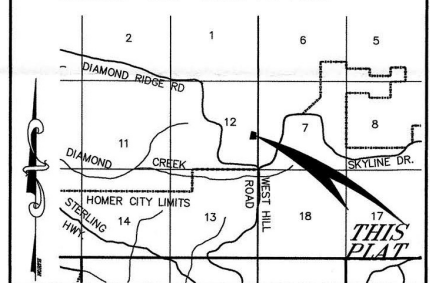
For JEROME SOOKRAJ
Acknowledged before me this ____ day of _____, 2022.
Notary public for Alaska _____ My Commission Expires _____

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of _____
KENAI PENINSULA BOROUGH

BY _____
Authorized Official

VICINITY MAP SCALE: 1" = 1 MILE



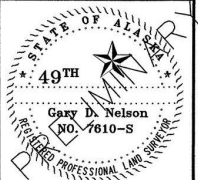
DATE 02-09-2022

SCALE 1" = 50'

GRID No. AR-68

JOB No. 5355

DRAWING: 5355_5109_4927



KATAMAR SUBDIVISION 2022

A SUBDIVISION OF LOT 14, BLOCK 1,
"KATAMAR SUBDIVISION" (HM76-65), SE1/4
SEC. 12, T6S, R14W, S.M., KENAI PENINSULA
BOROUGH, HOMER RECORDING DISTRICT, STATE
OF ALASKA
CONTAINING 2.930 ACRES

OWNERS: JEROME SOOKRAJ
PO BOX 2007
HOMER, AK 99603

ABILITY SURVEYS
GARY NELSON, PLS
(907) 235-8440
152 DEHEL AVE., HOMER ALASKA 99603

KPB 2022-020

KPB FILE No. 2022-_____

AGENDA ITEM E. NEW BUSINESS

ITEM 5 - Katamar Subdivision 2022

KPB File No.	2022-020
Plat Committee Meeting:	March 21, 2022
Applicant / Owner:	Jerome Sookraj of Homer, AL
Surveyor:	Gary Nelson / Ability Surveys
General Location:	Brown Drive, Diamond Ridge Area / Kachemak Bay APC

Parent Parcel No.:	173-570-26
Legal Description:	Lot 14, Block 1 Katamar Subdivision Plat No HM 76-65
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 2.93 acre parcel into two lots that will be 1.418 acres and 1.363 acres.

Location and Legal Access (existing and proposed): The preliminary plat is located on the corner of Iliamna Drive and Brown Drive. Brown Drive is a 66 foot wide borough maintained right of way. The dedication coincides with 33 foot section line easements that are present on each side of the section line. Iliamna Drive is a 60 foot wide right of way that is maintained by the borough. There are multiple ways to reach Brown Drive. The currently constructed and borough maintained routes are to the south at the intersection with Katamar Avenue. Katamar Avenue W provides access to state maintained Diamond Ridge Road. Katamar Avenue E provides access to state maintained Skyline Drive.

A current drive is present off Iliamna Drive. Lot 14A will continue to have access off Iliamna Drive and Brown Drive. Lot 14B will have access from Brown Drive. There is currently a structure on Lot 14B that appears to be accessed from the shared drive off Iliamna Drive. **Staff recommends** if the ownership changes for Lot 14B and the drive is intended to be shared, a shared driveway easement document should be created and recorded.

The block is closed but larger than allowable lengths. Iliamna Drive connects to Redoubt Circle, which ends with cul-de-sacs at each end. Many of the roads in the area were designed with the terrain taken into consideration. This has resulted in irregular block designs and several cul-de-sacs that do not provide through access. Due to the location of this subdivision, there are no dedications that could be granted to improve the block. **Staff recommends** the plat committee concur that an exception to block length is not required, as any required dedications will not improve the block.

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

Site Investigation: The property does have slopes present. The areas with slopes greater than 20 percent are shaded on the plat. A small area within the southern portion of the subdivision contains wetlands. **Staff recommends** the shading for the slopes be removed from the final and the wetlands remain in place and place a note that a wetlands determination may be required.

Several structures are present and are depicted on the plat. The depiction of the structures is not required on the final plat but if they remain **staff recommends** a label be added to the other structure on Lot 14A.

There are structures on the lots to the west and south. No encroachment issues appear to be present. As discussed above in the staff report, the current access to the building on Lot 14B will go through Lot 14A. The lot will have access from Brown Drive and a new access can be constructed with proper permits from the KPB Roads Department. If the intention is to continue allowing access from Iliamna Drive a driveway easement should be recorded if ownership for either lot changes.

KPB River Center review	<p>A. Floodplain Reviewer: Carver, Nancy Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p> <p>C. State Parks Reviewer: Russell, Pam Comments: No Comments</p>
State of Alaska Fish and Game	No comment

Staff Analysis The proposed plat will be subdividing a lot created by Katamar Subdivision, Plat HM 76-65, a subdivision of aliquot lands.

A soils report will be required and an engineer will sign the final plat.

Due to a delay with the title companies, the Certificate to Plat has not yet been delivered. In the interest of time, **Staff recommends** that the Planning Commission concur that the plat can be reviewed at this time and Staff can review the certificate to plat when it is delivered. Staff will bring the plat back to the Planning Commission if there are any items in the report that need to be addressed.

The platting department worked with the surveyors at the end of last year and beginning of this year due to the delays with the title companies. Platting staff has notified the surveyor that we are will be requiring the certificate to plats for a complete application after this submittal. If time frames are lengthened again, staff will review and will determine how to proceed.

Kachemak Bay 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 The parent plat granted utility easements along the western and southern boundary of the parent lot. Those easements are depicted and the parent plat is noted. The parent subdivision did not grant any utility easements along the right of ways. **Staff recommends** a plat note be added to grant the code required utility easements along right of ways and depict the utility easements on the plat.

Staff recommends any recorded easements within the certificate to plat be depicted or noted on the final plat.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

Utility provider review:

HEA	
-----	--

ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown.

KPB department / agency review:

Addressing	<p>Reviewer: Haws, Derek Affected Addresses: 64065 ILIAMNA DR</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: ILIAMNA DR ILIAMNA CT BROWN DR</p> <p>Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied:</p> <p>Comments: 64065 ILIAMNA DR WILL REMAIN WITH LOT 14A.</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
Planner	
Assessing	<p>Reviewer: Wilcox, Adeena Comments: No Comment</p>
Advisory Planning Commission	Minutes not available when the staff report was prepared

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

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

Provide a label for the 20 foot building setback that is depicted.

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: *The township and ranges within the vicinity map boundary should be labeled.*
- 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:
- *Provide a block label for Lot 13 located north of Iliamna Drive.*
 - *Provide a block label for Lots 4 and 6 located east of Brown Drive.*
 - *Update the label for the lot north of Iliamna Court to "Lot 1A Block 2".*

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;
Staff recommendation: Provide a "Block 1" label for the new lots.

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: Soils analysis report will be required and an engineer will need to sign the plat.

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.

20.60.180. 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.

B. Revision of, or not carrying forward, an existing plat note from the parent plat will adhere to KPB 20.50.010. Separate advertising of the plat note removal is not required, Notification of the requested change will be sent by regular mail to all owners within the subdivision (parent plat and subsequent replats) as shown on the borough tax rolls. Upon approval by the planning commission, the revision or removal of the record plat note shall be finalized by recording a planning commission resolution or subdivision plat.

Staff recommendation: Place the following notes on the plat.

- The front 10 feet adjacent to right of ways is granted as a utility easement by this plat.
- Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetland determination if applicable.
- Any items present on the Certificate to Plat that require notation on the plat.
- The correct wastewater disposal note as determined by the engineers report.

RECOMMENDATION:

STAFF RECOMMENDS:

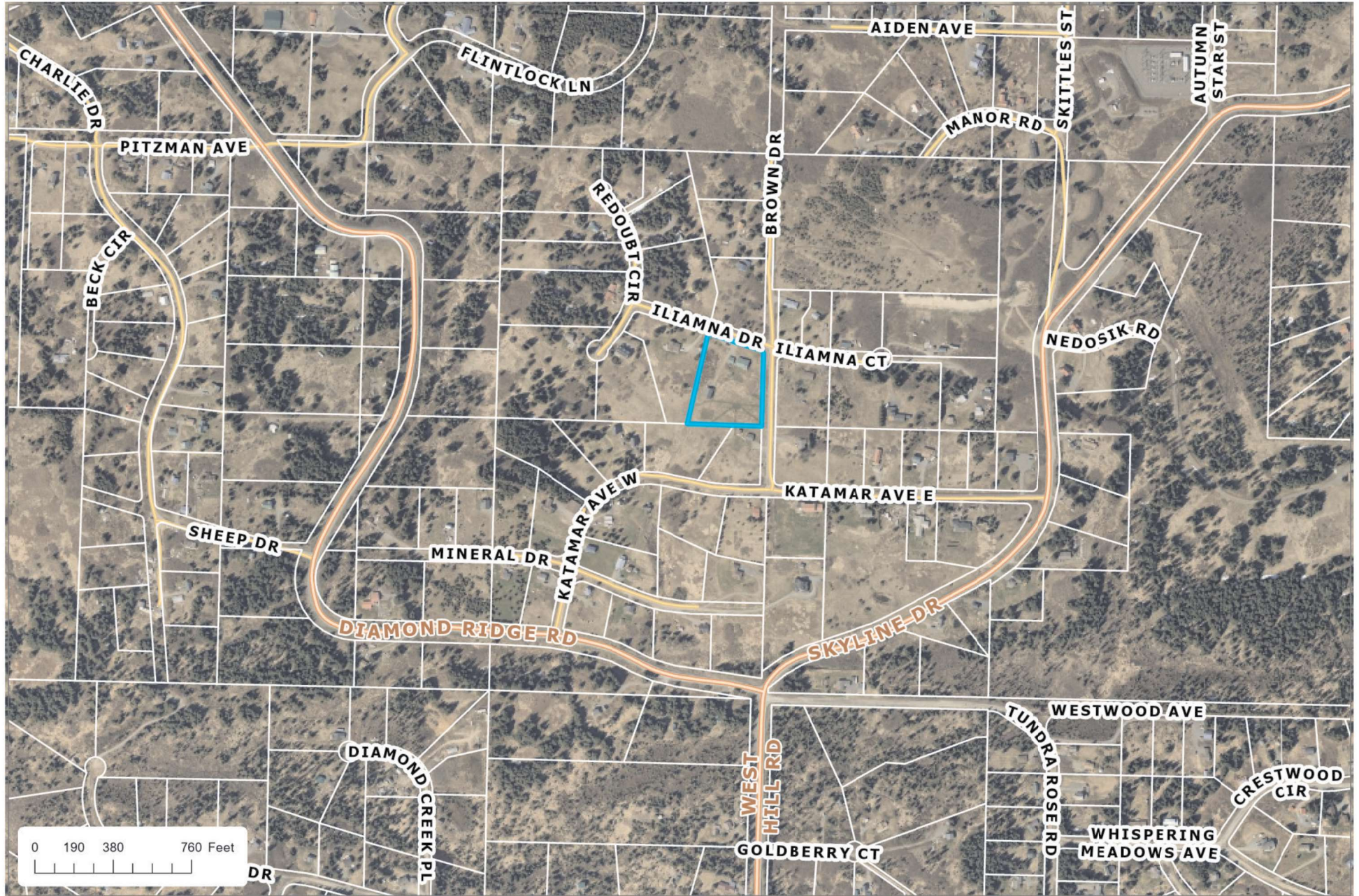
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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

NOTE: 20.25.120. - REVIEW AND APPEAL.

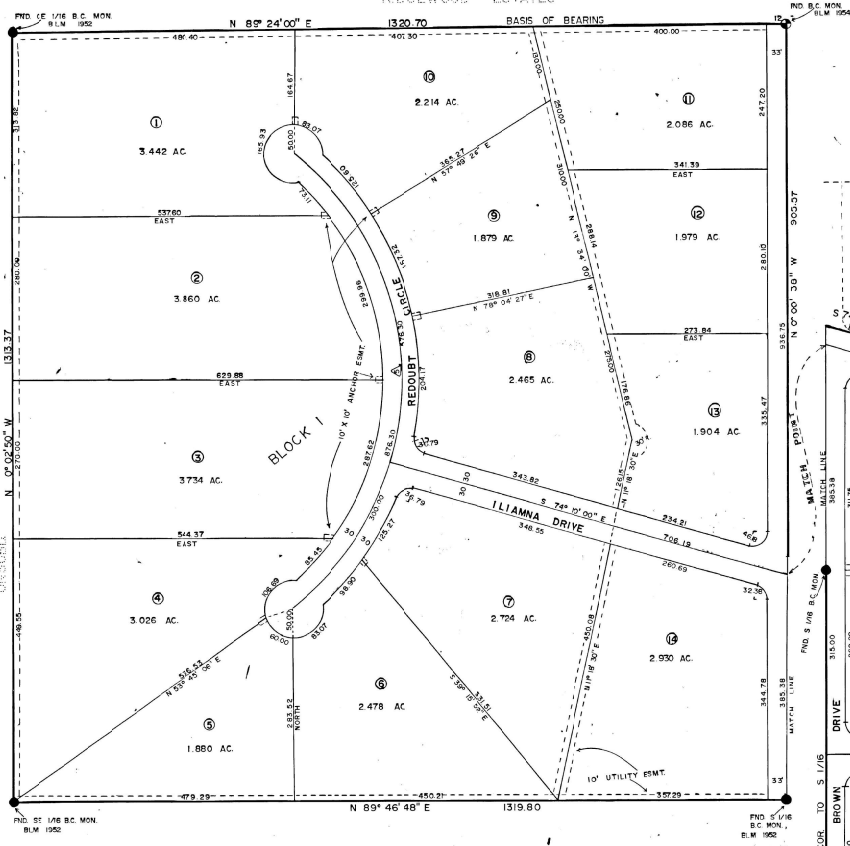
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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



RIDGEWOOD ESTATES



CURVE DATA:

NO	ANGLE	RADIUS	LENGTH
1	1° 15' 50"	610.39	355.94
2	4° 05' 20"	1230.23	366.52
3	5° 07' 24"	607.00	335.45
4	14° 50' 00"	370.00	85.50
5	0° 25' 20"	500.00	876.30

- NOTES:
1. A 20' BLDG. SETBACK LINE EXISTS ALONG ALL R.O.W.
 2. ALL WASTEWATER DISPOSAL SYSTEMS CONSTRUCTED SHALL COMPLY WITH EXISTING APPLICABLE LAW.
 3. 1/2" E 30" REBAR SET AT ALL LOT CORNERS.
 4. ALL F.O.W. RETURNS ARE 25' R. UNLESS NOTED OTHERWISE.

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON. WE HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, ROADS AND ALLEYS DEDICATED BY US FOR PUBLIC USE.

DATE: 7/11/76
 C.E. ABELGAARD, BOX 891, HOMER, AK
 OLIVER HARTMAN, BOX 891, HOMER, AK

DATE: 7/11/76
 KATHY ABELGAARD, BOX 891, HOMER, AK
 MARY HARTMAN, BOX 891, HOMER, AK

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY of July, 1976.

Notary Public for Alaska

SURVEYOR'S CERTIFICATE

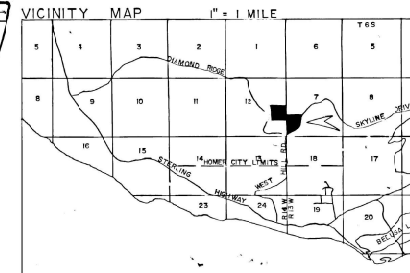
I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT CORNERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.

DATE: 7-11-76
 SURVEYOR: [Signature]

PLAT APPROVAL

PLAT APPROVED BY THE BOROUGH PLANNING COMMISSION THIS 8th DAY of August, 1976.

8-11-76
 DATE: [Signature]
 BOROUGH MAJOR



DATE: FEBRUARY 1976

SCALE: 1" = 100'

DESIGNED BY: J.A.

DRAWN BY: S.W.

CHECKED BY: C.E.A.

FLD. BK. NO.: 6 B/4



#76-65

RECORDED FILED 54
 HOMER
 DATE: 8-11-76
 TIME: 1:39 P.M.
 Represented by: [Signature]
 Address: [Signature]

KATAMAR SUBDIVISION

SITUATED IN THE NE 1/4 SEC. 14, S. 12, T. 65, R. 14, W. AND PORTIONS OF GOVERNMENT LOTS 15M, S. 7, T. 65, R. 13W, S.W.

CONTAINING 68.930 ACRES

ABILITY SURVEYS

JERRY ANDERSON L.S. BOX 1243 HOMER, ALASKA