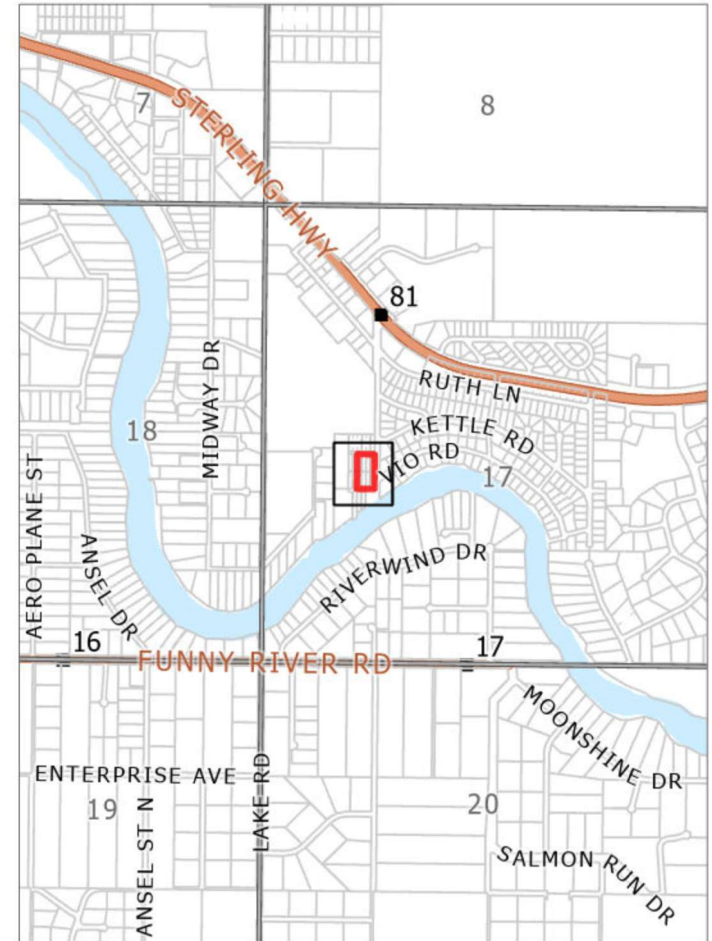


# **E. NEW BUSINESS**

- 9. Mertz Kenai River Subdivision Lucia Replat  
KPB File 2024-141  
Edge Survey & Design / Lucia  
Location: Anna Lane & Bonanza Way  
Sterling Area**



KPB FILE 2024-141  
T05N R08W  
Sec 17  
Sterling

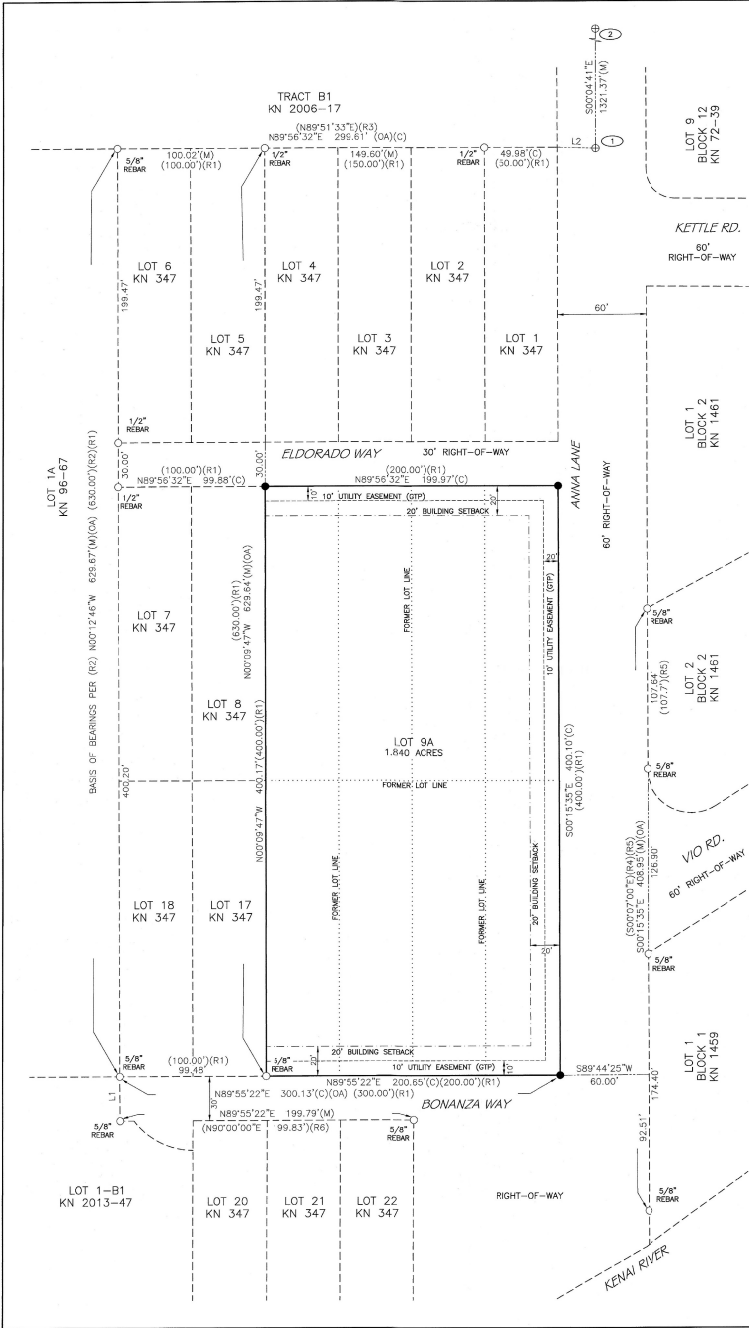
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Aerial Map



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**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. EXISTING IMPROVEMENTS IN PLACE PRIOR TO THIS PLATING ACTION ARE NOT SUBJECT TO THE 20' BUILDING SETBACK, ANY ADDITIONS OR NEW IMPROVEMENTS WILL BE SUBJECT TO THE 20' BUILDING SETBACK.
- PER THIS PLATING ACTION THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY 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.
- THESE PARCELS SUBJECT TO AN EASEMENT, WITH NO DEFINED LOCATION, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY, RECORDED SEPTEMBER 11, 1959, MISC. BOOK 4, PAGE 61, KENAI RECORDING DISTRICT.
- FLOOD HAZARD NOTICE, 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. THIS PLAT IS AFFECTED BY FLOOD ZONE X, PER MAP PANEL 02122C0390F, EFFECTIVE FEBRUARY 28, 2025. THE NEW FEMA FLOOD MAP PANELS ARE PENDING AT TIME THIS PLAT HAS RECORDED.
- EXCEPTIONS TO KPB CODE 20.30.130, STREET-WIDTH REQUIREMENTS, WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE JANUARY 13, 2025 MEETING.
- WASTEWATER DISPOSAL, WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**REFERENCES**

- (R1) MERTZ KENAI RIVER SUB., PLAT K-347, KENAI RECORDING DISTRICT
- (R2) EDGAR LAW SUBDIVISION VALGHAN ADDITION, PLAT K-347, KENAI RECORDING DISTRICT
- (R3) BOLSTRIDGE SUBDIVISION ADDITION NO. 6., PLAT 2006-17, KENAI RECORDING DISTRICT
- (R4) GREGORY SUBDIVISION, PLAT K-1459, KENAI RECORDING DISTRICT
- (R5) GREGORY SUBDIVISION ADDITION NO. 1., PLAT K-1461, KENAI RECORDING DISTRICT
- (R6) RECORD OF SURVEY, PLAT 2020-39, KENAI RECORDING DISTRICT

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N00°19'46"W	30.00'
L2	S88°28'04"E	26.24'

**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 OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

CORDELL T. LUCIA  
11941 AVON STREET  
ANCHORAGE, ALASKA 99516

LAUREN E. LUCIA  
11941 AVON STREET  
ANCHORAGE, ALASKA 99516

**NOTARY ACKNOWLEDGEMENT**

FOR: CORDELL T. LUCIA  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

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

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

**NOTARY ACKNOWLEDGEMENT**

FOR: LAUREN E. LUCIA  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

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

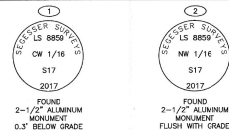
MY COMMISSION EXPIRES: \_\_\_\_\_

**LEGEND**

- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
- FOUND PROPERTY CORNER REBAR - NO CAP - SIZE SHOWN
- SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2025
- ① MONUMENT REFERENCE NUMBER
- SUBDIVISION BOUNDARY
- FORMER LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- MONUMENT TIE LINE
- (M) MEASURED AND HELD
- (C) COMPUTED
- (R#) RECORD DATA, SEE REFERENCE
- (GTP) GRANTED THIS PLAT



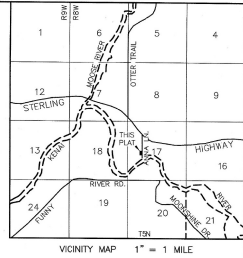
**MONUMENT SUMMARY**



**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JANUARY 13, 2025.  
KENAI PENINSULA BOROUGH

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



**CERTIFICATE OF SURVEYOR**

I, MARK ANONETTI 13022-5, 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. 2025-00?

**MERTZ KENAI RIVER SUBDIVISION LUCIA REPLAT**

A REPLAT OF LOTS 8-16 MERTZ KENAI RIVER SUBDIVISION PLAT 347 KENAI RECORDING DISTRICT

LOCATED WITHIN SW 1/4 SECTION 17, T.05N., R.10W, S.M. STATE OF ALASKA KENAI PENINSULA BOROUGH KENAI RECORDING DISTRICT

**OWNERS:**

CORDELL T. LUCIA AND LAUREN E. LUCIA  
11941 AVON STREET  
ANCHORAGE, ALASKA 99516

CONTAINING 1.840 ACRES



8000 KING STREET ANCHORAGE, AK 99518  
Phone (907) 344-5990 Fax (907) 344-7784  
ACCL# 1392

DRAWN BY: JY	DATE: 12/17/2024	PROJECT: 24-633
CHECKED BY: MA	SCALE: 1" = 40'	SHEET: 1 OF 1

AGENDA ITEM E. NEW BUSINESS

**ITEM #9 - PRELIMINARY PLAT  
MERTZ KENAI RIVER SUBDIVISION LUCIA REPLAT**

<b>KPB File No.</b>	2024-141
<b>Plat Committee Meeting:</b>	January 13, 2025
<b>Applicant / Owner:</b>	Cordell & Lauren Lucia of Anchorage
<b>Surveyor:</b>	Jason Young / Edge Survey and Design, LLC of Anchorage
<b>General Location:</b>	Bing's Landing / Sterling area

<b>Parent Parcel No.:</b>	065-200-17 thru 065-200-23
<b>Legal Description:</b>	T 5N R 8W SEC 17 SEWARD MERIDIAN KN 0000347 MERTZ KENAI RIVER SUB LOTS 9 - 16
<b>Assessing Use:</b>	Vacant, Residential
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	20.30.120

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will combine 8 lots into one single lot of 1.840 acres.

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

The plat is accessed by Anna Ln on the east from the Sterling Highway near mile post 81. Anna Ln comes down on the east side of the plat with a 60' dedication being borough maintained. On the north is Eldorado Way and on the south is Bonanza Way both 30' dedications and borough maintained. Eldorado Way and Bonanza Way were dedicated as 30' from the original plat Mertz Kenai River Subdivision K-347.

The plat is not proposing any new dedications and has requested an exception to KPB 20.30.120. Street – Width requirements to not dedicate right-of-way for both Eldorado Way and Bonanza Way. The exception request will be discussed later in the staff report and no additional right-of-way will be requested.

The plat is not finalizing a vacation of right-of-way and is not affected by a section line easement.

Block length is not compliant as the road configuration does not complete a coming back together at any point to complete the block. Looking at the aerial photograph of the area, there is no place to complete the block and come back around with the road to connect without disturbing a property use or aesthetic. **Staff recommends** the Plat Committee concur that an exception is not required as this property is not able to supply a necessary relief to block requirements.

KPB Roads Dept RSA review	Out of Jurisdiction: No  Roads Director: Griebel, Scott Comments: No RSA comments or objections.
SOA DOT comments	Wrong range number in title block

**Site Investigation:**

There are structures located on the property currently sitting on lots 10, 11 and 12 of Mertz Kenai River Subdivision. When the subdivision is complete, all the structures will be on the combined lot.

There is a steep ridge crossing the property from northeast to southwest that ranges from 25 percent to 40 percent that should be noted on the final submittal. This ridge is paralleling the Kenai River and is the flats beside the river. **Staff recommends:** the surveyor add the top and toe or an indicator of the steep area with a drop arrow to the final drawing.

There are no drainages through this property. The River Center review has not currently identified the property to be in a FEMA flood hazard area. The plat has noted the new FEMA Map Panel effective February 28, 2025 within the Flood Hazard Notice and the River Center Admin has indicated the note will need to be revised if the plat is recorded after February 28, 2025.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie  Floodplain Status: IS in flood hazard area  Comments: Portion of this subdivision is within a non-regulatory mapped flood zone. The correct note and map panel are shown on the plat. Please note the effective date of the new map panels and the recording date. If after the effective date, the note will need to be revised.</p> <p>Flood Zone: X Zone  Map Panel:  In Floodway: False  Floodway 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 original land was in the E1/2 of the E1/2 of Lot 4 of Section 17, Township 5 North, Range 8 West S.M., Alaska. Mertz Kenai River Subdivision K-347 subdivided the land into 22 lots and three road dedications. This platting action is combining eight of these lots into one large lot.

A soils report will not be needed as the lots are being combined to make one large lot with a single existing house on it.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 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.

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

There does appear to be a possible encroachment on the west side of the property of a driveway from the neighbor. Staff recommends the surveyor show any encroachments on the final drawing if found

**Utility Easements**

The original plat of Mertz Kenai River Subdivision K-347 did not dedicate any utility easements when it was filed in 1956. This preliminary plat is granting a 10' utility easement adjacent to all right-of-ways.

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 comment
ENSTAR	No comment or recommendation
ACS	
GCI	
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
FASTWYRE	

**KPB department / agency review:**

Addressing Review	<p>Reviewer: Leavitt, Rhealyn  Affected Addresses:  32785 EL DORADO WAY</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:  EL DORADO WAY, BONANZA WAY, ANNA LN</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:  32785 EL DORADO WAY WILL REMAIN WITH LOT 9A</p>
Code Compliance	<p>Reviewer: Ogren, Eric  Comments: No comments</p>
LOZMS Review Planner	<p>Reviewer: Raidmae, Ryan  There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments:  There are not any material site issues with this proposed plat.</p>
Assessing Review	<p>Reviewer: Windsor, Heather  Comments: No comment</p>

**STAFF RECOMMENDATIONS**

CORRECTIONS / EDITS

Correct plat note #5 to KPB 20.30.120  
Change the plat reference in (R2) to KN96-67

PLAT NOTES TO ADD

- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

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**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:**

Revise the KPB File No to 2024-141  
In the legal description change the Range to R. 8W.

- 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:**

Labeling for the Kenai River is separated relatively far from each word. Add River behind Kenai and Kenai in front of River at the two separate locations.  
Move the label for Anna Ln due to the overstrike with the river.

- 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:**

Width on the 10' easement on the east side needs corrected as it is indicated as 20'.

- 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:**

to the northeast Lot 9 Block 12 should be Block 13.

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**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.

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**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 20.30.120 Street-Width Requirements**

Surveyor's Discussion:

We are asking to not dedicate additional right-of-way for Eldorado Way or Bonanza Way. Both right-of-ways are 30 feet in width as dedicated on parent plat K-347.

**Findings:**

1. Both rights-of-ways are only 300' in length with no outlet.
2. Both rights-of-way serve as access to only 5 landowners, which are mostly seasonal in use.
3. Neither right-of-way has a high volume of traffic.
4. Both rights-of-way are dead end roads.
5. Adjacent lots have been developed and additional right-of-way dedication would create encroachments with current improvements and development.
6. This plat will be reducing the number of lots so there will be less development in this area.
7. All right-of-ways contain constructed roadways that provide physical access to all lots.
8. The development to the west has two existing points of access.
9. The area is not affected by steep terrain or wetlands so additional right-of-way is not needed.
10. With the existing development a connecting or through right-of-way is unlikely to occur.
11. Kenai River will limit traffic to the south and all parcels have dedicated and constructed access to the Sterling Highway.

Staff Discussion:

**20.30.120. - Streets—Width requirements.**

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

**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 commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (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 1-7, 10 & 11 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 3, 4, 6, 7, 10 & 11 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 & 3-7 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 DECISION OF THE PLAT COMMITTEE 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**

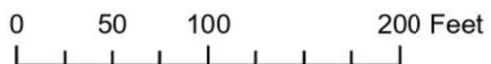
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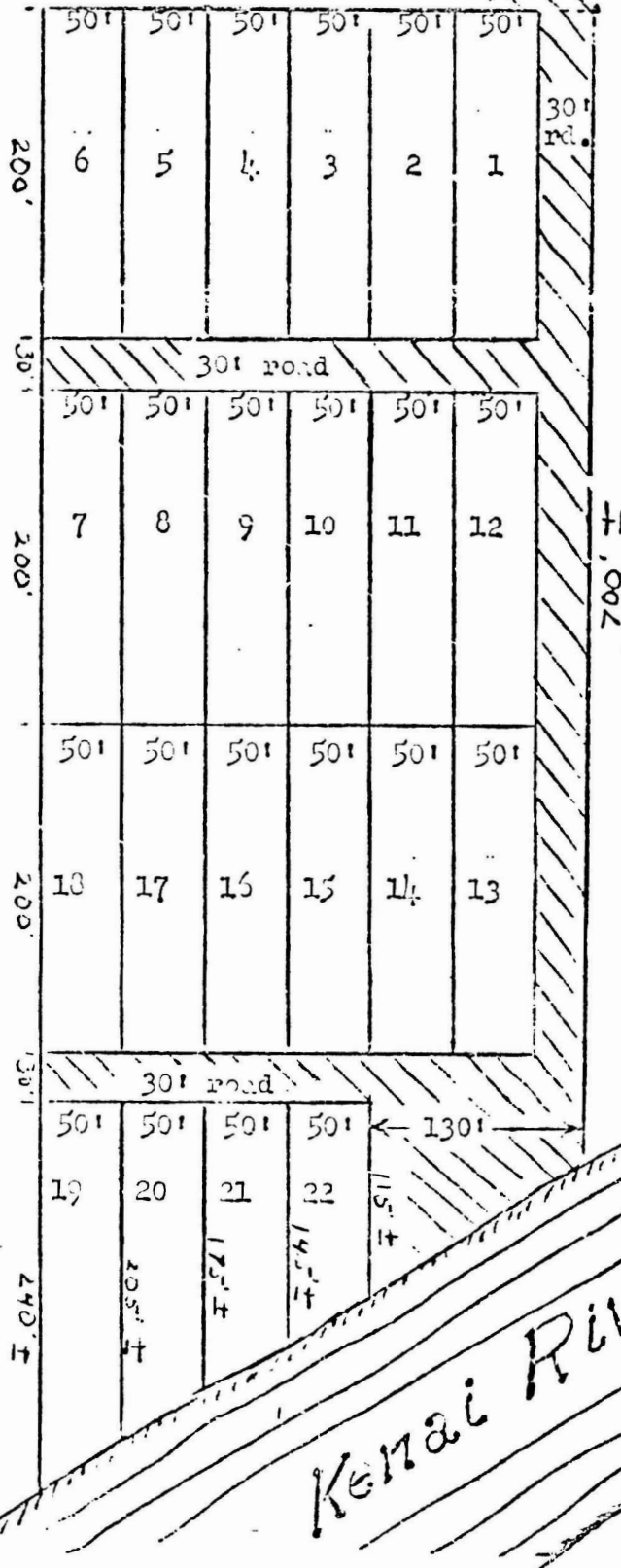
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Office of  
U. S. COMMISSIONER  
Kenai, Alaska  
3:20 PM  
5 Oct 1956

FILED  
K-347

E 1/2 of E 1/2 of Sec 4  
Sec 17, T 5 N  
R 8 W S.M.

MERTZ KENAI RIVER SUBDIVISION



Lengths of  
river lots are  
approximated

Copy sent to  
Gen. Supt of Lands  
10/5/56  
LST

Kenai River

Mertz Kenai River Sub.  
K-347

KPB NOTE: See PC Resolution 84-5

Mertz River