



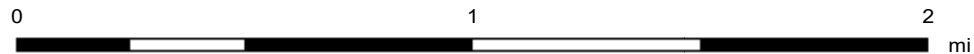
Humpy Point LOZD

 **Proposed LOZD**

KPB Parcel(s):
13301038, 13301034

Project Description:
Proposed R-1 LOZD

Vicinity: Coho



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.

Map created by Lopez, Samantha
Friday, April 4, 2025





KENAI PENINSULA BOROUGH

Planning



Ownership Map

Humpy Point LOZD



 **Proposed LOZD**

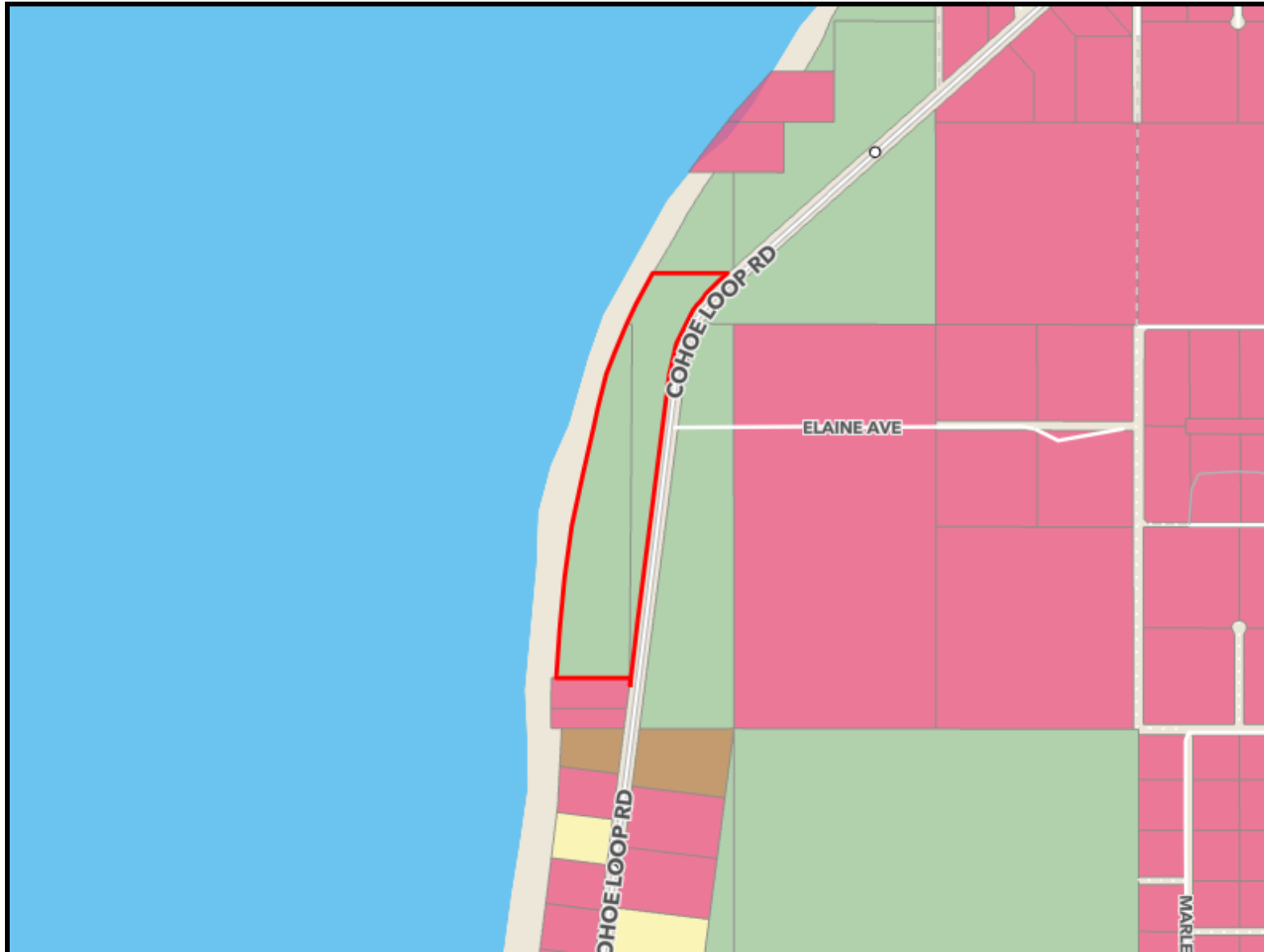
KPB Parcel(s):

13301038, 13301034

Parcel and PLSS

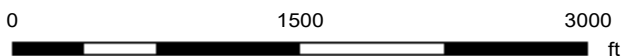
Parcel Ownership Type

-  Borough
-  Federal
-  Native
-  Native Allotment
-  Municipal
-  Private
-  State



Map created by Lopez, Samantha

Friday, April 4, 2025



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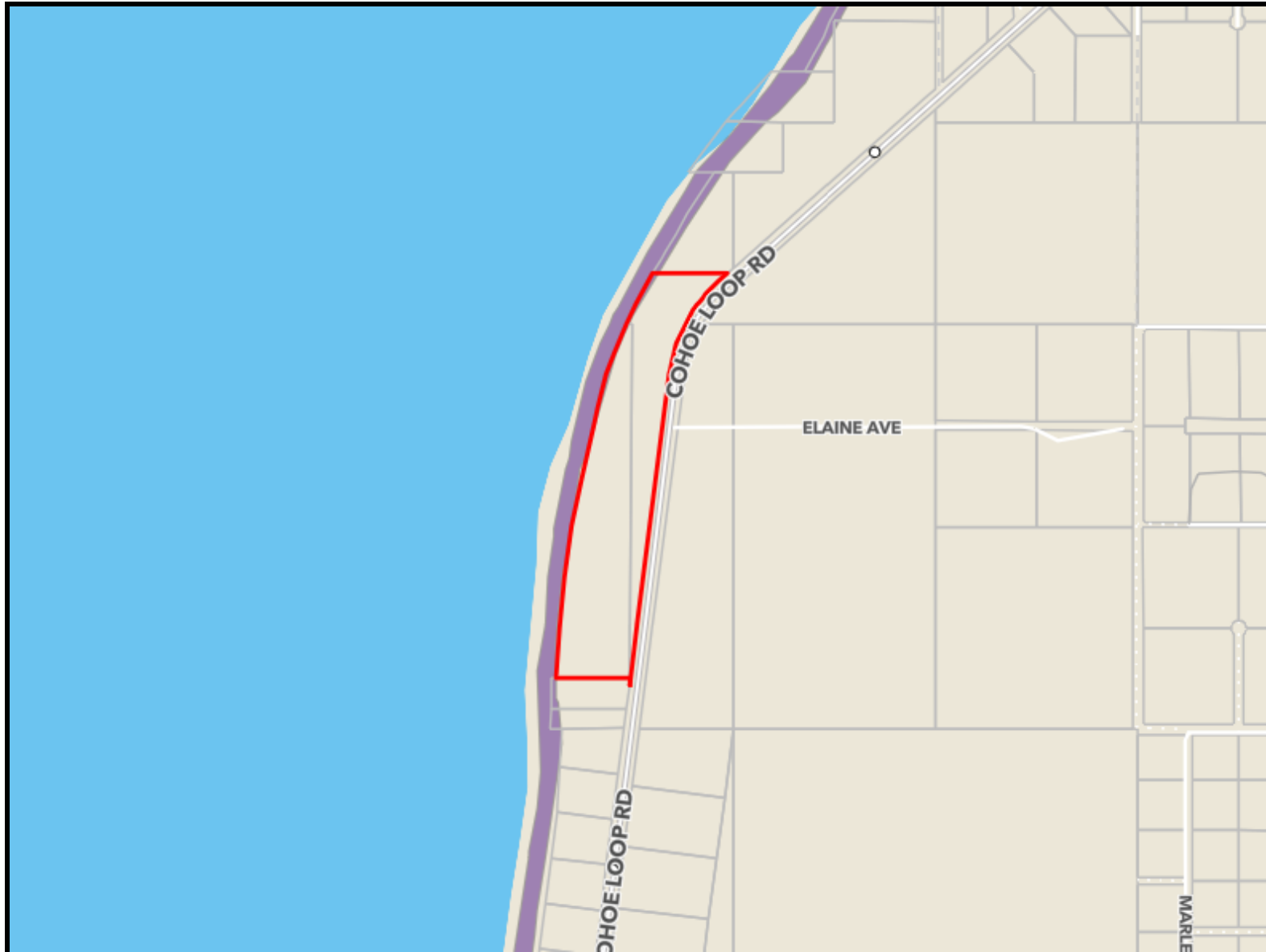
KENAI PENINSULA BOROUGH

Planning



Wetlands Map

Humpy Point LOZD



 **Proposed LOZD**

KPB Parcel(s):

13301038, 13301034

Parcel and PLSS

Tax Parcels



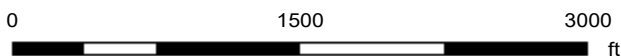
Landcover Features

KWF Wetlands Assessment

-  DISTURB
-  Depression
-  Discharge Slope
-  Drainageway
-  Floating Island
-  Headwater Fen
-  Kettle
-  LAKE
-  Lakebed
-  Late Snow Plateau
-  Riverine
-  Tidal
-  Wetland / Upland Complex

Map created by Lopez, Samantha

Friday, April 4, 2025



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Terrain Map
Humpy Point LOZD



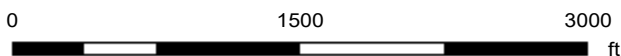
 **Proposed LOZD**

KPB Parcel(s):

13301038, 13301034

Parcel and PLSS

Tax Parcels



Local Option Zoning District Application
Kenai Peninsula Borough
Donald E. Gilman River Center

514 Funny River Road
Soldotna, Alaska 99669
KenaiRivCenter@kpb.us

Phone: (907) 714-2460
Fax: (907) 260-5992

For Official Use Only

APPLICATION TO: ☒ Create LOZD ☐ Repeal LOZD ☐ Rezone LOZD ☐ Modify LOZD Boundaries

POINT OF CONTACT:

Name: Jennifer Shields Mailing Address: 144 N. Binkley Street
Phone: 907-714-2211 City, State, Zip: Soldotna, AK 99669
Email: jshields@kpb.us

CURRENT ZONING DISTRICT:

LOZD Name: _____
Legal: _____
Lot Numbers: _____
Total Parcels: _____

- ☐ R-1 Single-Family Residential District
☐ R-2 Small Lot Residential District
☐ R-R Rural Residential District
☐ R-W Residential Waterfront District
☐ R-M Multi-Family Residential District
☐ C-3 Mixed-Use District
☒ Rural District (no LOZD)

PROPOSED ZONING DISTRICT:

LOZD Name: Humpy Point Subdivision
Legal: Humpy Point Subdivision, according to Plat KN 2025-5
Lot Numbers: 1-13
Total Parcels: 13

- ☒ R-1 Single-Family Residential District
☐ R-2 Small Lot Residential District
☐ R-R Rural Residential District
☐ R-W Residential Waterfront District
☐ R-M Multi-Family Residential District
☐ C-3 Mixed-Use District
☐ Rural District (no LOZD)

ATTACHMENTS:

- ☐ \$1000 Application Fee
☒ Map of Proposed LOZD
☒ Signatures of Applicant Property Owners

CERTIFICATION:

I certify that the information contained on this form and the attachments are true and complete to the best of my knowledge.

Jennifer Shields
Point of Contact Signature

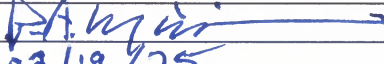
3-11-25
Date

Once an application is submitted, applicants must garner support from at least 60% of the parcels within the proposed zoning area. The Planning Department will then: (1) provide the point of contact with the petition, (2) set the deadline to garner signatures, and (3) schedule a community meeting regarding the application.

If this application fails to garner enough support by the given deadline, the application will be considered closed, and a new application must be submitted.

SIGNATURES OF APPLICANT PROPERTY OWNERS:

APPLICANT PROPERTY 1

KPB Parcel ID: (formerly 13301034 & 13301038; new ID's to be determined)
Physical Address: (to be determined)
Legal Description: Lots 1-13, Humpy Point Subdivision, according to Plat 2025-5, Kenai Recording District, Third Judicial District, State of Alaska.
Property Owner(s): Kenai Peninsula Borough
Signature(s):  Peter A. Micciche, Mayor
Date(s): 03/19/25

APPLICANT PROPERTY 2

KPB Parcel ID: _____
Physical Address: _____
Legal Description: _____
Property Owner(s): _____
Signature(s): _____
Date(s): _____

APPLICANT PROPERTY 3

KPB Parcel ID: _____
Physical Address: _____
Legal Description: _____
Property Owner(s): _____
Signature(s): _____
Date(s): _____

APPLICANT PROPERTY 4

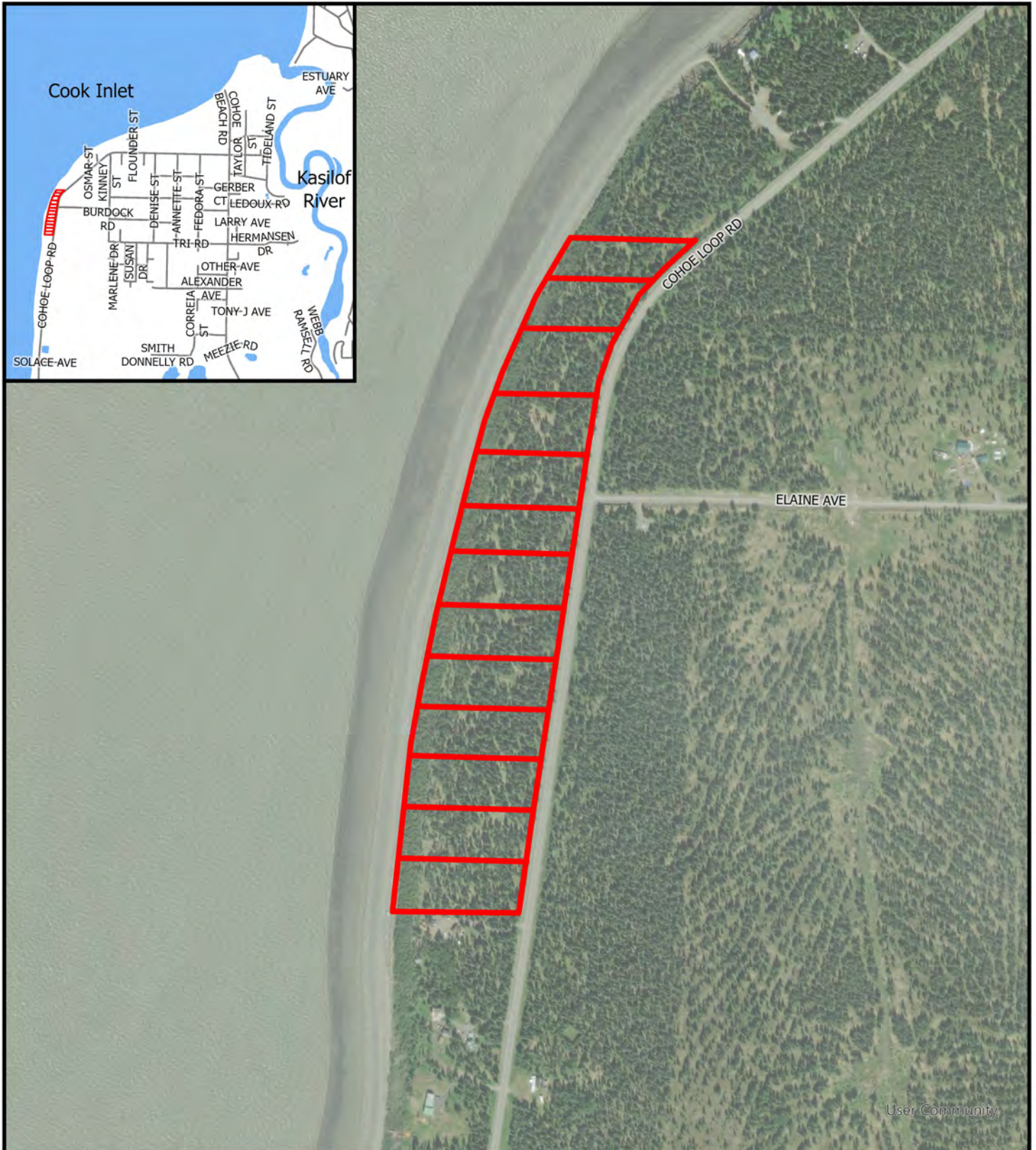
KPB Parcel ID: _____
Physical Address: _____
Legal Description: _____
Property Owner(s): _____
Signature(s): _____
Date(s): _____

APPLICANT PROPERTY 5

KPB Parcel ID: _____
Physical Address: _____
Legal Description: _____
Property Owner(s): _____
Signature(s): _____
Date(s): _____

APPLICANT PROPERTY 6

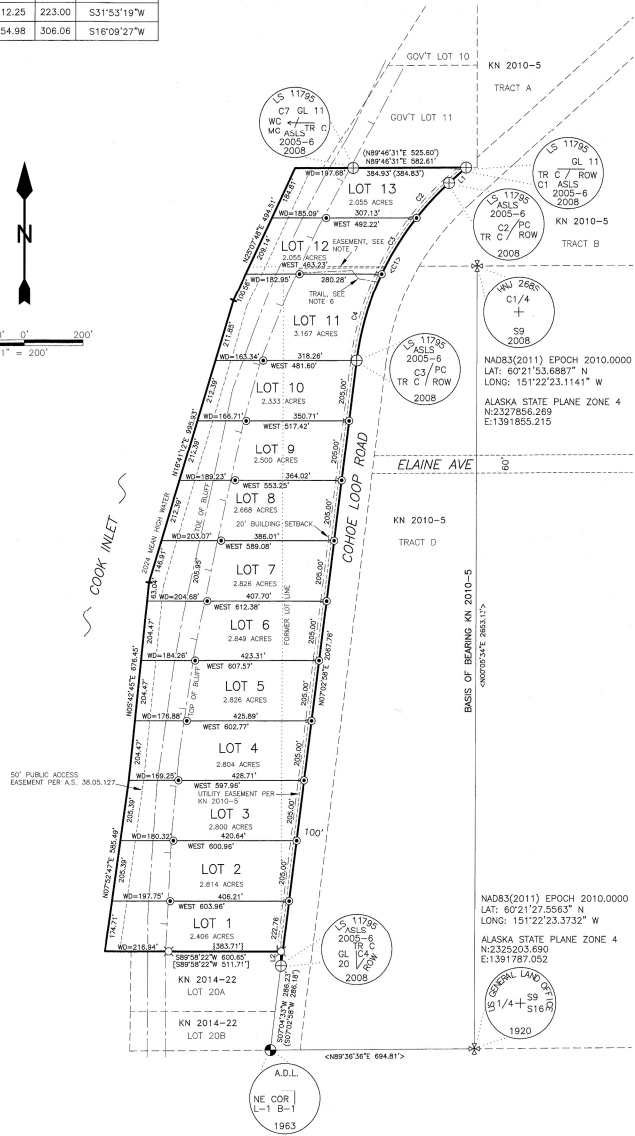
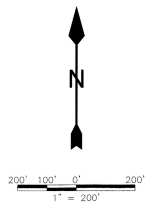
KPB Parcel ID: _____
Physical Address: _____
Legal Description: _____
Property Owner(s): _____
Signature(s): _____
Date(s): _____



0 680 1,360 2,040
ft

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD	CHORD BEARING
<C1>	693.17	966.73	041°04'57"	362.24	878.42	S27°35'27"W
C2	162.32	966.73	009°37'13"	81.35	162.13	S43°19'19"W
C3	223.50	966.73	013°14'47"	112.25	223.00	S31°53'19"W
C4	307.35	966.73	018°12'58"	154.98	306.06	S16°09'27"W

LINE TABLE	
<L1>	S48°07'55"W 77.39'
[L2]	N00°05'34"E 48.30'



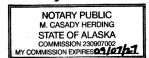
CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT THE KENAI PENINSULA BOROUGH IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND ON BEHALF OF THE KENAI PENINSULA BOROUGH, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY OWN FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

PETER A. MICCICHE, MAYOR
KENAI PENINSULA BOROUGH
144 N BINKLEY STREET
SOLDOTNA, AK 99669

NOTARY ACKNOWLEDGMENT

FOR: PETER A. MICCICHE
ACKNOWLEDGED BEFORE ME THIS 16th DAY OF February, 2025
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: 09/07/2027



NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10' OF THE BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
3. 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. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
5. THE SOURCE OF THE COOKE LOOP RIGHT-OF-WAY IS FROM PLAT KN 2010-5.
6. SUBJECT TO RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OR USES THEREOF FOR RECREATIONAL, UTILITY OR OTHER PURPOSES, AS DISCLOSED BY PUBLIC LAND ORDER NO. 601, DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER NO. 757, DATED OCTOBER 10, 1959; PUBLIC LAND ORDER NO. 1613, DATED APRIL 7, 1958; AND DEPARTMENT OF THE INTERIOR ORDER NO. 2665, DATED OCTOBER 16, 1951, AMENDMENT NO. 1 THERETO, DATED JULY 17, 1952 AND AMENDMENT NO. 2 THERETO, DATED SEPTEMBER 15, 1956, FILED IN THE FEDERAL REGISTER.
7. PER 11 AND 51.015(2)(2) A 5' WIDE SURVEY ACCESS EASEMENT IS RESERVED ALONG THE SOUTH SIDE OF THE VACATED GOVERNMENT LOT LINE, AS SHOWN ON KN 2010-5, TO THE USCA50 MONUMENTS, WITH AN ADDITIONAL 5' RADIUS SURVEY ACCESS EASEMENT AROUND EACH MONUMENT.
8. THE NATURAL MEANDERS OF ORDINARY HIGH WATER IS FOR AREA COMPUTATIONS ONLY, THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINES AND THE INTERSECTION WITH THE NATURAL MEANDERS. THE MEAN HIGH WATER LINE WAS DETERMINED BY TIDAL OBSERVATIONS USING AN ELEVATION OF 19.8', EXTRAPOLATED FROM NOAA PUBLISHED ELEVATIONS FOR THE PREDICTIONS OF HIGH AND LOW WATER.
9. THE BASIS OF COORDINATES IS ALASKA STATE PLANE ZONE 4, NAD83(2011) EPOCH 2010.0000, AS DERIVED FROM TOPCON TOPNET CORRECTION SERVICE.
10. ALL BEARINGS SHOWN ARE TRUE BEARINGS ORIENTATED TO THE BASIS OF BEARING. THE STATE PLANE BEARING BETWEEN MONUMENTS DIFFERS FROM PLAT BASIS OF BEARING.
11. EVERY TWO LOTS MUST SHARE A COMMON ACCESS.

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. AN ENGINEER'S SUBDIVISION AND SOILS REPORT IS AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CE13353 10 Dec '24
ENGINEER LICENSE # DATE

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JUNE 10, 2024.

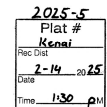
KENAI PENINSULA BOROUGH

By: [Signature] 2/16/2025

AUTHORIZED OFFICIAL

LEGEND

- FOUND 2.5" BLM BRASS CAP MONUMENT
- FOUND 2.5" ALUMINUM MONUMENT
- FOUND 1.5" COPPERWELD MONUMENT
- FOUND 1/2" REBAR
- SET 5/8" X 36" REBAR WITH RED PLASTIC CAP, 14488-S
- RECORD DATA PER PLAT KN 2010-5
- RECORD DATA PER PLAT KN 2014-2
- RECORD AND MEASURED PER PLAT KN 2014-2
- RECORD AND MEASURED PER PLAT KN 2010-5
- FORMER LOT LINE



KPB FILE NUMBER: 2024-052

KENAI PENINSULA SURVEYING, LLC 10530 KATRINA DOULEVARD, NINILCHIK, AK 99639 (907)306-7065	
PLAT OF HUMPY POINT SUBDIVISION	
A SUBDIVISION OF TRACT C ALASKA STATE LAND SURVEY NO. 2005-6, KN 2010-5 AND GOVERNMENT LOTS 13-19, SEC 9, T3N, R12W, S.M., ALASKA LOCATED WITHIN W1/2 SEC 9, T3N, R12W, S.M., ALASKA KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH CONTAINING 34.102 ACRES	
OWNER: KENAI PENINSULA BOROUGH 144 N BINKLEY STREET, SOLDOTNA, AK 99669	
SCALE: 1" = 200'	DATE: NOVEMBER 26, 2024
DRAWN: JLS	SHEET: 1 OF 1



KENAI PENINSULA BOROUGH NOTICE OF COMMUNITY MEETING

April 7, 2025

To whom it may concern:

Public notice is hereby given that the Kenai Peninsula Borough's property in the Kasilof area is being considered for the adoption of a Single-Family Residential (R-1) local option zoning district (LOZD). **You are being sent this notice because you are a property owner within the proposed district or within 300 feet of the proposed district and are being invited to provide your input at the below public meeting.**

Pursuant to KPB 21.44.040(C), the planning department shall hold a meeting in a public facility regarding the application. The property under consideration is Humpy Point Subdivision Lots 1-13 on Cohoe Loop Road in Kasilof, Alaska.

Petitioner: **Kenai Peninsula Borough**
 144 N. Binkley St.
 Soldotna, AK 99669

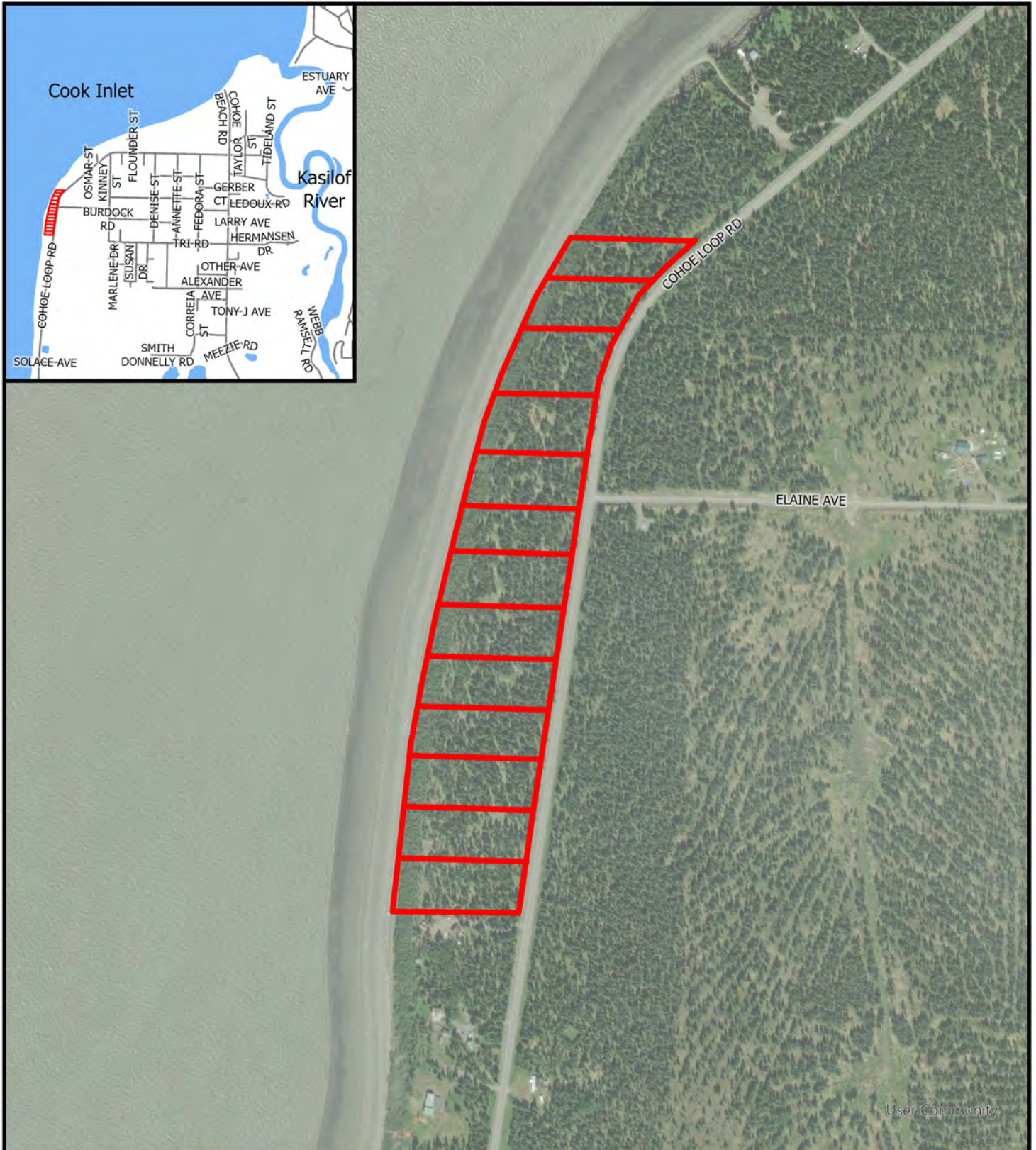
Community Meeting: The Kenai Peninsula Borough's Planning Department will hold a public community meeting on April 21, 2025 commencing at 6:00 p.m. The meeting is to be held in person at the Betty J. Glick Assembly Chambers at 144 N. Binkley St. Soldotna, AK 99669.

Public Comment: Anyone wishing to testify may attend the above meeting to provide comment.

For additional information, contact Ryan Raidmae at rraidmae@kpb.us or (907) 714-2462.

Ryan Raidmae

KPB Planner



0 680 1,360 2,040
ft



**NOTICE OF PUBLIC HEARINGS FOR
PROPOSED R-1 LOCAL OPTION ZONING DISTRICT**

April 25, 2025

NOTICE IS HEREBY GIVEN that the Kenai Peninsula Borough (KPB) will conduct public hearings for an ordinance proposing the creation of a Single-Family Residential (R-1) Local Option Zoning District (LOZD) in the Kasilof area. The proposed LOZD will encompass Lots 1-13 of Humpy Point Subdivision, on Cohoe Loop Road. The landowner and petitioner requesting the LOZD is the Kenai Peninsula Borough.

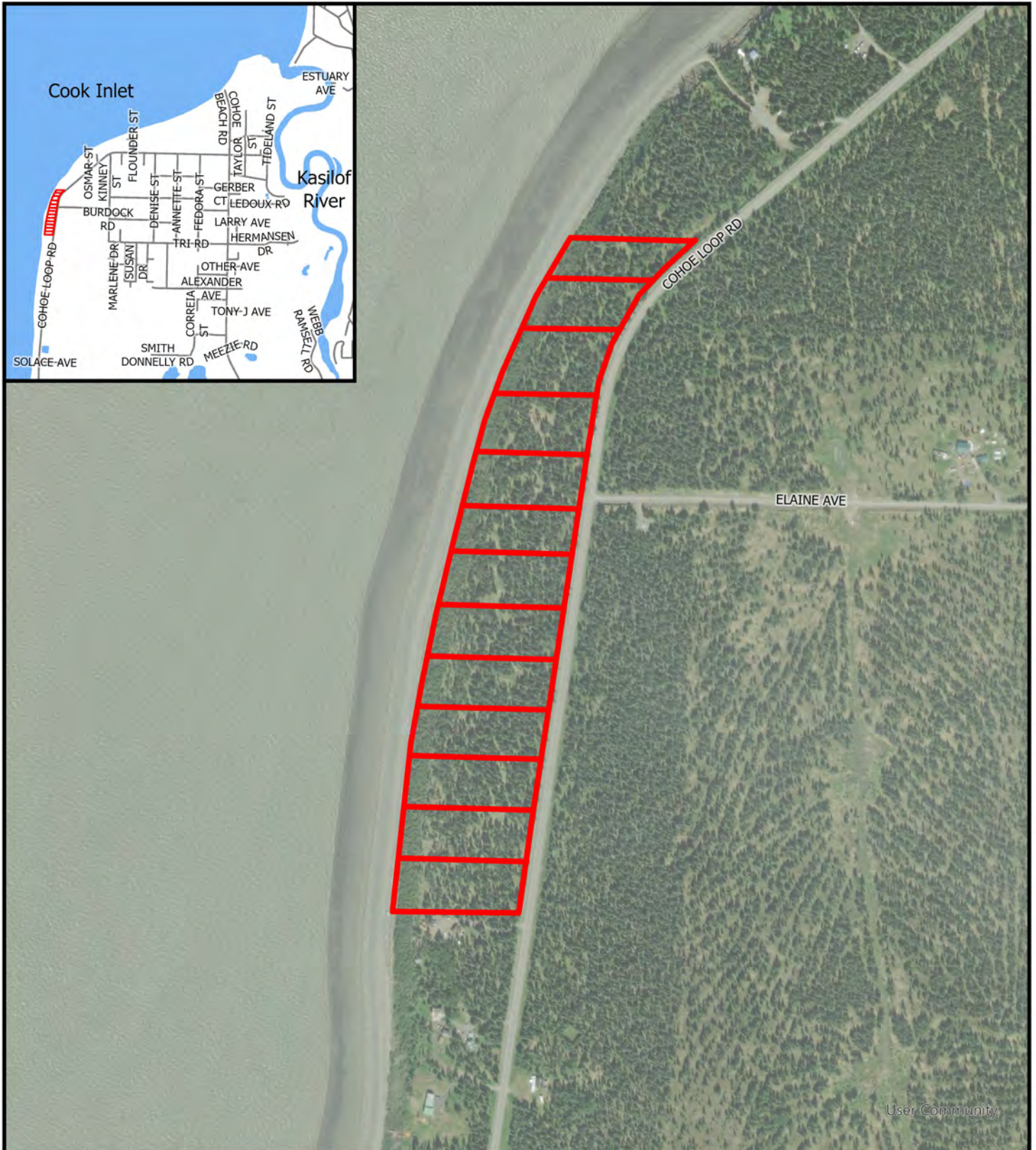
You are being sent this notice because you are a property owner within the proposed district or within 300 feet of the proposed district and are being invited to provide your input at the following public meetings:

- **KPB Assembly Introduction:** Tuesday, May 6, 2025, 6:00 p.m. in the KPB Assembly Chambers, 144 N. Binkley St. Soldotna, Alaska, and via Zoom, Meeting ID 895 1103 3332 Passcode 193069. Written comments for this meeting must be received by 6:00 p.m. Tuesday, May 6, 2025 and may be mailed to 144 N. Binkley St., Soldotna, Alaska 99669 or emailed to assemblyclerk@kpb.us.
- **KPB Planning Commission:** Monday, May 12, 2025 7:30 p.m., in the KPB Assembly Chambers, 144 N. Binkley St. Soldotna, Alaska and via Zoom, Meeting ID 907 714 2200. Written comments for this meeting must be received by 1:00 pm Friday, May 9, 2025 and may be mailed to KPB Planning Department, 144 N. Binkley St., Soldotna, Alaska 99669 or emailed to planning@kpb.us.
- **KPB Assembly Public Hearing:** Tuesday, June 3, 2025, 6:00 p.m. in the KPB Assembly Chambers, 144 N. Binkley St. Soldotna, Alaska, and via Zoom, Meeting ID 895 1103 3332 Passcode 193069. Written comments for this meeting must be received by 6:00 p.m. Tuesday, June 3, 2025 and may be mailed to 144 N. Binkley St., Soldotna, Alaska 99669 or emailed to assemblyclerk@kpb.us.

For additional information about this notice, contact Ryan Raidmae at rraidmae@kpb.us or (907) 714-2462.

Sincerely,

Ryan Raidmae
KPB Planner



0 680 1,360 2,040
ft