



Meeting Agenda Plat Committee

Monday, August 10, 2026

6:30 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID: 907 714 2200

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible

ZOOM MEETING DETAILS

Zoom Meeting Link: <https://us06web.zoom.us/j/9077142200>

Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247

Zoom Meeting ID: 907 714 2200

The hearing procedure for the Plat Committee public hearings are as follows:

- 1) Staff will present a report on the item.
- 2) The Chair will ask for petitioner's presentation given by Petitioner(s) / Applicant (s) or their representative – 10 minutes
- 3) Public testimony on the issue. – 5 minutes per person
- 4) After testimony is completed, the Planning Commission may follow with questions. A person may only testify once on an issue unless questioned by the Planning Commission.
- 5) Staff may respond to any testimony given and the Commission may ask staff questions.
- 6) Rebuttal by the Petitioner(s) / Applicant(s) to rebut evidence or provide clarification but should not present new testimony or evidence.
- 7) The Chair closes the hearing and no further public comment will be heard.
- 8) The Chair entertains a motion and the Commission deliberates and makes a decision.

All those wishing to testify must wait for recognition by the Chair. Each person that testifies must write his or her name and mailing address on the sign-in sheet located by the microphone provided for public comment. They must begin by stating their name and address for the record at the microphone. All questions will be directed to the Chair. Testimony must be kept to the subject at hand and shall not deal with personalities. Decorum must be maintained at all times and all testifiers shall be treated with respect.

A. CALL TO ORDER

B. ROLL CALL**C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES**

All items marked with an asterisk () are consent agenda items. Consent agenda items are considered routine and noncontroversial by the Plat Committee and may be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner removes the item from the consent agenda. The removed item will then be considered in its normal sequence on the regular agenda. If you wish to comment on a consent agenda item, please advise the recording secretary before the meeting begins, and she will inform the Chair of your wish to comment.*

1. Agenda
2. Member / Alternate Excused Absences
3. Minutes

[KPB-7888](#) 07-20-26 Plat Committee Meeting Minutes

Attachments: [C3. 072026 Plat Committee Minutes](#)

4. Grouped Plats

[KPB-7889](#) 08-10-26 Grouped Plats Staff Report

Attachments: [C4. 081026 Grouped Plat Report](#)

D. OLD BUSINESS**E. NEW BUSINESS**

1. [KPB-7890](#) Pioneer Vista Unit No. 6 Young Subdivision; KPB File 2025-135
Mullikin Surveys / Young, Martin-Young
Location: Herndon Drive & Svedlund Street
City of Homer

Attachments: [E1. Pioneer Vista Unit No. 6 Young Addn Packet](#)
[PHN_Pioneer Vistas Unit 6 Young Sub](#)

2. [KPB-7891](#) Whistlebait Estates Addition No. 3; KPB File 2026-023
Vector Surveying / Whistlebait LLC
Location: Jacobsen Avenue, Valley View Road & Desmidt Avenue
Sterling Area

Attachments: [E2. Whistlebait Estates Addn No. 3 Packet](#)
[PHN_Whistlebait Estates Addn No. 3](#)

3. [KPB-7892](#) Buttermilk Meadows & Buena Vista Porter 2026 Replat
 KPB File 2026-046
 Seabright Survey & Design / Porter
 Location: East End Road, Light Hearted Street & Apricity Avenue
 Fritz Creek Area

 Attachments: [E3. Buttermilk Meadows & Buena Vista Porter 2026 Replat Packet](#)
 [E3. Buttermilk Meadows & Buena Vist Porter 2026 Replat Desk Packet](#)
 [PHN Buttermilk Meadows & Buena Vista Porter 2026 Replat](#)
4. [KPB-7893](#) Staple Subdivision; KPB File 2026-076
 Peninsula Surveying / Stapel
 Location: Stikine Street, Thunder Road & Tlingit Avenue
 Anchor Point Area

 Attachments: [E4. Stapel Subdivision Packet](#)
 [E4. Stapel Subdivision Desk Packet](#)
 [PHN Stapel Subdivision](#)
5. [KPB-7894](#) Kasilof River Heights Will Debeest Addition; KPB File 2026-080
 Edge Survey & Design / Francalangia
 Location: Abram Avenue & Sims Street
 Cohoe Area

 Attachments: [E5. Kasilof River Heights Will Debeest Addn Packet](#)
 [PHN Kasilof River Heights Will Debeest Addn](#)
6. [KPB-7895](#) Moose Hill Subdivision Trust Land Survey; KPB File 2026-084
 R&M Consultants / AK Mental Health Trust Authority
 Location: Charlies Way
 Nikiski Area

 Attachments: [E6. Moose Hill Subdivision TLS Packet](#)
 [PHN Moose Hill Subdivision](#)
7. [KPB-7896](#) 3 Mile Stariski Subdivision; KPB File 2026-085
 McLane Consulting Group / Dibble Creek Rock Limited
 Location: Sterling Highway, C H Miller Street & Fuhr Street
 Anchor Point Area

 Attachments: [E7. 3 Mile Stariski Subdivision Packet](#)
 [E7. 3 Mile Stariski Sub Desk Packet](#)
 [PHN 3 Mile Stariski Sub](#)

8. [KPB-7897](#) Garnet Subdivision 2026 Addition; KPB File 2026-070
Johnson Surveying / Hawker
Location: Diamond Street, Gemstone Street & Dempsey Woods Way
Nikiski Area

Attachments: [E8. Garnet Sub 2026 Addn Packet](#)
[E8. Garnet Subdivision 2026 Addn Desk Packet](#)
[PHN Garnet Sub 2026 Addn](#)

F. PUBLIC COMMENT

(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made)

G. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLAT COMMITTEE MEETING

The next regularly scheduled Plat Committee meeting will be held Monday, August 24, 2026 in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at 6:30 p.m.

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2215

Phone: toll free within the Borough 1-800-478-4441, extension 2215

e-mail address: planning@kpb.us

website:

<https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-commission-overview>

Written comments will be accepted until 1:00 p.m. on the last business day (usually a Friday) before the day of the Plat Committee meeting in which the item is being heard. If voluminous information and materials are submitted staff may request seven copies be submitted. Maps, graphics, photographs, and typewritten information that is submitted at the meeting must be limited to 10 pages. Seven copies should be given to the recording secretary to provide the information to each Committee member. If using large format visual aids (i.e. poster, large-scale maps, etc.) please provide a small copy (8 ½ x 11) or digital file for the recording secretary. Audio, videos, and movies are not allowed as testimony. If testimony is given by reading a prepared statement, please provide a copy of that statement to the recording secretary.

An interested party may request that the Planning Commission review a decision of the Plat Committee by filing a written request within 10 days of the written notice of decision in accordance with KPB 2.40.080.

C. CONSENT AGENDA

***3. July 20, 2026 Plat Committee Minutes**

Kenai Peninsula Borough

Plat Committee

Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

JULY 20, 2026
6:30 PM
UNAPPROVED MINUTES

A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 6:30 p.m.

B. ROLL CALL

Plat Committee Members/Alternates

Pamela Gillham, Kalifornsky/Kasilof District

Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District

Jeffrey Epperheimer, Nikiski District

Franco Venuti, City of Homer

Paul Whitney, City of Soldotna

Staff Present

Robert Ruffner, Planning Director

Wayne Cary, Deputy Borough Attorney

Vince Piagentini, Platting Manager

Elizabeth Wilder, Land Management Administrative Assistant

Ann Shirnberg, Planning Administrative Assistant

With 5 members in attendance, a quorum was present.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

***3. Minutes**

- a. June 22, 2026 Plat Committee Meeting Minutes

***4. Grouped Plats:** The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The grouped plats on the consent agenda are as follows:

- E1. Forest Acres & Fort Raymond Sub Seward Gateway Properties
- E3. Van Ryzin Subdivision 2026 Addition
- E5. Grayling Subdivision
- E6. Webber Subdivision Bluff Park Schneider 2026 Addition
- E7. Hangover Hollow

Commissioner Gillham asked if anyone from the public wished to speak to any of the items under the consent agenda. Hearing no one wishing to comment discussion was opened among the commission.

MOTION: Commissioner Epperheimer moved, seconded by Commissioner Whitney to approve the agenda, the minutes from the June 22, 2026 Plat Committee meeting and grouped plats based on staff recommendations and compliance to borough code, adopting and incorporating by reference the staff reports and staff recommendations.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney
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E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
FOREST ACRES SUBDIVISION SEWARD GATEWAY PROPERTIES**

KPB File No.	2025-178R1
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	City of Seward; Robert W. Williams; Travis E. Maurer
Surveyor:	Stacy Wessel / AK Lands, Land Surveying LLC
General Location:	City of Seward
Parent Parcel No.:	145-021-33; 145-021-40; 145-021-42 & 145-026-01
Legal Description:	145-021-33: T 1N R 1W SEC 34 SEWARD MERIDIAN SW THAT PORTION OF US SURVEY NO 149 BEGIN AT POINT ON THE NORTHERLY LINE OF SAID SURVEY, NORTH 63 DEGREES 41' E 1178.10 FT FROM CORNER NO 2 THEREOF, POB; THENCE S 54 DEGREES 31' E 251.62 FT TO WESTERLY ROW LINE OF ALASKA RAILROAD; THENCE S 29 DEGREES 10' W ALONG WESTERLY ROW LINE 521.21 FT; THENCE N 54 DEGREES 31' W 586.7 FT TO NORTHERLY BOUNDARY OF SAID SURVEY; THENCE N 63 DEGREES 41' E 587.8 FT TO POB, EXCLUDING THE SEWARD HIGHWAY ROW AND THE ALASKA RAILROAD ROW. 145-021-40: T 1N R 1W SEC 34 SEWARD MERIDIAN SW 2012017 FOREST ACRES SUB LEVEE REPLAT LOT B1 145-021-42: T 1N R 1W SEC 34 SEWARD MERIDIAN SW 2012017 FOREST ACRES SUB LEVEE REPLAT TRACT 5B 145-026-01: T 1N R 1W SEC 34 SEWARD MERIDIAN SW 0860010 FORT RAYMOND SUB LOT 13
Assessing Use:	145-021-33; 145-021-40 & 145-021-42: Commercial Vacant 145-026-01: Residential Vacant
Zoning:	City of Seward Zoning
Water / Wastewater	Onsite
Exception Request	None Requested

***APPROVED UNDER CONSENT AGENDA**

**ITEM #2 - PRELIMINARY PLAT
GARNET SUBDIVISION 2026 ADDITION**

KPB File No.	2026-070
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	Wayne E. & Susan Hawker
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Diamond Street, Gemstone Street & Dempsey Woods Way Nikiski Area
Parent Parcel No.:	015-173-17
Legal Description:	T 7N R 12W SEC 25 SEWARD MERIDIAN KN 0740106 GARNET SUB TRACT C
Assessing Use:	Residential Dwellings
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	20.30.030 Proposed Street Layout 20.30.100 Cul-de-sacs 20.30.170 Block Length Requirements

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment.

Jerry Johnson, Johnson Surveys: Mr. Johnson was the surveyor on this project and made himself available for questions.

Susan Hawker, Petitioner: Ms. Hawker stated he was against the requirement of the dedication of a cul-de-sac on Dempsey Wood Way.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant preliminary approval to Garnet Subdivision 2026 Addition based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations. (*Action pending*)

EXCEPTION REQUEST A: Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.30.030 – Proposed Street Layout Requirements, citing findings 1-3, 8, 9, & 11 in support of standard one, findings 1-3, & 11 in support of standard two and findings 1-3 & 12 in support of standard three.

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

EXCEPTION REQUEST A PASSED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney
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EXCEPTION REQUEST B-1: Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant the exception to KPB 20.30.100 – Cul-de-sacs for Gemstone Street, citing findings 1 & 7-9 in support of standards one & two and findings 1, 2, 7-9 in support of standard three.

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

EXCEPTION REQUEST B-1 PASSED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney
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EXCEPTION REQUEST B-2: Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant the exception to KPB 20.30.100 – Cul-de-sacs for Dempsey Woods Way.

Commissioner Epperheimer stated he supported the petitioner request to not require a cul-de-sac dedication for Dempsey Wood Way. Requested action on this item be postponed so that staff can do additional research on this request.

Commissioner Epperheimer withdrew his motion and Commissioner Whitney withdrew his second, granting an exception request related to Dempsey Wood Way.

MOTION FOR POSTPONEMENT: Commissioner Epperheimer moved, seconded by Commission Whitney to postpone action on Exception Request B2 until brought back by staff.

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

EXCEPTION REQUEST POSTPONEDMENT ON B-2 PASSED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney
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EXCEPTION REQUEST C: Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.30.170 – Block Length Requirements, citing findings 1, 3 & 5 in support of standard one, findings 1 & 3 in support of standard two and findings 3 & 10 in support of standard three.

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

EXCEPTION REQUEST C PASSED BY UNANIMOUS VOTE

Yes - 5	Gillham, Morgan, Venuti, Whitney
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**ITEM #3 - PRELIMINARY PLAT
VAN RYZIN SUBDIVISION 2026 ADDITION**

KPB File No.	2026-065
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	Christopher K. & Kim A. Van Ryzin
Surveyor:	Andrew Hamilton / McLane Consulting Inc.
General Location:	Foraker Court, Naff Street, Coursen Street N. & Van Ryzin Avenue Sterling Area
Parent Parcel No.:	063-870-73
Legal Description:	T 05N R 09W SEC 15 SEWARD MERIDIAN KN 2016013 VAN RYZIN SUB 2016 REPLAT TRACT A-3
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	On-Site
Exception Request	None Requested

***APPROVED UNDER CONSENT AGENDA**

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

KPB File No.	2026-071
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	Kenai LNG LLC; Kenai Pipeline Company
Surveyor:	Andrew Hamilton / McLane Consultants, Inc.
General Location:	Kenai Spur Highway Nikiski Area
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
Exception Request	20.30.170 – Block Length Requirements

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Whitney moved, seconded by Commissioner Epperheimer to grant preliminary approval to Kenai LNG Subdivision based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Whitney moved, seconded by Commissioner Epperheimer to grant the exception request to KPB 20.30.170 – Block Length Requirements citing findings 1-4 in support of standard one, findings 1-4 & 8 in support of standard two and findings 1-4 & 9 in support of standard three.

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

EXCEPTION REQUEST PASSED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney
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Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney
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**ITEM #5 - PRELIMINARY PLAT
GRAYLING SUBDIVISION**

KPB File No.	2026-068
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	Pavel I. & Alentina N. Kusnetsov
Surveyor:	Katherine A. Kirsis / Seabright Survey & Design
General Location:	Grayling Lane, Linda Lane & East End Road Fox River Area
Parent Parcel No.:	185-270-30
Legal Description:	T 4S R 11W SEC 26 SEWARD MERIDIAN HM USS 4720 LOT 1 EXCLUDING STANLEYS MEADOW 1977 ADDN & NO 17 & NO 19 & NO 20 & NO 21 & NELDAS ADDN NO 1 & NO 2
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	On-Site
Exception Request	None Requested

***APPROVED UNDER CONSENT AGENDA**

**ITEM #6 - PRELIMINARY PLAT
WEBBER SUBDIVISION BLUFF PARK SCHNEIDER 2026 ADDITION**

KPB File No.	2026-067
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	David W. Schneider & Bonnie S. Jason
Surveyor:	Katherine A. Kirsis; /Seabright Survey & Design
General Location:	Hidden Way; City of Homer
Parent Parcel No.:	175-182-20
Legal Description:	T 6S R 13W SEC 19 Seward Meridian HM 2005017 WEBBER SUB BLUFF PARK REPLAT LOT 10A-1
Assessing Use:	Residential Dwelling
Zoning:	City of Homer - Urban Residential District
Water / Wastewater	City
Exception Request	None Requested

***APPROVED UNDER CONSENT AGENDA**

**ITEM #7 - PRELIMINARY PLAT
HANGOVER HOLLOW**

KPB File No.	2026-053
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	Daniel L. Mumey & Roberta J. Proctor
Surveyor:	Christopher Mullikin / Mullikin Surveys LLC
General Location:	North Fork Road; Anchor Point Area
Parent Parcel No.:	165-180-52 & 165-520-01
Legal Description:	165-180-52: T 4S R 14W SEC 28 SEWARD MERIDIAN HM W1/2 E1/2 SE1/4 NW1/4 165-520-01: T 4S R 14W SEC 28 SEWARD MERIDIAN HM W1/2 SW1/4 NE1/4 & E1/2 E1/2 SE1/4 NW1/4
Assessing Use:	165-180-52: Residential Accessory Building 165-520-01: Residential Dwellings
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None Requested

***APPROVED UNDER CONSENT AGENDA**

**ITEM #8 - PRELIMINARY PLAT
NEWELL PARK EAST WILSON REPLAT**

KPB File No.	2026-61
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	Joseph Wilson Jr & Patricia Wilson
Surveyor:	Christopher Mullikin / Mullikin Surveys
General Location:	Fritz Creek Area
Parent Parcel No.:	172-054-04
Legal Description:	T5S R12W SEC 22 SEWARD MERIDIAN. HM 0970021 NEWELL PARK EAST SUB LOT 4
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	20.30.190(B) – Lot Dimensions

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant preliminary approval to Newell Park East Wilson Replat based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.30.190(B) – Lot Dimensions, citing findings 1-3 & 5 in support of standard one, findings 1-3 in support of standard two and findings 1-3 & 8 in support of standard three.

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

EXCEPTION REQUEST PASSED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney
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Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney
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G. ADJOURNMENT

Commissioner Whitney moved to adjourn the meeting at 7:26 P.M.

Ann E. Shirnberg
Administrative Assistant

C. CONSENT AGENDA

***4. 08-10-26 Grouped Plats Report**



August 10, 2026

Plat Committee

Betty J. Glick Assembly Chambers
George A. Navarre Kenai Peninsula
Borough Administration Building and Through

Jeremy Brantley, Chair
Sterling/Funny River
Term Expires 2027

Pamela Gillham, Vice Chair
Kalifornsky / Kasilof District
Term Expires 2029

Virginia Morgan
Cooper Landing / Hope
Eastern Peninsula District
Term Expires 2028

Diane Fikes
City of Kenai
Term Expires 2028

Paul Whitney
City of Soldotna
Term Expires 2027

Franco Venuti
City of Homer
Term Expires 2027

Vacant
City of Seward
Term Expires 2029

Jeffrey Epperheimer
Nikiski District
Term Expires 2029

Dawson Slaughter
South Peninsula District
Term Expires 2028

Staff has grouped the following plats located under **AGENDA ITEM C4 – Grouped Plats (plats found under agenda item E – New Business)**. They are grouped as:

- A. The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The group plats on the consent agenda are as follows – 3 Plats
- E1. Pioneer Vistas Unit Young Subdivision
 - E5. Kasilof River Heights Will Debeest Addition
 - E6. Moose Hill Subdivision Trust Land Survey

Staff recommends the committee determine whether any members of the public, surveyors or committee members wish to speak to any of the plats in this **group (A)** and remove the specific plats from the group, voting on the remainder of plats in the group in a single action to grant preliminary approval to the plats subject to staff recommendations and the conditions noted in the individual staff reports.

- B. Plats needing specific actions or controversial - (public comments received, major staff concerns, exceptions required) – 5 Plats
- E2. Whistlebait Estates Addition No. 3
 - E3. Buttermilk Meadows & Buena Vista Porter 2026 Replat
 - E4. Stapel Subdivision
 - E7. 3 Mile Stariski Subdivision
 - E8. Garnet Subdivision 2026 Addition

E. NEW BUSINESS

1. Pioneer Vista Unit No. 6 Young Subdivision

KPB File 2025-135

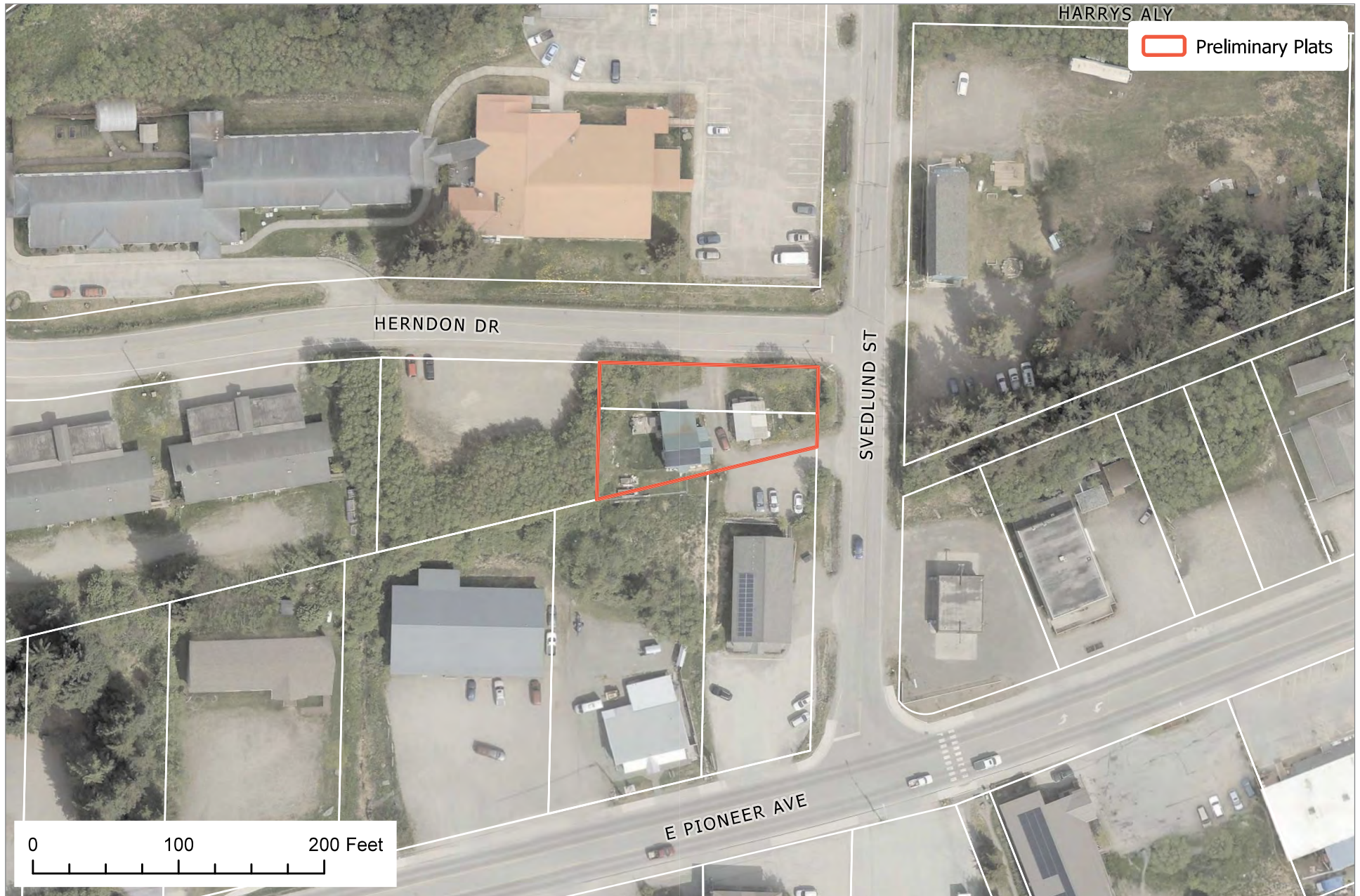
Mullikin Surveys / Young, Martin-Young

Location: Herndon Drive & Svedlund Street

City of Homer



KPB File 2025-135
T 06S R13W SEC 20
City of Homer



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.

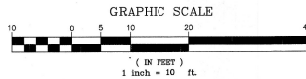
NOTES:

- The purpose of this plat is to create Tract 4-A by vacating the southerly of line of Tract 4, Pioneer Vistas Unit 6, HM 82-60.
- No field survey was conducted as provided in KPB Code 20.60.200(A). All dimensions shown are record per Amended Plat of Nils O. Svedlund Subdivision, HM 251-A, Amended Plat of Nils O. Svedlund Subdivision Plat of Lot 1A, HM 74-01196, and Pioneer Vistas Unit 6, HM 82-60.
- The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble R10 survey grade receivers, differentially corrected and processed using Spectra Geospatial Survey Pro 6.5.1.7.
- 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. The front 15 feet of the 20 feet building setback is a utility easement.
- A 30 feet right-of-way and public use easement, including the right to construct, operate, and maintain public improvements and utilities of all kind within said right-of-way was granted to the City of Homer as outlined in Book 99, Page 472, Homer Recording District.
- This subdivision is subject to a 15 feet easement for underground distribution lines, with right to construct, reconstruct, repair, operate, and maintain, over, under, along or across, granted to Homer Electric Association, Inc. as outlined in Book 143, Page 550, Homer Recording District.
- 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.
- Wastewater Disposal: Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
- Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
- All lots within this subdivision are subject to the City of Homer zoning regulations. Refer to the Homer City Code for all current setback and site development restrictions. Owners should check with the City of Homer Planning Department Prior to development activities.
- Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

SURVEYORS CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: _____
Registration No.: 14449-S
Christopher L. Mullikin
Professional Land Surveyor



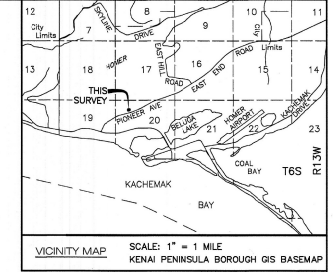
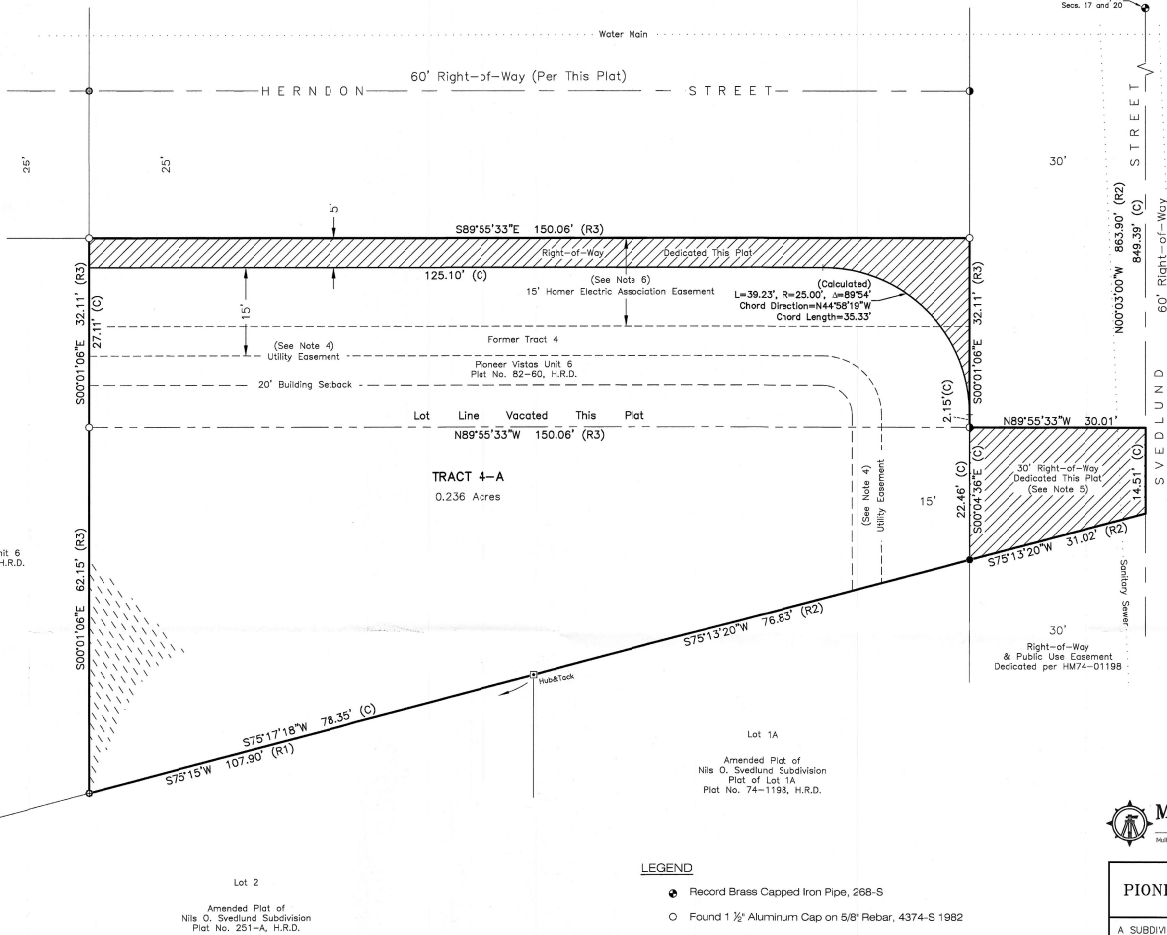
LEGEND

- Record Brass Capped Iron Pipe, 268-S
- Found 1 1/2" Aluminum Cap on 5/8" Rebar, 4374-S 1982
- Found Iron Pipe
- Found 5/8" Rebar
- Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2025
- (R1) Record Measurements Per HM 251-A, Amended Plat of Nils O. Svedlund Subdivision
- (R2) Record Measurements Per HM 74-1196, Amended Plat of Nils O. Svedlund Subdivision Plat of Lot 1A
- (R3) Record Measurements Per HM 82-60, Pioneer Vistas Unit 6

- Lot Line Vacated This Plat
- Easement Line
- Building Setback Line

Areas over 2% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)

Note: The survey does not contain Wetlands per the Kena Watershed Forum (KWF)



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 by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Thomas M. Young P.O. Box 537 Homer, AK 99603
Sonia M. Martin-Young P.O. Box 537 Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT

For: _____
Acknowledged before me this _____ day of _____, 2026.
Notary Public for Alaska
My Commission expires: _____

For: _____
Acknowledged before me this _____ day of _____, 2026.
Notary Public for Alaska
My Commission expires: _____

PLAT APPROVAL
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April ##, 2026.

Kenai Peninsula Borough Authorized Official



PIONEER VISTAS UNIT 6-YOUNG SUBDIVISION

A SUBDIVISION/REPLAT OF TRACT 4, PIONEER VISTAS UNIT 6, PLAT No. 82-60; AND THAT PORTION OF THE NW1/4 NW1/4 BEGINNING AT THE NORTHEAST CORNER OF LOT 1, TRACT A, AS SHOWN ON THE AMENDED PLAT OF NILS O. SVEDLUND SUBDIVISION; SAID POINT OF BEGINNING BEING 456.1 FEET NORTH OF THE NORTHWEST 1/16 SECTION CORNER OF SECTION 20; THENCE N00°03'W, 15 FEET ALONG THE CENTERLINE OF THE NW1/4 OF SECTION 20; THENCE N89°57'30"W, 180 FEET; THENCE S00°3'E, 62.5 FEET; THENCE N75°15'E, 186.2 FEET TO THE POINT OF BEGINNING, SECTION 20, T. 6 S. R. 13 W., HOMER RECORDING DISTRICT.

LOCATED WITHIN THE NW1/4 NW1/4 OF SECTION 20 TOWNSHIP 6 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 0.269 ACRES

SURVEYOR	OWNER
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 HOMER, AK 99603	THOMAS M. YOUNG SONIA M. MARTIN-YOUNG P.O. BOX 537 HOMER, AK 99603
SURVEY DATE: NA	SCALE: 1" = 10'
PLAT DATE: 4/14/2026	BOOK No.: NA
CHECKED BY: CLM	FILE: 3927.dwg
DRAWN BY: MRS	KPB FILE No.: 2026-###

KPB 2025-135

AGENDA ITEM E. NEW BUSINESS

ITEM #1 - PRELIMINARY PLAT
PIONEER VISTAS UNIT 6-YOUNG SUBDIVISION

KPB File No.	2025-135
Plat Committee Meeting:	August 10, 2026
Applicant / Owner:	Thomas M. Young and Sonja Martin Young AKA Sonja M. Martin-Young of Homer, Alaska
Surveyor:	Christopher Mullikin; Mullikin Surveys, LLC
General Location:	Herndon Drive and Svedlund Drive off E Pioneer Avenue, City of Homer

Parent Parcel No.:	177-191-18 & 177-070-17
Legal Description:	177-070-17: T 6S R 13W SEC 20 Seward Meridian HM 0820060 PIONEER VISTAS SUB UNIT NO 6 TRACT 4 177-191-18: T 6S R 13W SEC 20 Seward Meridian HM PTN NW1/4 NW1/4 BEGINNING @NE CORNER OF LT 1 TR A NILS O SVEDLUND SUB OR 456.1 FT N OF NW1/16 CORNER SEC 20; TH N0 DEG 3'W 15 FT; TH N89 DEG 57'30"W 180 FT; TH S0 DEG 3'E 62.5 FT; TH N75 DEG 15'E 186.2 FT TO POB
Assessing Use:	177-070-17: Residential Improved Land 177-191-18: Residential Dwelling
Zoning:	City of Homer Central Business District
Water / Wastewater	City / City
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine an approximately 4,816-square-foot (0.11-acre) parcel and an approximately 6,348-square-foot (0.14-acre) parcel into one parcel of approximately 10,280 square feet (0.236 acres). The plat also dedicates portions of Herndon Drive and Svedlund Street.

Location and Legal Access (existing and proposed):

Legal access to the subdivision is provided by Herndon Drive to the north and Svedlund Street to the east, both city-maintained rights-of-ways.

Herndon Drive is a 55-foot right-of-way. Fifty feet was originally dedicated by Plat HM 82-60, with an additional five feet dedicated along the northern portion by Plat HM 2002-22. To the west, the right-of-way widens to 60 feet (HM 83-72). The proposed plat dedicates an additional five feet to Herndon Drive, bringing the right-of-way into compliance with KPB 20.30.120 and eliminating the existing five-foot jog along this section of road.

Svedlund Street has been partially dedicated by adjacent subdivisions. The proposed plat dedicates the remaining portion necessary to complete the full 60-foot width.

The block is compliant with KPB 20.30.170 and is defined by Herndon Drive to the north, Svedlund Street to the east, E Pioneer Avenue to the south, and Shelford Street to the west.

No section line easements or patent easements affect the subject area.

KPB Roads Dept RSA review	Out of Jurisdiction: Yes
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	Roads Director: Uhlin, Dil Comments: city of homer
SOA DOT&PF comments	No comments

Site Investigation:

Publicly available imagery and the Homer City Staff Report indicate a structure located on the common lot line of the subject parcels. The certificate to plat includes an as-built from 2017 showing a garage crossing the line between the two parcels. This encroachment will be resolved through this platting action. **Staff recommends** adding the following plat note: "Acceptance of this plat by the Borough does not indicate acceptance of any encroachments."

The preliminary plat includes shaded area in the southwest corner of areas over 20% in grade.

The subdivision is located entirely within FEMA Zone D, a non-regulatory flood zone (FIRM map panel 02122C2020E). Floodplain administration is governed by HCC 21.41 Flood Prone Areas. **Staff recommends** adding the following note to the plat referencing the Floodzone and map panel. No depiction is required.

Flood Hazard Notice: Some or all of the property shown on this plat has been designated by FEMA as a flood hazard area district as of the date this plat is recorded with the district recorder's office. The developer is responsible for contacting the city to determine any restrictions prior to any development for areas within a Floodzone and/or Floodway.

The subdivision is not located within a habitat protection district.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Within City of Homer Comments: No comments B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No Response

Staff Analysis

The land was originally part of the NW1/4 NW1/4 of Section 20, Township 6 South, Range 13 West, Seward Meridian, Alaska. Since that time, multiple subdivisions have occurred in the area and on the land, including Pioneer Vistas Unit # 6 (HM 82-60). The proposed plat will combine Tract 4 (HM 82-60) and an unsubdivided parcel on the south into one parcel.

The plat was previously postponed pending review of associated rights-of-way. The City of Homer Planning Commission reviewed the plat on May 6, 2026, and granted conditional approval. Conditions include:

1. Dedicate the 30' Svedlund Street right-of-way.
2. Dedicate the northern 5' of Pioneer Vista Unit #6 Tract 4 as right-of-way. The Herndon Drive right-of-way shall be 60' total width.
3. The Herndon Street note shall be revised to Herndon Drive.

According to the City of Homer's staff report, the subdivision is located within the Central Business District and the proposed lot meets minimum lot size requirements. City water and sewer are available, and no additional easements are required by the City. **Staff recommends** modifying plat note 8 to comply with KPB 20.40.070.

Per KPB 20.30.250, building setback requirements within cities are governed by municipal zoning. **Staff recommends** the applicant confirm with the City of Homer whether the 20-foot building setback should remain on the plat and provide confirmation with the next final plat. submittal

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

Utility Easements

A 15-foot easement for electric lines and/or telephone lines was granted to HEA (Volume 143, Page 550, HRD). This easement has been depicted and added as plat note 6.

An easement listed in the CTP was granted to HEA (Volume 49, Page 224, HRD). **Staff recommends** verifying whether this easement affects the subdivision.

- **If yes**, add the easement to the final plat.
- **If no**, provide confirmation with the final plat submittal in a cover letter.

The proposed plat grants a 15-foot utility easement adjacent to all rights-of-way. **Staff recommends** the easement label and corresponding plat note include "granted this plat."

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 requested additional easements to be granted on the plat and the comments can be found in the staff packet. **Staff recommends** complying with HEA's requests.

Utility provider review:

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

KPB department / agency review:

Addressing Review	Reviewer: Pace, Rhealyn Affected Addresses: 3927 SVEDLUND ST Existing Street Names are Correct: No List of Correct Street Names: HERNDON DR, SVEDLUND ST Existing Street Name Corrections Needed: PLAT LIST HERNDON ST SHOULD BE HERNDON DR All New Street Names are Approved: No
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	List of Approved Street Names: List of Street Names Denied: Comments: City of Homer will advise on addresses
Code Compliance	Vacant
LOZMS Review 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. Review Not Required
Assessing Review	Reviewer: Windsor, Heather Comments: No comment

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- o Modify the Plat Approval date to August 10, 2026
- o Add “aka Sonja Martin-Young” within under the signer in the Certificate of Ownership and Dedication
- o Remove plat note 9, no wetlands identified per KWF Wetlands Assessment.
- o Give distance from northeast corner of Tract 4 to pin found to the north.

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.

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:

- o Modify KPB File No to 2025-135
- o Include “aka Sonja Martin-Young” within ownership
- o Modify legal description: Tract 4, Pioneer Vistas Unit # 6

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:

- o Modify ROW label: Herndon Drive

- 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:
o Provide a label for Sterling Highway
- 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:
o Verify if CTP item #6 affects subdivision
- 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:
o Provide labels for the following: Lot 1-A1 HM 2002-22; Lot 5-A, Block 3 (HM 2016-22)

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.*

20.30.250. Building setbacks-Within cities. The building setback requirements for subdivisions located within cities shall be governed by the provisions of municipal zoning districts.

20.30.280. Floodplain requirements.

Staff recommends adding the following note to the plat referencing the Floodzone and map panel. No depiction is required.

Flood Hazard Notice: Some or all of the property shown on this plat has been designated by FEMA as a flood hazard area district as of the date this plat is recorded with the district recorder's office. The developer is responsible for contacting the city to determine any restrictions prior to any development for areas within a Floodzone and/or Floodway.

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.*

20.60.040. Dedication of public use lands. Any land shown on a plat as a street, public park or other public area must be dedicated on the final plat to a tax-exempt governmental entity. If the governmental entity is not the Kenai Peninsula Borough, the governmental entity shall be required to execute an acceptance of the dedication on the plat.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: *comply with 20.60.190.*

5. The certificate of ownership and dedication

- o Include "aka Sonja Martin-Young" within ownership

7. A certificate of acceptance for any dedicated right-of-way, easement, or other public area in substantially the following form shall be executed by a government official authorized to bind the governmental entity accepting the dedication.

- o Add Certificate of Acceptance to final plat

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: KPB 20.25.120. - REVIEW AND APPEAL.

IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.

A DECISION OF THE PLAT 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



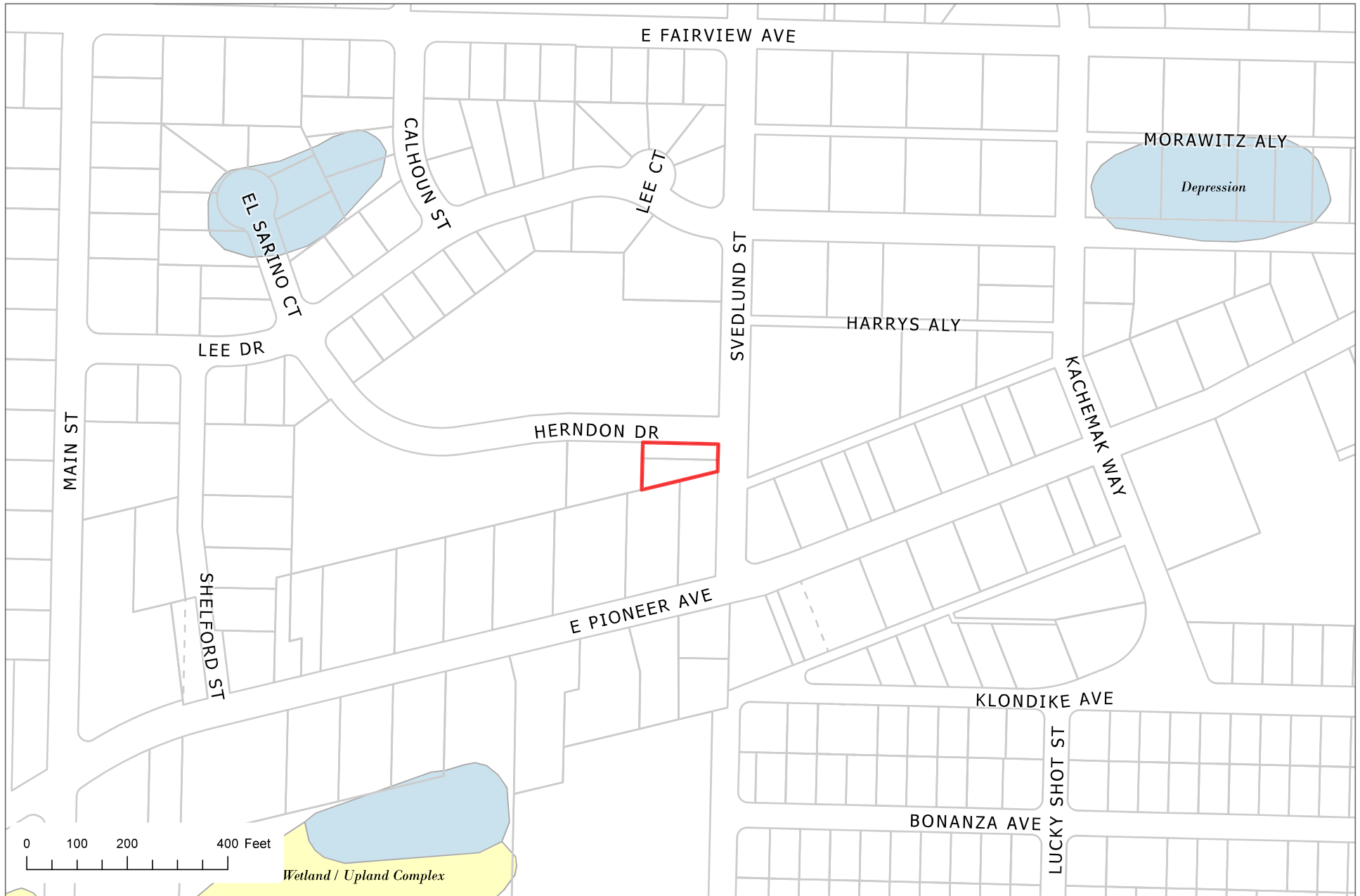
Aerial Map



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.



Wetlands



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.



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.

N

APPENDIX
UNITED STATES OF AMERICA
DEPARTMENT OF AGRICULTURE

Identification Of Plot:

We, the undersigned, residents of Barrow, Alaska, do hereby certify that, to the best of our knowledge, this plot is the same plot allegedly made by Gordon Holman, relative to converting the Kila O. Sva land property. \$1000 in presence of

William H. ...
(Signature) ...

THIS IS TO CERTIFY, that on this day of April 1941, before me, the undersigned, a Notary Public in and for the Territory of Alaska, duly commissioned and sworn to such, personally appeared James H. Smith, and John A. Smith, known to me and to be the individuals here presented, the former, James H. Smith and John A. Smith, acknowledged to me that they signed and sealed the foregoing writing and deed for the uses and purposes therein specified.

In 1911-12, I have herewith set my
hand and official seal the day and year first
above written.

The Honorable J. Johnson
 U.S. Public Printer
 Building A. H. H. H.
 By collection under April 1

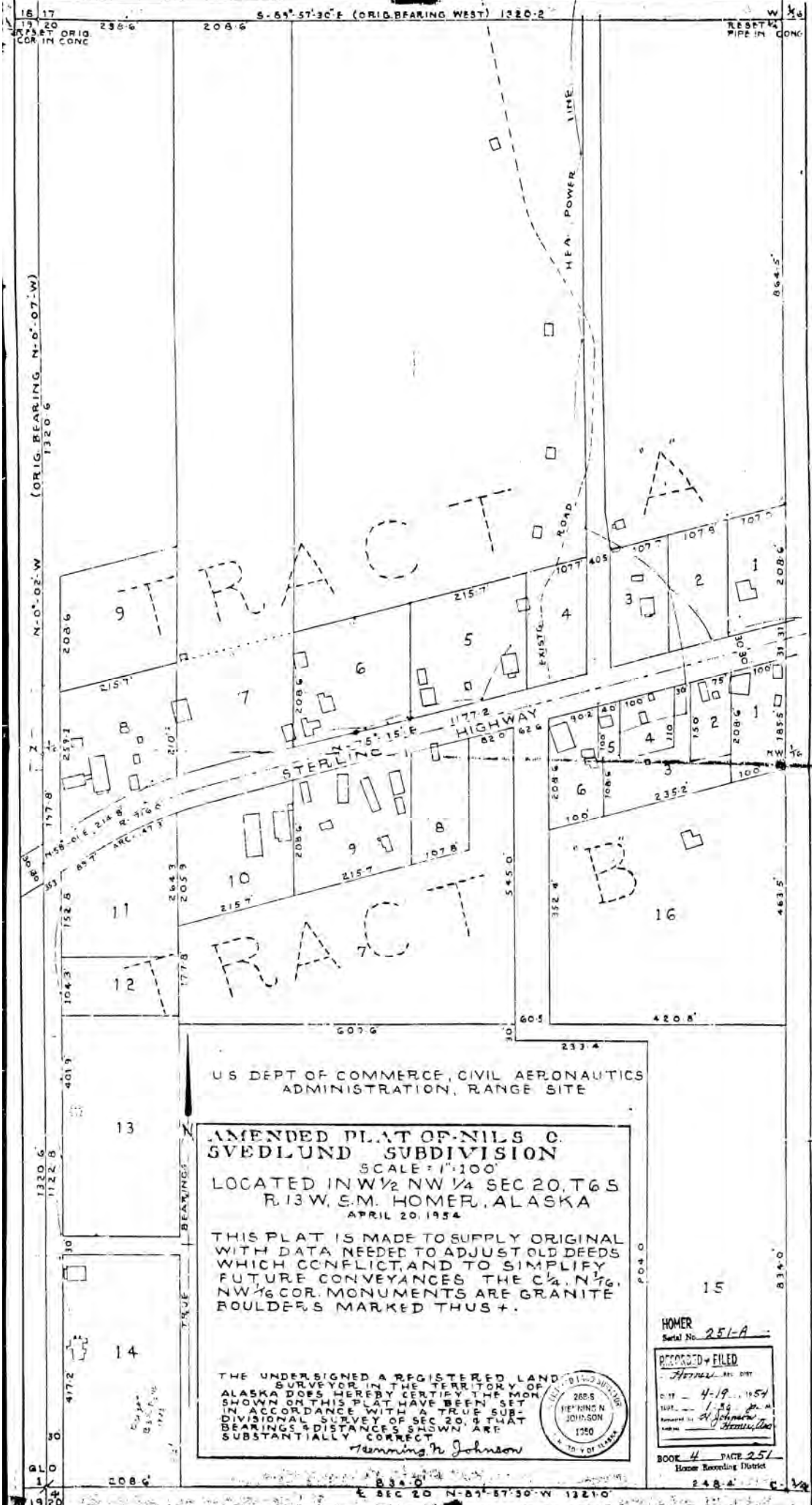
POWER
PAGE 261

RECORDED & FILED
APR 19 1954
FBI - NEW YORK
105-1054
125
H. J. [unclear]
H. J. [unclear]



W 1/4 NW 1/4 SECTION 20 T6S
RANGE 13 W.
NILE S BLEDUND PROPERTY
30 415' 100'

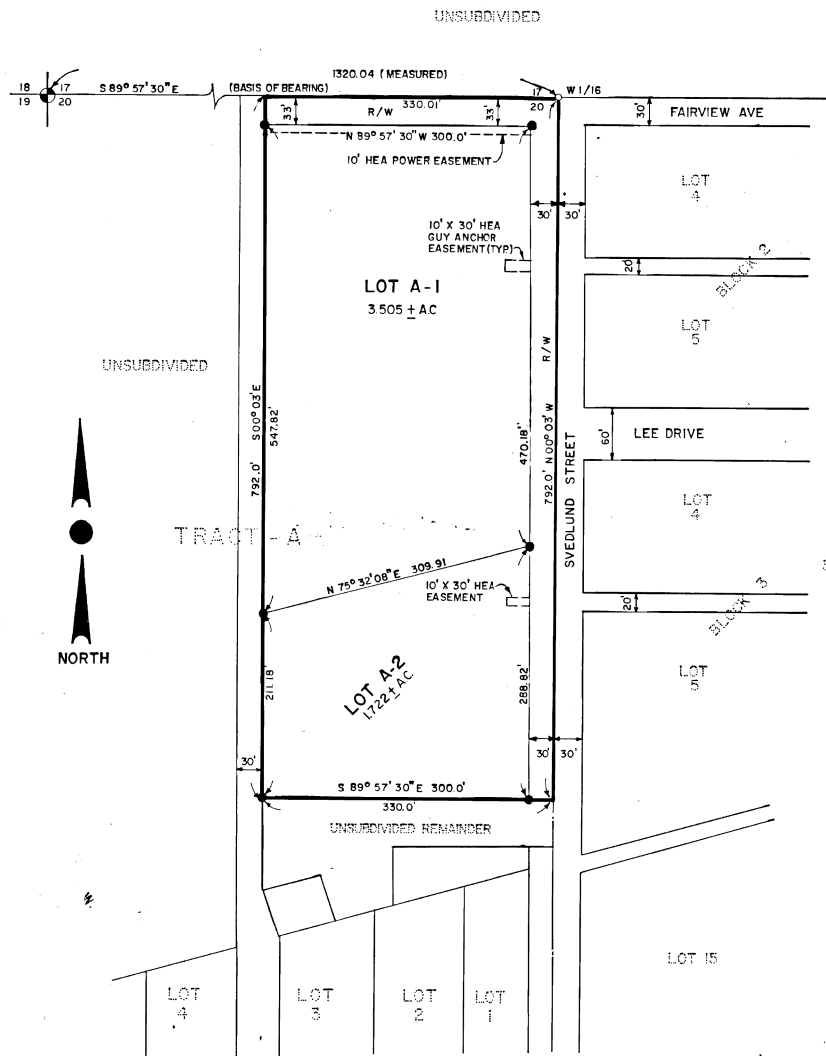
BOOK 4 PAGE 251
Homer Recording District



#301

FILED For Recording
Mok. #2 Page 49 June 4, 1951

Office Of at 10:20 A. M.
U. S. COMMISSIONER
Homer, Alaska



LEGEND

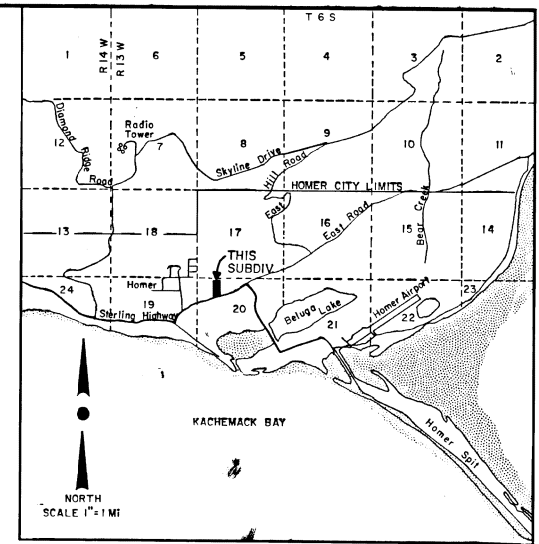
- EXIST. BRASS CAP MONUMENT
- USGS SECTION CORNER
- 5/8" REBAR SET THIS SURVEY

NOTES

1. BUILDING SETBACK -- A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF APPROPRIATE PLANNING COMMISSION.
2. ALL WASTE WATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAW AT TIME OF CONSTRUCTION

80-47

FILED	10-
Homer	REC. DIST.
DATE 5-13-	1980
TIME 9:58	A
Prepared by R.P. Baranoff	
No. 3262-S	



OWNERS CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION & DEDICATE ALL STREETS, ALLEYS, AND OTHER OPEN SPACES TO PUBLIC USE AND EASEMENTS TO THE USE SHOWN.

HOWDIE HOMES INC.
LARRY HERNDON
BOX 1507 HOMER, ALASKA 99603

PLAT APPROVAL

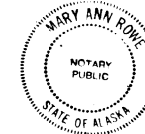
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF March 5, 1980

KENAI PENINSULA BOROUGH

BY Paula Waring

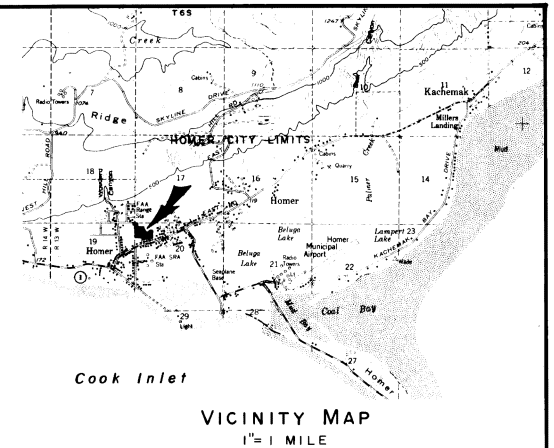
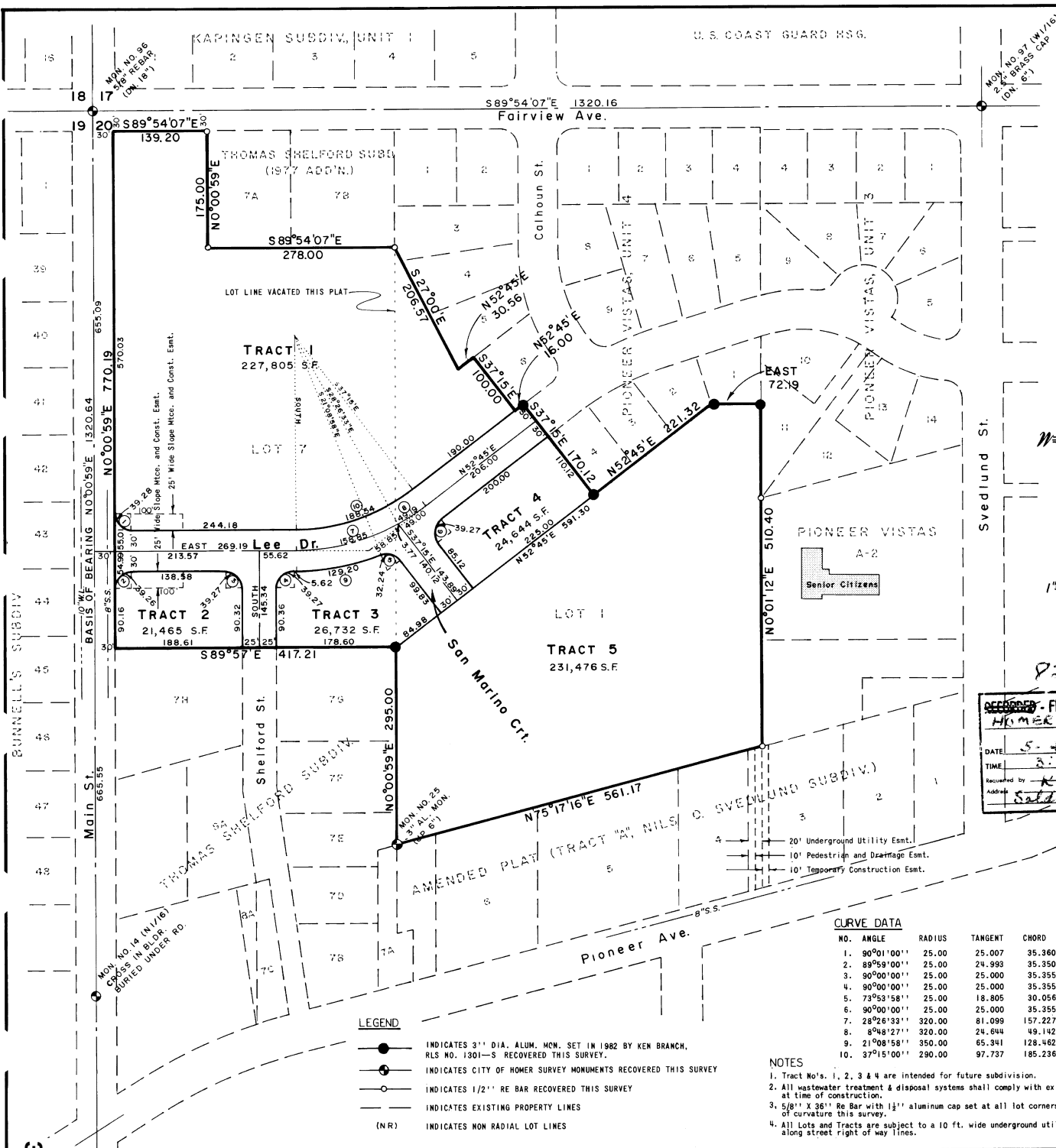
NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 12 DAY OF May 1980



Mary Ann Rowe
NOTARY PUBLIC FOR ALASKA,
MY COMMISSION EXPIRES 7-30-82

WINCE • CORTHELL • BRYSON & FREAS KENAI-ANCHORAGE, AK.		
PIONEER VISTAS SUBDIVISION		
A RESUBDIVISION OF A PORTION OF NILS O. SVEDLUND SUBD.		
A RESUBDIVISION OF A PORTION OF NILS O. SVEDLUND SUBDIVISION LYING WITHIN THE NW 1/4 OF THE NW 1/4 OF S 20, T 6 S, R 13 W S.M. ALASKA, AND ALSO WITHIN THE CITY LIMITS OF HOMER, AK.		
SCALE 1"=100'	DRAWN V.V.	FILE NO.
DATE 2/1/80	CHECKED W.L.W.	SHEET NO. 1 OF 1



CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHT OF WAYS AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS, TO THE USE SHOWN.

Date 5/21/81
 PIONEER INVESTMENT By: Dayton Child (General Partner)
 Box 1568
 Homer, Alaska 99603

NOTARY'S ACKNOWLEDGEMENT

CERTIFICATE OF OWNERSHIP SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 DAY OF MAY, 1982.

Notary Public in and for the STATE OF ALASKA
My Comm. Expires 12/31/82

SURVEYOR'S CERTIFICATE

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

Date 5/17/82
 Rep Branch, R.L.S. No. 1301-S
 Box 1295
 Homer, Alaska 99603

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF April 19 1982

KENAI PENINSULA BOROUGH
 By: [Signature]
 Authorized Official

PIONEER VISTAS UNIT 5

Located Within The City Of Homer

A SUBDIVISION OF THE REMAINDER OF LOT 1 PIONEER VISTAS, UNIT 2, TOGETHER WITH THE REMAINDER OF LOT 7 OF THE THOMAS SHELFORD SUBDIVISION (1977 ADDITION) SITUATED WITHIN A PORTION OF THE NW 1/4 NW 1/4 OF SECTION 20, T6S, R13W, S.M., HOMER RECORDING DISTRICT, ALASKA.
 Containing 13.468 Acres

Prepared For PIONEER INVESTMENT BOX 1568 HOMER, ALASKA
 Prepared By KEN BRANCH, R.L.S. BOX 1295 HOMER, ALASKA
 Date APRIL 5, 1982
 Scale: 1"=100'



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

Staff Report 26-010

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner
DATE: May 6, 2026
SUBJECT: Pioneer Vista Unit #6 Young Replat

Requested Action: Approval of a preliminary plat to vacate the lot lines between Pioneer Vistas Unit #6 Tract 4 and the long legal tract to the south. Dedicate a 30' portion of the Svedlund Street Right-of-Way. Dedicate the first 5' of Unit #6 Tract 4 as Herndon Drive Right-of-Way, to increase the 55' Right-of-Way width to 60'.

General Information:

Applicants:	Thomas M. Young P.O. Box 537 Homer, AK 99603	Sonja M. Martin-Young P.O. Box 537 Homer, AK 99603	Mullikin Surveys, LLC Christopher Mullikin, PLS P.O. Box 1023 Homer, AK 99603
Location:	Pioneer Vistas Unit #6 Tract 4 & Long lot to the south		
Parcel ID:	17707017 and 17709118		
Size of Existing Lot(s):	4,816 square feet and 6,348 square feet.		
Size of Proposed Lots(s):	11,164 square feet (.256 acres)		
Zoning Designation:	Central Business District		
Existing Land Use:	Vacant and Residential		
Surrounding Land Use:	North: Institutional South: Commercial East: Commercial West: Vacant		
Comprehensive Plan:	1-C-1 Promote infill development in all housing districts.		
Wetland Status:	No Wetlands		
Flood Plain Status:	Not in a floodplain.		
BCWPD:	Not within the Bridge Creek Watershed Protection District.		
Utilities:	City water and sewer are available		
Public Notice:	Notice was sent to 54 property owners of 51 parcels as shown on the KPB tax assessor rolls.		

Analysis: This subdivision is within the Central Business District (CBD). This plat vacates the lot line between Pioneer Vistas Unit #6 Tract 4 and the long legal lot to the south. The lot line vacation will eliminate a nonconforming lot of less than 6,000 square feet, which is the minimum lot size in the CBD, and create one lot, 11,164 square feet. The lot line vacation will also eliminate a known building setback encroachment. Kenai Peninsula Borough records show the home was constructed in 1940. Nonconformity for the encroachment has not been established, but the surveyor states the encroachment issue can be resolved with the vacation of the lot line. This plat will also dedicate a 30' portion of the Svedlund Street Right-of-Way. This plat will also dedicate the northern 5' of Unit #6 Tract 4 as Right-of-Way to the Herndon Drive Right-of-Way, increasing that Right-of-Way width from 55' to 60'

Homer City Code 22.10.051 Easements and rights-of-way

- A. The subdivider shall dedicate in each lot of a new subdivision a 15-foot-wide utility easement immediately adjacent to the entire length of the boundary between the lot and each existing or proposed street right-of-way.

Staff Response: The plat meets these requirements.

- B. The subdivider shall dedicate in each lot of a new subdivision any water and/or sewer easements that are needed for future water and sewer mains shown on the official Water/Sewer Master Plan approved by the Council.

Staff Response: The plat meets this requirement.

- C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities required by HCC 11.04.120.

Staff Response: The plat meets these requirements.

Preliminary Approval, per KPB code 20.25.070 Form and contents required. The commission will consider a plat for preliminary approval if it contains the following information at the time it is presented and is drawn to a scale of sufficient size to be clearly legible.

- A. Within the Title Block:
 - 1. Names 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;
 - 2. Legal description, location, date, and total area in acres of the proposed subdivision; and
 - 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

- 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 Response: The plat does not meet these requirements. The Herndon Street note shall be revised to Herndon Drive.

- 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 Response: The plat meets these requirements.

- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions or limitation of reservations that could affect the subdivision;

Staff Response: The plat meets these requirements. A 30' portion of the Svedlund Street Right-of-Way shall be dedicated. The northern 5' portion of Unit #6 Tract 4 will be dedicated as part of the Herndon Drive Right-of-Way

- F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision; [Additional City of Homer HAPC policy: Drainage easements are normally thirty feet in width centered on the drainage. Final width of the easement will depend on the ability to access the drainage with heavy equipment. An alphabetical list of street names is available from City Hall.]

Staff Response: The plat does not meet these requirements. The Herndon Street note shall be revised to Herndon Drive. The City of Homer has no objection to the 60' Herndon Drive Right-of-Way.

- G. Status of adjacent lands, including names of subdivisions, lot lines, lock numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff Response: The plat meets these requirements.

- H. Approximate location of areas subject to inundation, flooding or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;

Staff Response: The plat meets these requirements.

- I. Approximate locations of areas subject to tidal inundation and the mean high water line;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

- K. Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;

Staff Response: The plat meets these requirements.

- L. Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 10 percent on other streets;

Staff Response: The plat meets these requirements. No new roads are dedicated.

- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;

Staff Response: The plat meets this requirement.

- N. Apparent encroachments, with statement indicating how the encroachments will be resolved prior to final plat approval; and

Staff Response: The plat meets these requirements. Apparent building setback encroachments will be removed with the lot line vacation.

- O. If the subdivision will be finalized in phases, all dedications for through streets as required by KPB 20.30.030 must be included in the first phase.

Staff Response: The plat meets these requirements.

Public Works Comments:

Public Works commented that the additional 5' of Right-of-Way will allow for needed Herndon Drive and Svedlund Street drainage and intersection improvements.

Staff Recommendation:

Planning Commission recommends approval of the preliminary plat with the following additional comments.

1. Dedicate the 30' Svedlund Street Right-of-Way.
2. Dedicate the northern 5' of Unit #6 Tract 4 as Right-of-Way. The Herndon Drive Right-of-Way shall be 60' total width.
3. The Herndon Street note shall be revised to Herndon Drive.

Attachments:

1. Preliminary Plat
2. Surveyors Letter
3. KPB Letter to Surveyor Recommending 30' Svedlund St Right-of-Way Dedication
4. KPB Email to Planning Staff recommending the 5' Right-of-Way dedication along Herndon Drive.
5. Public Notice
6. Aerial Map

NOTES:

- The purpose of this plat is to create Tract 4-A by vacating the southerly lot line of Tract 4, Pioneer Vistas Unit 5, HM 82-60.
- No field survey was conducted as provided in KPB Code 20.6C.200(A). All dimensions shown are according to the Amended Plat of Nils O. Svedlund Subdivision, HM 251-A, Amended Plat of Nils O. Svedlund Subdivision Plat of Lot 1A, HM 74-01198, and Pioneer Vistas Unit 6, HM 82-60.
- The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble R-10 survey grade receivers, differentially corrected and processed using Spectra Geospatial Survey Pro 6.8.1.7.
- A building setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved for resolution of the appropriate planning commission. The front 15 feet of the 20-foot building setback is a utility easement.
- A 30-foot right-of-way and public use easement, including the right to construct, operate, and maintain public improvements and utilities of all kind within said right-of-way was granted to the City of Homer as outlined in Book 90, Page 72, Homer Recording District.
- This subdivision is subject to a 15-foot easement for underground distribution lines, with right to construct, reconstruct, move, operate, and maintain, over, under, along or across, granted to Homer Electric Association, Inc. as outlined in Book 143, Page 550, Homer Recording District.
- 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.
- Wastewater Disposal: Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
- Any person developing the property is responsible for obtaining all required local, state and federal permits, including a U.G. Army Corps of Engineers wetlands determination, if applicable.
- All lots within this subdivision are subject to the City of Homer zoning regulations. Refer to the Homer City Code for all current setbacks and site development restrictions. Owners should check with the City of Homer Planning Department prior to development activities.
- Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

SURVEYORS CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

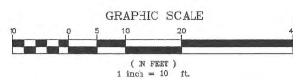
Date: _____
Registration No.: 14449-S
Christopher L. Mullikin,
Professional Land Surveyor



RECEIVED

APR 17 2026

CITY OF HOMER
PLANNING/ZONING

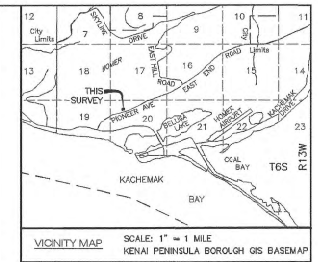
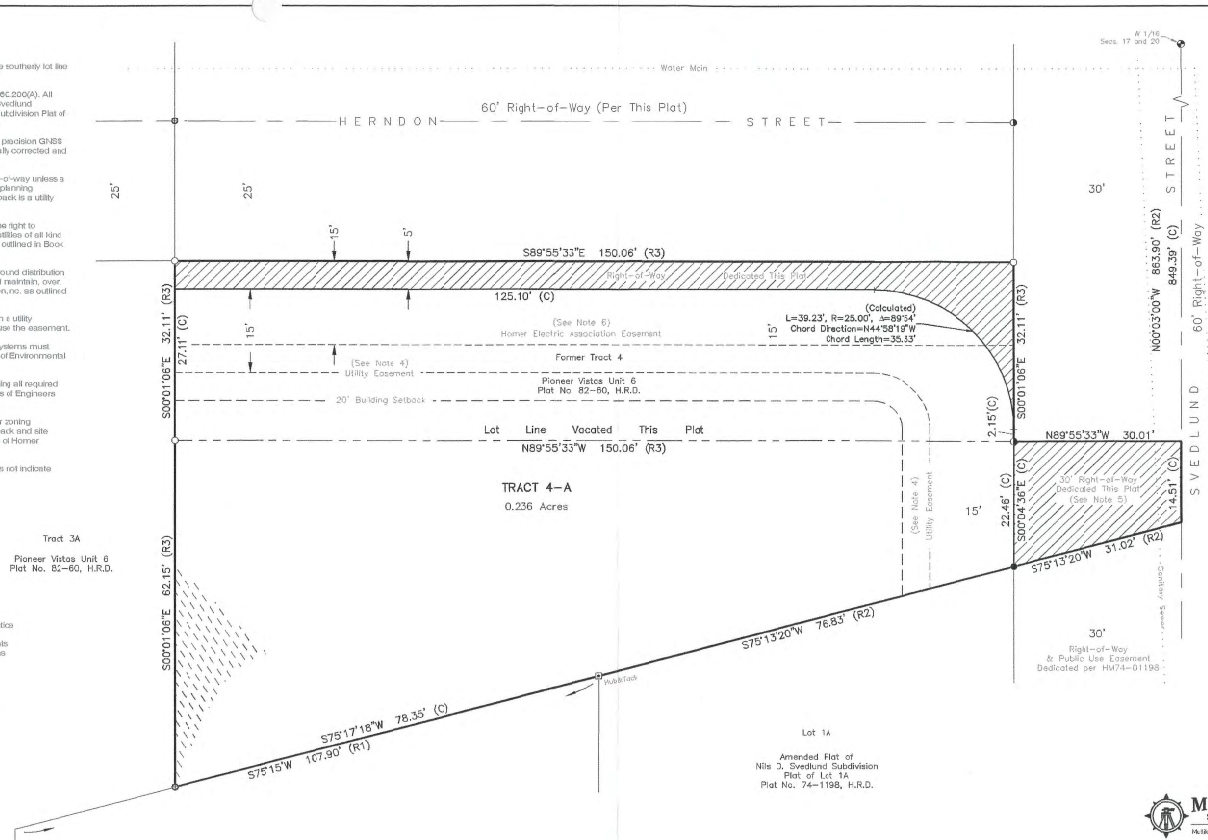


LEGEND

- Record Brass Capped Iron Pipe, 268-S
- Found 1 1/2" Aluminum Cap on 5/8" Rebar, 4374-S 1982
- Found Iron Pipe
- Found 5/8" Rebar
- Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2025
- (R1) Record Measurements Per HM 251-A, Amended Plat of Nils O. Svedlund Subdivision
- (R2) Record Measurements Per HM 74-1198, Amended Plat of Nils O. Svedlund Subdivision Plat of Lot 1A
- (R3) Record Measurements Per HM 82-60, Pioneer Vistas Unit 6

- Lot Line Vacated This Plat
- Easement Line
- Building Setback Line
- Areas over 20% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)

Note: The survey does not contain Wetlands per the Kenai Watershed Forum (KWF)



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 the plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Thomas M. Young
P.O. Box 537
Homer, AK 99603

Sonja M. Martin-Young
P.O. Box 537
Homer, AK 99603

NOTARY ACKNOWLEDGMENT

For: _____
Acknowledged before me this _____ day of _____, 2025.

Notary Public for Alaska
My Commission expires: _____
For: _____

Acknowledged before me this _____ day of _____, 2025.
Notary Public for Alaska
My Commission expires: _____

PLAT APPROVAL
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of June 4th, 2025

Kenai Peninsula Borough Authorized Official



PIONEER VISTAS UNIT 6-YOUNG SUBDIVISION

A SUBDIVISION/REPLAT OF TRACT 4, PIONEER VISTAS UNIT 6, PLAT NO. 82-60; AND THAT PORTION OF THE NW 1/4 NW 1/4 BEGINNING AT THE NORTHEAST CORNER OF LOT 1, TRACT 4, AS SHOWN ON THE AMENDED PLAT OF NILS O. SVEDLUND SUBDIVISION; SAID POINT OF BEGINNING BEING 4561 FEET NORTH OF THE NORTHWEST 1/4 SECTION CORNER OF SECTION 20, T. 6 N. R. 13 W. 15 FEET ALONG THE CENTERLINE OF THE NW 1/4 OF SECTION 20; THENCE N89°57'30"W, 180 FEET; THENCE S00°32' E 62.5 FEET; THENCE N75°15'E, 186.2 FEET TO THE POINT OF BEGINNING, SECTION 20, T. 6 N. R. 13 W., HOMER RECORDING DISTRICT.

LOCATED WITHIN
THE NW 1/4 NW 1/4 OF SECTION 20
TOWNSHIP 6 SOUTH, RANGE 13 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA.
CONTAINING 0.236 ACRES

SURVEYOR	OWNER
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1003 HOMER, AK 99603	THOMAS M. YOUNG SONJA M. MARTIN-YOUNG P.O. BOX 537 HOMER, AK 99603
SURVEY DATE: NA	SCALE: 1" = 10'
PLAT DATE: 4/13/2026	BOOK: NA; NJ
CHECKED BY: CLM	FILE: 3927.dwg
DRAWN BY: WRS	KPB FILE NO.: 2025-###

MAY 6, 2026

Planner Foster noted that because the plat involves vacation of a right-of-way, a public hearing is required, which was not noticed for May 6th meeting. He recommended that the commission allow for public comment at this meeting and postpone to the May 20th meeting.

Chair S. Smith opened the public comment portion of the application.

Kenneth Castner, City Resident, commented that notice is required on an action that is going to take away a public right. He encouraged the Planning Commission to extend comments to the next meeting with public notice.

Jan Keiser, City Resident, commented that she had no objection to the vacation. She noted that the right-of-way is the pathway for a major flow of water from the Sterling Highway down to a property that is flooded by that water. She recommended that the planning commission leave the utility easement in place and term it a drainage easement as a part of this action.

HARNESS/SCHNEIDER MOVED TO POSTPONE STAFF REPORT 26-008 AND KEEP PUBLIC HEARING OPEN

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

B. Webber Subdivision Bluff Park Schneider 2026 Addition Preliminary Plat, Staff Report 26-009

H. SMITH/HARNESS MOVED TO POSTPONE STAFF REPORT 26-009 TO THE MAY 20TH MEETING

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

C. Pioneer Vistas Unit #6 – Young Replat Preliminary Plat, Staff Report 26-010

Chair S. Smith introduced the item.

Commissioner H. Smith noted that he would need to depart soon and requested that the clerk confirm that Commissioner Venuti was able to participate fully in the meeting via teleconference to ensure that the commission did not lose quorum. Commissioner Venuti could be seen on video but not heard, so the commission decided to take a brief recess to resolve the issue.

Chair S. Smith called for a 10 minute recess at 6:51 p.m.

Commissioner H. Smith departed during the recess for a personal engagement.

The meeting reconvened at 6:55 p.m. with Commissioner Venuti attending via zoom.

Chair S. Smith deferred to City Planner Foster, who presented his staff report.

Chair S. Smith invited the applicant or representative to speak to the commission. The applicant did not present himself.

Chair S. Smith opened public comment. There were no public comments.

Chair S. Smith called for questions of the commission to the Planner. There were no questions.

HARNESS/SCHNEIDER MOVED TO APPROVE PIONEER VISTA UNIT #6 WITH THE THREE COMMENTS ON THE STAFF REPORT RELATED TO DEDICATING A 30-FOOT SVEDLUND STREET RIGHT-OF-WAY, DEDICATING THE NORTH 5 FEET OF UNIT 6, TRACT 4 AS RIGHT OF WAY, AND THE RIGHT OF WAY SHALL BE 60 FEET TOTAL, AND THE HERNDON STREET NOTE SHALL BE REVISED TO HERNDON DRIVE.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

NEW BUSINESS

A. Memorandum 2026-06, HART Policy Review

Chair S. Smith introduced the business item. Commissioners reviewed notes from their worksession including comments made by Commissioner H. Smith as follows:

- Under point 1 of purpose, it should be indicated that HART is designed to contribute to maintenance, not necessarily serve as an exclusive fund
- Under item 3, Road Qualifying and Project Criteria, it should be specified that the HART fund contributes to maintenance but is not an exclusive fund.
- Should the HART fund policy be reviewed by the Planning Commission annually?

Discussion included that changes or amendments could be considered by the planning commission but annual review feels like overkill.

SCHNEIDER/VENUTI MOVED TO FORWARD COMMENTS FROM THE DISCUSSION TO CITY COUNCIL FOR CONSIDERATION.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL MATERIALS

A. 2026 Planning Commission Meeting Calendar

COMMENTS OF THE AUDIENCE Members of the audience may address the Commission on any subject. (3 min limit)

Ken Castner, City resident, commented to thank outgoing Commissioner Barnwell for his service. He expressed his opposition to reauthorization of the HART fund.

Jan Keiser, City resident, referred to her nine pages of comments submitted for the Title 21 public comment draft and expressed frustration that prior comments had not been incorporated. She spoke in support of establishing new code related to drainage and stormwater.

Shirley Evans, non-resident, commented to express frustration that her previous comments have not been incorporated into the public comment draft of Title 21.

Kathy Carssow, City resident, expressed frustration that her comments related to short-term rentals have not been taken into account in the public comment draft of Title 21.



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

June 19, 2026

Homer Advisory Planning Commission

Notice of Action

Request: Approval of Pioneer Vistas No 6 Young Replat 5' Herndon Dr ROW Acquisition Preliminary Plat

Applicants:

Thomas Young & Sonja Martin-Young
PO Box 537
Homer, AK 99603

Christopher Mullikin
Mullikin Surveys, LLC
PO Box 1023
Homer, AK 99603

At the regular meeting of May 6, 2026 the Homer Advisory Planning Commission forwarded a **recommendation for approval** of the preliminary plat with staff recommendations and the attached minutes to the Kenai Peninsula Borough Planning Commission.

Should you have any questions, please contact the planning office at 907-235-3106.

Cc: Beverly Carpenter, Platting Technician, Kenai Peninsula Borough

NOTES

1. The purpose of this plat is to create Tract 4-A by vacating the southerly lot line of Tract 4, Pioneer Vistas Unit 6, HM 82-60.
2. No field survey was conducted as provided in KPB Code 20.60.200(A). All dimensions shown are record per Amended Plat of Nils O. Svedlund Subdivision, HM 251-A, Amended Plat of Nils O. Svedlund Subdivision Plat of Lot 1A, HM 74-01198, and Pioneer Vistas Unit 6, HM 82-60.
3. A building setback of 50 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate planning commission.
4. A 30 feet right-of-way and public use easement, including the right to construct, operate, and maintain public improvements and utilities of all kind within said right-of-way was granted to the City of Homer as outlined in Book 99, Page 472, Homer Recording District. Said right-of-way was dedicated on the Amended Plat of Nils O. Svedlund Subdivision Plat of Lot 1A, HM 74-01198.
5. This subdivision is subject to a 15 foot easement for underground distribution lines, with right to construct, reconstruct, repair, operate, and maintain, over, under, along or across, granted to Homer Electric Association, Inc. as outlined in Book 143, Page 550, Homer Recording District.
6. 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.
7. Wastewater Disposal: Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
8. Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
9. All lots within this subdivision are subject to the City of Homer zoning regulations. Refer to the Homer City Code for all current setback and site development restrictions. Owners should check with the City of Homer Planning Department prior to development activities.
10. Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

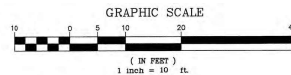
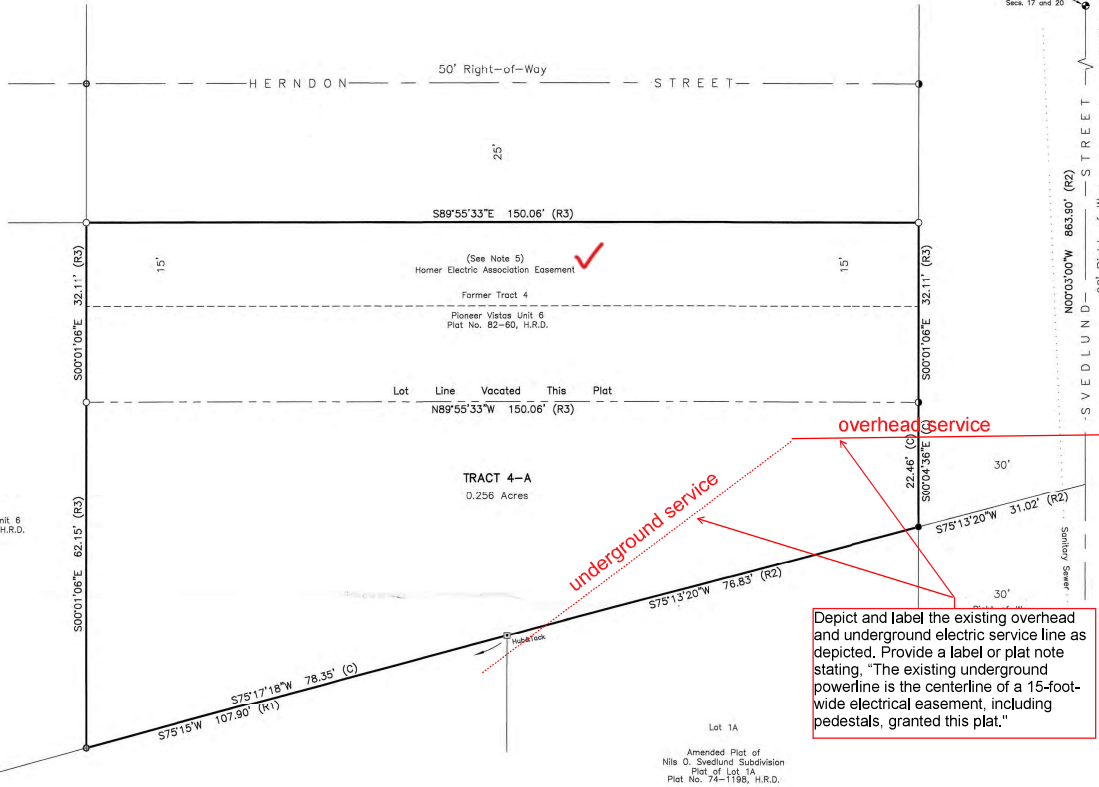
SURVEYORS CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: _____
Registration No.: 14449-S
Christopher L. Mullikin,
Professional Land Surveyor

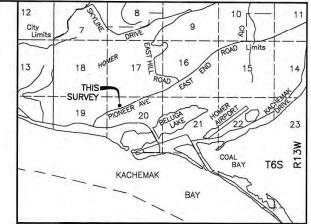


Tract 3A
Pioneer Vistas Unit 6
Plat No. 82-60, H.R.D.



LEGEND

- Record Brass Capped Iron Pipe, 268-S
 - Record 1 1/2" Aluminum Cap on 5/8" Rebar, 4374-S 1982
 - Record Iron Pipe
 - Record 5/8" Rebar
 - Calculated Position, No Monument Set
 - (R1) Record Measurements Per HM 251-A, Amended Plat of Nils O. Svedlund Subdivision
 - (R2) Record Measurements Per HM 74-1198, Amended Plat of Nils O. Svedlund Subdivision Plat of Lot 1A
 - (R3) Record Measurements Per HM 82-60, Pioneer Vistas Unit 6
 - Lot Line Vacated This Plat
 - Easement Line
- Note: There are no areas over 20% grade per Kenai Peninsula Borough Web Map View/KPB (Five Foot Contours)
- Note: The survey does not contain Wetlands per the Kenai Watershed Forum (KWF)



VICINITY MAP SCALE: 1" = 1 MILE
KENAI PENINSULA BOROUGH GIS BASEMAP

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 by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Thomas M. Young
P.O. Box 537
Homer, AK 99603

Sonia M. Martin-Young
P.O. Box 537
Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT

For: _____
Acknowledged before me this ____ day of _____, 2006.

Notary Public for Alaska
My Commission expires: _____

For: _____
Acknowledged before me this ____ day of _____, 2025.

Notary Public for Alaska
My Commission expires: _____

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of June ##, 2025

Kenai Peninsula Borough Authorized Official



PIONEER VISTAS UNIT 6-YOUNG SUBDIVISION

A SUBDIVISION/REPLAT OF TRACT 4
PIONEER VISTAS UNIT 6, PLAT No. 82-60
HOMER RECORDING DISTRICT

LOCATED WITHIN
THE NW1/4 NW1/4 OF SECTION 20
TOWNSHIP 6 SOUTH, RANGE 13 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 0.256 ACRES

SURVEYOR	CLIENT
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 HOMER, AK 99603	THOMAS M. YOUNG SONIA M. MARTIN-YOUNG P.O. BOX 537 HOMER, AK 99603
SURVEY DATE: NA	SCALE: 1" = 20'
PLAT DATE: 5/30/2025	BOOK No.: NA
CHECKED BY: CLM	FILE: 3927.dwg
DRAWN BY: MRS	KPB FILE No.: 2025-###

KPB 2025-135

PRELIMINARY
PLAT



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 5/11/2026 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will combine two lots into one lot and dedicate portions of Herdon Drive and Svedlund Street.

KPB File No. 2025-135

Petitioner(s) / Land Owner(s): Thomas M. Young & Sonja M. Martin-Young of Homer, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, August 10, 2026**, commencing at **6:30 pm**, 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. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call 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/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, 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, August 7, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 7/24/2026



KPB File 2025-135
T 06S R13W SEC 20
City of Homer

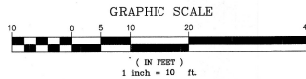
NOTES:

- The purpose of this plat is to create Tract 4-A by vacating the southerly of line of Tract 4, Pioneer Vistas Unit 6, HM 82-60.
- No field survey was conducted as provided in KPB Code 20.60.200(A). All dimensions shown are record per Amended Plat of Nils O. Svedlund Subdivision, HM 251-A, Amended Plat of Nils O. Svedlund Subdivision Plat of Lot 1A, HM 74-01196, and Pioneer Vistas Unit 6, HM 82-60.
- The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble R10 survey grade receivers, differentially corrected and processed using Spectra Geospatial Survey Pro 6.8.1.7.
- 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. The front 15 feet of the 20 feet building setback is a utility easement.
- A 30 feet right-of-way and public use easement, including the right to construct, operate, and maintain public improvements and utilities of all kind within said right-of-way was granted to the City of Homer as outlined in Book 99, Page 472, Homer Recording District.
- This subdivision is subject to a 15 foot easement for underground distribution lines, with right to construct, reconstruct, repair, operate, and maintain, over, under, along or across, granted to Homer Electric Association, Inc. as outlined in Book 143, Page 550, Homer Recording District.
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- Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

SURVEYORS CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

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Professional Land Surveyor



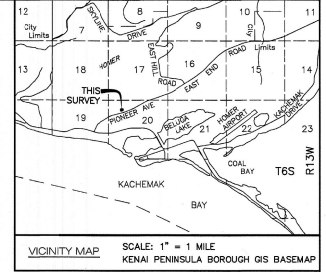
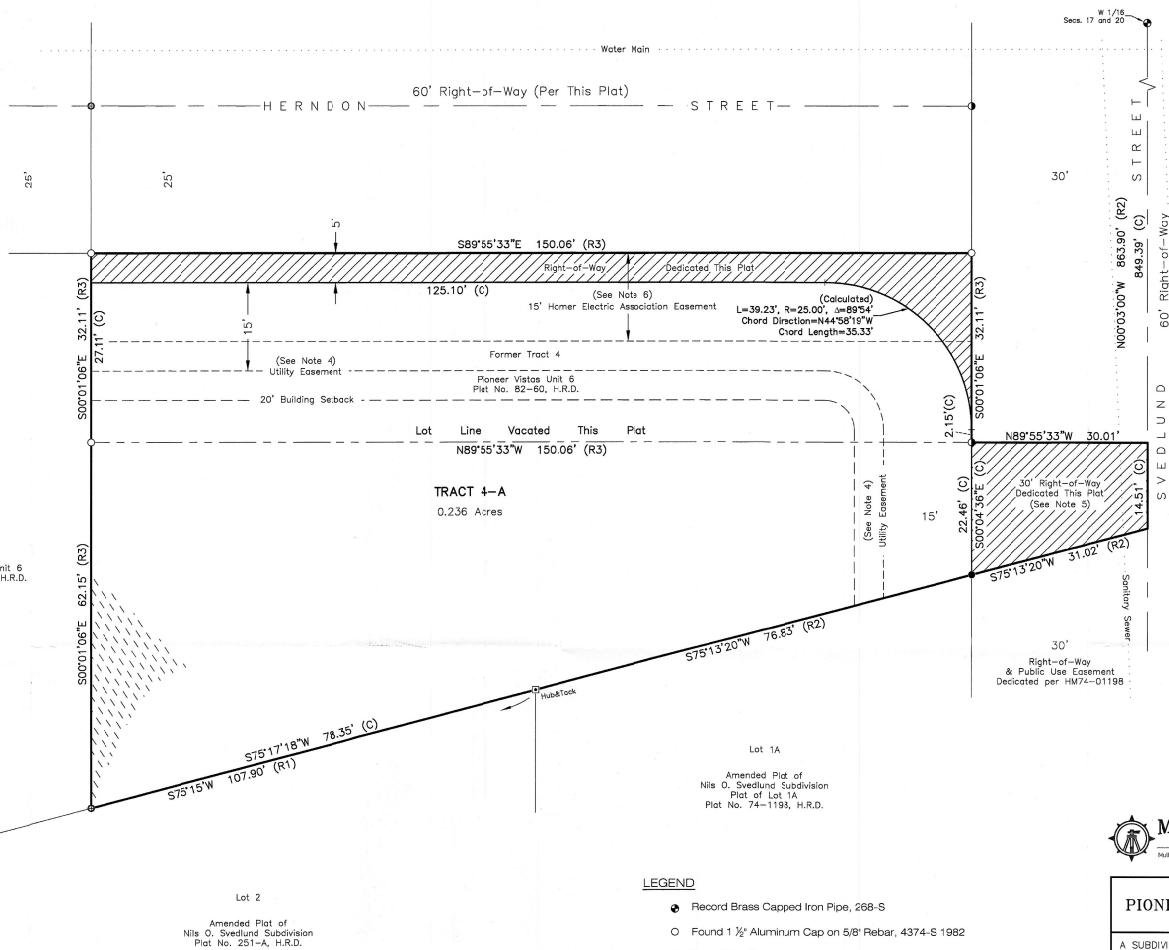
LEGEND

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- Found 1 1/2" Aluminum Cap on 5/8" Rebar, 4374-S 1982
- Found Iron Pipe
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- Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2025
- (R1) Record Measurements Per HM 251-A, Amended Plat of Nils O. Svedlund Subdivision
- (R2) Record Measurements Per HM 74-1196, Amended Plat of Nils O. Svedlund Subdivision Plat of Lot 1A
- (R3) Record Measurements Per HM 82-60, Pioneer Vistas Unit 6

- Lot Line Vacated This Plat
- Easement Line
- Building Setback Line

Areas over 2% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)

Note: The survey does not contain Wetlands per the Kena Watershed Forum (KWF)



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 by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Thomas M. Young P.O. Box 537 Homer, AK 99603
Sonia M. Martin-Young P.O. Box 537 Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT

For: _____
Acknowledged before me this _____ day of _____, 2026.
Notary Public for Alaska
My Commission expires: _____

For: _____
Acknowledged before me this _____ day of _____, 2026.
Notary Public for Alaska
My Commission expires: _____

PLAT APPROVAL
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April ##, 2026.

Kenai Peninsula Borough Authorized Official _____



PIONEER VISTAS UNIT 6-YOUNG SUBDIVISION

A SUBDIVISION/REPLAT OF TRACT 4, PIONEER VISTAS UNIT 6, PLAT No. 82-60; AND
THAT PORTION OF THE NW1/4 NW1/4 BEGINNING AT THE NORTHEAST CORNER OF LOT 1, TRACT A, AS SHOWN ON THE AMENDED PLAT OF NILS O. SVEDLUND SUBDIVISION; SAID POINT OF BEGINNING BEING 456.1 FEET NORTH OF THE NORTHWEST 1/16 SECTION CORNER OF SECTION 20; THENCE N00°03'W, 15 FEET ALONG THE CENTERLINE OF THE NW1/4 OF SECTION 20; THENCE N89°57'30"W, 180 FEET; THENCE S00°3'E, 62.5 FEET; THENCE N75°15'E, 186.2 FEET TO THE POINT OF BEGINNING, SECTION 20, T. 6 S, R. 13 W., HOMER RECORDING DISTRICT.

LOCATED WITHIN
THE NW1/4 NW1/4 OF SECTION 20
TOWNSHIP 6 SOUTH, RANGE 13 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA.

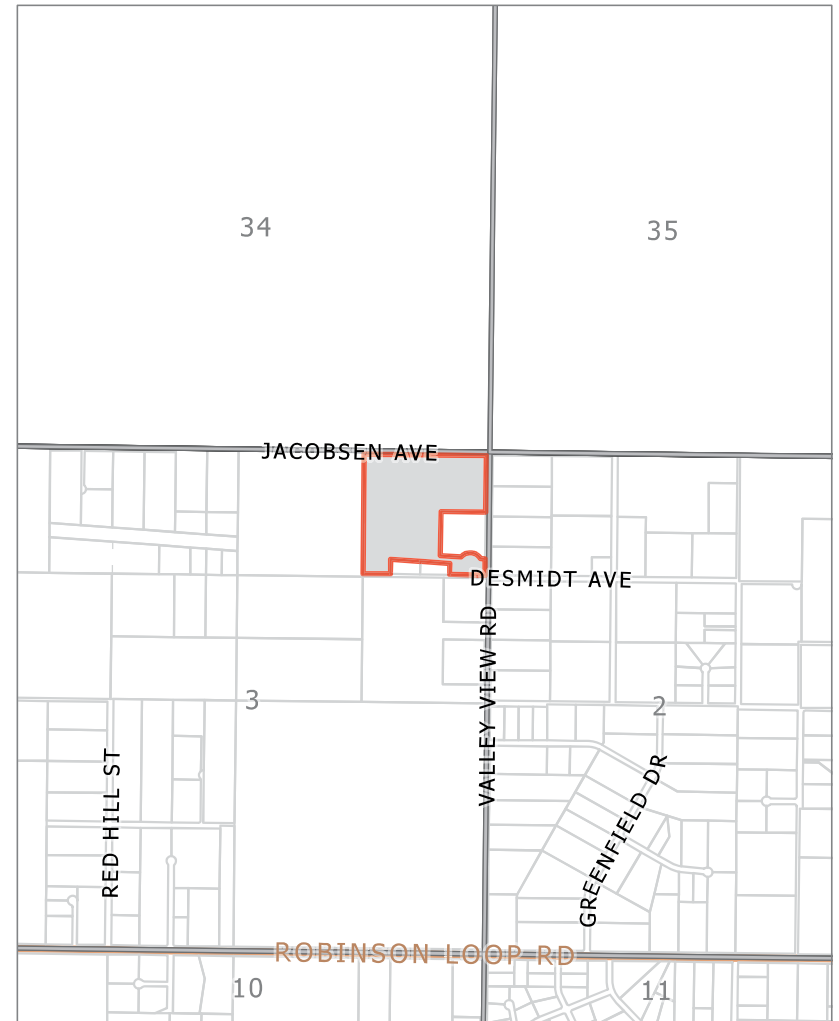
CONTAINING 0.269 ACRES

SURVEYOR	OWNER
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 HOMER, AK 99603	THOMAS M. YOUNG SONIA M. MARTIN-YOUNG P.O. BOX 537 HOMER, AK 99603
SURVEY DATE: NA	SCALE: 1" = 10'
PLAT DATE: 4/14/2026	BOOK No.: NA
CHECKED BY: CLM	FILE: 3927.dwg
DRAWN BY: MRS	KPB FILE No.: 2026-###

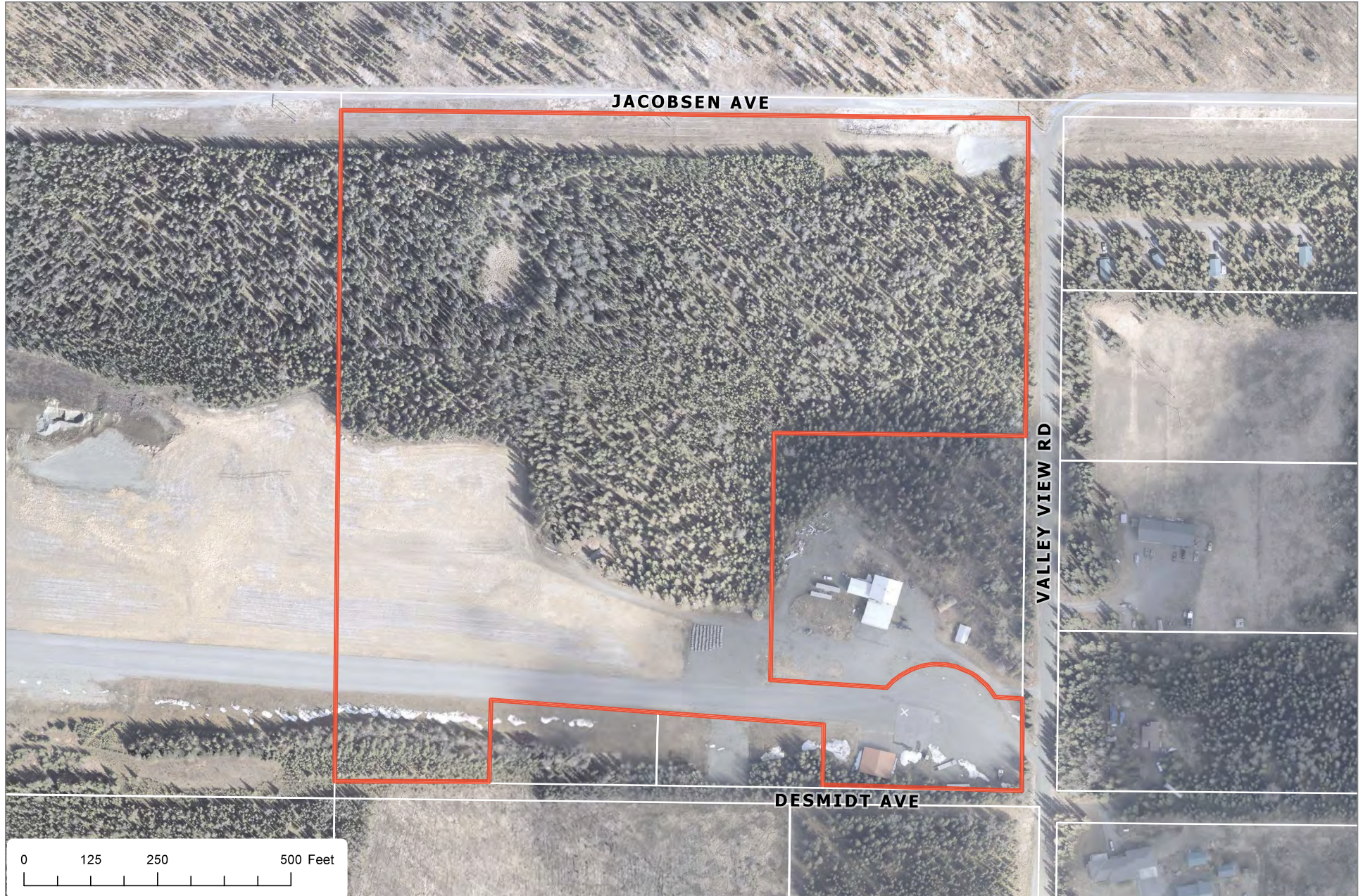
KPB 2025-135

E. NEW BUSINESS

- 2. Whistlebait Estates Addition No. 3; KPB File 2026-023
Vector Surveying / Whistlebait LLC
Location: Jacobsen Avenue, Valley View Road &
Desmidt Avenue
Sterling Area**



KPB File 2026-023
T05N R09W SEC03
Sterling



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.

AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
WHISTLEBAIT ESTATES NO 3**

KPB File No.	2026-023
Plat Committee Meeting:	August 10, 2026
Applicant / Owner:	Whistlebait LLC / Sterling Alaska
Surveyor:	Aaron Brown / Vector Surveying LLC
General Location:	Desmidt Ave & Valleyview Rd in Sterling

Parent Parcel No.:	063-043-79
Legal Description:	T 05N R 09W SEC 03 SEWARD MERIDIAN KN 2025071 WHISTLEBAIT ESTATES ADDN NO 2 TRACT A1
Assessing Use:	Accessory Building
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.40

STAFF REPORT

This plat was heard at the April 13, 2026 Plat Committee meeting and granted preliminary approval. This submittal and staff report is only for the hearing of a new exception request for KPB 20.40 that was not requested at the time of the preliminary submittal. Wastewater Disposal.

Location and Access (existing and proposed):

Legal access to the plat is along Valley View Dr which has intersections with both Desmidt Ave on the south of the plat and Jacobsen Ave on the north of the plat. Valley View Dr. is a 60' dedication developed and maintained by the borough. Jacobsen Ave. is a 33' dedication that is developed and maintained by the borough. Desmidt Ave. is a 33' dedication no developed.

Staff Analysis

A soils report is required for Lots 5, 6 & 7 and an engineer will sign the final plat as the new lots are below 200,000 sq ft. an exception to KPB 20.40 has been requested.

A soils report will not be required as the for Tract A2 as it is above 200,000 sq ft.

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Remove (see note 7) from drawing

Add plat note 7 with reference to granted exception to building setback dated April 13, 2026.

Darken the north line along Lot 4 as boundary of plat.

Lighten the north line of Lot 5 as an interior line of plat.

Lighten the west and south lines of Lots 6 & 7 as interior lines of the plat.

EXCEPTIONS REQUESTED:

A. KPB 20.40 Wastewater Disposal

Surveyor's Discussion:

On behalf of the applicant, this letter respectfully request an exception to the requirement for a site-specific soils report for onsite wastewater treatment in connection with the above-referenced subdivision, consistent with the discretionary provisions of KPB 20.60 (Subdivisions) and applicable wastewater review standards.

Surveyor's Findings:

1. Existing soils data on file (KPB Record): A soils investigation was completed for the subject property in 2021, and said report is on file with the Kenai Peninsula Borough. That investigation concluded that subsurface conditions are suitable for onsite wastewater systems. This existing, accepted documentation satisfies the intent of Borough requirements to verify soils suitability and minimizes redundancy.
2. Consistency with Intent of KPB Code: The purpose of requiring a soils report under KPB 20.60 and related wastewater provisions is to ensure that lots are developed and capable of supporting compliant onsite wastewater systems without risk to public health. Given the existence of a verified soils report demonstrating suitability, the strict resubmittal of duplicative data does not materially advance this purpose.
3. Area-wide Soil Conditions and Development History: The property lies within a developed area of the Kenai Peninsula where soils are well characterized through prior subdivision activity and permitting. Numerous adjacent parcels have been approved and developed using onsite wastewater systems under similar subsurface conditions.
4. Adequate Lot Configuration and Future Compliance: the proposed lots are of sufficient size and configuration to accommodate primary and reserve drain fields, meeting separation and siting requirements. Final system design will remain subject to State of Alaska DEC approval and or applicable permitting, including any site-specific verification required at the time of construction.
5. Avoidance of Unnecessary Burden; Requiring an additional soils report at the platting stage would impose unnecessary cost and delay, particularly where adequate, acceptable data already exist. Any further site-specific investigation can be appropriately addressed at the time of individual lot development, consistent with standard practice.

Staff Discussion:

20.40.010. - Wastewater disposal.

A. All lots within a proposed subdivision in the Kenai Peninsula Borough must meet the following applicable standards of this chapter for wastewater disposal.

Staff Findings:

6. The area tested in the soils report was the area of the lower lots mainly with three test holes, no holes on the east line where the new proposed lots are of this plat.
7. The area to the west is a gravel pit and was observed in Summary of Soils Review 1) to be consistent with the soils of the three test holes indicating a consistent soil stratum across the what is proposed as Tract A2 and Lots 6 and 7 of this proposed plat.
8. A conventional bed type system was recommended in the soils report.
9. The proposed plat is creating three new lots, one on the southwest corner and two on the northeast corner of the plat.
10. Granting this exception will not deny adjacent owners the use of a soils analysis report for their property upon subdividing.

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 4, 5, 7 & 8 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, 2, 4 & 5 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 5 & 10 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:

STAFF RECOMMENDS:

- GRANT APPROVAL OF THE EXCEPTION REQUEST, 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

WL Robson Engineering
36235 Stephens Dr.
Sterling, AK 99672
Ph.: (907) 262-3178
M.: (907) 312-6051

February 20, 2021

Whistlebait, LLC
Att.: Mr. Daniel T. Michel
P. O. Box 648
Sterling, AK 99672

Re: WhistleBait Estates, Add. No. 1 Subdivision Soils Report for KPB 2020-143
Legal Description: A subdivision of Gov't. Lot 1, Section 3, T5N, R9W, S.M., excluding WhistleBait Est. Plat 2011-45, Kenai Recording District. Located within the NE1/4, of the NE1/4, Section 3, T5N, R9W, S.M., KPB, AK. Containing 32.235 Ac.

Dear Sir:

Per your request, please find the attached soils report for the subject WhistleBait Est., Add. No. 1 Subdivision.

Described herein are the locations of test-holes, description of soils encountered per each test-hole log, dialogue describing conditions at the time of excavation, as well as an example of a typical system that would meet the conditions of the available soils.

Any onsite wastewater disposal systems would need to be installed by an ADEC certified installer and/or a professional engineer licensed in the State of AK and per State Administrative Code 18AAC72 governing the installation of onsite systems.

Please contact myself, per the above, regarding any questions. Thank you for the time of review.

Sincerely;



Walter L. Robson P.E.
AK Lic. # CE7717
AK B.L.: 974543

Attached: Soil Investigation Report (12pp.)

Cc: KPB Planning Dept.



SOILS REPORT FOR WHISTLEBAIT ESTATES ADDITION NO. 1

FEBRUARY 2021

INTRODUCTION:

This subdivision is located in the Sterling area, ~1.5 miles due north of the Sterling Hwy., at MP 84.6. Its legal description is: *A subdivision of Gov't. Lot 1, Section 3, T5N, R9W, S.M., excluding WhistleBait Est. Plat 2011-45, Kenai Recording District. Located within the NE1/4, of the NE1/4, Section 3, T5N, R9W, S.M., KPB, AK. Containing 32.235 Ac.* The subdivision is roughly square in geometry with a ~5 Ac. parcel previously subdivided (KRD Plat 2011-45).

This subdivision thusly contains a ~29.24 Ac. and includes the main parcel, (Tract A) and three ~1 Ac. Lots, (#2,3 &4) These lie along the south boundary, per the preliminary Plat. This subdivision is accessed via Valley View Rd. and each lot's south border is along Desmidt Ave., a 30' ROW. A request was received by the Owners to review the soils of each of these three named Lots, for future development potential. Three test-holes were completed on these three lots, in conjunction with two percolation tests. A photo view, of the preliminary plat, was provided by the Owner, via their retained surveyor, Segesser Surveying, for development of this report. The site has some varying topography to the north but is quite flat along the southern half. The subject three Lots are all within the flat portion of the original parcel.

AREA GEOLOGY:

¹The subject area is part of the Kenai-Kasilof Soils Conservation Sub-district and lies along the north-eastern portion, of the Kenai uplands. The area is underlain by folded silty and sandy sediments of the Kenai formation, of the Tertiary, Eocene age. Most deposits are buried by thick glacial and alluvial deposits. Most deposits originated from the tributary glaciers of the Kenai Mountains. These occurred either through their progression or (in the case of the deposition of thick, coarse grained deposits, formally broad terraces of the Kenai River) their retreat, leaving sub-angular sands and rounded, clean gravels, as witnessed from this investigation. The coarser materials were formed into the hillier portions, with the lowlands representing the fine, grained materials. Principally, many of the upland soils of this lower portion of this subdivision are of the Naptowne silt-loam soil types, known for their well-drained characteristic as well as stability as foundation material. Some limited areas of Kenai silt-loams are in evidence but of limited extent; found mainly in areas just south of the flatter border areas of this subdivision. Per the Area Soils report, Reference¹, the Naptowne silt loams, whether relatively level or gently sloping (NaA or NaB as listed in this reference) all have deep separation to the underlying water table and typically exhibit 'moderately deep to shallow loess' over coarse-grained substratum.

SUMMARY OF SOILS REVIEW:

- 1.) Each of the three test-holes were excavated down to ~14' in depth and reviewed on 10/10/2020. (See Attach. # 1,2,3). Test-holes #1, #2 & #3 are located on each lot's easterly end i.e., Lots #2, #3 & #4, respectively. (See Attach. #7) The larger portion of Tract A was reviewed on the surface for any anomalies and being > 200,000 sq. ft., was not excavated for analysis. However, the next parcel to the West, containing an open gravel source, was reviewed for possible continuation of the general area's formation. That site indicated that the soil strata visible, mirrored exactly as revealed in the easterly portion of the subject parcel. The various sand and gravel deposits evident through TH. #'s 1,2 & 3, across the continuous river terrace, were laid down in similar fashion. This indicates that similar conditions will be found on the remaining ~29 Ac. of Tract A.

- 2.) No ground water was noted in any of the three test-holes exposed. From historical dialogue and from visualization of the westerly noted gravel site, the water table in this area is found at greater than the 20' depth.
- 3.) Most of the in-situ materials, encountered in each of the test-holes was either coarse grained material, clean and well drained, poorly graded, rated GP or moderately finer and subangular sands, rated SP (per the USCS). A small portion was deemed to be GM, silty gravels. No impervious soils, (plastic silts or clays) were found to exist in this area.
- 4.) These clean sands and gravels would normally be rated for wastewater disposal as requiring 115 to 150 SF per Bedroom, or 1.2 to 1.5 gallons of waste flow per sq. ft.
- 5.) Due to the high porosity of the gravel portions, a typical waste disposal area would be installed as a conventional 'Bed' type system, allowing a subdrain or sand liner (2'D) of #40 sand layer to be placed where percolation rates are tested as being low. Percolation tests were sampled immediately adjacent to each test-hole but adequately separated to eliminate any interference to the two excavations. Two percolation results are included in this report, (P#1 & P#2, see Attach. #'s 4 & 5). Percolation Test #1, performed at the ~ 12' depth in the clean, medium sized, loose Sands, with little silt, were tested at 1.2 Min./In. and that of the shallower, but tighter, sandy Gravels, tested at ~2 Min./ In. Perc Test at TH#3 gave results like these at 1.0 Min./In. Thusly, some areas, if ever developed, will need a sand liner placed prior to a waste-water absorption bed being installed.
- 6.) No wells were noted on these lots. Attach. #7 demonstrates that with the examples of each Lot's 100' Rad. Well swings, more than 20,000 S.F. of area for future waste disposal systems and any future replacements, exists. The adjacent properties to the East, North and South do have private wells but all lie >200' away; greater than the required 100' separation from any future onsite waste disposal systems. Any future ground water sources developed on these Lots should be logged in at ~50 - 100' depth, depending on quality and quality so desired.
- 7.) Additional Attachments included to this report are:
 - a.) ATTACH. # 6: Preliminary Plat layout of Whistlebait Estates Add. No. 1.
 - b.) ATTACH. # 7: Test hole locations for each Lot.
 - c.) ATTACH. # 8: Typical 3-Tube Leach Bed example with #40 Sand Liner and with buriable closed foam insulation as necessary.
 - d.) ATTACH. # 9: Location Map showing general location.
 - e.) ATTACH. #10: Unified Soil Classification System chart.

In summation, this report was compiled from attached subsurface soils reports, the author's area-wide experience with similar soil conditions, the noted soils investigation field work as well as the platted topography and existing development of the parcel property proper. The soils delineated through the excavation of the represented test-hole locations, found on these three lots, represent fully capable soils for general building construction. Also, more than 20,000 sq. ft. of area exist on each lot, as adequate area, and absorption capability for onsite wastewater disposal, with no complications of impermeable soils or shallow water table.

TEST HOLE LOG				#1	Attach. 1
				Date:	10/10/2020
LOCATION: T5N R9W SM. NE1/4, NE1/4, S. 3, Whistlebait Est. Add.#1, Lot2 105' W of Valley View Rd. ROW, ~40' North of the So. E/W property line. {Lat.: 60.556667° N, Long.: 150.824444° W}					
EQUIPT.: Komatsu PC138, Valley View Gravels Oper.: D. Michel				Fld. Rvw. W. Robson	
Grd. Elev.: ~ 321' (Est'd. from Cell Ph. App.)					
STRATA DEPTH		HATCHING	DESCRIPTION	SAMPLE	
0"			<u>GRAVEL</u> , (imported) (Origin'l. surface organics stripped years earlier.)		
- 2.8'	1				
	2		clean, dry, slight silt, <8%, Sandy, ~ 25%. Gravel to ~ 4" dia.	[GP]	
	3				
	4				
2.8' -	5		<u>GRAVEL</u> Silty, (~8-10%) w/ #80 - #100 Sand (~30%) Moderately loose, brown Gravel portion, mostly 1 - 2" dia., loose, some to 4" and inc. w/ depth		
	6				
	7				
9.8'	8				
	9			[GM-GP]	
	10				
9.8' -	11		<u>SAND</u> Clean, sub-angular, dry, brown #60 to #80; <10% silt, some 1" gravel, compact		
	12				
14.1'	13		No Groundwater encountered to B.O.H.	[SP]	
	14				
			B.O.H. @ 14.1'		

P
E
R
C

TEST HOLE LOG				#2	ATTACH. #2
				Date:	10/10/2020
LOCATION: T5N R9W SM. NE1/4, NE1/4, S. 3, Whistlebait Est. Add.#1, Lot3 ~510' W of Valley View Rd. ROW, ~42' North of the So. E/W, P/L & 108' So. of runway C/L. {Lat.: 60.556667° N, Long.: 150.826667° W}					
EQUIPT.: Komatsu PC138, Valley View Gravels Oper.: D. Michel				Fld. Rvw. W. Robson	
Grd. Elev.: ~ 320' (Est'd. from Cell Ph. App.)					
STRATA DEPTH	HATCHING	DESCRIPTION	SAMPLE		
0" - 11"	1	<u>VEG.</u> Organic silt, drk. Brwn., moist, previously disturbed years earlier. [Pt]		P E R C	
11" - 2.2'	2	<u>SILT</u> Organic, changing to inorganic Dense, moist, brown to grey. [OL-ML]			
2.2' - 3'	3	<u>GRAVEL</u> Boney, ~70% gravel, 1" to 5", rounded, sand portion clean, dry, #60 - #80. [GP]			
3' - 4'	4				
4' - 5'	5				
5' - 6'	6				
6' - 7'	7				
7' - 8.8'	8				
8.8' - 9'	9	<u>SAND</u> Clean, sub-angulr, dry, brown #80 to #100; Loose to mod. compact; uniform, sub-ang. <10% silt, some 1"gravel. [SP]			
9' - 10'	10				
10' - 11'	11				
11' - 12'	12				
12' - 13'	13				
13' - 14.2'	14				
No Groundwater encountered to B.O.H.					
B.O.H. @ 14.2'					

TEST HOLE LOG				#3	<u>ATTACH. #3</u>
				Date:	10/10/2020
LOCATION: T5N R9W SM. NE1/4, NE1/4, S. 3, Whistlebait Est. Add.#1, Lot4 ~826' W of Valley View Rd. ROW, ~35' North of the So. E/W, P/L & 136' So. of runway C/L. {Lat.: 60.556667° N, Long.: 150.892833° W}					
EQUIPT.: Komatsu PC138, Valley View Gravels Oper.: D. Michel				Fld. Rvw. W. Robson	
Grd. Elev.: ~ 328' (Est'd. from Cell Ph. App.)					
STRATA DEPTH	HATCHING	DESCRIPTION	SAMPLE		
0' - 2" 2" - 11" 11" - 2.2' 2.2' - 13.5' 13.5' - 14.5'		<u>VEG.</u> Organic silt, drk. Brwn., moist, [Pt] <u>SILT</u> previously disturbed years earlie [OL] <u>SILT</u> Organic, changing to inorganic Mod-tight, moist, brown to grey [OL-ML] < 10% Gravel; ~15% Sand. <u>GRAVEL</u> Boney, Cobbles to 12", rounded, ~70% gravel, 4" to 5" sand portion clean, dry, ~20%, #60 - #80. <u>GRAVEL</u> Highly compact, Sandy ~10%, Sand portion 25-35%; #60-#80; 5-10% Silt, grey, dry.	P E R C (Perc: ~1M/In.) [GP] [GP]		
No Groundwater encountered to B.O.H. B.O.H. @ 14.5'					

PERCOLATION TEST FORM**ATTACH. #4**DATE: 10/13/2020 TEST PERFORMED BY: W. RobsonLOCATION: T5N R9W SM. NE1/4, NE1/4, S. 3, Whistlebait Est. Add.#1, Lot2LAT./LONG.: LAT.: 60.556389° N.; LAT.: 150.824444° WTEST HOLE #: #1-P.1DEPTH TO BOTTOM OF HOLE: 11.9'DIAMETER: 6"**PERCOLATION HOLE DESCRIPTION:**DEPTH, IN.SOIL TEXTURE:0 - (9.4')GRAVEL ,silty 10-15%18" (10.9')GRAVEL, sand portion fine- medium ~30%18" - 30' (11.9')SAND, Fine, -medium, clean12:35P - Soak #1- 9min., hole empty; Soak #2- 9.5 mon. empty.

Start Time	Time Interval Min.	Mesurement Inches	Drop in Water Level Inches	Perc Rate Min/In.	Remarks:
1:07PM	10	8.25 - 2.75"	5.5	1.82	
1:19	7.5	2.75 - 7.88	5.1	1.47	
1:28	6.5	7.8 - 2.2	5.6	1.16	
1:29	0	Void	N/A	N/A	Dirt-wall fell in Hole, test temp. halted
1:35	5	8.8 - 3.8	5	1.00	
1:42	4.5	6.0 - 3.0	3	1.50	
1:47	6.1	8.5 - 2.4	6.1	1.00	
1:55	4.6	9.1 - 3.4	5.7	0.81	
2:02	4.6	10.2 - 4.1	6.1	0.75	
			Ave:	1.19	

RESULTANT PERCOLATION RATE: 1.2 Min. / Inch

PERCOLATION TEST FORM**ATTACH. #5**DATE: 10/13/2020TEST PERFORMED BY: W. RobsonLOCATION: TSN R9W SM. NE1/4, NE1/4, S. 3, Whistlebait Est. Add.#1, Lot 3LAT./LONG.: LAT.: 60.556667° N.; LAT.: 150.826944° WTEST HOLE #: #2-P.2DEPTH TO BOTTOM OF HOLE: 4.7'DIAMETER: 6"

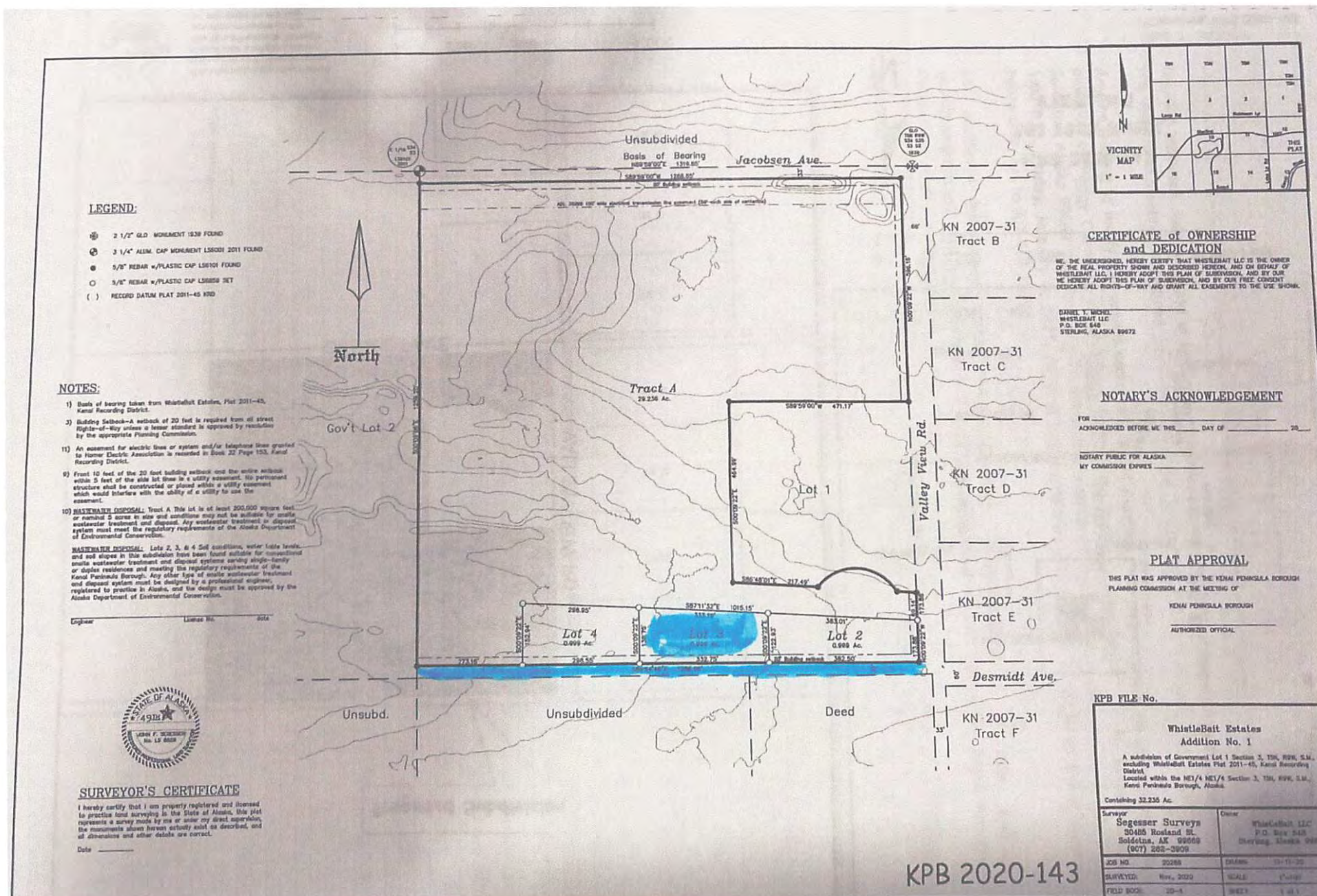
PERCOLATION HOLE DESCRIPTION:

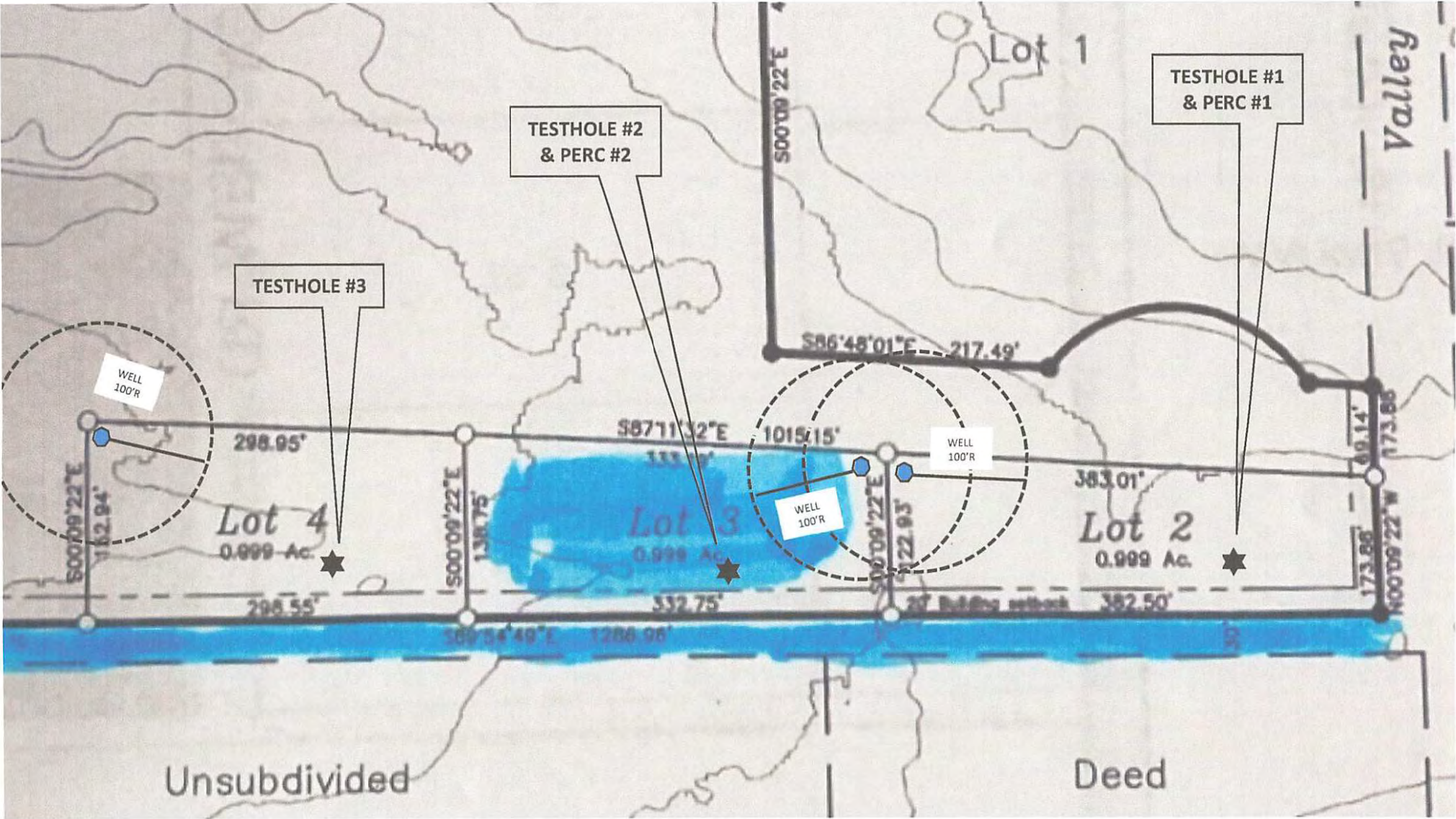
<u>DEPTH, IN.</u>		<u>SOIL TEXTURE:</u>
<u>0 - 11"</u>	<u>(2.6')</u>	<u>SAND, silty, moist, grey.</u>
<u>11" - 17"</u>	<u>(3.5')</u>	<u>SAND, gravelly w/ 20% silt</u>
<u>17" - 31"</u>	<u>(4.7')</u>	<u>GRAVEL, compact, sandy, fine</u>

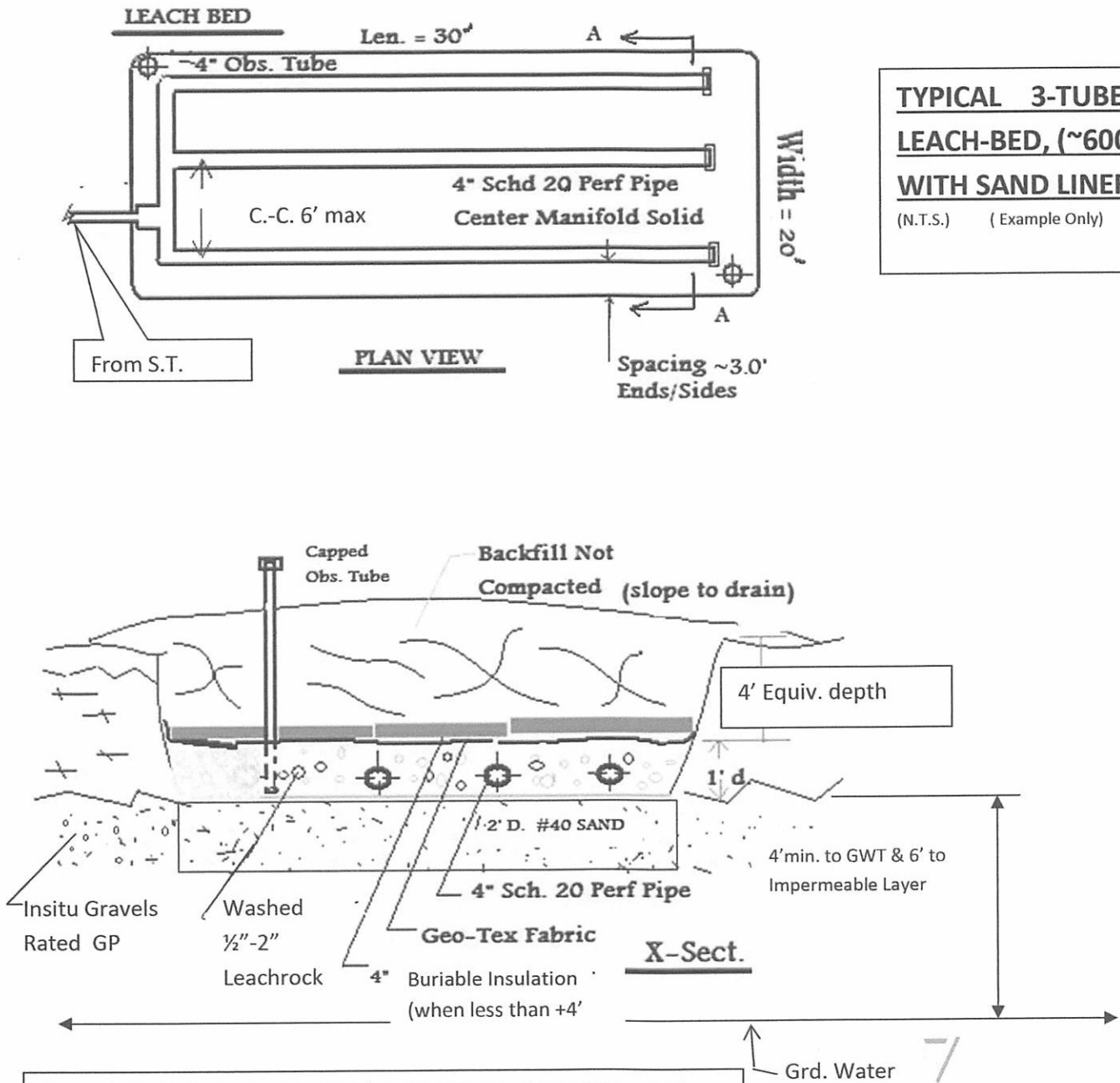
2:31P - Soak began (1.5 hrs.) 4:33p: #1 ck. Fill < 9 min. empty; #2: <10 min. empty.

<u>Start Time</u>	<u>Time Interval Min.</u>	<u>Mesurement Inches</u>	<u>Drop in Water Level Inches</u>	<u>Perc Rate Min/In.</u>	<u>Remarks:</u>
4:55PM	10	11.0 - 3.87	7.13	1.40	Each test allowed to run 10 minutes
5:06	10	11.1 - 4.5	6.60	1.51	"
5:18	10	11.25 - 4.9	6.35	1.57	"
5:30	10	10.75 - 4.82	5.93	1.69	"
5:42	10	11.0 - 4.9	6.10	1.64	"
5:53	10	11.25 - 4.9	6.35	1.57	"
			Ave:	1.56	{Complete by 6:05P}

RESULTANT PERCOLATION RATE: 2 Min. / Inch

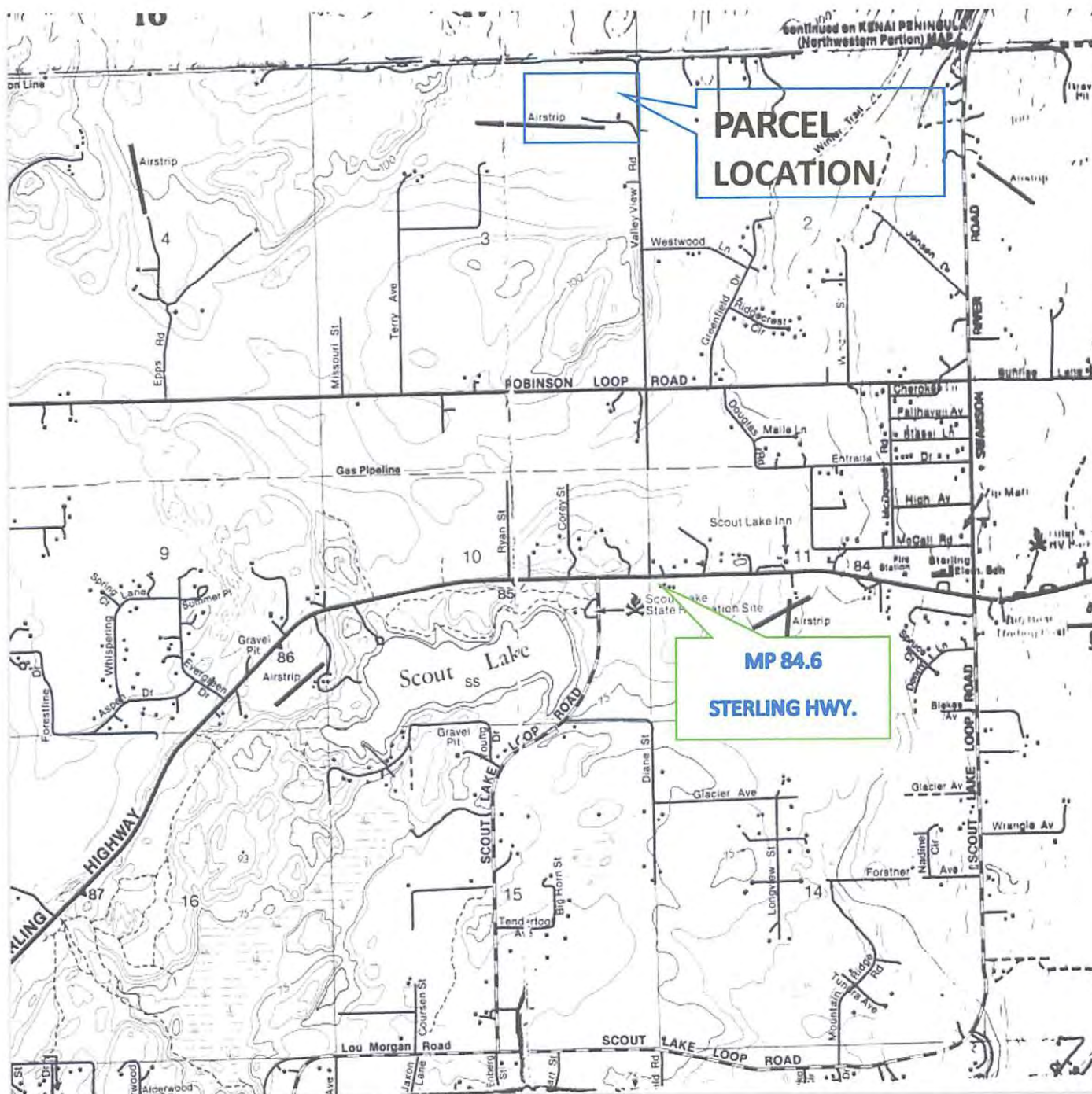






**TYPICAL 3-TUBE
LEACH-BED, (~600SF)
WITH SAND LINER**
(N.T.S.) (Example Only)

Example Only: System to be sized per existing soil conditions and determined loading rate. Consult AK 18AAC.72 and ADEC local office.



Unified Soil Classification System

From Wikipedia, the free encyclopedia

The **Unified Soil Classification System** (USCS) is a [soil classification](#) system used in [engineering](#) and [geology](#) to describe the [texture](#) and [grain size](#) of a [soil](#). The classification system can be applied to most [unconsolidated](#) materials, and is represented by a two-letter symbol. Each letter is described below (with the exception of **Pt**):

First and/or second letters

Letter	Definition
G	gravel
S	sand
M	silt
C	clay
O	organic

Second letter

Letter	Definition
P	poorly graded (uniform particle sizes)
W	well-graded (diversified particle sizes)
H	high plasticity
L	low plasticity

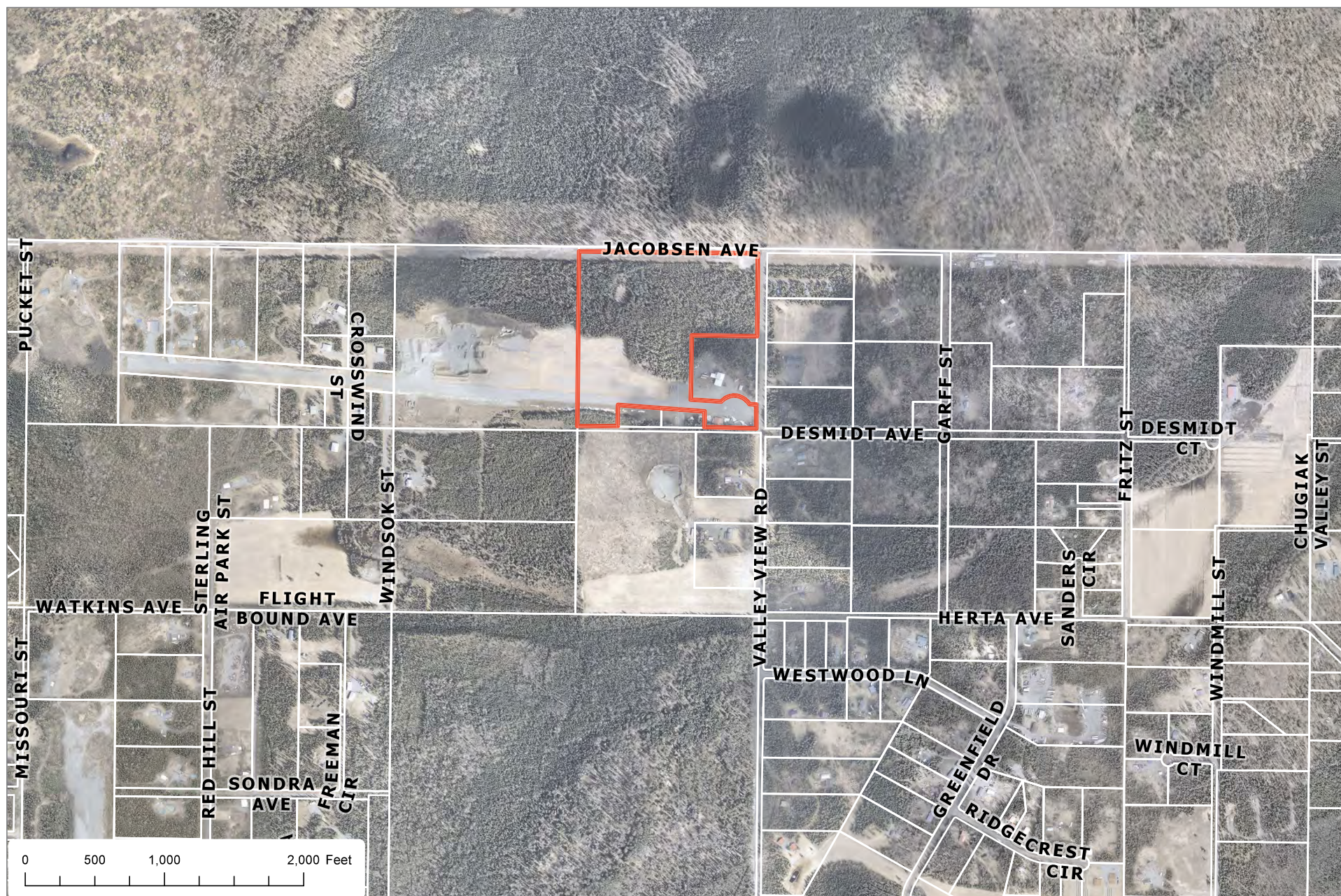
If the soil has 5–12% by weight of fines passing a #200 sieve ($5\% < P_{\#200} < 12\%$), both grain size distribution and plasticity have a significant effect on the engineering properties of the soil, and dual notation may be used for the group symbol. For example, GW-GM corresponds to "well-graded gravel *with silt*."

If the soil has more than 15% by weight retained on a #4 sieve ($R_{\#4} > 15\%$), there is a significant amount of gravel, and the suffix "with gravel" may be added to the group name, but the group symbol does not change. For example, SP-SM could refer to "poorly graded SAND with silt" or "poorly graded SAND with silt and gravel."

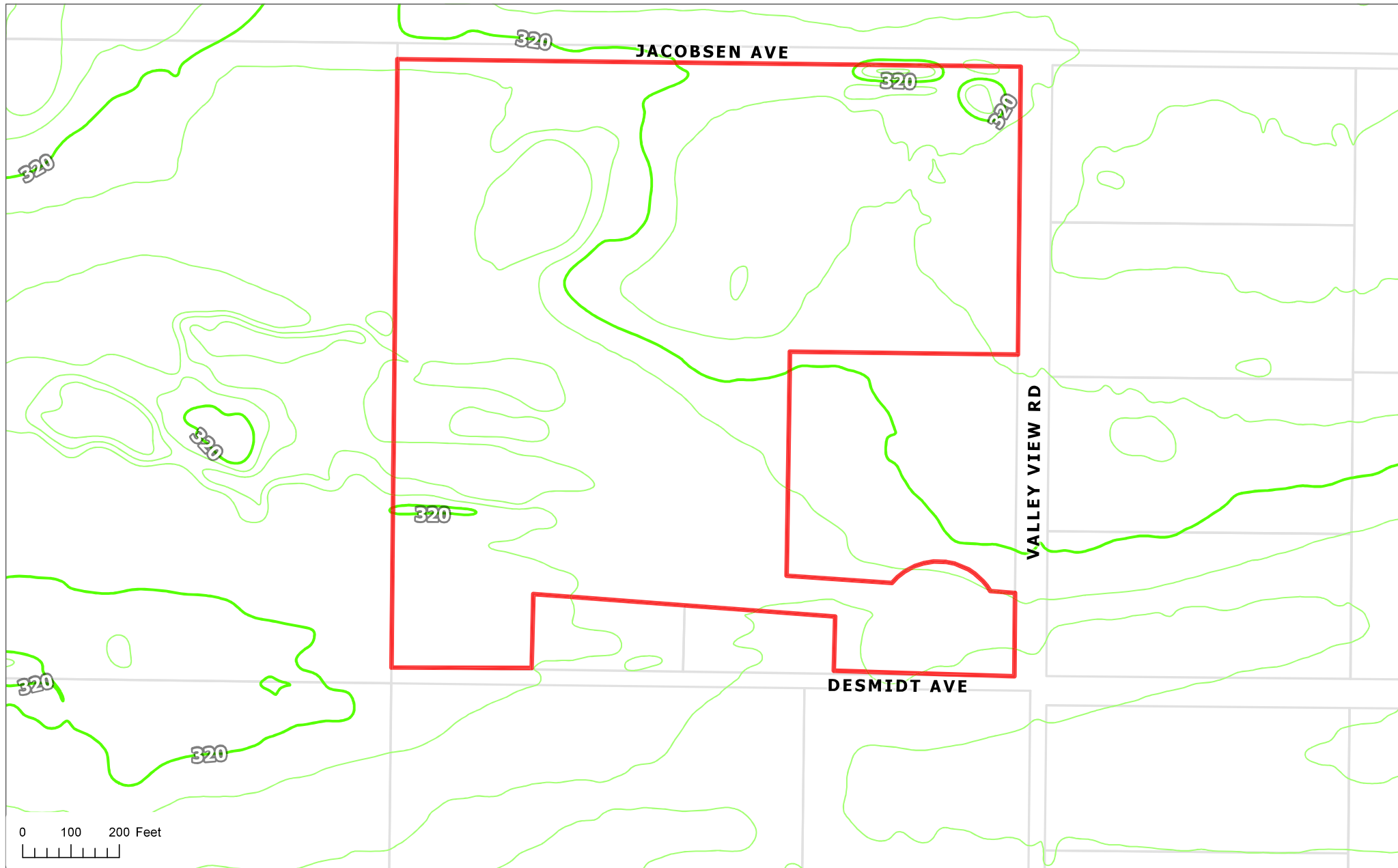


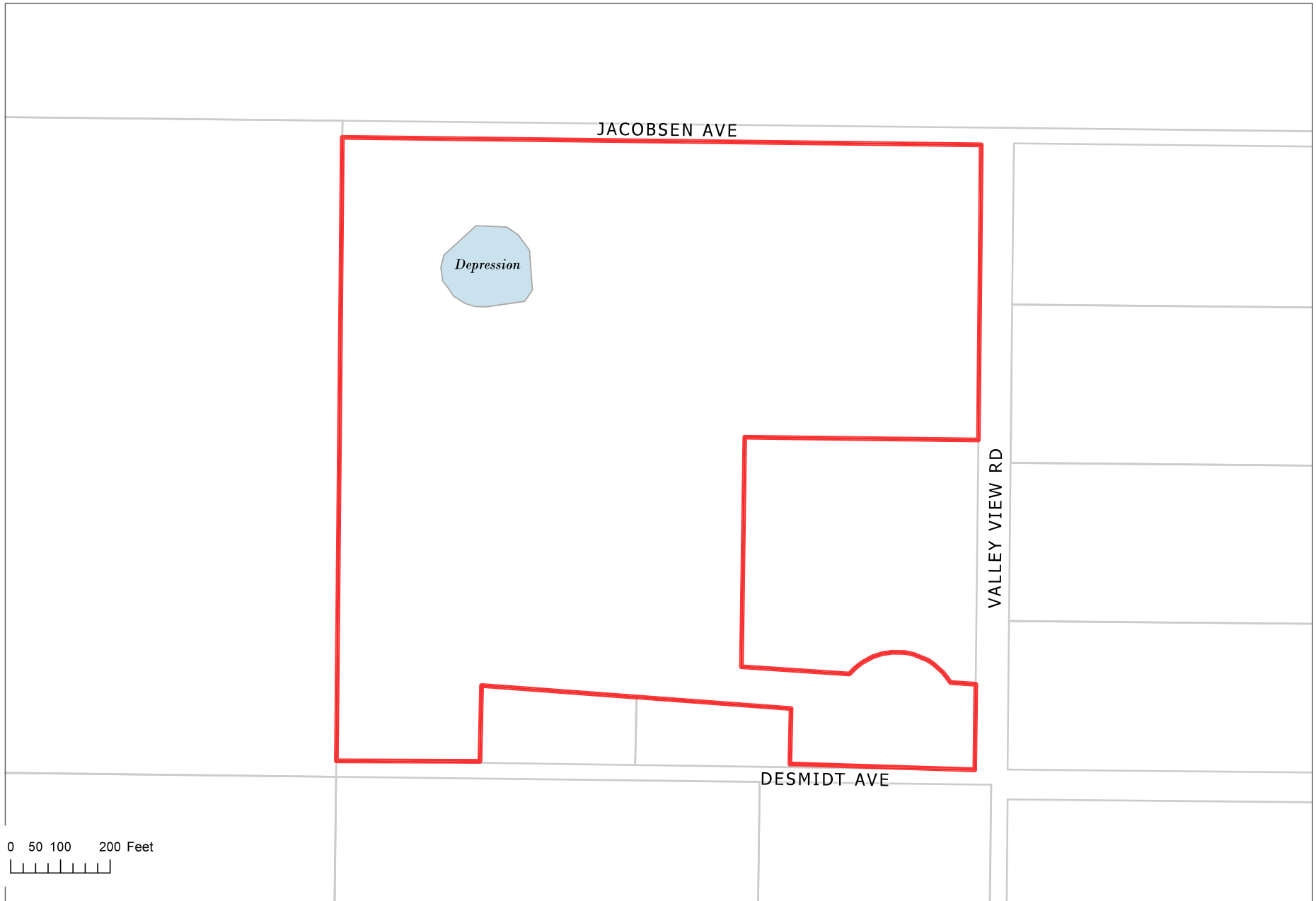
Aerial Map

KPB File 2026-023
3/1/2026



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.





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:

- 2 1/2" GLO MONUMENT 1939 F(RNH)
- 3 1/4" ALUM. CAP MONUMENT 19901 2011 F(RNH)
- 5/8" REBAR w/PLASTIC CAP 190101 F(RNH)
- 5/8" REBAR w/PLASTIC CAP 190050 DE1
- () RECORD DATUM PLAT 2011-45 (RHI)

NOTES:

- 1) Basis of bearing taken from WhistleBait Estates, Plat 2011-45, Kenai Recording District.
- 2) Building setback-A setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) Improvements on Tract A predate the 20' building setback created by plat KN 2011-45 and are not subject to the 20' building setback. Any replacement, or improvement, to the building must comply with the 20' building setback as shown on this plat.
- 4) The existing overhead electric line is the centerline of a 20' wide electrical distribution easement including guy wire area.
- 5) An easement for electric lines or system and/or telephone lines granted to Homer Electric Association, Inc. is recorded in Book 33 Page 153, Kenai Recording District. No definite location disclosed.
- 6) Any person developing the property is responsible for obtaining of required local, state, and federal permits, including a U.S. Army Corps of Engineers wetland determination if applicable.
- 7) An exception to KPB 20.30.170, Block length, was granted by the Plat Committee at the meeting of January 11, 2011.
- 8) ~~No structures are permitted within the platted portion of Tract A.~~
- 9) Plat KN 2011-45 granted the front 10 feet of the 20 foot building setback and the entire setback within 5 feet of the site lot lines on utility easements. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of its utility to use the easement.
- 10) **WASTEWATER DISPOSAL:** Tract A This lot is at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

WASTEWATER DISPOSAL: Lot 3 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 and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

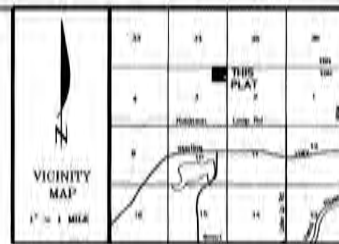
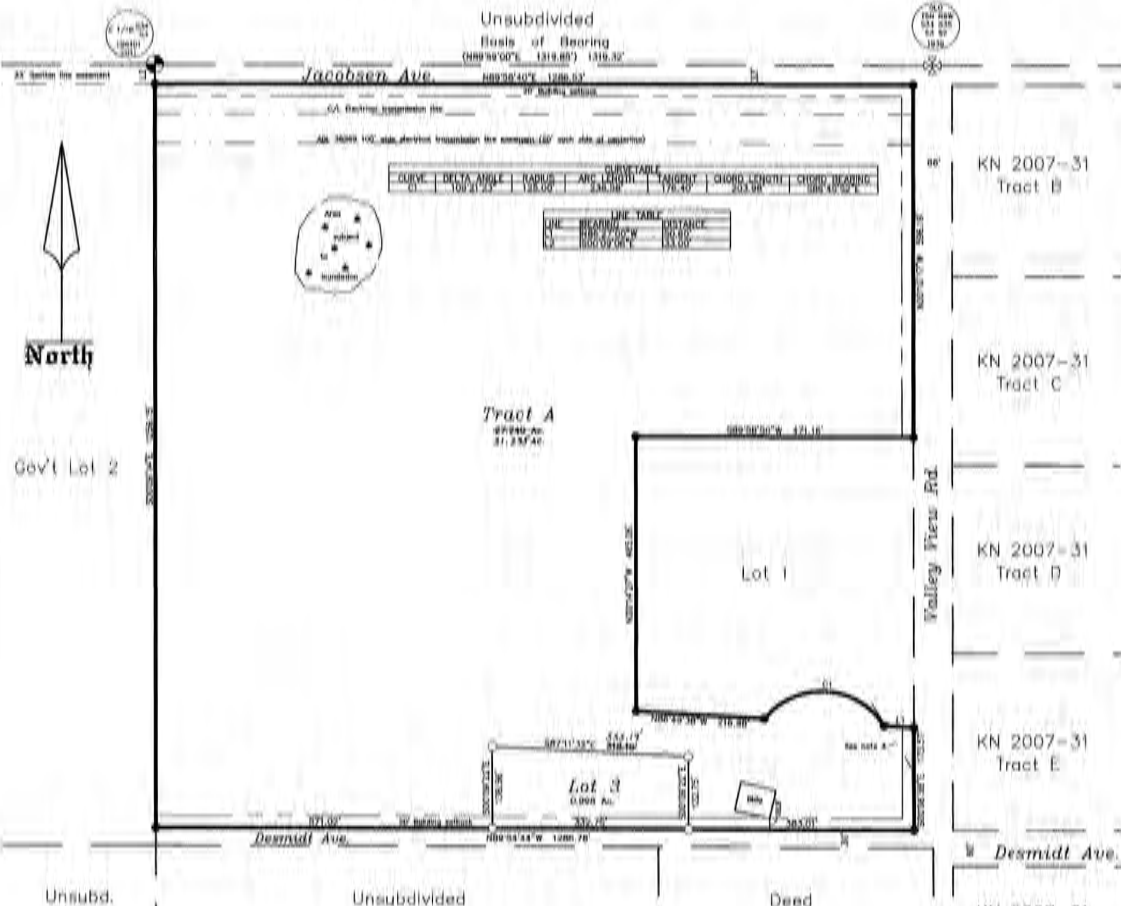
Walter J. Hansen *ASCE 7712 02/12/2011*
 Engineer License No. _____ Date _____



SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska; this plat represents a survey made by me or under my direct supervision; the monuments shown hereon actually exist as described; and all dimensions and other details are correct.

Date 3-11-21



CERTIFICATE of OWNERSHIP and DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT WHISTLEBAIT LLC IS THE OWNER OF THE REA PROPERTY SHOWN AND DESCRIBED HEREON, AND IN WHOLE OR IN PART, I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS IN THE USE THEREOF.

Samuel T. Michael
 OWNER
 WHISTLEBAIT LLC
 P.O. BOX 649
 STERLING, ALASKA 99672

NOTARY'S ACKNOWLEDGEMENT

For Samuel T. Michael
 ACKNOWLEDGED BEFORE ME THIS 18 DAY OF March, 2021.

Debra Kaye Fletcher
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 3-1-2024

STATE OF ALASKA
 SANDRA KAYE FLETCHER
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 3-1-2024

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JANUARY 11, 2021.

KENAI PENINSULA BOROUGH
Debra Kaye Fletcher
 AUTHORIZED OFFICIAL
 3/21/21

KPB FILE No. 2020-143

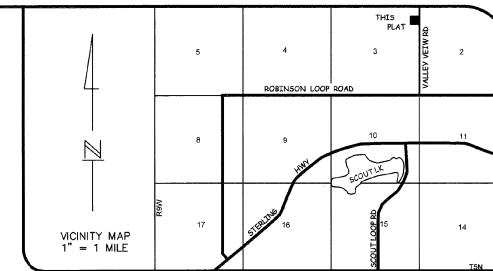
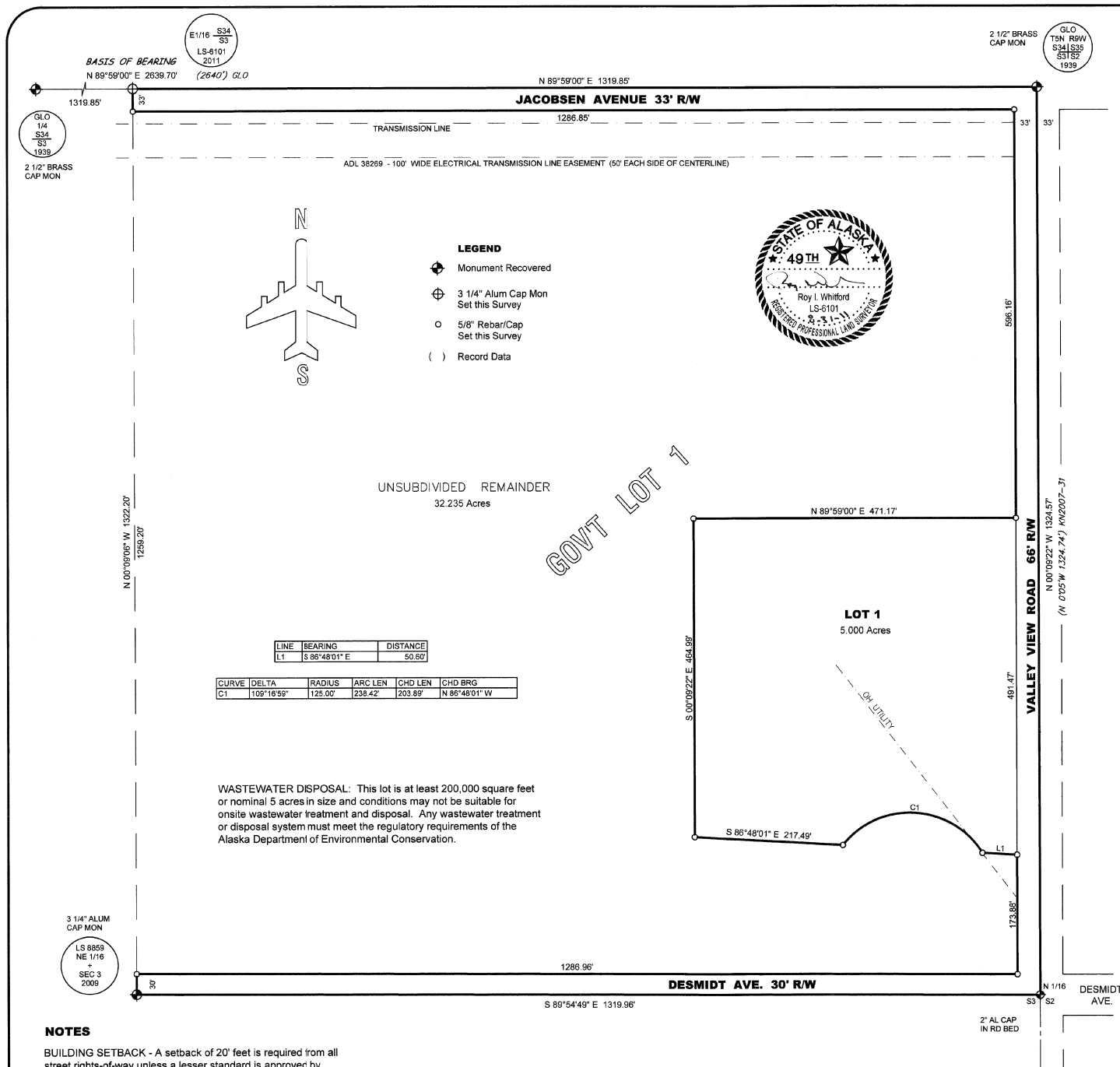
WhistleBait Estates Addition No. 1

A subdivision of Government Lot 1 Section 3, T6N, R9W, S4M, excluding WhistleBait Estates Plat 2011-45, Kenai Recording District, located within the NE1/4 NE1/4 Section 3, T6N, R9W, S4M, Kenai Peninsula Borough, Alaska.

Containing 32.235 Ac.

Surveyor Hegmann Surveys 20400 Rosland St. Soldotna, AK 99669 (907) 882-3000	Owner WhistleBait LLC P.O. Box 649 Sterling, Alaska 99672
JOB NO. 2020A	DRAWN: 3-9-21
SURVEYED Nov., 2020	SCALE: 1\"
FIELD BOOK: 20-4	SHEET: 1 of 1

Page 1 of 1



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 by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Daniel T. Michel

DANIEL T. MICHEL
WHISTLEBAIT, LLC
PO BOX 648 STERLING, AK 99672

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 31st day of August, 2011.

For Daniel T. Michel

Daniel A. Whitford
Notary Public for Alaska
My Commission Expires July 14

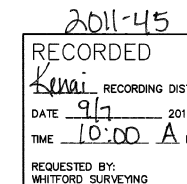


PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of JUNE 13, 2011

KENAI PENINSULA BOROUGH

By: Paul B. Joeller
Authorized Official



KENAI RECORDING DISTRICT

WhistleBait Estates

A SUBDIVISION OF A PORTION OF GOV'T LOT 1
LOCATED WITHIN THE NE1/4 NE1/4 SEC. 3, T5N, R9W, SM, AK
KENAI PENINSULA BOROUGH
7.865 Acres

WHITFORD SURVEYING
PO BOX 4032 - SOLDOTNA, AK 99669
(907) 260-9092

SURVEYED: 2/2011
KPB FILE NO: 2011-015

SCALE: 1" = 100'
DWG FILE: WhistleBait.dwg

**ITEM #4 - PRELIMINARY PLAT
WHISTLEBAIT ESTATES NO 3**

KPB File No.	2026-023
Plat Committee Meeting:	April 13, 20226
Applicant / Owner:	Whistlebait, LLC
Surveyor:	Aaron Brown, Vector Surveying LLC
General Location:	Desmidt Avenue & Valleyview Road Sterling Area
Parent Parcel No.:	063-043-79
Legal Description:	T 05N R 09W SEC 03 SEWARD MERIDIAN KN 2025071 WHISTLEBAIT ESTATES ADDN NO 2 TRACT A1
Assessing Use:	Accessory Building
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.240 – Building Setbacks KPB 20.10.110 – Building Setback Encroachment Permits

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Venuti moved, seconded by Commissioner Whitney to grant preliminary approval to Whistlebait Estates No. 3 based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Venuti moved, seconded by Commissioner Whitney to grant the exception to KPB 20.30.240 – Building Setbacks & KPB 20.10.110 – Building Setback Encroachment Permits

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
---------	----------------------------------

AMENDMENT MOTION: Commissioner Venuti moved, seconded by Commissioner Whitney to attach the following finding in support of the exception request:

- Standard One: Finding 1 from the applicant justification letter dated 2/26/26 and findings 12 & 13 from the staff report .
- Standard Two: Finding 1 from the applicant justification letter dated 2/26/26 and findings 12 & 13 from the staff report.
- Standard Three: Findings 1 & 2 from the applicant justification letter dated 2/26/26.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

AMENDMENT MOTION PASSED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
---------	----------------------------------

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
---------	----------------------------------

**ITEM #5 - PRELIMINARY PLAT
CLARK'S POINT OF VIEW CHCH ROW VACATION PLAT**

KPB File No.	2023-061
Plat Committee Meeting:	April 13, 2026

AGENDA ITEM E. NEW BUSINESS

**ITEM #4 - PRELIMINARY PLAT
WHISTLEBAIT ESTATES NO 3**

KPB File No.	2026-023
Plat Committee Meeting:	April 13, 20226
Applicant / Owner:	Whistlebait LLC / Sterling Alaska
Surveyor:	Aaron Brown / Vector Surveying LLC
General Location:	Desmidt Ave & Valleyview Rd in Sterling

Parent Parcel No.:	063-043-79
Legal Description:	T 05N R 09W SEC 03 SEWARD MERIDIAN KN 2025071 WHISTLEBAIT ESTATES ADDN NO 2 TRACT A1
Assessing Use:	Accessory Building
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.240

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 30.269 acres tract into three new lots of size 1.055, 1.000 and 1.000 acres respectively and a tract of size 27.214 acres.

Location and Legal Access (existing and proposed):

Legal access to the plat is along Valley View Dr which has intersections with both Desmidt Ave on the south of the plat and Jacobsen Ave on the north of the plat. Valley View Dr. is a 60' dedication developed and maintained by the borough. Jacobsen Ave. is a 33' dedication that is developed and maintained by the borough. Desmidt Ave. is a 33' dedication no developed.

To get to Valley View Dr. you must exit the Sterling Highway at Swanson River Rd to Robinson Loop Rd, then to Valley View Rd.

This plat is not vacating any right-of-way or dedicating any new right-of-way.

There is a 33' section line easement along the north of the plat, south side of the section line that should be shown.

Block length is not compliant an exception was not requested. To become compliant a road needs to be ran along the west line of the plat dedicating 30 feet. This would be crossing the existing air strip that has been active for several years. The air strip has been shown on a plat in 1995. located to the west. Staff recommends the Plat Committee concur an exception is not needed at this time, but any further and more extensive development of Tract A2 in the future should consider a dedication along the west property line and Lot 5 should be reduced 30 feet to the east along the west line.

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

Site Investigation:

There are no structures located on the area of proposed Lots 5, 6 & 7. There is a structure shown on proposed

Page 1 of 6

Tract A2 that has been shown on the previous plats starting with Whistlebait Estates Addition No 1 KN 2021-5, the second plat completed on the property. It was noted as predating the setback line created on Whistlebait Estates KN2011-45. To clear up the issue staff has requested the applicant request an exception to KPB 20.30.240 building setbacks, which has been done for the structure continually shown. The surveyor has noted that the encroached portion is an overhang.

There are steep areas noted with TOP and TOE on the drawing. Staff recommends the surveyor add lines to connect the tops and toes to show a 'contour' line connection, and to note they indicate steep slopes over 20%.

Per the River Center review, the plat is located in a FEMA designated flood hazard area, Zone X-Unshaded. A plat note should be added with the Flood Hazard Notice as shown in KPB 20.30.280.D. no depiction is needed on the drawing though.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Within non-regulatory X-Unshaded. No depiction. Plat note present. Flood Zone: X (unshaded) Map Panel: 02122C-0290F In Floodway: False Floodway Panel: 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 Government Lot 1 in Section 3, Township 5 North, Range 9 West SM, Alaska. Whistlebait Estates KN2011-45 was the first subdivision of the land. Whistlebait Estates Addition No. 1 KN 2021-5 split one lot out of the larger tract previously created. Whistlebait Estates Addition No 2 KN205-71 reconfigured Lot 3 into 3A and a new lot 4 and Tract A1. This platting action will create three new lots and a remaining tract.

A soils report will be required and an engineer will sign the final plat as lots 5, 6 and 7 are below 200,000 sq ft. Previous report did not cover the area of the new lots and anew soils report covering these area will need to be submitted.

A soils report will not be required for Tract A2 as it is 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.

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.

Utility Easements

All utility easements of record appear to be shown.

The plat is not vacating any easements, none need to be shown.

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.

No easements were recommended by the utility providers

Utility provider review:

HEA	No comment
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: None Existing Street Names are Correct: Yes List of Correct Street Names: Desmidt Ave, Valley View Rd, Jacobsen Ave Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: No other comments
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Conditional Land Use Permit CLUP Resolution Number: 2016-23 CLUP Approval Date: 7/18/2016 Material Site Comments: There is an existing material site, MS2016-006, PID: 063-043-41, that is west of the subject parcel and adjacent.
Assessing	Reviewer: Windsor, Heather Comments: No comment

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

All corners of Tract A1 /A2 should be found or set, being the involved tract of this subdivision
Plat should be updated to current surveyed (measured) data.
Area of Tract A2 is off by 2.00 acres, should be 27.214 acres.
Add the date of April 13, 2026 to the Plat Approval.
Plat notes – Plat note 7 is missing, either use or renumber.
Darken the outer boundary of the plat lines or lighten the interior lot lines of the new lots to be distinguishable of the two types.

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:**
Add KPB File no 2026-023 to title block
- 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:
Add section line easement on north side of plat, south side of section line
- 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 east the lot labels need to have KN2007-31 replace P. Rumley Tracts #2
- 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:
Low spot shown, designated as Depression by KWF Wetlands Assessment

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:

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 20.30.240 Building setbacks / KPB 20.10.110 Building setback encroachment permits

Surveyor's Discussion:

SEE SUBMITTED REQUEST IN PACKET

Surveyor's Findings:

SEE SUBMITTED JUSTIFICATIONS IN PACKET

Staff Discussion:

20.30.240. - Building setbacks.

A. A minimum 20-foot building setback shall be required for dedicated rights-of-way in subdivisions located outside incorporated cities.

20.10.110. - Building setback encroachment permits.

A. Unless otherwise regulated by city zoning ordinances of properties within its boundaries, any person desiring to construct, or cause, an encroachment within a building setback shall apply for a building setback encroachment permit to the planning department. Failure to obtain an encroachment permit is subject to remedies set forth in KPB 20.10.030.

Staff Findings:

10. Per KPB 20.90 Definitions

"Permanent structures" for purposes of the building setback shall mean anything of a permanent nature that requires footings, foundations or pilings. Improvements of a minor nature that do not interfere with the sight distance from the right-of-way are allowed. Examples of allowable improvements are well casings, low retaining walls, vent pipes, individual mailboxes, address sign posts and transparent fencing such as metal chain link.

"Building setback" is the area of the lot where permanent structures are not allowed. The purpose of the setback is to promote safe public access, areas for emergency response, and traffic sight distance.

11. The encroachment shown is a 1.3' portion of a ~2.5' overhang. Photos from surveyor in packet.

12. The foundation portion of the structure sits at 21.2' of the property line and 1.2' back from the 20' setback line.

13. Whistlebait Estates KN2011-45 created the 20' building setback line originally, the following two subdivisions

14. Height of a Connex container starts a 8.5 feet, next size is 9.5 feet

If the Committee determines the petitioner **has not** met the burden of proving by substantial evidence that each of the Standards is met, the Committee should deny the exception request, and it should explain its reasons.

If the Committee determines the petitioner **has** met the burden of proving by substantial evidence that each of the Standards is met, the Committee should identify the findings of fact, based upon substantial evidence from the record, which includes this Staff Report, it determines are applicable to the Standards, and incorporate the following conditions for final approval:

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements

Page 5 of 6

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;
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;
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.

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



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 3/10/2026 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision would subdivide one parcel into four parcels.

KPB File No. 2026-023

Petitioner(s) / Land Owner(s): Whistlebait LLC of Sterling, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, August 10, 2026**, commencing at **6:30 pm**, 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. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

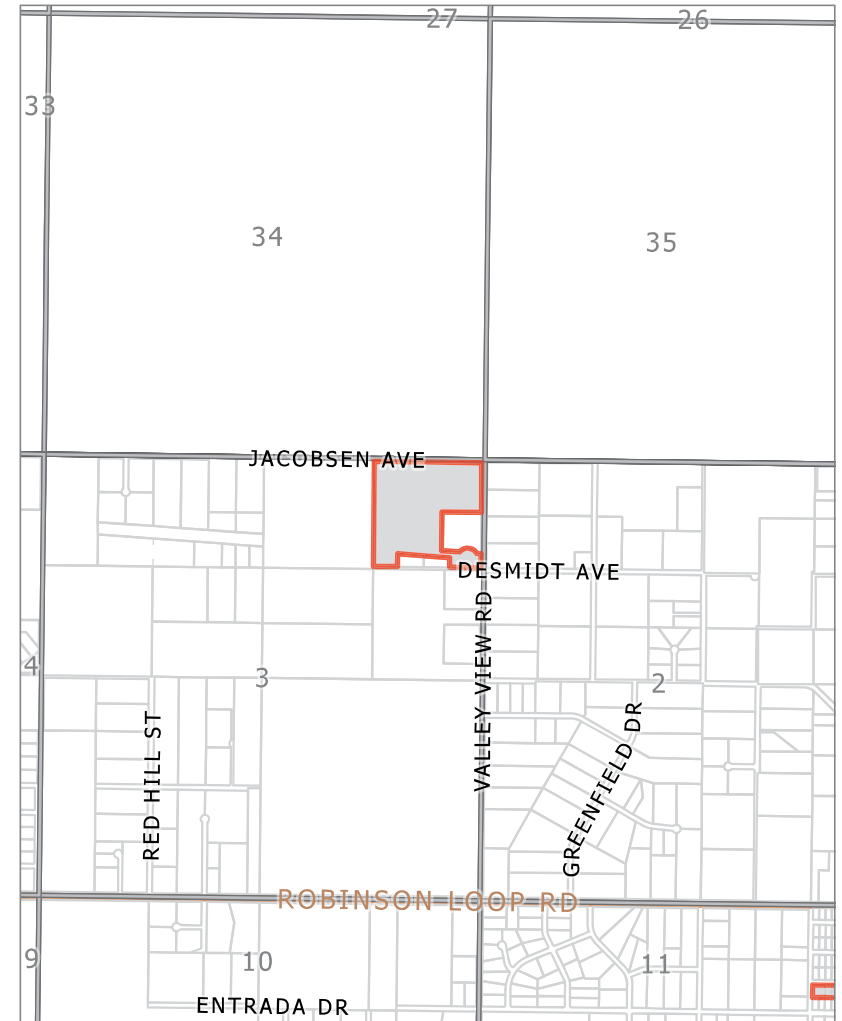
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, 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, August 7, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

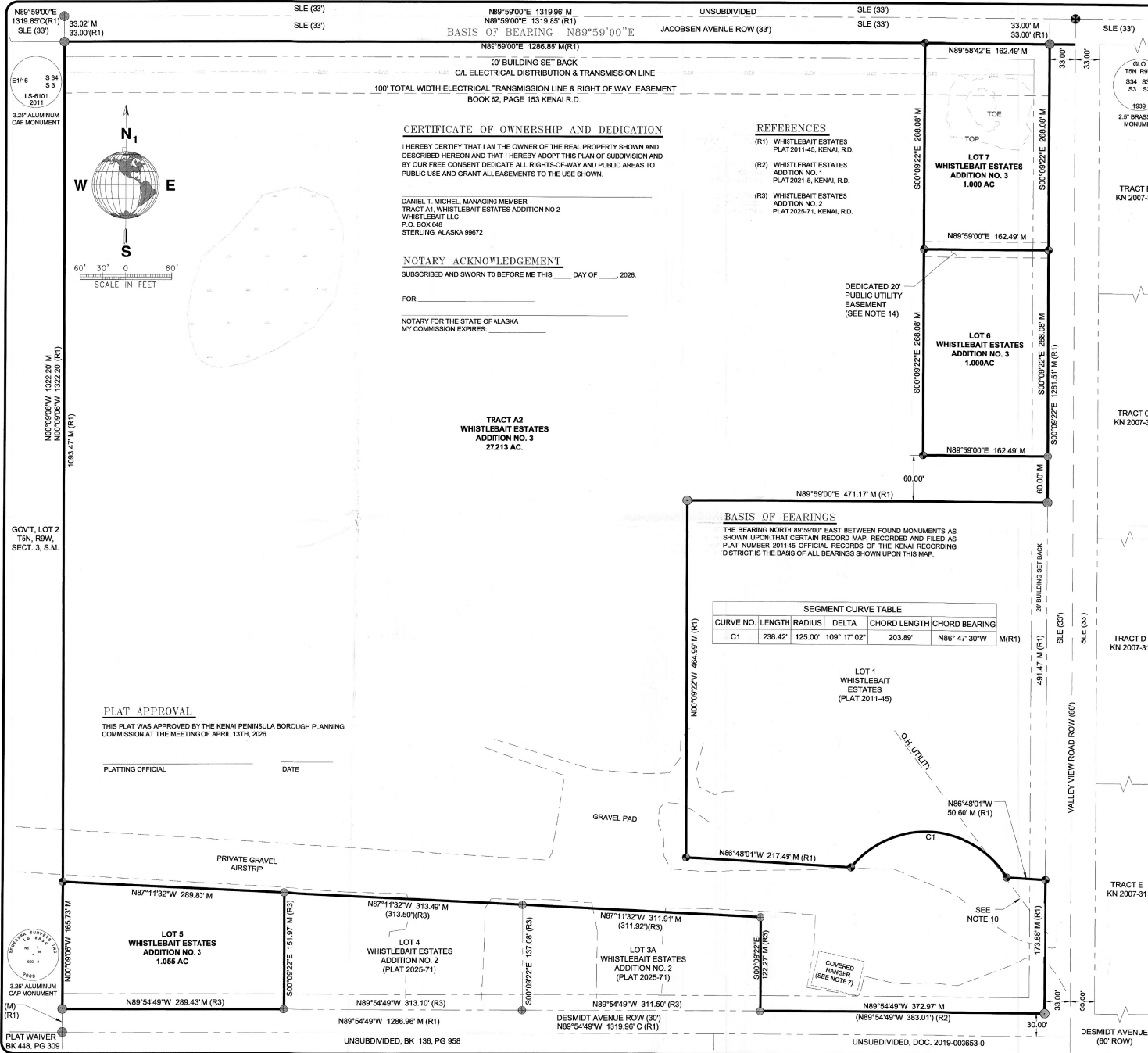
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 7/24/2026



KPB File 2026-023
T 05N R09W SEC 03
Sterling



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DANIEL T. MICHEL, MANAGING MEMBER
TRACT A1, WHISTLEBAIT ESTATES ADDITION NO. 2
WHISTLEBAIT LLC
P.O. BOX 648
STERLING, ALASKA 99672

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF ____, 2026.

FOR: _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

REFERENCES

- (R1) WHISTLEBAIT ESTATES PLAT 2011-45, KENAI, R.D.
- (R2) WHISTLEBAIT ESTATES ADDITION NO. 1, PLAT 2021-5, KENAI, R.D.
- (R3) WHISTLEBAIT ESTATES ADDITION NO. 2, PLAT 2025-71, KENAI, R.D.

BASIS OF BEARINGS

THE BEARING NORTH 89°59'00" EAST BETWEEN FOUND MONUMENTS AS SHOWN UPON THAT CERTAIN RECORD MAP, RECORDED AND FILED AS PLAT NUMBER 2011-45 OFFICIAL RECORDS OF THE KENAI RECORDING DISTRICT IS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.

SEGMENT CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	238.42'	125.00'	109° 17' 02"	203.89'	N86° 47' 30" W

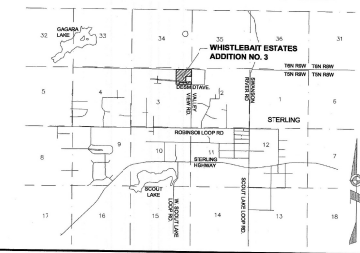
LOT 1
WHISTLEBAIT ESTATES
(PLAT 2011-45)

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 15TH, 2026.

PLATTING OFFICIAL: _____ DATE: _____

VICINITY MAP SCALE: 1" = 1 MILE



LEGEND

- FOUND GLO BRASS CAP SURVEY MONUMENT AS DETAILED PREVIOUSLY SET 2" ALUMINUM CAP SURVEY MONUMENT ON 51' REBAR, PER (R3)
- FOUND PLASTIC CAP SURVEY MONUMENT, LS 6101, PER (R1), 02/2011
- FOUND 8" REBAR, CAP MISSING, LS 6101, PER (R1), 02/2011
- SET 2" ALUMINUM CAP SURVEY MONUMENT ON 51' REBAR, LS 13102 PER NATIONAL WETLANDS INVENTORY, AREA MAY BE SUBJECT TO SEASONAL SURFACE WATER, NOT FIELD VERIFIED IN LIEU OF THIS RECORD.
- (M) MEASURED
- (C) CALCULATED
- (R1) REFERENCED RECORD MAP
- ROW RIGHT OF WAY
- AC. ACRES
- DOC. DOCUMENT
- SLE SECTION LINE EASEMENT
- KPB KENAI PENINSULA BOROUGH
- BOUNDARY LINE/PROPERTY LINE
- ADJACENT BOUNDARY LINE/PROPERTY LINE
- REMOVED BOUNDARY LOT LINE
- 20' BUILDING SET BACK LINE
- CENTER LINE OF RIGHT OF WAY
- EASEMENT EXTENTS
- TOP OR TOE OF SLOPE, AS NOTED

NOTES

- DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS ORIENTED TO THE BASIS OF BEARING.
- AN EASEMENT FOR ELECTRICAL LINES OR SYSTEM AND TELEPHONE LINES GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., RECORDED AT BOOK 32, PAGE 153, KENAI RECORDING DISTRICT ALONG THE NORTH BOUNDARY OF TRACT A1 AND NOT TO EXCEED 100' IN CLEARING WIDTH, PER THE OPERATIVE EASEMENT DOCUMENT.
- PLAT 2011-45, KENAI RECORDING DISTRICT GRANTS THE FRONT 10' OF THE 20' BUILDING SET BACK LINE AND 2' FEET OF THE SIDE LOT LINES AS UTILITY EASEMENTS. 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.
- ANY PERSON DEVELOPING WITHIN THIS SUBDIVISION IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
- FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNED BY FEMA KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE OF THIS PLAT IS RECORDED WITH THE DISTRICT RECORDERS OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODING ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE.
- VEHICULAR INGRESS AND EGRESS TO LOT 3A, LOT 4, AND LOT 5 IS LIMITED TO DESMIDT AVENUE.
- WASTEWATER DISPOSAL: TRACT A2 IS GREATER THAN 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN AREA AND CONDITIONS MAY 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.
- WASTEWATER DISPOSAL: THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON APRIL 11, 2021. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- THE EXISTING OVERHEAD POWERLINE IS THE CENTERLINE OF A 30 FOOT WIDE ELECTRICAL EASEMENT, INCLUDING POLES, GUYS, AND ANCHORS IS HEREBY GRANTED WITH THIS PLAT.
- THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.01(T)(B).
- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL DEDICATED STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- ACCEPTANCE OF THIS PLAT BY THE KPB DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.
- THE EXISTING IMPROVEMENTS ON TRACT A1 WERE CONSTRUCTED PRIOR TO THE 20' BUILDING SET BACK REQUIREMENT. ANY FUTURE REPLACEMENT OR MODIFICATION OF BUILDINGS ON TRACT A2 MUST COMPLY WITH THE 20' BUILDING SET BACK.
- 20 FOOT TOTAL WIDTH PUBLIC UTILITY EASEMENT DEDICATED THIS PLAT, CENTERED UPON THE LOT LINE IN COMMON BETWEEN LOT 6 AND LOT 7.

SURVEYOR'S STATEMENT

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

DATE: _____ REGISTRATION NO. 131102

REVISED SUBMITTAL NO. 2

AARON T. BROWN, PLS, PSW
REGISTERED LAND SURVEYOR



WHISTLEBAIT ESTATES ADDITION NO. 3

A SUBDIVISION OF TRACT A1, WHISTLEBAIT ESTATES ADDITION NO. 2, RECORDED AS PLAT 2025-71, OFFICIAL RECORDS OF THE KENAI PENINSULA BOROUGH AND RECORDED AT THE KENAI RECORDING DISTRICT

CREATING LOT 5, LOT 6, LOT 7 AND TRACT A2
CONTAINING 1.555 ACRES, 1.000 ACRES, 1.000 ACRES AND 27.214 ACRES
MORE OR LESS

LOCATED WITHIN THE NORTH EAST | NORTH EAST | SECTION 1, TOWNSHIP 9 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, ALASKA

OWNER: WHISTLEBAIT, LLC, PO BOX 648, STERLING, AK 99672

STERLING

SCALE: 1" = 60'

VECTOR
SURVEYING LLC

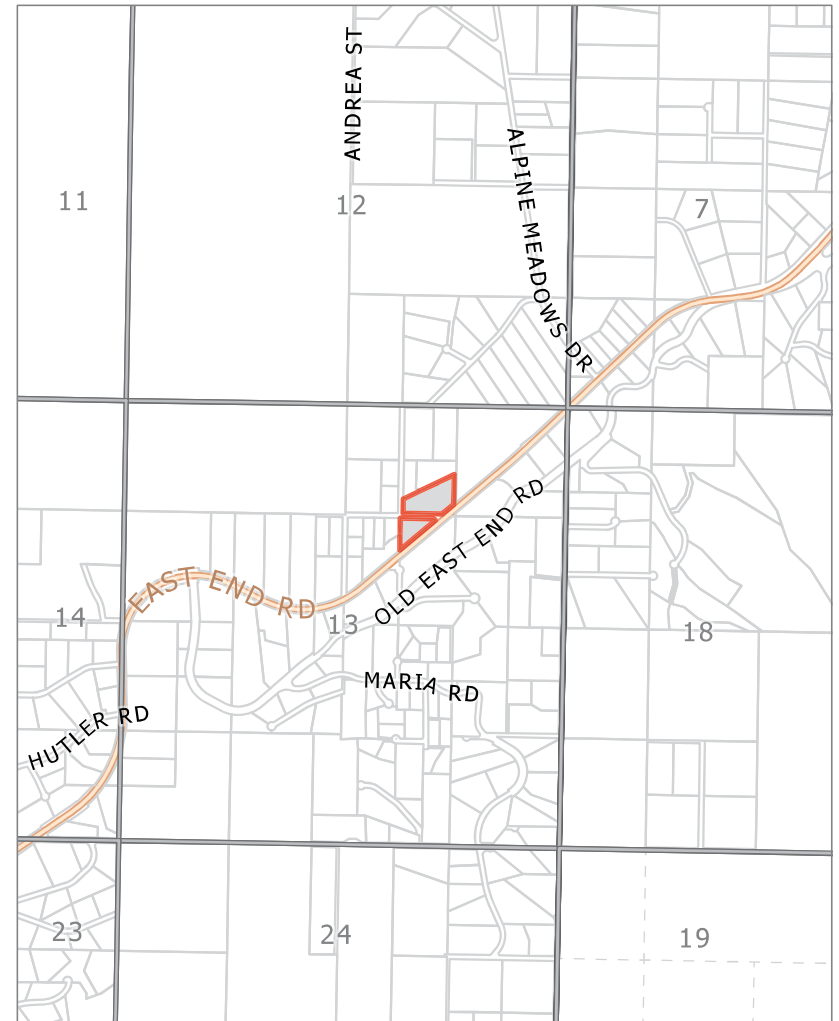
PO BOX 158
SOLDOTNA, ALASKA 99669
(907) 519-4553

KPB FILE 2026-023

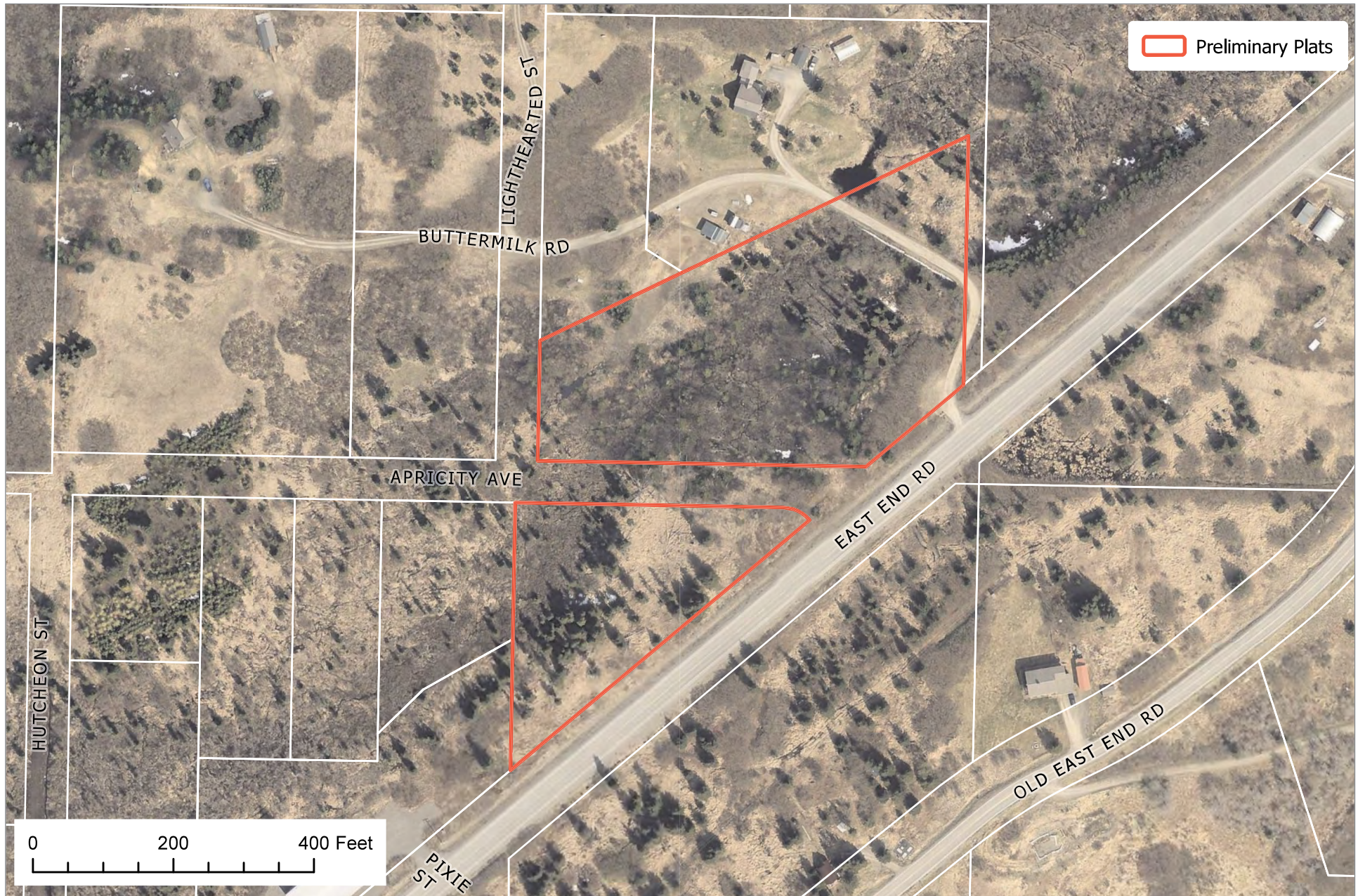
SHEET 1 OF 1

E. NEW BUSINESS

- 3. Buttermilk Meadows & Buena Vista Porter 2026 Replat
KPB File 2026-046
Seabright Survey & Design / Porter
Location: East End Rd, Light Hearted St & Apricity Ave
Fritz Creek Area**



KPB File 2026-046
T 05S R12W SEC 13
Fritz Creek



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.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	60.00'	S89°57'01"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	69.60'	74.84'	53°17'14"	N29°35'09"W	67.12'
C2	38.74'	74.84'	29°39'30"	N37°24'02"W	38.31'
C3	30.88'	74.84'	23°37'45"	N10°45'24"W	30.65'
C4	114.23'	50.00'	130°53'49"	N64°28'14"W	90.98'

NOTES

1. A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJACENT TO RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
4. 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 (RPM 14.06).
5. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
6. SUBJECT TO A RIGHT OF WAY EASEMENT WITH NO DEFINITE LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. BY BOOK 25 PAGE 224 HRD, AND BOOK 21 PAGE 3 HRD (RELEASED BY BOOK 125 PAGE 356 HRD).
7. SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS PER BOOK 237 PAGE 137 HRD.

WASTEWATER DISPOSAL

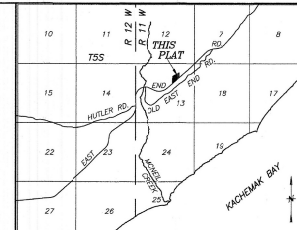
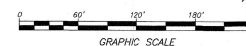
LOT 4A3-1: TBD

LOT 2-1-1: THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON JULY 15, 1993. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LEGEND

- RECORD PRIMARY MONUMENT AS DESCRIBED
- RECORD 3" PLASTIC CAP 3686-S 1991
- RECORD 2.5" AC 5786-S 1994
- TO SET 2" AC 204396-S 2026 ON 30" x 5/8" REBAR
- (R1) RECORD DATA PER HA 94-34
- (R2) RECORD DATA PER HA 91-64
- (C) COMPUTED DATA PER RECORD PLAT

- APPROX. AREA WETLAND/UPLAND COMPLEX (KWP WETLANDS ASSESSMENT, KPB GIS)
- APPROX. AREAS OF 20% SLOPE OR GREATER (KPB GIS)
- RIGHT-OF-WAY VACATED THIS PLAT
- UTILITY EASEMENT VACATED THIS PLAT



VICINITY MAP

SCALE 1" = 1 MI. U.S.G.S. QUAD. SELDOVA (C-4 & C-5)

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY DEDICATE THIS PLAN OF SUBDIVISION, AND BY THIS CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

ROBERT E. PORTER
PO BOX 3315
HOMER, AK 99603

NOTARY'S ACKNOWLEDGMENT

FOR: ROBERT E. PORTER

ACKNOWLEDGED BEFORE ME THIS

DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DESIGNATED BY THIS PLAT IDENTIFIED AS FOLLOWS: LIGHTHEARTED ST. 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.

AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MAY/20/2026.

BY: AUTHORIZED OFFICIAL

KENAI PENINSULA BOROUGH

DATE

HOMER RECORDING DISTRICT KPB FILE NO. 2026-046

BUTTERMILK MEADOWS & BUENA VISTA PORTER 2026 REPLAT

A REPLAT OF LOT 4A3, BUTTERMILK MEADOWS THREE (HM 91-64), LOT 2-1, BUENA VISTA NO. 2 SUBDIVISION (HM 94-34), & VACATION OF A PORTION OF APRICITY AVE. RIGHT-OF-WAY, LOCATED WITHIN THE NW1/4 NE1/4 & SW1/4 NE1/4 SECTION 13, T. 5 S., R. 12 W., SEWARD MERIDIAN, HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 6.602 ACRES

SEABRIGHT SURVEY & DESIGN KATHERINE A. KIRSIS, P.L.S.

1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
SEABRIGHTSURVEY@GMAIL.COM

CLIENTS: ROBERT E. PORTER
P.O. BOX 3315
HOMER, AK 99603

DRAWN BY: BT

CHWD BY: KK

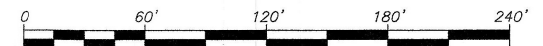
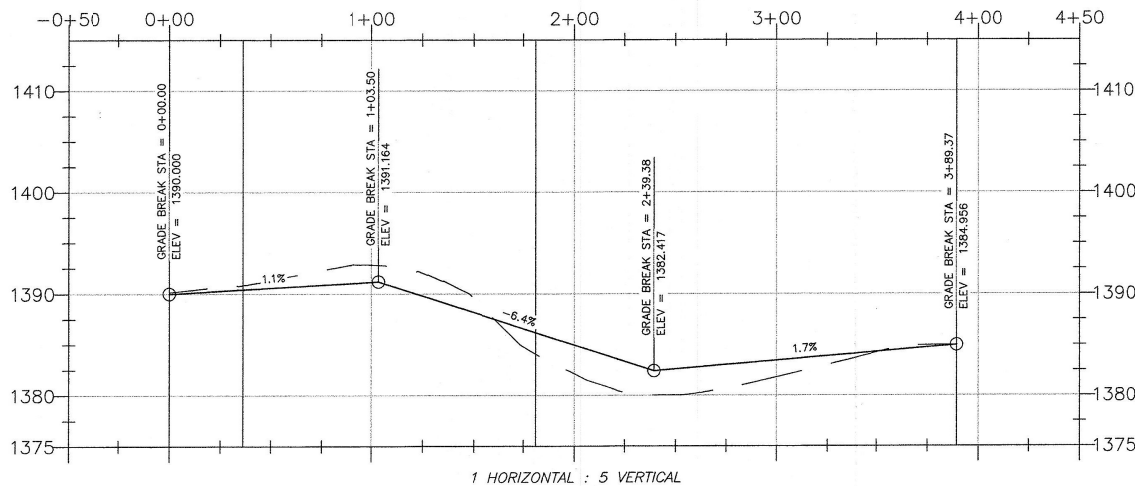
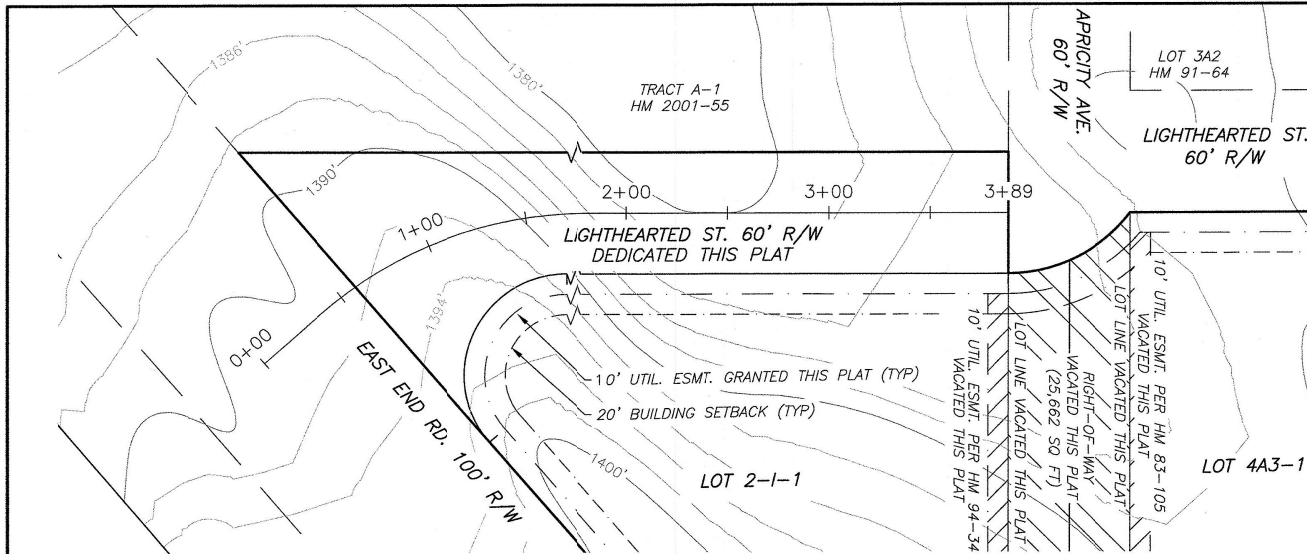
JOB #2026-21

DATE: 04/2026

SCALE: 1"=60'

SHEET #1 OF 1

KPB 2026-046



GRAPHIC SCALE

CONTOUR INTERVAL = 2'
DERIVED FROM KPB 5' CONTOUR DATA

BUTTERMILK MEADOWS & BUENA VISTA PORTER 2026 REPLAT

**LIGHTHEARTED ST.
RIGHT-OF-WAY DEDICATION
EXISTING PLAN AND PROFILE**

SEABRIGHT SURVEY + DESIGN
KATHERINE A. KIRSIS, P.L.S.
1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
SEABRIGHTSURVEY@GMAIL.COM

AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT
BUTTERMILK MEADOWS & BUENA VISTA PORTER 2026 REPLAT**

KPB File No.	2026-046
Plat Committee Meeting:	August 10, 2026
Applicant / Owner:	Robert E. Porter of Homer, Alaska
Surveyor:	Katherine A. Kirsis; Seabright Survey + Design
General Location:	Fritz Creek, Kachemak Bay APC

Parent Parcel No.:	172-420-19 & 172-311-40
Legal Description:	T 5S R 12W SEC 13 SEWARD MERIDIAN HM 0910064 BUTTERMILK MEADOWS 3 SUB LOT 4A3 & T 5S R 12W SEC 13 SEWARD MERIDIAN HM 0940034 BUENA VISTA SUB NO 2 LOT 2-I Vacation portion of Apricity between these parcels.
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.150

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will finalize the vacation of Apricity Ave and combine it with the two adjacent lots to create two new lots of sizes 1.640 acres and 4.413 acres and a dedication on the west side.

Location and Access (existing and proposed):

Access to the property is provided by East End Rd on the southerly side. Per the DOT not private access is allowed from the property itself. The current lots have access by Apricity Ave between them and coming from the west, which is a 60-foot dedication currently undeveloped.

This plat is proposing to finalize the vacation of Apricity Ave east of the intersection of Lighthearted St and Apricity Ave. The vacation of Apricity Ave was approved at the June 8, 2026 Planning commission meeting a given consent by the Assembly at the June 16, 2026 meeting. **Staff recommends** the surveyor add a note with reference to the approval of vacation by the Planning Commission and date, consent by the KPB Assembly and date and in accordance with KPB 20.10.080.

The plat is also proposing to dedicate a 60-foot right-of-way along the west side down to East End Rd from Apricity Ave of Lighthearted St. this dedication will give access to the property from Est End Rd once developed. The Roads Director is opposed to the dedication of Lighthearted St as it will create an offset intersection with Pixie St to the south. The surveyor has requested an exception to KPB 20.30.150 Street Intersection Requirements to be further looked at later in the staff report.

Here are no section line easements affecting the property.

There is a private road coming from East End Rd at the northeast corner of proposed Lot 4A3-1 that meanders across the east end of proposed Lot 4A3-1 to the north. The road looks like it should have been in the flag pole portion of Lot 4A2 HM91-64, but did not end up there. The road continues to Lighthearted St and further west. The lot to the north is owned by Robert Porter who is developing this plat.

The private road was named Buttermilk Rd by Resolution SN 2012-10 which is included in the packet.

Block length is not compliant, but it is not the area of this plat that is the issue. The proposed plat is dedicating a 60-foot portion of Lighthearted St which helps with the block length issue. Further east the block length continues to extend beyond the 1320 feet maximum required in Code, but this plat as made a dedication to help.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: RSA objects to this plat. The new dedication of lighthearted street will form an offset intersection which is prohibited by code. KPB Code 20.30.150(B) Offset intersections are not allowed. The distance between intersection centerlines shall be no less than 150 feet.
SOA DOT comments	

Site Investigation:

There are steep areas on the plat but they are small areas not causing substantial issues. Overall, the terrain of the land is sloping from the northeast to the southwest with drainage running down the middle of the plat.

Wetlands are shown on the drawing identified as 'wetland/upland complex' per the KWF Wetland Assessment. Staff finds the KWF Wetland Assessment identifies the wetland to be 'Discharge Slope'. **Staff recommends** the surveyor verify the information and adjust accordingly.

River Center reviews note the plat to not be in a flood hazard area or a habitat protection district.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: This area has not been studied or mapped by FEMA. B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No comment

Staff Analysis

The land was originally surveyed by the Bureau of Land Management as aliquot parts of the NE1/4 of Section 13, Township 5 South, Range 12 West SM Aleska. Several plats divided the parcels the last being Buttermilk Meadows Three HM91-64 creating Lot 4A3 and Buena Vista No 2 Subdivision HM94-34 creating Lot 2-I

A soils report will be required and an engineer will sign the final plat as Lot 4A3-1 does not have a report on file from any previous platting and the new lot is under 200,000 sq ft.

A soils report will not be required as Lot 2-I-1 has a soils report done when created as Lot 2-I.

Notice of the proposed plat was mailed to the beneficial interest holder on July 31, 2026. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

The plat is located in the Kachemak Bay Advisory Planning Commission which is inactive at this time.

Utility Easements

The 10' utility easement along East End Rd in Lot 2-I-1 was granted in HM94-34, from vacated Apricity Ave north on both sides of the plat is granted this plat. Staff recommends the surveyor clarify the areas

The is finalizing the vacation of the utility easement along Apricity Ave being vacated.

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 or opposition
ENSTAR	
ACS	
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 51678 East End Rd, 51698 East End Rd Existing Street Names are Correct: No List of Correct Street Names: East End Rd, Lighthearted St, Apricity Ave, Buttermilk Rd Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: Addresses will be removed and new address assigned when owner submits address request. See attachments
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
Advisory Planning Commission	

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

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Change the date in the Plat Approval to August 10, 2026

Round the corner of the road transition to take the point off the corner on the east side in Lot 4A3-1

PLAT NOTES?

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).

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:

- o Modify KPB File No to 2026-046
- o Include the associated utility easements being vacated within the legal description.

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:

- o Depict and label Beaver Creek and Cottonwood Creek
- o Move the labels for range 11W and 12W to sections 12 and 7

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:

- o Depict and label Lot 1 (HM 79-84) in the southeast
- o To the west, add there are two parcels to be added with the following labels: Lot 6 HM2026-8 on the north parcel and Tract A-1-A HM2026-8 on the south parcel. Orientation may be found with plat search of HM2026-8 at the Recorder's Office.

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:

KWF Wetlands Assessment identified as discharge slope. Legend says "wetland/upland complex"

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:

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 20.30.150 Streets – Intersection Requirements****Surveyor's Discussion:**

This is an exception request for the above referenced KPB Code which prohibits offset intersections. This platting action proposes to reconfigure the unconstructed 3-way intersection between Apricity Ave and Lighthearted St, resulting in an offset intersection. Buttermilk Rd (25' wide roadway easement, HM91-64) is constructed in an alternate location, providing legal and physical access to all parcels which would otherwise utilize the subject intersection.

Surveyor's Findings:

1. Due to existing alternate access, the subject intersection is likely to see little to no use in the future.
2. There are less than 10 properties that could potentially utilize the intersection in the event that the existing access road is entirely rerouted.
3. Due to the very low potential usage and low projected travel speeds, we do not think that this offset poses any safety concern
4. We also believe that in the unlikely event of construction, the realignment of Apricity Ave would provide a safer approach off of East End Road by increasing the separation distance from Buttermilk Road to the east.

Staff Discussion:

Offset intersections are not allowed. The distance between intersection centerlines shall be no less than 150 feet

Staff Findings:

5. The offset being created is 30 feet between centerlines.
6. This will be an intersection of three roads rather than the normal four roads when considering the regulation.
7. Stop signs could be installed if deemed necessary by the roads department for safety purposes.
8. The land to the west was recently platted and recorded without dedicating right-of-way to Lighthearted St.
9. This land owner is dedicating the entire 60 feet for the Lighthearted St extension.
10. Lighthearted St will be coming out to East End Rd at a 90-degree angle approach, creating better visibility to access.

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 1-4 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 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 & 10 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:

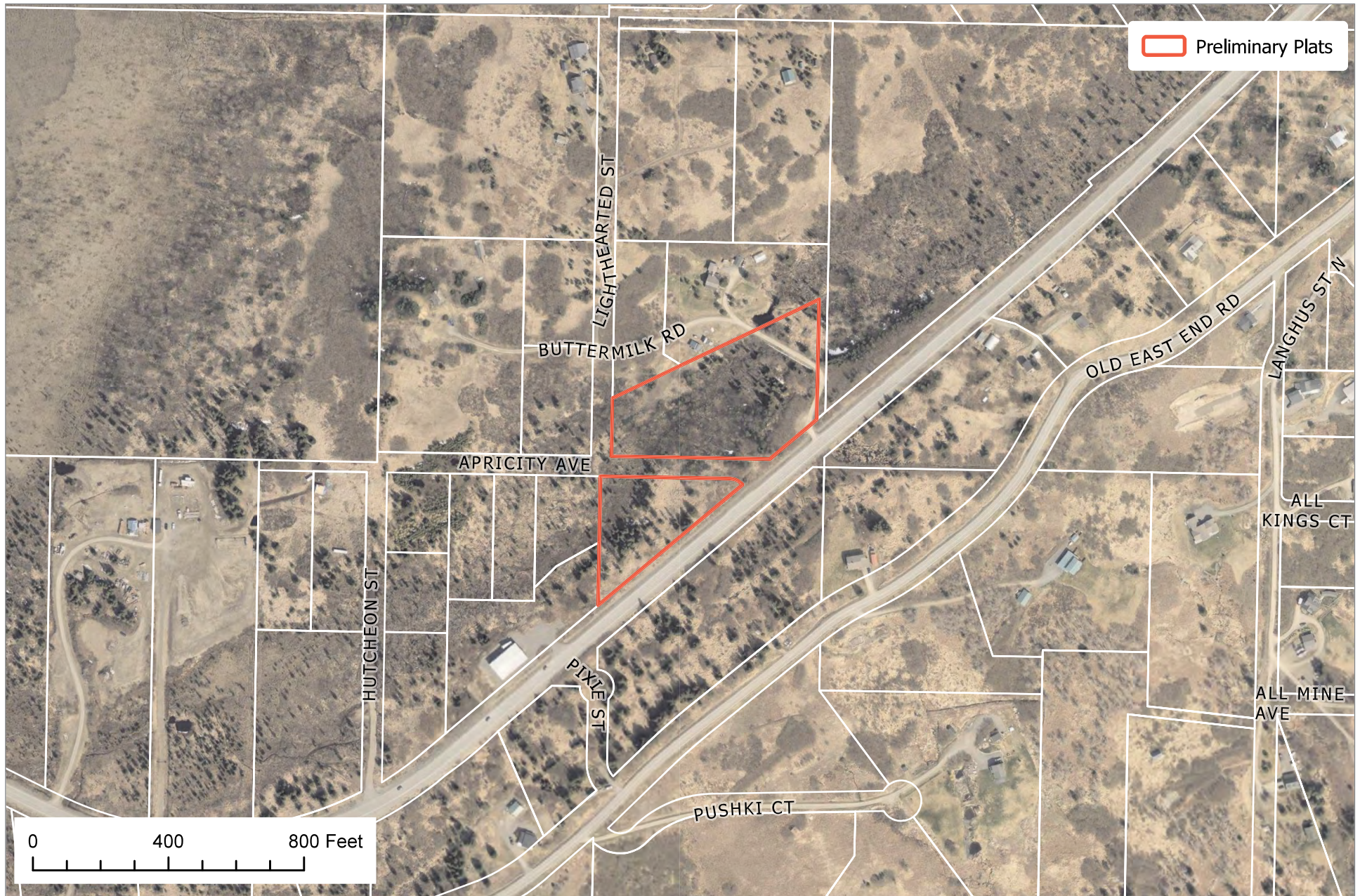
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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

NOTE: 20.25.120. - REVIEW AND APPEAL.

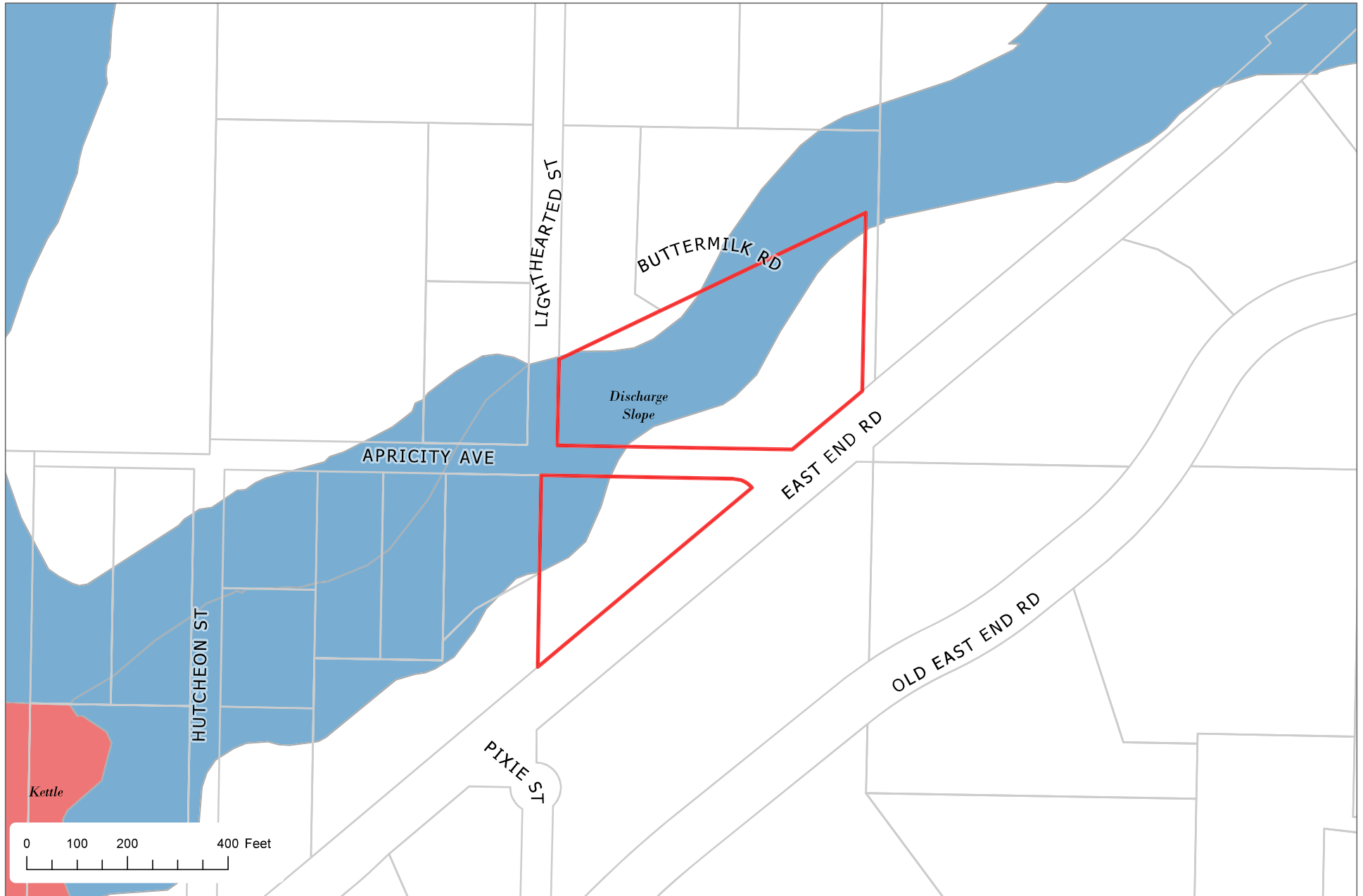
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.

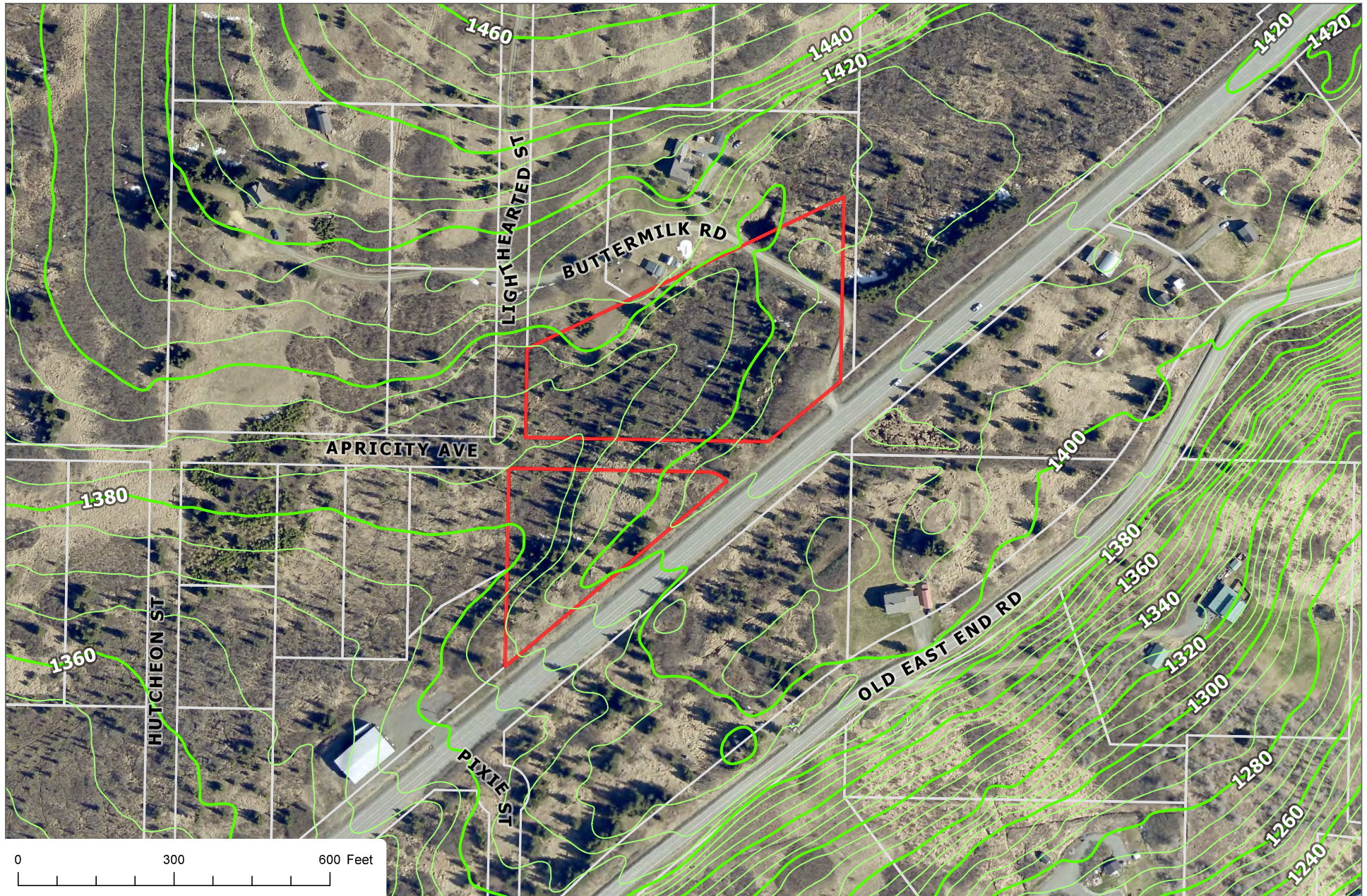
END OF STAFF REPORT



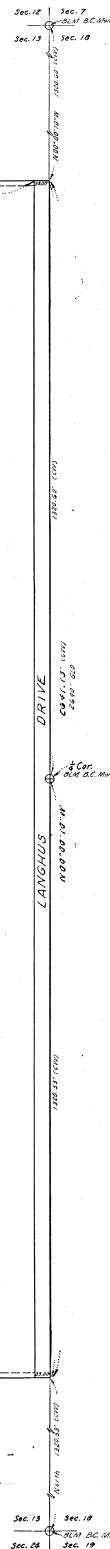
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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.



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.



Dolores S. Wash
Dolores S. Wash
4128 Lake Otis
Anchorage, Alaska

NOTARY'S ACKNOWLEDGEMENT
Subscribed and sworn before me this 7th day of
February, 1972.

PLAT APPROVAL

Plat approved by the Borough Planning Commission this 1st day
of November, 1971.

ENGINEER'S CERTIFICATE

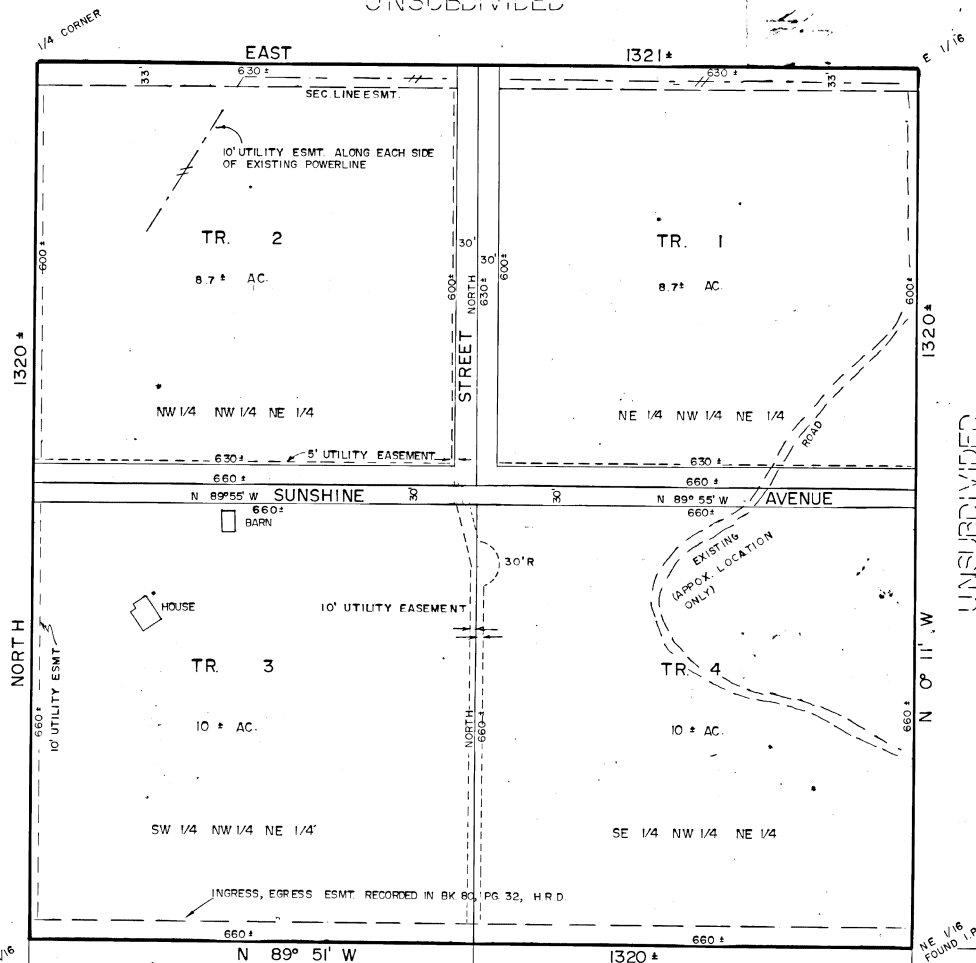
INDEXED
Serial 72-202
D. FILED 24
Homer REC. DEPT.
DATE 3-3-72
TIME 11:00 A.
From: Kenai Ben Baro
Asst 550
Bellevue AK

PLAT OF	
LIND - URCH - LANGHUS SUBDIVISION (150 ACRES TOTAL)	
LOCATED IN T.55, R.12W, SEC. 13, S.M., ALASKA	
CLAUDE VINING & ASSOCIATES ENGINEERS - SURVEYORS	
1545 E. 27TH AVE.	ANCHORAGE, ALA.
DATE: OCTOBER, 1971	SCALE: 1" = 100'
DRAWN: GK	SHEET: 1 OF 1
CHECKED: cv	GRID:

UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED



LIND - URCH - LANGHUS SUBD.

LANGHUS SUBD.

NOTES:

1. ALL WASTEWATER DISPOSAL SYSTEMS MUST COMPLY WITH EXISTING LAW AT THE TIME OF CONSTRUCTION.
2. NO SURVEY WAS MADE NOR WERE ANY STAKES OR MONUMENTS SET.
3. A 20' BUILDING SETBACK LINE EXISTS ALONG ALL RIGHTS OF WAY.
4. THERE IS A 20' RIGHT OF WAY EASEMENT ALONG THE EXISTING ROAD.

CERTIFICATE OF OWNERSHIP
I hereby certify that I am the owner of the property shown and described hereon. I hereby request approval of this plat showing such easements for public utilities and roadways dedicated by me for public use.

Fred M. Harnisch
FRED M. HARNISCH

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 DAY OF July, 1979

James Z. Seal
NOTARY PUBLIC FOR ALASKA MY COMMISSION EXPIRES 11/16/1981

Butler P. Christopher
LUTHER PIKE CHRISTOPHER BOX 58A-58 HOMER, ALASKA

Mary Carol Christopher
MARY CAROL CHRISTOPHER

NOTARY'S ACKNOWLEDGEMENT
Subscribed and sworn to before me this 11 day of July, 1979

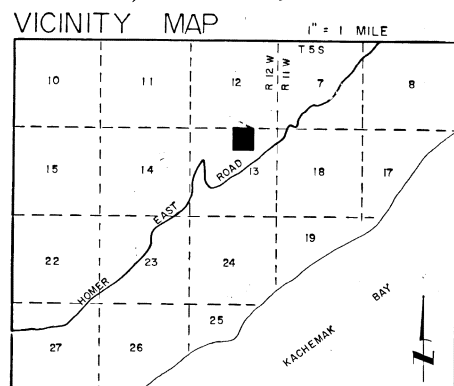
Shirley Ann Wilson
Notary Public for Alaska My commission expires 11/17/1980

SURVEYOR'S CERTIFICATE
I, the undersigned registered surveyor, hereby certify that the information shown on this plat is based upon the most recent plats of the properties shown and that no field survey was performed.

Jerry Anderson
JERRY ANDERSON, 3686-S DATE 11/16/79

PLAT APPROVAL
This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of August 6, 1979 is hereby acknowledged and accepted the official plat, subject to any and all conditions and requirements of ordinances and law appertaining thereto.

Philip Waring
BY Philip Waring



DATE: JULY, 1979
SCALE: 1" = 132'
DRAWN BY: S.W.
DESIGNED BY: J.A.
JOB NO.: 1105
FLD. BK NO.: 74



BUTTERMILK MEADOWS

BEING THE NW 1/4, NE 1/4, S. 13, T. 5 S., R. 12 W., S. M.

CONTAINING 40+ ACRES

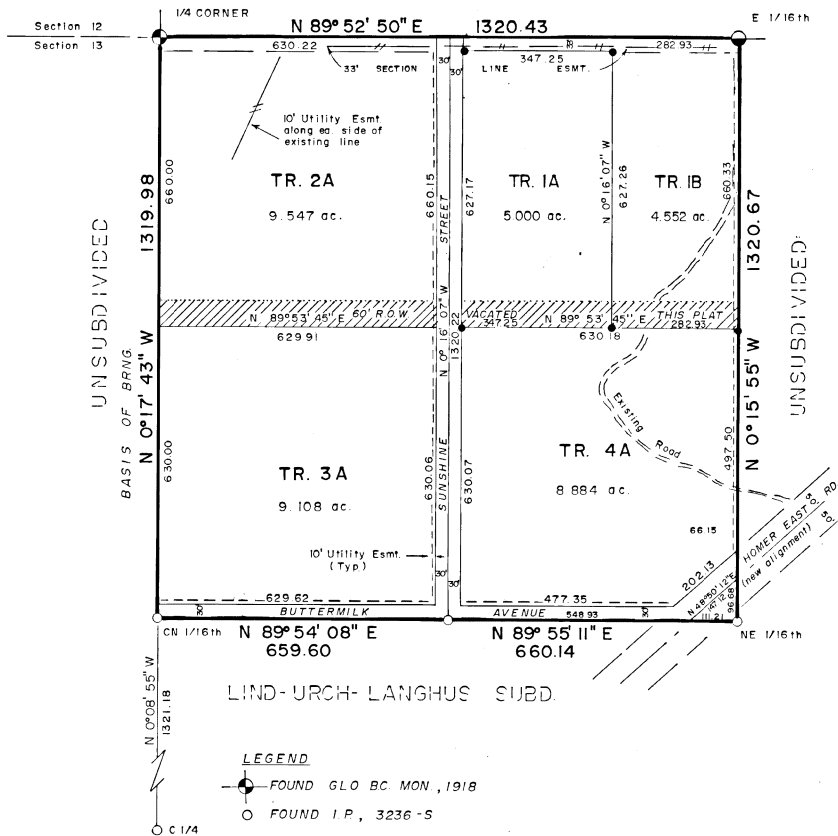
Ability-Surveys
REGISTERED SURVEYORS
ENGINEERS - PLANNERS
Jerry Anderson - Marvin Hanson
Box 1263 - Homer, Alaska 99603 - (907) 235-8440



NOTES:

- 1) Monuments were set only as shown.
- 2) There is a 20' ingress/egress esmt. along the existing road until the dedicated roads are constructed to an equal or better standard.
- 3) This subdivision is an isolated subdivision as defined in 18 AAC 72.90(27) and is not subject to review under 18 AAC 72.065.
- 4) A setback of 20' is required from all street row unless a lesser standard is approved by resolution of the appropriate planning commission.
- 5) No structures shall be constructed on the panhandle portion of Tr. 1B.

UNSUBDIVIDED



LEGEND

- FOUND GLO BC MON, 1918
- FOUND I.P., 3236-S
- FOUND BERNSTEN MON, 2087-S, 1978
- SET 1/2" x 24" REBAR THIS SURVEY

CERTIFICATE OF OWNERSHIP
I hereby certify that I am the owner of the property shown and described hereon. I hereby request approval of this plat and dedicate all rights of way to public use and grant all easements to the use shown.

Fred M. Harnish
FRED M. HARNISH 201 MEADOWCREEK DR. EAGLE RIVER, AK.

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 DAY OF May 1983

Notary Public for AK MY COMMISSION EXPIRES: 1-11-96

Luther Pike Christopher SRA BOX 58 HOMER, AK.

Mary Carol Christopher

NOTARY'S ACKNOWLEDGEMENT (for L. B. M. C. Christopher)
Subscribed and sworn to before me this 31 day of June 1983

Notary Public for Alaska My Commission Expires: Feb. 15, 1987

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.

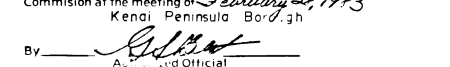
Anderson, RLS No. 3686 S DATE 6-20-83

PLAT APPROVAL
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of February 21, 1983

Kenai Peninsula Borough

By [Signature] A. [Signature] Official

VICINITY MAP 1" = 1 MILE



DATE: MAY, 1983

SCALE: 1" = 200'

DRAWN BY: SAS

FLD. BK. NO.: 130

JOB NO.: 1491

BUTTERMILK MEADOWS TWO

A RESUBD. OF ALL TRACTS WITHIN BUTTERMILK MEADOWS AND A VACATION OF SUNSHINE AVE. AS SHOWN ON PLAT NO. 80-42, H.R.D. BEING THE NW 1/4, SEC. 13, T.5 S., R.12 W., SM.

Containing 40.012 Acres

ABILITY SURVEYS

JERRY ANDERSON, R.L.S. BOX 378 HOMER, ALASKA

83-105

FILED 1071
Harnish REC. DIST.
DATE 10-21-83
TIME 2:07 P.M.
Requested by Christopher
Address [Signature]
K.P.C. - Surveyor

SECTION TWELVE
SECTION THIRTEEN

TRACT 2-A (83-105 HRD)

TRACT 1-A
(83-105 HRD)

TRACT 1-B
(83-105 HRD)

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

Mary Carol Nelson-Spell (Signature)
MARY CAROL NELSON-SPELL
P.O. BOX 82
HOPE, ALASKA 99605

NOTARY'S ACKNOWLEDGEMENT FOR MARY CAROL NELSON

Subscribed and sworn to before me this 5th day of October, 1997.

John L. S. (Signature)
Notary public for Alaska
My Commission Expires 6-18-98

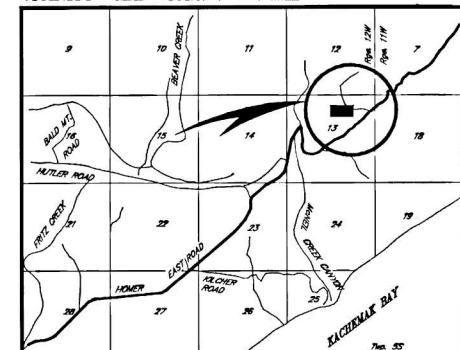
Sue Rae Christopher (Signature)
SUE RAE CHRISTOPHER
11265 SW DAVIES RD No. 1110
BEAVERTON OREGON 97007

NOTARY'S ACKNOWLEDGEMENT FOR SUE RAE CHRISTOPHER

Subscribed and sworn to before me this 15th day of September, 1997.

Sharon Christman (Signature)
Notary Public for Washington County
My Commission Expires 2-24-98

VICINITY MAP Scale: 1" = 1 MILE



DATE AUGUST 1997

SCALE 1" = 100'

GRID No. AR-38

FLD. BK. No. 199/3

DISK No. C.B.4

JOB No. 0490

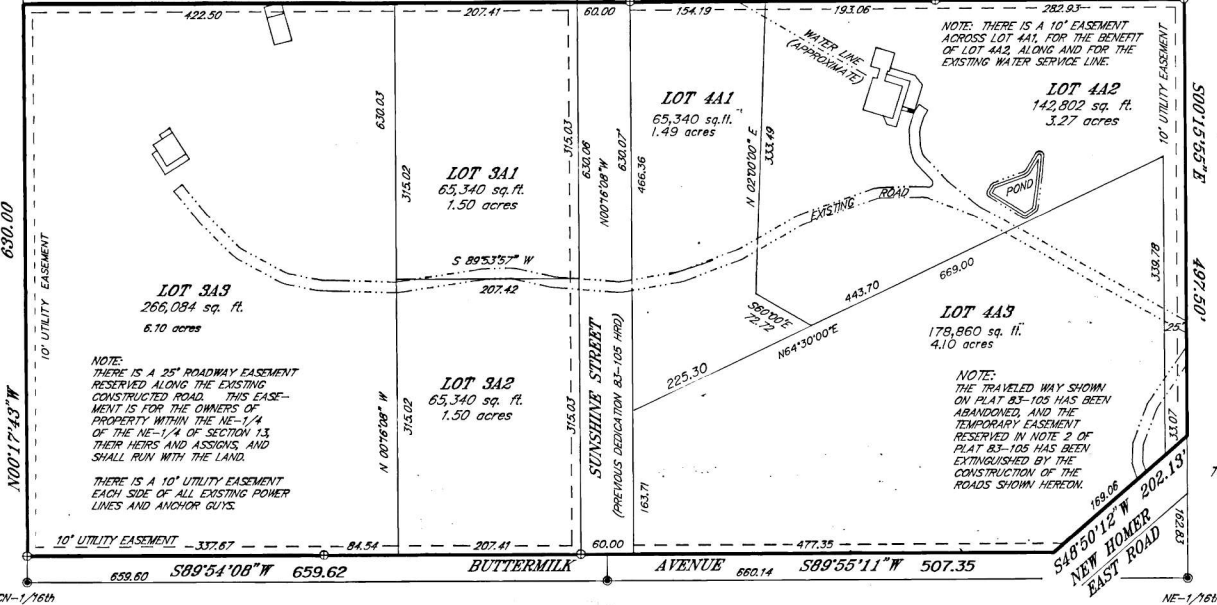


BUTTERMILK MEADOWS THREE

A REPLAT OF TRACTS 3A & 4A, PLAT 83-105 HRD
IN THE NE 1/4 Sec 13, Twp 55, Rge 12W S.M. ALASKA
NEAR MCNEIL CANYON, NORTH OF HOMER ALASKA
HOMER RECORDING DISTRICT
CONTAINING 18,860 ACRES

ABILITY SURVEYS

JERRY A. ANDERSON PLS
(907) 235-8440
BOX 373, HOMER ALASKA 99603



NOTE:
A 20' BUILDING SET BACK SHALL EXIST ALONG ALL DEDICATED RIGHTS OF WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.

SOILS ON THESE LOTS MAY OR MAY NOT BE SUITABLE FOR CONVENTIONAL ON-SITE WASTE DISPOSAL SYSTEMS. NO PERSON MAY CONSTRUCT, INSTALL, MAINTAIN OR OPERATE A PRESSURIZED WATER SYSTEM OR WATER BORNE WASTE DISPOSAL SYSTEM UNLESS APPROVAL OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION IS OBTAINED.

NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS OF WAY IS PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.

NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.

NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF FLAG LOTS. THAT PORTION OF THE PANHANDLE SOUTH OF THE EXISTING CONSTRUCTED ROADWAY IS SUBJECT TO THE SAME EASEMENT AS THE CONSTRUCTED ROADWAY. (AFFECTS LOT 4A2)

LEGEND

- FOUND GLO BC MON, 1918
- FOUND IRON PIPE 3236-S
- FOUND 1/2" REBAR & SURV-KAP 3686-S, 1983
- SET 5/8" x 30" REBAR AND PVC CAP

SURVEYORS CERTIFICATE

I hereby certify that this survey was performed by me or under my direct supervision. I declare that the information shown hereon is true and correct to the best of my knowledge and belief.

Jerry A. Anderson (Signature)
Jerry A. Anderson PLS No. 3686
Date: 10/1/97

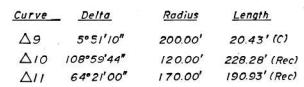
PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of Sept 9, 1997

KENAI PENINSULA BOROUGH
BY Richard R. Troger (Signature)
Authorized Official

RECORDED 20-
HOMER REC. DIST
DATE 12-4 1997
TIME 3:10 P.M.
REQUESTED BY: ABILITY SURVEYS
ADDRESS: P.O. BOX 373
HOMER, ALASKA 99603

KPB FILE No. 91-114



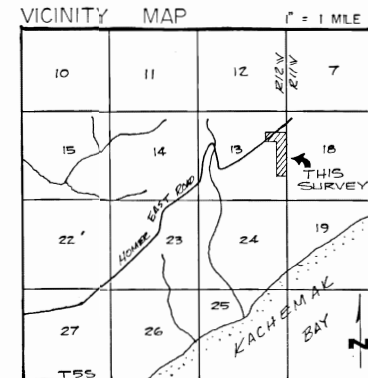
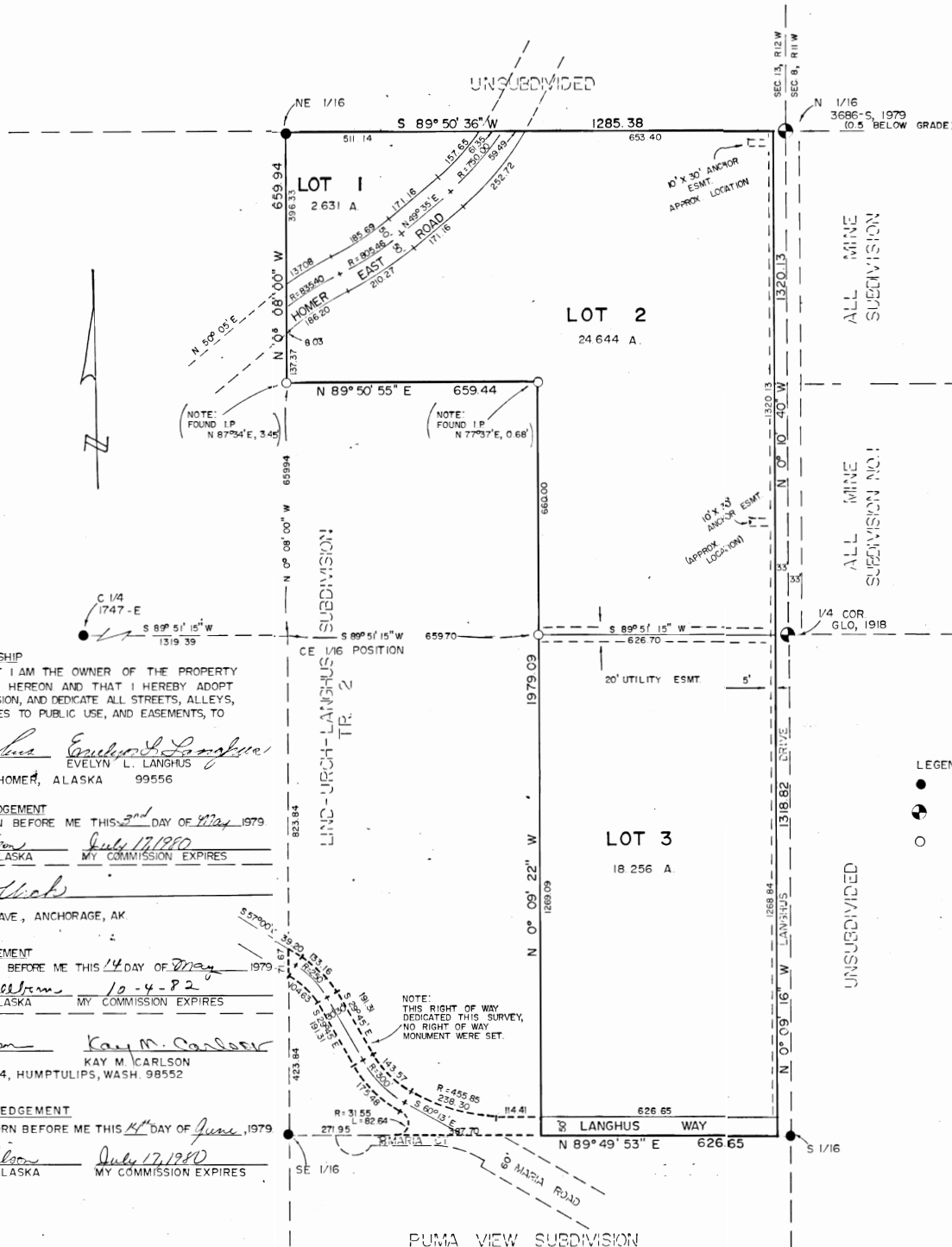
<u>Scott Ingram</u>	EEA	12/14/03
SIGNATURE	TITLE	DATE

CONTAINS 45.037 ACRES, MORE OR LESS

Drawn: RWI	DATE: April 22, 1993
Scale 1" = 100'	KPB File No. 91-124

SHEET 2 of 2





- NOTES:
1. A 20' BUILDING SETBACK LINE EXISTS ALONG ALL RIGHTS OF WAY.
 2. A 100' RIGHT OF WAY EXISTS ALONG THE EXISTING HOMER EAST ROAD, 50' ON EACH SIDE OF THE CENTERLINE.

77-84

RECORDED - FILED 3-

Homer REC. DIST.

DATE 7-10-79

TIME 2:31 P.M.

Requested by X.P.B.

Address Latana.

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND DEDICATE ALL STREETS, ALLEYS, AND OTHER OPEN SPACES TO PUBLIC USE, AND EASEMENTS, TO THE USE SHOWN.

Gunnar J. Langhus Evelyn L. Langhus
GUNNAR J. LANGHUS EVELYN L. LANGHUS
SRA BOX 43B HOMER, ALASKA 99556

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 3rd DAY OF May 1979

Shirley Ann Wilson July 17, 1980
NOTARY PUBLIC FOR ALASKA MY COMMISSION EXPIRES

Debora G. Urch
7800 DeBARR AVE., ANCHORAGE, AK.

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 14 DAY OF May 1979

Donna J. Williams 10-4-82
NOTARY PUBLIC FOR ALASKA MY COMMISSION EXPIRES

William J. Carlson Kay M. Carlson
WILLIAM J. CARLSON KAY M. CARLSON
ROUTE 1 BOX 14, HUMPTULIPS, WASH. 98552

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 14th DAY OF June 1979

Shirley Ann Wilson July 17, 1980
NOTARY PUBLIC FOR ALASKA MY COMMISSION EXPIRES

PLAT APPROVAL

THIS PLAT HAVING BEEN APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF April 23, 1979, IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT, SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW APPERTAINING THERETO.

KENAI PENINSULA BOROUGH

By Philip Waring

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL SURVEY PERFORMED BY ME.

6/25/79 Date Mary L. Hanson
Mary L. Hanson, R. L. S.



Scale 1"=200'
Design GL
Drawn MH, SW
Checked MH
Date 4/9/79
Revisions

Langhus Subdivision

A RESUBD. OF TR. 3, LIND-URCH-LANGHUS SUBD.
WITHIN THE E 1/2 OF SEC. 13, T 5 S, R 12 W, S. M.
CONTAINING 47.949 ACRES

Hanson & Company

REGISTERED SURVEYORS

P.O. BOX 490, HOMER, ALASKA 99603 235-8179

JOB NO. 1033
DRAWING NO. 1033-2

DESK PACKET

(MATERIALS SUBMITTED AFTER 8/3/26)

- E3. Buttermilk Meadows & Buena Vista Porter 2026 Replat
KPB File 2026-046
Seabright Survey & Design / Porter
Location: East End Rd, Light Hearted St & Apricity Ave
Fritz Creek Area



August 3, 2026

Vince Piagentini PLS, Platting Manager
Kenai Peninsula Borough
144 N. Binkley St.
Soldotna, AK 99669

[Sent Electronically]

Re: Plat Review

Dear Mr. Piagentini:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have no comments:

- **Kasilof River Heights Will Debeest Addition (KPB 2026-080)**
- **Moose Hill Subdivision Trust Land Survey 2025-02 (KPB 2026-084)**
- **Stapel Subdivision (KPB 2026-076)**
- **Bangerter Court (KPB 2026-078V)**
- **Williams Meadows (KPB 2026-077V)**

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have the following comments:

- **Butter Milk Meadows & Buena Vista Porter 2026 Replat (KPB 2026-046)**
 - No objection to proposed plat.
 - No direct access onto East End Road.
 - Use existing access onto Buttermilk Road.
 - Use future access onto Lighthearted St and Apricity Ave.
- **3 Mile Stariski Subdivision (KPB 2026-085)**
 - 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 Sterling 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.
- **Gordon Property 2026 Replat (KPB 2026-072V)**
 - No direct access onto Sterling Highway.

- **Unrein River Walk (KPB 2026-075V)**
 - No direct access onto Nash Road.
 - Further development will require internal circulation configuration.
 - Reconfigure lots to access Salmon Creek Rd.
 - Reapply for driveway access onto Salmon Creek Rd.
 - Apply for driveway permits 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.

All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0514 or romorenzo.marasigan@alaska.gov.

Sincerely,

Romorenzo Marasigan

Romorenzo Marasigan
Kenai Area Planner, DOT&PF

cc: Chris Post, P.E., Highway Design Chief, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF
Anna Bosin, P.E., Traffic & Safety Engineer, DOT&PF

Piagentini, Vincent

From: Uhlin, Dil
Sent: Monday, August 3, 2026 12:30 PM
To: Piagentini, Vincent
Subject: RE: Buttermilk Meadows

Yes. They would need to make it a smooth straight line transition

Dil Uhlin

Roads Director
Roads Service Area
Office: (907) 262-4427

PUBLIC RECORDS LAW DISCLOSURE: This email and responses to this email may be considered a public record under the law.

From: Piagentini, Vincent <vpiagentini@kpb.us>
Sent: Monday, August 3, 2026 12:30 PM
To: Uhlin, Dil <duhlin@kpb.us>
Subject: RE: Buttermilk Meadows

Dil

So if the surveyor take the corner at Apricity Ave and Lighthearted St going north and smooths it out some that will alleviate the offset issue?

Vince Piagentini PLS

Platting Manager, Planning Department
Phone: 907-714-2200 {Office}
Fax: 907-714-2378



Kenai Peninsula Borough
144 N. Binkley St. Soldotna, AK 99669
kpb.us

From: Uhlin, Dil <duhlin@kpb.us>
Sent: Monday, August 3, 2026 11:25 AM
To: Piagentini, Vincent <vpiagentini@kpb.us>
Subject: RE: Buttermilk Meadows

Lighthearted street is the issue. It is needs to align directly with the existing road or the curve the needs to be turned into a smooth transition.

Dil Uhlin

Roads Director

Roads Service Area

Office: (907) 262-4427

From: Piagentini, Vincent <vpiagentini@kpb.us>

Sent: Friday, July 31, 2026 3:38 PM

To: Uhlin, Dil <duhlin@kpb.us>

Subject: Buttermilk Meadows

Dil

You made the following comment

Out of Jurisdiction: No

Roads Director: Uhlin, Dil

Comments:

RSA objects to this plat. The new dedication of lighthearted street will form an offset intersection which is prohibited by code. KPB Code 20.30.50(B) Offset intersections are not allowed. The distance between intersection centerlines shall be no less than 150 feet.

Which offset intersection being created do you have a problem with?

Vince Piagentini PLS

Platting Manager, Planning Department

Phone: 907-714-2200 {Office}

Fax: 907-714-2378



Kenai Peninsula Borough

144 N. Binkley St. Soldotna, AK 99669

kpb.us



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 7/7/2026 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will reconfigure two lots into two new lots, finalize the vacation of a portion of Apricity Avenue, and dedicate a portion of Lighthearted Street.

KPB File No. 2026-046

Petitioner(s) / Land Owner(s): Robert E Porter of Homer, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, August 10, 2026**, commencing at **6:30 pm**, 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. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

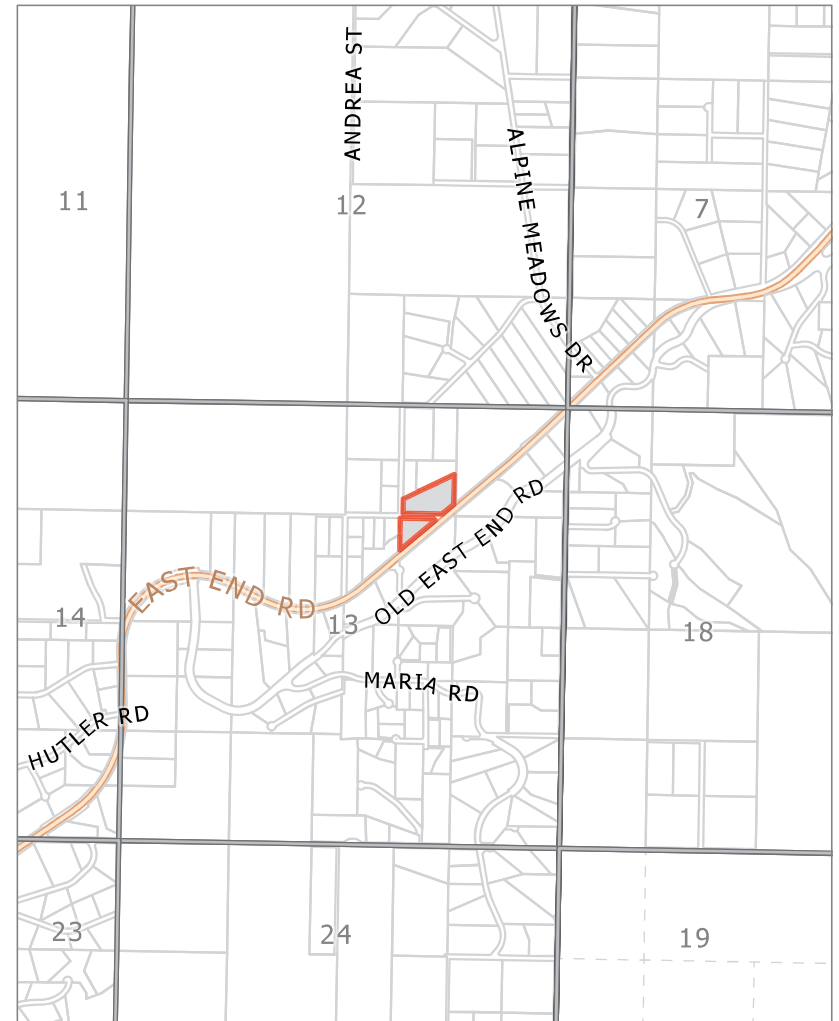
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, 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, August 7, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 7/24/2026



KPB File 2026-046
T 05S R12W SEC 13
Fritz Creek

LINE TABLE		
LINE #	LENGTH	BEARING
L1	60.00'	S89°57'01"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	69.60'	74.84'	53°17'14"	N29°35'09"W	67.12'
C2	38.74'	74.84'	29°39'30"	N37°24'02"W	38.31'
C3	30.88'	74.84'	23°37'45"	N10°45'24"W	30.65'
C4	114.23'	50.00'	130°53'49"	N64°28'14"W	90.98'

NOTES

1. A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJACENT TO RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
4. 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 (RMP 14.06).
5. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
6. SUBJECT TO A RIGHT OF WAY EASEMENT WITH NO DEFINITE LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. BY BOOK 25 PAGE 224 HRD, AND BOOK 21 PAGE 3 HRD (RELEASED BY BOOK 125 PAGE 356 HRD).
7. SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS PER BOOK 237 PAGE 137 HRD.

WASTEWATER DISPOSAL

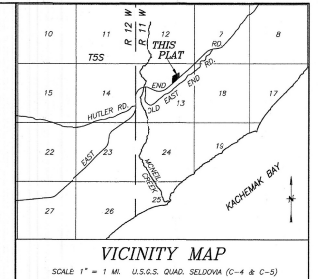
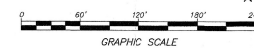
LOT 4A3-1: TBD

LOT 2-1-1: THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON JULY 15, 1993. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LEGEND

- RECORD PRIMARY MONUMENT AS DESCRIBED
- RECORD 2" PLASTIC CAP 3686-S 1991
- RECORD 2.5" AC 5786-S 1994
- TO SET 2" AC 204396-S 2026 ON 30" x 5/8" REBAR
- (R1) RECORD DATA PER HA 94-34
- (R2) RECORD DATA PER HA 91-64
- (C) COMPUTED DATA PER RECORD PLAT

- APPROX. AREA WETLAND/UPLAND COMPLEX (KWF WETLANDS ASSESSMENT, KPB GIS)
- APPROX. AREAS OF 20% SLOPE OR GREATER (KPB GIS)
- RIGHT-OF-WAY VACATED THIS PLAT
- UTILITY EASEMENT VACATED THIS PLAT



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY ASSENT THIS PLAN OF SUBDIVISION, AND BY THIS CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

ROBERT E. PORTER
P.O. BOX 3315
HOMER, AK 99603

NOTARY'S ACKNOWLEDGMENT

FOR: ROBERT E. PORTER
ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 2026
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DESIGNATED BY THIS PLAT IDENTIFIED AS FOLLOWS: LIGHTHEARTED ST. 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.

AUTHORIZED OFFICIAL _____ DATE _____
KENAI PENINSULA BOROUGH

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MAY/06/2026.

BY: _____ AUTHORIZED OFFICIAL _____ DATE _____
KENAI PENINSULA BOROUGH

HOMER RECORDING DISTRICT KPB FILE NO. 2026-046

BUTTERMILK MEADOWS & BUENA VISTA PORTER 2026 REPLAT

A REPLAT OF LOT 4A3, BUTTERMILK MEADOWS THREE (HM 91-64), LOT 2-1, BUENA VISTA NO. 2 SUBDIVISION (HM 94-34), & VACATION OF A PORTION OF APRICITY AVE. RIGHT-OF-WAY, LOCATED WITHIN THE NW1/4 NE1/4 & SW1/4 NE1/4 SECTION 13, T. 5 S., R. 12 W., SEWARD MERIDIAN, HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 6.602 ACRES

SEABRIGHT SURVEY & DESIGN
KATHERINE A. KIRSIS, P.L.S.
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
SEABRIGHTSURVEY@GMAIL.COM

CLIENTS: ROBERT E. PORTER
P.O. BOX 3315
HOMER, AK 99603

DRAWN BY: BT	CHKD BY: KK	JOB #2026-21
DATE: 04/2026	SCALE: 1"=60'	SHEET #1 OF 1

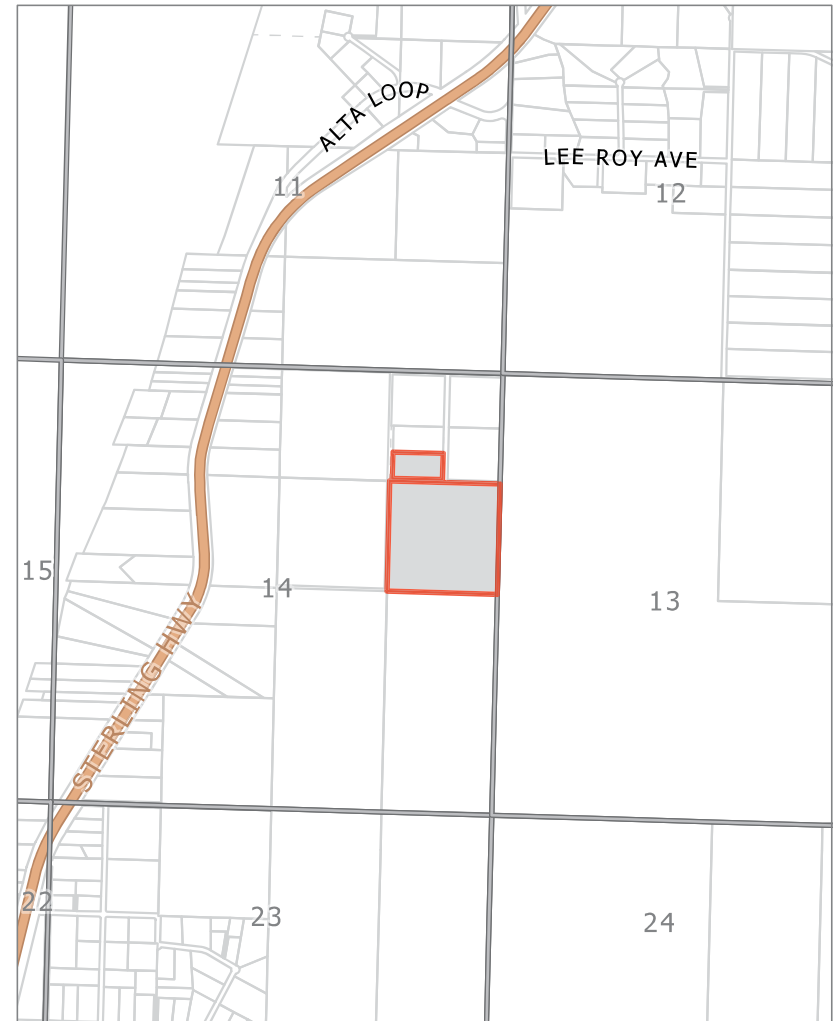
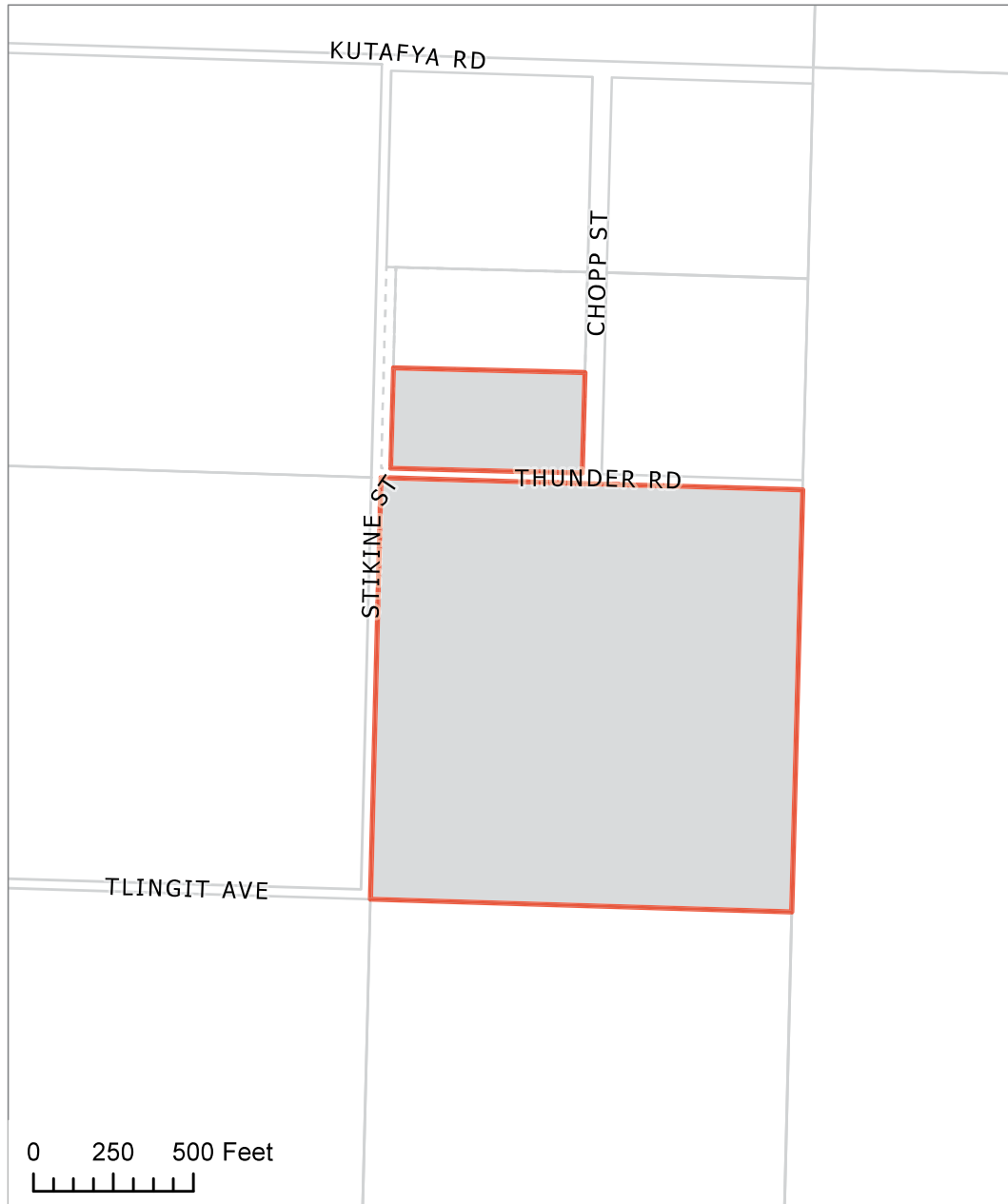
KPB 2026-046

E. NEW BUSINESS

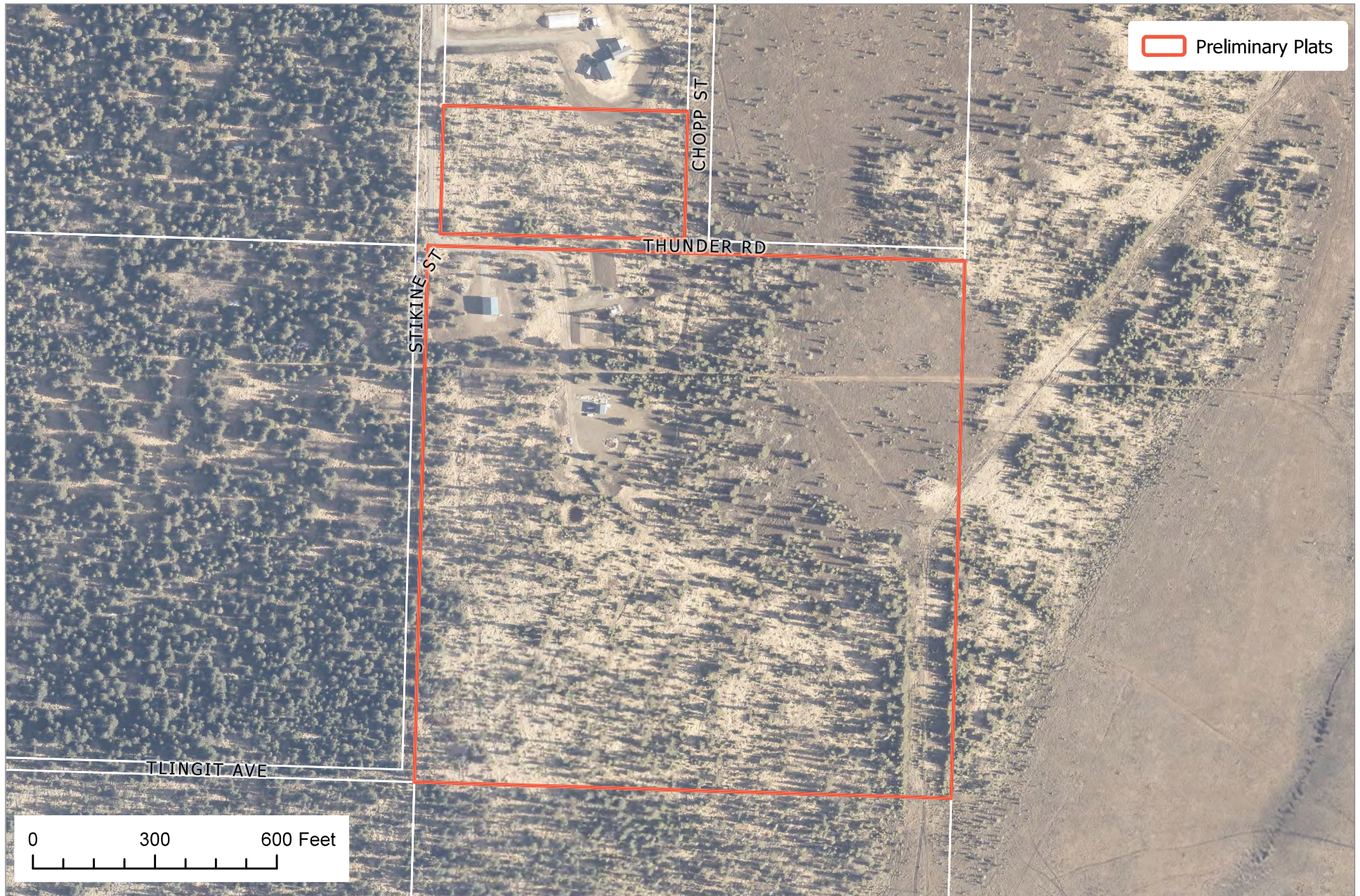
4. Stapel Subdivision; KPB File 2026-076

Peninsula Surveying / Stapel

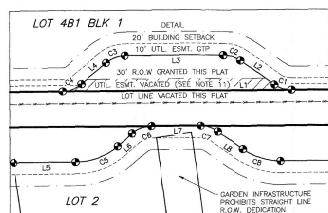
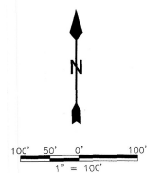
**Location: Stikine Street, Thunder Road & Tlingit Avenue
Anchor Point Area**



KPB File 2026-076
T 04S R15W SEC 14
Anchor Point



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' 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 ADJOINING DEDICATED RIGHTS-OF-WAY 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. 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.
5. 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.
6. 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 21.05 OF THE KENAI PENINSULA BOROUGH CODE. SEE FEMA FIRM PANEL 02122C-1885E FOR INFORMATION ON FLOODPLAIN ZONE D.
7. AN EXCEPTION TO KPB 20.40 WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE MEETING OF AUGUST 8, 2022.
8. SUBJECT TO A GENERAL EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., PER BOOK 48 PAGE 48 RECORDED JANUARY 22, 1968, HOMER RECORDING DISTRICT WITH NO DEFINITE LOCATION XSCISSORED.
9. SUBJECT TO A ROAD RESERVATION OF 50 FEET ALONG EACH SIDE OF THE SECTION LINE AS CREATED BY A.S. 19.10.010.
10. SUBJECT TO AN ACCESS EASEMENT AGREEMENT EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED UPON THE TERMS AND CONDITIONS THEREIN PER BOOK 245 PAGE 909, DATED AUGUST 7, 1995, RECORDED AUGUST 21, 1995, HOMER RECORDING DISTRICT, SAID EASEMENT NOW FALLS WITHIN THE STIKINE ST. DEDICATED RIGHT-OF-WAY GRANTED BY HM2023-50.
11. THAT PORTION OF THE 5' CLEARING AND UTILITY EASEMENT GRANTED BY HM78-15 AND THE 10' UTILITY EASEMENT GRANTED BY HM2023-50 ARE VACATED AND NOW LOCATED WITHIN THE RIGHT-OF-WAY DEDICATED THIS PLAT.
12. CPB GIS DATA SHOWS THERE ARE NO STEEP SLOPES OR ANADROMOUS WATERS.

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPT ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND 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 IDENTIFIED AS FOLLOWS:

THUNDER ROAD RIGHT-OF-WAY
STIKINE STREET RIGHT-OF-WAY
SKEZ STREET RIGHT-OF-WAY
TLINGIT AVENUE RIGHT-OF-WAY

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.

AUTHORIZED OFFICIAL: _____ DATE: _____

LINE/CURVE TABLE					
LINE/CURVE	LENGTH	BEARING/DELTA	RADIUS	CHORD	CHORD BEARING
L5	52.57'	N89°55'58"E			
C5	33.99'	040°37'04"	55.00'	38.18'	N69°37'16"E
L6	13.37'	N49°18'54"E			
L7	42.09'	N89°55'55"E			
C8	36.13'	035°33'18"	55.00'	33.59'	S72°17'33"E
C7	15.51'	035°33'21"	25.00'	15.27'	S72°17'24"E
L8	25.83'	S54°30'44"E			
C1	15.51'	035°33'18"	25.00'	15.27'	S72°17'33"E
L2	33.45'	N54°30'44"W			
C2	15.51'	035°33'21"	25.00'	15.27'	N72°17'24"W
L3	83.53'	S89°55'55"W			
C3	17.72'	040°37'01"	25.00'	17.35'	S69°37'15"W
L4	27.47'	S49°18'54"W			
C4	17.72'	040°37'04"	25.00'	17.35'	N69°37'16"E
L1	154.85'	S89°55'58"W			

WASTEWATER DISPOSAL

LOTS 1: CURRENTLY SERVED BY DEC APPROVED SEPTIC SYSTEM. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LOTS 2-6: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LOT 481 BLK 1: WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION. (SEE NOTE 7).

LEGEND

- PRIMARY MONUMENT AS DESCRIBED
- FOUNDED 2" AL-CAP BY 76105, 2022
- TO SET R.P.C. ON 5/8" X 3/8" REBAR BY LSI1488
- RECORD DATA PER HM2023-50
- RECORD DATA PER HM2004-72
- (GTP) GRANTED THIS PLAT
- (DTP) DEDICATED THIS PLAT

- DISCHARGE SLOPE WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING
- LAKEBED WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADAPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

RICHARD W. STAPEL
P.O. BOX 386
ANCHOR POINT, AK 99556

LORETTA M. STAPEL, AKA LORETTA STAPEL
P.O. BOX 386
ANCHOR POINT, AK 99556

NOTARY ACKNOWLEDGMENT

FOR: RICHARD W. STAPEL
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: LORETTA M. STAPEL, AKA LORETTA STAPEL
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MM/DD/YYYY.

BOROUGH OFFICIAL: _____ DATE: _____

KPB FILE NUMBER: 2026-000

PENINSULA SURVEYING, LLC

10535 KATRINA BOULEVARD, NINILCHIK, AK 99639
(907) 806-7005

PLAT OF STAPEL SUBDIVISION

A SUBDIVISION OF

THE SE 1/4 NE 1/4 & LOT 48 BLOCK 1,
WHISKY GULCH LOT 4 REPLAT, HM2023-50

LOCATED WITHIN
SE 1/4 NE & NE 1/4 NE 1/4, 1/4 SEC. 14, T4S, R15W, S.M.
HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA
CONTAINING 44.355 ACRES

OWNERS: RICHARD W. STAPEL
P.O. BOX 386
ANCHOR POINT, AK 99556

LORETTA M. STAPEL
AKA LORETTA STAPEL
P.O. BOX 386
ANCHOR POINT, AK 99556

SCALE: 1" = 100'

DATE: JUNE 30, 2026

DRAWN: BLT

CHECKED: JLS

SHEET: 1 OF 1

KPB 2026-076

AGENDA ITEM E. NEW BUSINESS

**ITEM #4 - PRELIMINARY PLAT
STAPEL SUBDIVISION**

KPB File No.	2026-076
Plat Committee Meeting:	August 10, 2026
Applicant / Owner:	Richard & Loretta Stapel / Anchor Point, AK
Surveyor:	Jason Schollenberg / Peninsula Surveying LLC
General Location:	Tlingit Ave & Stikine St / Anchor Point APC

Parent Parcel No.:	165-083-26 AND 165-083-11
Legal Description:	T 04S R 15W SEC 14 SEWARD MERIDIAN HM 2023050 WHISKEY GULCH LOT 4 REPLAT LOT 4B BLK 1 AND T 4S R 15W SEC 14 SEWARD MERIDIAN HM SE 1/4 NE1/4
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.40

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 40-acre parcel and 4 dedications along with adjusting the boundary of an adjacent lot.

Location and Legal Access (existing and proposed):

Access to the property is by Stikine St and Thunder Rd on the west and north. Both are currently 30-foot dedications from adjacent subdivisions.

This plat will dedicate 30 feet to Stikine St to complete the 60' minimum requirement. On the south Tlingit Ave will be extended with a 30' dedication. On the east Skeg St is dedicating 30' for the half right-of-way.

On the north the plat is dedicating 30' for Thunder Rd and adjusting around an existing high tower (garden infrastructure) located on the north side of proposed Lot 2. The Roads Director has requested the design of the curves be adjusted to fit code better (see comment below)

Staff recommends the surveyor apply for an exception to the 20' building setback since the structure is landing within it when the new adjustments to the dedication are made.

The property is affected by a section line easement on the east side of the plat. The SLE is noted at plat note 9 and labeled on the drawing.

There is a drive accessing the property going to a house on proposed Lot 3. Surveyor should note if there is in place or if there are plans for a private access easement along the driveway.

Block length is complaint with the dedications of the roads around the plat.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: RSA objects to this design KPB Code 20.30.130(A) requires 100-foot tangent between curves. KPB Code 20.30.140 prohibits compound and broken-curves.
--------------------------	---

	We ask that the applicant increases the length of transition to satisfy code requirements.
SOA DOT comments	

Site Investigation:

There are no steep areas on the property. there is a high spot located on the west side of the top of proposed Lot 4. From there the land falls away in all directions gradually giving no defined drainage.

There are structures located on the property that when the plat is complete will be spread between Lots 1, 2 & 3.

Wetlands designated as discharge slope and lakebed are shown on the drawing located on the northeasterly half of the plat.

The River Center review as identified the plat to be 'Not' in a flood hazard area, shish staff believes to be a typo but was unable to confirm at the time of writing the staff report. Julie does further note the plat to be on FEMA flood panel 02122C-1885E. Staff identified the area to be Zone D. Julie has request a plat note be added as shown below in KPB River Center review.

The plat is not located in a habitat protection district.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: The flood risk is unknown and within a non-regulatory zone. Depiction of floodplain is not required. A plat note should be included "Some or all of the property shown on this plat may have areas subject to inundations. Per FEMA FIRM panel 02122C-1885E, the flood risk is currently unknown. Flooding potential should be considered with development. Contact the Kenai Peninsula Borough floodplain administrator for additional information." 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 north parcel was first divided as Lot 4 Whiskey Gulch Subdivision HM78-15. Lot 4 was subdivided by Whiskey Gulch Lot 4 Replat HM2023-50 creating lots 4A and 4B

This is the first subdivision of the south parcel being the SE1/4 NE1/4 Section 14, Township 4 South, Range 15 West, SM Alaska.

A soils report will be required and an engineer will sign the final plat as the new lots are below 200,000 sq ft. for Lots 4B1 and Lot 1, exception request have been made

A soils report will not be required as the new lots are above 200,000 sq ft. for Lots 2- 6

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.

The plat is located in the Anchor point Advisory Planning Commission which is inactive at this time.

Utility Easements

The 10' utility easement from HM2923-59 is shown and a portion is being vacated with the re-alignment of Thunder Rd. HEA has sent comment about this easement and additional easement on the east side. The comment is in the packet.

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.

New 10' utility easements are being granted along the new dedications.

HEAs request for an easement on the overhead power line is included in the packet for viewing.

Utility provider review:

HEA	See comment in packet
ENSTAR	
ACS	
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 71207 Thunder Rd Existing Street Names are Correct: Yes List of Correct Street Names: Stikine St, Tlingit Ave, Thunder Rd, Chopp St Existing Street Name Corrections Needed: All New Street Names are Approved: Yes List of Approved Street Names: Skeg St List of Street Names Denied: Comments: 71207 Thunder Rd will remain, unless access changes.
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
--	----------------------

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

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Add the date of August 10, 2026 to the Plat Approval

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.

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:

- Plat name needs to include parent plat name. Suggest Whiskey Gulch Stapel Subdivision
- Modify the KPB File No to 2026-076

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:

- Depict and label Granross Creek

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:

Depicted and labeled on plat with source provided.

Flood Hazard Notice add as plat note 6 additional info from river center review

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:

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 20.40 Wastewater Disposal report requirements Lot 4B1

Surveyor's Discussion and Findings

See attached Exception request for **This Plat**

Staff Discussion:

20.40.010. - Wastewater disposal.

A. All lots within a proposed subdivision in the Kenai Peninsula Borough must meet the following applicable standards of this chapter for wastewater disposal.

Staff Findings:

4. Granting this exception will not affect neighboring land owners.
5. Lot 4B1 has plenty of room for a primary and replacement system and a well as there is substantially more than 40,000 sq ft available.
6. No testing has been completed on these lots yet.
7. No structure has been built on Lot 4B1 according to KPB GIS data available.
8. Testing will be required when a new house is built, with approval by ADEC.

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 2, 4, 5 & 8 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 2, 5 & 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 2, 4 & 8 appear to support this standard.

B. KPB 20.40 Wastewater Disposal report requirements Lot 1

Surveyor's Discussion and Findings

See attached Exception request for **This Plat**

Staff Discussion:

20.40.010. - Wastewater disposal.

A. All lots within a proposed subdivision in the Kenai Peninsula Borough must meet the following applicable standards of this chapter for wastewater disposal.

Staff Findings:

4. Granting this exception will not affect neighboring land owners.
5. Applicant submitted the ADEC approved system report with the exception request.
6. Not needing to have more testing will save the applicant money.
7. Lot 1 has room for a replace system

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 2, 5 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 2, 5-7 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 2, 4-7 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 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



Planning Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

EXCEPTION REQUEST APPLICATION

NAME OF PRELIMINARY PLAT OR PLANNING COMMISSION ITEM:

STAPEL SUBDIVISION

PROPERTY INFORMATION:

legal description: HM 2023050 WHISKEY GULCH LOT 4 REPLAT LOT 4B BLK 1 and THE SE 1/4 NE 1/4, SECTION 14, T4S, R15W

General area location: ANCHOR POINT/STERLING HWY

20.50.010. - EXCEPTIONS TO REGULATIONS—PROCEDURE—COMMISSION AUTHORITY.

- A. Unless prohibited under this title, the commission may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. The commission 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;
 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;
 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.
- B. Where a design requirement of this title is addressed by a zoning regulation adopted by the borough assembly or city council, the variance procedures of the applicable zoning code shall be utilized in lieu of the exception procedures.
- C. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.
- D. Upon reconsideration of a plat committee decision following the procedure in KPB 20.25.120, an appeal of a decision of the planning commission made under this section shall be taken to the

SUBMITTAL REQUIREMENTS

Identify the exceptions requested including the section identifier of KPB code. Provide evidence justifying the requested exceptions that fully states the grounds for the exception request, and the facts relied upon. A letter can be attached to this application.

Please see attachment.

FOR OFFICE USE ONLY

RECEIVED BY _____

DATE SUBMITTED _____

KPB FILE # _____



EXCEPTION REQUEST APPLICATION

STAPEL SUBDIVISION

20.40 Wastewater Review – Lot 4B1

Findings:

1. The parent plat was granted an exception to KBP 20.40.
2. The proposed lot size is 184,869 sq ft, which is very close to the minimum size to require a soils test.
3. Chopp Street is unlikely to ever be developed. This portion of right-of-way adds an additional 19,000 sq ft to the usable lot size.

The Committee (or Commission, as applicable) 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
Findings 1-3 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 1-3 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 appear to support this standard.



20.40 Wastewater Review – Lot 1

Findings:

1. The proposed lot has a DEC certified septic system.
2. Further subdivision of this lot is unlikely.
3. An as-built was completed on the property to confirm the locations of the septic system.

The Committee (or Commission, as applicable) 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
Findings 1-3 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 1-3 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 appear to support this standard.

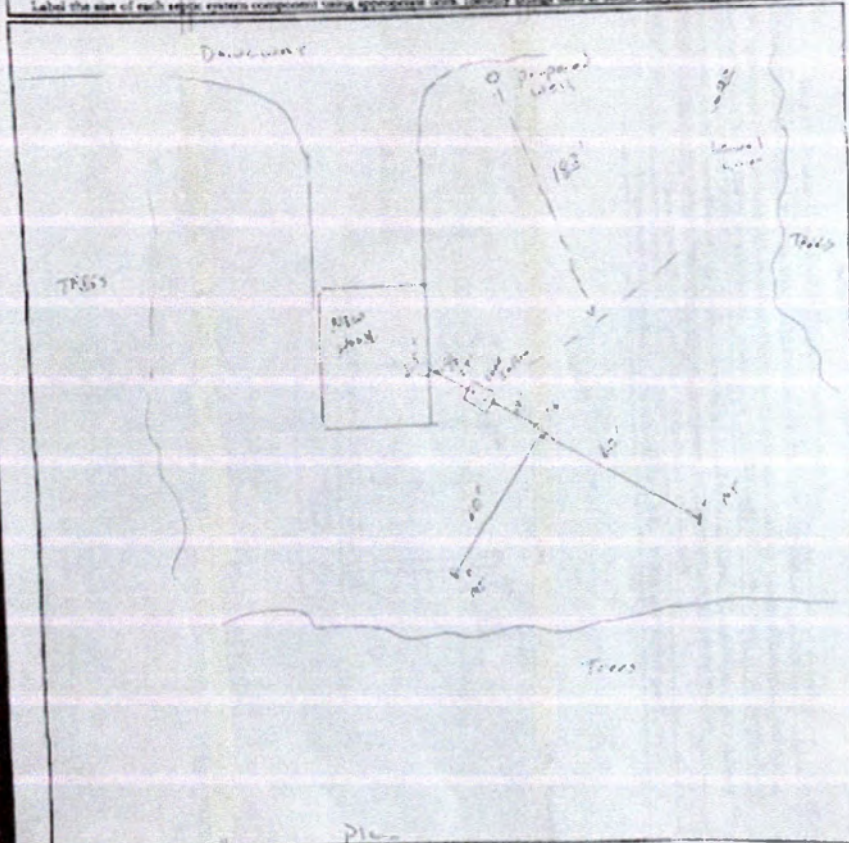
Description: TYSRISWSEC 14 Soundmont Street Address: 71207 Thunder Rd

1/4" = 1' SCALE

Part III. Plan View Diagram

Instructions for Diagram: (use space below or attach additional pages as necessary; engineers may attach separate scaled drawings)

1. In a PLAN VIEW, identify and label all of the following: ☐ On Lot Drinking Water Source ☐ Wasteline(s) ☐ Surface Water ☐ Septic Tank ☐ Soil Absorption System ☐ Pool Tank(s) (identify above or below ground and size) ☐ Property Line(s) ☐ Trench ☐ All Sewer Lines and Trenches ☐ All Cleanouts and Manhole Covers ☐ All Structures ☐ Slopes $\geq 25\%$ and ≥ 10 feet in length ☐ Crawl Well on Adjacent Properties (identify classification) ☐ Crawl Septic Tank and Soil Absorption System on Adjacent Properties
2. In the PLAN VIEW, label the horizontal separation distances, to the nearest half foot, between water, sewer lines, and surface water high water boundary to all potential sources of contamination listed above in accordance with Section 40.06 Typical Site Plan in the Onsite Wastewater System Installation Manual. Label separation distance between a soil absorption system and slopes exceeding 25%. Label the size of each septic system component using appropriate units. Identify fittings used at bends and junctions.

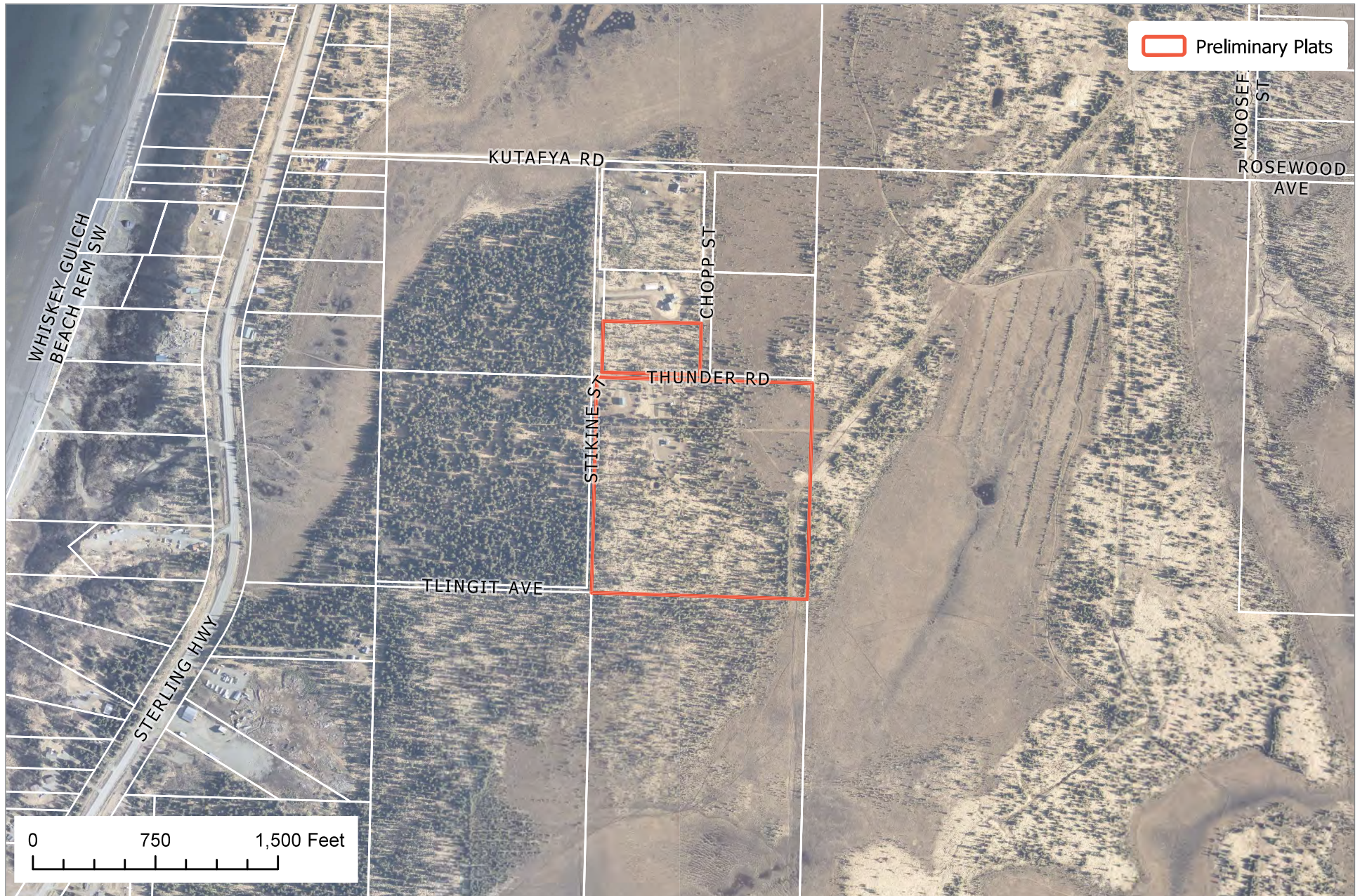


The components of Construction Plans

all previous versions obsolete, Effective February 13, 2017



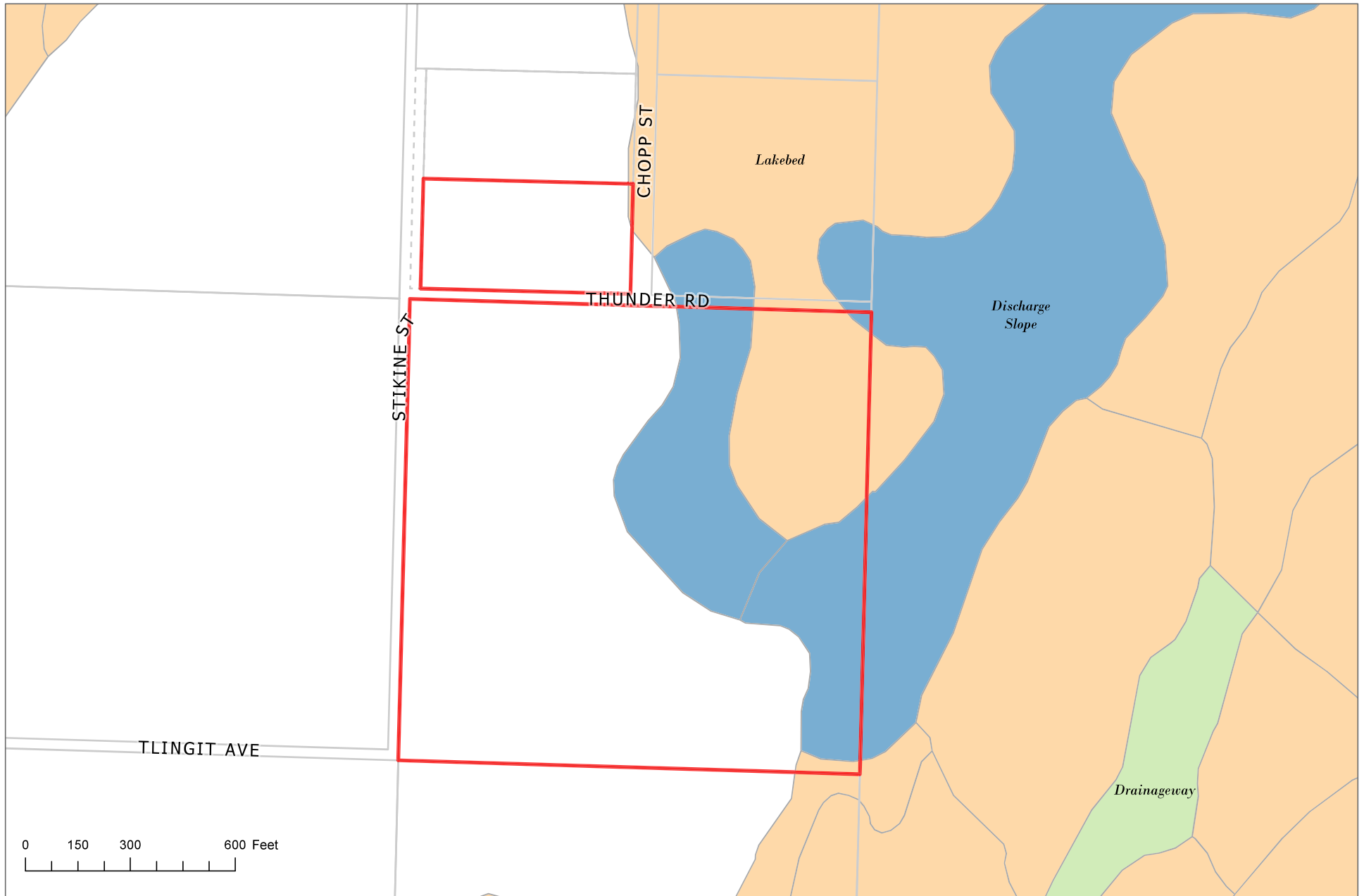
Aerial Map



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.



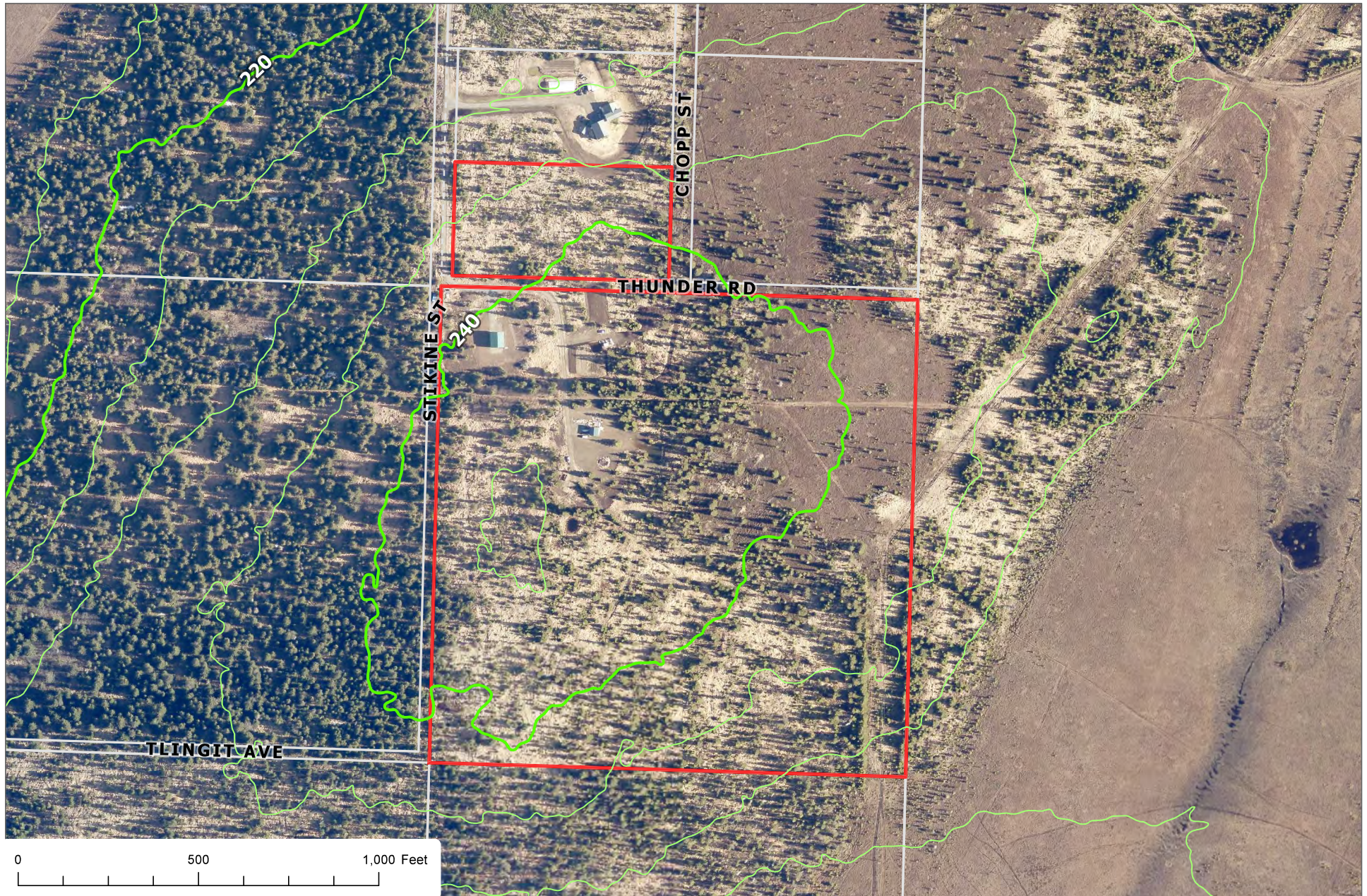
Wetlands



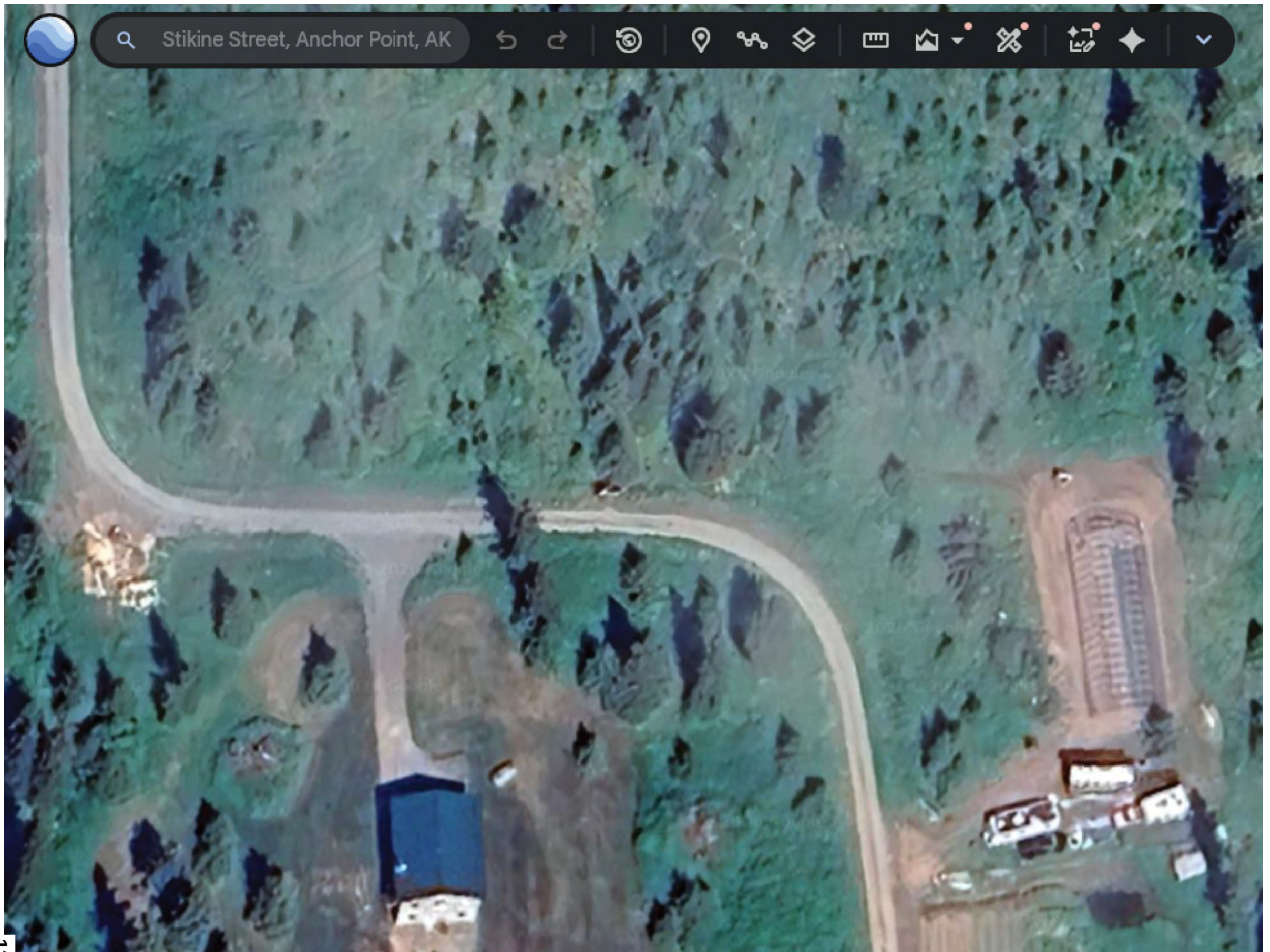
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



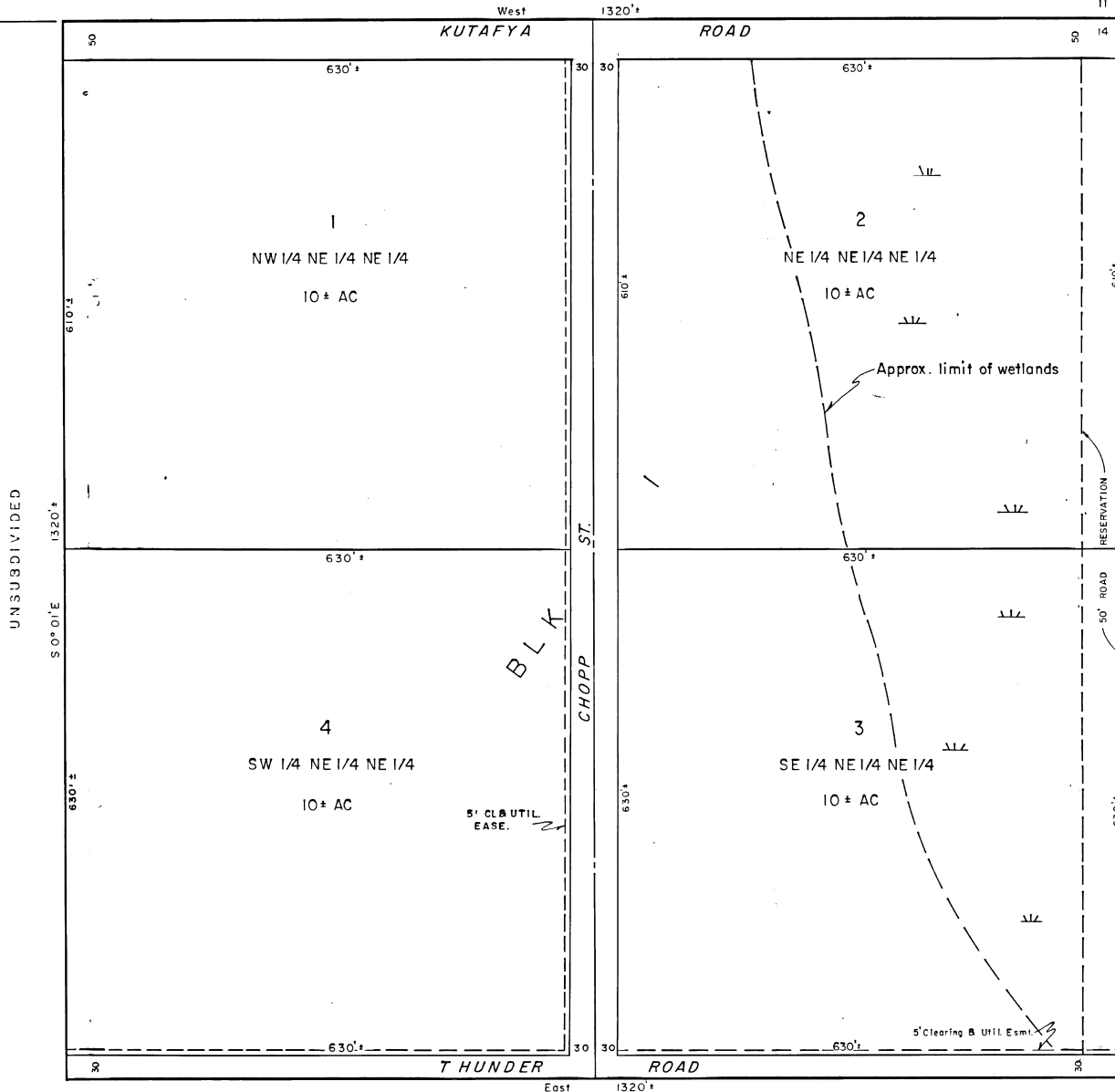
Aerial with 5-foot Contours



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.

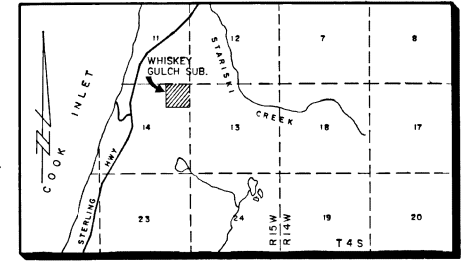


UNSUBDIVIDED



12 Sec Cor Pos

UNSUBDIVIDED



VICINITY MAP
1" = 1 Mile

CERTIFICATE OF OWNERSHIP & DEDICATION

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, roadways and alleys dedicated by us for public use.

Bob Chopp
Bob Chopp
1040 E. 5th Avenue
Anchorage, Alaska

Lawrence Faber
Lawrence Faber
Box 3-4155
Anchorage, Alaska

Wanda J. Faber
Wanda J. Faber

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this 10th day of December, 1977.
Fred Walatka Notary for Alaska
My Commission expires Oct 4, 1978

PLAT APPROVAL

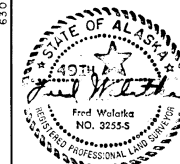
This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of Sept 19, 1977, is hereby acknowledged & accepted as the official plat, subject to any & all conditions & requirements of ordinances & law appertaining thereto.

Kenai Peninsula Borough
by: Sheila D. Waits

SURVEYOR'S CERTIFICATE

I hereby certify that I am a registered land surveyor and that this plat was prepared by me and is based on a subdivision of the NE 1/4 NE 1/4 Sec. 14, T4S, R15W, S.M., Alaska, as shown hereon. No corners have been established for any of the tracts within this subdivision.

Dec. 10, 1977 Date
Fred Walatka Surveyor



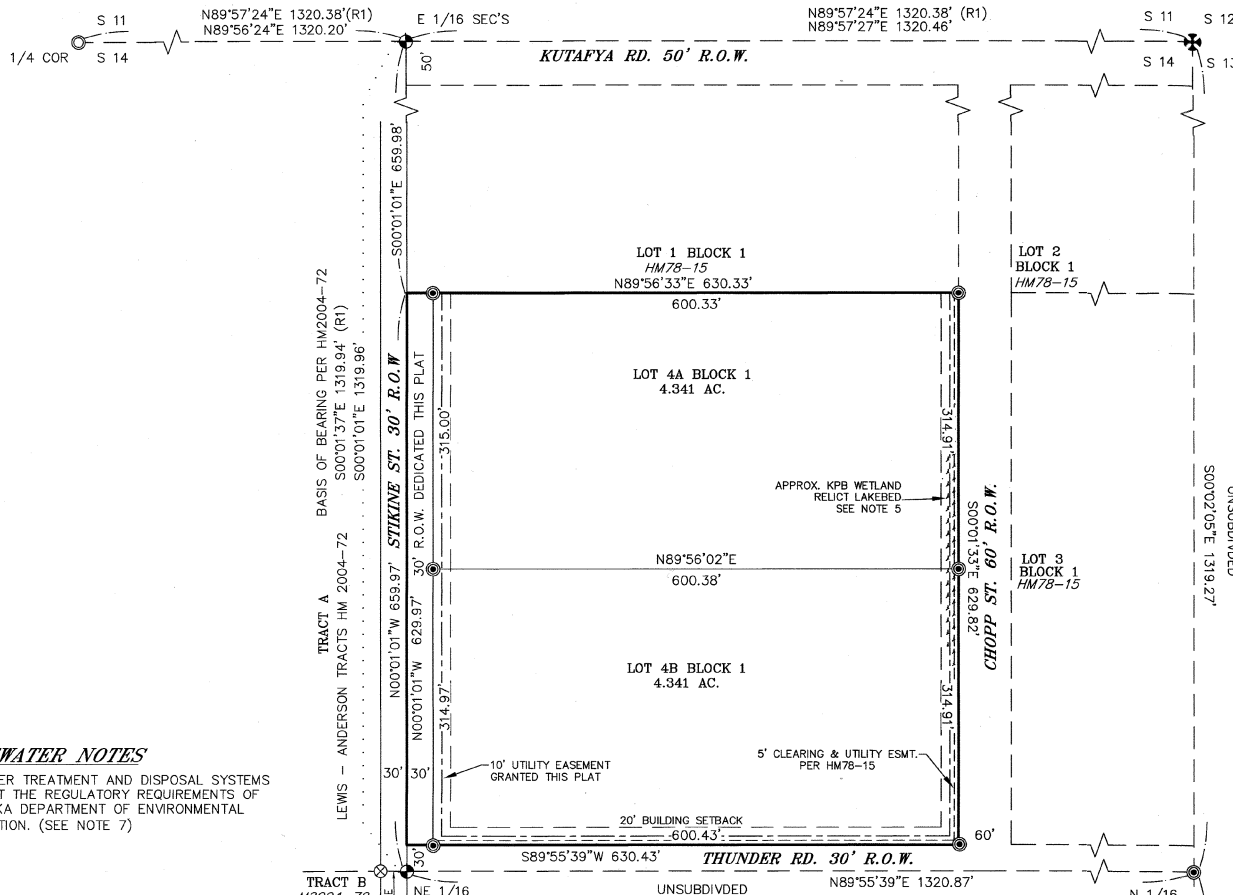
78-15

RECORDED - FILED 3-
Homer REC. DIST.
DATE Mar 6, 1978
TIME 4:15 P.M.
BY K.P.B.

AREA 40± AC	
PLAT OF	
WHISKEY GULCH SUBD.	
AN ALIQUOT PARTS SUBDIVISION	
LOCATED IN	
NE 1/4 Sec. 14, T4S, R15W, S.M., Alaska	
FRED WALATKA & ASSOCIATES	
ENGINEERS - SURVEYORS	
3107 W. 29th Avenue	Anchorage, Alaska
DATE: July 1977	SCALE: 1" = 100'
DRAWN: DS	SHEET: 1 of 1
CHECKED: FW	GRID:

NOTES:

1. Acreage shown on all tracts within this subdivision includes the adjacent road right-of-way.
2. All bearings and distances shown are based on protracted values and are approximate only.
3. A minimum 20 foot building setback exists along all road rights-of-way.
4. This subdivision at the time of filing is not served by public water or sewage facilities. No on-site water or sewage disposal facilities may be constructed without prior approval of the Alaska Department of Environmental Conservation.
5. NO FIELD SURVEY WAS MADE nor were any stakes or monuments set.



WASTEWATER NOTES

WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION. (SEE NOTE 7)

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. THE FRONT 10 FEET ADJOINING THE RIGHTS-OF-WAY IS GRANTED BY THIS PLAT AS 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. 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 (KPB 14.06).
5. WETLAND HATCHING REPRESENTS POTENTIAL WETLANDS AS CLASSIFIED BY KENAI WATERSHED FORUM SHOWN ON KENAI PENINSULA BOROUGH GIS MAPPING 7/6/2022.
6. SUBJECT TO A GENERAL EASEMENT FOR ELECTRIC LINES OR SYSTEMS AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., AS DESCRIBED IN BOOK 48 PAGE 48, HOMER RECORDING DISTRICT, NO DEFINITE LOCATION DISCLOSED.
7. AN EXCEPTION TO CHAPTER 20.40 WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE MEETING OF AUGUST 8, 2022.
8. THE ACCESS EASEMENT GRANTED BY DOCUMENT LOCATED IN BOOK 245 PAGE 909, HOMER RECORDING DISTRICT, IS NOW WITHIN A DEDICATED RIGHT-OF-WAY.

CERTIFICATE OF ACCEPTANCE

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

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: *Yael Pagan* PLANNING COMMISSIONER DATE: 11/17/2023

NAME AND TITLE OF AUTHORIZED OFFICIAL
KENAI, PENINSULA BOROUGH

LEGEND

- ✱ FOUND 2.5" GLO BG, SET IN 1918
- ✱ FOUND 2.5" AL-CAP BY 7328S, 2004
- FOUND 1" CONCRETE FILLED IRON PIPE, GLO 1/4 COR.
- ⊙ SET 2" SELF-IDENTIFYING AL-CAP ON 5/8" REBAR
- ⊗ FOUND PLASTIC CAP ON 5/8" REBAR BY 7328S, 2003
- (R1) RECORD HM2004-72

CERTIFICATE OF OWNERSHIP

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

Richard W. Stapel
RICHARD W. STAPEL
P.O. BOX 386
ANCHOR POINT, AK 99556

Loretta Stapel
LORETTA STAPEL
P.O. BOX 386
ANCHOR POINT, AK 99556

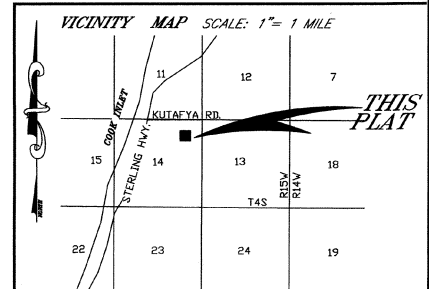
NOTARY'S ACKNOWLEDGEMENT

For Richard W Stapel and Loretta Stapel
Acknowledged before me this *14th* day of *November* 2022.
Yael Pagan 421017061 10-17-2026
Notary Public for Alaska My Commission Expires

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of AUGUST 8, 2022
KENAI PENINSULA BOROUGH

BY: *Yael Pagan* 11/17/2023
Authorized Official



DATE	10-24-2022
SCALE	1" = 100'
GRID No.	AR-01
JOB No.	5374
DRAWING:	5374-3793



WHISKEY GULCH LOT 4 REPLAT

A SUBDIVISION OF LOT 4, BLOCK 1, "WHISKEY GULCH SUBDIVISION" (HM78-15), WITHIN THE NE1/4 SEC. 14, T4S, R15W, S.M., KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, STATE OF ALASKA CONTAINING 9.116 ACRES

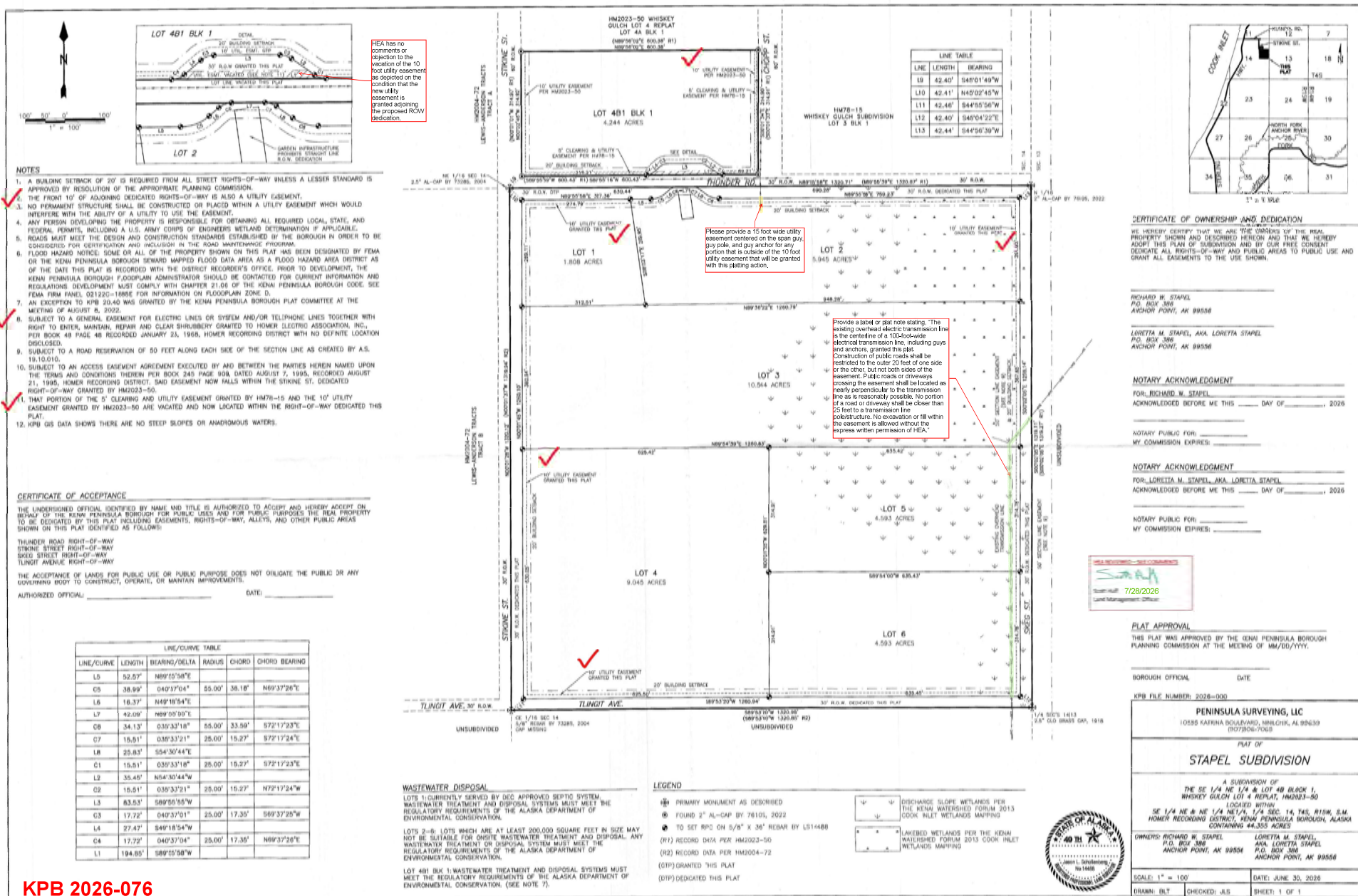
OWNERS: RICHARD W. STAPEL
LORETTA STAPEL
P.O. BOX 386
ANCHOR POINT, AK 99556

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

2023-50
PLAT #
Homer
Rec Dist
11/20/2023
Date
Time 3:15 P.M.

KPB FILE No. 2022-106

SHEET 1 of 1



ABILITY SURVEYS

MEASURING MAPPING & REPORTING ON ALASKA'S INFRASTRUCTURE
SINCE 1976

152 DEHEL AVE., HOMER, AK. 99603 PH. 907-235-8440 FAX. 235-8440

Julie Hindman, Platting Specialist
KPB Planning Dept.
144 N. Binkley
Soldotna, AK 99669

7/12/2022

RECEIVED

JUL 14 2022

KPB PLANNING DEPT.

Re: Preliminary Plat submittal of WHISKEY GULCH LOT 4 REPLAT.

Enclosed herewith are 7 reduced 11"X17" copies and 1 full sized 18X24" copy of the preliminary plat and check # 3805 in the amount of \$400.00 for the KPB filing fee.

The Certificate to Plat is coming from the title company. They said they would send it by next week.

The KPB Preliminary Plat Submittal Form, signed by the owners, is attached. This letter is attached as part of the submittal to provide room for an exception request.

We ask for an exception to KPB 20.40 WASTEWATER DISPOSAL

and specifically call to attention that 20.40.030 originally and for many years allowed NOMINAL FIVE ACRES to circumvent the minimum 200,000 square foot soils testing requirement. This was allowed so that persons who wanted to half their aliquot 10 acres could do so without a soils test (engineering required), even if right-of-way dedications made the aliquot five acres less than 200,000 square feet. That is the case we have here. The owners wish to half their aliquot 10 acres. Two sides already have Right-of-way dedications and a third side is required to be dedicated because the adjacent property has a half dedication, so this parcel must match it with a 30 feet wide right-of-way dedication.

Many aliquot or nominal five acre parcels were approved without soils testing until the code change. Now many of them will still qualify because they are over 200,000 square feet, but this one won't meet that criteria due to Right-of-Way dedications on 3 sides.

On 3/02/2021 Ordinance 2020-45 was passed. Section 25 of the Ordinance changed KPB 20.40.030 removing the "NOMINAL FIVE ACRES" excepting language from the code.

Section 28 changed KPB 20.40.100(F) added "200,000 square feet" and removed "NOMINAL FIVE ACRES" language.

A few days ago when this was brought to my attention I called Scott Huff the former Platting Manager for KPB, and asked him why the NOMINAL FIVE ACRES language was removed from the code. He said the former Planning Director (Max Best, who originally composed the language) had faced negative dispute issues with one or more local surveyors who wanted to apply the language to other shaped parcels. Max's solution was to remove the NOMINAL FIVE ACRES language from the code. Personally I believe it should have remained, and I would have voiced that concern if I recognized the code change was going to remove it.

The owners have lived on this land for many years. They desire to sell their house with the septic system that was installed by Certified Septic Installer Jason Johnson, and build a new house to live on the new lot they desire to create. Please note the low density development of the area. They are surrounded by three 40 acres parcels and three 10 acre parcels. We believe our request meets the spirit and intent of the Code to protect the Health Safety and Welfare of the Public.

Thank You for your consideration.

Sincerely,

Gary Nelson, PLS

DESK PACKET

(MATERIALS SUBMITTED AFTER 8/3/26)

- E4. Stapel Subdivision; KPB File 2026-076**
Peninsula Surveying / Stapel
Location: Stikine Street, Thunder Road & Tlingit Avenue
Anchor Point Area

August 6, 2026

Kenai Peninsula Borough
Planning Department
144 North Binkley Street
Soldotna, AK 99669

To Sandee Simons and/or Beverly Carpenter:

RE: Subdivision / replat, KPB File No: 2026-076
Location: at T 045S R15W SEC 14 in Anchor Point Alaska.

My name is Franklin Anderson and I am the owner of the property located next to the above referenced land. The letter mailed 7/24/26 proposes a subdividing of this plat. My concern with the subdividing is what will happen to my property when the proposed 300 foot right of way is put in.

The letter states, "If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future." What does this mean for my property as my property is indeed adjacent to the proposed subdivision? I would like to have it on record that I am opposed to the borough utilizing my land only for the purpose of the right-of-way.

Sincerely,



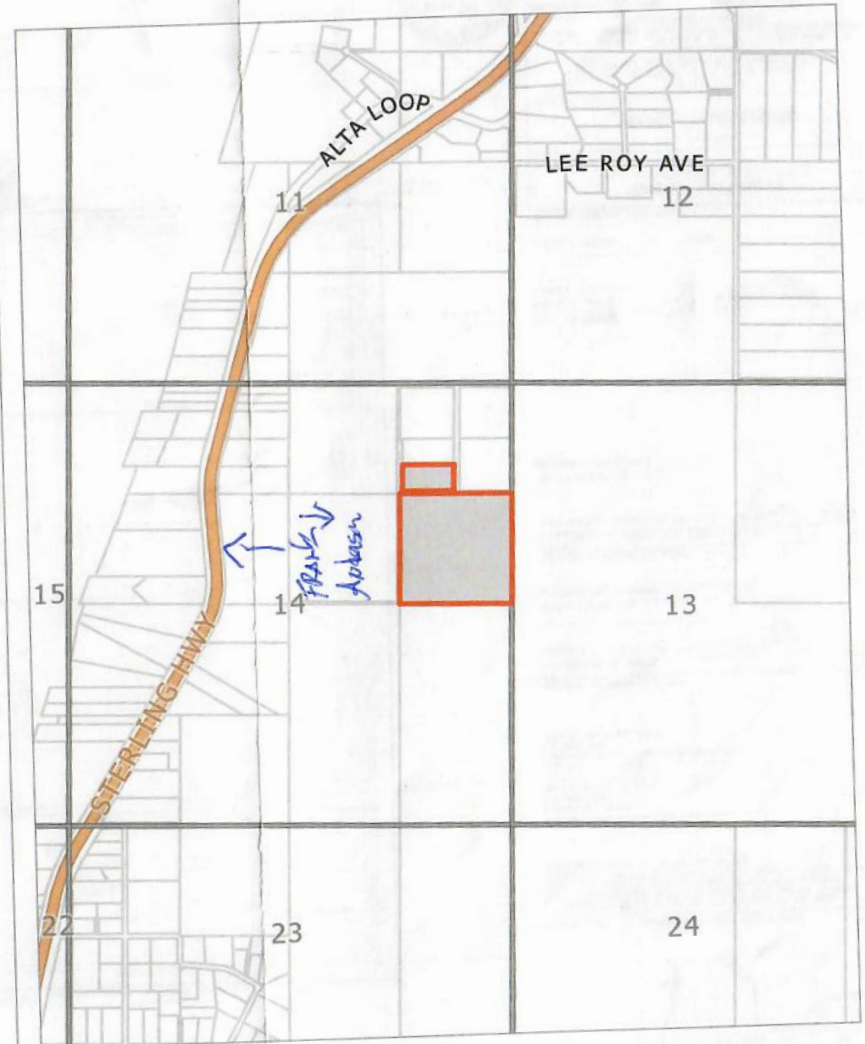
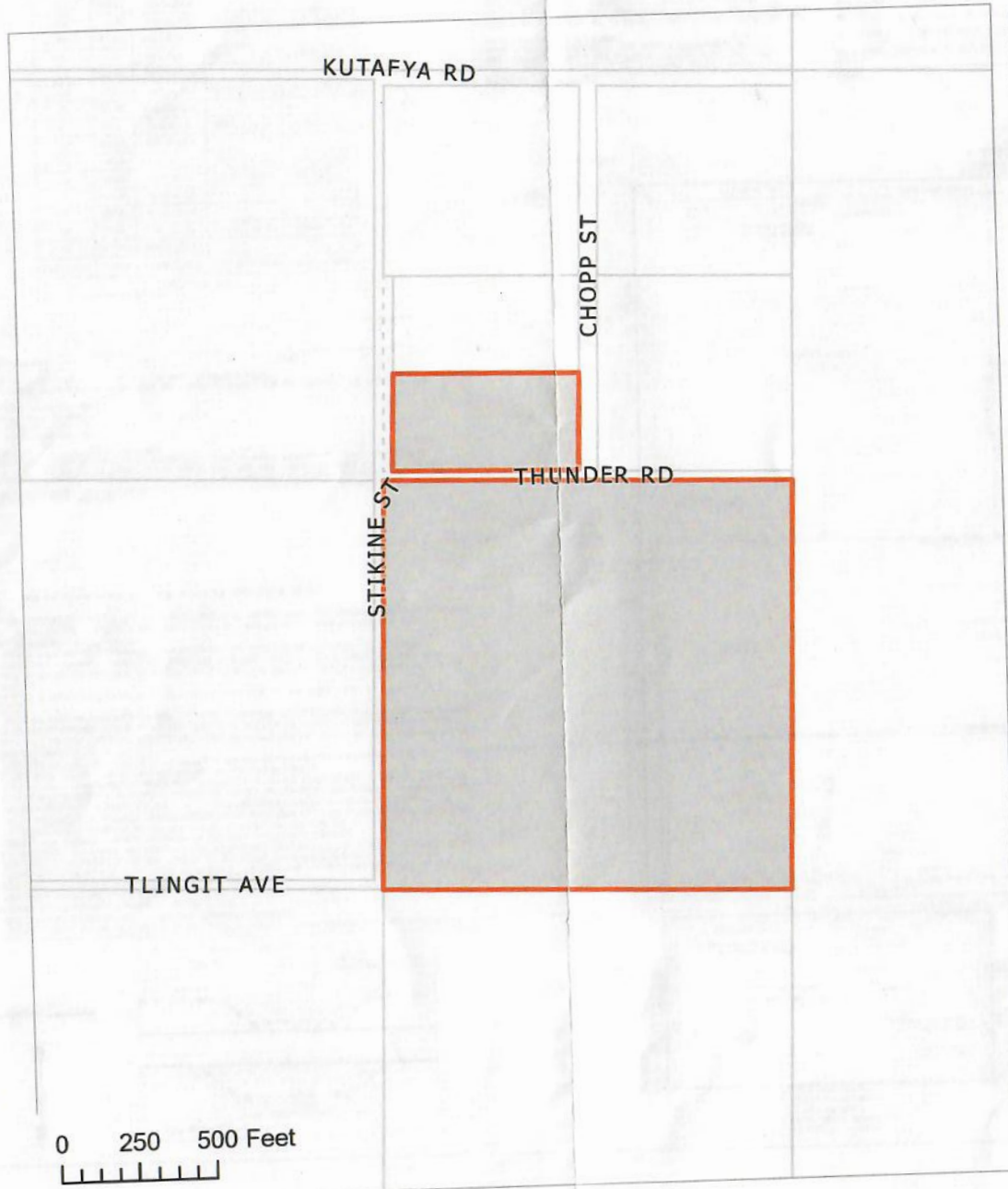
Franklin Anderson
Property Pin: 16508323 located in Anchor Point, AK
907-399-5000



KENAI PENINSULA BOROUGH
Planning

Vicinity Map

7/22/2026



KPB File 2026-076
T 04S R15W SEC 14
Anchor Point

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.



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 7/1/2026 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will replat two parcels into seven parcels and dedicate rights-of-way.

KPB File No. 2026-076

Petitioner(s) / Land Owner(s): Richard W. and Loretta M. Stapel of Anchor Point, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. **Comments should be guided by the requirements of that Ordinance.**

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, August 10, 2026**, commencing at **6:30 pm**, 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. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

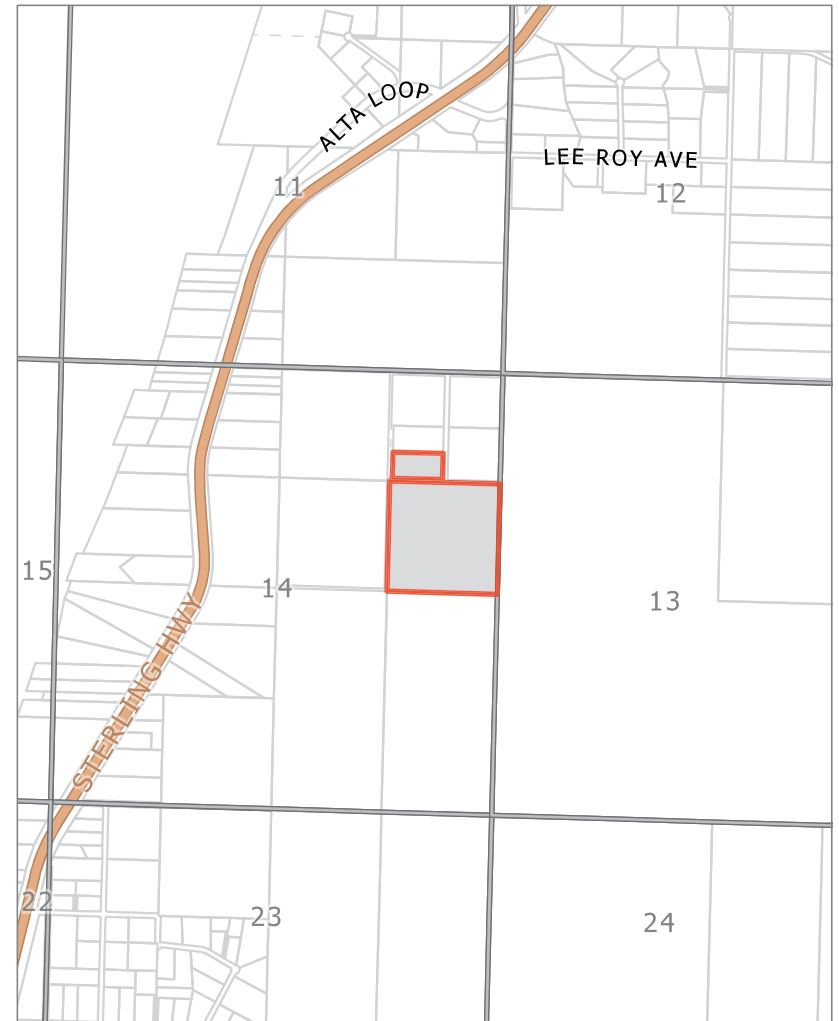
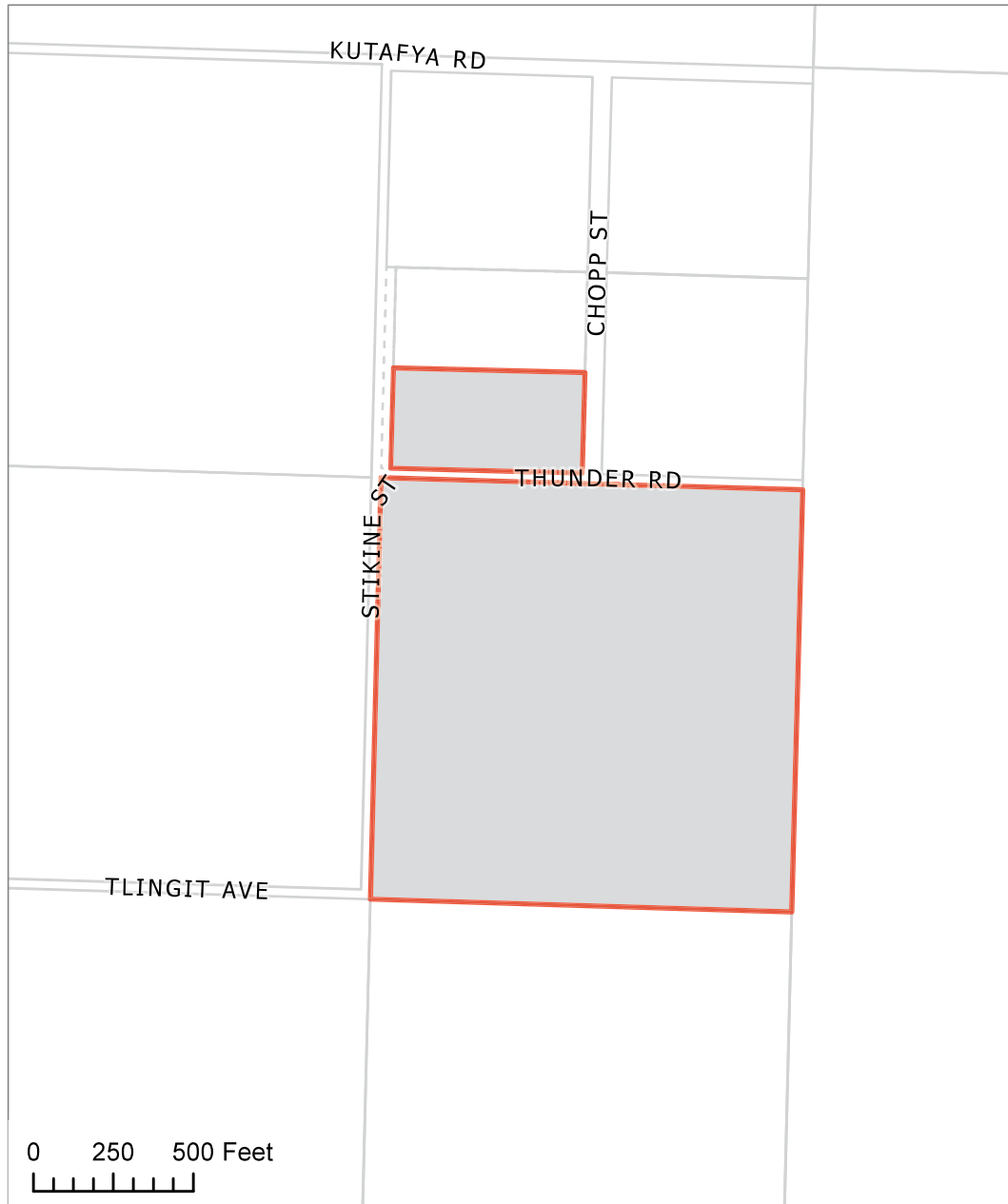
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, 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, August 7, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

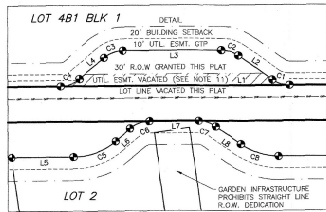
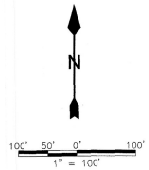
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 7/24/2026



KPB File 2026-076
T 04S R15W SEC 14
Anchor Point



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 ADJOINING DEDICATED RIGHTS-OF-WAY 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. 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.
5. 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.
6. 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 21.05 OF THE KENAI PENINSULA BOROUGH CODE. SEE FEMA FIRM PANEL 02122C-1885E FOR INFORMATION ON FLOODPLAIN ZONE D.
7. AN EXCEPTION TO KPB 20.40 WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE MEETING OF AUGUST 8, 2022.
8. SUBJECT TO A GENERAL EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., PER BOOK 48 PAGE 48 RECORDED JANUARY 22, 1968, HOMER RECORDING DISTRICT WITH NO DEFINITE LOCATION X505050.
9. SUBJECT TO A ROAD RESERVATION OF 50 FEET ALONG EACH SIDE OF THE SECTION LINE AS CREATED BY A.S. 19.10.010.
10. SUBJECT TO AN ACCESS EASEMENT AGREEMENT EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED UPON THE TERMS AND CONDITIONS THEREIN PER BOOK 245 PAGE 909, DATED AUGUST 7, 1995, RECORDED AUGUST 21, 1995, HOMER RECORDING DISTRICT, SAID EASEMENT NOW FALLS WITHIN THE STIKINE ST. DEDICATED RIGHT-OF-WAY GRANTED BY HM2023-50.
11. THAT PORTION OF THE 5' CLEARING AND UTILITY EASEMENT GRANTED BY HM78-15 AND THE 10' UTILITY EASEMENT GRANTED BY HM2023-50 ARE VACATED AND NOW LOCATED WITHIN THE RIGHT-OF-WAY DEDICATED THIS PLAT.
12. CPB GIS DATA SHOWS THERE ARE NO STEEP SLOPES OR ANADROMOUS WATERS.

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPT ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND 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 IDENTIFIED AS FOLLOWS:

THUNDER ROAD RIGHT-OF-WAY
STIKINE STREET RIGHT-OF-WAY
SKEZ STREET RIGHT-OF-WAY
TLINGIT AVENUE RIGHT-OF-WAY

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.

AUTHORIZED OFFICIAL: _____ DATE: _____

LINE/CURVE TABLE					
LINE/CURVE	LENGTH	BEARING/Delta	RADIUS	CHORD	CHORD BEARING
L5	52.57'	N89°55'58"E			
C5	33.99'	040°37'04"	55.00'	38.18'	N69°37'16"E
L6	13.37'	N49°18'54"E			
L7	42.09'	N89°55'55"E			
C8	36.13'	035°33'18"	55.00'	33.59'	S72°17'33"E
C7	15.51'	035°33'21"	25.00'	15.27'	S72°17'24"E
L8	25.83'	S54°30'44"E			
C1	15.51'	035°33'18"	25.00'	15.27'	S72°17'33"E
L2	33.45'	N54°30'44"W			
C2	15.51'	035°33'21"	25.00'	15.27'	N72°17'24"W
L3	83.53'	S89°55'55"W			
C3	17.72'	040°37'01"	25.00'	17.35'	S69°37'15"W
L4	27.47'	S49°18'54"W			
C4	17.72'	040°37'04"	25.00'	17.35'	N69°37'16"E
L1	154.85'	S89°55'58"W			

WASTEWATER DISPOSAL

LOTS 1: CURRENTLY SERVED BY DEC APPROVED SEPTIC SYSTEM. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

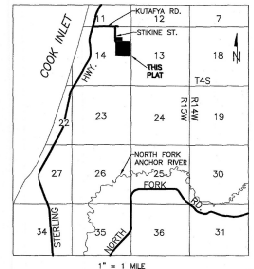
LOTS 2-6: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LOT 481 BLK 1: WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION. (SEE NOTE 7).

LEGEND

- PRIMARY MONUMENT AS DESCRIBED
- FOUNDED 2" AL-CAP BY 76105, 2022
- TO SET R.P.C. ON 5/8" X 3/8" REBAR BY L51488
- (R1) RECORD DATA PER HM2023-50
- (R2) RECORD DATA PER HM2004-72
- (GTP) GRANTED THIS PLAT
- (DTP) DEDICATED THIS PLAT

- DISCHARGE SLOPE WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING
- LAKEBED WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADAPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

RICHARD W. STAPEL
P.O. BOX 386
ANCHOR POINT, AK 99556

LORETTA M. STAPEL, AKA LORETTA STAPEL
P.O. BOX 386
ANCHOR POINT, AK 99556

NOTARY ACKNOWLEDGMENT

FOR: RICHARD W. STAPEL
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: LORETTA M. STAPEL, AKA LORETTA STAPEL
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MM/DD/YYYY.

BOROUGH OFFICIAL: _____ DATE: _____

KPB FILE NUMBER: 2026-000

PENINSULA SURVEYING, LLC

10535 KATRINA BOULEVARD, NINILCHIK, AK 99639
(907) 506-7005

PLAT OF STAPEL SUBDIVISION

A SUBDIVISION OF
THE SE 1/4 NE 1/4 & LOT 48 BLOC 1,
WHISKY GULCH LOT 4 REPLAT, HM2023-50
LOCATED WITHIN
SE 1/4 NE & NE 1/4 NE 1/4, 1/4 SEC. 14, T4S, R15W, S.M.
HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA
CONTAINING 44.355 ACRES

OWNERS: RICHARD W. STAPEL
P.O. BOX 386
ANCHOR POINT, AK 99556

LORETTA M. STAPEL
AKA LORETTA STAPEL
P.O. BOX 386
ANCHOR POINT, AK 99556

SCALE: 1" = 100'

DATE: JUNE 30, 2026

DRAWN: BLT

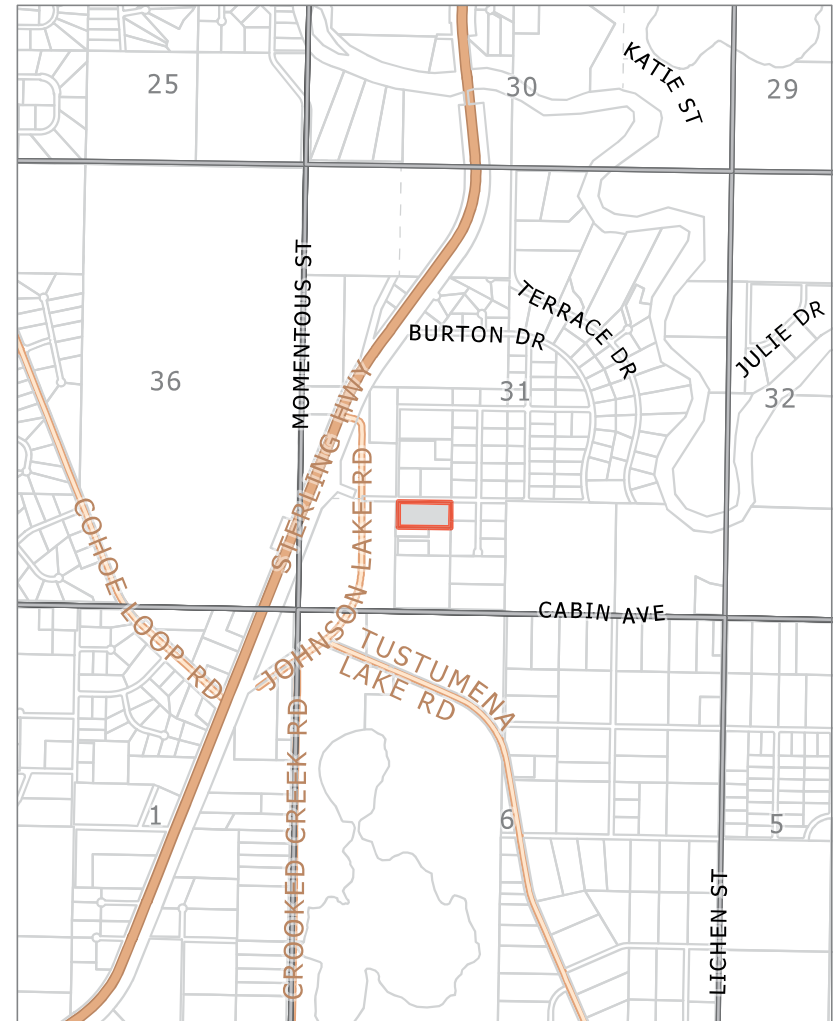
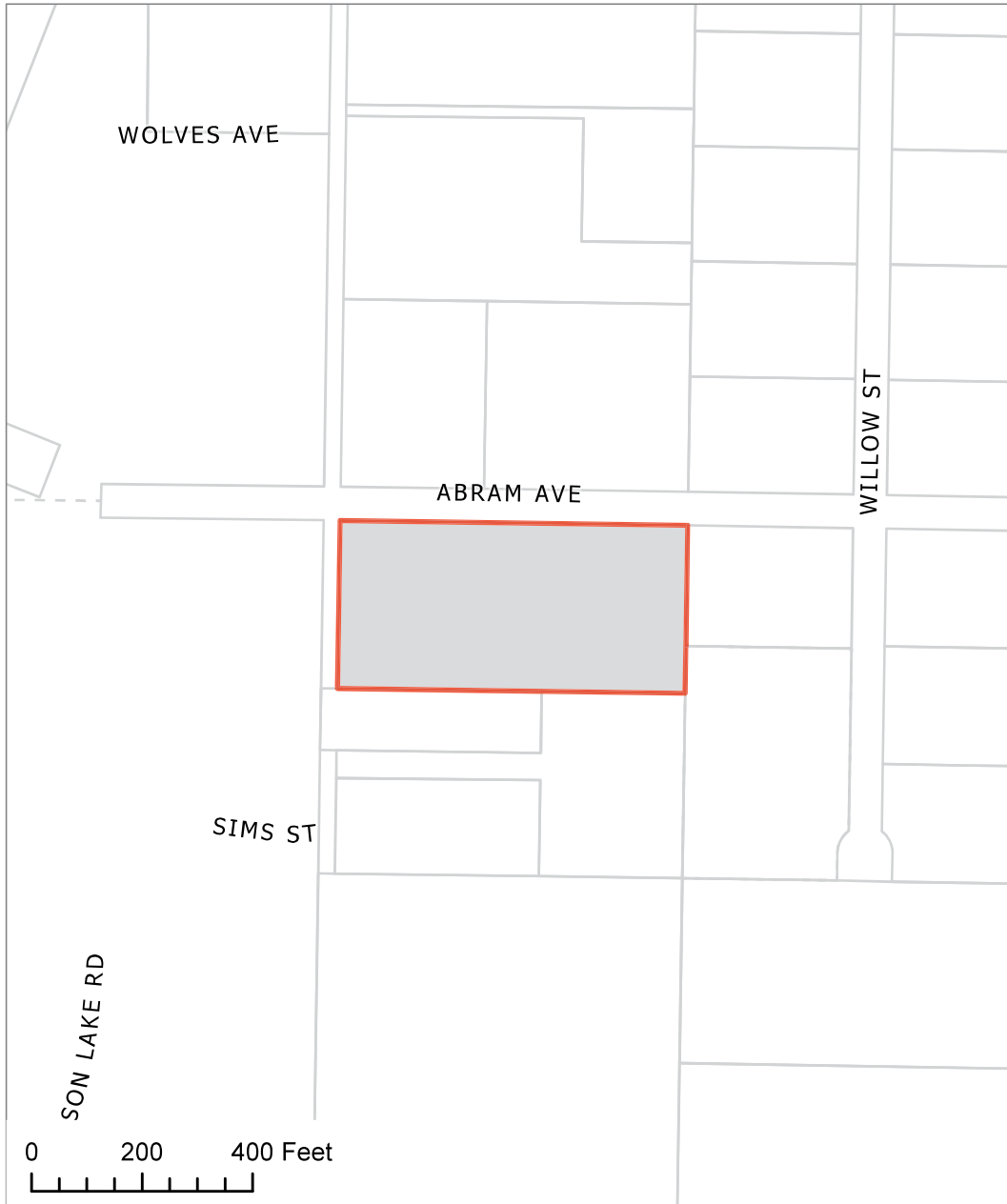
CHECKED: JLS

SHEET: 1 OF 1

KPB 2026-076

E. NEW BUSINESS

- 5. Kasilof River Heights Will Debeest Addition**
KPB File 2026-080
Edge Survey & Design / Francalangia
Location: Abram Avenue & Sims Street
Cohoe Area



KPB File 2026-080
T 03N R11W SEC 31
Cohoe



Aerial Map



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.

AGENDA ITEM E. NEW BUSINESS

**ITEM #5 - PRELIMINARY PLAT
KASILOF RIVER HEIGHTS WILL DEBEEST ADDITION**

KPB File No.	2026-080
Plat Committee Meeting:	August 10, 2026
Applicant / Owner:	William Francalangia of Kasilof, Alaska
Surveyor:	Jason Young, Edge Survey and Design, LLC
General Location:	Abram Avenue and Sims Street, Cohoe Area

Parent Parcel No.:	133-370-05
Legal Description:	T 3N R 11W SEC 31 Seward Meridian KN 0770070 KASILOF RIVER HEIGHTS SUB TRACT 5
Assessing Use:	Residential Mobile Home
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 4.551-acre parcel into two parcels of approximately 2.171 acres each.

Location and Legal Access (existing and proposed):

Access to the subdivision is provided by Abram Avenue and Sims Street.

Abram Avenue (formerly Ptarmigan Avenue) is a 60-foot borough-maintained right-of-way abutting the northern boundary of the subdivision.

Sims Street is a 30-foot platted right-of-way abutting the western boundary. Available imagery shows the portion adjacent to the subdivision is currently undeveloped, transitioning to a developed segment further south that appears to function primarily as a driveway serving the adjacent unsubdivided parcel. The parent plat (KN 77-70) dedicated the eastern 30 feet of Sims Street. The parcel to the west is unsubdivided, and staff finds it reasonable to expect that if subdivided in the future, additional right-of-way width would be dedicated to comply with KPB 20.30.

Kasilof River Heights (KN 77-70) included 50-foot-radius temporary turnarounds at the southwest and northeast corners of former Tract 5. At that time, subdivision design requirements (20.15.075(19)) required temporary dead-end streets at the end of stub streets intended for future connection to adjoining areas. Current code (KPB 20.30.100.C) states "Temporary turnarounds and self-vacating turnarounds shall not be granted or reserved on plats."

Kasilof River Heights Subdivision of Tract 6 (KN 78-24) dedicated the east extension of Abram Avenue, establishing the intended future connection and thereby fulfilled the temporary turn-around intent on the east side.

The parcels to the west and south of Tract 5 (this tract) remain unsubdivided, and staff finds it reasonable to expect additional right-of-way to be dedicated in the future. Sims Street is intended to be a through street from Abram Ave to Johnson Lake Rd, with portions already dedicated to the south; therefore, a cul-de-sac is not a reasonable expectation to be set on the south end of Sims Street right-of-way as the temporary turnaround easements indicate, which are not allowed by code though. **Staff recommends** the Plat Committee concur that a right-of-way vacation petition is not required to remove the temporary turnarounds, and that both 50-foot radius temporary turnarounds may be removed through this platting action. **If approved**, a plat note should be added stating: "The 50-foot-radius temporary turnarounds shown on plat KN 77-70 were removed in accordance with KPB 20.30.100, as approved by

the Plat Committee on August 10, 2026.” The turnarounds should be hatched and labeled referencing the corresponding plat note.

Block length is not complete. On the north is Abram Ave., to the west is Sims St and Johnson Lake Rd and on the south is Cabin Ave. no dedication connects Cabin Ave to Abram Ave. Running the length of Cabin Ave is a gravel pit operation that prevents any road connection to break the block length as the pit runs for over 2300 feet along the Cabin Ave. This plat providing a 30’ dedication on the east coming down from Abram Ave would not gain the other half or further dedications south to be helpful either. **Staff recommends** the Plat Committee concur and exception to KPB 20.30.170 Block Length is not required due to circumstances noted.

No section line easements affect the subject area.

No right-of-way vacation is proposed by this platting action.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: RSA has no objections at this time
SOA DOT comments	

Site Investigation:

Available public imagery shows a structure straddling the south boundary line of proposed Lot 5A, encroaching onto the adjacent parcel. **Staff recommends** the surveyor verify the location of the structure and give staff findings. If found to encroach provide a statement with the final plat describing how the encroachment will be resolved. **Staff recommends** to add the following plat note: “Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.”

KPB data indicates the area is relatively flat with no steep slopes, and no areas of inundation are present.

The subdivision is not located within a flood hazard area or a habitat protection district.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No regulatory floodplains depicted. No requested depictions or notes. B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No objections

Staff Analysis

The land originally consisted of the E1/2 SW1/4 of Section 31, Township 3 North, Range 11 West, Seward Meridian. In 1977, Kasilof River Heights (KN 77-70) subdivided portions of the area into six tracts. The proposed plat will further subdivide Tract 5 into Lot 5A and Lot 5B.

Each proposed lot is approximately 2.171 acres. A soils report is required, and an engineer must sign the final plat. The Wastewater Disposal note will be reviewed once the soils report has been received and should match.

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.

The property is not within an advisory planning commission.

Utility Easements

The parent plat (KN 77-70) granted a 5-foot underground utility and clearing easement along all rights-of-way. A 5-foot utility easement was also granted along the eastern boundary of former Tract 5. **Staff recommends** these easements be depicted and labeled with their granting source on the final plat.

An electric and telephone line easement was granted to HEA with no defined location (Misc. Volume 5, Page 138, KRD). This easement has been added to the plat as note 3.

The proposed plat grants a 10-foot utility easement adjacent to all rights-of-way. **Staff recommends** the utility easement label include "granted this plat."

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 comments
ENSTAR	
ACS	
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 51691 Abram Ave Existing Street Names are Correct: Yes List of Correct Street Names: Abram Ave, Sims St Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 51691 Abram Ave will be assigned to lot 5B. Lot 5A will need a new address assigned.
Code Compliance	Vacant
LOZMS 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

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

STAFF RECOMMENDATIONS **CORRECTIONS / EDITS**

- Wastewater disposal note to match soils report recommendation.

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 legal description to Tract 5 (KN 77-70)
- Please confirm subdivision name spelling. On submittal form, Owner spelled the name as "Dabeest" where the drawing has 'Debeest'
- Area of both parcels equal 4.342 acres
- Modify KPB File no to 2026-080

- 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:

- Depict and label Quintin Lake and Crooked Creek

- 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:

- Modify parcel labels to the north: Tracts 4A and 4B (KN 84-208)
- Provide label for Sims St. to the north

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.*

20.30.100. Cul-de-sacs.

- C. Temporary turnarounds and self-vacating turnarounds shall not be granted or reserved on plats.

20.30.120. Streets-Width requirements.

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

1. Half streets shall generally not be allowed except to provide the logical extension of a right-of-way where the remaining half street can reasonably be expected to be dedicated in the future.

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.

20.60.160. Easements.

A. The plat shall clearly show the location, width, and use of all easements. The easements must be clearly labeled and identified and, if already of record, the recorded reference given.

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.

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.

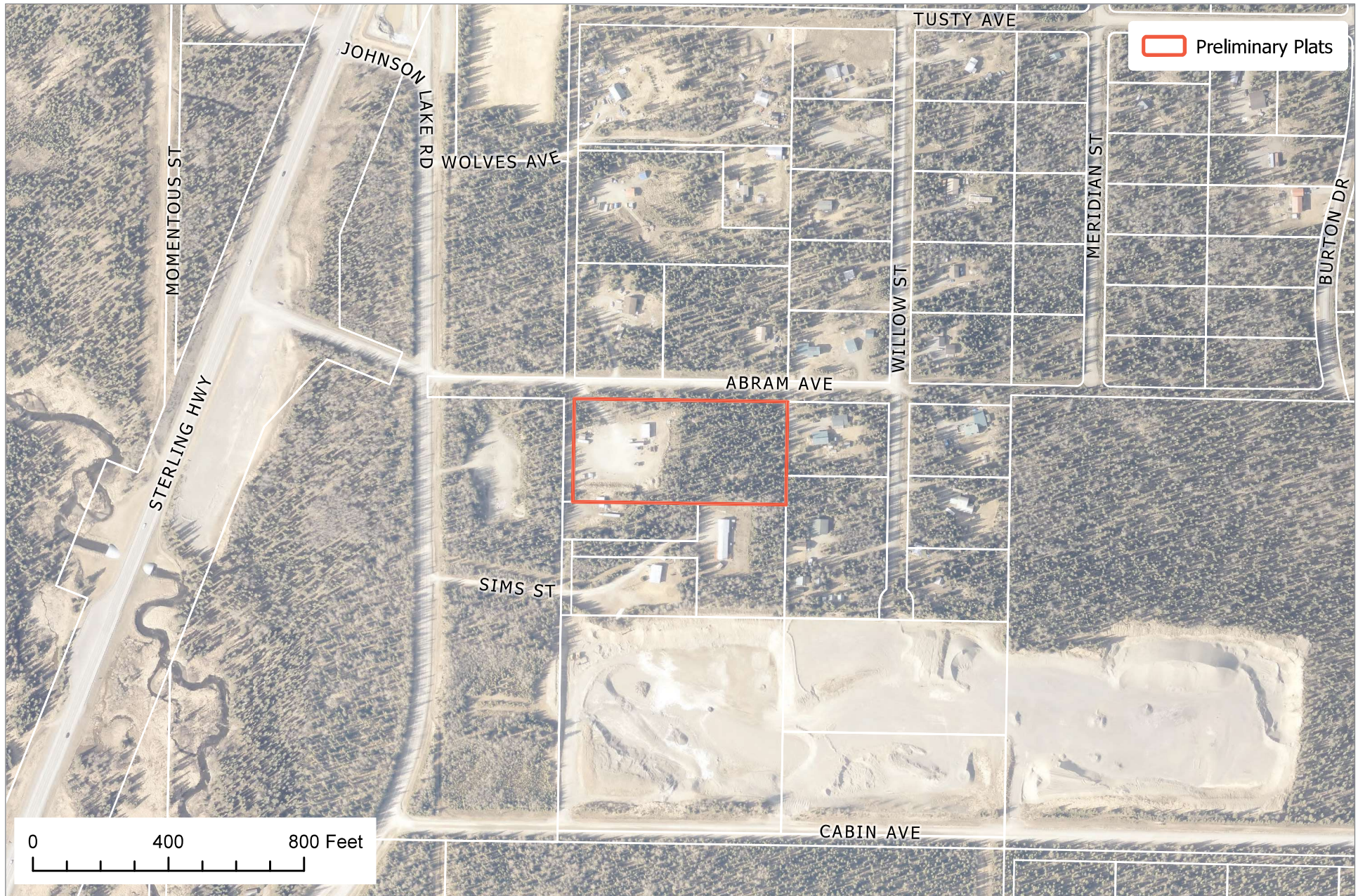
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.

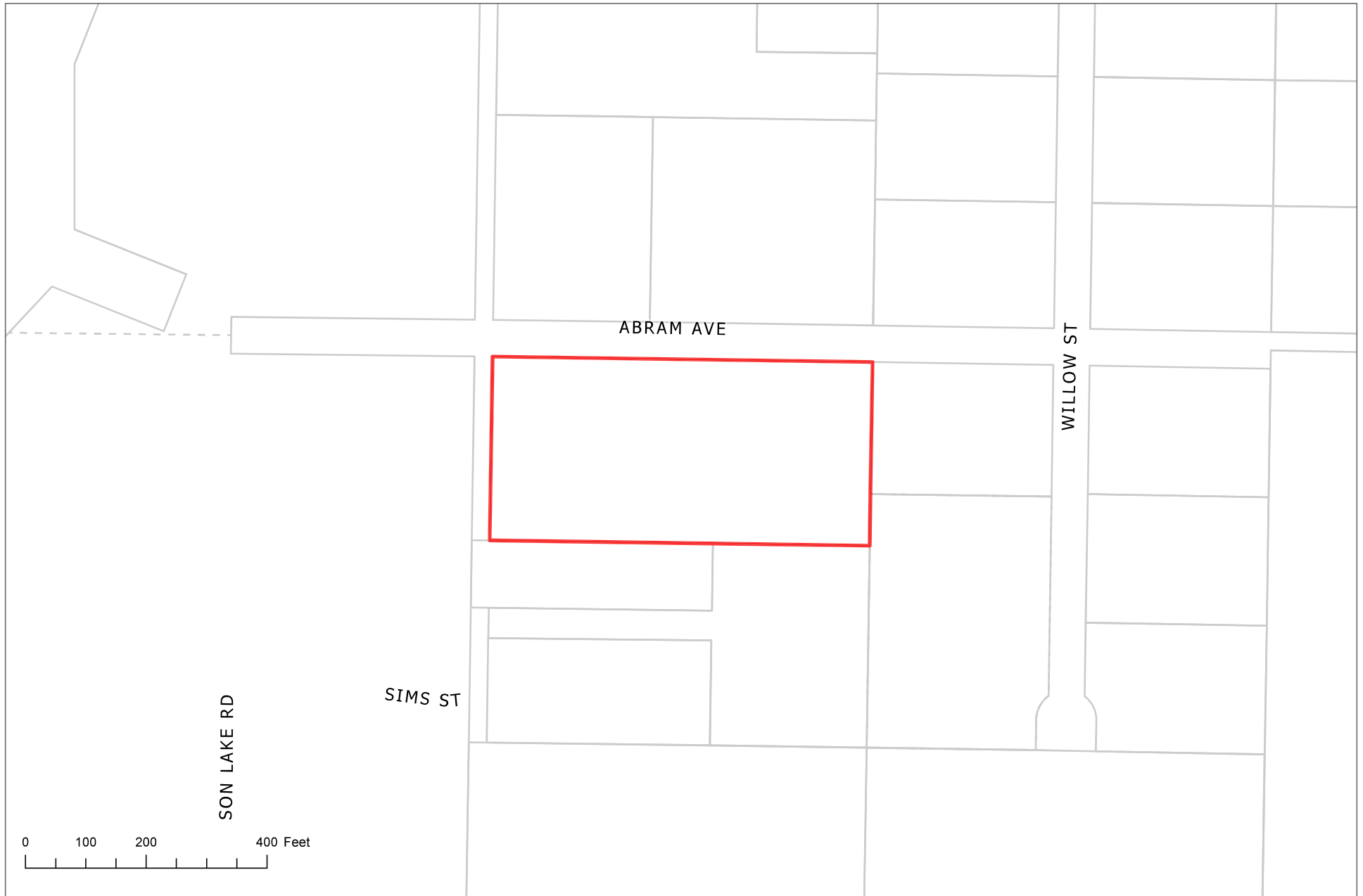
END OF STAFF REPORT



Aerial Map



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KASILOF RIVER HEIGHTS

SUBDIVISION OF TRACT 6

LOCATED IN E1/2 SW1/4 SEC 31 T3N, R11W S.M. KASILOF, ALASKA

SCALE = 1" = 200'

AREA = 35.058 AC.

JULY 12, 1977

BY GREG A. ROZAK, BOX 400 RT.2, SOLDOTNA, ALASKA

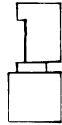
LEGEND

- - 3" cast aluminum. Bernsten mon. fnd. 268-S, 1974
- ✦ - G.L.O. B.C. Mon. fnd. (1950)
- ⊙ - Standard K.P.B. brass cap set
- - 5/8" x 24" rebar fnd
- - 1/2" x 24" rebar set

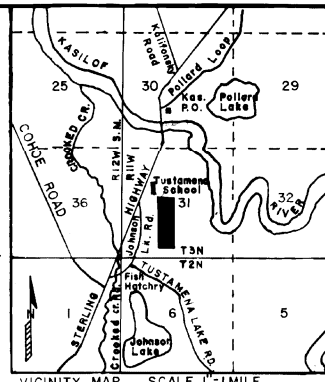
NOTES:

20' building setback line and 5' underground utility and clearing easements along all streets.

All wastewater disposal systems shall comply with existing laws at time of construction.

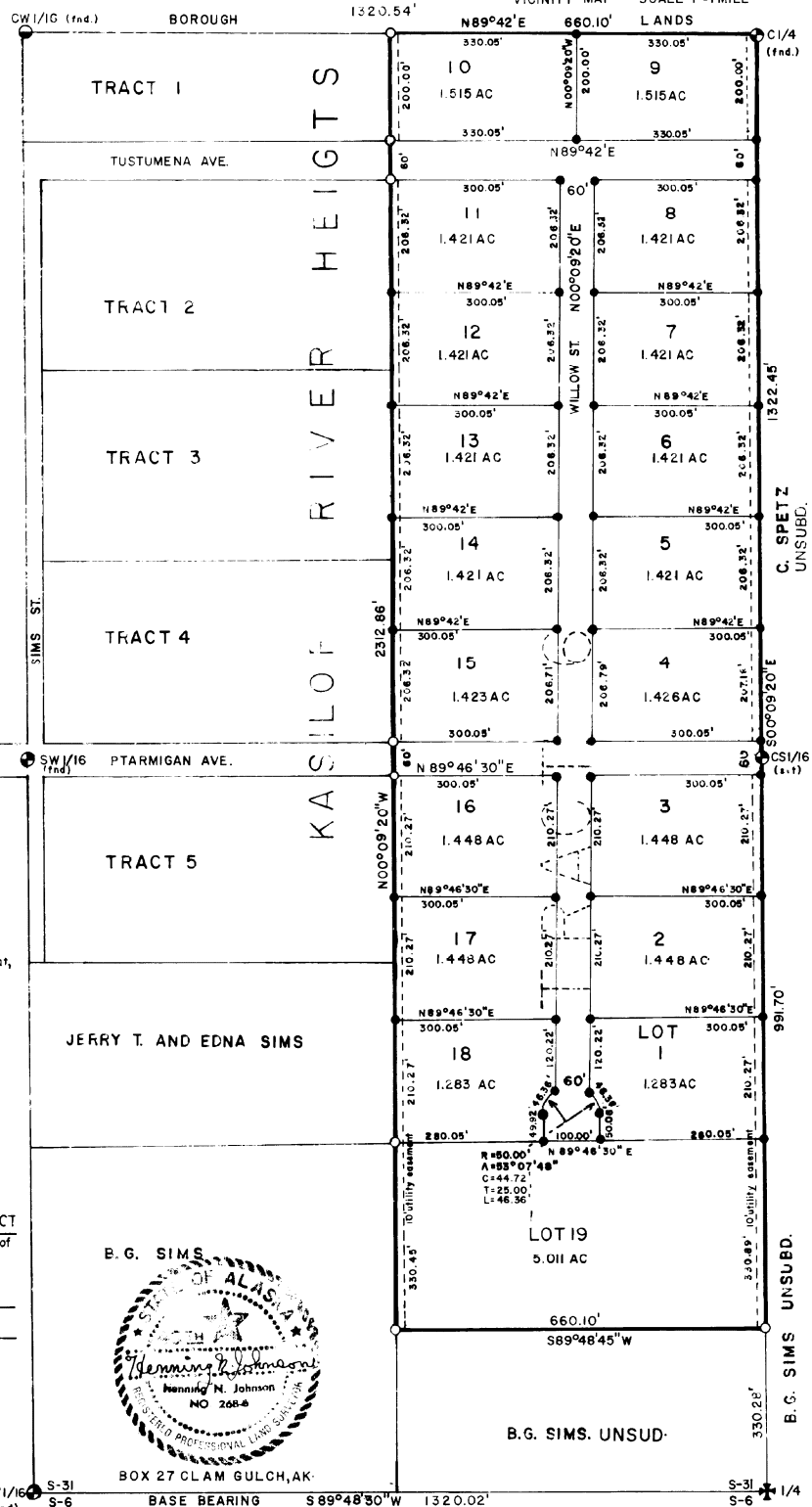


TUSTUMENA SCHOOL



VICINITY MAP SCALE 1" = 1 MILE

78-24
Kenai
2/21/78
S. P. B.



PLAT APPROVAL

This plat having been approved by the KENAI PENINSULA BOROUGH Planning Commission as recorded in the official minutes of the meeting of August 8, 1977.

is hereby acknowledged and accepted as the official plat, subject to any and all conditions and requirements of ordinances and laws pertaining thereto.

KENAI PENINSULA BOROUGH
By *[Signature]*

CERTIFICATE OF OWNERSHIP AND DEDICATION

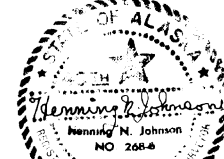
We hereby certify that we are the owners of the property shown and described hereon, and hereby dedicate all streets to public use and the use of public utilities.

[Signature]
Greg A. Rozak, Box 400 Rt. 2, Soldotna, Ak. 99669
Darlene M. Rozak

STATE OF ALASKA THIRD JUDICIAL DISTRICT
subscribed and sworn to before me this 10 day of February, 1978

[Signature]
Notary Public for Alaska
My commission expires Sept 13, 1981

B. G. SIMS



BOX 27 CLAM GULCH, AK.

W1/16 S-31
(fnd) S-6

BASE BEARING S89°48'30"W 1320.02'

S-31
S-6

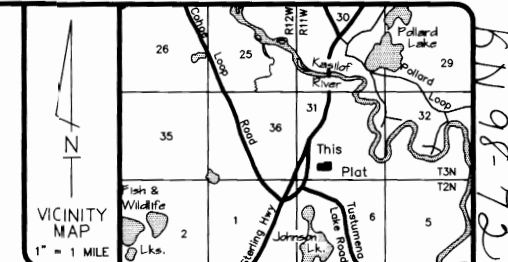
NOTES:

- 1) Proposed land uses are recreational, residential, agricultural, and commercial.
- 2) Building Setback - A setback of 20 feet is required from all street right-of-ways unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- 3) Front 10 ft. of the building setback adjacent to rights-of-way is also 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.
- 4) **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 and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Dept. of Environmental Conservation.
- 5) No structures permitted within the panhandle portion of Lot 2.

Gary Long
Engineer

372/E
License #

9/23/98
Date



CERTIFICATE of OWNERSHIP and DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT 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.

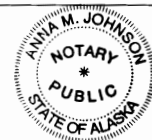
I FURTHER CERTIFY THAT DEED(S) OF TRUST AFFECTING THIS PROPERTY DO NOT CONTAIN RESTRICTIONS WHICH WOULD PROHIBIT THIS REPLAT; OR REQUIRE SIGNATURE AND APPROVAL OF BENEFICIARY(IES).

Gary Long
P. O. Box 1256
Kasilof, Alaska 99610-1176

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 23RD DAY OF Sept. 1998 FOR Gary Long

Anita M. Johnson
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 9/23/2001



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF August 24, 1998

KENAI PENINSULA BOROUGH

Max J. Best
AUTHORIZED OFFICIAL

KPI FILE No. 98-180

Kasilof River Heights Long Addition

Located within the SE1/4 SW1/4 Section 31, T3N, R11W, S.M., Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 3.991 Acres

Integrity Surveys

605 Swires Drive Kenai, Alaska 99611-8363

SURVEYORS PHONE - (907) 283-9047 FAX --- (907) 283-9071 PLANNERS

JOB NO:	98167	DRAWN:	5 September, 1998 CB
SURVEYED:	September 1998	SCALE:	1" = 60'
FIELD BK:	98-6, Pg. 72-77	DISK:	\032\Kasilof Heights

Unsubdivided

SW1/16 Ptarmigan Avenue CS1/16
[N89°45'35"E 1320.30']
60' ROW

Tract 5

Lot 16

Lot 17

Lot 18

Lot 19

Subdivision of Tract 6

Book 441 Page 82

S89°47'00"W (400') 399.97'

10' Utility Easement -369.97'

S89°47'00"W 369.97'

Lot 1
1.446 Ac.

Lot 2
2.392 Ac.

Approximate location of existing O.H. power line is CL of a 20 ft. wide electric distribution line easement

Unsubdivided



LEGEND:

- ⊕ K.P.B. Brass Cap 1977 Monument of Record
- 1/2" w/ Plastic Cap (found)
- 5/8" Rebar (found)
- 5/8" Rebar (set)
- [] Record Datum - Kasilof River Heights Plot # 77-70

SURVEYOR'S CERTIFICATE

I hereby certify that: I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.

Date 23 Sept, '98

98-72
RECORDED 20-
KENAI REC. DIST.
DATE: 10-27 1998
TIME: 1:46 P.M.
REQUESTED BY:
INTEGRITY SURVEYS
605 SWIRES DRIVE
KENAI, ALASKA 99611



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 7/14/2026 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one parcel into two parcels.

KPB File No. 2026-080

Petitioner(s) / Land Owner(s): William Francalangia of Kasilof, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, August 10, 2026**, commencing at **6:30 pm**, 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. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

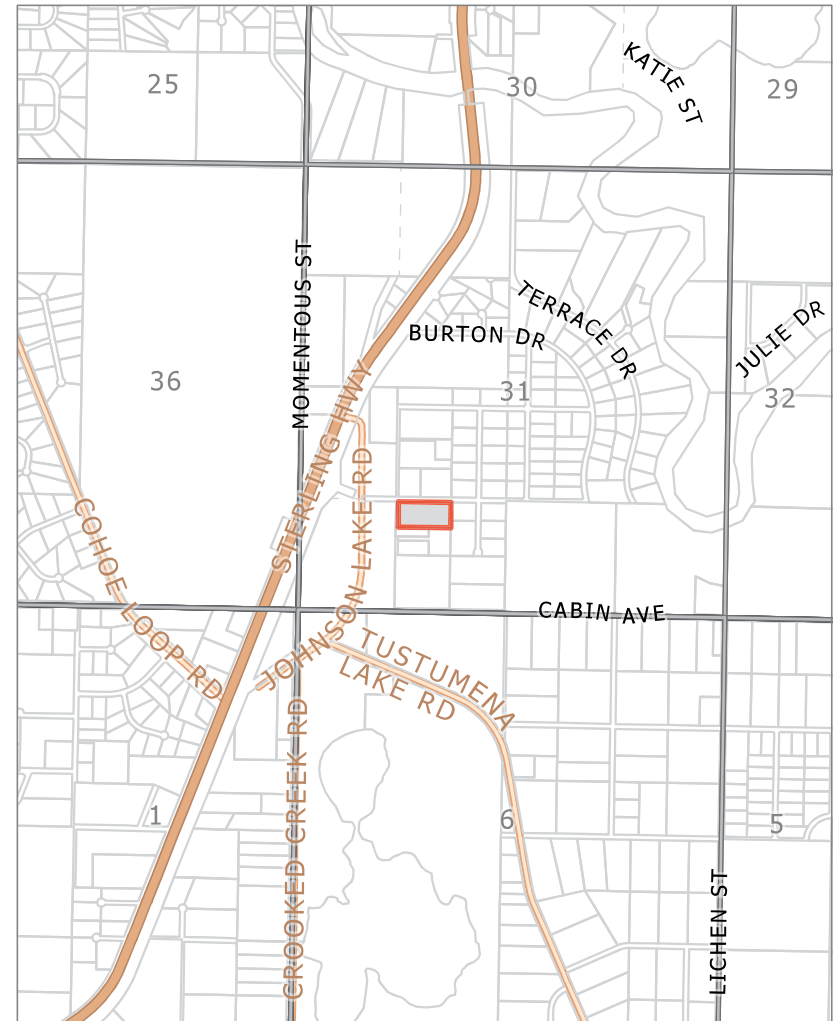
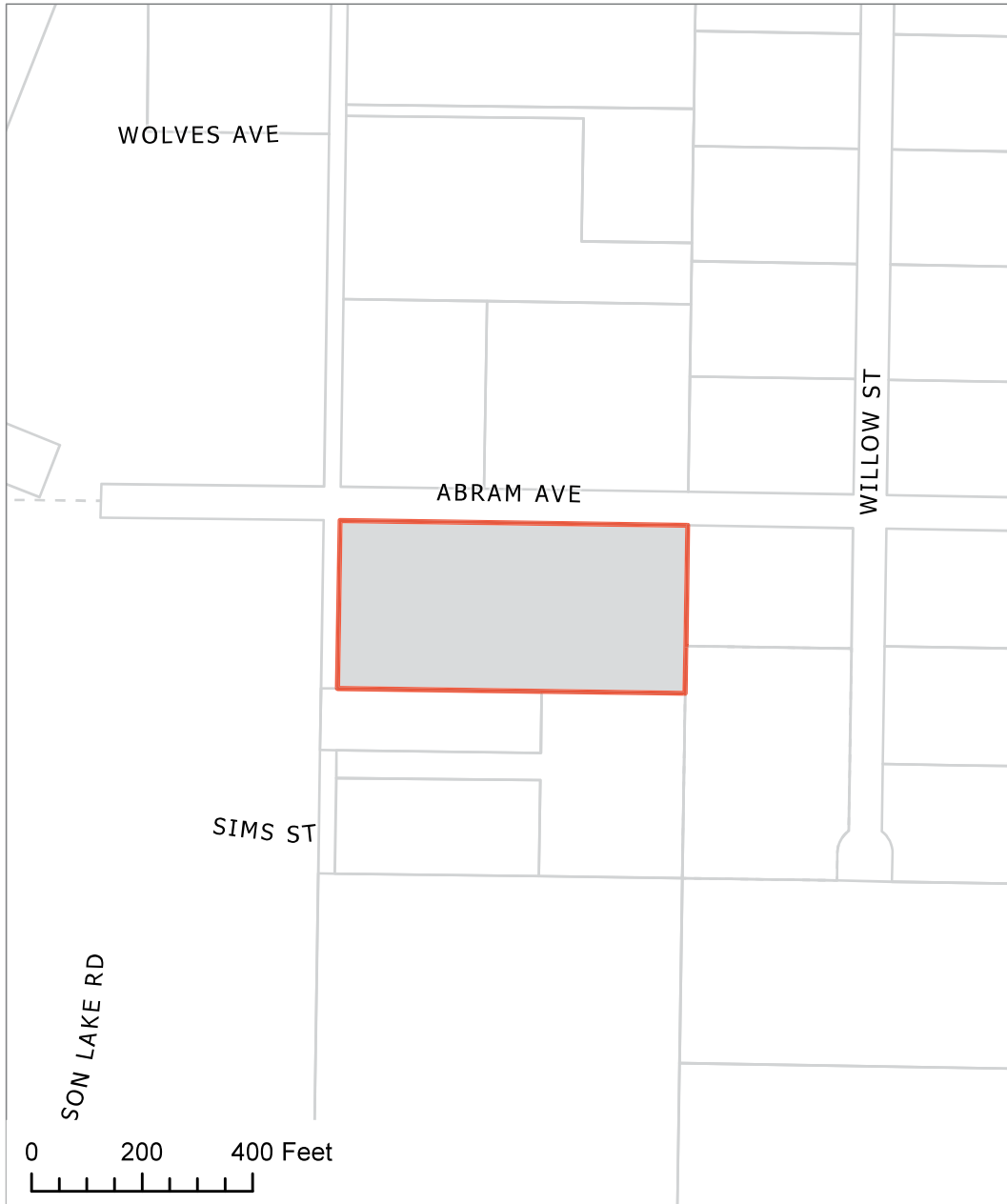
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, 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, August 7, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 7/24/2026



KPB File 2026-080
T 03N R11W SEC 31
Cohoe

E. NEW BUSINESS

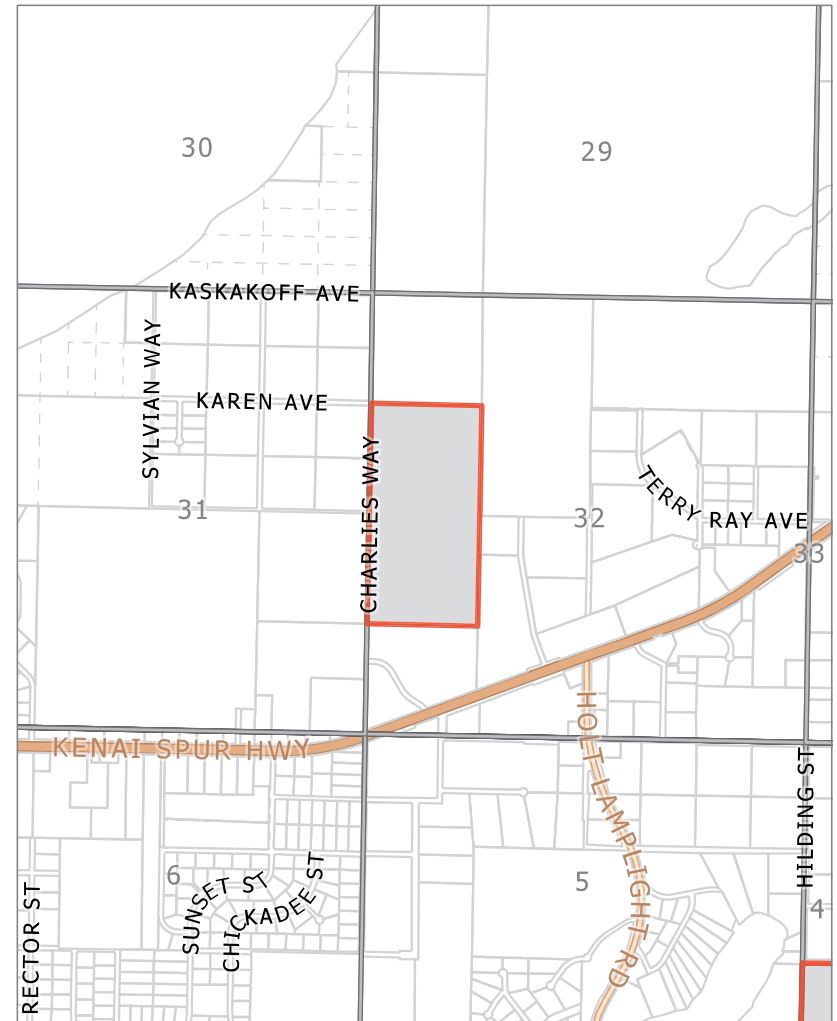
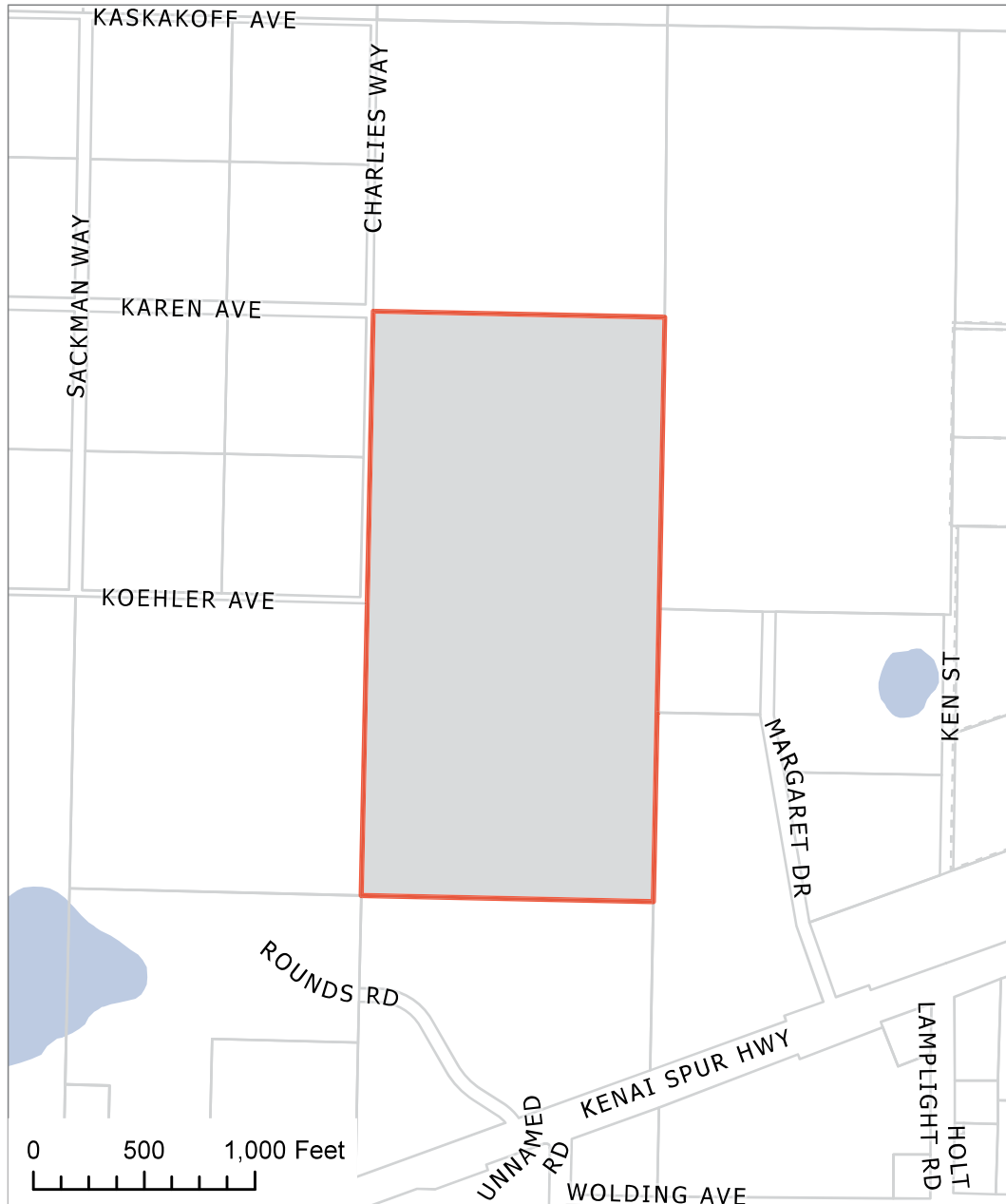
6. Moose Hill Subdivision Trust Land Survey

KPB File 2026-084

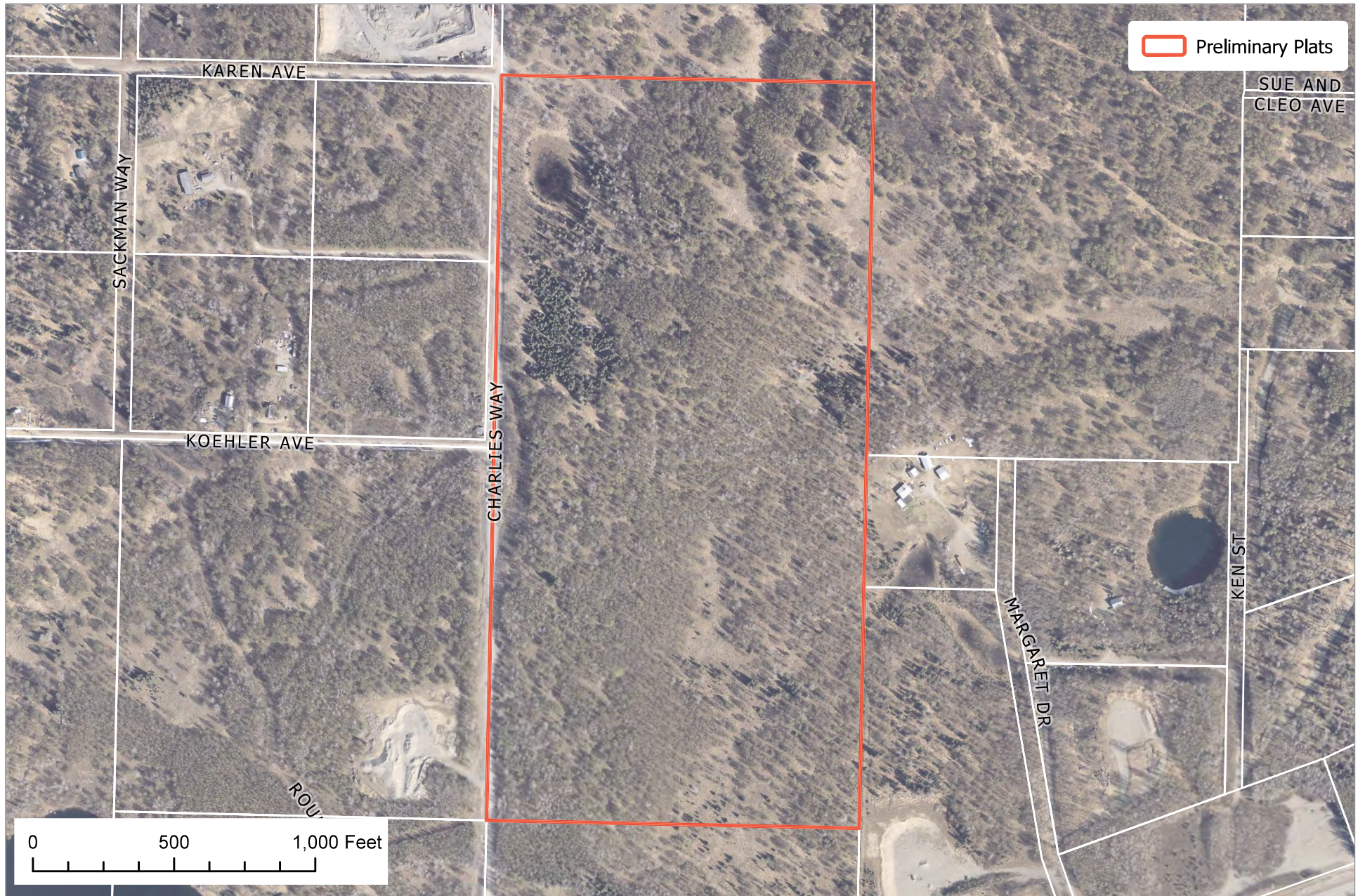
R&M Consultants / AK Mental Health Trust Authority

Location: Charlies Way

Nikiski Area



KPB File 2026-084
T 08N R11W SEC 32
Nikiski



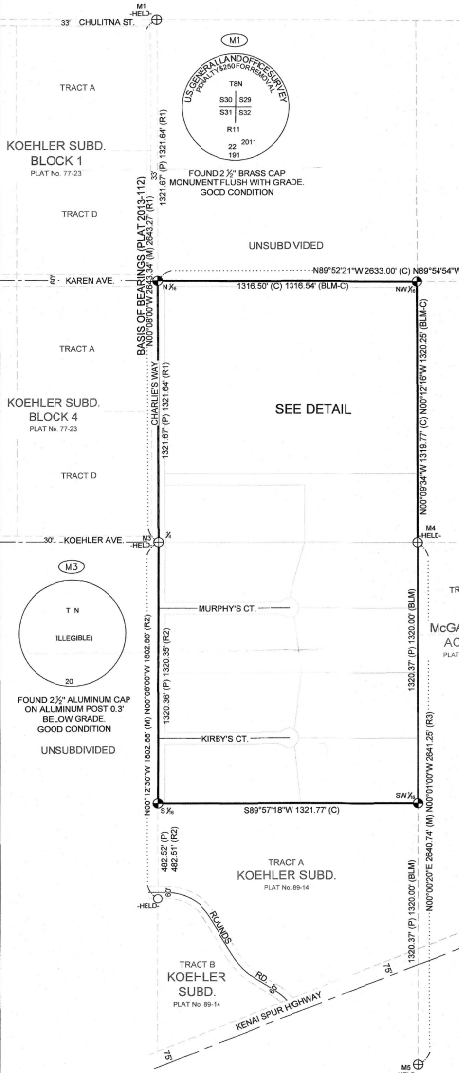
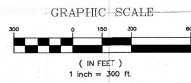
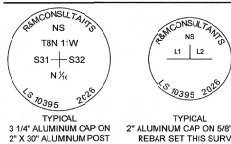
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
2. BUILDING SETBACK: A BUILDING SETBACK OF 30 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
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. 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.
5. THE FRONT 10 FEET OF ALL ADJOINING RIGHTS-OF-WAYS ARE DESIGNATED AS A UTILITY EASEMENT.

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DETA	TANGENT	CHORD BEARING	CHORD
C1	50.00'	22.18	36°22'12"	16.57'	N 71° 38' 36" E	31.62'
C2	50.00'	33.02	37°53'30"	17.14'	S 72° 05' 48" W	32.43'
C3	50.00'	77.69	89°01'42"	49.16'	N 44° 28' 06" W	70.11'
C4	50.00'	90.24	57°31'11"	27.47'	N 28° 49' 48" E	48.15'
C5	50.00'	60.48	69°19'01"	34.56'	S 87° 44' 07" E	56.86'
C6	50.00'	22.18	36°22'12"	16.57'	N 71° 31' 12" W	31.62'
C7	50.00'	22.18	36°22'12"	16.57'	N 71° 38' 36" E	31.62'
C8	50.00'	63.06	72°19'36"	36.50'	S 89° 18' 18" W	58.96'
C9	50.00'	47.68	54°39'36"	25.81'	N 27° 15' 36" W	45.87'
C10	50.00'	47.68	54°31'11"	25.76'	N 27° 18' 18" E	45.80'
C-1	50.00'	63.14	72°11'00"	36.96'	S 89° 19' 36" E	58.03'
C-2	50.00'	22.18	36°22'12"	16.57'	N 71° 31' 12" W	31.62'

TYPICAL SET MONUMENTS

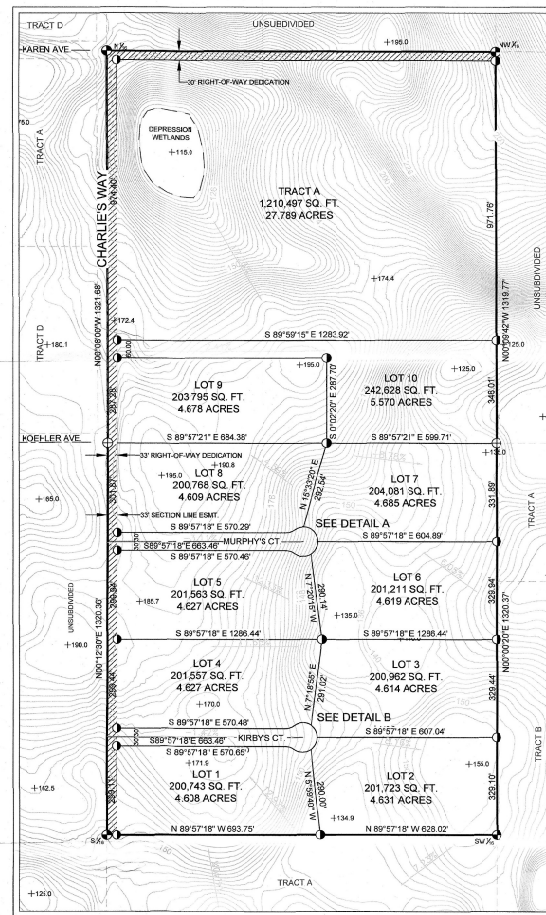


McGAHAN'S ACRES
PLAT No. 18-61

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND ALUMINUM CAP OR PLASTIC CAP AS DESCRIBED
- ⊙ SET TYPICAL PRIMARY MONUMENT THIS SURVEY
- ⊙ SET TYPICAL ALUMINUM CAP THIS SURVEY
- SUBDIVISION BOUNDARY
- LOT LINE WITHIN THIS SUBDIVISION
- ADJACENT PROPERTY LINE NOT SURVEYED
- SECTION LINE
- CENTERLINE OF ROAD RIGHT-OF-WAY
- EASEMENT LINE
- (M) MEASURED DIMENSION THIS SURVEY
- (C) COMPUTED DIMENSION
- (P) PROPORTIONED DIMENSION
- HELD FOUND MONUMENT POSITION
- (R1) RECORD DIMENSIONS PER PLAT No. 2013-112, K.R.D.
- (R2) RECORD DIMENSIONS PER PLAT No. 89-14, K.R.D.
- (BLM) RECORD DIMENSIONS PER BUREAU OF LAND MANAGEMENT PLAT
- (BLM-C) COMPUTED FROM RECORD BLM PLAT

KPB 2026-084



DRAFT

WASTEWATER DISPOSAL

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

SURVEYOR'S CERTIFICATE

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

DAVID C. HALE, L.S. 10395

DATE



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, JUSDI WARNER, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE EXECUTIVE DIRECTOR OF THE ALASKA MENTAL HEALTH TRUST LAND OFFICE, AND ACTING BY AND THROUGH THE STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, ALASKA MENTAL HEALTH TRUST LAND OFFICE, PURSUANT TO AS 37.4-009, AS 38.05-80, AND 11 AAC 99, AS AGENT TO THE OWNER, THE ALASKA MENTAL HEALTH TRUST AUTHORITY, A PUBLIC CORPORATION WITHIN THE ALASKA DEPARTMENT OF REVENUE (AS 47.30.011 ET SEQ.), I HEREBY APPROVE TRUST LAND SURVEY 2025-02, NIKOSIA SUBDIVISION, FOR THE ALASKA MENTAL HEALTH TRUST AUTHORITY AND DEDICATE FOR PUBLIC OR PRIVATE USE (AS NOTED), ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS OF WAY AS SHOWN AND DESCRIBED HEREON.

ALASKA MENTAL HEALTH TRUST LAND OFFICE

JUSDI WARNER
EXECUTIVE DIRECTOR
ALASKA MENTAL HEALTH TRUST LAND OFFICE
3745 COMMUNITY PARK LOOP, SUITE 200
ANCHORAGE, ALASKA 99508

NOTARY ACKNOWLEDGMENT

FOR: JUSDI WARNER
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC FOR THE STATE OF ALASKA

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF XXX X, 2026
KENAI PENINSULA BOROUGH

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USE AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHT-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS: MURPHY'S COURT AND KIRBY'S COURT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY OTHER GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL _____ DATE _____
KENAI PENINSULA BOROUGH

PRELIMINARY PLAT OF MOOSE HILL SUBDIVISION TRUST LAND SURVEY 2025-02 TRACT A AND LOTS 1 THRU 10
AN 80.00 ACRE SUBDIVISION OF THE SW¼ OF THE NW¼, AND THE NW¼ OF THE SW¼ OF SECTION 32, TOWNSHIP 8 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, ALASKA
KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA
ALASKA MENTAL HEALTH TRUST AUTHORITY
STATE OF ALASKA, OWNER
3745 COMMUNITY PARK LOOP, SUITE 200
ANCHORAGE, ALASKA 99508

9101 Vanguard Drive, Anchorage, Alaska, 99507
PH (907) 522-1707 FAX (907) 522-3403
www.mhconsult.com

DRAWN: LT SCALE: 1"=300' MSB FILE No.
CHECKED: DCH PROJECT: 3130.04 DATE: 06/10/2026 SHEET: 1 OF 1

AGENDA ITEM E. NEW BUSINESS

**ITEM #6 - PRELIMINARY PLAT
MOOSE HILLSUBDIVISION TRUST LAND SURVEY 2025-02**

KPB File No.	2026-084
Plat Committee Meeting:	August 10, 2026
Applicant / Owner:	Alaska Mental Health Trust Authority of Anchorage, Alaska
Surveyor:	David C. Hale; R&M Consultants, Inc.
General Location:	Charlies Way, Nikiski Area

Parent Parcel No.:	013-143-05
Legal Description:	T 8N R 11W SEC 32 Seward Meridian KN NW1/4 SW1/4 & SW1/4 NW1/4
Assessing Use:	Residential Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	On-Site
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide an 80-acre parcel into eleven parcels ranging in size from 4.608 acres to 27.789 acres. The plat will also dedicate multiple rights-of-way.

Location and Legal Access (existing and proposed):

Legal access to the subdivision is provided by Charlies Way along the west boundary.

The plat dedicates 33 feet to Charlies Way on the western boundary, to complete the right-of-way already half dedicated. Koehler Subdivision Plat KN 77-23, dedicated 33-feet to Charlies Way along the west portion. The parcel to the southwest remains unsubdivided, and it is reasonable to expect additional right-of-way dedication if the parcel is subdivided in the future.

Additionally, the plat is dedicating 30 feet along the north to continue the projection of Karen Avenue from the west. It is suggested this dedication be removed due to extreme terrain in and along Tract A with grades exceeding 20%. Additionally, the land to the north is owned the Salamatof Native Association, Inc and there is no guarantee the additional 30' will be dedication to complete the dedication.

KPB records indicate the section line easement varies in width along the west boundary:

- 83 feet along the north with 50 feet on the east of the section line and 33 feet on the west.
- 100 feet along the south with 50 feet on either side of the section line.

The submittal letter indicates the section line easement is 33 feet on this side of the section line as the land was unreserved prior to the Alaska Mental Health Enabling Act of 1956. **Staff recommends** the surveyor add plat notes to detail the history of the SLE on the plat and tie to the drawing.

There is no vacation be finalized by this plat at time. **Staff recommends** the surveyor remove the hatch shown on the plat, as this indicated a vacated portion.

Block length is compliant with the cul-de-sacs being added by the plat. On the north the terrain is too extreme to add a cul-de-sac. **Staff recommends** the Plat Committee concur an exception to 20.30.170 Block Length is not needed due to the circumstance noted.

KPB Roads Dept. comments	Out of Jurisdiction: No
--------------------------	-------------------------

	Roads Director: Uhlin, Dil Comments: RSA has no objection at this time
SOA DOT comments	

Site Investigation:

There are areas of steep terrain throughout the plat. They were not hatched or noted to show differently, but they can be seen by the contours on the drawing and the contour map in the packet.

There are no improvements noted on the KPB GIS data. Staff recommends the surveyor note any structures that may encroach when doing the field survey and if any found report to staff and identify them with how they will be resolved.

There is an area of depression identified on the north within Tract A. the source for identification of the wetland designation should be added to the legend.

Per the River Center review there are no areas of flood hazard or habitat protection district status.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: This area has not been studied or mapped by FEMA. B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No anadromous fish streams were noted, no objections

Staff Analysis

This land was originally surveyed by the Bureau of Land Management in 1923 as the SW1/4 of the NW1/4 and the NW1/4 of the SW1/4 of Section 32, Township 8 North, Range 11 West, SM Alaska. This is the first subdivision of the land.

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.

The property is not within an advisory planning commission.

The Addressing Officer has noted that the cul-de-sac named Murphy Ct is not acceptable as the name is in use in the area. **Staff recommends** the surveyor contact the Addressing Officer to obtain a name that is acceptable.

Utility Easements

There is no easement of record to be shown.

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.

As noted in plat note 5, the front 10' of all adjoining rights-of-ways are designated a utility easement. This new easement will need to be shown on the drawing or in a typical detail, as will the 20' building setback.

Utility provider review:

HEA	No comment
ENSTAR	
ACS	
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: None Existing Street Names are Correct: Yes List of Correct Street Names: Charles Way, Karen Ave, Koehler Ave Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: Kirby's Ct List of Street Names Denied: Murphys Ct, please choose another name, Murphy Lane in use within adjacent ESN Comments: No other comment
Code Compliance	
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Other Material Site Type Material Site Comments: A now-expired Counter Permit is located within Track A, Moose Hill Subdivision, Trust Land Survey 2025-02. The applicant was D&L Construction, and the counter permit was valid from January 26, 2022, to January 26, 2025. The existing material site should be shown on the plat. See attached Site Plan. See attachments
Assessing	Reviewer: Windsor, Heather Comments: No comment

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

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Remove the hatching in the SLE. This indicated vacation of hatched area.
- Remove 'see detail' right drawing, "detail" should be considered the subdivision plat. Right drawing is a section /corner breakdown.
- Add the date of August 10, 2026 to the Plat approval.

PLAT NOTES?

- 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 (KPB 14.06).
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

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 owner name to reflect CTP "Alaska Mental Health Trust Authority" remove State of Alaska
- Modify KPB File No. to 2026-084
- Changes MSB to KPB File No
- Add area of the entire plat to 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:

- Define Charlie's Way 33' dedication (KN 77-23) more clearly on the main drawing.
- Label Koehler Ave and Karen Ave ROWs

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:

- Provide labels for the following: Thetis Lake, Wik Lake, Kivi Lake, Tirmore Lake, Georgina Lake, and Suneva Lake
- Depict and label the following: Char-Vic-Lake and Bishops Creek
- Label the following sections: 15-18, 13-15, 10, 3, and 34

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:

Add GTR to each new dedication. Murphy Ct is not an accepted name per the Addressing Officer. Contact Addressing Office to get new name

- 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 proposed 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:

- Modify subdivision name to the south, "Rounds Subd." (KN 89-14), Plat filing only needed
- Modify Plat label to the east, "KN 90-61"
- Modify "Chulitna Street" to "Kaskaoff Avenue."
- On the detail, north of Karen Ave., modify Tract D to Tract A (KN 77-23)

- 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:

- Provide source of area subject to inundation "depression per KWF Assessment"
- Add area of depression on east as shown by KWF Wetland Assessment

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:

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.

RECOMMENDATION:

STAFF RECOMMENDS:

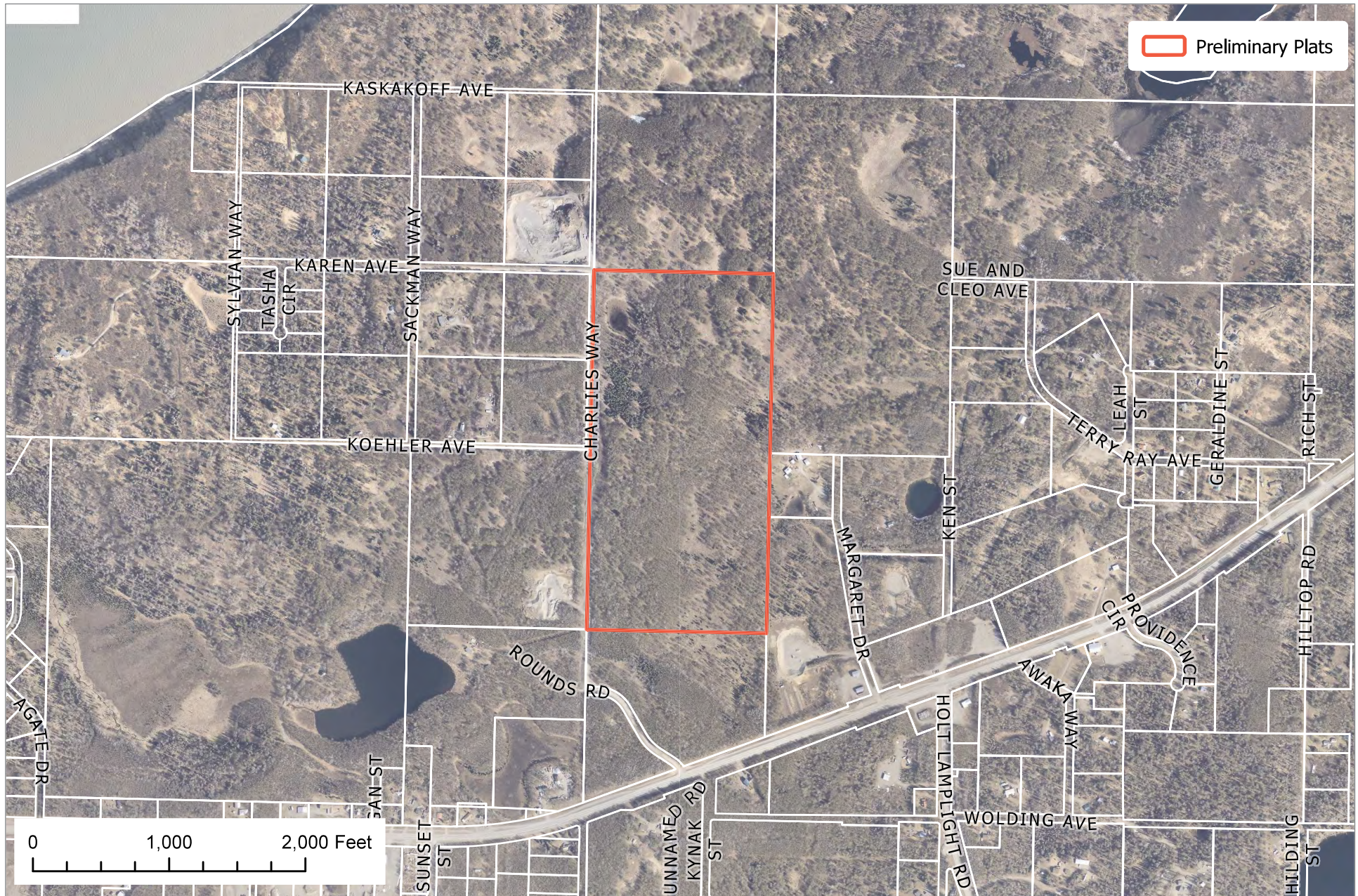
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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



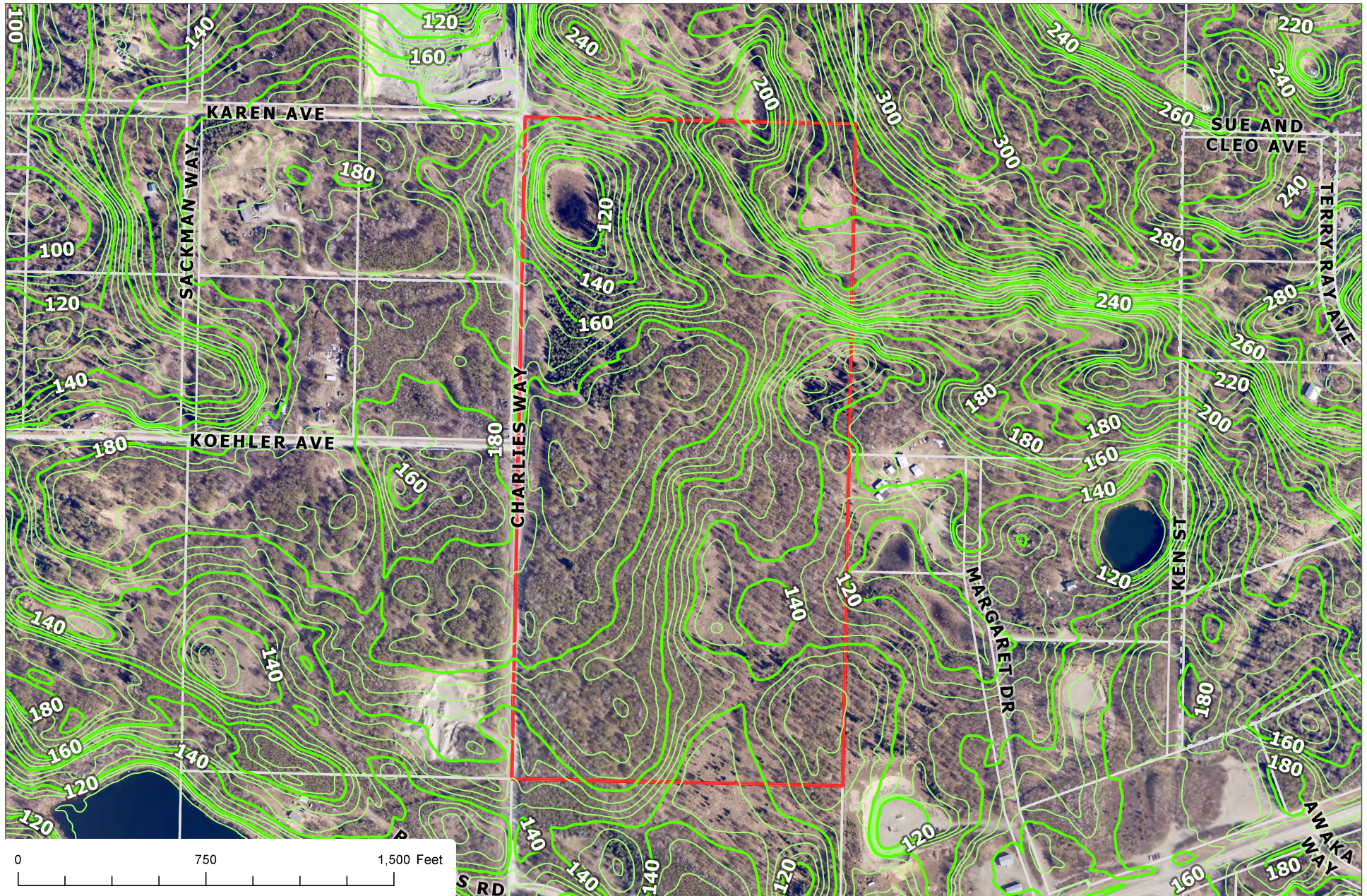
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Aerial with 5-foot Contours



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STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

PL 92-203 WdI AA6698

PLO 5184 Wdl Cl affects Lds/Interest not conveyed

A0505B0 55 entire Tp Excl NE1/4 Sec 24

A05B731 SS Reserved Min Estate Only

Lat	60°43'50.00"N
Long	151°17'43.00"W

SCALE in chains

10 5 0 10 20 30 60

WARNING:
This plot is the Bureau's Record of Title, and should be used only as a graphic display of the township survey data. Records hereon do not reflect title changes which may have been effected by lateral movements of rivers or other bodies of water. Refer to the cadastral surveys for official survey information.

CURRENT TO		Sew Mer
6-8-2007		T 8 N
		R 11 W



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 6/15/2026 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide an unsubdivided parcel into eleven parcels and dedicate multiple rights-of-way.

KPB File No. 2026-084

Petitioner(s) / Land Owner(s): Alaska Mental Health Trust Authority of Anchorage, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, August 10, 2026**, commencing at **6:30 pm**, 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. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

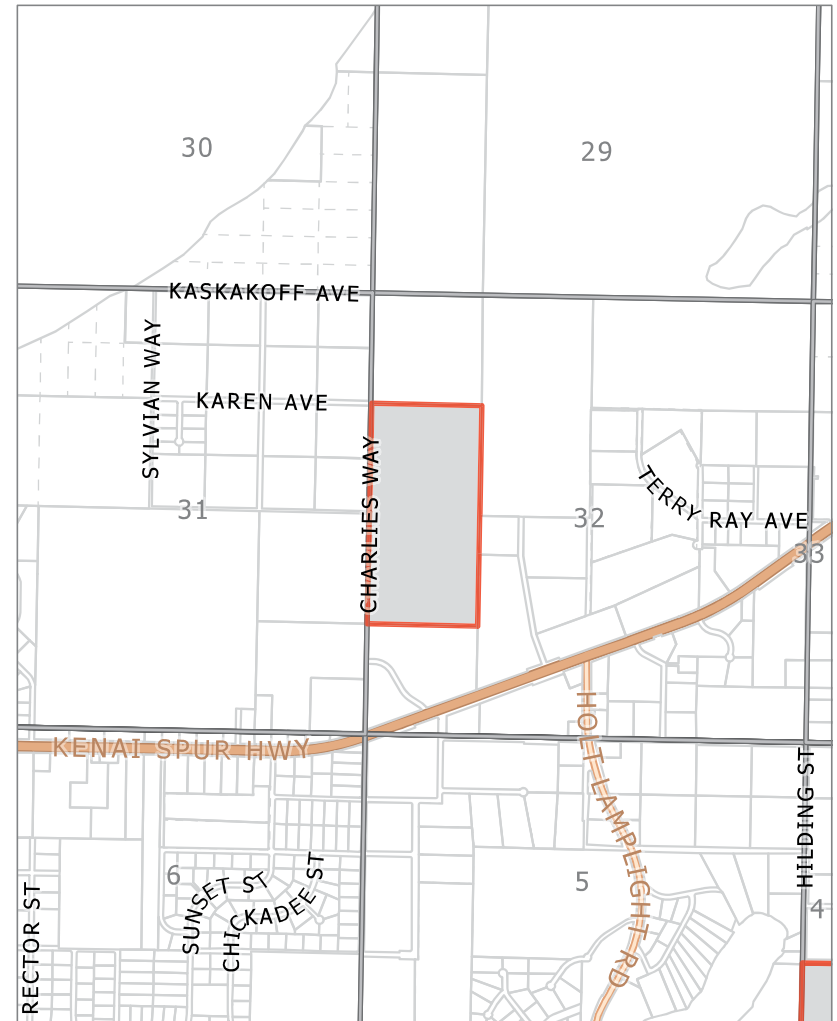
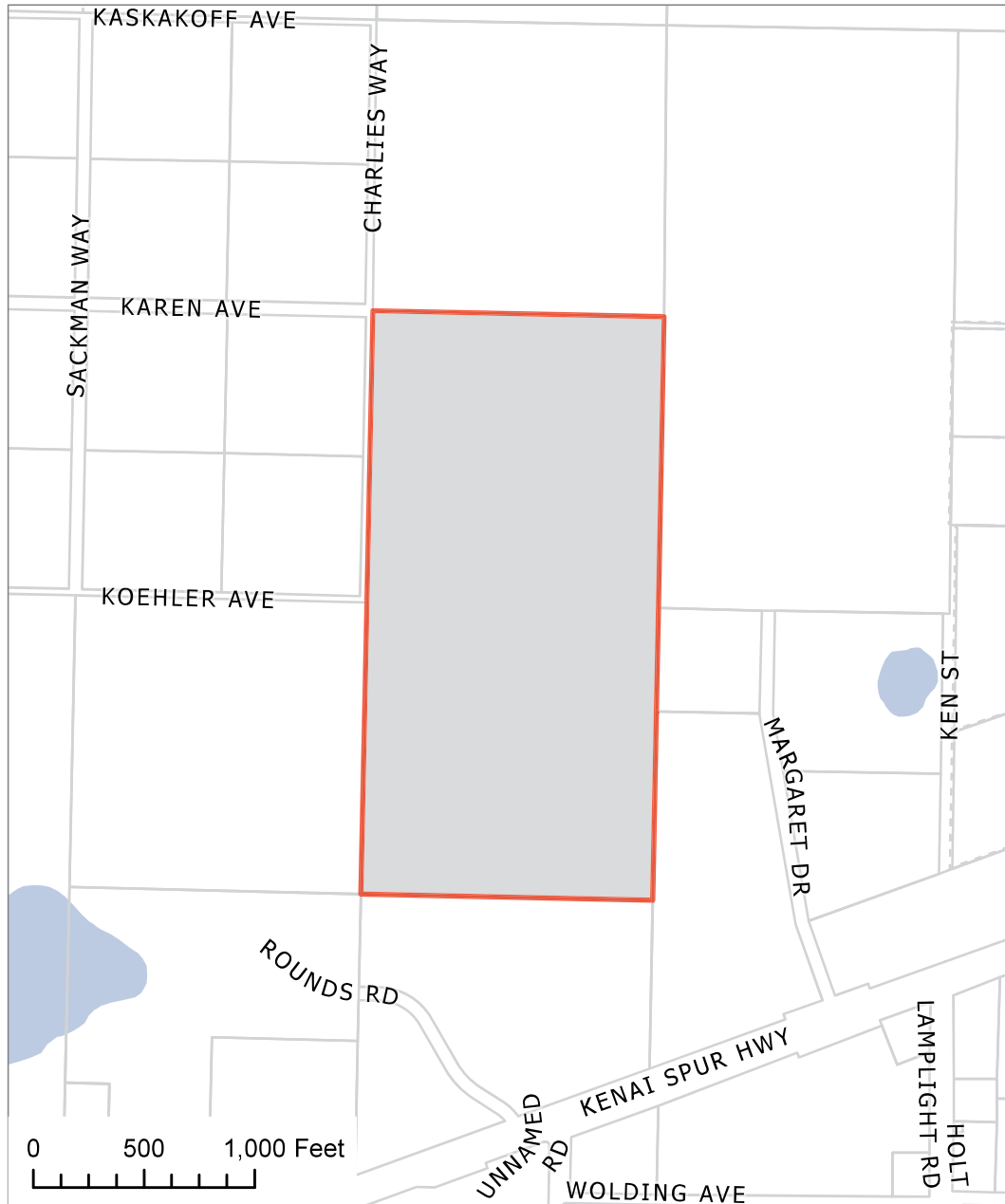
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, 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, August 7, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 7/24/2026



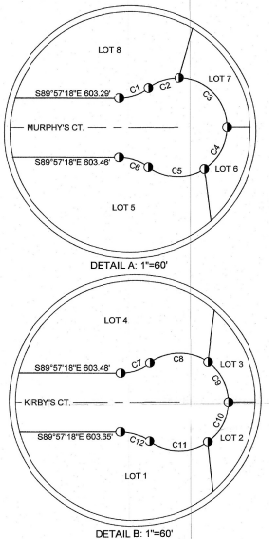
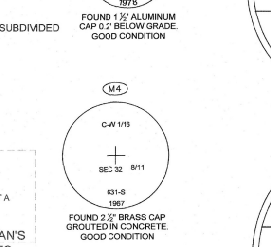
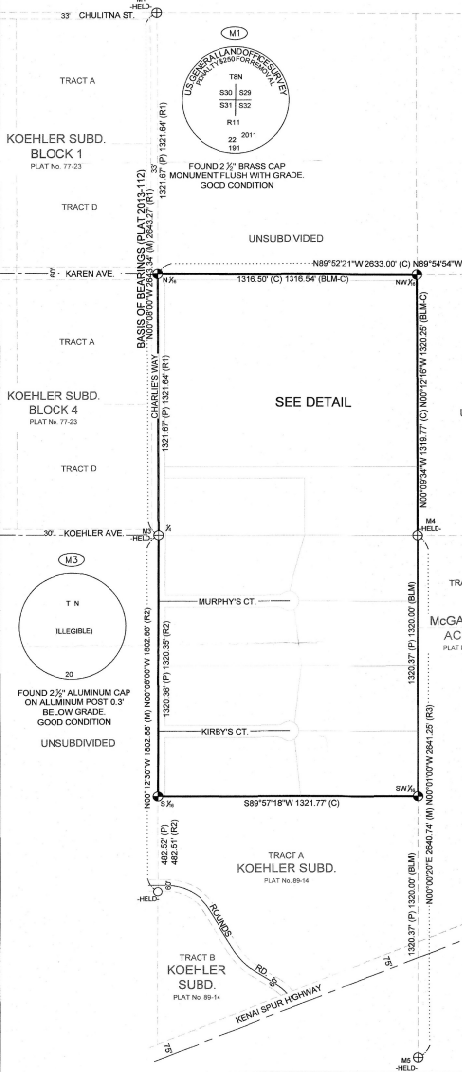
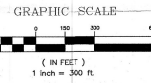
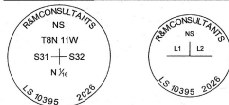
KPB File 2026-084
T 08N R11W SEC 32
Nikiski

NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 30.
2. BUILDING SETBACK: A BUILDING SETBACK OF 30 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
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. 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.
5. THE FRONT 10 FEET OF ALL ADJOINING RIGHTS-OF-WAYS ARE DESIGNATED AS A UTILITY EASEMENT.

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DETA	TANGENT	CHORD BEARING	CHORD
C1	50.00'	22.18	36°22'12"	16.57'	N 71° 38' 36" E	31.62'
C2	50.00'	22.18	37°53'30"	17.14'	S 72° 05' 48" W	32.43'
C3	50.00'	22.18	89°14'42"	49.16'	N 44° 26' 00" W	70.11'
C4	50.00'	22.18	57°54'11"	27.47'	N 28° 49' 48" E	48.19'
C5	50.00'	22.18	89°18'01"	34.56'	S 87° 44' 07" E	56.86'
C6	50.00'	22.18	36°12'12"	16.57'	N 71° 31' 12" W	31.62'
C7	50.00'	22.18	36°12'12"	16.57'	N 71° 39' 36" E	31.62'
C8	50.00'	22.18	72°15'36"	36.50'	S 89° 18' 18" W	58.96'
C9	50.00'	22.18	54°39'36"	25.81'	N 27° 15' 36" W	45.87'
C10	50.00'	22.18	54°31'11"	25.76'	N 27° 18' 18" E	45.80'
C11	50.00'	22.18	72°21'00"	36.96'	S 89° 19' 36" E	59.03'
C12	50.00'	22.18	36°12'12"	16.57'	N 71° 31' 12" W	31.62'

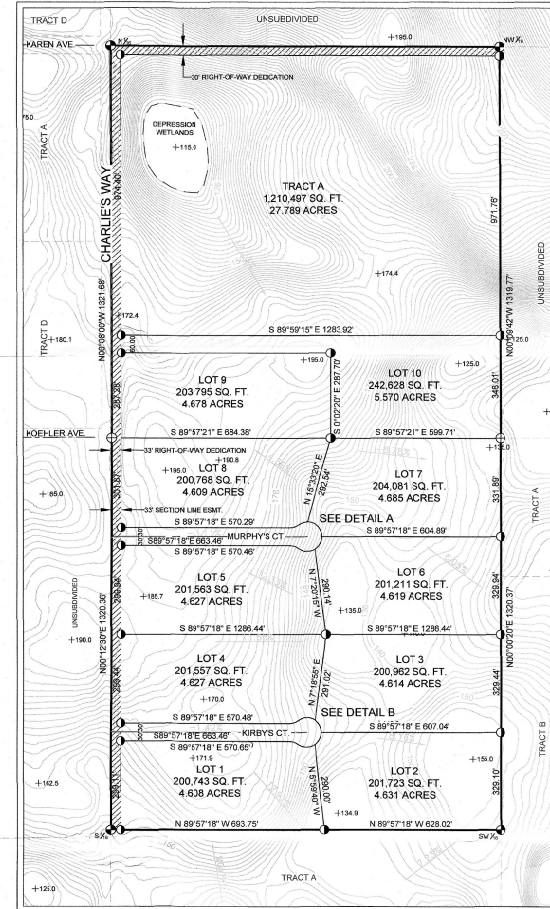
TYPICAL SET MONUMENTS



LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND ALUMINUM CAP OR PLASTIC CAP AS DESCRIBED
- FOUND 5/8\"/>

KPB 2026-084



DRAFT

WASTEWATER DISPOSAL

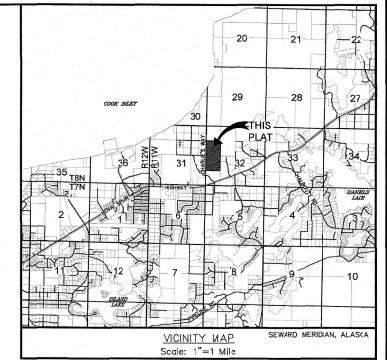
THESE LOTS ARE AT LEAST 200,000 SQUARE FEET, OR NOMINAL 5 ACRES, IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

SURVEYOR'S CERTIFICATE

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

DAVID C. HALE, L.S. 10395

DATE



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, JUSDI WARNER, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE EXECUTIVE DIRECTOR OF THE ALASKA MENTAL HEALTH TRUST LAND OFFICE, AND ACTING BY AND THROUGH THE STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, ALASKA MENTAL HEALTH TRUST LAND OFFICE, PURSUANT TO AS 37.4-009, AS 38.05-80, AND 11 AAC 99, AS AGENT TO THE OWNER, THE ALASKA MENTAL HEALTH TRUST AUTHORITY, A PUBLIC CORPORATION WITHIN THE ALASKA DEPARTMENT OF REVENUE (AS 47.30.011 ET SEQ.), I HEREBY APPROVE TRUST LAND SURVEY 2025-02, NIKOSIA SUBDIVISION, FOR THE ALASKA MENTAL HEALTH TRUST AUTHORITY AND DEDICATE FOR PUBLIC OR PRIVATE USE (AS NOTED), ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS OF WAY AS SHOWN AND DESCRIBED HEREON.

ALASKA MENTAL HEALTH TRUST LAND OFFICE

JUSDI WARNER
EXECUTIVE DIRECTOR
ALASKA MENTAL HEALTH TRUST LAND OFFICE
3745 COMMUNITY PARK LOOP, SUITE 200
ANCHORAGE, ALASKA 99508

NOTARY ACKNOWLEDGMENT

FOR: JUSDI WARNER
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC FOR THE STATE OF ALASKA

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF XXX X, 2026
KENAI PENINSULA BOROUGH

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USE AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHT-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS: MURPHY'S COURT AND KIRBY'S COURT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY OTHER GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL _____ DATE _____
KENAI PENINSULA BOROUGH

**PRELIMINARY PLAT OF
MOOSE HILL SUBDIVISION
TRUST LAND SURVEY 2025-02
TRACT A AND LOTS 1 THRU 10**
AN 80.00 ACRE SUBDIVISION OF THE SW 1/4 OF THE NW 1/4, AND THE NW 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 8 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, ALASKA
KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA
ALASKA MENTAL HEALTH TRUST AUTHORITY
STATE OF ALASKA, OWNER
3745 COMMUNITY PARK LOOP, SUITE 200
ANCHORAGE, ALASKA 99508

9101 Vanguard Drive, Anchorage, Alaska, 99507
PH (907) 522-1707 FAX (907) 522-3403
www.mhconsul.com

DRAWN: LT SCALE: 1"=300' MSB FILE NO.
CHECKED: DCH PROJECT: 3130.04 DATE: 06/10/2026 SHEET: 1 OF 1

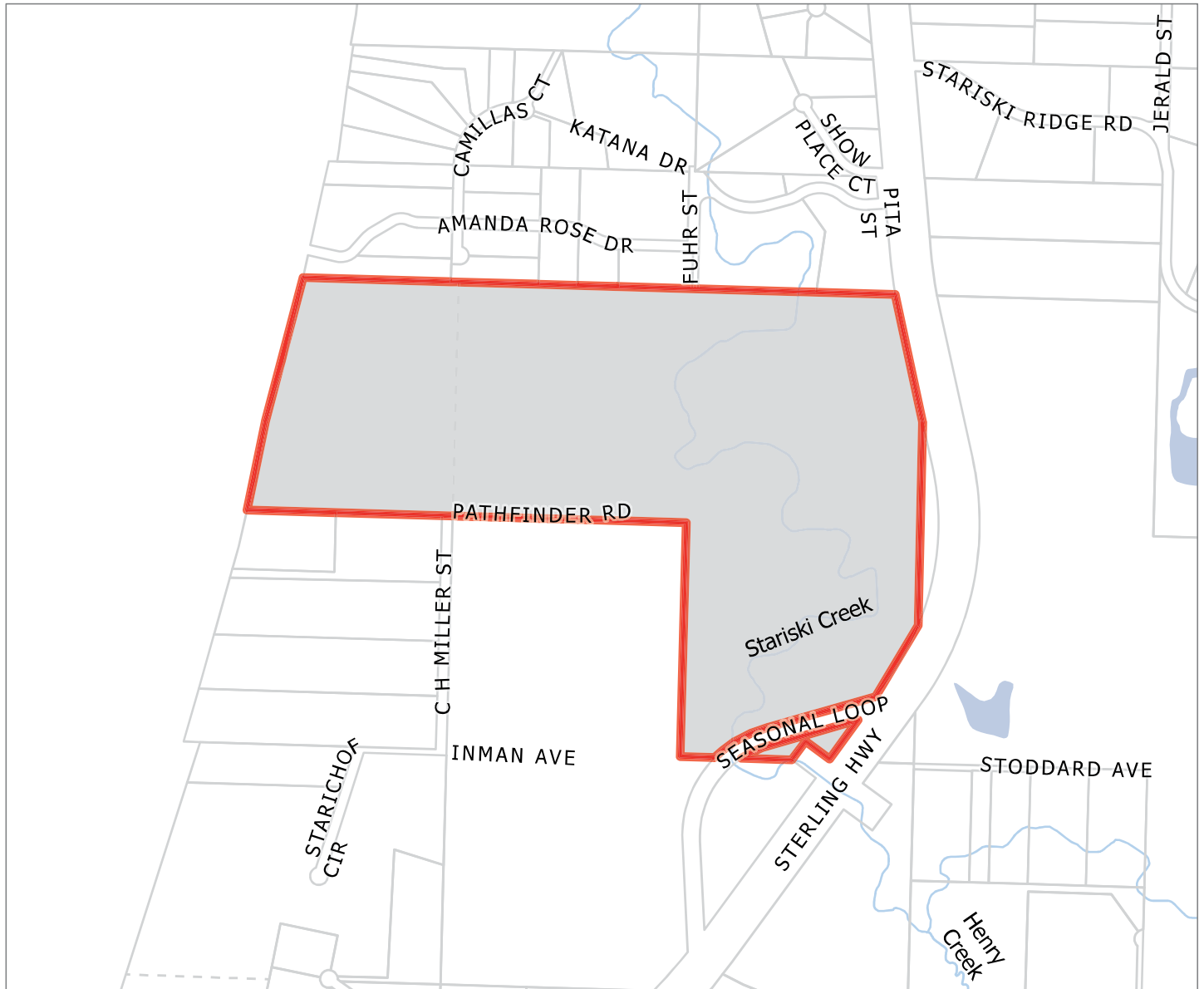
E. NEW BUSINESS

7. 3 Mile Stariski Subdivision; KPB File 2026-085

McLane Consulting Group / Dibble Creek Rock Limited

Location: Sterling Highway, C H Miller Street & Fuhr Street

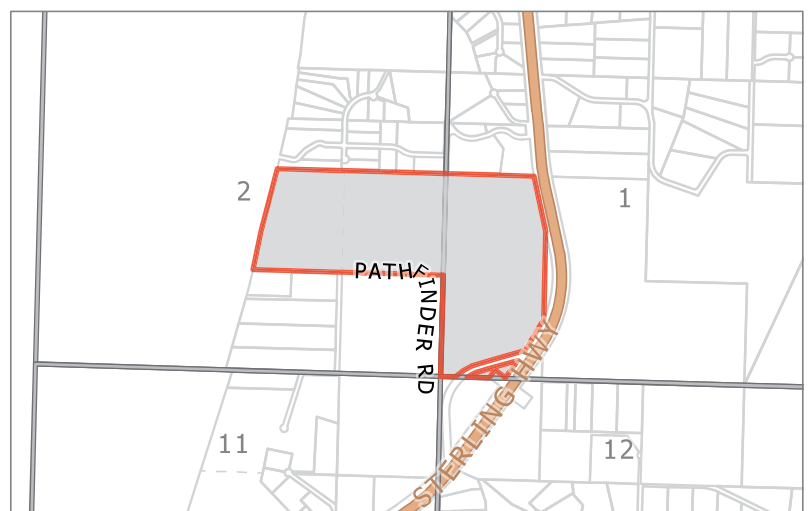
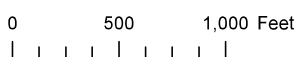
Anchor Point Area



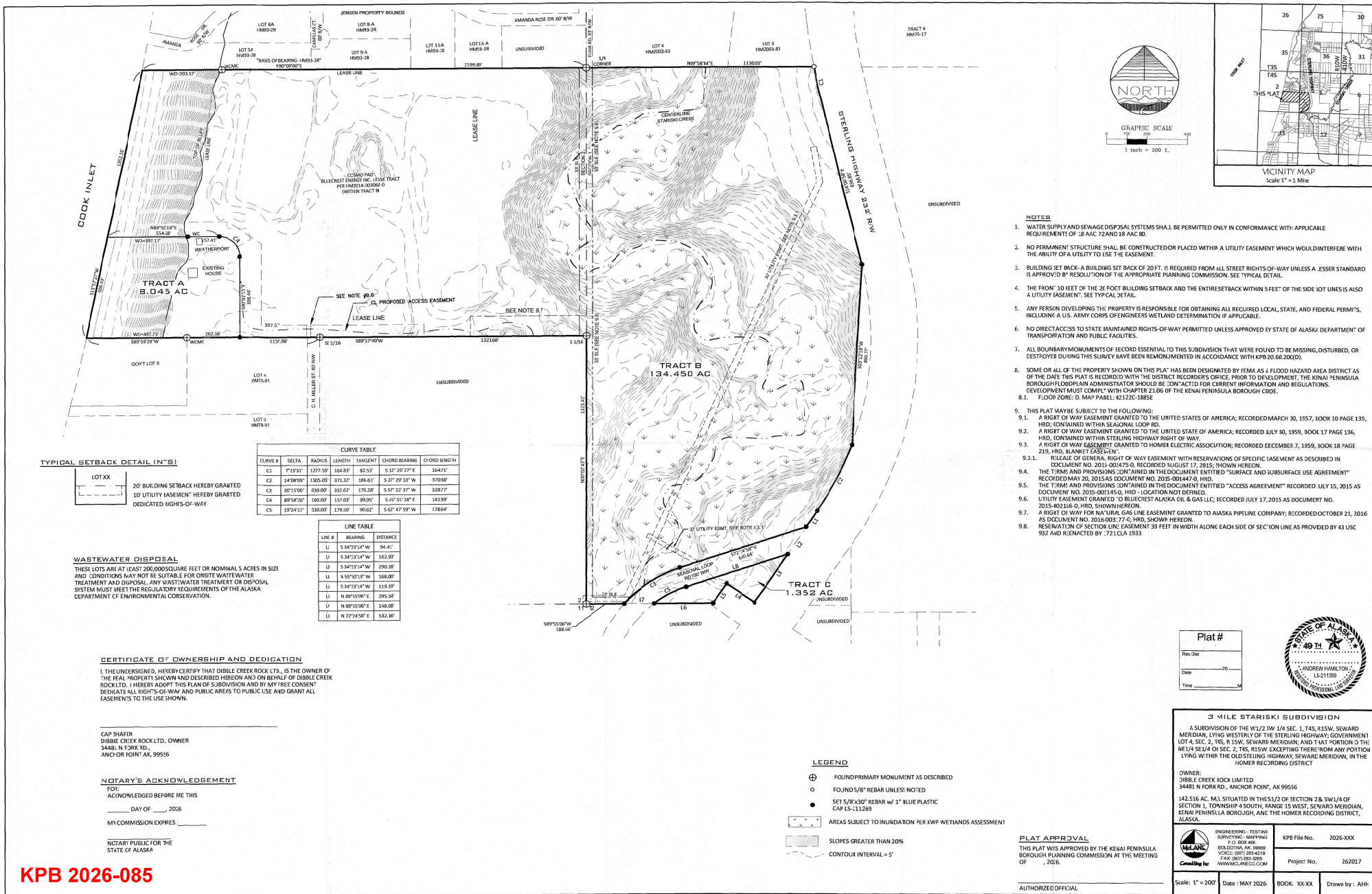
KPB File 2026-085

T 04S R 15W SEC 01 AND SEC 02
Anchor Point and Happy Valley

7/23/2026







AGENDA ITEM E. NEW BUSINESS

**ITEM #7 - PRELIMINARY PLAT
SUBDIVISION NAME**

KPB File No.	2026-085
Plat Committee Meeting:	August 10, 2026
Applicant / Owner:	Dibble Creek Rock Limited, Anchor Point
Surveyor:	Andrew Hamilton, McLane Consulting, Inc
General Location:	Sterling Highway and Seasonal Loop in Anchor Point

Parent Parcel No.:	165-011-05
Legal Description:	T 4S R 15W SEC 1 & 2 SEWARD MERIDIAN HM THAT PTN OF THE W1/2 SW1/4 OF SEC 1 EXCLUDING THE OLD & NEW STERLING HWY ROWS & GL 4 & NE1/4 SE1/4 OF SEC 2
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.030 Proposed Street Layout

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 143.647-acre parcel into three new tracts of size 1.352 acres, 8.045 acres and 134.450 acres.

Location and Access (existing and proposed):

Access to the plat is Sterling Highway on the east, being a 232-foot dedication maintained by the State of Alaska.

From the south a private road named Pathfinder Rd by PC Resolution SW2012-02 come from Sterling Highway into the property on the westerly side of proposed Tract B. Pathfinder has no right-of-way width given, being a private road. Once entering the property there is shown a proposed private access easement crossing Tract B to get to Tract A. This will not be created by the plat and done by document and noted on the plat only. **Staff recommends** the surveyor label Pathfinder Rd on the plat and identify it as a 'Private Rd', up to the plat and as it crosses the plat as shown in PC Resolution SW 2012-02.

Seasonal Loop is located on the southeast corner of the plat. The drawing shows the right-of-way to be 100'. Document at bk 62 pg. 136 notes the right-of-way to 200' wide, other records indicate 100'. The surveyor has indicted he is in contact with State DOT to verify the true width. **Staff recommends** the surveyor verify with the State DOT true width of Seasonal Loop right-of-way and show correctly on the drawing and supply documents to staff with the final submittal.

Coming off Pathfinder Rd near the southwest corner of the plat, is Inman Ave running west to C.H. Miller St, which also leads to the southwesterly side of the plat. C.H. Miller St is a 60' dedication being privately maintained, being dedicated by C.H. Miller Subdivision HM78-81. Inman Ave is also a private road with no right-of-way width noted.

On the north is Fuhr St, a 30' half dedicated road from HM 2003-83 that follows the section line easement to the north side of the plat.

The surveyor has requested an exception to KPB 20.30.030 to not extend Fuhr Street and C.H. Miller St, or add additional roads into Tract B. the exception will be further looked at later in the staff report.

There are section line easements crossing the property as shown on the plat drawing. **Staff recommends** the surveyor verify the widths as shown and add the section line easement crossing Tract C, and crossing adjacent areas near the plat.

The plat is not proposing a dedication or finalizing a right-of-way vacation.

There is a strip of land on the east side of the plat that is not owned by the applicant between Sterling Highway and the property. A structure and driveway entrance look to be crossing the east line into the strip of land. Staff recommends the surveyor confirm the location of the structure and driveway in relation to the strip and address any issues back to staff.

On the lower west side of the plat there appears to be an encroachment of a gravel pit area. Staff recommends the surveyor locate the limits over the line and advise staff how the owners are going to resolve the issue.

Block length is not compliant. Along the Sterling Highway the length exceeds 1320 feet in length without a break of a road. With the location of Seasonal Loop on the south, a break on the south of the unowned strip of land would be too close to Seasonal Loop. North of the unowned strip of land, on the northeast side of the property are several buildings on the high part of the land. Staff recommends the Plat Committee concur an exception to KPB 20.30.170 is not needed.

The roads department recommends a cul-de-sac bulb be dedicated at the end of C.H. Miller St. Staff recommend the Plat Committee concur this be included with the exception request of KPB 20.30.030. as there is a road loop with Pathfinder Road back out to Sterling Highway.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: RSA recommends dedicating the required Cul-de-sac at the end of C.H. Miller Street.
SOA DOT comments	

Site Investigation:

There are steep areas located on the plat. They are identified with the colored hatching covering the contours areas of 20% slope or greater.

Stariski Creek is crossing the plat as shown on the easterly side of Tract B, taking the drainage down the creek.

The east side is covered by either steep terrain or Stariski Creek with the flat area available on the east part already occupied. The west side of the plat is bound by Cook Inlet with a steep bluff falling to it from the flat area in use by the industrial site.

Several structures are shown on the plat. Tract A is being created to remove the residential structure from the commercial structures. The rest of the structures are for use by BlueCrest Energy in the daily operation of the active oil and gas facility and will remain on Tract B. Tract C has no structures located on it.

There are areas prone to inundation shown on the plat mainly located on the east side along Stariski Creek. Tract C should be included in the area of inundation.

The River Center review has identified the plat to be located in a FEMA designated flood hazard area. The note in KPB 20.30.280.D need to be added to the plat notes including the FEMA Map Panel and Flood Zones and depiction of the zones needs shown on the drawing.

The plat is also noted to be in a habitat protection district and note in 20.30.290 needs added to plat notes.

The proper development not is on the drawing.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Portions of this subdivision are within the regulatory VE Zone. The VE Zone must be depicted and code required plat note present. The remaining portions is within a non-regulatory D Zone with unknown flood risk. No depiction is required. Flood Zone: VE,D Map Panel: 02122C-1885E In Floodway: False Floodway Panel: B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: IS totally or partially within HPD Comments: portions of this plat lie within the jurisdiction of 21.18 and River Center must be consulted prior to any work being done
State of Alaska Fish and Game	Stariski Creek (AWC Code# 244-10-10050) supports important spawning and rearing habitat for coho, Chinook, and pink salmon as well as for Dolly Varden and Steelhead trout. The proposed subdivision, as shown, does not block access to this stream. ADF&G has no objections.

Staff Analysis

The land has been surveyed by the Bureau of Land Management as Government Lot 4, the NE1/4 NE1/4 Section 2 and W1/4 NW1/4 Section 1 all in Township 4 South, Range 15 West, SM Alaska. This is the first division of the property.

A soils report will be required for Tract C, and an engineer will sign the final plat as the new lots are below 200,000 sq ft.

A soils report will not be required for Tracts A & B, as the tracts 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.

The plat is located in the Anchor Point Advisory Planning Commission which is inactive at this time.

Utility Easements

There are several easements of record listed in the certificate to plat that are shown on the plat if possible and noted in the plat notes.

No easements are proposed for vacation with this plat submittal

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.

The plat is granting a 10' utility easement along all right-of-way and to 20' within 5' of lot side lines s noted in plat note 4 and shown in the typical detail.

HEA has sent comment, which is included in the packet for viewing. HEA comment request that the lines noted be located rather than be approximate noted. **Staff recommends** the surveyor satisfy the requirements of HEA request with written verification from HEA they are ok with the location and easement depiction, and verification sent to staff.

Utility provider review:

HEA	See comment in packet
ENSTAR	1. ENSTAR requests that the following note be added to the plat: Alaska Pipeline Company advises that there is existing high-pressure transmission pipeline located within the referenced easement. In compliance with Alaska Statute 42.30.400-42.30.490 - Alaska Underground Utility Facilities Damage Prevention Act, any Landowner/Contractor working near ENSTAR gas facilities shall contact the Alaska Digline, Inc., (907) 278-3121 or 811 for line locating a minimum of two (2) business days prior to any related excavation. Additionally, ENSTAR requires mandatory on-site inspection and standby by qualified personnel for any excavation
ACS	
GCI	Approved as Shown
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	
Code Compliance	
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Prior Existing Use PEU Recognized Date: 1/29/2001 Material Site Comments: According to KPB 21.25.130, Prior-Existing Uses, it states, "Where a parcel subject to a pre-existing use is further subdivided after May 21, 1996, the use may not be expanded beyond the boundaries of the lots, tracks, or parcels it occupies on February 16, 1999, to new parcels created by the subdivision." Per KPB Code, after subdividing, the applicant will lose the Prior Existing Use designation on all subdivided lots except the parent parcel, which is Tract B. A recording certificate will be created that states, "Upon recording of the final plat for this subdivision, the Prior Existing Uses, Material Site within Tract A and C of 3 Mile Stariski Subdivision, will be lost, and a Conditional Land Use Permit must be obtained for each parcel intended for further material site operations. Tract B may continue to perform material extraction under the prior existing use provisions of KPB 21.25.130." This recording certificate will be recorded separately from the plat. Please let the Planner (Ryan Raidmae) know before the final plat is recorded.

Assessing	Reviewer: Windsor, Heather Comments: No comment
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The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Add the date of August 10, 2026 to the Plat Approval.

Show how the south line and pins along the plat was established, giving relevant pins to the east.

Add recorded dimensions around the plat where applicable.

Add plat notes for items 19-24 & 29 in the certificate to plat as necessary.

PLAT NOTES TO ADD

- The natural meanders of ordinary high water (or mean high water line as applicable) is for area computations only, the true corners being on the extension of the sidelines and the intersection with the natural meanders.
- 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.

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 2026-085
- Additional Authority Documents required
- Include entire area of plat in acres listed (143.847 acres)

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:

- Submittal Letter states Surveyor researching Seasonal Loop
- Submittal Letter states access easement to be recorded prior to finalization for Tract A.
- Show the SLE on the south crossing Tract C.
- Label Inman Rd to the southwest.
- Show and identify Pathfinder Rd, leading up to the proposed private access easement also named Pathfinder Rd

- 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:
- Modify range labels to Range 15W and 14W
 - Provide labels for section 18, 13, and 14.
 - Label Henry Creek
 - Unidentified creek line in sections 1 and 6
 - Sterling Highway depiction should continue through section 25
 - Identify C.H. Miller St
- 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:
- Southern 33' SLE through Tract C
 - Add label Pathfinder Rd along the 'private access easement'
- 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:
- Modify Lot 6A to Lot 4-A (HM 93-28)
 - Add a hyphen to the Lot label for Lot 5-A (HM 93-28)
 - Modify Fuhr Road to Fuhr Street
 - Modify Lot 3 (HM 2003-83) to Lot 2-A (HM 2016-19)
 - Provide a label for the unsubdivided parcel abutting the east of the plat, adjacent to Sterling 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 Hazard Notice added as plat note #8
 Add to Tract C, area of inundation
- I. Approximate locations of areas subject to tidal inundation and the mean high-water line;
Staff recommendation:
- Need to include meander line of Cook Inlet

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:

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 20.30.030 Proposed Street Layout

Surveyor's Discussion:

Requesting an exception to the proposed street layout requirements, specifically regarding the absence of additional street connections or stubs within and the Cosmo Pad and Tract B.

Surveyor's Findings:

1. The Cosmo Pad is an active oil and gas facility operated by BlueCrest Energy, and the proposed subdivision is intentionally designed to isolate this industrial use from adjacent residential areas.
2. Extending or introducing new rights-of-way into or adjacent to the pad site would interfere with industrial operations, create safety conflicts, and provide no public benefit.
3. To the east of the development, Stariski Creek, wetlands, and steep terrain create natural barriers, while the western boundary is defined by Cook Inlet, making street extensions impractical.
4. There are no existing or platted rights-of-way along key boundary areas that would require continuation, and adjacent parcels do not support or anticipate future connectivity.
5. The subdivision continues to provide adequate and reasonable access via existing road system without introducing unnecessary or no-functional roadway segments.

Staff Discussion:

20.30.030. - Proposed street layout—Requirements.

A. The streets provided on the plat must provide fee simple right-of-way dedications to the appropriate governmental entity. These dedications must provide for the continuation or appropriate projection of all streets in surrounding areas and provide reasonable means of ingress for surrounding acreage tracts. Adequate and safe access for emergency and service vehicle traffic shall be considered in street layout.

Staff Findings:

6. Fuhr St is not in use at this time and intersects the north property line at a steep upgrade of 30% and then a downhill slope towards Stariski Creek.
7. C.H. Miller St would project into the industrial site if extended.
8. C.H. Miller St intersects Pathfinder Rd as it enters the proposed plat creating a physical drivable loop back out to the east.
9. By granting this exception, the public will not be denied access their properties.

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 commission (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 1-6, 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 1-5 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 & 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.

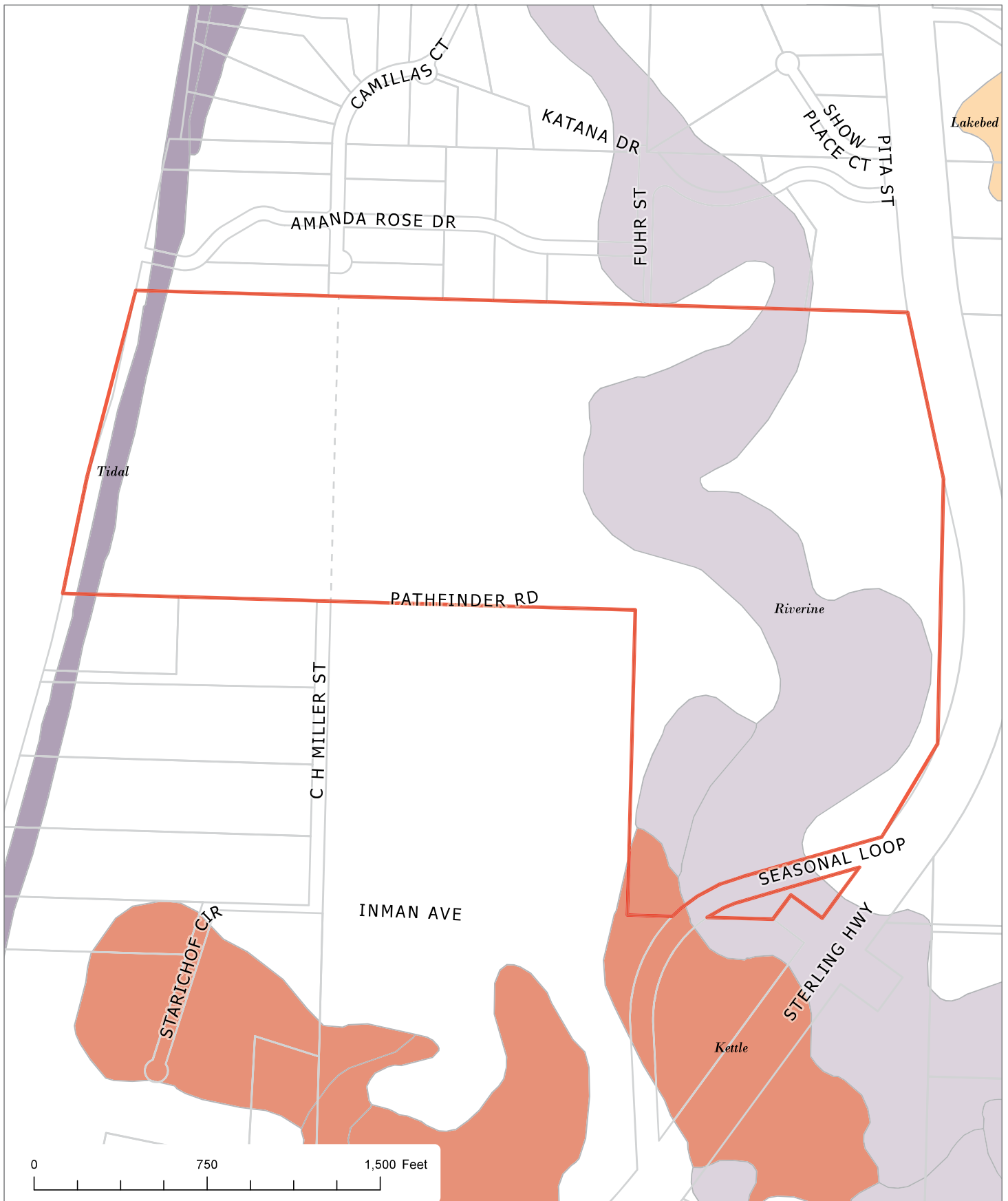
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.

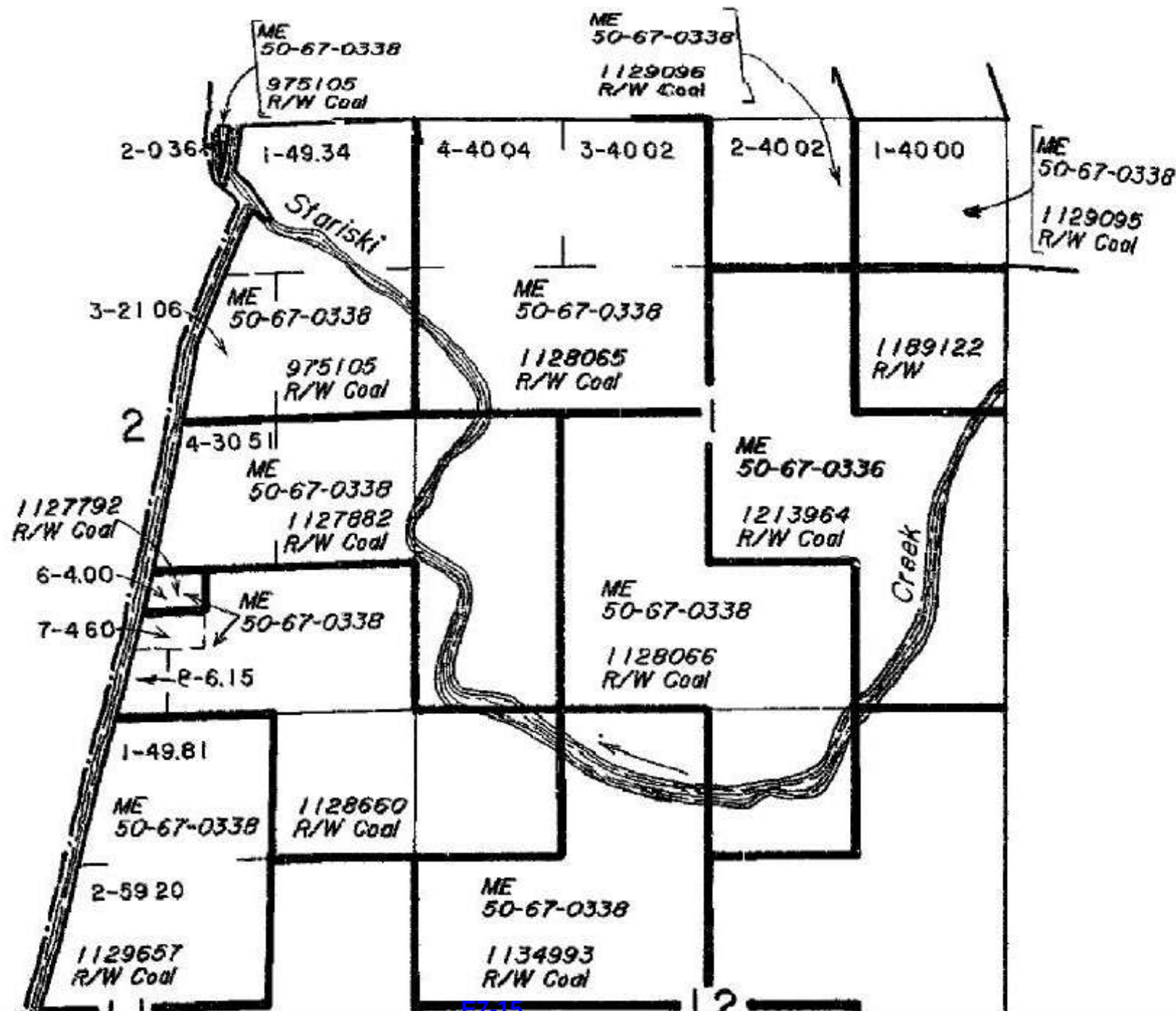
END OF STAFF REPORT







15 WEST OF THE SEWARD MERIDIAN, A



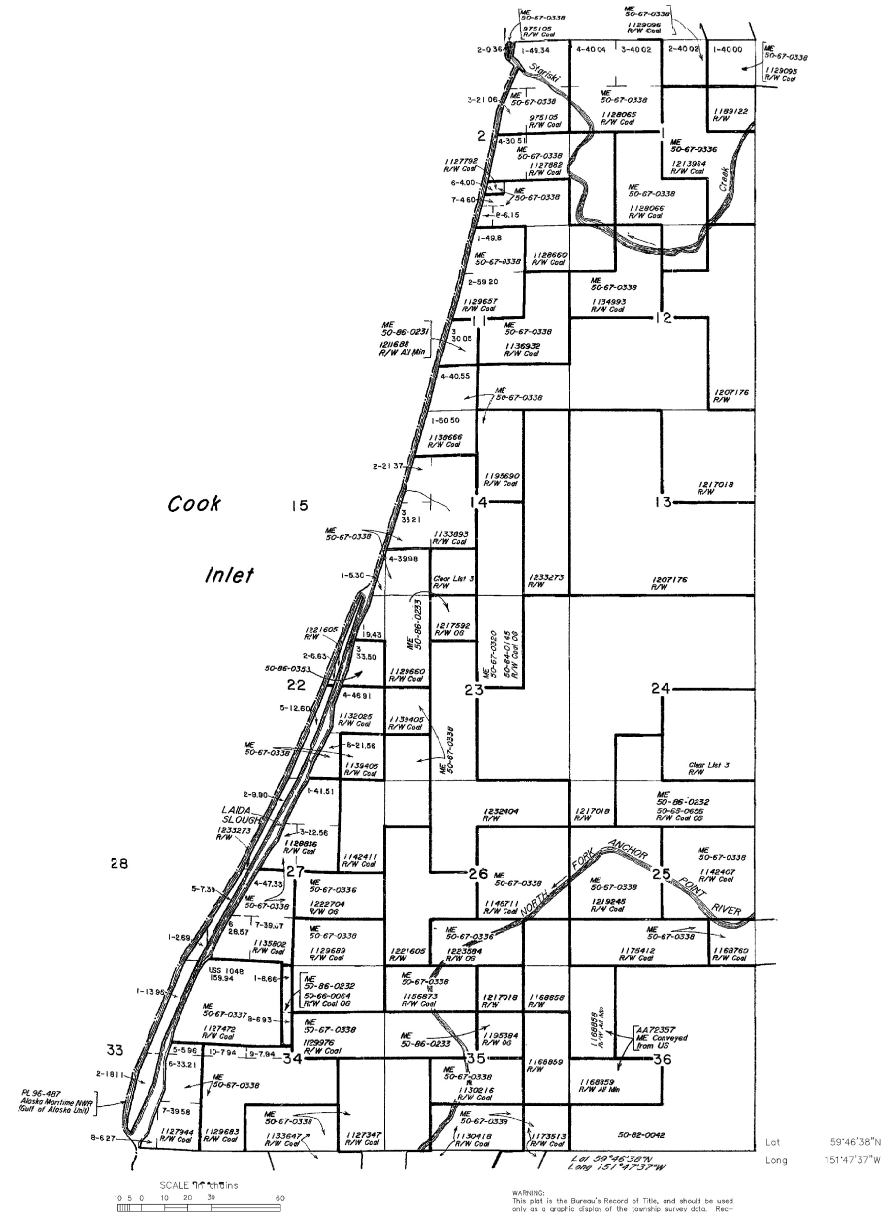
SURVEYED TOWNSHIP 4 SOUTH RANGE 15 WEST OF THE SEWARD MERIDIAN, ALASKA

STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

MTP

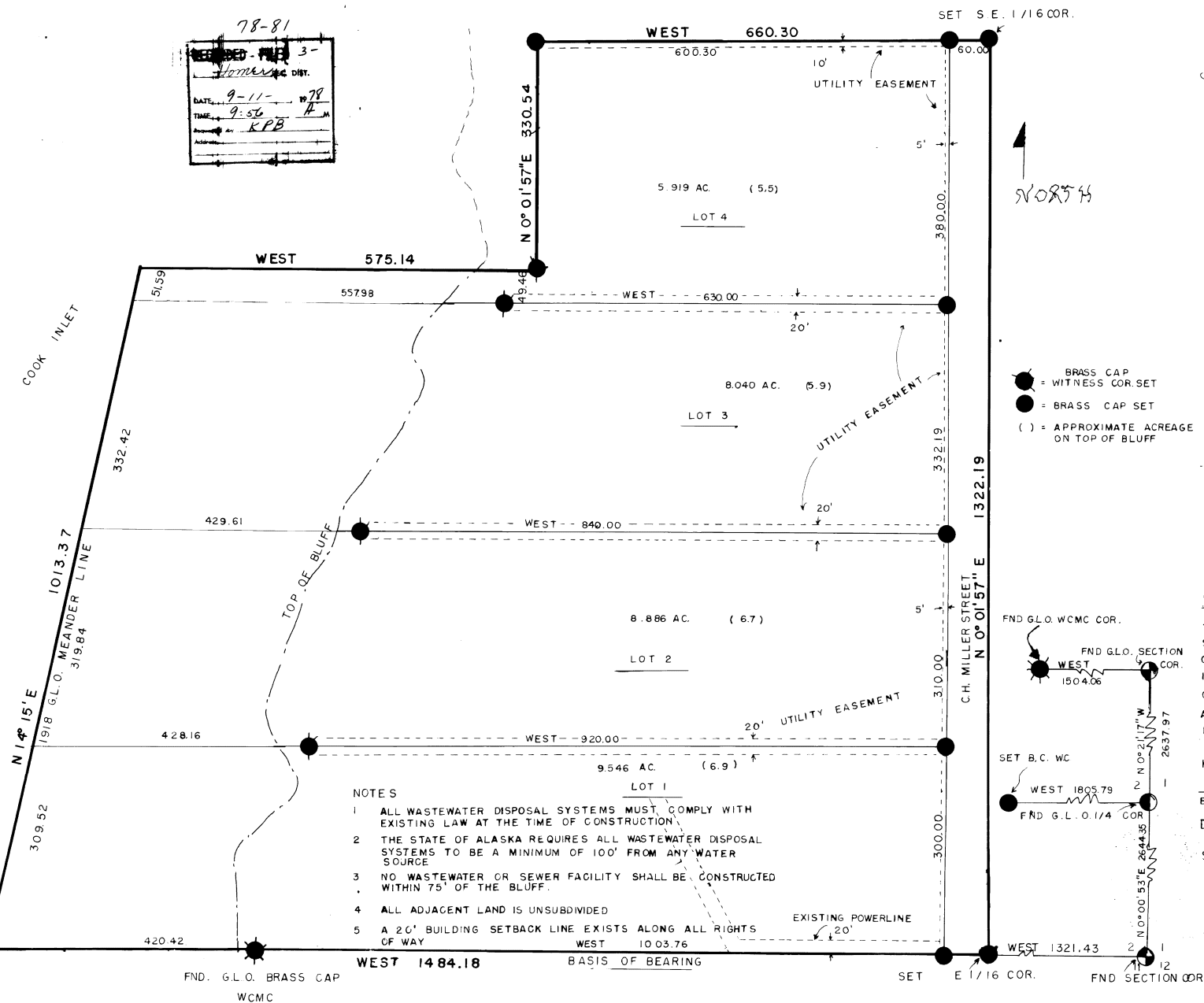
FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

A058132 SS Reserved Mfr. Estate Only



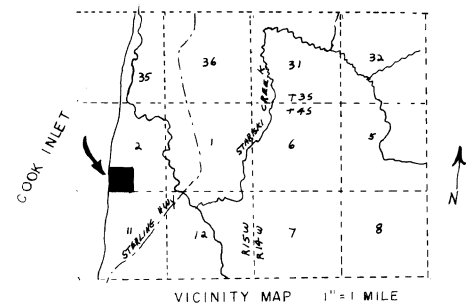
CURRENT TO		Sew Mer
7-17-2007		T 4 S
		R 15 W

78-81
 RECORDED FILE 3-
 HOMER, AK. DIST.
 DATE 9-11-78
 TIME 9:56 AM
 BY KPB



NOTES

1. ALL WASTEWATER DISPOSAL SYSTEMS MUST COMPLY WITH EXISTING LAW AT THE TIME OF CONSTRUCTION.
2. THE STATE OF ALASKA REQUIRES ALL WASTEWATER DISPOSAL SYSTEMS TO BE A MINIMUM OF 100' FROM ANY WATER SOURCE.
3. NO WASTEWATER OR SEWER FACILITY SHALL BE CONSTRUCTED WITHIN 75' OF THE BLUFF.
4. ALL ADJACENT LAND IS UNSUBDIVIDED.
5. A 20' BUILDING SETBACK LINE EXISTS ALONG ALL RIGHTS OF WAY.



I AFFIRM THAT I AM THE OWNER OF THIS PROPERTY AND HEREBY DEDICATE ALL ROADS AND EASEMENTS FOR PUBLIC USE.

Evelyn Marie Steinberger
 ATTORNEY-IN-FACT FOR DOROTHY H. MILLER

EVELYN MARIE STEINBERGER
 RT. 1, BOX 231 A
 OROVILLE, CA.

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF August 1978.

Notary Signature
 NOTARY PUBLIC FOR ALASKA MY COMMISSION EXPIRES 11-4-81

CERTIFICATE OF APPROVAL

THIS PLAT HAVING BEEN APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF August 21, 1978, IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT, SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW APPERTAINING THERETO.

KENAI PENINSULA BOROUGH

BY *Elyse Bayley*

DATE - AUGUST 1978

SURVEYED BY -
 DONALD E. MULLIKIN
 BOX 790
 HOMER, ALASKA



C. H. MILLER SUBDIVISION

LOCATED IN THE SW 1/4 SE 1/4 AND GOVERNMENT LOTS 7 & 8 ALL IN SECTION 2, T4S, R15W, S.M., ALASKA

CONTAINING 34.914 ACRES & 4 LOTS.

LINE	DIRECTION	DISTANCE
L1	N 70°00'00" W	20.92
L2	S 58°00'00" W	124.34
L3	S 40°39'20" W	93.55
L4	N 70°00'00" W	20.92
L5	S 58°00'00" W	124.34
L6	S 40°39'20" W	93.55

No.	Delta	Radius	Length	Chord	Bearing
C1	78°22'47"	50.00	88.47	63.25	N39°13'53"W
C2	90°00'00"	50.00	78.54	70.71	N45°00'00"E
C3	15°25'25"	330.00	88.83	88.56	N82°17'18"W
C4	18°58'07"	270.00	89.39	88.99	S80°10'56"E
C5	31°56'41"	270.00	150.54	148.59	N74°01'50"W
C6	16°31'06"	330.00	85.14	84.81	N66°19'03"W
C7	12°58'23"	270.00	61.13	61.00	S64°32'41"E
C8	31°56'41"	330.00	181.99	181.62	S74°01'50"E
C9	90°00'00"	20.00	31.42	28.28	N45°00'00"E
C10	20°00'00"	130.00	45.38	45.15	S80°00'00"E
C11	52°00'00"	70.00	63.53	61.37	S84°00'00"W
C12	17°20'40"	170.00	51.48	51.27	S49°19'40"W
C13	03°46'53"	130.00	8.57	8.57	N42°52'37"E
C14	90°00'00"	20.00	31.42	28.28	N45°00'00"E
C15	20°00'00"	70.00	24.43	24.31	S80°00'00"E
C16	17°20'40"	230.00	69.62	69.36	S49°19'40"W

LEGEND:

- LINETYPE SHOWING LOT LINES VACATED THIS PLAT.
- SET 2-1/2" DIA. RED PLASTIC CAP ON 5/8" REBAR
STAMPED "LS 7610 1985"
- ⊕ FOUND 5/8" REBAR W.C.M.C.

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of May 24, 1993.

KENAI PENINSULA BOROUGH

By Rick P. Torgerson
Authorized Official

SURVEYORS CERTIFICATE

I hereby certify that this survey was performed by me or under my direct supervision. I declare that the information shown hereon is true and correct to the best of my knowledge and belief.

Gary D. Nelson
Gary D. Nelson PLS No. 7610

6-1-93
Date

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

Douglas D. Bundy
DOUGLAS D. BUNDY
P.O. BOX 4004
SOLDOTNA ALASKA 99669

Diane L. Bundy
DIANE L. BUNDY

NOTARY'S ACKNOWLEDGEMENT FOR DOUGLAS & DIANE BUNDY
Subscribed and sworn to before me this 3rd day of JUNE, 1993.

Diane L. Bundy
Notary public for Alaska

June 17, 1993
My Commission Expires

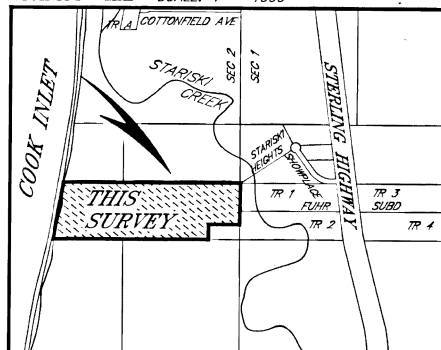
Virginia R. Talley
MR. & MRS. B.B. TALLEY; APPROVES THIS SUBDIVISION.
AS BENEFICIARY TO DEED OF TRUST BK. 215 PG. 642 H.R.D.

NOTARY'S ACKNOWLEDGEMENT FOR MR. & MRS. B.B. TALLEY
Subscribed and sworn to before me this 3 day of JUNE, 1993.

May M. Talley
Notary public for Alaska

Postmaster
My Commission Expires

VICINITY MAP SCALE: 1" = 1000'



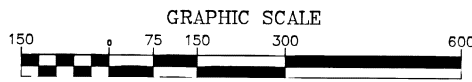
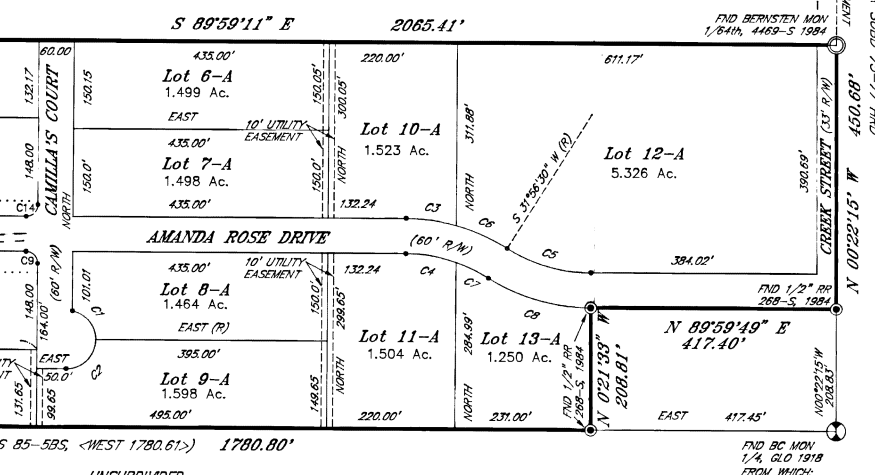
DATE	MAY 1993
SCALE	1" = 150'
GRID No.	AR-1
FLD. BK. No.	204/4
DWG. No.	2301A.DWG
JOB No.	2301



DUGWAY SUBDIVISION REPLAT
A REPLAT OF DUGWAY SUBDIVISION PLAT NO. 92-54 H.R.D. INTO 12 LOTS
IN THE NE 1/4, Sec 2, Twp 4S, Rge 15W, S.M. ALASKA
NORTH OF THE COMMUNITY OF ANCHOR POINT
HOMER RECORDING DISTRICT
CONTAINING 30.287 ACRES

ABILITY SURVEYS
GARY D. NELSON PLS
(907) 235-8440
184 W. CITYVIEW, HOMER ALASKA 99603

HUTCHINS - SPIES TRACT
92-32 RS, H.R.D.



NOTES:

1. THE PURPOSE OF THIS REPLAT IS TO RESUBDIVIDE FORMER LOTS 2, 3, 4, AND 5 INTO LOTS 3-A, 4-A AND 5-A, AND DEDICATE A 60 FOOT WIDE RIGHT-OF-WAY WEST OF CAMILLAS COURT AS AN EXTENSION OF AMANDA ROSE DRIVE.
2. THIS REPLAT RESCINDS, TERMINATES, AND NULLIFIES THE NOTE AND THE EXCLUSIVE USE RIGHTS PERTAINING THERETO AS SHOWN ON "DUGWAY SUBDIVISION", PLAT NO. 92-54 H.R.D. REGARDING RESERVATION AND EXCLUSIVE USE OF LOT 3 BY LOT OWNERS WITHIN DUGWAY SUBDIVISION FOR ACCESS AND PARKING. LOT OWNERS WITHIN THIS SUBDIVISION HAVE NO EXCLUSIVE RIGHTS TO LOT 3-A UNLESS GRANTED BY SEPARATE INSTRUMENT AFTER RECORDATION OF THIS REPLAT.
3. A 20' BUILDING SET BACK SHALL EXIST ALONG ALL DEDICATED RIGHTS OF WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.

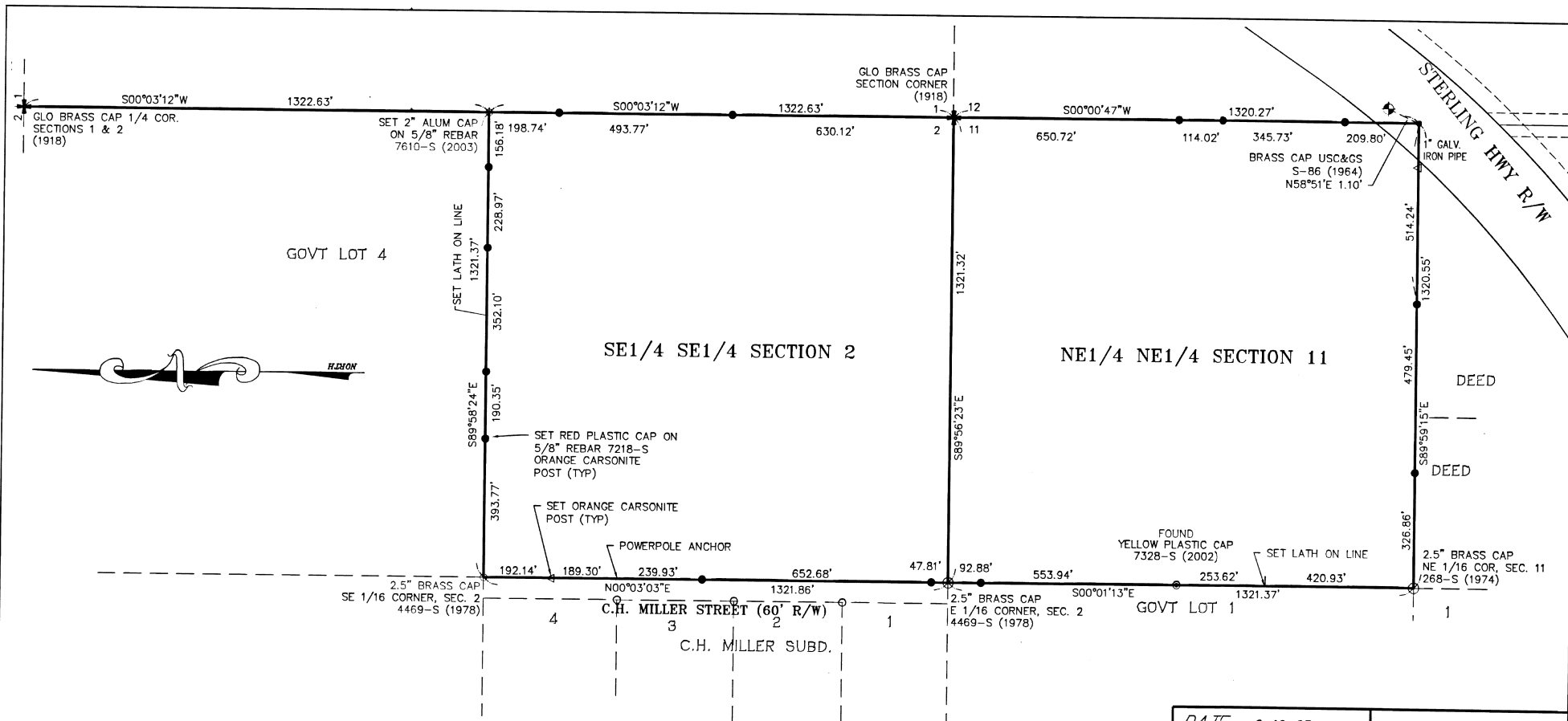
8. THE WESTERLY EXTENSION OF AMANDA ROSE DRIVE (WEST OF CAMILLA'S COURT) IS SUITABLE ONLY FOR PEDESTRIAN, FOUR WHEEL DRIVE, OR A.T.V. USE.
4. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
5. A 10' UTILITY EASEMENT IS DEDICATED ADJACENT TO ALL RIGHTS OF WAY.
6. 5/8" x 30" REBAR WITH PVC CAP (LS-7610) SET AT ALL LOT CORNERS (EXCEPT MEANDER CORNERS) THIS SURVEY.
7. LOTS 3A, 4A, AND 5A SHALL BE SUBJECT TO SLOPE EASEMENTS SUFFICIENT TO MAINTAIN A 25% SIDE SLOPE FOR CUTS AND FILLS ALONG AMANDA ROSE DRIVE.

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 and meeting the regulatory requirements of the Alaska Department of Environmental Conservation. Any other type of wastewater treatment and disposal system must be approved by the Alaska Department of Environmental Conservation.

Subject to any noted restrictions, the Alaska Department of Environmental Conservation approves this Subdivision for platting.

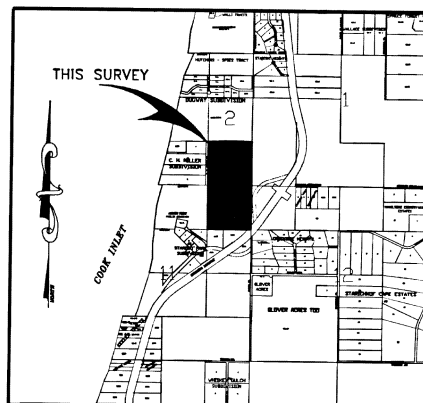
Gary D. Nelson Environmental Engineer 6-3-93
Name and Title of Alaska Department Date
of Environmental Conservation
Approving Official.

KPB FILE No. 93-069



1. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY AS 40.15.190(2).
2. THE BASIS OF BEARINGS IS TRUE NORTH DETERMINED BY GPS OBSERVATION AND COMPUTATIONS USING TRIMBLE 4700 RECEIVERS AND TSC1 SOFTWARE VERSION 7.6.

2003-32
Homer REC DIST
Date 6/19/2003
Time 3:50 P.M.
Requested By: Ability
Address:



VICINITY MAP SCALE: 1" = 1/2 MILE

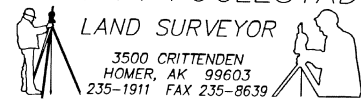
DATE	6-19-03
SCALE	1"=200'
GRID No.	AR-1
FLD. BK. No.	GPS
DWG	3715
JOB No.	3715



RECORD OF SURVEY

SHOWING RETRACEMENT AND MONUMENTATION
OF SE1/4 SE1/4 SECTION 2
AND
NE1/4 NE1/4 SECTION 11
T.4S., R.15W.,
NEAR THE COMMUNITY OF ANCHOR POINT,
IN THE HOMER RECORDING DISTRICT

ERIC P. FUGLESTAD
LAND SURVEYOR



3500 CRITTENDEN
HOMER, AK 99603
235-1911 FAX 235-8639

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. THE FRONT 15 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.
3. THIS PROPERTY IS AFFECTED BY AN EXISTING BLANKET EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION (8/25/1959) (#17/234).
4. NO FORMAL SURVEY PERFORMED. INSPECTION SURVEY PERFORMED TO VERIFY EXISTING MONUMENTATION.
5. THE STARTING AND ENDING POINTS FOR LINES 7 AND 8 HAVE BEEN SCALED FROM THE PARENT PLAT. ACTUAL LOCATION MAY DIFFER.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	222.08'	170'	74°50'52"	N 89°13'27" W	208.82'
C2	178.93'	230'	44°04'31"	S 73°50'08" E	172.6'
C3	223.01'	2995.78'	4°15'54"	N 08°45'28" W	222.96'

LINE	BEARING	DISTANCE
L1	N 88°43'49" E	59.74'
L2	N 84°14'10" E	62.35'
L3	N 64°50'42" W	62.78'
L4	S 53°13'31" E	60.11'
L5	S 53°09'35" E	48.66'
L6	N 74°54'52" W	59.62'
L7	S 50°03'02" W	45.6'
L8	N 61°18'25" E	7.49'

POB FOR L1 IS A POINT 18.98' FROM THE NE CORNER OF FORMER LOT 2 ALONG THE R.O.W. LINE.

SEE NOTE 5.
SEE NOTE 5.

BOUNDARY LINE AND CURVE DATA OF RECORD (PER HM 2003-83)

LEGEND:

- DENOTES FOUND 5/8" REBAR WITH ALUMINUM CAP L37810 2003.
- DENOTES FOUND CONCRETE RIGHT-OF-WAY MONUMENT.
- ▨ DENOTES AREA WITHIN ROADWAY CUT/FILL EASEMENT.

PLAT APPROVAL:

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING DATED, AUGUST 8, 2016

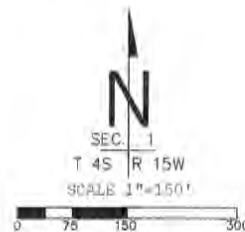
KENAI PENINSULA BOROUGH

BY: Max Burt
AUTHORIZED OFFICIAL:

WASTEWATER DISPOSAL:

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES ON FORMER LOT 2 HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF 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. (PLAT 03-83 APPROVAL 7/28/03)

SOIL CONDITIONS ON FORMER LOT 3 HAVE BEEN FOUND UNSUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. PLANS FOR AN ALTERNATE WASTEWATER DISPOSAL SYSTEM ARE INCLUDED WITH THE ENGINEERS SUBDIVISION AND SOILS REPORT. ALL ALTERNATE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN THE STATE OF ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRIOR TO CONSTRUCTION. (PLAT 03-83 APPROVAL 7/28/03)



THIS SURVEY



VICINITY MAP SCALE 1" = 1 MILE

CERTIFICATE OF OWNERSHIP:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADOPT THIS SUBDIVISION PLAN AND BY OUR FREE CONSENT GRANT ALL EASEMENTS TO USE SHOWN.

JAMES SOPLANDA, JR. & JOLAYNE SOPLANDA
P.O. BOX 343
ANCHOR POINT, AK 98558

NOTARY'S ACKNOWLEDGEMENT:

FOR: JOLAYNE SOPLANDA

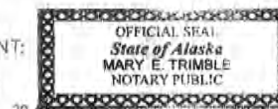
ACKNOWLEDGED BEFORE ME THIS 10th DAY OF October, 2016
Mary E Trimble
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 10/13/16



NOTARY'S ACKNOWLEDGEMENT:

FOR: JAMES SOPLANDA, JR.

ACKNOWLEDGED BEFORE ME THIS 10th DAY OF October, 2016
Mary E Trimble
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 10/13/16



SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THE PLAT REPRESENTS A SURVEY MADE BY ME, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

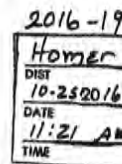
FUHR SUBDIVISION SOPLANDA ADDITION

K.P.B. FILE # 2015-081
A. LOT LINE VACATION OF THE COMMON LINE BETWEEN LOTS 2 AND 3 OF THE FUHR REPLAT 2003, (HM 2003-63), SECTION 1, TOWNSHIP 4 SOUTH, RANGE 15 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, ALASKA. HOMER RECORDING DISTRICT, containing 4.638 acres.
OWNERS: JAMES SOPLANDA, JR. & JOLAYNE SOPLANDA
P.O. BOX 343 ANCHOR POINT, AK, 98558

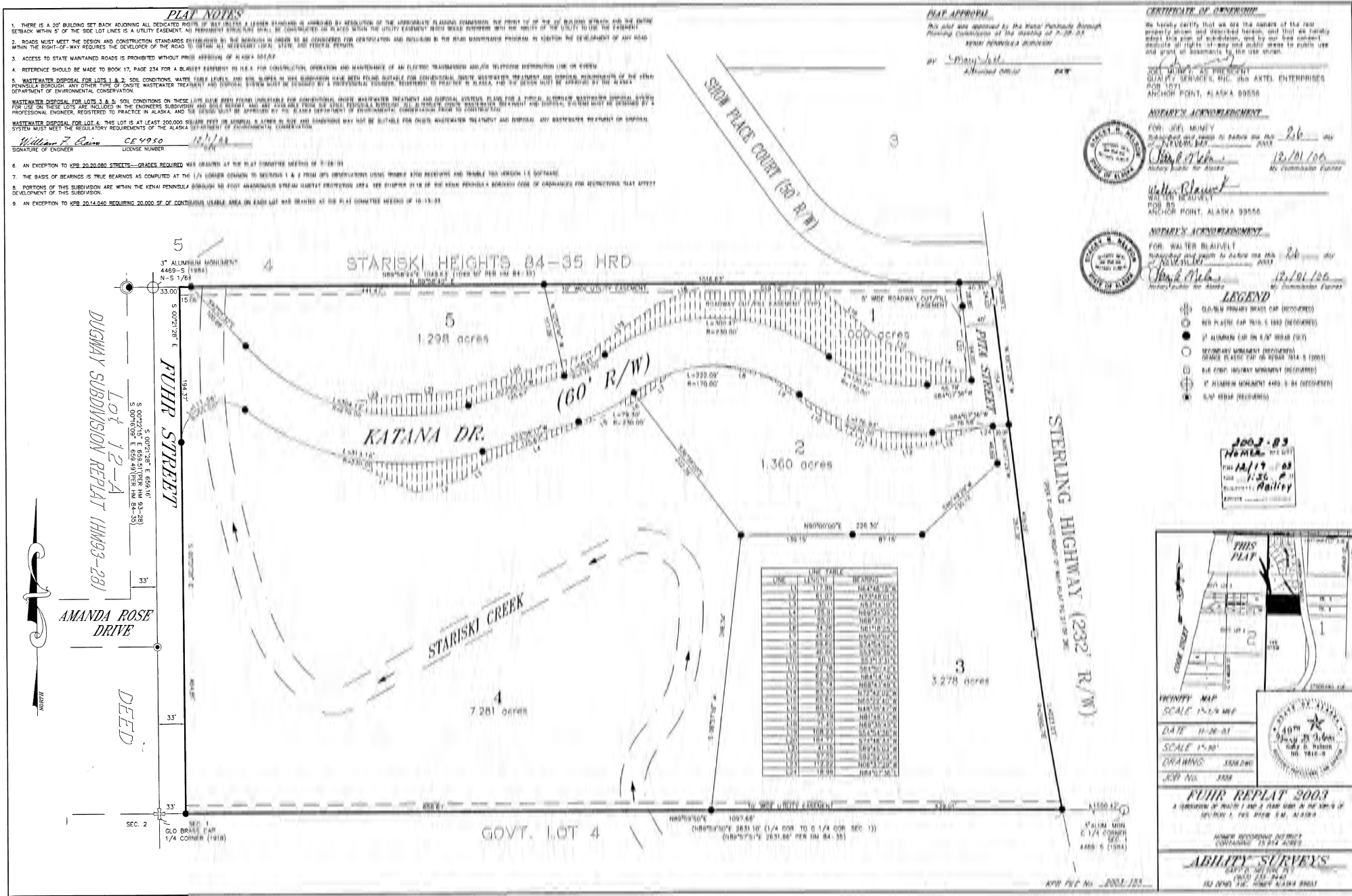
FINELINE SURVEYS, INC.

P.O. Box 774
ANCHOR POINT, ALASKA 98558
DMITRI D. KIMBRELL, R.L.S. (907) 360 6382

SCALE: 1"=150' DATE: 10/5/2016



Page 1 of 1



KENAI PENINSULA BOROUGH
PLANNING COMMISSION RESOLUTION

RESOLUTION SN 2011-02

**NAMING UNNAMED PRIVATE ACCESS ROADS WITHIN T 5S R 15W SECTION 13 & T 4S R 15W
SECTIONS 2, 11 & 12, SEWARD MERIDIAN, AK; WITHIN EMERGENCY SERVICE NUMBER (ESN) 401**

WHEREAS, a request has been received to name an unnamed road; and

WHEREAS, on January 24, 2011, a public hearing was held by the Kenai Peninsula Borough Planning Commission to address all concerns about the proposed road name; and

WHEREAS, per KPB 14.10.060, private streets may be officially named by the Planning Commission upon finding that special circumstances merit a name assignment and that the public interest is not harmed; and

Findings

1. The goal of 911 Street Naming and Addressing Methods is to enable 911 Emergency Services to respond to emergencies in an efficient timely manner, thereby avoiding delays in providing necessary emergency services.
2. By following the Street Naming Procedures Petition Process the unnamed private road can be officially entered into the MSAG and a street sign can be placed at the start of the road.
3. The unnamed private road is constructed and in use.
4. Naming private roads allows physical addresses to be assigned to adjoining properties.
5. Assigning physical addresses along unnamed private roads allows emergency service providers to more quickly and efficiently locate 911 callers.
6. The new names are in compliance with KPB 14.10 and 911 Street Naming and Addressing Methods.
7. Naming these private roads will not be detrimental to the public interest.

WHEREAS, per KPB 14.10.060, the naming of unnamed roads do not constitute a legal dedication for public right-of-way or for road maintenance purposes; and

WHEREAS, Chapter 14.10 of the Kenai Peninsula Borough Code of Ordinances authorizes the Planning Commission to accomplish street name requests by Resolution.

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

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

DESCRIPTION	FROM	TO	BASE MAP
a. Unnamed private road within NW1/4 NE1/4 EXCLUDING S1/2 SW1/4 NW1/4 NE1/4 and HM0830037 Anchor Valley Estates Subdivision Lot 1 Block 1; T5S R15W SECTION 13 Seward Meridian; off of the Sterling Hwy in the community of Anchor Point; ESN 401	Unnamed Road	Motor Way	AR32
b. Unnamed private road within SE1/4 SE1/4 in section 2 & NE1/4 NE1/4 in Section 11 and NW1/4 NW1/4 in Section 12 & Government lot 4 and NE1/4 SE1/4 of Section 2; T4S R15W SECTIONS 2, 11, 12 Seward Meridian; off of the Sterling Hwy in the community of Anchor Point; ESN 401	Unnamed Road	Pathfinder Rd	AR01

Section 2. Those according to Kenai Peninsula Borough Code of Ordinance 14.10.030, the official street name maps, 1:500 scale, Anchor River Series Base Maps 01 & 32 are hereby amended to reflect this change.

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

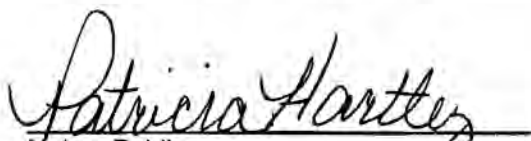
Section 4. That this Resolution takes effect immediately upon adoption.

ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH THIS
14 DAY OF February 2011.

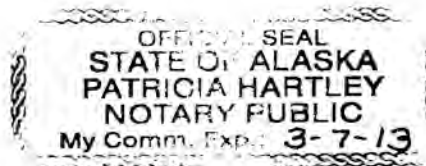

Blair Martin, Vice Chairperson
Planning Commission

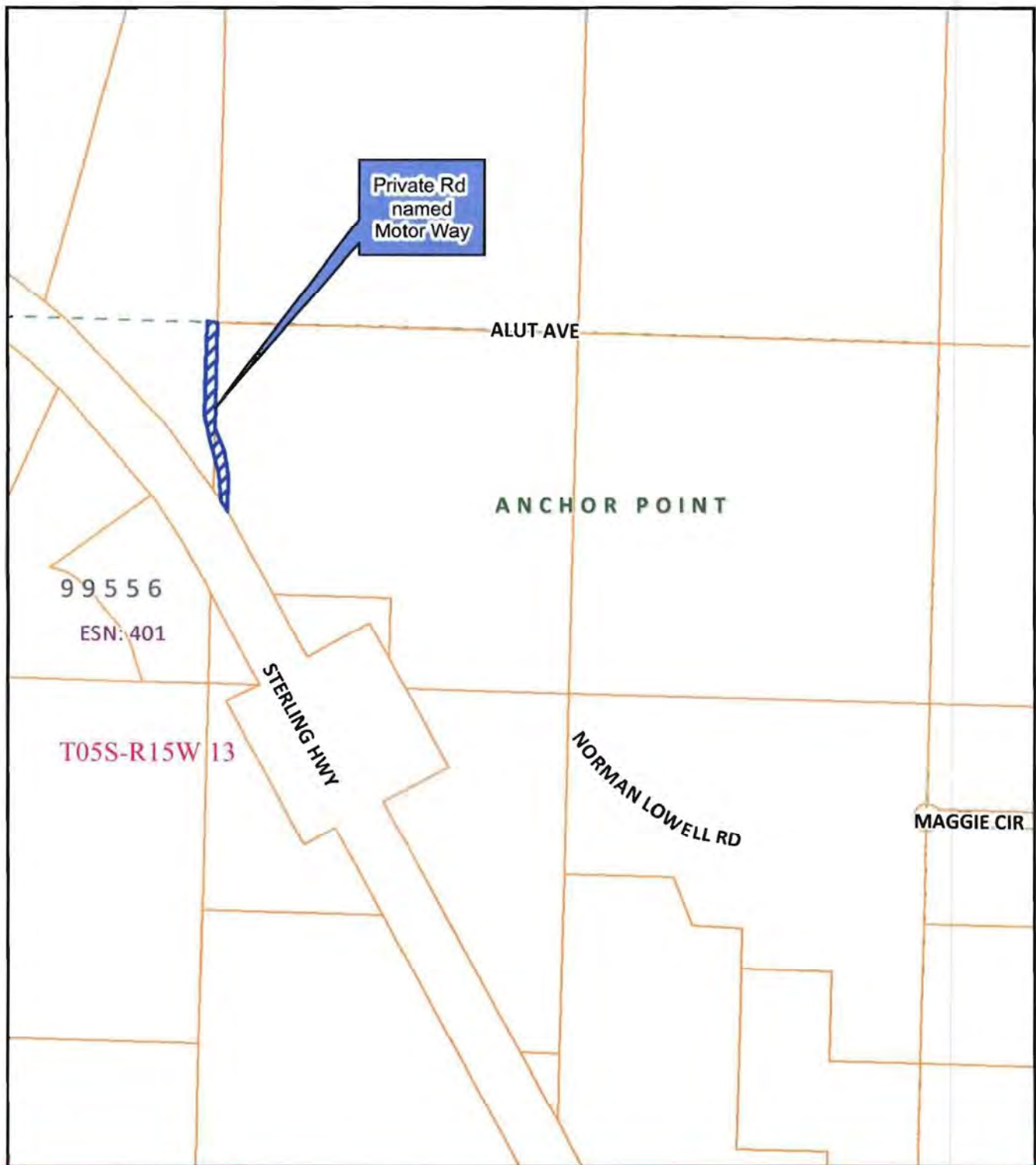
State of Alaska
Kenai Peninsula Borough

Signed and sworn to (or affirmed) in my presence this 14 day of February 2011 by
Blair Martin


Notary Public

My Commission expires 3-7-13





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.

01/25/2011

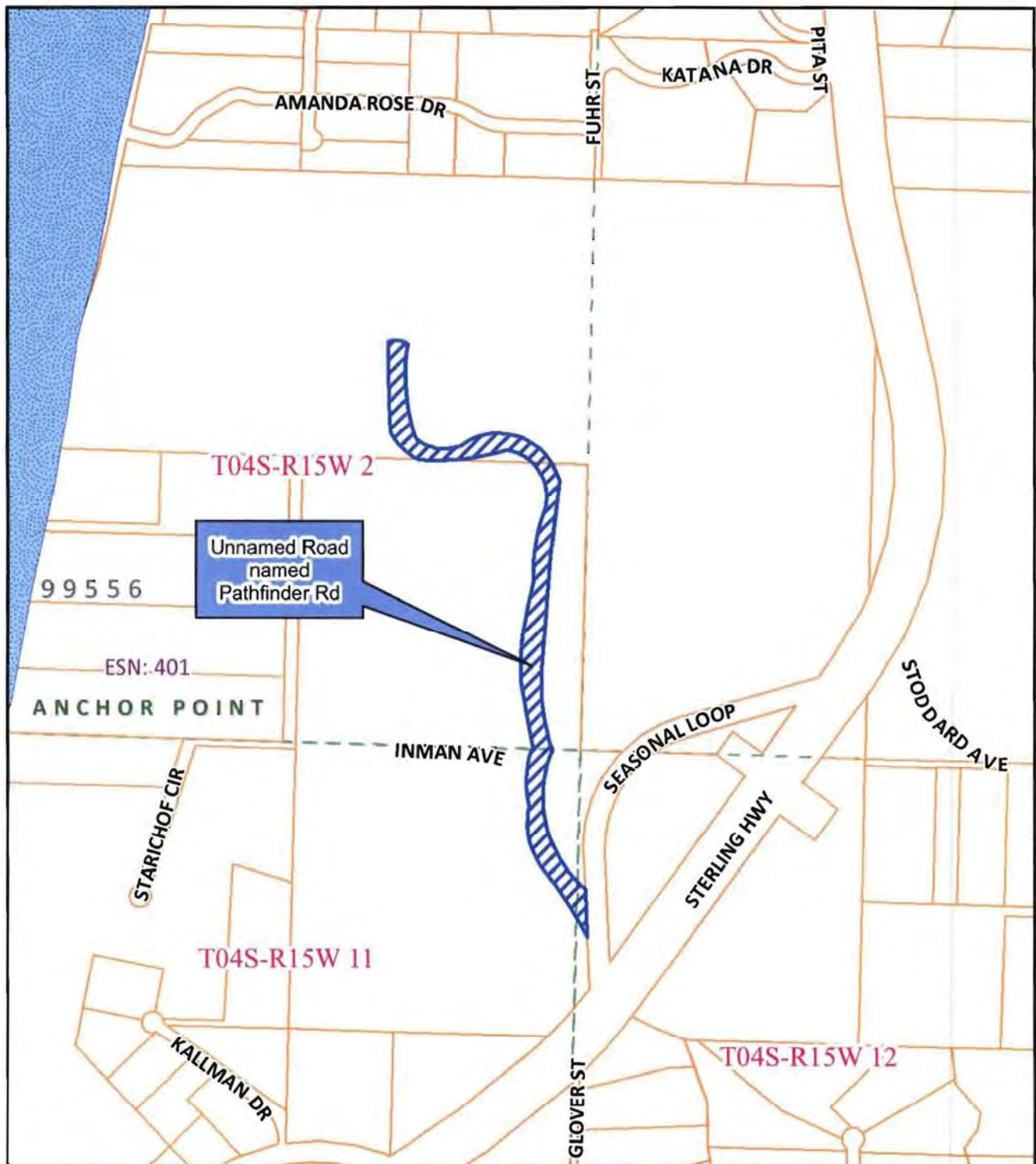
Kenai Peninsula Borough Planning Commission

Street Name Resolution 2011-02

Unnamed Road to Motor Way



0 205 410 820 Feet



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.

01/25/2011

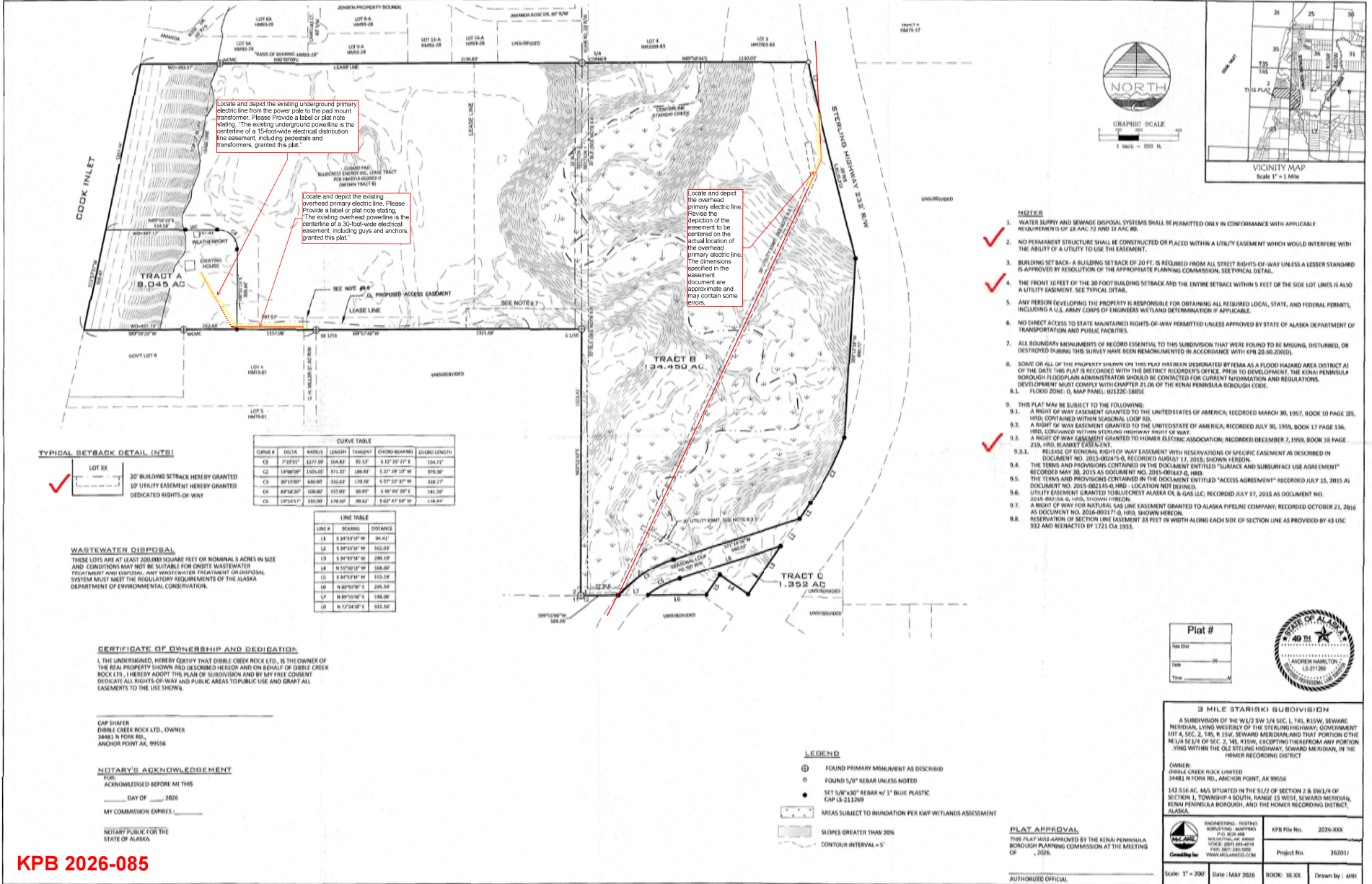
Kenai Peninsula Borough Planning Commission

Street Name Resolution 2011-02

Unnamed Road to Pathfinder Rd



0 265 530 1,060 Feet



TYPICAL SETBACK DETAIL (N.T.S.)



CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	7°27'31"	1277.59	164.87	83.57	5°37'28"27"E
C2	14°08'09"	1005.00	871.37	386.85	5°27'28"10"W
C3	30°15'00"	680.00	332.87	170.26	5°27'28"37"W
C4	89°58'24"	108.00	137.87	89.97	5°00'00"28"E
C5	10°34'17"	365.00	179.50	96.87	5°02'47'59"W

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 34°38'18" W	94.41
L2	S 34°38'31" W	160.07
L3	S 34°38'31" W	286.17
L4	N 5°57'58" W	168.07
L5	S 34°38'31" W	110.19
L6	N 80°50'50" E	229.53
L7	N 80°50'50" E	148.09
L8	N 72°34'02" E	102.56

WASTEWATER DISPOSAL
THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF OWNERSHIP AND DEDICATION
I, THE UNDERSIGNED, HEREBY CERTIFY THAT DIBBLE CREEK ROCK LTD., IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF DIBBLE CREEK ROCK LTD., 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.

CAP SHAVER
DIBBLE CREEK ROCK LTD., OWNER
34485 N FORK RD.,
ANCHOR POINT AK, 99556

NOTARY'S ACKNOWLEDGEMENT
PUBLIC
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026
MY COMMISSION EXPIRES _____
NOTARY PUBLIC FOR THE STATE OF ALASKA

LEGEND
① FOUND PRIMARY MONUMENT AS DESCRIBED
○ FOUND 1/8" REBAR UNLESS NOTED
● SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP 15-211369
AREAS SUBJECT TO WINDROW PER KWF WETLAND ASSESSMENT
SLOPES GREATER THAN 20%
CONTOUR INTERVAL = 5'

PLAT APPROVAL
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2026.

AUTHORIZED OFFICIAL

- NOTES**
- ✓ WATER SUPPLY AND SEWAGE 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 OR THE APPROPRIATE PLANNING COMMISSION, SEE TYPICAL DETAIL.
 - ✓ THE FRONT 10 FEET OF THE 30 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT. SEE TYPICAL DETAIL.
 - 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.
 - NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
 - ALL BOUNDARY MONUMENTS OR RECORD ESSENTIAL TO THIS SUBDIVISION THAT WERE FOUND TO BE MISSING, DISTURBED, OR DESTROYED DURING THIS SURVEY HAVE BEEN REMONUMENTED IN ACCORDANCE WITH KPB 20.60.2000.
 - SOAK OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA 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.
8.1. FLOOD ZONE: D, MAP PANEL: 02322C-18856.
 - THIS PLAT MAY BE SUBJECT TO THE FOLLOWING:
9.1. A RIGHT OF WAY EASEMENT GRANTED TO THE UNITED STATES OF AMERICA; RECORDED MARCH 30, 1957, BOOK 10 PAGE 135, HFD, CONTAINED WITHIN SEASIDE LOOP RD.
9.2. A RIGHT OF WAY EASEMENT GRANTED TO THE UNITED STATES OF AMERICA; RECORDED JULY 30, 1959, BOOK 17 PAGE 136, HFD, CONTAINED WITHIN STEENSE HIGHWAY RIGHT OF WAY.
9.3. A RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION; RECORDED DECEMBER 7, 1959, BOOK 18 PAGE 139, HFD, BLANKET EASEMENT.
9.3.1. RELEASE OF GENERAL RIGHT OF WAY EASEMENT WITH RESERVATIONS OF SPECIFIC EASEMENTS AS DESCRIBED IN DOCUMENT NO. 2015-00475-5, RECORDED AUGUST 17, 2015, SHOWN HEREON.
9.4. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SURFACE AND SUBSURFACE USE AGREEMENT" RECORDED MAY 20, 2015 AS DOCUMENT NO. 2015-001847-0, HFD.
9.5. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ACCESS AGREEMENT" RECORDED JULY 15, 2015 AS DOCUMENT NO. 2015-001164-0, HFD - LOCATION NOT DEFINED.
9.6. UTILITY EASEMENT GRANTED TO BLUECREST ALASKA OIL & GAS LLC, RECORDED JULY 17, 2015 AS DOCUMENT NO. 2015-001158-0, HFD, SHOWN HEREON.
9.7. A RIGHT OF WAY FOR NATURAL GAS LINE EASEMENT GRANTED TO ALASKA PIPELINE COMPANY, RECORDED OCTOBER 21, 2015 AS DOCUMENT NO. 2015-00117-0, HFD, SHOWN HEREON.
9.8. RESERVATION OF SECTION LINE EASEMENT 33 FEET IN WIDTH ALONG EACH SIDE OF SECTION LINE AS PROVIDED BY 43 USC 932 AND REACTED BY 1721 CIA 1933.

Plat #
New Date _____
Date _____
Sheet _____ of _____



3 MILE STARISKI SUBDIVISION
A SUBDIVISION OF THE W1/2 SW 1/4 SEC. 1, T4S, R15W, SEWARD MERIDIAN, LYING WESTWEST OF THE STEENSE HIGHWAY, GOVERNMENT LOT 4, SEC. 2, T4S, R 15W, SEWARD MERIDIAN AND THAT PORTION OF THE ALASKA SEC. 4 OF SEC. 2, T4S, R15W, EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE OLD STEENSE HIGHWAY, SEWARD MERIDIAN, IN THE HOMER RECORDING DISTRICT

OWNER:
DIBBLE CREEK ROCK LIMITED
34485 N FORK RD., ANCHOR POINT, AK 99556
142.516 AC. (A) SITUATED IN THE S1/2 OF SECTION 2 & SW 1/4 OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 15 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE HOMER RECORDING DISTRICT, ALASKA.

RECORDING: DISTRICT SURVEYING: RECORDED
FILE NO. 2026-XXX
DATE: MAY 2026
VOLUME: 2026-085
PAGE: 1 OF 1
FAX: (907) 243-3335
WWW.RECORDED.COM

KPB File No. 2026-XXX
Project No. 262037
Scale: 1" = 200' Date: MAY 2026 BOOK: XX-XX Drawn by: AHH

KPB 2026-085

DESK PACKET

(MATERIALS SUBMITTED AFTER 8/3/26)

- E7. 3 Mile Stariski Subdivision; KPB File 2026-085
McLane Consulting Group / Dibble Creek Rock Limited
Location: Sterling Highway, C H Miller Street & Fuhr Street
Anchor Point Area**



August 3, 2026

Vince Piagentini PLS, Platting Manager
Kenai Peninsula Borough
144 N. Binkley St.
Soldotna, AK 99669

[Sent Electronically]

Re: Plat Review

Dear Mr. Piagentini:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have no comments:

- **Kasilof River Heights Will Debeest Addition (KPB 2026-080)**
- **Moose Hill Subdivision Trust Land Survey 2025-02 (KPB 2026-084)**
- **Stapel Subdivision (KPB 2026-076)**
- **Bangerter Court (KPB 2026-078V)**
- **Williams Meadows (KPB 2026-077V)**

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have the following comments:

- **Butter Milk Meadows & Buena Vista Porter 2026 Replat (KPB 2026-046)**
 - No objection to proposed plat.
 - No direct access onto East End Road.
 - Use existing access onto Buttermilk Road.
 - Use future access onto Lighthearted St and Apricity Ave.
- **3 Mile Stariski Subdivision (KPB 2026-085)**
 - 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 Sterling 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.
- **Gordon Property 2026 Replat (KPB 2026-072V)**
 - No direct access onto Sterling Highway.

- **Unrein River Walk (KPB 2026-075V)**
 - No direct access onto Nash Road.
 - Further development will require internal circulation configuration.
 - Reconfigure lots to access Salmon Creek Rd.
 - Reapply for driveway access onto Salmon Creek Rd.
 - Apply for driveway permits 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.

All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0514 or romorenzo.marasigan@alaska.gov.

Sincerely,

Romorenzo Marasigan

Romorenzo Marasigan
Kenai Area Planner, DOT&PF

cc: Chris Post, P.E., Highway Design Chief, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF
Anna Bosin, P.E., Traffic & Safety Engineer, DOT&PF



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 6/17/2026 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide an unsubdivided parcel into two parcels.

KPB File No. 2026-085

Petitioner(s) / Land Owner(s): Dibble Creek Rock Limited of Anchor Point, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, August 10, 2026**, commencing at **6:30 pm**, 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. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

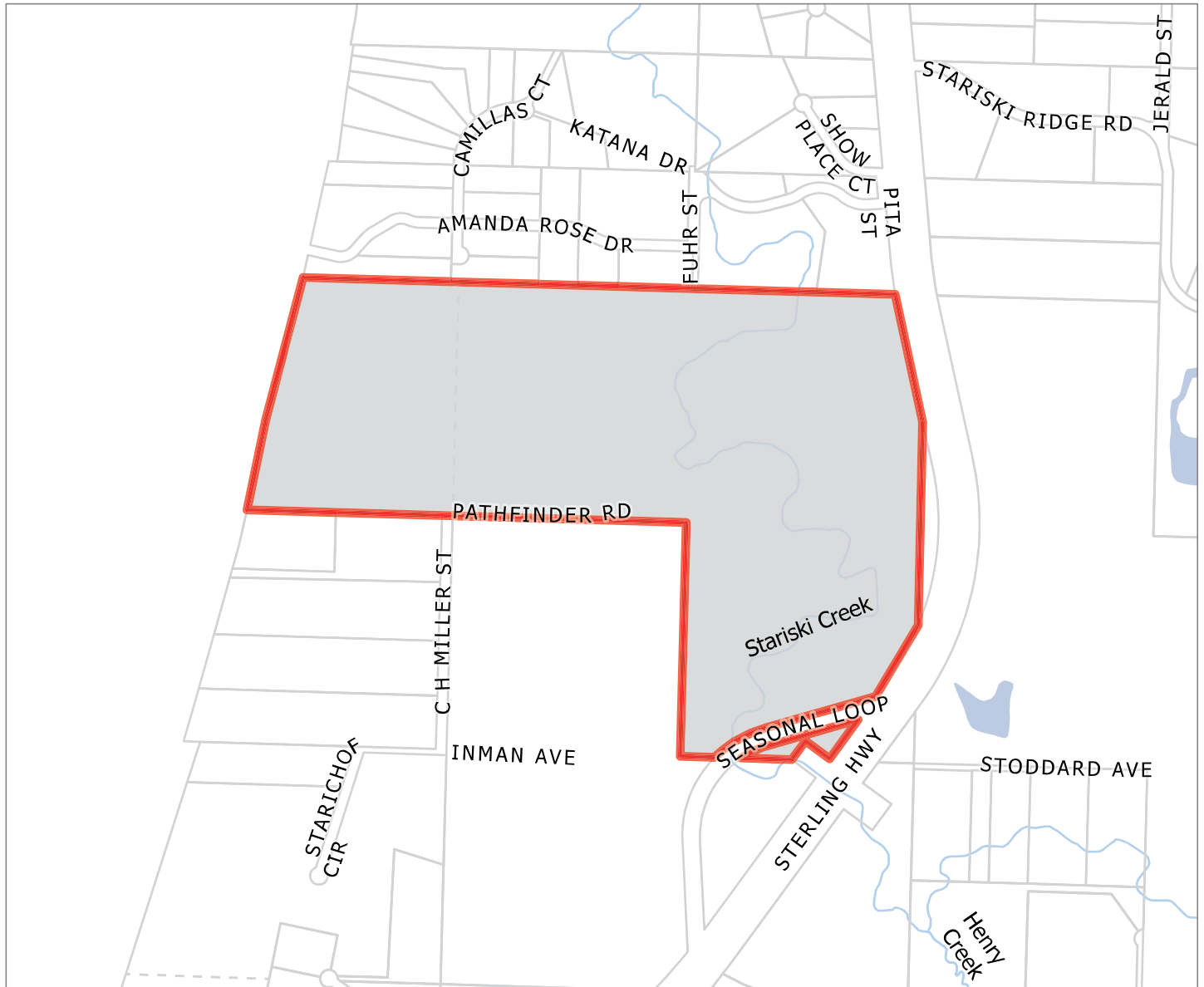
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, 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, August 7, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

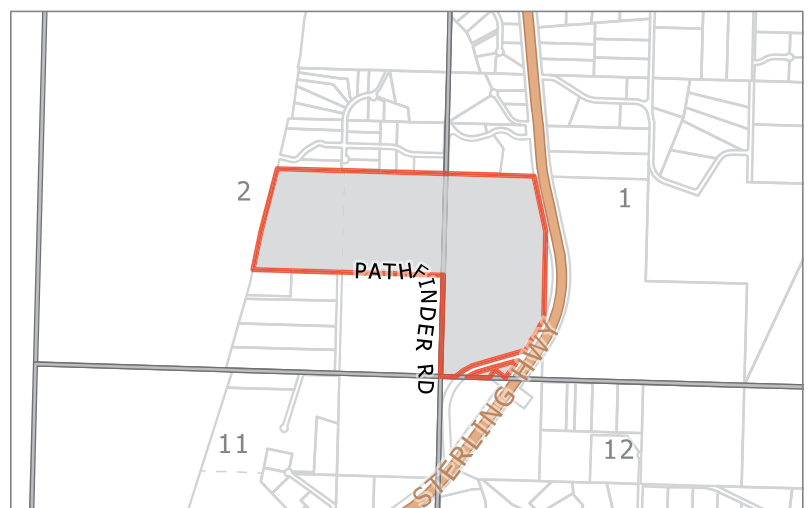
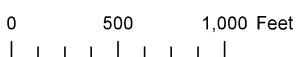
Mailed 7/24/2026



KPB File 2026-085

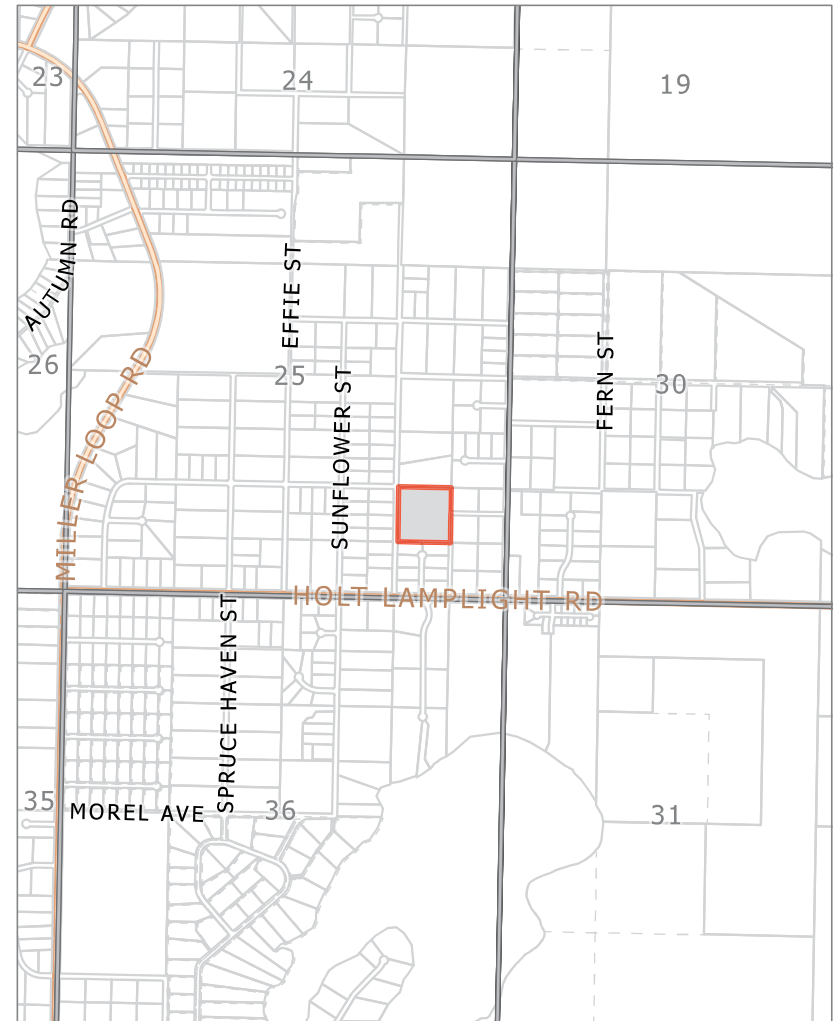
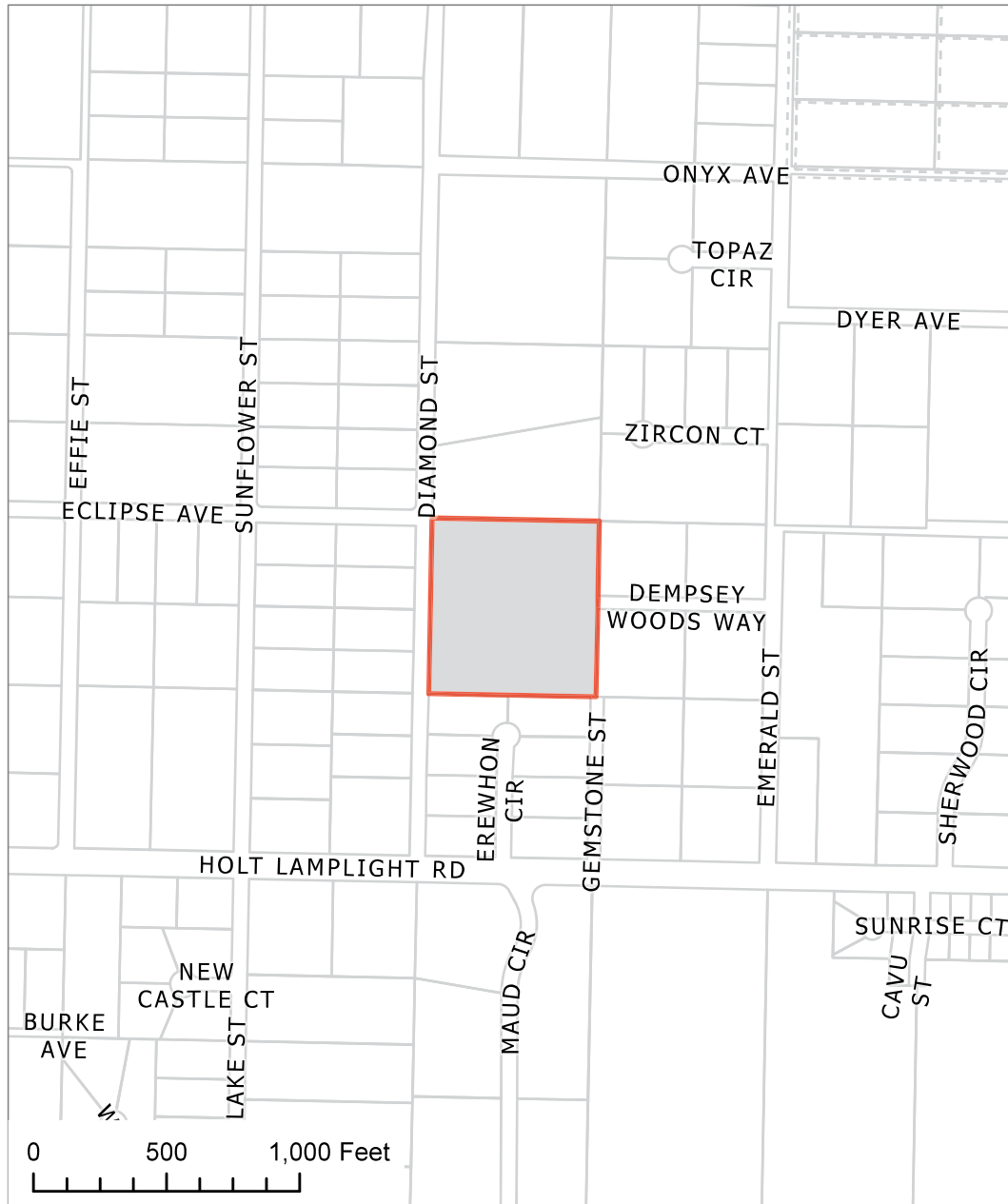
T 04S R 15W SEC 01 AND SEC 02
Anchor Point and Happy Valley

7/23/2026



E. NEW BUSINESS

- 8. Garnet Subdivision 2026 Addition; KPB File 2026-070
Johnson Surveying / Hawker
Location: Diamond Sreett, Gemstone Street &
Dempsey Woods Way
Nikiski Area**



KPB File 2026-070
T 07N R12W SEC 25
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.

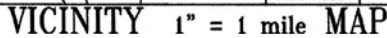
PRELIMINARY
PLAT

Kenai Recording District Kenai Peninsula Borough File

Prepared by
Johnson Surveying
P.O. Box 27
Clam Gulch, Ak 99568
(907) 262-5772

AREA = 9.550 acres 13 June, 2026

1. A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within an easment which would interfere with the ability of a utility to use the easement.
3. Existing underground powerline shown is the centerline of a 15' wide electrical distribution line easement granted to Homer Electric Association, Inc. by KRD book 462 page 361.
4. Kenai Records Misc. book 3 page 87 granted an electrical easement to Homer Electric Association, Inc. *This is a general easement, no specific location given.*
5. Subdivision topography is flat, no grades over 3% grade. There are no wet areas on the property.



AGENDA ITEM E. NEW BUSINESS

**ITEM #8 - PRELIMINARY PLAT
GARNET SUBDIVISION 2026 ADDITION**

KPB File No.	2026-070
Plat Committee Meeting:	August 10, 2026
Applicant / Owner:	Wayne E. and Susan Hawker of Kenai, Alaska
Surveyor:	Jerry Johnson; Johnson Surveying
General Location:	Diamond Street, Gemstone Street, and Dempsey Woods Way, Nikiski

Parent Parcel No.:	015-173-17
Legal Description:	T 7N R 12W SEC 25 Seward Meridian KN 0740106 GARNET SUB TRACT C
Assessing Use:	Residential Dwellings
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.030 Proposed Street Layout 20.30.100 Cul-de-sacs 20.30.170 Block Length

STAFF REPORT

This plat was heard at the July 20, 2026 meeting. The exceptions to 20.30.030 Proposed Street Layout, 20.30.100 Cul-de-sacs for Gemstones Street designated as exception B-1, 20.30.170 Block Length were granted. Exception B-2 exception request for 20.30.100 cul-de-sac for Dempsey Woods Way and final approval of the plat have been held over to this plat meeting.

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 9.55-acre parcel into two lots of size 1.037 acres and 8.513 acres.

Staff Analysis

The land was originally an aliquot portion of the SE1/4 of Section 25, Township 7 North, Range 12 West, Seward Meridian, was subdivided into eight tracts by Garnet Subdivision is 1974 (KN 74-106). Several of the tracts have already been subdivided. This proposed plat will further subdivide Tract C into Lot 1 and Tract C2.

A soils report is required for Lot 1, and an engineer must sign the final plat as the new lot is approximately 45,171.72 square feet. **Staff recommends** adding the appropriate Waste Water Disposal Note to the final plat. The note will be reviewed upon submittal of the soils report.

A soils report is not required for proposed Tract C2, which is approximately 370,826.28 square feet. **Staff recommends** Adding the 20.40.030 Wastewater Disposal Note for Tract C2 to the final plat.

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.

EXCEPTIONS REQUESTED:

B. KPB 20.30.100-Cul-de-sacs

Surveyor's Discussion:

Requesting an exception to KPB 20.30.030 Cul-de-sacs for ~~Gemstone Street and~~ Dempsey Woods Way. Granting this exception will be in line with the wishes of the area owners, will not adversely affect any adjacent properties, or will not create any hazardous situations.

Surveyor's Findings:

1. The owners of Lots 1 and 4 (KN 80-106) have expressed opposition to any type of additional right-of-way dedication in those locations.
2. Granting the exception will be in line with the wishes of the area owners, will not adversely affect any adjacent properties, and will not create any hazardous situations.

Staff Discussion:

20.30.100. - Cul-de-sacs.

A. Streets designed to have one end permanently closed shall be no more than 1,000 feet long. The closed end of the cul-de-sac shall have a suitable turnaround with a minimum radius of 50 feet to the property line. The turnaround shall be constructible to a 4 percent grade or less.

Staff Findings:

3. The Roads Department has requested a cul-de-sac be dedicated for Dempsey Woods Way for safety purposes and emergency vehicle turn around.
4. Far West Subdivision (KN 80-106) dedicated 50-feet to Dempsey Woods Way.
5. Dempsey Woods Way appears to be currently undeveloped according to KPB imagery.
6. A portion of Dempsey Woods Way appears to be used as parking for Lot 4 (KN 80-106). All surrounding developed parcels appear to use Gemstone Street and Emerald Street for access.
7. Garnet Subdivision Tract B Addition (84-204) and Garnet-Thomas Subdivision (KN 80-76) dedicated 25 feet each to Gemstone Street, which lines up on the east line of the subject plat.
8. Gemstone Street is borough-maintained to just beyond the southeast corner of Lot 6 (KN 84-204), after which it transitions to privately maintained.
9. The road terminates at the southeast corner of the proposed subdivision and becomes a driveway for Lot 4 (KN 80-106).
10. Parcels along the west side of Gemstone Street are utilizing the right-of-way for access.

Commissioner Epperheimer Discussion:

I apologize for using this Far West Subdivision 1980 as a finding since it wasn't in the original packet. I have included finding 11 with and without it. I was simply looking at the original plat on the Parcel Viewer for better detail and I noticed the Far West Subdivision was created after this. It can be construed in 2 different ways if we want to avoid using any new information that wasn't in the original findings by the KPB and the applicant.

Commissioner Epperheimer Findings

11. The 1974 Garnet Subdivision plat created Tract C and shows the adjoining land immediately east of Tract C as part of the original subdivision layout. That parent plat shows no Dempsey Woods Way, no street right-of-way terminating at Tract C, and no dedication or reservation of any portion of Tract C for a cul-de-sac turnaround. The present application is a further subdivision of an existing platted tract. Requiring

a cul-de-sac now would impose a new land-dedication burden on Tract C to address a road-termination condition that did not exist when the original Garnet Subdivision was approved.

12. The proposed subdivision does not construct, extend, narrow, vacate, or obstruct Dempsey Woods Way.
13. No constructed road presently reaches the subject-property boundary through Dempsey Woods Way, and the packet identifies no developed parcel that depends upon travel through that terminus for its existing access.
14. Surrounding developed parcels appear to use Gemstone Street and Emerald Street, and granting the exception will not remove or alter those existing access routes.
15. Granting the exception leaves the entire existing 50-foot Dempsey Woods Way ROW in place and does not extinguish any existing public-access right.
16. Because Dempsey Woods Way is undeveloped, granting the exception will not remove an existing emergency-vehicle turnaround or interfere with the current use of a constructed road.

Staff Extra Findings:

17. Garnet Subdivision KN74-106 was the first subdivision of the land described as E1/2 SE1/4 Sec 25, T7N, R12W SM AK.
18. Only rights-of-way shown on the Garnet Subdivision are around the exterior.
19. All but two lots of the original 8 lots of Garnet Subdivision have been replatted, Tract C and Tract E are unplatted, with Tract C being platting in this action.
20. Of the other 6 Tracts subdivided of Garnet Subdivision, 5 dedicated roads with 3 having cul-de-sacs to close them.
21. One of the 6 subdivisions has temporary turnarounds in place as alternative to a cul-de-sac bulb.
22. Far West Subdivision was approved at the Plat Committee meeting of June 4, 1979.
23. At the meeting of June 4, 1979, staff recommended a cul-de-sac be provided at the end of West Ave.
24. The Commission approved the Preliminary / Final plat with rewording of the cul-de-sac recommendation to 'provide a temporary turnaround at the end of West Avenue or dedicate a 60' R.O.W...'
25. Far West Subdivision KN80-106 shows two temporary turnaround easements on either side of the west end of Dempsey Woods Way

Staff reviewed the exception request and recommends granting approval with the following recommendation: A half cul-de-sac bulb be dedicated to match the temporary turnaround easements shown at the west end of Dempsey Woods Way in Far West Subdivision.

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: These findings shall be for the approval of exception KPB 20.30.030 for Gemstone St.

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 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 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 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:

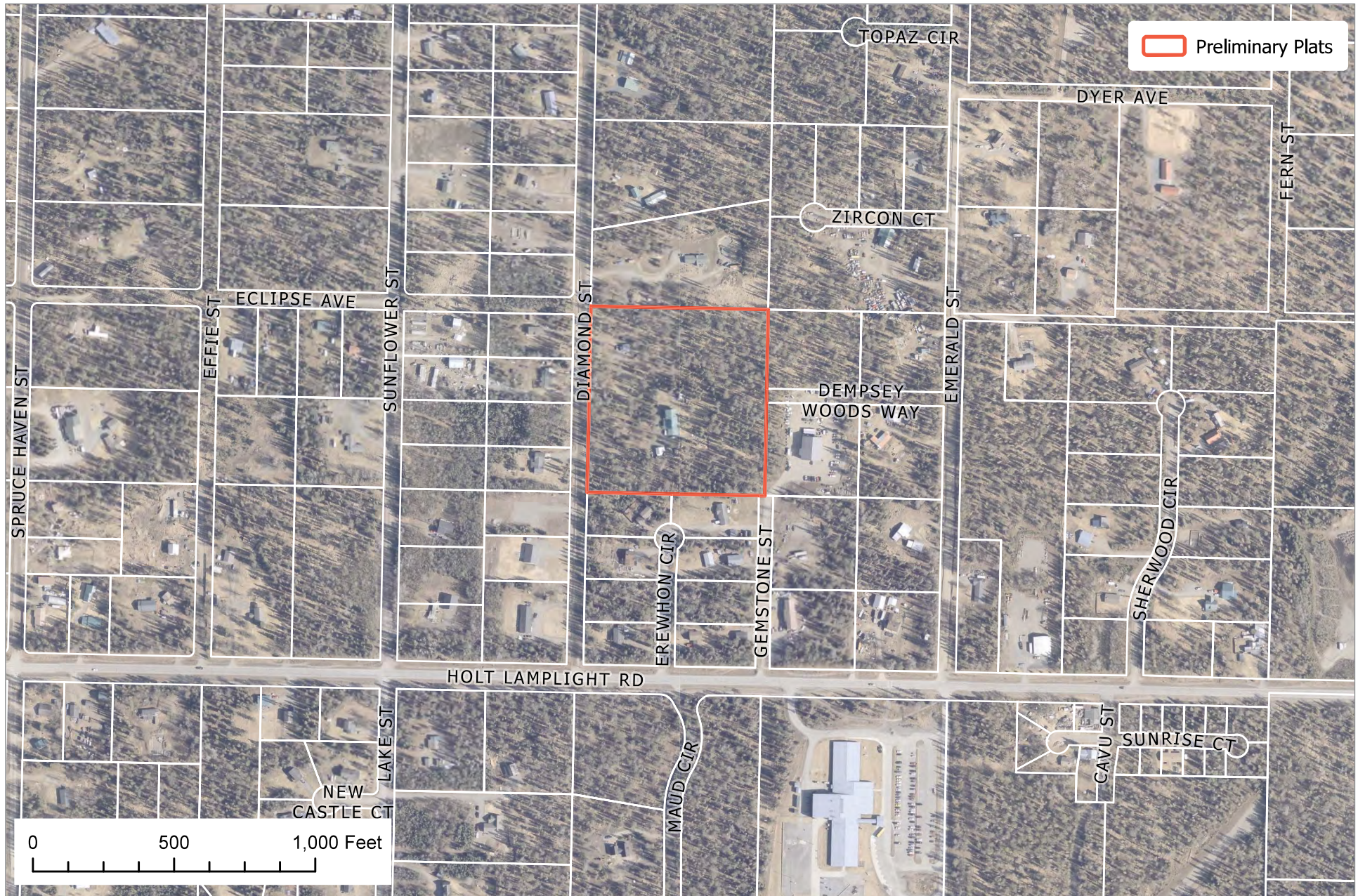
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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



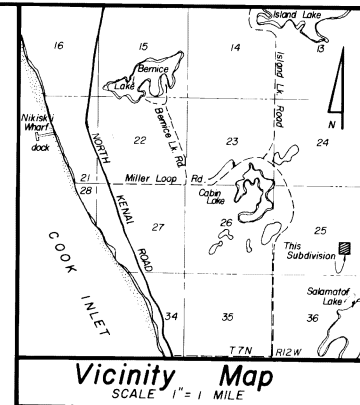
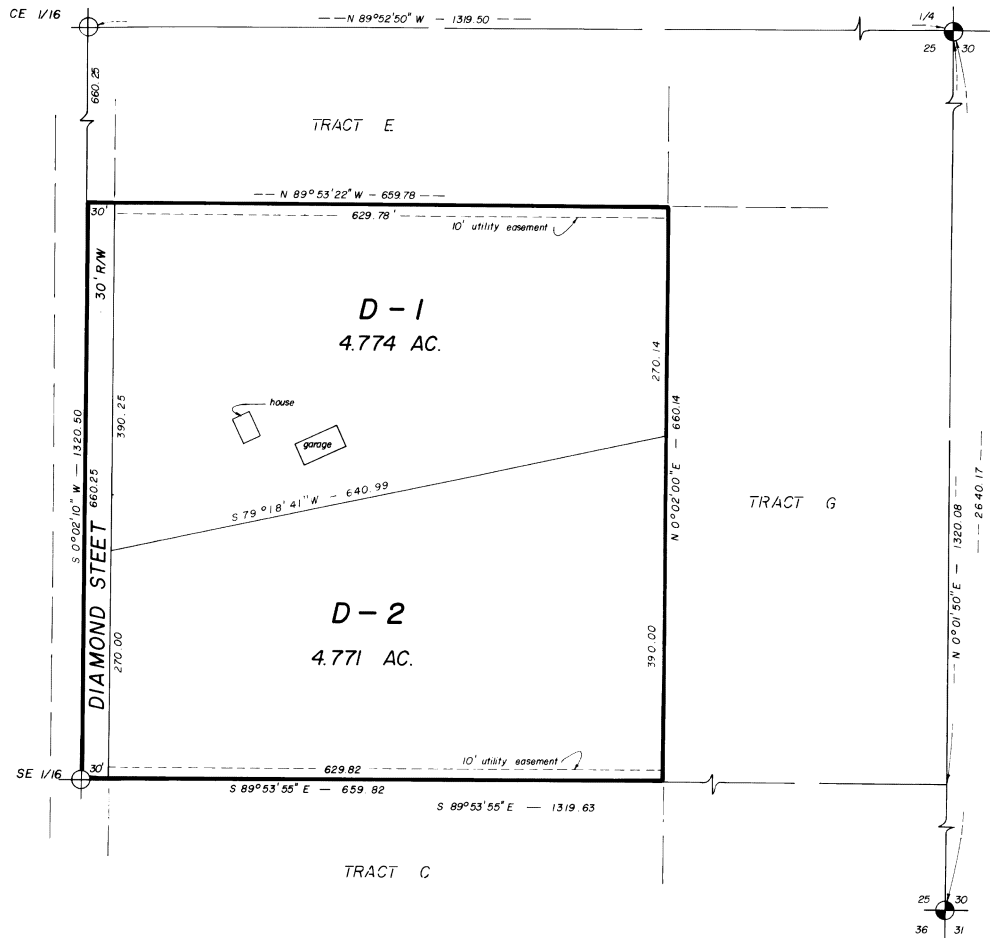
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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.



SUNSHINE ESTATES



Legend and Notes

- Found G.L.O. brass cap monument
- Found official survey monument
- Set 1/2" x 24" steel rebar

All bearings refer to the EAST boundary of Section 25 as being 0° 01' 50" E data of record, Sunshine Estates

All lots are subject to a 20' building setback along dedicated R/W's.

All wastewater disposal systems shall comply with existing law at the time of construction.

78-185
Benai
10-24-78
1:22
Mike McLean

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of said property and request the approval of this plat showing such easements for public utilities, roadways, and or streets dedicated by us for public use.

Richard C. Mundell
Richard C. Mundell owner
Rt. 1, Box 1515 Kenai AK 99611

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 12th day of October, 1978

My commission expires 4-15-81
Richard C. Mundell
Notary Public for Alaska

PLAT APPROVAL

This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of August 21, 1978, is hereby acknowledged and accepted as the official plat, subject to any and all conditions and requirements of ordinances and law appertaining thereto.

KENAI PENINSULA BOROUGH

By: Philip Waring

RESUBDIVISION of TRACT D GARNET SUBDIVISION

Richard C. Mundell, owner
Route 1 Box 1515 Kenai, Alaska 99611

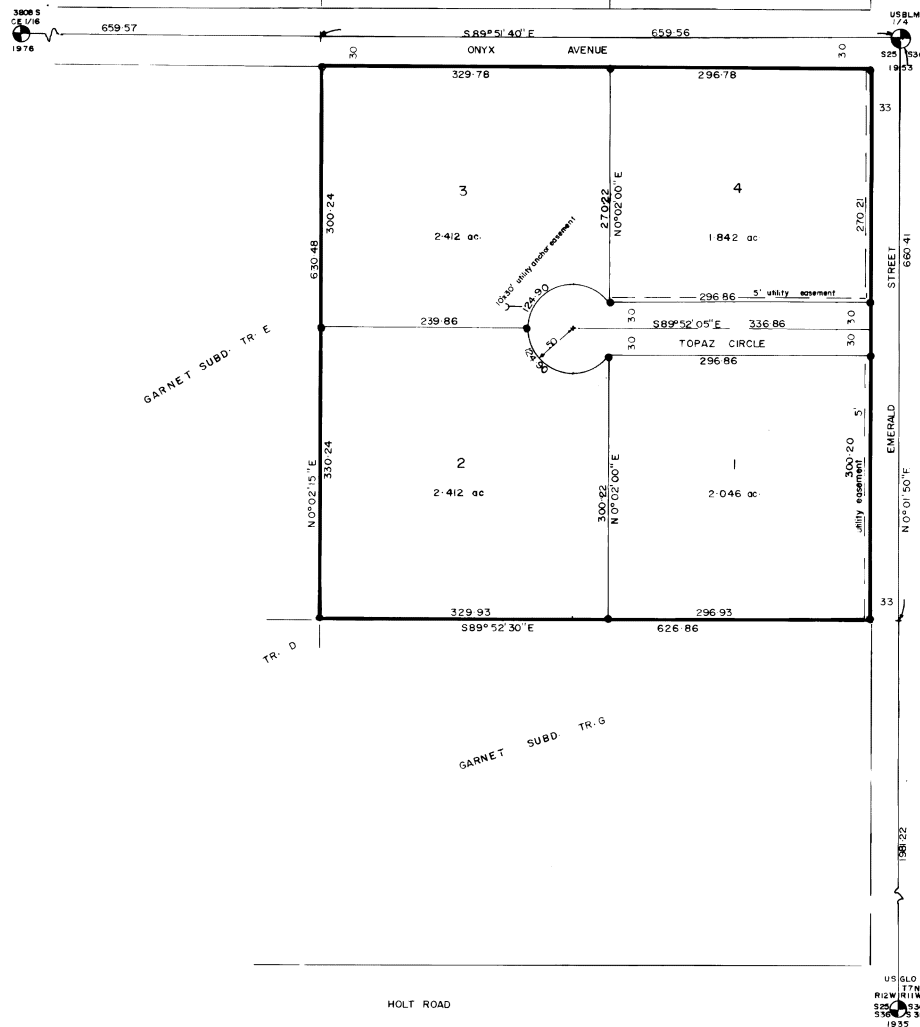
DESCRIPTION

10.000 ACRES SITUATED IN THE SW 1/4 NE 1/4 SE 1/4 SECTION 25 T7N R12W S.M. AK. AND THE KENAI PENINSULA BOROUGH

Surveyed by McLean and Associates, Soldotna, AK. 99669

DATE OF SURVEY 7-21-78	SCALE 1" = 100'	BOOK NO. 36-70
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SUNSHINE ESTATES



GARNET SUBD. TR. E

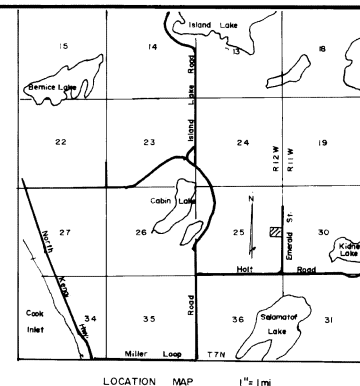
GARNET SUBD. TR. G

NOT SUBDIVIDED

- LEGEND:
- Brass cap survey monument found
 - 5/8" rebar corner marker set

NOTE: 20' building setback adjacent to all rights of way.

NOTE: All wastewater disposal systems shall meet requirements of existing law at time of construction.



LOCATION MAP 1"=1 mi

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF PROPERTY SHOWN AND DESCRIBED HEREON, THAT I ADOPT THIS PLAN OF SUBDIVISION AND DO HEREBY DEDICATE TO THE PUBLIC USE AND THE USE OF PUBLIC UTILITIES THE STREETS AND EASEMENTS SHOWN:

Erland Hoag
ERLEND HOAG

Bernice Hoag
BERNICE HOAG
BOX 2931
KENAI, ALASKA

NOTARY'S ACKNOWLEDGEMENT

SWORN AND SUBSCRIBED TO BEFORE ME, A NOTARY PUBLIC, THIS 25 DAY OF January, 1979

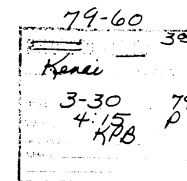
Jane M. Gabler MY COMMISSION EXPIRES Sept. 13, 1981

PLAT APPROVAL

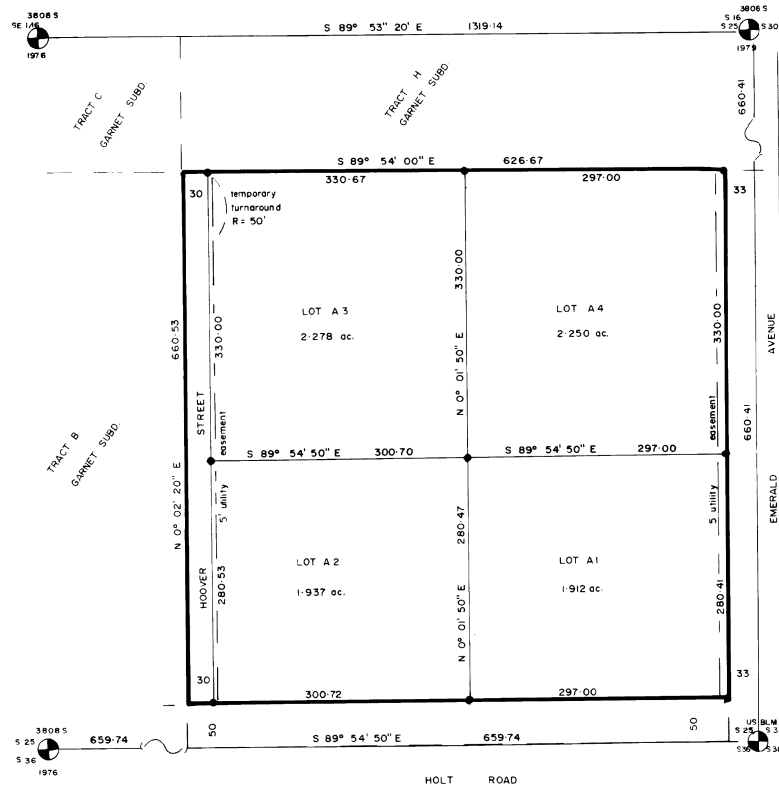
THIS PLAT HAVING BEEN APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF SEPTEMBER 11, 1978 IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT, SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW APPERTAINING THERETO:

KENAI PENINSULA BOROUGH

BY *Philip Waring*



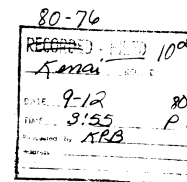
TOPAZ SUBDIVISION	
An 8.18 acre subdivision of Tract F Garnet Subdivision situated in the E 1/2 SE 1/4 Sec. 25 T7N R12W S4, Kenai Peninsula Borough, Alaska (Tract F being the NE 1/4 NE 1/4 SE 1/4 Sec. 25)	
Proposed land use; Residential	Surveyed May, 1977
DEVELOPER	JESSE LOBDELL-SURVEYOR
ERLEND HOAG BOX 2931 KENAI, ALASKA	ROUTE 1, BOX 47 KENAI, ALASKA



- LEGEND:
- Gross cap survey monument found
 - ⊕ Gross cap survey monument set
 - 5/8" rebar set at lot corner

NOTE: 20' Building setback adjacent to all street rights of way limits unless a lesser standard is approved by resolution of the appropriate planning authority.

NOTE: All wastewater disposal systems shall meet requirements of existing law at time of construction.



CERTIFICATE OF OWNERSHIP AND DEDICATION

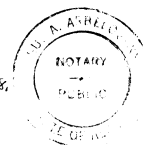
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHTS OF WAY TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Earl L. Thomas Bette G. Thomas
Earl L. Thomas Bette G. Thomas
PO Box 5083
Kenai, Alaska 99611

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 DAY OF September, 1980.

Joe A. Archelosky
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: September 13, 1981



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF August 14, 1980.

KENAI PENINSULA BOROUGH

BY: Philip Hanning
AUTHORIZED OFFICIAL

3808 S
REGISTRATION NUMBER, SEAL AND SIGNATURE

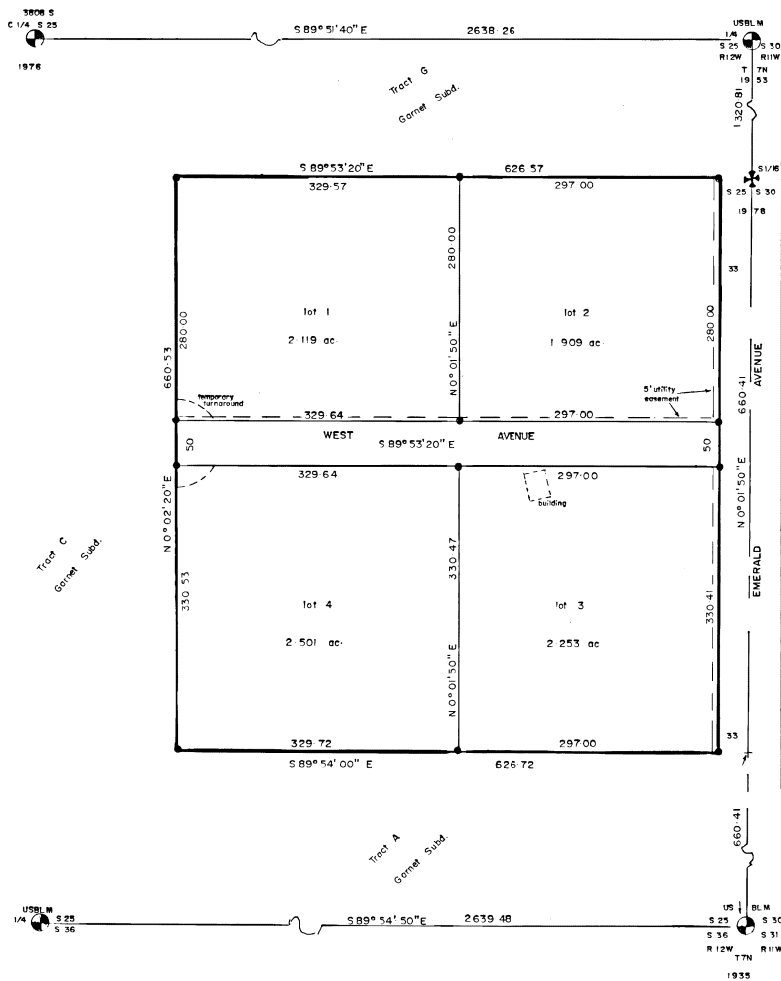
GARNET-THOMAS SUBDIVISION

A 9.501 acre subdivision of Tract A, Garnet Subd. being also the SE 1/4, SE 1/4, SE 1/4 Sec. 25, T7N, R12W, S1M, Kenai Peninsula Borough, Alaska

Proposed land use is residential Surveyed Sept. 5, 1980

EARL THOMAS
P.O. BOX 5083
KENAI, ALASKA

JESSE LOBDELL - SURVEYOR
BOX 1386
KENAI, ALASKA

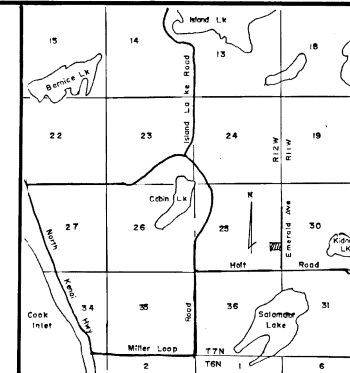
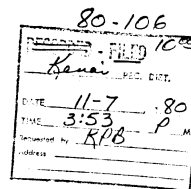


LEGEND

- Brass cap survey monument found
- Brass cap survey monument set
- 5/8" rebar set at lot corner

NOTE: All wastewater disposal systems shall meet requirements of existing law at time of construction.

NOTE: A 20' building setback is required adjacent to all right of way limits unless a lesser standard is approved by resolution of the appropriate planning authority.



LOCATION MAP 1" = 1 mi

CERTIFICATE OF OWNERSHIP AND DEDICATION

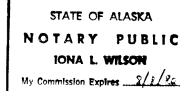
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHTS OF WAY TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN:

William L. West Luana West
WILLIAM L. WEST BOX 37 LUANA WEST
KENAI, ALASKA

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 DAY OF July, 1980.

Jana L. Wilson
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: 6/1/82

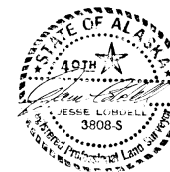


PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF June 4, 1979.

KENAI PENINSULA BOROUGH

BY Philip Waring
AUTHORIZING OFFICIAL



REGISTRATION NUMBER, SEAL AND SIGNATURE

FAR WEST SUBDIVISION

A 9.501 acre subdivision of Tract H, Garnet Subd. being also the NE 1/4 SE 1/4 sec 25 T7N R12W 5M Kenai Peninsula Borough, Alaska

Proposed land use is residential

Surveyed November 1978

WILLIAM L. & LUANA WEST
BOX 37
KENAI, ALASKA

JESSE LOBDELL - SURVEYOR
BOX 1386
KENAI, ALASKA

NOTE: All wastewater disposal systems shall meet requirements of existing law at time of construction

NOTE: A minimum 20' building setback is required adjacent to all dedicated rights of way unless a different standard is adopted by the appropriate planning authority

US BLM
1993

LEGEND

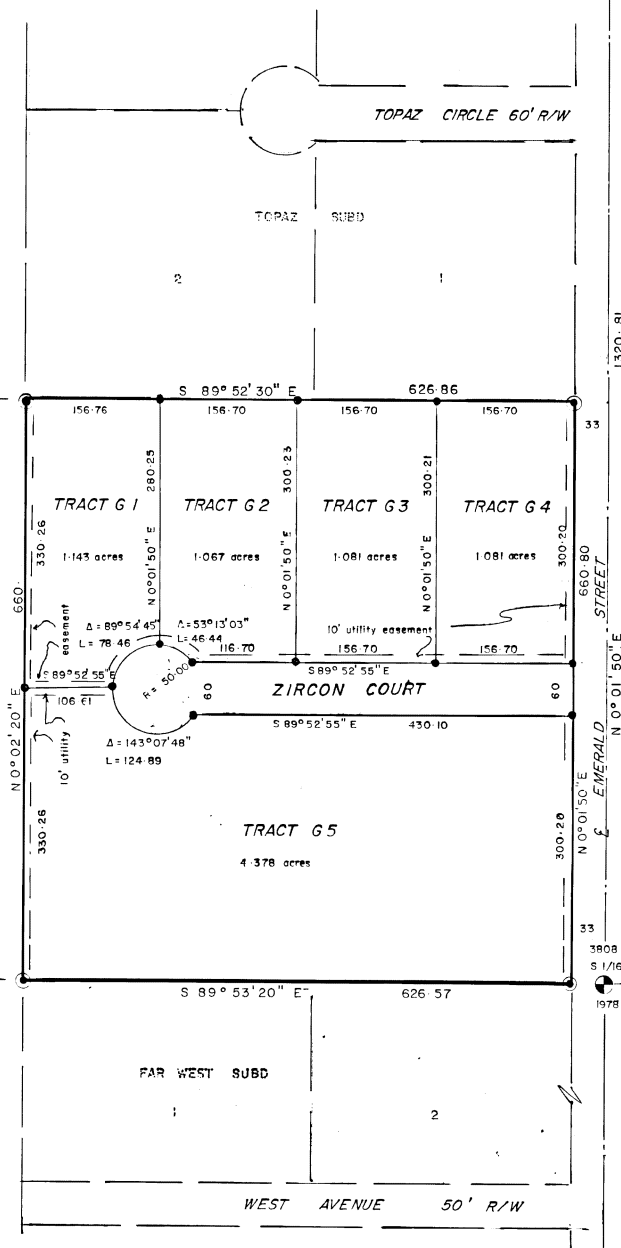
- Brass cap survey monument found
- 5/8" rebar found
- 5/8" rebar set at lot corner

GARNET SUBD

TR E

TOPAZ SUBD

TOPAZ CIRCLE 60' R/W



GARNET SUBD

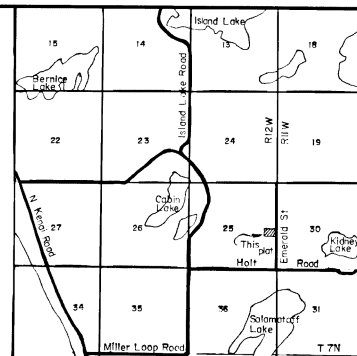
TR S

GARNET SUBD

TR C

FAR WEST SUBD

JEFFERY PARK SUBD



LOCATION MAP 1" = 1 mile

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHTS OF WAY TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN

Erland Hoag

Marla Church

Erland Hoag
P.O. Box 2931
Kenai, Alaska 99611

Walter C. Church

NOTARY'S ACKNOWLEDGEMENT

FOR Erland Hoag, Marla Church and Walter C. Church
SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF May, 1985

Baron B. Hutchinson
NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES 6/30/87

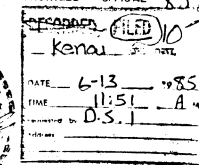
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF April 23, 1984

KENAI PENINSULA BOROUGH

BY Arthur H. Tveit 6-13-85
AUTHORIZED OFFICIAL 85-101

SURVEYORS CERTIFICATE



3808-S

REGISTRATION NUMBER SEAL AND SIGNATURE

GARNET SUBDIVISION Tract G Addition

A subdivision of Tract G GARNET SUBD situated in the NE1/4 SE1/4 Sec 25 T7N R12W S.M. Kenai Peninsula Borough, Alaska

Scale 1"=100'	Area Subdivided 4.752 acres	Proposed Land Use residential	Date of Survey April 11, 1985
ERLEND HOAG P.O. Box 2931 Kenai, Alaska		JESSE T. LOBDELL - SURVEYOR P.O. Box 1386 Kenai, Alaska	

AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
GARNET SUBDIVISION 2026 ADDITION**

KPB File No.	2026-070
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	Wayne E. and Susan Hawker of Kenai, Alaska
Surveyor:	Jerry Johnson; Johnson Surveying
General Location:	Diamond Street, Gemstone Street, and Dempsey Woods Way, Nikiski

Parent Parcel No.:	015-173-17
Legal Description:	T 7N R 12W SEC 25 Seward Meridian KN 0740106 GARNET SUB TRACT C
Assessing Use:	Residential Dwellings
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.030 Proposed Street Layout 20.30.100 Cul-de-sacs 20.30.170 Block Length

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 9.55-acre parcel into two lots of size 1.037 acres and 8.513 acres.

Location and Access (existing and proposed):

Access to the subdivision is provided by Diamond Street, Gemstone Street and Dempsey Woods Way.

Diamond Street is a 60-foot borough-maintained right-of-way located on the west boundary.

Gemstone Street is a 50-foot right-of-way that is indicated to be borough-maintained to just beyond the southwest corner of Lot A-3 Garnett – Thomas Subdivision (KN 80-76), after which it transitions to privately maintained. The road terminates at the southeast corner of the proposed subdivision and as a driveway at Lot 4 Far West Subdivision (KN 80-106).

Dempsey Woods Way is a 50-foot platted right-of-way that currently undeveloped according to KPB imagery. It connects from Emerald Street to the west boundary of the proposed subdivision. A portion appears to be used as parking for Lot 4 (KN 80-106).

Diamond Street, Gemstone Street, and Emerald Street all access Holt Lamplight Road to the south, a state-maintained right-of-way.

No right-of-way dedication or vacation is proposed with this plat. The applicant has requested an exception to KPB 20.30.30 (Proposed Street Layout), which is discussed later in the staff report.

The block consists of Diamond Street to the west; Erehwon Circle, Gemstone Street, and Holt Lamplight Road to the south; Dempsey Woods Way and Emerald Street to the west; and Eclipse Avenue to the north. An exception to KPB 20.30.170 (Block Length) has been requested and will be discussed later in the staff report.

No section line easements affect the subject area.

The Roads Director has concern with the end of Dempsey Woods Way that ends on the east side of the plat. In his review he notes that a road ending in termination should have a cul-de-sac bulb for purpose of emergency service

vehicle turn around. There is currently no road developed on Dempsey Wood Way but the future could see the road developed and that is what should be considered.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: Dempsey Woods Way terminates on the east property line of the original parcel. Code requires that a cul-de-sac be plated on a terminating road. Please require the cul-de-sac to be added to this plat.
SOA DOT&PF comments	No comments

Site Investigation:

The terrain of the property is relatively flat with the elevations staying within 5 feet across the property.

KPB data indicates two dwellings exist on the subject parcel along with several small structures. If approved, each proposed parcel will contain one dwelling. No apparent encroachments were identified.

Available data shows no areas of inundation within the subdivision.

KPB River Center Reviewers confirm the area has not been mapped in a FEMA flood hazard area and is not located within a habitat protection district.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: This area has not had a flood study performed by FEMA B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No response

Staff Analysis

The land was originally an aliquot portion of the SE1/4 of Section 25, Township 7 North, Range 12 West, Seward Meridian, was subdivided into eight tracts by Garnet Subdivision is 1974 (KN 74-106). Several of the tracts have already been subdivided. This proposed plat will further subdivide Tract C into Lot 1 and Tract C2.

A soils report is required for Lot 1, and an engineer must sign the final plat as the new lot is approximately 45,171.72 square feet. **Staff recommends** adding the appropriate Waste Water Disposal Note to the final plat. The note will be reviewed upon submittal of the soils report.

A soils report is not required for proposed Tract C2, which is approximately 370,826.28 square feet. **Staff recommends** Adding the 20.40.030 Wastewater Disposal Note for Tract C2 to the final plat.

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

A 10-foot by 30-foot anchor easement was granted by the parent plat (KN 74-106) along the common lot line of former Tracts B and C. This easement is shown on the preliminary plat.

A 5-foot clearing and underground utility easement along Diamond Street was granted by the parent plat (KN 74-106) and has been depicted and labeled on the submitted plat.

Easements granted by Misc. Book 3, Page 87, KRD, and Book 462, Page 361, KRD, have been added to the preliminary plat. **Staff recommends** Including the dimensions for the underground powerline easement granted by Book 462 Page 361, KRD.

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.

The proposed plat grants a 10-foot utility easement along all road rights-of-way.

Utility provider review:

HEA	No comments
ENSTAR	No comments or recommendations
ACS	No response
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 47190 Diamond St Existing Street Names are Correct: No List of Correct Street Names: Diamond St, Gemstone St, Dempsey Woods Way, Eclipse Ave Existing Street Name Corrections Needed: Vicinity map, Holt Lamplight Rd All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 47190 Diamond St will be removed and two new addresses assigned.
Code Compliance	Vacant
LOZMS 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
Advisory Planning Commission	

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

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Modify KPB File No to 2026-070
- There is a line near the northeast corner of Lot 1 needs removed.

PLAT NOTES?

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).

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:

- Provide a label for section 28
- Center the subject plat on the map area.
- Modify road label “Holt Lamplight Road”
- Provide a label for Diamond Street

- 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:

- Correctly label parcels to the west and south.

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:

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 20.30.030- Proposed Street Layout-Requirements (A)

Surveyor's Discussion:

Requesting an exception to KPB 20.30.030 Proposed Street Layout Requirements for Eclipse Avenue and Gemstone Street. Granting this exception will be in line with the wishes of the area owners, will not adversely affect any adjacent properties, or will not create any hazardous situations.

Surveyor's Findings:

1. Any dedication would dead end.
2. No dedications have been provided to the east.
3. The owners of Lots 1 and 4 (KN 80-106) have expressed opposition to any type of additional right-of-way dedication in those locations.

Staff Discussion:

KPB 20.30.030- Proposed Street Layout-Requirements

- A. The streets provided on the plat must provide fee simple right-of-way dedications to the appropriate governmental entity. These dedications must provide for the continuation or appropriate projection of all streets in surrounding areas and provide reasonable means of ingress for surrounding acreage tracts. Adequate and safe access for emergency and service vehicle traffic shall be considered in street layout.

Staff Findings:

4. Garnet Subdivision Tract B Addition (84-204) and Garnet-Thomas Subdivision (KN 80-76) dedicated 50 feet to Gemstone Street.
5. Gemstone Street is borough-maintained to just beyond the southeast corner of Lot 6 (KN 84-204), after which it transitions to privately maintained.
6. Gemstones St terminates at the southeast corner of the proposed subdivision and is then used as a driveway at Lot 4 (KN 80-106).
7. The parcels along the west side of Gemstone Street appear to utilize the right-of-way for primary access.
8. The parent plat (KN 74-106) did not dedicate along the interior of the subdivision.
9. The subdivision to the east (KN 80-106) dedicated Dempsey Woods Way, intersecting in the middle of Tract C rather than the top as an extension of Eclipse Ave.
10. Dedicating Eclipse Avenue would alleviate block length for the plat.
11. Extending Eclipse Ave would result in a dead-end road on the east, with no expectation of future dedication from Lots 1 or 2 KN80-106.
12. Granting of this exception will not deny the public access to adjacent roads.

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 1-3, 8, 9 & 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 1-3 & 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 & 12 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.

B. KPB 20.30.100-Cul-de-sacs

Surveyor's Discussion:

Requesting an exception to KPB 20.30.030 Cul-de-sacs for Gemstone Street and Dempsey Woods Way
Granting this exception will be in line with the wishes of the area owners, will not adversely affect any adjacent properties, or will not create any hazardous situations.

Surveyor's Findings:

1. The owners of Lots 1 and 4 (KN 80-106) have expressed opposition to any type of additional right-of-way dedication in those locations.
2. Granting the exception will be in line with the wishes of the area owners, will not adversely affect any adjacent properties, and will not create any hazardous situations.

Staff Discussion:

20.30.100. - Cul-de-sacs.

A. Streets designed to have one end permanently closed shall be no more than 1,000 feet long. The closed end of the cul-de-sac shall have a suitable turnaround with a minimum radius of 50 feet to the property line. The turnaround shall be constructible to a 4 percent grade or less.

Staff Findings:

3. The Roads Department has requested a cul-de-sac be dedicated for Dempsey Woods Way for safety purposes and emergency vehicle turn around.
4. Far West Subdivision (KN 80-106) dedicated 50-feet to Dempsey Woods Way.
5. Dempsey Woods Way appears to be currently undeveloped according to KPB imagery.
6. A portion of Dempsey Woods Way appears to be used as parking for Lot 4 (KN 80-106). All surrounding developed parcels appear to use Gemstone Street and Emerald Street for access.
7. Garnet Subdivision Tract B Addition (84-204) and Garnet-Thomas Subdivision (KN 80-76) dedicated 25 feet each to Gemstone Street, which lines up on the east line of the subject plat.
8. Gemstone Street is borough-maintained to just beyond the southeast corner of Lot 6 (KN 84-204), after which it transitions to privately maintained.
9. The road terminates at the southeast corner of the proposed subdivision and becomes a driveway for Lot 4 (KN 80-106).
10. Parcels along the west side of Gemstone Street are utilizing the right-of-way for access.

Staff reviewed the exception request and recommends granting approval the exception for Gemstone Street and denial of the exception request for Dempsey Woods Way. Staff feels a cul-de-sac bulb should be recommended at the end of Dempsey Woods Way as noted by the Roads Director.

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: These findings shall be for the approval of exception KPB 20.30.030 for Gemstone St.

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1 & 7-9 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 & 7-9 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, 2 & 7-9 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.

C. KPB 20.30.170- Blocks-Length Requirements

Applicant's Discussion:

Requesting an exception to KPB 20.30.030 Blocks-Length Requirements. Granting this exception will be in line with the wishes of the area owners, will not adversely affect any adjacent properties, or will not create any hazardous situations.

Applicant's Findings:

1. Any dedication would dead end.
2. No dedications have been provided to the east.
3. Granting the exception will be in line with the wishes of the area owners, will not adversely affect any adjacent properties, and will not create any hazardous situations.

Staff Discussion:

KPB 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:

4. The parent plat (KN 74-106) did not dedicate along the interior of the subdivision.
5. The subdivision to the east (KN 80-106) dedicated Dempsey Woods Way, intersecting in the middle of Tract C rather than the top as an extension of Eclipse Ave.
6. Dedicating Eclipse Avenue would alleviate block length along the northern boundary.
7. The distance from Holt Lamplight Road to Eclipse Avenue on the west is approximately 1,321 feet.
8. The distance from Eclipse Avenue on the east to Dempsey Woods Way is approximately 1,065 feet.
9. Along the east side of Diamond St, the distance from Holt Lamplight Road to Onyx Ave (the next road) is approximately 2640 feet.
10. Granting this exception, will not deny neighboring properties access to their land.

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

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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, & 3-5 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 & 3 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 3 & 10 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

E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
FOREST ACRES SUBDIVISION SEWARD GATEWAY PROPERTIES**

KPB File No.	2025-178R1
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	City of Seward; Robert W. Williams; Travis E. Maurer
Surveyor:	Stacy Wessel / AK Lands, Land Surveying LLC
General Location:	City of Seward
Parent Parcel No.:	145-021-33; 145-021-40; 145-021-42 & 145-026-01
Legal Description:	145-021-33: T 1N R 1W SEC 34 SEWARD MERIDIAN SW THAT PORTION OF US SURVEY NO 149 BEGIN AT POINT ON THE NORTHERLY LINE OF SAID SURVEY, NORTH 63 DEGREES 41' E 1178.10 FT FROM CORNER NO 2 THEREOF, POB; THENCE S 54 DEGREES 31' E 251.62 FT TO WESTERLY ROW LINE OF ALASKA RAILROAD; THENCE S 29 DEGREES 10' W ALONG WESTERLY ROW LINE 521.21 FT; THENCE N 54 DEGREES 31' W 586.7 FT TO NORTHERLY BOUNDARY OF SAID SURVEY; THENCE N 63 DEGREES 41' E 587.8 FT TO POB, EXCLUDING THE SEWARD HIGHWAY ROW AND THE ALASKA RAILROAD ROW. 145-021-40: T 1N R 1W SEC 34 SEWARD MERIDIAN SW 2012017 FOREST ACRES SUB LEVEE REPLAT LOT B1 145-021-42: T 1N R 1W SEC 34 SEWARD MERIDIAN SW 2012017 FOREST ACRES SUB LEVEE REPLAT TRACT 5B 145-026-01: T 1N R 1W SEC 34 SEWARD MERIDIAN SW 0860010 FORT RAYMOND SUB LOT 13
Assessing Use:	145-021-33; 145-021-40 & 145-021-42: Commercial Vacant 145-026-01: Residential Vacant
Zoning:	City of Seward Zoning
Water / Wastewater	Onsite
Exception Request	None Requested

***APPROVED UNDER CONSENT AGENDA**

**ITEM #2 - PRELIMINARY PLAT
GARNET SUBDIVISION 2026 ADDITION**

KPB File No.	2026-070
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	Wayne E. & Susan Hawker
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Diamond Street, Gemstone Street & Dempsey Woods Way Nikiski Area
Parent Parcel No.:	015-173-17
Legal Description:	T 7N R 12W SEC 25 SEWARD MERIDIAN KN 0740106 GARNET SUB TRACT C
Assessing Use:	Residential Dwellings
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	20.30.030 Proposed Street Layout 20.30.100 Cul-de-sacs 20.30.170 Block Length Requirements

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment.

Jerry Johnson, Johnson Surveys: Mr. Johnson was the surveyor on this project and made himself available for questions.

Susan Hawker, Petitioner: Ms. Hawker stated he was against the requirement of the dedication of a cul-de-sac on Dempsey Wood Way.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant preliminary approval to Garnet Subdivision 2026 Addition based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations. (*Action pending*)

EXCEPTION REQUEST A: Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.30.030 – Proposed Street Layout Requirements, citing findings 1-3, 8, 9, & 11 in support of standard one, findings 1-3, & 11 in support of standard two and findings 1-3 & 12 in support of standard three.

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

EXCEPTION REQUEST A PASSED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney
---------	---

EXCEPTION REQUEST B-1: Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant the exception to KPB 20.30.100 – Cul-de-sacs for Gemstone Street, citing findings 1 & 7-9 in support of standards one & two and findings 1, 2, 7-9 in support of standard three.

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

EXCEPTION REQUEST B-1 PASSED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney
---------	---

EXCEPTION REQUEST B-2: Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant the exception to KPB 20.30.100 – Cul-de-sacs for Dempsey Woods Way.

Commissioner Epperheimer stated he supported the petitioner request to not require a cul-de-sac dedication for Dempsey Wood Way. Requested action on this item be postponed so that staff can do additional research on this request.

Commissioner Epperheimer withdrew his motion and Commissioner Whitney withdrew his second, granting an exception request related to Dempsey Wood Way.

MOTION FOR POSTPONEMENT: Commissioner Epperheimer moved, seconded by Commission Whitney to postpone action on Exception Request B2 until brought back by staff.

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

EXCEPTION REQUEST POSTPONEDMENT ON B-2 PASSED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney
---------	---

EXCEPTION REQUEST C: Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.30.170 – Block Length Requirements, citing findings 1, 3 & 5 in support of standard one, findings 1 & 3 in support of standard two and findings 3 & 10 in support of standard three.

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

EXCEPTION REQUEST C PASSED BY UNANIMOUS VOTE

Yes - 5	Gillham, Morgan, Venuti, Whitney
---------	----------------------------------

The planning staff had reviewed the plat and recommended the exception be granted and the plat approved subject to the following being shown:

1. The words "Tract 8" being dotted in on the north where appropriate.
2. By interrupted lines, and bearings and distances, show the relationship of the C $\frac{1}{4}$ of Section 33 to the M.H.W. and these tracts.
3. The private driveway shown should be so labeled as well as the labels, etc. that are shown on the original plat.
4. The Kenai Peninsula Borough Planning Commission policy concerning the Alaska Department of Environmental Conservation Wastewater Disposal regulations.

Commissioner Barefield asked what a preference right is. Mrs. Gibbs explained it is an Act with the key date of 1959 which allows up to five acres of the uplands to fishermen for fishing sites.

Commissioners Amundson/Suszka moved to approve the plat subject to the staff's recommendations and to grant the survey exception. The motion carried unanimously.

B. Garnett Subdivision (Preliminary/Final)

This is an aliquot parts plat of 10-acre subdivision, located in North Kenai on Holt Road. The letter, on file from the subdivider, was read.

The planning staff had reviewed the plat and recommended preliminary/final approval subject to:

1. The interior road rights-of-way being shown as solid lines.
2. Some lot lines of adjacent Jeffrey Park Sub. being dotted in.
3. There being a named and dedicated 30 foot half right-of-way on the $\frac{1}{2}$ line along the north.
4. Utility easements as requested by HEA.
5. The Kenai Peninsula Borough Planning Commission policy concerning the Alaska Department of Environmental Conservation Wastewater Disposal regulations.

Commissioners Dimmick/Hines moved to approve the plat subject to the staff's recommendations. The motion carried unanimously.

C. Dunham Subdivision (Preliminary)

This subdivision is located on Old McLay Road, one-half mile north of Fritz Creek Drive in Kachemak City. The letter, on file from the surveyor, was read.

The staff had reviewed the plat and recommended granting the 3:1 lot depth to width exception and preliminary approval subject to:

1. Old McLay Road having a 33 foot dedicated right-of-way. (The homestead was entered October, 1919, so 30 feet is sufficient for Dunham Road.)
2. A 30 foot named, half street dedication on the west of Tract 1.
3. Utility easements as requested by HEA.
4. The Kenai Peninsula Borough Planning Commission policy concerning the Alaska Department of Environmental Conservation Wastewater Disposal regulations.

2. Provide symbol in legend depicting 5/8" rebar found (20.16.200).
3. Plat Committee standard statements as set forth in Kenai Peninsula Borough Planning Commission Resolution 78-6.

END OF STAFF REPORT.

After considerable discussion, Ike Waits stated he would be in favor of deleting Item 1-b until such time as a set of procedures for naming subdivisions can be devised.

MOTION

Commissioner Ernst, seconded by Thorne moved to approve the preliminary/final subject to staff recommendations with the deletion of Item #1b. With all in favor, motion carried.

Item #6

FAR WEST SUBDIVISION (PRELIMINARY/FINAL)
THE STAFF REPORT STATED:

LOCATION: Nikiski
USE: Residential
SEWER: On-site
WATER: On-site

Staff Recommendation: Approval subject to the following conditions:

1. Correct format/drafting errors:
 - a. Correct gramatical errors within legal description (20.12.060-B).
 - b. Label Miller Loop Road in the vicinity map (20.12.060-F).
 - c. Correct status of land to the south and west (20.23.060-M).
2. Complete legend: i.e., label monument symbols (20.16.200).
3. Provide a cul-de-sac at the end of West Ave.
4. Plat Committee standard statements as set forth in Kenai Peninsula Borough Planning Commission Resolution 78-6.

END OF STAFF REPORT.

MOTION

Commissioner Ernst, seconded by Ganql moved to approve the preliminary/final subject to staff recommendations with the rewording of Item #3 to provide a temporary turnaround at the end of West Avenue or dedicate a 60' R.O.W.. With all in favor, motion carried.

Item #7

LAKESIDE VILLAGE PART 3 (PRELIMINARY/FINAL)
THE STAFF REPORT STATED:

LOCATION: City of Homer
USE: Commercial
SEWER: City
WATER: City

Staff Recommendation: Approval subject to the following conditions:

1. Show on plat all survey work performed (20.16.200).
2. Plat Committee standard statements as set forth in Kenai Peninsula Borough Planning Commission Resolution 78-6.

END OF STAFF REPORT.

DESK PACKET

(MATERIALS SUBMITTED AFTER 8/3/26)

- E8. Garnet Subdivision 2026 Addition; KPB File 2026-070
Johnson Surveying / Hawker
Location: Diamond St, Gemstone St & Dempsey Woods Way
Nikiski Area

AGENDA ITEM E. NEW BUSINESS

**ITEM #8 - PRELIMINARY PLAT
GARNET SUBDIVISION 2026 ADDITION**

KPB File No.	2026-070
Plat Committee Meeting:	August 10, 2026
Applicant / Owner:	Wayne E. and Susan Hawker of Kenai, Alaska
Surveyor:	Jerry Johnson; Johnson Surveying
General Location:	Diamond Street, Gemstone Street, and Dempsey Woods Way, Nikiski

Parent Parcel No.:	015-173-17
Legal Description:	T 7N R 12W SEC 25 Seward Meridian KN 0740106 GARNET SUB TRACT C
Assessing Use:	Residential Dwellings
Zoning:	Rural Unrestricted

STAFF REPORT - ADDENDUM

After the start report was completed, staff wanted to follow up with findings to support the request for a half cul-de-sac bulb at the end of Dempsey Woods Way. Staff feels the request for the half cul-de-sac bulb is backed up by the following findings listed in the staff report.

3. The Roads Department has requested a cul-de-sac be dedicated for Dempsey Woods Way for safety purposes and emergency vehicle turn around.
17. Garnet Subdivision KN74-106 was the first subdivision of the land described as E1/2 SE1/4 Sec 25, T7N, R12W SM AK.
18. Only rights-of-way shown on the Garnet Subdivision are around the exterior.
19. All but two lots of the original 8 lots of Garnet Subdivision have been replatted, Tract C and Tract E are unplatted, with Tract C being platting in this action.
20. Of the other 6 Tracts subdivided of Garnet Subdivision, 5 dedicated roads with 3 having cul-de-sacs to close them.
21. One of the 6 subdivisions has temporary turnarounds in place as alternative to a cul-de-sac bulb.
22. Far West Subdivision was approved at the Plat Committee meeting of June 4, 1979.
23. At the meeting of June 4, 1979, staff recommended a cul-de-sac be provided at the end of West Ave.
24. The Commission approved the Preliminary / Final plat with rewording of the cul-de-sac recommendation to 'provide a temporary turnaround at the end of West Avenue or dedicate a 60' R.O.W...'
25. Far West Subdivision KN80-106 shows two temporary turnaround easements on either side of the west end of Dempsey Woods Way

END OF STAFF REPORT ADDENDUM



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 6/22/2026 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one parcel into two parcels.

KPB File No. 2026-070

Petitioner(s) / Land Owner(s): Wayne E and Susan Hawker of Kenai, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, August 10, 2026**, commencing at **6:30 pm**, 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. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

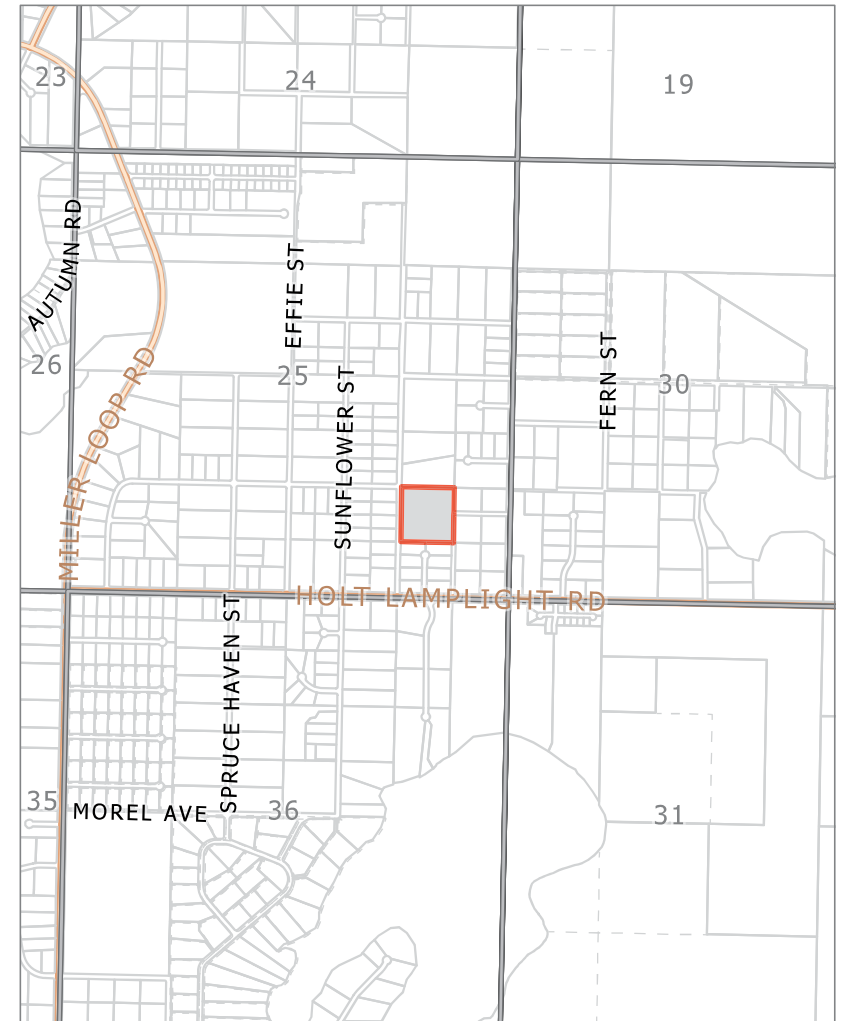
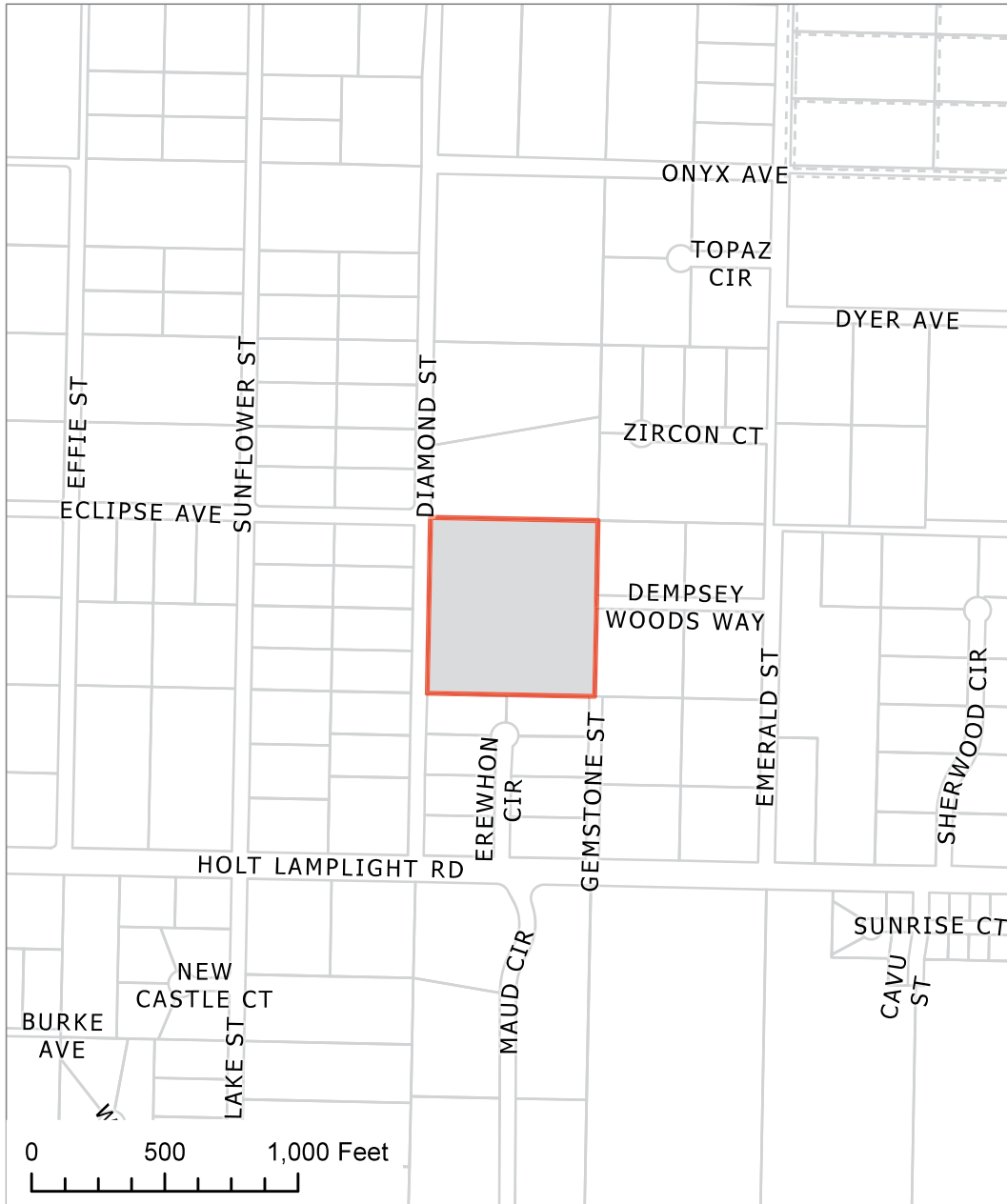
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, 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, August 7, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

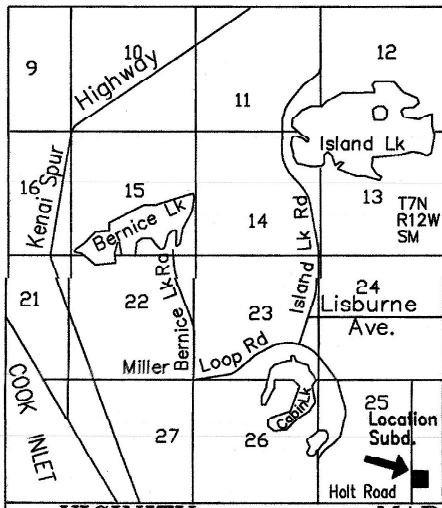
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 7/24/2026



KPB File 2026-070
T 07N R12W SEC 25
Nikiski



VICINITY 1" = 1 mile MAP

Garnet Subdivision 2026 Addition

PRELIMINARY
PLAT

A subdivision of Tract C Garnet Subd, KRD 74-106.
Located in the SE1/4 Section 25, T7N R12W, SM.
Kenai Recording District Kenai Peninsula Borough File

Prepared for
Wayne E & Susan Hawker
P.O. Box 1934
Kenai, AK 99611

Prepared by
Johnson Surveying
P.O. Box 27
Clam Gulch, Ak 99568
(907) 262-5772

SCALE 1" = 100' AREA = 9.550 acres 13 June, 2026

NOTES

1. A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within an easment which would interfere with the ability of a utility to use the easement.
3. Existing underground powerline shown is the centerline of a 15' wide electrical distribution line easement granted to Homer Electric Association, Inc. by KRD book 462 page 361.
4. Kenai Records Misc. book 3 page 87 granted an electrical easement to Homer Electric Association, Inc.. This is a general easement, no specific location given.
5. Subdivision topography is flat, no grades over 3% grade.
There are no wet areas on the property.

