

E. NEW BUSINESS

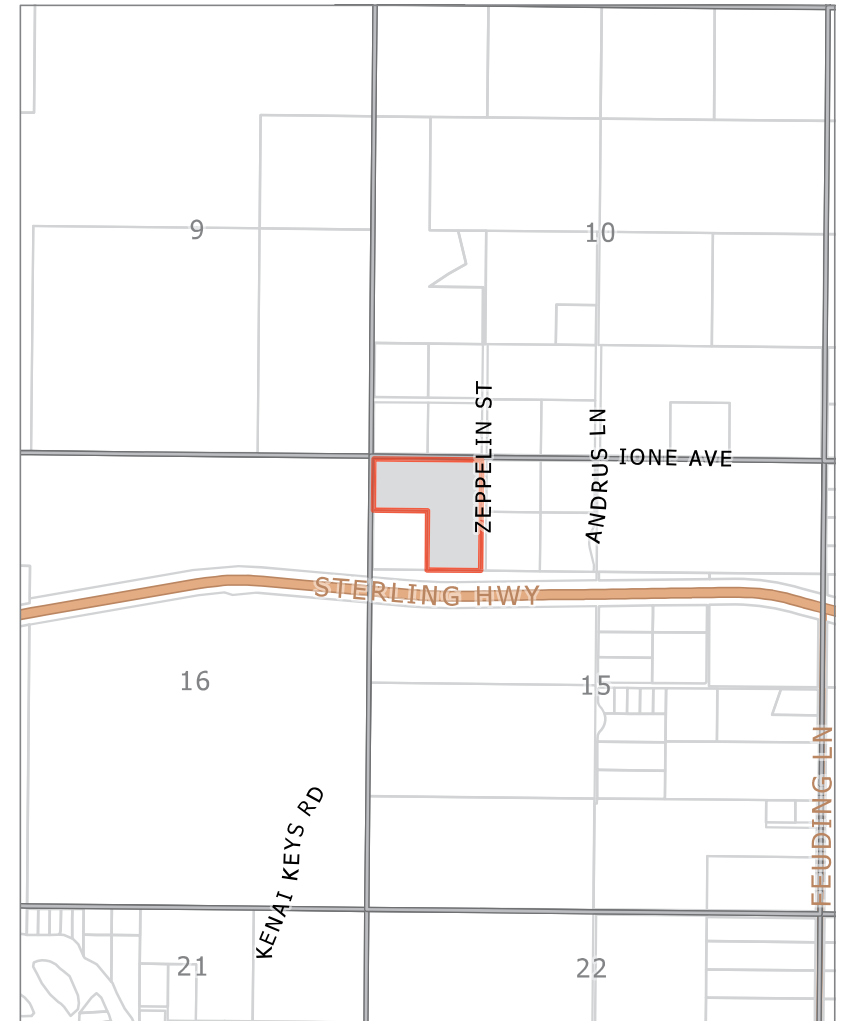
4. Bull Hollow Subdivision Zimmerman Addition

KPB File 2025-088

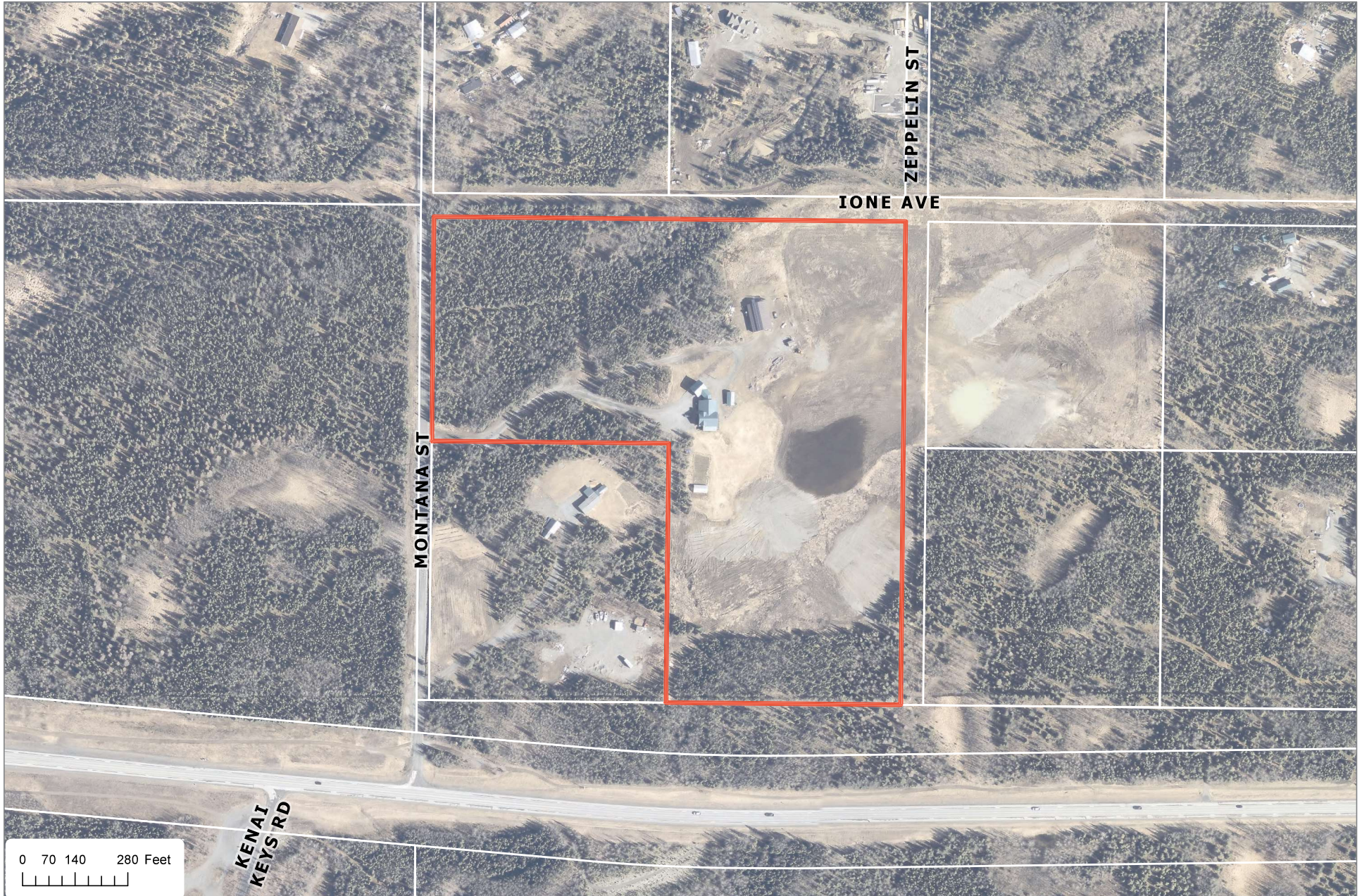
Edge Survey & Design / Zimmerman

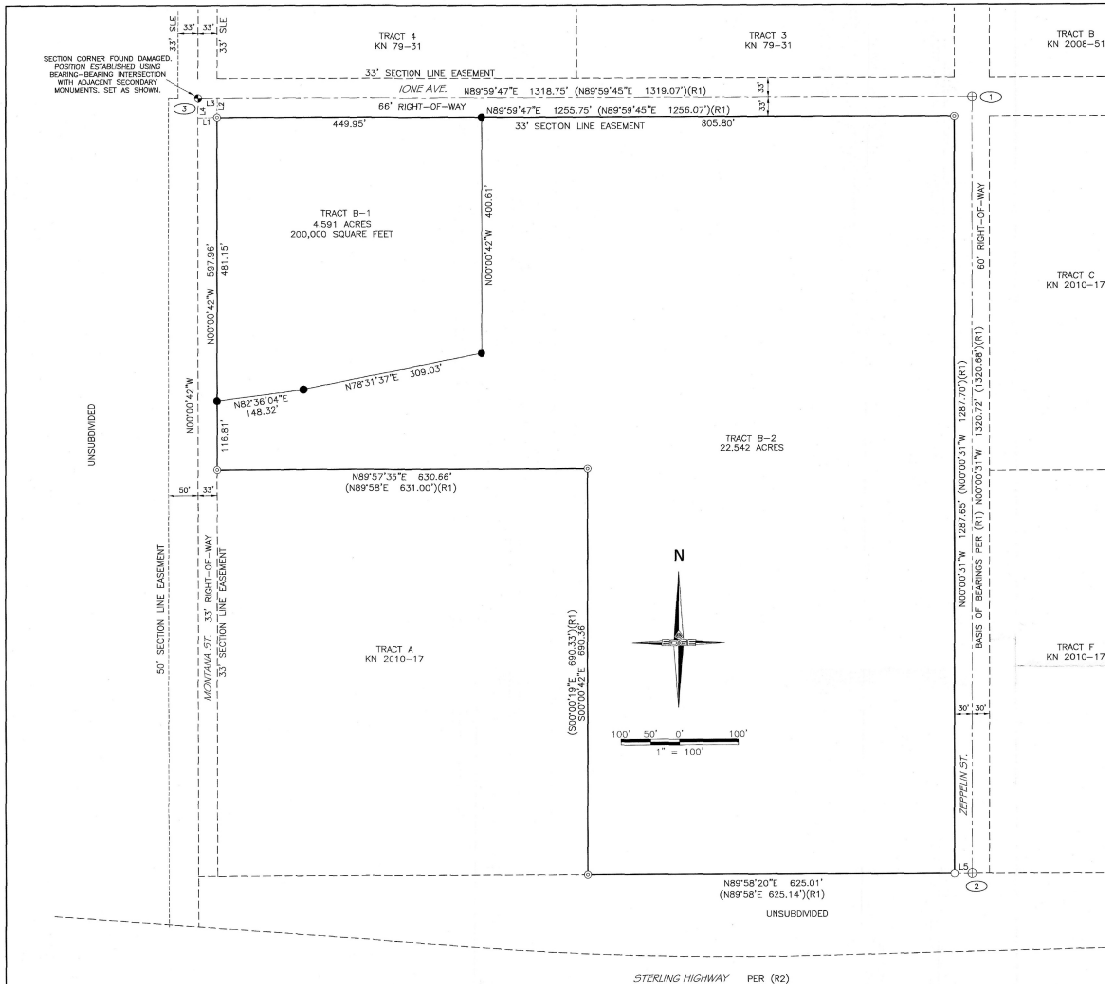
Location: MP 79 Sterling Highway

Sterling Area

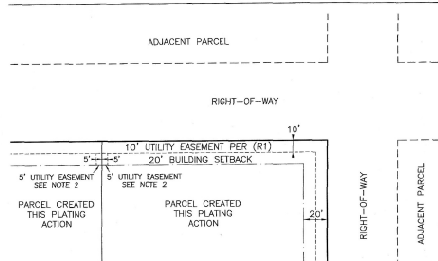


KPB File 2025-088
T 5N R 8W Sec 15
Sterling





UTILITY EASEMENT AND BUILDING SETBACK TYPICAL - 1"=50'



LEGEND

- SET PRIMARY MONUMENT AS REFERENCED
- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
- FOUND PROPERTY CORNER 5/8" REBAR NO CAP
- ⊙ FOUND PROPERTY CORNER YELLOW PLASTIC CAP
- ⊙ FOUND PROPERTY CORNER STAMPED 7328-S 2009
- SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2025
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT
- 20 FOOT BUILDING SETBACK

LINE TABLE

LINE	BEARING	DISTANCE
L1	N87°59'18"E	33.00'
L2	N07°00'13"W	33.00'
L3	N87°59'47"E	33.00'
L4	S00°00'42"E	33.00'
L5	S87°58'20"W	30.00'
L6	N07°00'31"W	30.00'
L7	N07°00'42"W	30.00'

NOTES

- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- PER (R1) THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY ALONG WITH 20 FEET WITHIN 5 FEET OF SIDE LOT LINES, IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
- 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.
- EXCEPTIONS TO KPB CODE 20.30.170 BLOCK LENGTH WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE JULY 14, 2025 MEETING.
- FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAVE 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. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.08 OF THE KENAI PENINSULA BOROUGH CODE. THIS PLAT IS AFFECTED BY FLOOD ZONES X PER MAP PANEL 021220-0395F.
- WASTEWATER DISPOSAL - LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATOR REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

NOTARY ACKNOWLEDGEMENT

FOR: DANIEL R. ZIMMERMAN
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2025

PUBLIC NOTARY SIGNATURE _____

MY COMMISSION EXPIRES: _____



NOTARY ACKNOWLEDGEMENT

FOR: SHARON M. ZIMMERMAN
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2025

PUBLIC NOTARY SIGNATURE _____

MY COMMISSION EXPIRES: _____



REFERENCES

- (R1) BILL HOLLOW, PLAT 2010-17, KENAI RECORDING DISTRICT
(R2) STATE OF ALASKA RIGHT OF WAY BASE MAP, PROJECT IM-0A3-3(14) PLAT 2014-34, KENAI RECORDING DISTRICT

MONUMENT SUMMARY

- | 1 | 2 | 3 |
|--|--|--|
| 7328-S
W/16
S15
2009 | 7322-S
NW 1/16
S15
2009 | EDGE SURVEY
TSN RW# 1
S16 S15
13022-S 2025 |
| FOUND
2-1/2" ALUMINUM
MONUMENT
0.2' ABOVE GRADE
GOOD CONDITION | FOUND
2-1/2" ALUMINUM
MONUMENT
0.4' ABOVE GRADE
GOOD CONDITION | SET
2-1/2" ALUMINUM
MONUMENT
0.4' BELOW GRADE |

PLAT APPROVAL

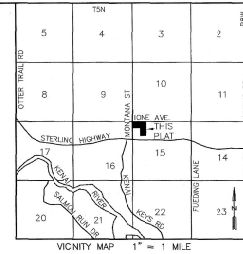
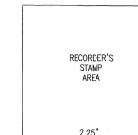
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JULY 14, 2025.
KENAI PENINSULA BOROUGH

BOROUGH OFFICIAL _____

DATE _____

CERTIFICATE OF SURVEYOR

I, MARK AMONETTI 13022-S HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



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 PLAT 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 R. ZIMMERMAN
PO BOX 1260
STERLING, ALASKA 99672

SHARON M. ZIMMERMAN
PO BOX 1260
STERLING, ALASKA 99672

PRELIMINARY

KPB FILE No. 2025-088

BULL HOLLOW SUBDIVISION ZIMMERMAN ADDITION

A SUBDIVISION OF
TRACT B
BULL HOLLOW
PLAT 2010-17
KENAI RECORDING DISTRICT

LOCATED WITHIN:
NW 1/4 SECTION 15,
T.5N., R.8W., S.15
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT

OWNERS:
DANIEL R. ZIMMERMAN AND
SHARON M. ZIMMERMAN
PO BOX 1260
STERLING, ALASKA 99672

CONTAINING 27.133 ACRES



8000 KING STREET ANCHORAGE, AK 99518
Phone (907) 344-3990 Fax (907) 344-7794
REC# 1392 www.edgesurvey.net

DRAWN BY: JY
CHECKED BY: MA
DATE: 06/02/2025
SCALE: 1" = 100'
PROJECT: 25-532
SHEET: 1 OF 1

KPB 2025-088

AGENDA ITEM E. NEW BUSINESS

ITEM #4 - PRELIMINARY PLAT
Bull Hollow Subdivision Zimmerman Addition

KPB File No.	2025-088
Plat Committee Meeting:	July 14, 2025
Applicant / Owner:	Daniel R Zimmerman and Sharon M. Zimmerman /Sterling
Surveyor:	Jason Young / Edge Survey & Design, LLC
General Location:	Sterling Hwy Mi 79, 1mile past Bing's Landing

Parent Parcel No.:	065-160-31
Legal Description:	T 5N R 8W SEC 15 SEWARD MERIDIAN KN 2010017 BULL HOLLOW TRACT B
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.170

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide one 27.133-acre parcel into two parcels of 4.591-acres and 22.542-acres.

Location and Legal Access (existing and proposed):

Legal access to the plat is along Montana St on the west, lone Ave on the north and Zeppelin St on the east. Montana St is a 33' wide with a 50' section line easement on the west portion, Borough maintained road. Iona Ave is a 66' dedication and Zeppelin St a 60' dedication, both being privately maintained. Montana St and Zeppelin St both access to the Sterling Highway near milepost 79.

This plat is not finalizing a vacation, nor dedicating new right-of-way. This surveyor / owner is requesting exception to KPB 20.30.170 Blocks – Length requirements in the hopes to not dedicate right-of-way along the south line of Tract B-2. This exception will be further detailed in the staff report.

The plat is affected by a 33' section line easement on the west side of the plat located in Montana St., this easement runs the full length of the plat. Staff recommends the surveyor better notate the 33' section line easement to represent the full west side of the plat and adjacent Tract A. The plat is also affected by a 33' section line on the north in lone Ave, which is properly noted.

PER DOT: The platting action voids any previous issued permits. Land owners will need to reapply for driveway access permits to state road and right-of-way access.

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

Site Investigation:

There are structures located on the plat. When the plat is completed, they will be located on Tract B-2. Access to the structures is currently from Montana St on the west.

There are steep areas located on the plat but not shown on the drawing. **Staff recommends** the surveyor identify and areas over 20% slope on the final as needed.

There are no wetlands on the property per the KWF Wetlands Assessment.

The River Center reviewer did identify the plat to located in a FEMA designated flood hazard area with Zone designation of X-unshaded. The necessary plat note is included in the notes with map panel and zone, no depiction is needed on the drawing. The plat was not identified in a habitat protection district.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Within non-regulatory zone X-unshaded, an area of minimal flood hazard. No depictions. Plat note per code.</p> <p>Flood Zone: X (unshaded) Map Panel: 02122C-0395F In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	

Staff Analysis

The plat was originally part of the aliquot N1/2 NW1/4 of Section 15, Township 5 North, Range 8 West, SM Alaska. Bull Hollow KN2010-17 was the first division of the land creating 6 tracts. This platting action is platting Tract B into 2 new tracts.

A soils report will not be required as the new lots are above 200,000 sq ft.

Notice of the proposed plat was mailed to the beneficial interest holder on June 24, 2025. The beneficial interest holder has responded with a letter requesting a need to review and approve the replat. KPB Platting Staff considers this letter to be a letter of objection to the plat. Prior to signing off on the plat, staff will require a letter of non-objection from the BIH. We will continue with review of the final submittal of the plat up until that point of signature. **Staff recommends** the owner contact the BIH to start the conversation to the letter of non-objection as soon as possible.

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

There is a 10' utility easement and 20' within 5' of side lot lines, being carried forward from the parent plat as shown in the typical detail.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. No suggestions were received. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

Utility provider review:

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

KPB department / agency review:

Addressing Review	<p>Reviewer: Pace, Rhealyn Affected Addresses: 38030 MONTANA ST</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: IONE AVE, ZEPPELIN ST, MONTANA ST, STERLING HWY</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: 38030 MONTANA ST WILL REMAIN WITH TRACT B-2</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
LOZMS Review Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing Review	<p>Reviewer: Windsor, Heather Comments: No comments</p>

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

To the south of Montana St on the east side, add the 50' easement as per (R2).

Label Sterling Highway as a 300' Right-of-way (150' each side of centerline)

In plat note 5, first line, change have to has.

Plat note 6, add a y to the end of regulator in the second line

PLAT NOTES TO ADD

- No access to state maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.

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.

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 20.30.170 Blocks – Length requirements

Surveyor's Discussion:

We respectfully request an exception to KPB Code 20.30.170, which pertains to block length requirements. Specifically, we seek relief from dedicating right-of-way along the south boundary of proposed Lot B-2.

The Surveyor/Applicant has submitted the following proposed Findings in support of the exception request.

1. Prior Platting Action: The parent plat, KPB Plat NO. 2010-17, did not dedicate right-of-way along its south boundary, nor was an exception granted at the time per KPB 20.30.170. The existing lot configuration has remained unchanged for over a decade and conforms to surrounding subdivision patterns.
2. Existing Legal Access: All adjacent parcels currently have legal access as per KPB 20.30.050. Granting this exception will not create a landlocked condition, hinder public access, nor negatively impact local traffic circulation.
3. Lot size and future development potential: Proposed Lot B-2 is a large-acreage parcel, allowing for future subdivision. Right-of-way can be dedicated at that time in accordance with KPB 20.30.050 to meet block-length standards as required
4. State -owned parcel to the south: The parcel to the south is owned by the State of Alaska. Given that this state-owned property lies only 132 feet from the existing highway right-of-way (as per AK DOT standards for arterial ROW), it offers adequate area for future right-of-way or frontage road dedication if and when future highway improvements or frontage road construction is contemplated.
5. Consistent dedication pattern in vicinity: The parcels east and west of Lot B-2 are unlikely to undergo further subdivision and feature a similar lack of right-of-way dedication along their south boundaries. Granting this exception would conform to the existing dedication pattern for this section of the borough per KPB 20.30.010 (General Standards for Subdivisions) without adverse effects.
6. Conclusion: Strict adherence to KPB 20.30.170 would not further the intent of the code or enhance public access under present circumstances. Approving this exception supports orderly subdivision, recognizes existing platting and ownership patterns, and preserves the flexibility to dedicate right-of-way in the future if it becomes necessary.

=

Staff Discussion:

20.30.170. - Blocks—Length requirements.

Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

Findings.

7. Previous plat was approved under code standards of 2013.
8. A dedication for a frontage road will help in the reduction of individual access points to Sterling Highway.
9. Less access points coming onto the highway will help to increase safety on the highway.
10. Granting this exception will not be harmful to the public and will not deny access to anybody in the public to surrounding parcels.

Staff reviewed the exception request and recommends granting approval. **Staff recommends** adding a note to the effect of that further development of Tract B-2 may to road dedications as needed to reduce access points to the Sterling Highway.

Staff recommends the Committee (or Commission, as applicable) 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 KPB Title 20, the Committee may authorize exceptions to any of the requirements set forth in KPB Title 20. A request for an exception shall be in writing and presented to 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
Findings 2, 3 & 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 2,5 & 6 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 4-6 & 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**

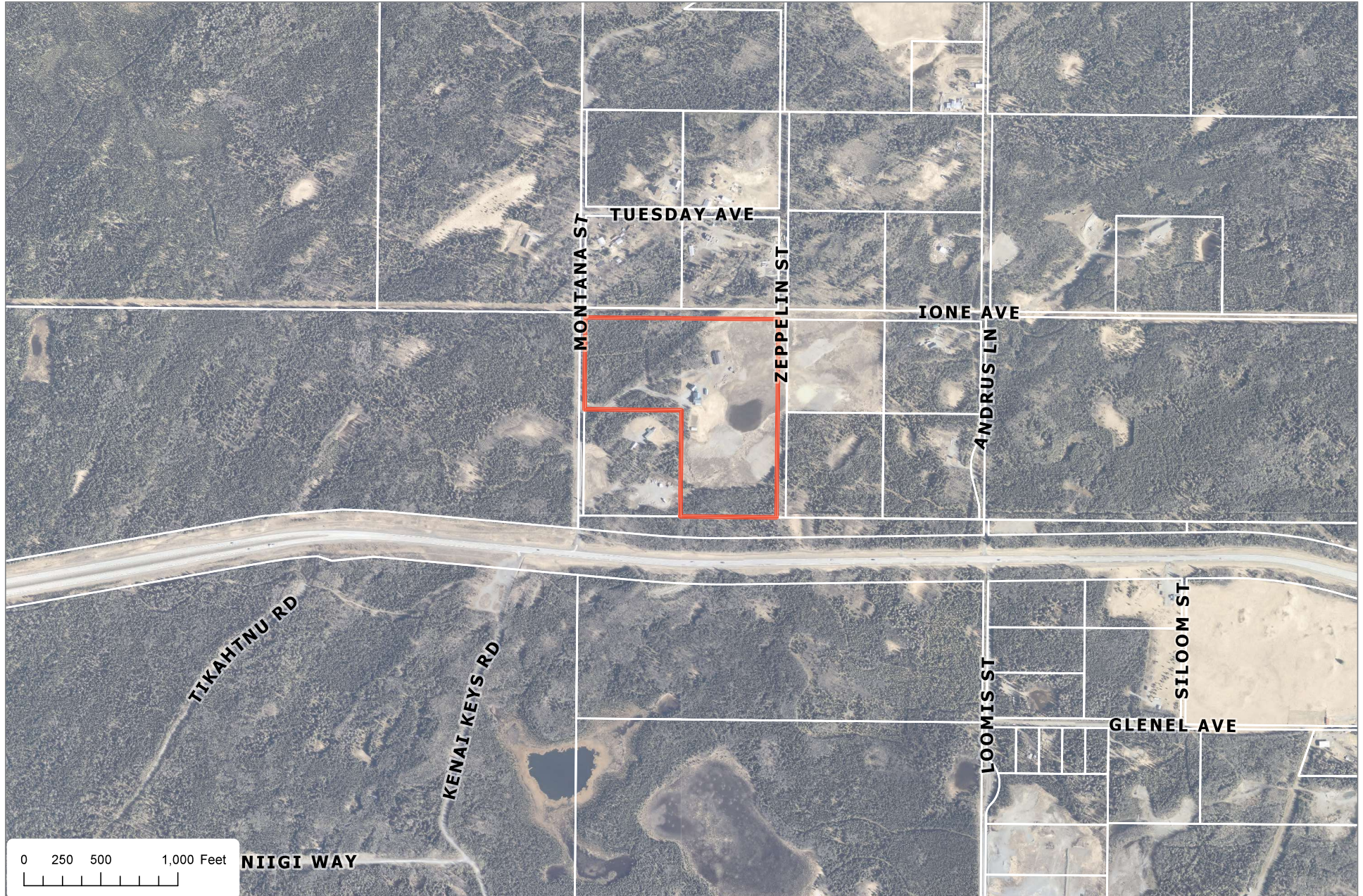
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

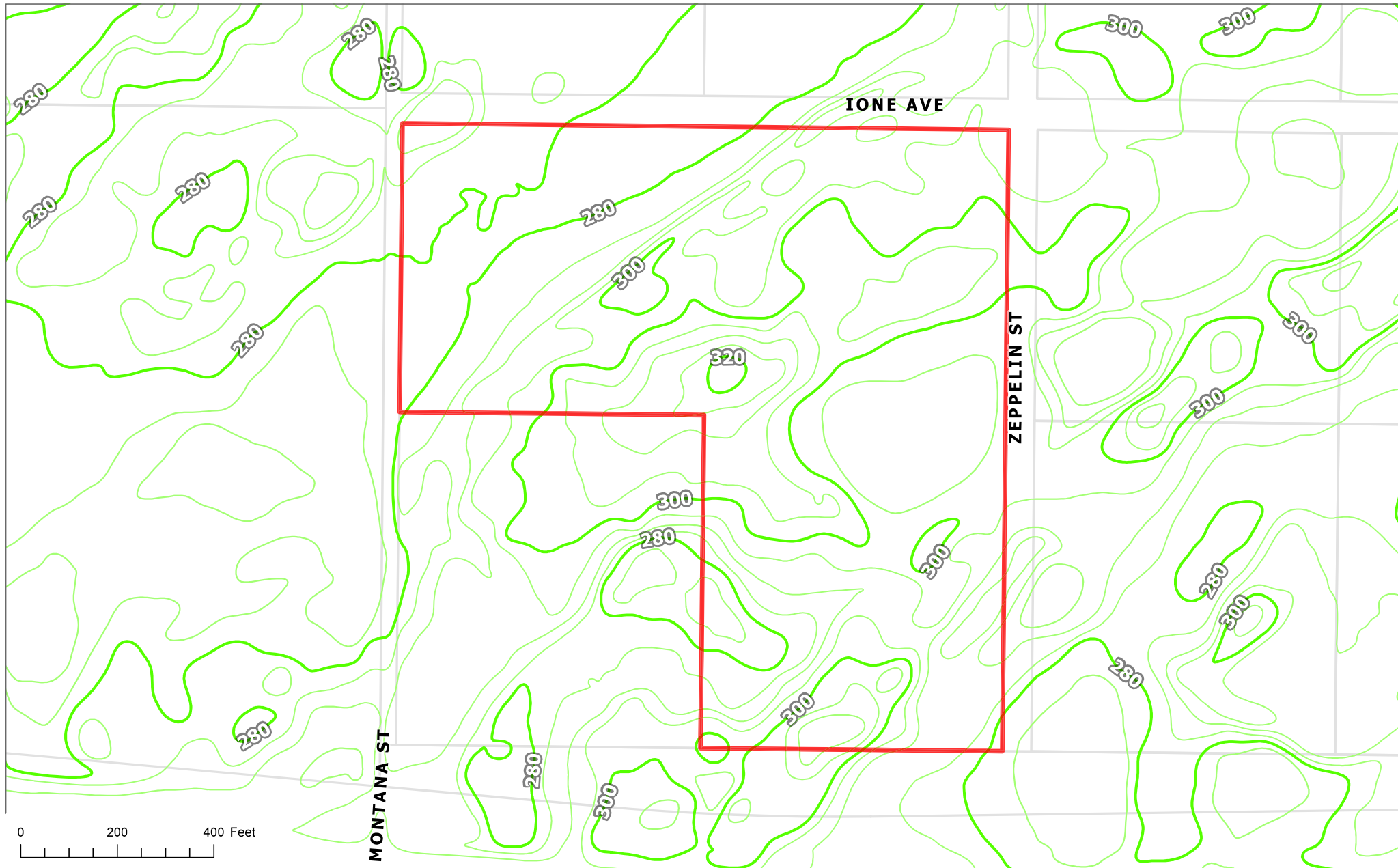
IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION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

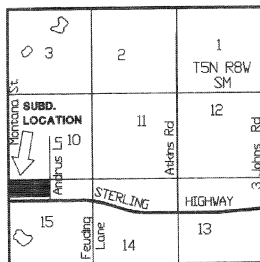
END OF STAFF REPORT



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.



BULL HOLLOW

Located in the N1/2 NW1/4 Section 15, T5N R8W, SM, Alaska
Kenai Recording District Kenai Peninsula Borough File 2009-143

Prepared for

Dan & Helen Drake
P.O. Box 1470
Sterling, AK 99672

Prepared by

Johnson Surveying
Box 27
Clan Gulch, AK 99568



SCALE 1" = 200'

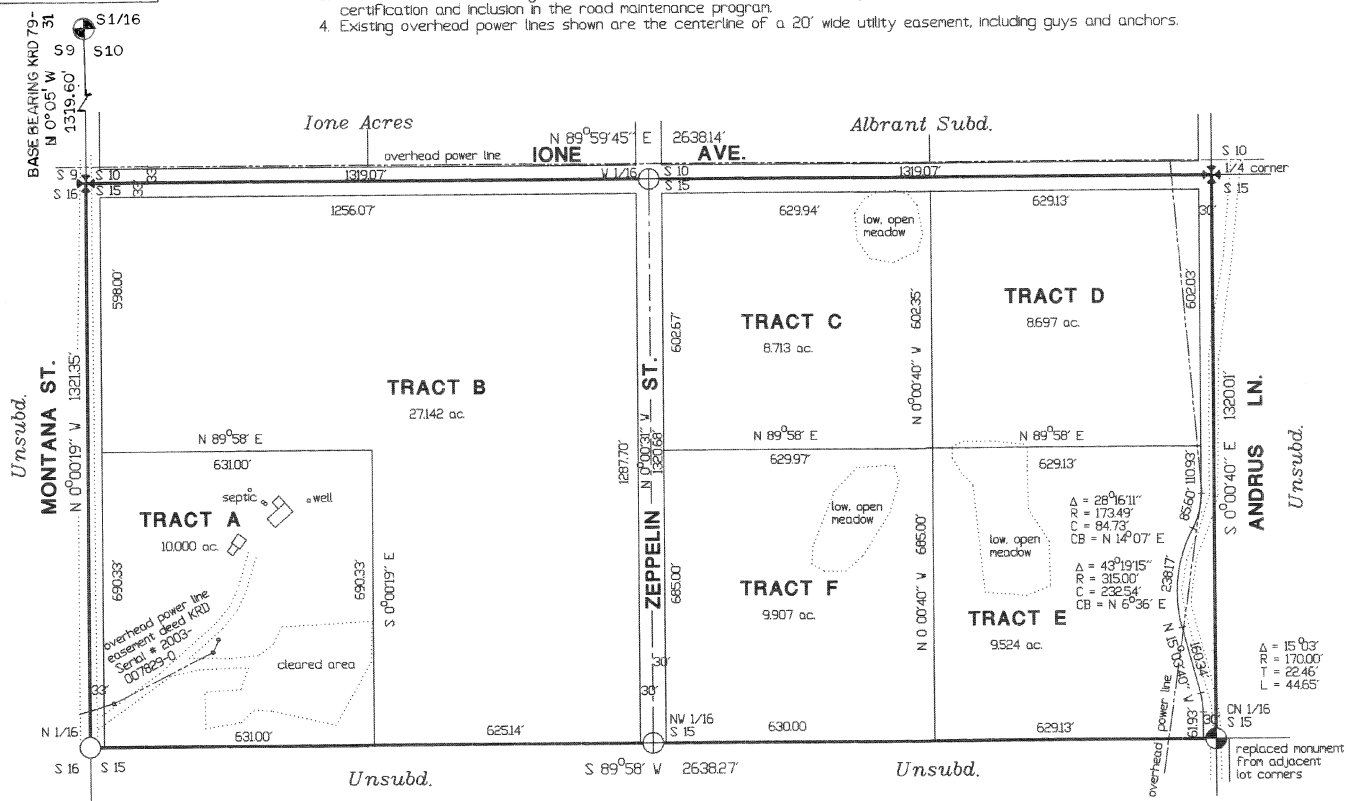
AREA = 79.987 acres

27 August, 2009

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 easement which would interfere with the ability of a utility to use the easement.
3. 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.
4. Existing overhead power lines shown are the centerline of a 20' wide utility easement, including guys and anchors.

2010-17
RECORDED-FILED
Kenai REC. DIST.
DATE 4/26/2010
TIME 12:33 P.M.
Requested by:
Johnson Surveying
Box 27
Clan Gulch, AK 99568



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 systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

LEGEND

- ✱ - 2 1/2" USGLD brass cap monument. 1939. Found.
- - 2 1/2" alcap monument, LS-5152, 2003, Found.
- ⊕ - 2 1/2" alcap on 5/8"x 8" rebar. set.
- ⊙ - 2 1/2"x30" aluminum monument. set.
- ⊗ - 2 1/2" alcap monument, LS-8859, 2000, found.
- └ - 1/2"x 4" rebar with 1" plastic cap. set.
- () - indicates record information.

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 22 February, 2010.

KENAI PENINSULA BOROUGH

By: Max Baer April 23, 2010
Authorized Official Date

OWNERSHIP CERTIFICATE & 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 ROWs to public use and grant all easements to the use shown.

Daniel J. Drake P.O. Box 1470 Sterling, AK 99672

Helen A. Drake P.O. Box 1470 Sterling, AK 99672

NOTARY'S ACKNOWLEDGEMENT

For: Daniel J. & Helen A. Drake
Subscribed and sworn to before me this 8th

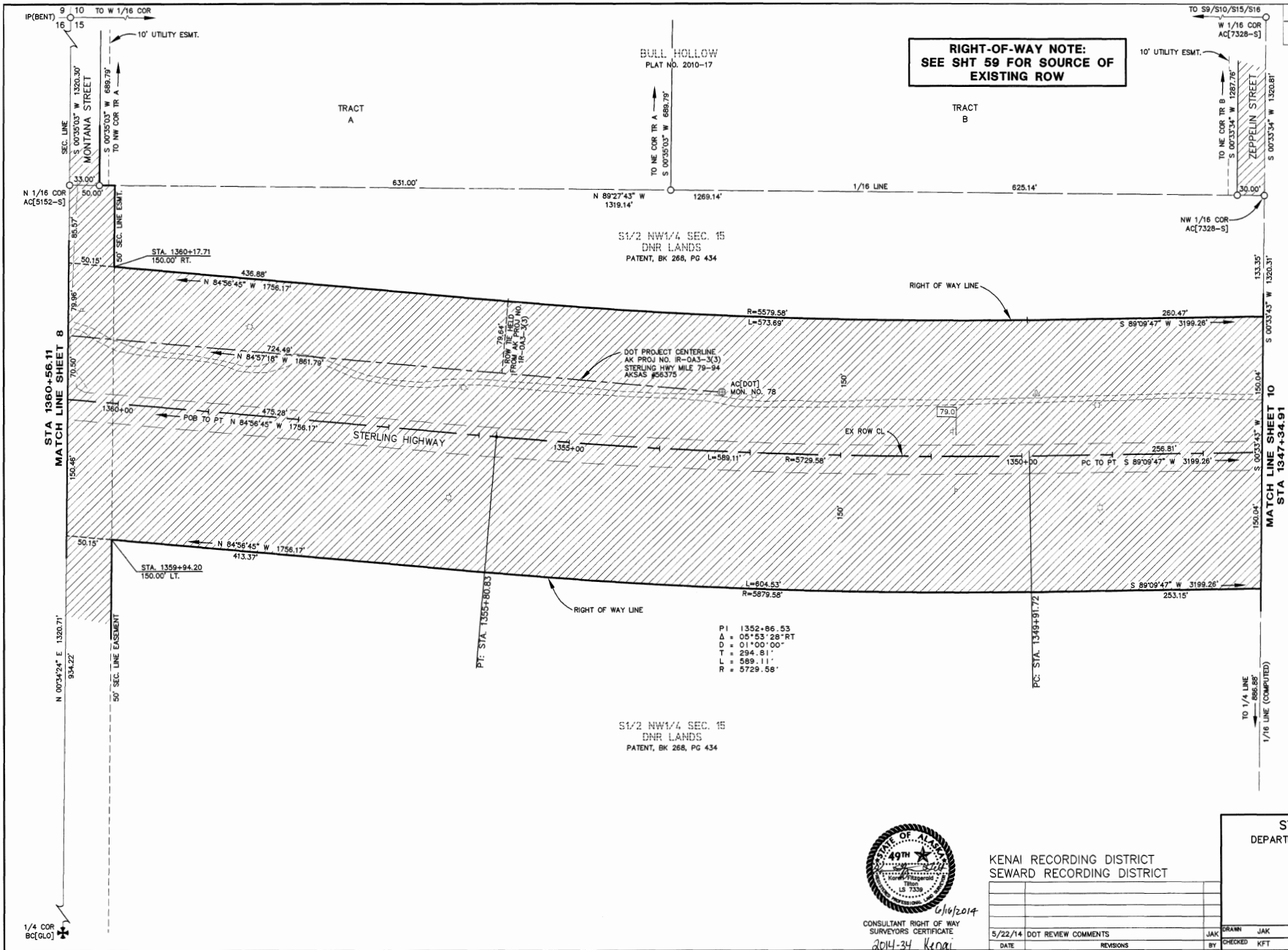
day of February, 2010.

Liggett L. Johnson
Notary Public for Alaska

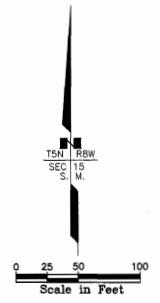
My commission expires 11-11-13



replaced monument from adjacent lot corners



PROJECT DESIGNATION	SHEET NO.	TOTAL SHEETS
IM-OA3-3(14)	R9	R62



KENAI RECORDING DISTRICT
SEWARD RECORDING DISTRICT

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES RIGHT OF WAY BASE MAP ALASKA PROJECT IM-OA3-3(14) 54990 STERLING HIGHWAY MP 58-79	
DATE	1/29/2014
SCALE	1"=50'
SHEET	9 OF 62

CONSULTANT RIGHT OF WAY
SURVEYORS CERTIFICATE
2014-34 K1001

DATE	DOT REVIEW COMMENTS	JAK
5/22/14		
DATE	REVISIONS	BY