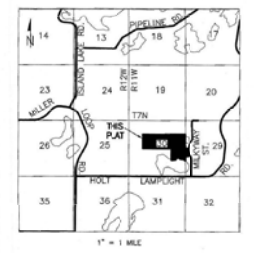
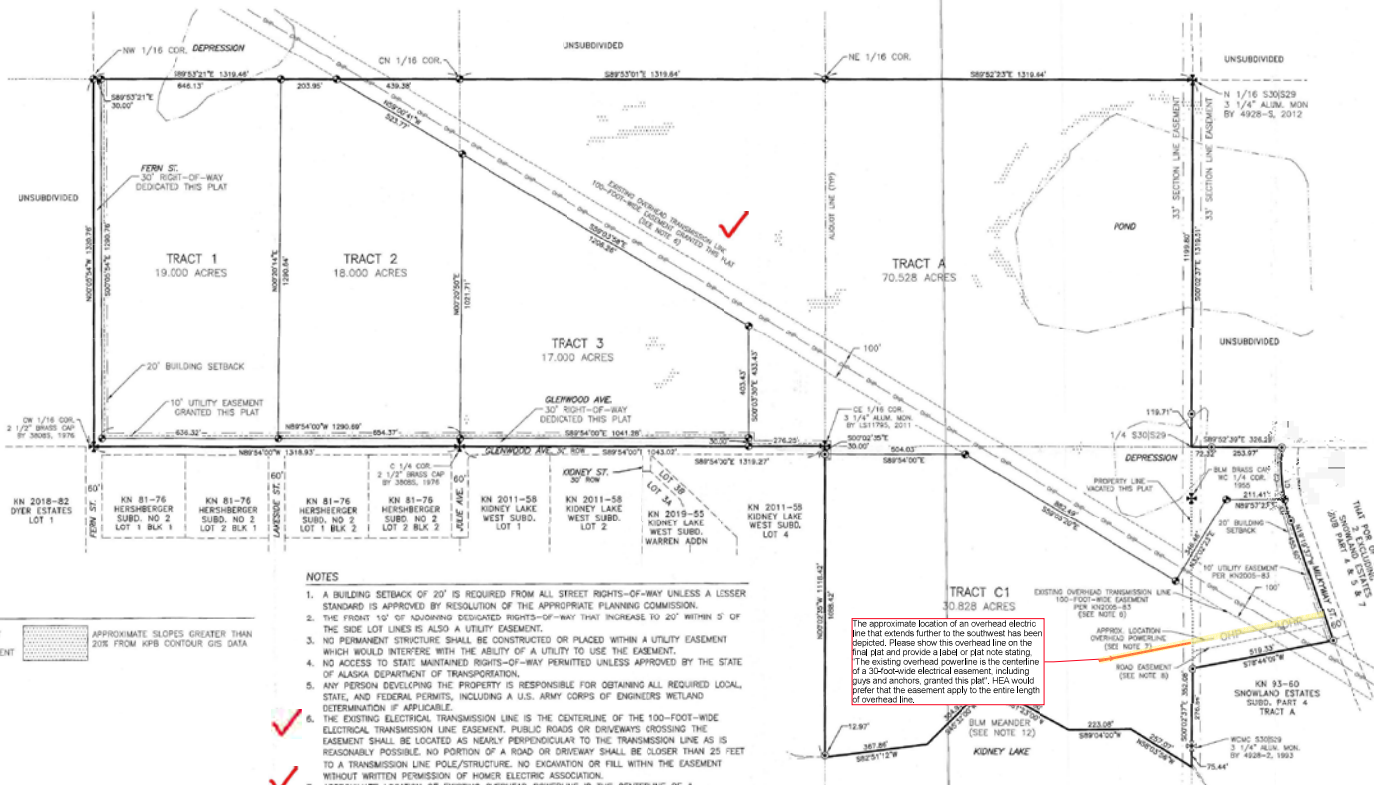
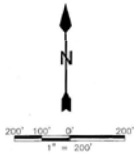


DESK PACKET

(MATERIALS SUBMITTED AFTER MEETING PACKET PUBLICATION)

E. NEW BUSINESS

- 6. Snowland Subdivision 2025; KPB File 2025-019
Peninsula Surveying / Trident Investment Properties LLC
Location: Glenwood Ave, Milkyway St – off Holt Lamplight Road
Nikiski Area / Nikiski APC**



CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT TROENT INVESTMENT PROPERTIES, LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF TROENT INVESTMENT PROPERTIES, LLC, 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.

NOTARIAL ACKNOWLEDGMENT
 FOR: TRO
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025

NOTARY PUBLIC FOR: _____
 MY COMMISSION EXPIRES: _____

- LEGEND**
- ⊕ RECORD PRIMARY MONUMENT
 - ⊕ RECORD SECONDARY MONUMENT
 - ⊕ OTHER RECORD MONUMENT
 - ⊕ MONUMENT TO BE SET
- APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GIS DATA

- NOTES**
1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LARGER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 2. THE FRONT 10' OF EXISTING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
 3. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
 4. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
 5. 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.
 6. THE EXISTING ELECTRICAL TRANSMISSION LINE IS THE CENTERLINE OF THE 100-FOOT-WIDE ELECTRICAL TRANSMISSION LINE EASEMENT. PUBLIC ROADS OR DRIVEWAYS CROSSING THE EASEMENT SHALL BE LOCATED AS NEARLY PERPENDICULAR TO THE TRANSMISSION LINE AS IS REASONABLY POSSIBLE. NO PORTION OF A ROAD OR DRIVEWAY SHALL BE CLOSER THAN 25 FEET TO A TRANSMISSION LINE POLE/STRUCTURE. NO EXCAVATION OR FILL WITHIN THE EASEMENT WITHOUT WRITTEN PERMISSION OF HOMER ELECTRIC ASSOCIATION.
 7. APPROXIMATE LOCATION OF EXISTING OVERHEAD POWERLINE IS THE CENTERLINE OF A 20-FOOT-WIDE ELECTRICAL DISTRIBUTION LINE EASEMENT PER KN2003-83.
 8. SUBJECT TO A ROAD EASEMENT RECORDED JULY 8, 1970 PER BOOK 37 PAGE 297, KENAI RECORDING DISTRICT.
 9. SUBJECT TO A RIGHT OF WAY ACCESS EASEMENT ALONG EXISTING ROAD PER BOOK 518 PAGE 848 RECORDED NOVEMBER 25, 1997, KENAI RECORDING DISTRICT.
 10. SUBJECT TO AN EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH THE RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. PER BOOK 7 PAGE 318 RECORDED APRIL 17, 1982, BOOK 10 PAGE 31 RECORDED APRIL 5, 1985, AND BOOK 100 PAGE 351 RECORDED SEPTEMBER 23, 1976, KENAI RECORDING DISTRICT WITH NO DEFINITE LOCATION DISCLOSED.
 11. SUBJECT TO A RIGHT-OF-WAY EASEMENT FOR PUBLIC ROAD CONSTRUCTION, DRAINAGE AND UTILITIES GRANTED TO THE KENAI PENINSULA BOROUGH PER BOOK 205 PAGE 788 RECORDED APRIL 7, 1983, KENAI RECORDING DISTRICT.
 12. THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER LINE FORMS THE TRUE BOUNDARY OF THE SUBDIVISION. THE TRUE PROPERTY CORNERS BEING THE EXTENSION OF THE SIDE LOT LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER LINE. DIMENSIONS SHOWN ARE BEST FIT FROM RECORD UNLESS OTHERWISE NOTED.
 13. THE POND, DEPRESSIONS AND LAKE SHOW APPROXIMATE WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLAND MAPPING.

The approximate location of an overhead electric line that extends further to the southwest has been depicted. Please show this overhead line on the final plat and provide a label or plat note stating: [The existing overhead powerline is the centerline of a 30-foot-wide electrical easement, including pipe and anchors, granted this plat]. HEA would prefer that the easement apply to the entire length of overhead lines.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	270.25'	630.00'	02°34'42"	268.19'	S07°02'16"W
C2	188.39'	630.00'	017°09'59"	187.69'	N03°18'54"W
C3	81.87'	630.00'	007°25'43"	81.81'	N15°36'18"W

HEA REVIEWED - SEE COMMENTS
 Scott Huff 3/13/2025
 Land Management Officer

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMITTEE AT THE MEETING OF MM/00/YYYY.

BOROUGH OFFICIAL DATE

PENINSULA SURVEYING, LLC
 10533 KATRINA BOULEVARD, NINILCHIK, AK 99539
 (907)306-7065

PLAT OF
SNOWLAND ESTATES 2025

A SUBDIVISION OF
 THE S1/2 OF THE NE1/4 & SE1/4 OF THE
 NW1/4 & S007' LOT 3, T7N, R11W, SEC 30

TRACT C, SNOWLAND ESTATES SUBDIVISION,
 PART SEVEN, KN2003-83

LOCATED WITHIN
 THE E1/2 & NW1/4 SEC. 30, AND THE SW1/4 SEC. 29,
 T7N, R11W, S30.

KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA
 CONTAINING 157.872 ACRES

OWNERS: TROENT INVESTMENT PROPERTIES, LLC
 14483 S PADRE ISLAND DR, STE 585
 CORPUS CHRISTI, TX 78418

SCALE: 1" = 200'
 DATE: FEBRUARY 18, 2025
 DRAWN: BLT CHECKED: JLS SHEET: 1 OF 1



WASTEWATER DISPOSAL
 LOTS WHICH ARE AT LEAST 200.000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

KPB 2025-019

NIKISKI ADVISORY PLANNING COMMISSION
Regular Meeting Minutes
March 20, 2025 at 6:30 pm
Location: North Peninsula Rec Center

1. CALL TO ORDER: 6:45 pm
2. ROLL CALL: Kelly Brewer, Jason Ross, Tom Coursen, Zoom: Stacy Olivia, KPB planning Ryan Raidmae
3. APPROVAL OF AGENDA: Kelly motioned to approve; Jason 2nd-All Approved-Motion passed unanimously
4. APPROVAL OF MINUTES: Jason motioned to approve; Tom 2nd- All Approved-Motion passed unanimously
5. BOROUGH BUSINESS: None
 - a. PRESENTATION: None
 - b. REPORT
 - i. Planner: None
 - ii. Assembly Member: None
 - c. Platting
 - i. Lake Vista Estates Pt. 5 (KPB 2025-009) Kelly motioned to approve; Jason 2nd- opens to discussion. Some concern if there would be room for a well and septic. All Approved-Motion passed unanimously
 - ii. Snowland Subdivision 2025 (KPB 2025-019) Jason motioned to approve; Kelly 2nd opens to discussion-some concern about Milkyway road being the only access point thinking that may be the exception. All Approved- Motion passed unanimously
 - iii. Timber Hills Subdivision Martinez Addition (KPB 2025-025) Tom approved; Jason 2nd. Opens to discussion. May need Pert or Sep test. -All Approved-Motion passed unanimously
 - iv. Lakeridge Subdivision 2025 (KPB 2025-030) Jason motioned to approve; Kelly 2nd-All Approved-Motion passed unanimously
6. OLD BUSINESS
 - a. Nikiski Comprehensive Plan
 - i. Status of survey turned-it is on the Kenai Peninsula website -waiting for QR code. Jason motioned to have a start date of April 7, 2025 end date June 25, 2025 Kelly 2nd- All Approved-Motion passed unanimously

7. New Business: None
8. Commissioner Comments: Kelly stated that she got approval to have a drop box at Nikiski Post Office for the paper surveys-will check and see if they will accept them and put in an unrented box
9. Adjournment: Jason motioned to adjourn; Tom 2nd--All Approved-Adjourned at 7:33 pm