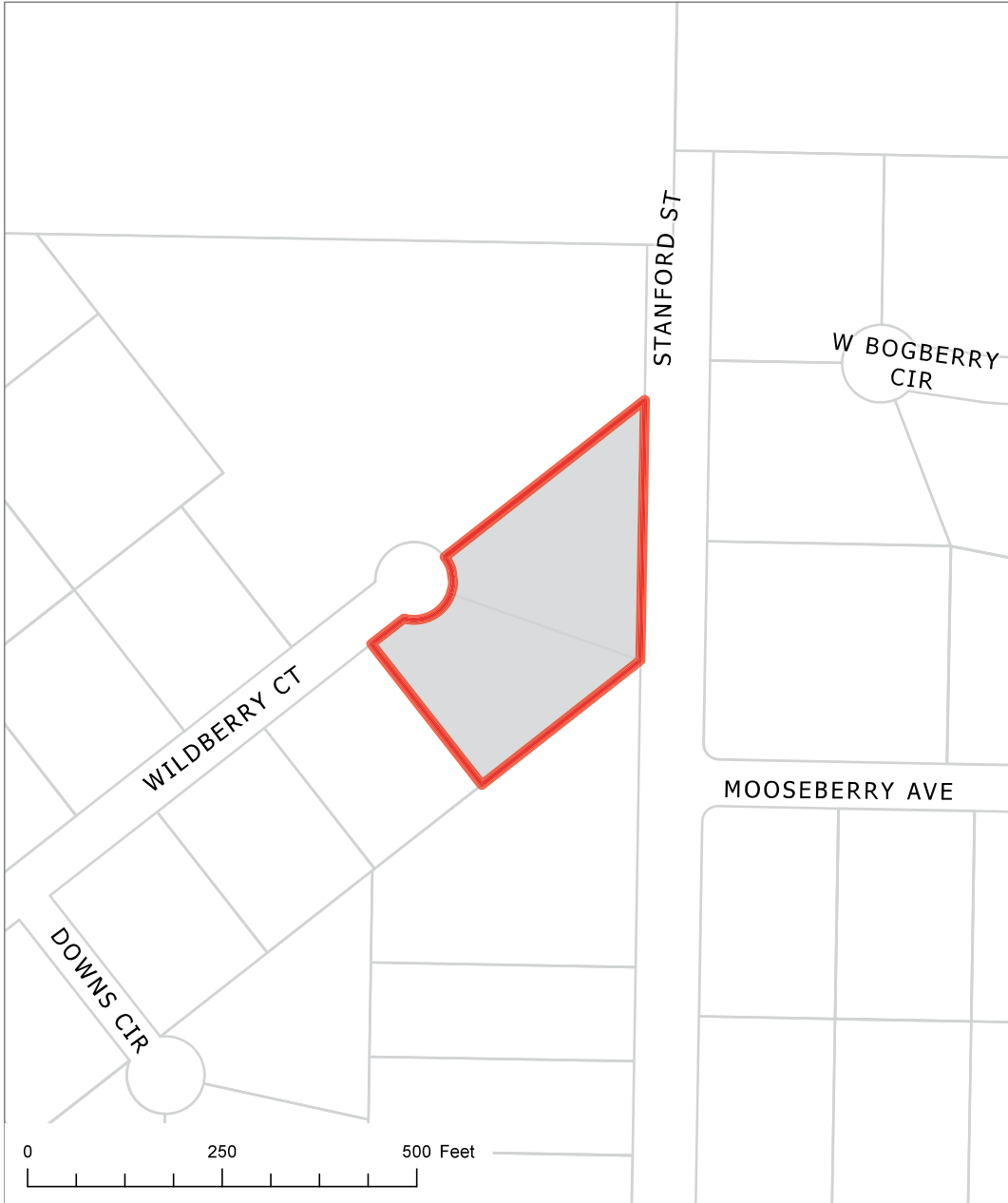


E. NEW BUSINESS

- 7. Eagle Ridge Estates Part 3 2023 Replat
KPB File 2023-138
Johnson Surveying / Haman
Location: Wildberry Court
Kalifornsky Area**



KPB File 2023-138
T 05N R 11W SEC 14
Kalifornsky

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.



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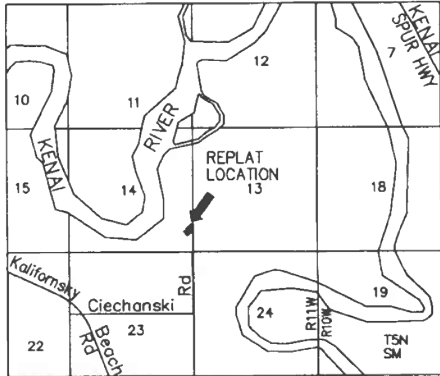
Eagle Ridge Estates Part 3 2023 Replat Preliminary Plat

A replat combining Lots 21 & 22 Eagle Ridge Est. Part 3, KR D 96-23.
Located in the SE1/4 Section 14, T5N R11W, SM, Alaska
Kenai Recording District Kenai Peninsula Borough File

Prepared for
Stanley & Susan Haman
P.O. Box 1635
Kenai, AK 99611

Prepared by
Johnson Surveying
P.O. Box 27
Clam Gulch, Ak 99588

SCALE 1" = 100'
AREA = 2.053 acres
23 October, 2023



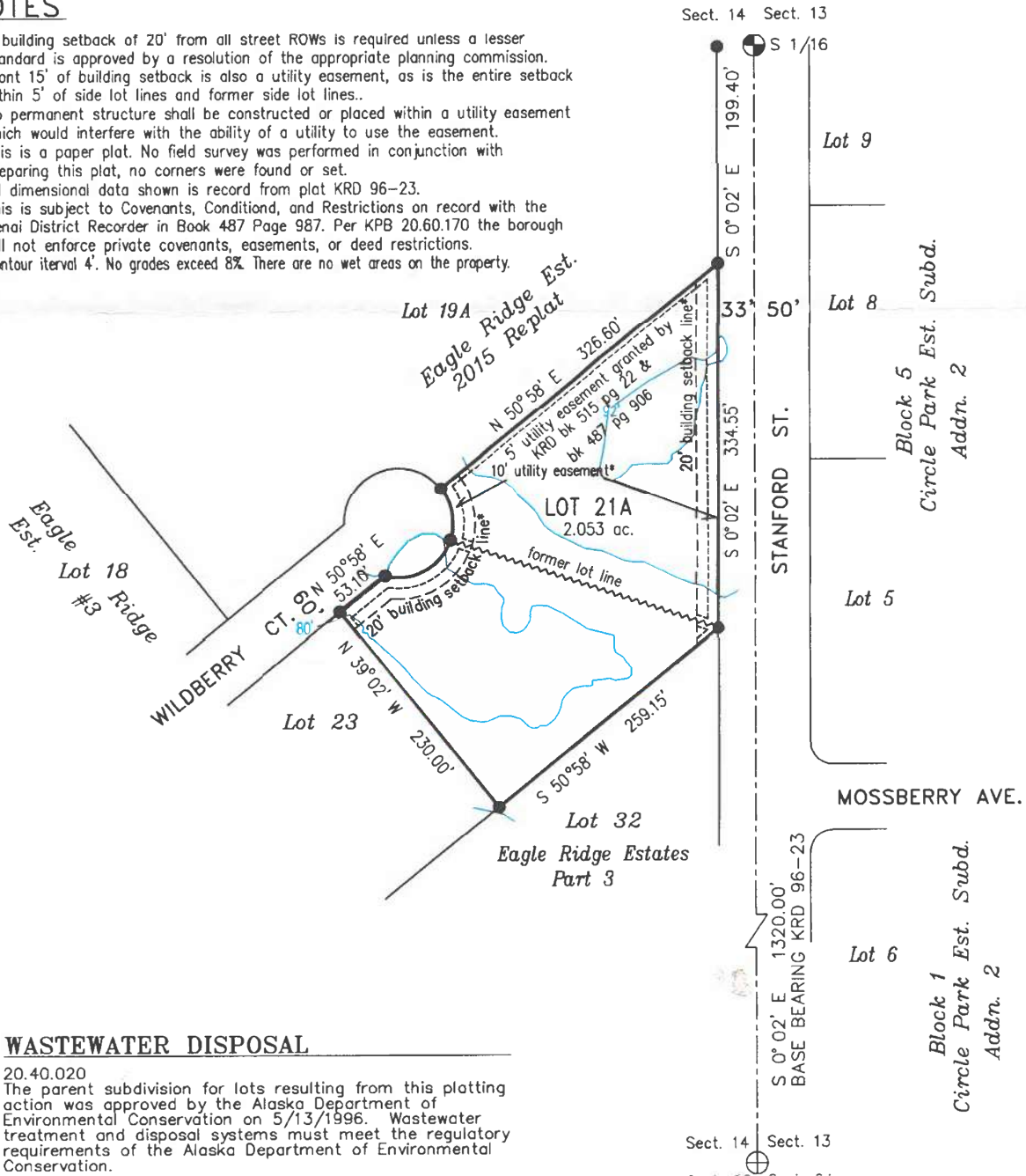
VICINITY 1" = 1 mile MAP

LEGEND

- ⊕ - 3" alcap monument, LS-4928, 1985, record KR D 96-23
- ⊙ - 2" brass cap, 7629-S, 1993, record KR D 96-23
- - 1/2" rebar lot corner, record KR D 96-23
- * - indicates easement granted by KR D 96-23.

NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 15' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines and former side lot lines.
2. 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.
3. This is a paper plat. No field survey was performed in conjunction with preparing this plat, no corners were found or set.
All dimensional data shown is record from plat KR D 96-23.
4. This is subject to Covenants, Condition, and Restrictions on record with the Kenai District Recorder in Book 487 Page 987. Per KPB 20.60.170 the borough will not enforce private covenants, easements, or deed restrictions.
5. Contour interval 4'. No grades exceed 8%. There are no wet areas on the property.



WASTEWATER DISPOSAL

20.40.020
The parent subdivision for lots resulting from this platting action was approved by the Alaska Department of Environmental Conservation on 5/13/1996. Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

AGENDA ITEM E. NEW BUSINESS

**ITEM ## - PRELIMINARY PLAT
Eagle Ridge Estates Part 3 2023 Replat**

KPB File No.	2023-138
Plat Committee Meeting:	January 8, 2024
Applicant / Owner:	Stanley and Susan Haman of Kenai Alaska
Surveyor:	Jerry Johnson / Johnson surveying
General Location:	Wildberry Court Kalifornski APC

Parent Parcel No.:	055-421-82 & 055-421-83
Legal Description:	Lots 21 & 22 Eagle Ridge Estates Part 3 KNRD 96-23
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	onsite
Exception Request	none

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine two lots into one 2.053 acre lot.

Location and Legal Access (existing and proposed): The subdivision is located at the end of Wildberry Court. Wildberry Ct is in the Kalifornsky area off Ciechanski Road from Kalifornsky Beach Road. Then Ciechanski Road to River Hills Road to Birchrim Lane into Wildberry Court. River Hills Road, Birchrim Lane and Wildberry Court are all constructed and maintained by the Borough.

There will be no new dedication with this plat and a section line easement does not affect this plat either.

Block length is compliant as the area is split up by several roads, many ending in cul-de-sacs. A large unsubdivided parcel is located to the north of the subdivision and the Kenai River to the west also.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: No RSA comments
SOA DOT comments	

Site Investigation:

The terrain of the plat is relatively flat. There are no steep areas located on the property.

There are a few buildings located on the Lot 21 of the original two parcels being combined. These buildings will remain on the property and do not appear to be encroaching onto any other properties. There do not appear to be any encroachments from adjacent properties either.

There are no wetlands or mapped flood area or floodways on the property either.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area
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	Comments: No comments B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments C. State Parks Reviewer: Comments:
State of Alaska Fish and Game	

Staff Analysis Originally the land was an aliquot parcel located in the SE1/4 of the SE1/4 of Section 14, Township 5 North, Range 11 West of the SM, KRD, Alaska. Eagle Ridge Estates Part Three KRD 96-23 divided this area into the configuration of the lots now being combined by this plat.

A soils report will not be required as the parent subdivision KRD96-23 and lots created by it were approved by the Alaska Department of Environmental Conservation. Per 20.40.020(A) conditions being met, a report will not be required. Correct Wastewater Disposal note is shown on 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.

Kalifornsky Advisory Planning Commission is inactive at this time, there are no minutes available.

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 on the parent plat that has been carried forward to this plat and shown on the drawing and listed in a plat note.

Two recorded easements are shown on the plat that are not listed in the certificate to plat, which should also be shown in the plat notes. There is an easement in the certificate to plat that needs to be added to the plat as a plat note and shown on the drawing.

The subdivision to the northwest, Eagle Ridge Estates 2015 Replat KRD 2015-94 has an easement listed along the joint line of Lot 21 that includes being along the northwest 5' of Lot 21. **Staff recommends:** this easement be added to this plat.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

Utility provider review:

HEA	
ENSTAR	No comments or recommendations
ACS	
GCI	

SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 47045 WILDBERRY CT, 47085 WILDBERRY CT</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: WILDBERRY CT, STANFORD ST, MOOSEBERRY AVE</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: 47045 WILDBERRY CT WILL REMAIN WITH LOT 21A.</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
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	<p>Reviewer: Windsor, Heather Comments: No comment</p>
Advisory Planning Commission	

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

Add 2023-138 to KPB file in title block.

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.

- 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:
Correct name of Mooseberry Avenue to the southeast.

Label the section line easements to the east.

- 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:

All adjacent properties need a plat recording label added to them.

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.

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.

B. Revision of, or not carrying forward, an existing plat note from the parent plat will adhere to KPB 20.50.010. Separate advertising of the plat note removal is not required, Notification of the requested change will be sent by regular mail to all owners within the subdivision (parent plat and subsequent replats) as shown on the borough tax rolls. Upon approval by the planning commission, the revision or removal of the record plat note shall be finalized by recording a planning commission resolution or subdivision plat.

Staff recommendation: Place the following notes on the plat.

- Reference in plat note #3 to KPB 20.60.200 (A) as this plat is eliminating property lines.
- Add plat note for easement as referenced on drawing as filed in Bk 515 Pg. 22.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: comply with 20.60.190.

Add appropriate certificates per 20.60.190

20.60.200. Survey and monumentation.

Staff recommendation: comply with 20.60.200

Tie to the BLM Corner to the north as previously done.

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.

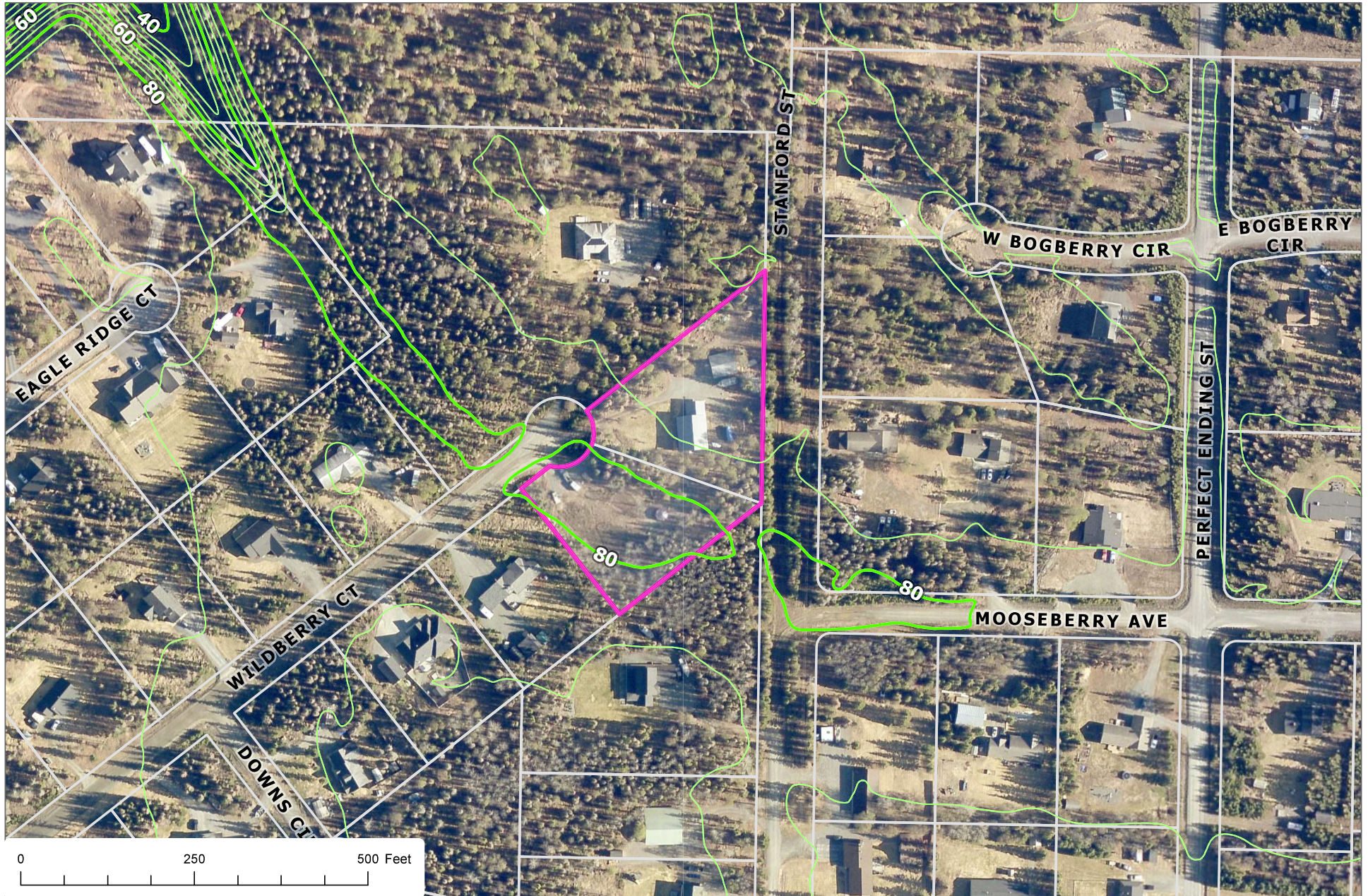
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.

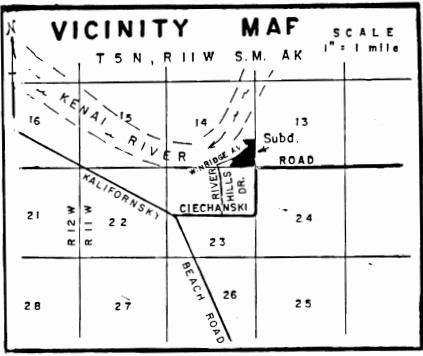
END OF STAFF REPORT



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CERTIFICATION OF OWNERSHIP AND DEDICATION

NOTARY'S ACKNOWLEDGEMENT

- NOTES:**
1. A building 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.
 2. No structure shall be placed or constructed in an easement which would interfere with the ability of a utility to use the easement.
 3. The front 10 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot lines is reserved as utility easement.

We hereby certify that we are the owners of the property shown and described herein, and that we hereby adopt this plan of subdivision, and by our free consent dedicate all right-of-ways to public use and grant all easements to the use shown.

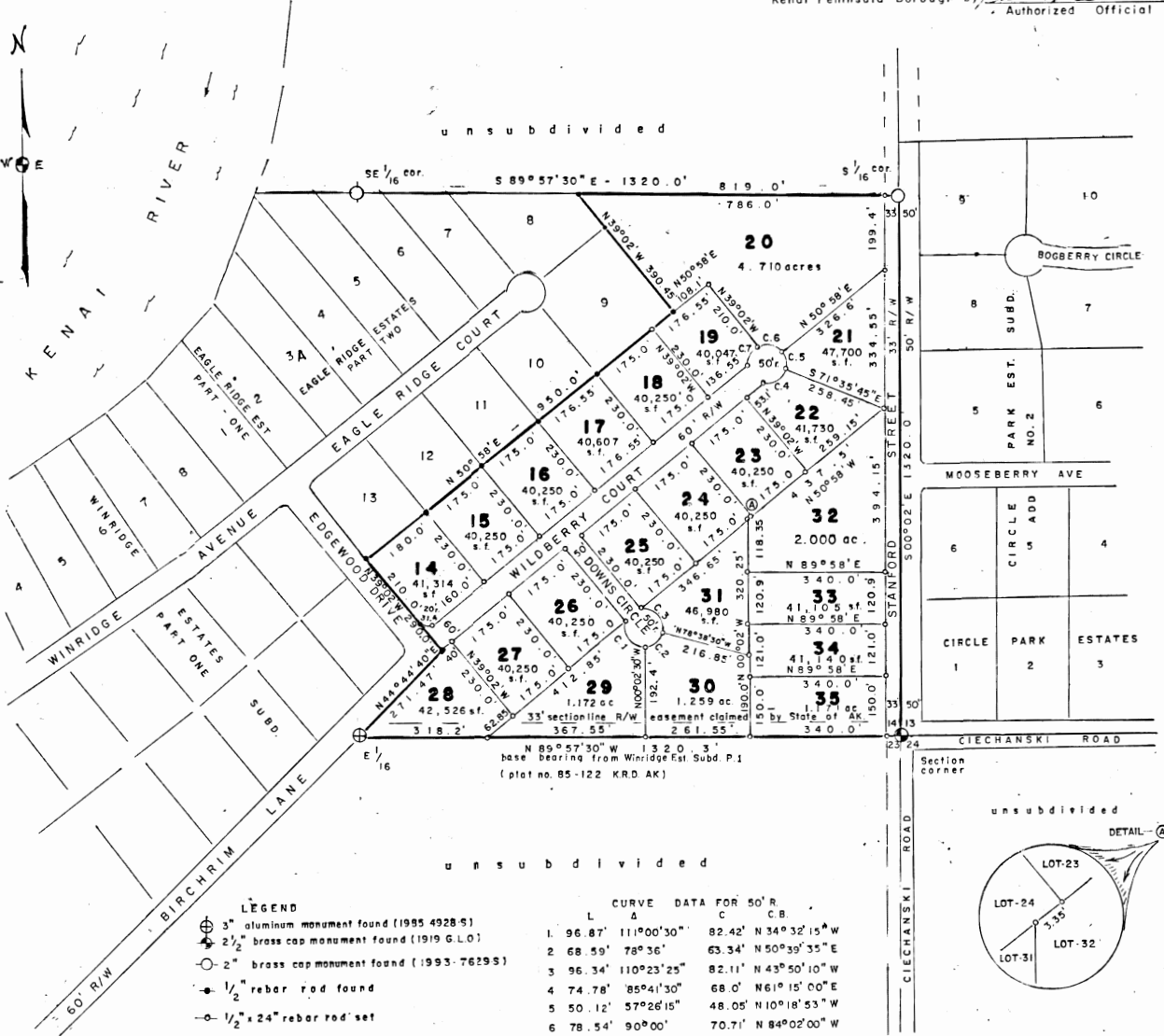
Dennis D. Downs
Dennis D. Downs and
10810 Spur Hwy, Box 127, Kenai, AK 99611
Mae F. Ciechanski, P.P.
Mae F. Ciechanski (beneficiary to deed of trust)
PO Box 66, Soldotna, AK 99669

Kelly L. Downs
Kelly L. Downs
Edward L. Ciechanski
Edward L. Ciechanski (beneficiary to deed of trust)
Cliff Haas
Cliff Haas (beneficiary to deed of trust)
PO Box 4049, Soldotna, AK 99669

Subscribed and sworn before me this 15th day of May, 1996
For: Dennis D. Downs Cliff Haas
Kerry L. Downs
Mae F. Ciechanski
Edward L. Ciechanski
Notary Public For Alaska
Rose A. Scappi
My Commission expires 3-23-99



PLAT APPROVAL:
This plot was approved by the Kenai Peninsula Borough Planning Commission at the meeting of March 25, 1996
Kenai Peninsula Borough by *[Signature]*
Authorized Official



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.
Dennis D. Downs ENVIRONMENTAL ENGINEER 5/13/96
signature title date

96-23
20
KENAI REG. DIST.
6-14
1:57
TERRY EASTHAM
SURVEYOR



EAGLE RIDGE ESTATES PART - THREE

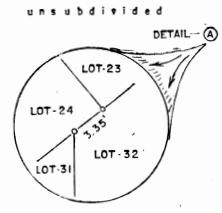
Composed of 29.531 acres the unsubdivided remainder in the SE 1/4 SE 1/4 in Section 14, T.5N, R.11W, S.M., K.R.D., AK

Owner: Dennis D. Downs, 10819 Spur Hwy, Box 127, Kenai, AK 99611

Surveyor: Terry Eastham R.L.S. 7629 PO BOX 2891, Soldotna, AK

April 15, 1996 Scale: 1" = 200'

K.P.B. file no. 96-040



CURVE DATA FOR 50'R

L	A	C	C.B.
1	96.87°	111°00'30"	82.42' N 34°32'15" W
2	68.59°	78°36'	63.34' N 50°39'35" E
3	96.34°	110°23'25"	82.11' N 43°50'10" W
4	74.78°	85°41'30"	68.0' N 61°15'00" E
5	50.12°	57°26'15"	48.05' N 10°18'53" W
6	78.54°	90°00'	70.71' N 84°02'00" W
7	42.59°	53°07'48"	44.72' N 24°24'06" E

- LEGEND**
- 3" aluminum monument found (1995 4928 S)
 - 2 1/2" brass cap monument found (1919 G.L.O.)
 - 2" brass cap monument found (1993-7629 S)
 - 1/2" rebar rod found
 - 1/2" x 24" rebar rod set

KN 96-23