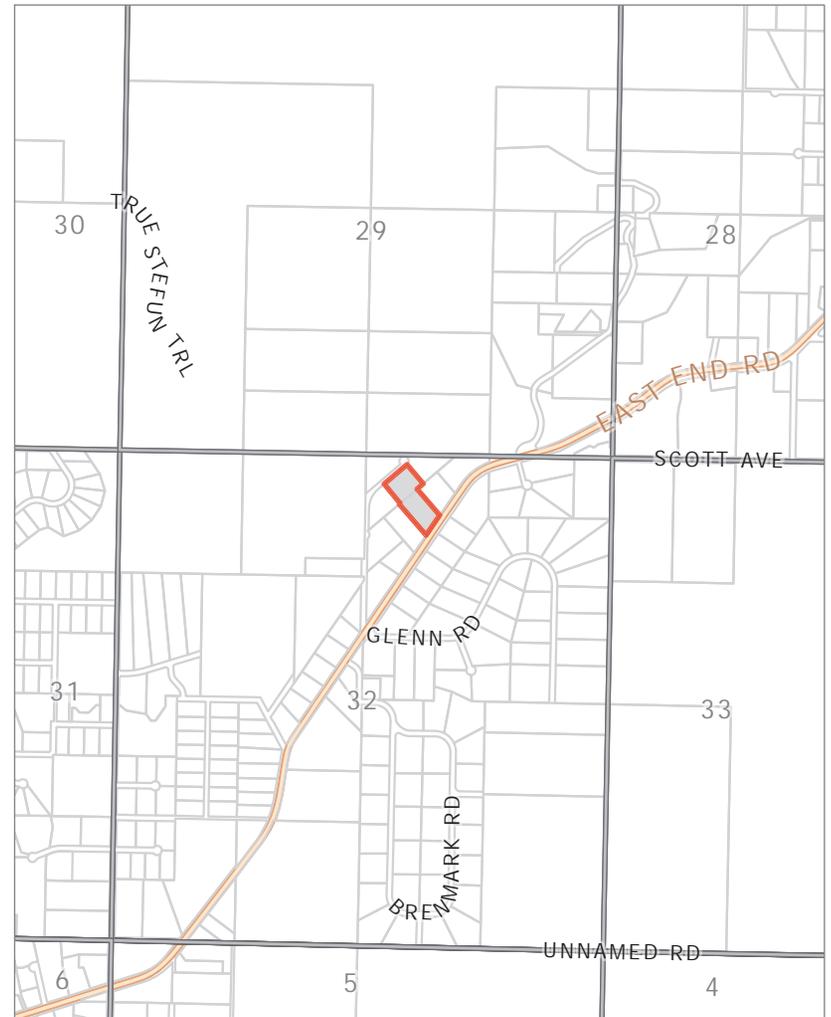
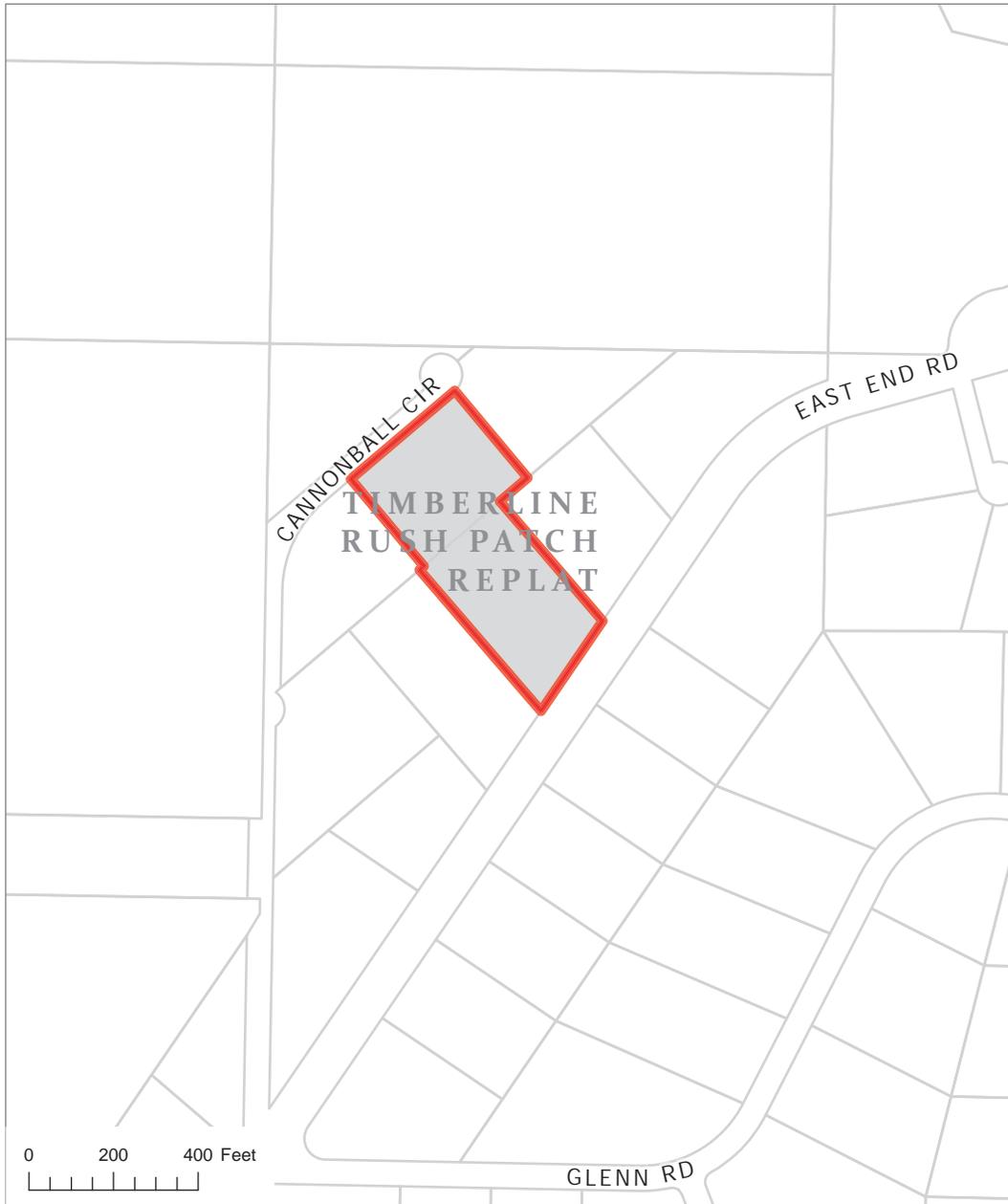


E. NEW BUSINESS

- 1. Timberline Rush Patch Replat; KPB File 2025-162
Mullikin Surveys / Rush, Patch
Location: East End Road & Cannonball Circle
Fritz Creek Area**



KPB File 2025-162
T 05S R12W SEC32
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.



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 Basis of Bearing for this survey was determined by high precision QLESS survey using Trimble 5-10 survey grade receivers, differentially corrected and processed using Geomatics OpenStreet Survey Pro 8.8.1.7.
- Building Setback - A setback of 20 feet is required from all street rights-of-way unless a lesser setback is approved by resolution of the applicable planning commission.
- The front 10 feet of the 20 feet building setbacks are utility easements.
- Form 1 of 3, Timberline Three, HMB3-94, repeated as Lot 3B-1, this subdivision, is subject to an easement for electric lines or system and/or telephone lines together with right of way, maintenance, repair, and other ancillary, granted to Homer Electric Association, Inc. as outlined in Document No. 2016-003892-9, Homer Recording District.
- Lot 3B-2, this subdivision is subject to an easement and right-of-way for access, ingress, and egress, along the northeasterly 10 feet for a distance of 25 feet from East End Road, as outlined in Book 264, Page 764, 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.
- The borough will not enforce private covenants, easements, or deed restrictions per AKS 20.03.170.
- Any person developing the property is responsible for obtaining all technological, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
- No direct access to water maintained right-of-way permitted unless approved by the State of Alaska Department of Transportation.
- Acceptance of this plat by the Kena Peninsula Borough does not indicate acceptance of any encroachments.

WASTEWATER DISPOSAL

Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional on-site wastewater treatment and disposal systems serving single-family or duplex residences. An Engineer's Subdivision and Site Report is available from the Kena Peninsula Borough. Any other type of on-site 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.

Signature of Engineer License # Date

LEGEND

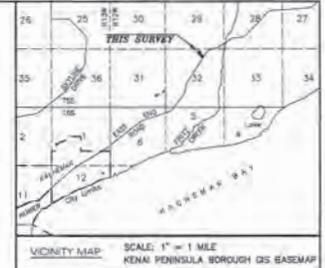
- Found 1" Yellow Plastic Cap on 1/2" Rebar, 3686-S
- Found 2" Aluminum Cap on 5/8" Rebar, 7610-S-1994
- Found 1/2" Rebar
- Record Brass Cap Monument, E 1/16, 248-S-1976
- Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S-2025
- (R1) Record Measurements Per HM 79-24, Timberline Subdivision Addition No. 1
- (R2) Record Measurements Per HM 83-94, Timberline Three
- Easement Line
- - - - - Setback Line
- ▨ Areas over 20% grade per Kena Peninsula Borough Terrain Viewer (Five Foot Contours)
- ▨ Wetlands Area defined as Riverine per the Kena Watershed Form (RWFF)



SURVEYOR'S 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, and 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



CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the real property shown and described herein and that I hereby accept this plat of subdivision and convey the consent of all rights-of-way to public use and grant all easements to the use shown:

Oliver Patch Lot 3B-1
 39042 Cannonball Creek Former Lot 2)
 Homer, AK 99603

David Lawrence Rush Lot 3B-2
 PO Box 533 Former Lot 3A)
 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 Kena Peninsula Borough Planning Commission at the meeting of January 5, 2025.
 Kena Peninsula Borough Authorized Official



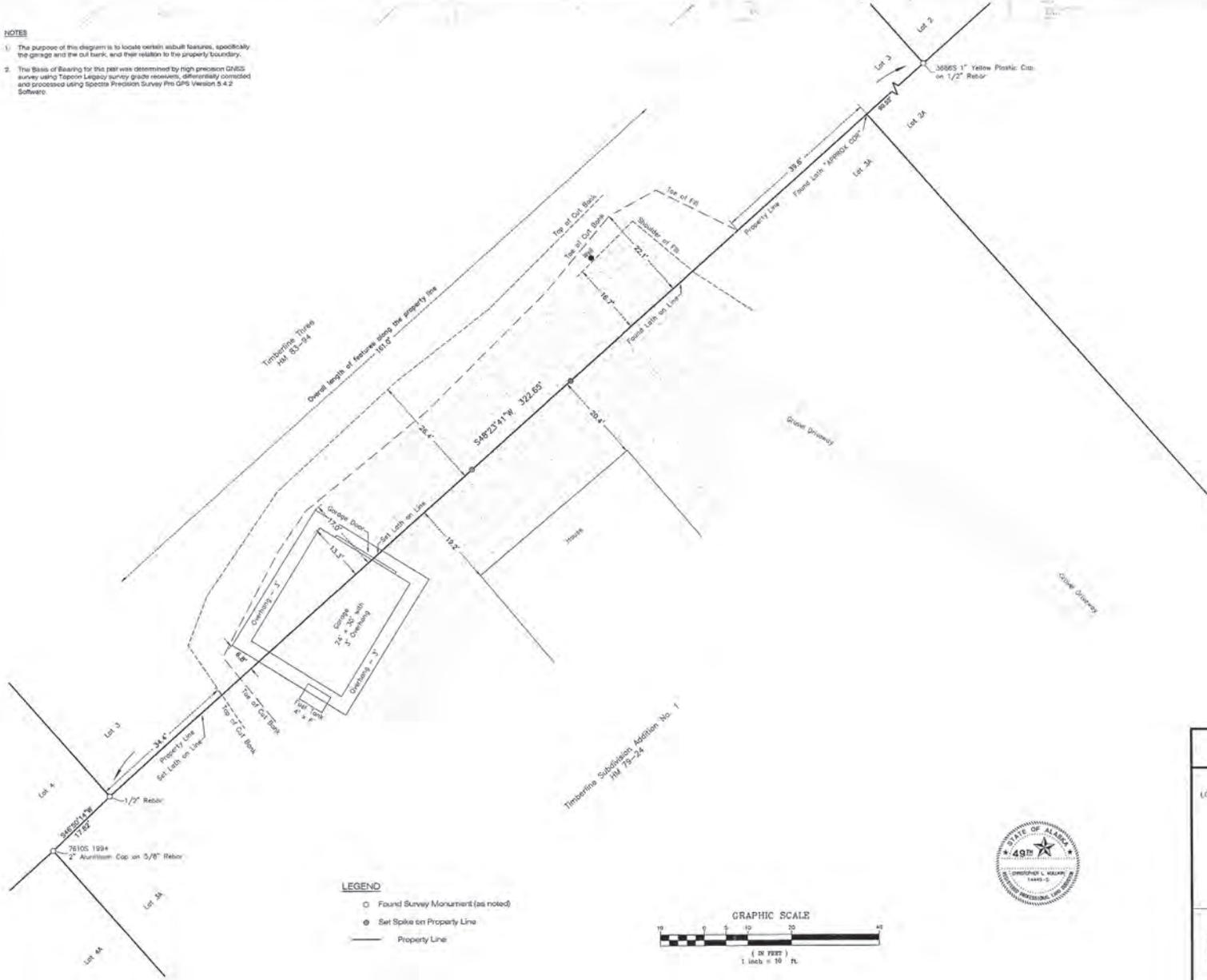
TIMBERLINE RUSH-PATCH REPLAT

A SUBDIVISION/REPLAT OF LOT 3-A, BLOCK 1, TIMBERLINE SUBDIVISION ADDITION NO. 1, PLAT No. 79-24 AND LOT 3, TIMBERLINE THREE, PLAT No. 83-94, HOMER RECORDING DISTRICT LOCATED WITHIN THE NW1/4 NE1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 12 WEST, SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, ALASKA. CONTAINING 4.339 ACRES	
SURVEYOR	OWNERS
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 HOMER, AK 99603	DAVID LAWRENCE RUSH OLIVER PATCH HOMER, AK 99603 HOMER, AK 99603
SURVEY DATE: 6/21 and 9/21/2025	SCALE: 1" = 40'
PLAT DATE: 1/6/2026	BOOK No. 2025-1
CHECKED BY: CLM	FILE: TIMBERLINE SUBDIVISION.dwg
DRAWN BY: MRS	KPB FILE No.: 2025-182V

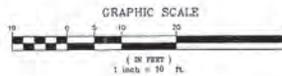
KPB 2025-162

NOTES

1. The purpose of this diagram is to locate certain suball features, specifically the garage and the out barn, and their relation to the property boundary.
2. The Basis of Bearing for this plat was determined by high precision GNSS survey using Topcon Leica survey grade receivers, differentially corrected and processed using Spectra Precision Survey Pro GPS Version 5.4.2 Software.



- LEGEND**
- Fixed Survey Monument (as noted)
 - Set Spike on Property Line
 - Property Line



ENCROACHMENT DIAGRAM

DISPLAYING THE PROPERTY LINE BETWEEN
 LOT 3A OF TIMBERLINE SUBDIVISION ADDITION No. 1 (PLAT No. 79-26, H.R.D.)
 AND
 LOT 3 OF TIMBERLINE THREE (PLAT No. 83-94, H.R.D.)

LOCATED WITHIN
 THE NE1/4 OF SECTION 32
 TOWNSHIP 5 SOUTH, RANGE 12 WEST,
 SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
 KENAI PENINSULA BOROUGH,
 HOMER RECORDING DISTRICT, ALASKA.

MULLIKIN SURVEYS LLC
 CHRISTOPHER MULLIKIN, PLS
 P.O. BOX 1023
 HOMER, AK 99603
 907-299-2289



SURVEY DATE: 6/21/2024 | DIAGRAM DRAWN DATE: 7/01/2024 | DRAWN BY: M.R.S.

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
TIMBERLINE RUSH – PATCH REPLAT**

KPB File No.	2025-162
Plat Committee Meeting:	February 9, 2026
Applicant / Owner:	David Lawrence Rush and Diane Patch of Homer, AK
Surveyor:	Christopher Mullikin, Mullikin Surveys LLC
General Location:	East End Road and Cannonball Circle, Fritz Creek Area

Parent Parcel No.:	172-210-65 and 172-210-70
Legal Description:	172-210-65: T 5S R 12W SEC 32 Seward Meridian HM 0790024 TIMBERLINE SUB ADDN NO 1 LOT 3A BLK 1 172-210-70: T 5S R 12W SEC 32 Seward Meridian HM 0830094 TIMBERLINE THREE SUB LOT 3
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.120. Streets-Width requirements.

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will adjust the common lot line between two existing lots of 2.000 acres and 2.342 acres, resulting in two new lots of 1.855 acres and 2.484 acres. The plat will also finalize the utility easement vacation as depicted on the preliminary plat.

Location and Legal Access (existing and proposed):

Cannonball Circle and East End Road provide legal access to the proposed lots.

Cannonball Circle is a 50-foot borough-maintained road that provides access to proposed Lot 3B-1. The road terminates in a cul-de-sac to the northeast and connects to East End Road to the southwest. East End Road is a 100-foot state-maintained road that provides access to proposed Lot 3B-2.

An exception request to KPB 20.30.120, Streets-Width requirements, for Cannonball Circle has been received and will be reviewed later in this staff report.

KPB 20.30.100 (A) states that streets designed to have one end permanently closed shall not exceed 1,000 feet in length. Planning Commission minutes for the parent plat indicate that no exception was required at the time due to the extension of the cul-de-sac. The distance between the partial cul-de-sac to the south and the closed cul-de-sac to the north is approximately 951. **Staff recommends** the Plat Committee concur that an exception request is not required due to the partial cul-de-sac at the southern end.

No right-of-way vacations or dedications are proposed with this platting action.

No section line easement or patent easements affect the proposed platting area.

Block length is non-compliant and irregular in shape. The block is defined by Cannonball Circle to the west and north, and East End Road to the east and south. Future subdivision of the lots could provide additional right-of-way to address block length. **Staff recommends** the Plat Committee concur that an exception request to KPB 20.30.170, Block Length Requirements, is not required due to the design of the parent plats and because the purpose of this plat is to vacate a utility easement and resolve an encroachment.

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: RSA has no objection at this time
SOA DOT & PF comments	<ul style="list-style-type: none"> o No objection to the proposed plat. o Lot 3B-1 must take access to Cannonball Circle. o Applicant should apply for a shared driveway permit for Lot 3B-2. Driveway permits and Approach Road Review's 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.

Site Investigation:

No improvements are shown on the preliminary plat; however, an encroachment diagram was submitted for the former common lot line. The diagram identifies a 24-foot by 30-foot garage situated on the lot line, encroaching into the 10-foot utility easement and crossing the property line by approximately 17 feet. The proposed lot reconfiguration will resolve this encroachment.

KPB data indicates the presence of riverine- classified wetlands on the eastern portion of Lot 3B-1, as shown on the preliminary plat.

Topography within the subject area includes a northerly uphill slope. Areas with grades exceeding 20% are shaded on the preliminary plat.

The proposed plat is not located within a flood hazard area or habitat protection district per KPB River Center Review.

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

Staff Analysis

Originally, the land was an aliquot part of the NE 1/4 of Section 32, Township 5 South, Range 12 West, Seward Meridian, Alaska. In 1978, Timberline Subdivision (HM 78-17) subdivided the land into four blocks and dedicated rights-of-way, including Cannonball Road.

In 1979, Timberline Subdivision Addition No. 1 (HM 79-24) vacated a portion of Cannonball Road and reconfigured Lots in Blocks 1 and 2 into eight lots within a single block, including Lots 8-A and 3-A, Block 1.

In 1983, Timberline Three (HM 83-94) subdivided Lot 8-A, Block 1 into Lots 1-4 and dedicated a new configuration

of Cannonball Circle (formerly Cannonball Road).

The proposed plat will adjust the common lot line between Lot 3, HM 83-94 and Lot 3-A, Block 1 (HM 79-24), creating two new lots and finalizing the associated utility easement vacation.

A soils report will be required, and an engineer must sign the final plat as the new lots are each under 200,000 square feet and no soils report is on file for the parent plats. The wastewater disposal note will be reviewed upon submittal of the soils report.

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

All utility easements are depicted and referenced correctly on the preliminary plat.

The proposed plat grants a 10-foot utility easement along Cannonball Circle and East End Road. These easements are shown accurately on the preliminary plat.

The plat is finalizing the vacation of the 10 utility easement on the joint line between the lots being vacated and re-aligned. The easement was approved for vacation at the January 5, 2026 planning Commission meeting. **Staff recommends** the surveyor add a plat note referencing the approval of the vacation of the utility easement and meeting and a reference on the drawing to the plat note.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. All the affect utility providers had no objects and no comments to the plat or vacation of the utility easement.

Utility provider review:

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

KPB department / agency review:

Addressing Review	Reviewer: Pace, Rhealyn Affected Addresses: 39042 CANNON BALL CIR, 56370 EAST END RD Existing Street Names are Correct: Yes List of Correct Street Names: CANNONBALL CIR, EAST END RD Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied:
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	Comments: Addresses will remain.
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
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.
Assessing Review	Reviewer: Windsor, Heather Comments: No comment

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Revise KPB File No to 2025-162
- Modify plat note #7: The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B)

PLAT NOTES TO ADD

- Lot 3B-1 must take access to Cannonball Circle.
- Lots on East End Road shall have common driveways.

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:
- Label section 7
 - Add a label for Cannonball Circle
- 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 limitations of reservations that could affect the subdivision;
Staff recommendation:
- Note the covenants, conditions, and restrictions recorded within Book 100, Page 641, HRD, and the amendments recorded within Book 105, Page 948, Book 111, Page 527, and Book 140, Page 500, HRD.
- 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:
 - Lots 2-A and 4-A, Block 1 (HM 79-24)
 - Lots 3 and 4, Block 3 (HM 78-17)
 - Southeastern parcel: Lot 1-A, Block 3, HM 2020-16
- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;
Staff recommendation:

- Provide a label for Block 1 to proposed lots
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;
Staff recommendation:
Garage encroaching property line and utility easement. Reconfiguration of the lots and finalizing the UEV will resolve encroachment

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.

- A. Streets designed to have one end permanently closed shall be no more than 1000 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 comments: Parent plat did not require an exception request to cul-de-sac length. Approximately 951 feet from partial cul-de-sac to the south to the closed cul-de-sac at the north.

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 comments: Parent plats designed existing ROW's. Purpose of the plat is to vacate utility easement and resolve an encroachment on the common lot line.

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.

20.60.140. Block and lot numbering. Blocks and lots within each block shall be numbered consecutively or all lots shall be numbered consecutively. If possible, each block should be shown entirely on one sheet. Each lot shall be shown entirely on one sheet.

Staff recommendation: Provide a label for Block 1

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.

- Lot 3B-1 must take access to Cannonball Circle.

- B. Access street 60 feet;
- C. Cul-de-sac servicing no more than six lots 50 feet;
- D. Frontage road 40 feet.

Additional right-of-way of easement width may be required to provide for the construction of stable side slopes.

Staff Findings.

- 8. In 1983, Timberline Three (HM 83-94) dedicated the new configuration of Cannonball Circle (formerly Cannonball Road).
- 9. Cannonball Circle is a 50-foot borough-maintained road that provides access to four lots.
- 10. Cannonball Circle terminates in a cul-de-sac to the northeast and connects to East End Road to the southwest.
- 11. RSA provided a response of non-objection to the proposed plat.
- 12. The proposed plat will adjust the common lot line between Lot 3, HM 83-94 and Lot 3-A, Block 1 (HM 79-24), creating two new lots and finalizing the associated utility easement vacation. The purpose of this plat is to vacate a utility easement and resolve an encroachment.
- 13. Riverine- classified wetlands are present on the eastern portion of Lot 3B-1.
- 14. Topography within the subject area includes a northerly uphill slope. Areas with grades exceeding 20% are shaded on the preliminary plat.
- 15. Lot 3B-1 must take access to Cannonball Circle.
- 16. Lots on East End Road shall have common driveways.
- 17. Code at the time of parent plat approval required a 50-foot right-of-way width for cul-de-sacs servicing no more than six lots.
- 18. Current code KPB 20.30.120 requires a minimum right-of-way width of 60-feet.

Staff reviewed the exception request and recommends granting approval.

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 1-5, 8-9, and 11-18 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, 4-7,9-10, 12, and 15-16 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, 6-7, 9, 11-12, and 15-16 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.

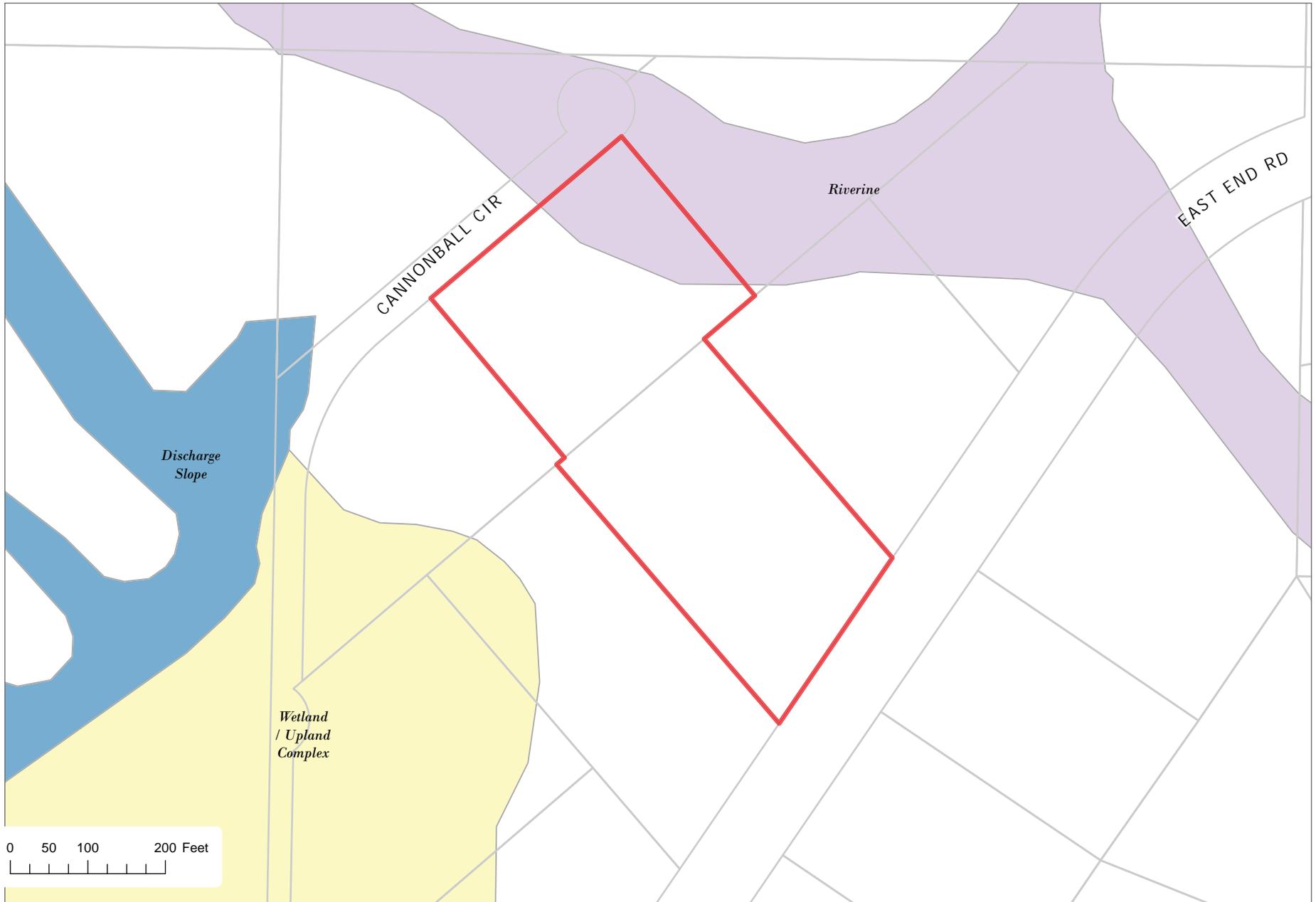
END OF STAFF REPORT



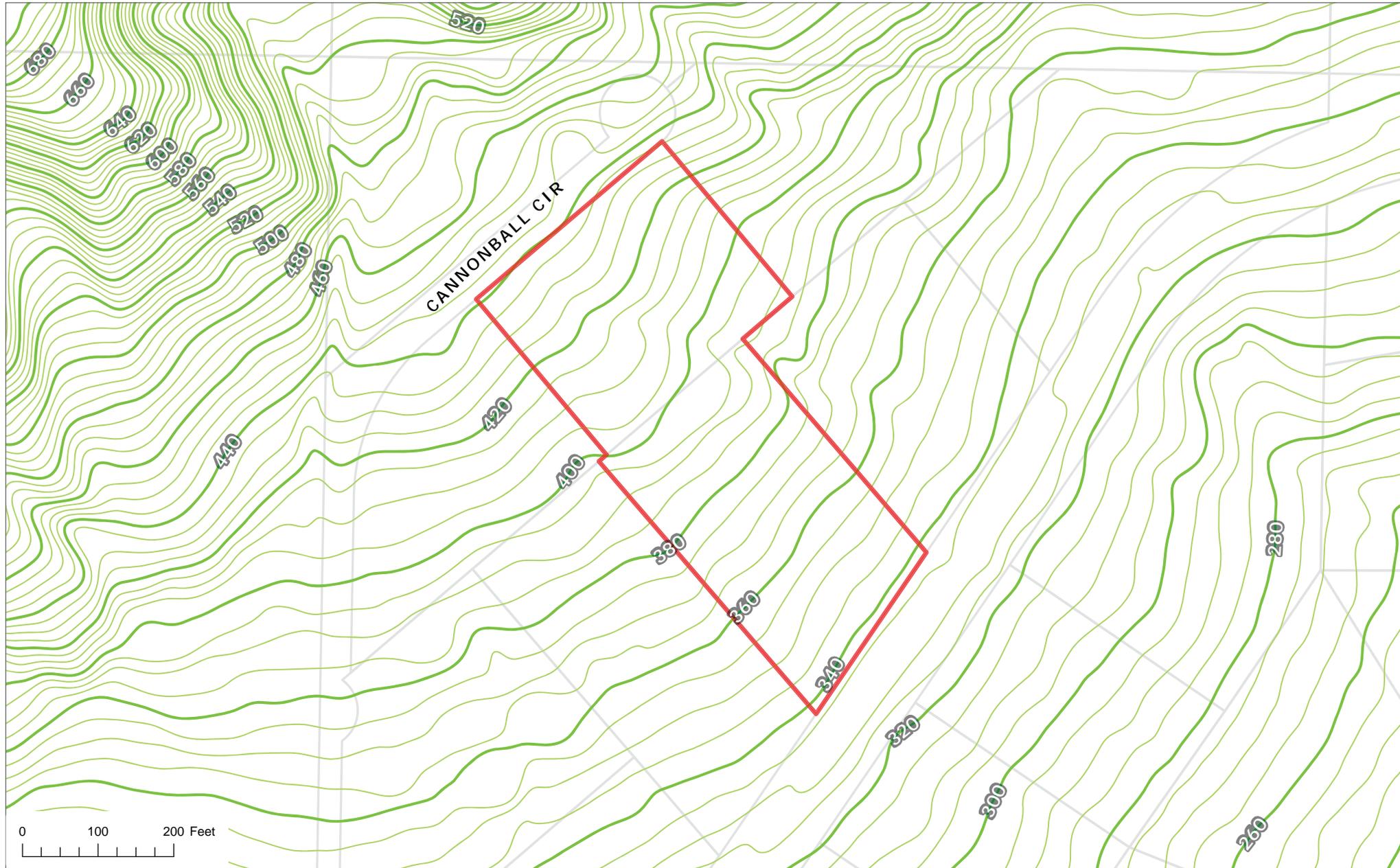
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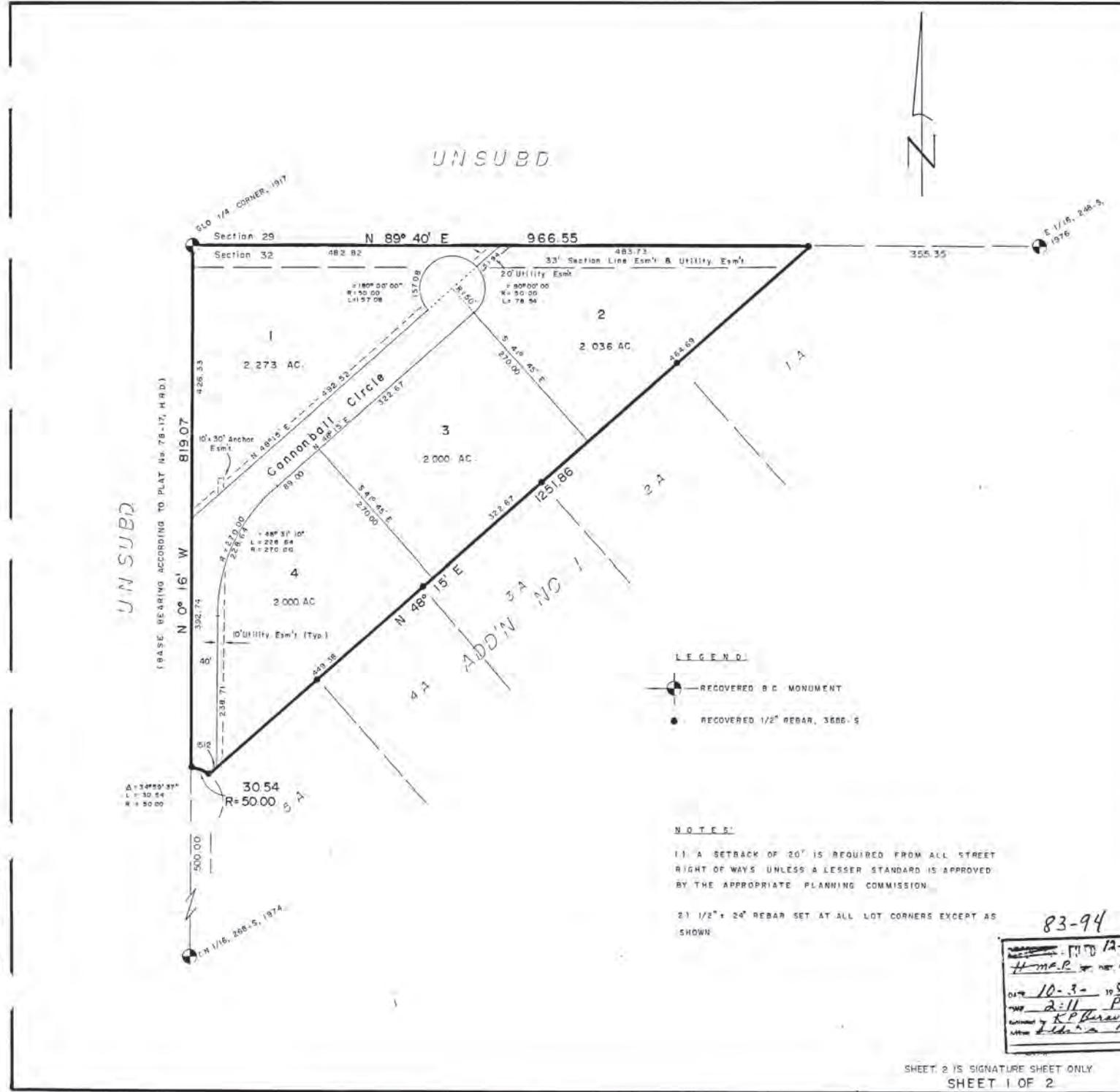
Wetlands



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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.



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

Leland P. Glenn
LELAND P. GLENN RR9A BOX 2056 ANCHORAGE, ALASKA

Beverly P. Glenn
BEVERLY P. GLENN

Leland P. Glenn
TRUST FOR THE CHILDREN OF LELAND P. GLENN by LELAND P. GLENN

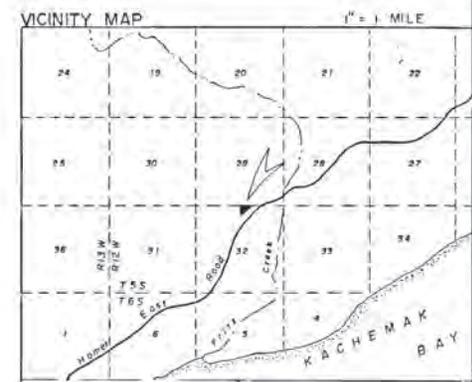
(FOR LELAND P. GLENN, Trustee & for the TRUST FOR THE CHILDREN OF LELAND P. GLENN)
NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF AUG 1982

Robert C. Cooney 4-26-86
NOTARY PUBLIC FOR ALASKA MY COMMISSION EXPIRES
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

Jerry Anderson 11/4/82
JERRY ANDERSON, 3686-S DATE

PLAT APPROVAL
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF AUG 24, 1982
KENAI PENINSULA BOROUGH

Stuart Thompson
MUNICIPAL OFFICER



DATE: AUG., 1982

SCALE: 1" = 100'

DRAWN BY: S W

FLD BK NO.: 119

JOB NO.: 1460



TIMBERLINE THREE

Being a resubdivision of Lot B-A, Timberline Subd., Add'n No. 1, plat no 78-17, H.R.D. Situated within the NW 1/4 NE 1/4, Sec 32, T 5 S, R 12 W, S 4
CONTAINING 9.456 ACRES

ABILITY SURVEYS

JERRY ANDERSON, RLS BOX 1263 HOMER, ALASKA

83-94

FILED 12-12-82
H.M.P.
DATE 10-3-82
TIME 2:11 P.M.
BY K.P. Anderson
JERRY ANDERSON



January 28, 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:

- **Pavilion Subdivision Part 2 Amended 2026 Replat: KPB 2026-004**
- **Pavilion Subdivision Part 2 Amended 2026 Replat: KPB 2026-004V**
- **Wilderness Edge Subdivision: KPB 2026-002**
- **Golf Acres Subdivision Bogie Court Vacation: KPB 2026-005V**
- **Immanuel Subdivision No. 3: KPB 2026-006V**

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

- **Timberline Rush Patch Replat: KPB 2025-162**
 - No objection to the proposed plat.
 - Lot 3B-1 must take access to Cannonball Circle.
 - Applicant should apply for a shared driveway permit for Lot 3B-2. Driveway permits and Approach Road Review's 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.
- **Enzler Subdivision 2026 Replat: KPB 2026-003**
 - No objection to the proposed plat.
 - No direct access to Big Eddy Rd for proposed Lot 1 and Lot 2.
 - Lot 1 Block one must take access from Joplin Circle.
 - Lot 2 Block one must take access from Enzler Place.

- **Immanuel Subdivision No. 3: KPB 2026-006**
 - No objection to the proposed plat.
 - No direct access to Holt Lamplight Rd. for Lot 1A.

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
Transportation Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF
Anna Bosin, Traffic & Safety Engineer, DOT&PF

UNSUBD



CERTIFICATE OF OWNERSHIP
 I HEREBY CERTIFY THAT ON 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

Leland P. Glenn
 LELAND P. GLENN RR#4 BOX 2056 ANCHORAGE, ALASKA

Beverly P. Glenn
 BEVERLY P. GLENN

Leland P. Glenn
 TRUST FOR THE CHILDREN OF LELAND P. GLENN by LELAND P. GLENN

(FOR LELAND P. GLENN, Trustee & for the TRUST FOR THE CHILDREN OF LELAND P. GLENN)
 NOTARY'S ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF JULY 1982

Robert C. Cooney 4/26/86
 MY COMMISSION EXPIRES

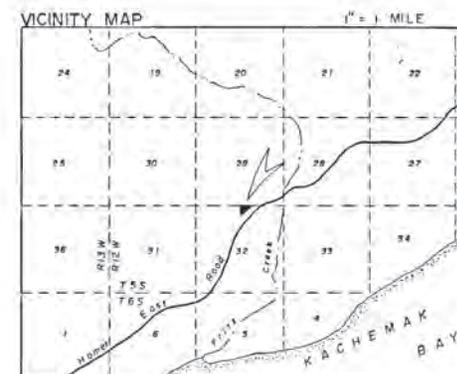
NOTARY PUBLIC FOR ALASKA
 SURVEYOR'S CERTIFICATE

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

Jerry Anderson 11/4/82
 JERRY ANDERSON, 3686-S DATE

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF AUGUST 24, 1982
 KENAI PENINSULA BOROUGH

Stuart Thompson
 AUTHORIZED OFFICER



DATE: AUG. 1982

SCALE: 1" = 100'

DRAWN BY: S W

FLD BK NO.: 119

JOB NO.: 1460



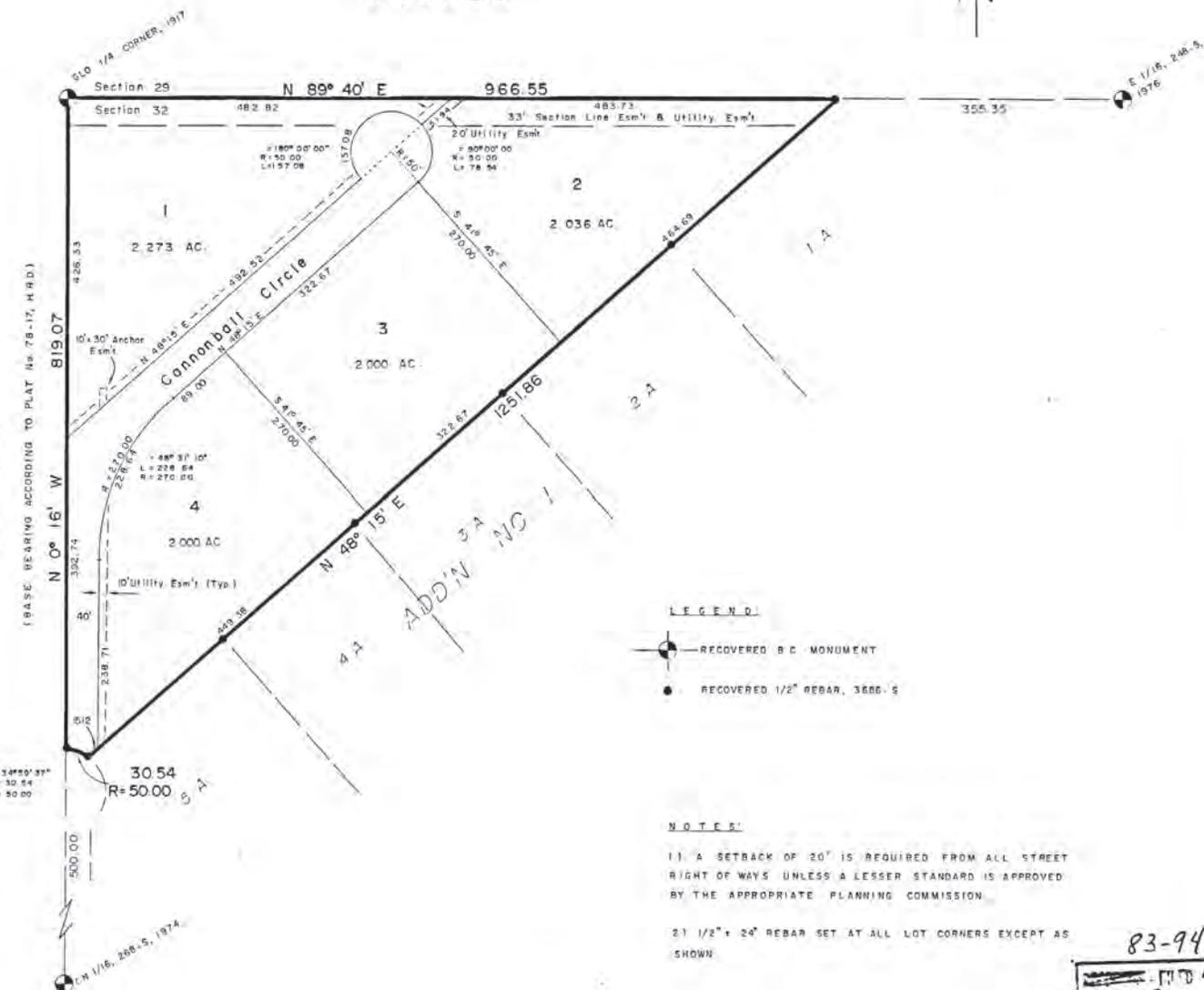
TIMBERLINE THREE

Being a resubdivision of Lot B-A, Timberline Subd, Add'n No. 1, plat no 78-17, H.R.D. Situated within the NW 1/4 NE 1/4, Sec 32, T 5 S, R12 W, S M

CONTAINING 9.456 ACRES

ABILITY SURVEYS

JERRY ANDERSON, RLS BOX 1263 HOMER, ALASKA



83-94

DATE 10-3-1983
 BY K.P. Anderson
 APPROVED

SHEET 2 IS SIGNATURE SHEET ONLY
 SHEET 1 OF 2

UNSUBDIVIDED

- NOTES:
1. ALL WETTERED NORMAL CURVES SHALL BE MADE UP WITH EXISTING LAW OF CONSTRUCTION.
 2. A 40' BUILDING SETBACK LINE EXISTS ALONG ALL SIDES OF RD.
 3. ALL GROUP OF 40' SETBACK LAW IS IN ACCORD WITH LOCAL ORDINANCE.
 4. THE STATE OF ALABAMA REQUIRES ALL WETTERED NORMAL CURVES TO BE A MINIMUM OF 100 FEET WIDE AND 20 FEET DEEP.
 5. LOT & AC AREA SET BY ALL LOT CORNERS.
 6. THE LOCATION OF SETBACK SHOWN WILL BE MADE FROM A PHOTOGRAMMETRIC MAP.
 7. THIS IS A PARTIAL PLAN OF THE TRACT DESCRIBED IN THE DEED DATED FEBRUARY 28, 1977, AND IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID DEED REFERENCED TO THIS SURVEY THROUGH THE TITLE CURVES TO THE AREA.

CURVE DATA

NO.	BEARING	TANGENT	ARC	CHORD
1	S 89° 40' 00" E	1720.00	1720.00	1720.00
2	S 89° 40' 00" E	1720.00	1720.00	1720.00
3	S 89° 40' 00" E	1720.00	1720.00	1720.00
4	S 89° 40' 00" E	1720.00	1720.00	1720.00
5	S 89° 40' 00" E	1720.00	1720.00	1720.00
6	S 89° 40' 00" E	1720.00	1720.00	1720.00
7	S 89° 40' 00" E	1720.00	1720.00	1720.00

78-17
 APPROVED: [Signature]
 NOTARY PUBLIC FOR ALABAMA
 DATE: 4-15-77
 COUNTY: K.P.C.



THE ABOVE PLAT IS THE CONCLUSIVE STATEMENT OF THE SURVEYOR AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DEED REFERENCED TO THIS SURVEY THROUGH THE TITLE CURVES TO THE AREA.

NOTARY'S ACKNOWLEDGMENT
 I, [Signature], Notary Public for Alabama, do hereby certify that the above and within is a true and correct copy of the original plat as shown to me by [Signature] and [Signature] on this 15th day of April, 1977.

NOTARY'S ACKNOWLEDGMENT
 I, [Signature], Notary Public for Alabama, do hereby certify that the above and within is a true and correct copy of the original plat as shown to me by [Signature] and [Signature] on this 15th day of April, 1977.

NOTARY'S ACKNOWLEDGMENT
 I, [Signature], Notary Public for Alabama, do hereby certify that the above and within is a true and correct copy of the original plat as shown to me by [Signature] and [Signature] on this 15th day of April, 1977.

NOTARY'S ACKNOWLEDGMENT
 I, [Signature], Notary Public for Alabama, do hereby certify that the above and within is a true and correct copy of the original plat as shown to me by [Signature] and [Signature] on this 15th day of April, 1977.

NOTARY'S ACKNOWLEDGMENT
 I, [Signature], Notary Public for Alabama, do hereby certify that the above and within is a true and correct copy of the original plat as shown to me by [Signature] and [Signature] on this 15th day of April, 1977.

NOTARY'S ACKNOWLEDGMENT
 I, [Signature], Notary Public for Alabama, do hereby certify that the above and within is a true and correct copy of the original plat as shown to me by [Signature] and [Signature] on this 15th day of April, 1977.

NOTARY'S ACKNOWLEDGMENT
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NOTARY'S ACKNOWLEDGMENT
 I, [Signature], Notary Public for Alabama, do hereby certify that the above and within is a true and correct copy of the original plat as shown to me by [Signature] and [Signature] on this 15th day of April, 1977.

NOTARY'S ACKNOWLEDGMENT
 I, [Signature], Notary Public for Alabama, do hereby certify that the above and within is a true and correct copy of the original plat as shown to me by [Signature] and [Signature] on this 15th day of April, 1977.

NOTARY'S ACKNOWLEDGMENT
 I, [Signature], Notary Public for Alabama, do hereby certify that the above and within is a true and correct copy of the original plat as shown to me by [Signature] and [Signature] on this 15th day of April, 1977.

NOTARY'S ACKNOWLEDGMENT
 I, [Signature], Notary Public for Alabama, do hereby certify that the above and within is a true and correct copy of the original plat as shown to me by [Signature] and [Signature] on this 15th day of April, 1977.

NOTARY'S ACKNOWLEDGMENT
 I, [Signature], Notary Public for Alabama, do hereby certify that the above and within is a true and correct copy of the original plat as shown to me by [Signature] and [Signature] on this 15th day of April, 1977.

NOTARY'S ACKNOWLEDGMENT
 I, [Signature], Notary Public for Alabama, do hereby certify that the above and within is a true and correct copy of the original plat as shown to me by [Signature] and [Signature] on this 15th day of April, 1977.



DATE: MARCH, 1977
 SCALE: 1"=100'
 DRAWN BY: [Signature]
 DESIGNED BY: J.A.
 CHECKED BY: L.S.
 P.L.D. NO.: 16, 25

TIMBERLINE SUBDIVISION
 SITUATED IN THE NE 1/4, SEC. 30, T.5 S., R.12 W., S.W.
 CONTAINS 16.25 ACRES

ABILITY SURVEYS
 2000 AMERICAN BLVD. BIRMINGHAM, ALABAMA 35202

8. Journey's End No. 8 cont.

MOTION: Commissioner Warfle, seconded by Commissioner Mumma, made a motion to approve Journey's End No. 8 preliminary plat subject to staff recommendations.

Hearing no discussion or objections, the motion carried unanimously.

9. Tract D, L. Knackstedt Property - Preliminary

STAFF REPORT STATED:

LOCATION: Ciechanski Road
USE: Commercial
SEWER: On-site
WATER: On-site

STAFF RECOMMENDATIONS: Grant preliminary approval subject to the following conditions:

1. Correct drafting and format errors.
 - A) Correct name to read L. Knackstedt Property, Tract D (20.12.060-A).
 - B) Show date of survey (20.12.060-A).
 - C) Provide owner's address (20.12.060-A).
 - D) Show existing dedication of Ciechanski Road adjoining this dedication showing width (20.12.060-C).
 - E) Vicinity map - show Kenai City Limits, township and range (20.12.060-D).
 - F) Show status adjacent lands to east (20.12.060-G).
2. Provide building setback statement per 20.20.230.
3. Show acreage of unsubdivided remainder (20.20.240).
4. Plat Committee standard statements as set forth in KPB Planning Commission Resolution 78-6.

NOTE: In addition to above, the following requirements need to be met prior to administrative approval of the final plat:

1. Provide certificates, statements, signature & seal required by 20.16.150 A, B & C.
2. Survey and monumentation (20.16.160-A thru G).
 - A) Identify brass cap monument as to year set.
 - B) Show basis of bearings.

END OF STAFF REPORT

Mr. Lazer read the staff report outlining the background and staff recommendations.

MOTION: Commissioner Merkes, seconded by Commissioner Overman, made a motion to approve Tract D, L. Knackstedt Property preliminary plat subject to staff recommendations.

Hearing no discussion or objections, the motion carried unanimously.

10. Timberline Three - Preliminary

STAFF REPORT STATED:

LOCATION: North of Homer East Road approximately $\frac{1}{2}$ mile west of Fritz Creek
USE: Residential
SEWER: On-site
WATER: On-site

A subdivision of Lot 8-A Timberline Subdivision Addition No. 1 into four lots and extending Cannonball Circle, a 30' half right-of-way ending in a cul-de-sac. Per 20.08.130-C & 20.20.090 cul-de-sac streets serve no through traffic and are closed permanently at one end.

Staff feels that to open the end of the cul-de-sac an exception to 20.20.090 and comments of owner of Lot 5-A Timberline Subdivision Addition No. 1 would be necessary.

10. Timberline Three cont.

In the event an exception to 20.20.090 is granted the right-of-way width does not meet ordinance requirements for width and maximum length. 40' marginal access streets serve no more than three lots.

50' cul-de-sacs serve no more than six lots. Should these lots be further subdivided the 50' width may not be sufficient. An additional width dedication will be requested. Per 20.20.090 streets designed to have one end permanently closed shall be no more than 1000 feet long.

If the Commission grants an exception to 20.20.090 (opening closed end of cul-de-sac) staff requests the Commission emphasize that this action not be construed as setting a policy on extending right-of-ways by opening cul-de-sacs.

EXCEPTION: Staff cannot at this time recommend granting exceptions.

STAFF RECOMMENDATIONS: Table action on plat until such time as (1) exceptions are request and justified; and (2) owner of Lot 5-A Timberline Sub. Addition 1 has an opportunity to comment on opening closed end of cul-de-sac; or ROW is relocated.

Additionally, the following will be necessary prior to approval:

1. If ROW is relocated, plat will have to be resubmitted to review agencies.
2. Correct drafting and format errors.
 - A) Show name and address of owners (20.12.060-A).
 - B) Show section line easement across north boundary (20.12.060-C).
3. Demonstrate that ROW can be constructed to grade (20.20.080).
4. Provide building setback statement per 20.20.230.
5. Show all dimensional data required by 20.16.080.
6. Ownership certificate-provide signature line (20.16.150-A).
7. Notary's acknowledgement-correct the year (20.16.150-A).
8. Provide surveyor's signature and seal (20.16.150-B).
9. Show and reference all survey work performed & required by 20.16.160.

END OF STAFF REPORT

Mr. Lazer read the staff report outlining the background and staff recommendations. He explained that what is being done is opening the end of a cul-de-sac and extending it into four more lots. He stated that we are unsure as to the ownership of Lot 5-A and the back lots as there are conflicting deeds.

Mr. Best stated that Lot 5-A would have to be replatted because a road is being altered; it could be included on this same plat.

It was clarified that a vacation process will be required to take the bulb out of the cul-de-sac.

The surveyor was not present for comment, so Mr. Lazer recommended that this plat be tabled until the next meeting so he can get together with the subdivider and surveyor.

MOTION: Commissioner Overman, seconded by Commissioner Merkes, made a motion to table action on Timberline Three preliminary plat until the September 13, 1982 meeting.

Hearing no discussion or objections, the motion carried unanimously.

11. Don's Place - Preliminary

STAFF REPORT STATED:

LOCATION: Nikiski area south of North Kenai Road
Northeast of Island Lake
USE: Recreational, Residential & Agriculture
SEWER: On-site
WATER: On-site

MINUTES

Meeting of the Planning Commission

September 13, 1982

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1. Replat of Lots 28-40, Block 12, Original Townsite, Cont.

Commissioner Overman asked if the City of Seward reviewed this plat. Mr. Labahn stated yes and they had no comment on the plat. They discussed the vacation and did not make a recommendation. The city council will have 30 days to exercise veto power over the Planning Commission's decision in accordance with Alaska Statutes 29.33.220.

MOTION: Commissioner Ernst, seconded by Commissioner Warfle, made a motion to approve Replat of Lots 28-40, Block 12, Original Townsite, per staff recommendation.

DISCUSSION:

Commissioner Mumma asked if the alley way could be widened. Commissioner Thorne stated there are houses and utility poles against the alley way.

Sue Ridling informed the Commission that the Housing Authority does plan to widen the alley in front of the property, Lots 28-40, to make it more accessible. In formal discussions with the City of Seward the possibility of making the alley one way was considered. The Housing Authority will relocate power poles.

Chairman Glick reiterated that basically the Planning Commission has no problem with the vacation, the rezoning or the replat. When it comes to considering the development of the housing project that will be handled by the Seward Advisory Planning Commission as it requires a conditional use permit.

Commissioner Overman called for the question and the motion failed 4/4. Voting yes - Glick, Hursh, Overman, Warfle; Voting no - Ernst, Butler, Mumma, Thorne.

2. Timberline Three (Tabled Plat) - Preliminary

LOCATION: North of Homer East Road approximately 1/2 mile west of Fritz Creek
USE: Residential
SEWER: On-Site
WATER: On-Site

This preliminary plat was before this Commission on August 23, 1982 at which time action was tabled until this meeting.

Staff recommendations remain as stated August 23, 1982.

END OF STAFF REPORT

MOTION: Commissioner Overman, seconded by Commissioner Warfle, made a motion to remove Timberline Three from the table.

Hearing no objections, the motion carried unanimously.

Mr. Labahn reviewed the staff report of August 23, 1982.

Mr. Anderson told the Commission that he saw nothing that requires an exception to any portion of the subdivision ordinance. Cul-de-sacs are routinely continued on when land is being further subdivided and nothing is being vacated.

MOTION: Commissioner Ernst, seconded by Commissioner Hursh, made a motion to approve Timberline Three per staff recommendations eliminating No. 1. from the August 23rd staff report which states: "If ROW is relocated, plat will have to be resubmitted to review agencies."

Hearing no further discussion or any objections, the motion carried unanimously.

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November 29, 1982

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17. Illiamna Street Vacation cont.

"From the time the plat was originally approved by the Planning Commission, we have been in the process of securing the numerous signatures needed prior to record. g. The plat was held up for many months in Juneau by the Department of Revenue.

"The purpose of this plat remains the same, to clean up the Illiamna Street right-of-way and match it with the constructed road."

Since the initial vacation petition and subsequent approval, two of the lots (Lots 6 & 7, Block 2) have changed in ownership. Both lots are gaining useable land with the vacation. Owners of both lots will have to sign the plat.

STAFF RECOMMENDATIONS: Grant final approval subject to the following conditions:

1. Correct drafting and format errors.
 - A) Vicinity map-show city limits (20.12.060-D).
2. Building setback statement not required on plats within city limits (20.20.230).
3. Dimensional data (20.16.080)
 - A) With use of arrows clarify distances 137.65 & 94.49 along exterior northern boundary.
 - B) Show distance along eastern boundary of Lot 4-A between the southeast corner of Lot 5-A and the northeast corner of Lot 1-A.
 - C) Clarify distances 128.85 & 118.50 along lot line common to lots 4A & 1-A.
4. Show block numbers (20.16.110).
5. Provide surveyor's signature and seal (20.16.150-B).
6. Signatures of current owners to sign plat.
7. Plat Committee standard statements as set forth in KPB Planning Commission Resolution 78-6.

END OF STAFF REPORT

Mr. Lazer read the staff report outlining the background and staff recommendations. Paul Volar, representing Ability Survey's, said they are fully aware of the change in ownership on these two lots and will try to get the current owners signatures within 30 days. He asked that the plats be recorded without the signatures, if possible. Mr. Lazer said that would not be possible as the owners must sign the plat. Even though they are gaining property, their property rights are affected. He further explained that a preliminary plat is meaningless until it is recorded.

MOTION: Commissioner Warfle, seconded by Commissioner Thorne, made a motion to approve Illiamna Street Vacation final plat subject to staff recommendations.

Hearing no discussion or objections, the motion carried unanimously.

18. Timberline Three - Final

STAFF REPORT STATED:

LOCATION: Homer

The question had arisen on opening up the end of a cul-de-sac. The Planning Commission discussed the problem but made no specific motion at the September 13th meeting.

The plat is before you as a final plat.

END OF STAFF REPORT

Mr. Lazer read the staff report outlining the background. He commented that what we are looking at is an eyebrow, not a full cul-de-sac, at the end of that street. He asked the Platting Committee to consider

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18. Timberline Three cont.

the possibilities of opening up the end of a cul-de-sac and allowing more traffic through the end. In this case, there would probably be no problem as there are only 3 to 4 lots but, if you remember Escondido A' Lamar, we had something like 100 lots that were being fed through the open end of a cul-de-sac and those people that bought property in a cul-de-sac bought that property because they would have the privacy of a cul-de-sac. This could be a problem. Mr. Lazer plans on taking this before the land surveyors and see if they have a solution to this. However, he doesn't consider an eyebrow at the end of the road to be a cul-de-sac, therefore, staff recommends approval on this plat.

MOTION: Commissioner Overman, seconded by Commissioner Thorne, made a motion to approve Timberline Three final plat subject to staff recommendations.

Hearing no discussion or objections, the motion carried unanimously.

19. Don's Place - Final

STAFF REPORT STATED:

LOCATION: Nikiski area south of North Kenai Road
Northeast of Island Lake
USE: Recreational, Residential & Agriculture
SEWER: On-site
WATER: On-site

Conditional preliminary approval was granted August 23, 1982. The Commission requested the final plat be brought before the Commission.

Blocks 5 and 6 have been redesigned eliminating one intersection by straightening and connecting Chickadee Street to Sparrow Street at the northern boundary of Blocks 7 & 8. The curve in Swallow Avenue between Blocks 6 and 8 has also been eliminated. The redesign has eliminated two of the three short blocks leaving one short block along Swallow Avenue between Chickadee Street and Eagle Avenue.

Staff is agreeable to an exception to 20.20.160 (short block length).

Walkways between lakes have been eliminated.

STAFF RECOMMENDATIONS: Grant final approval subject to the following conditions:

1. Correct drafting and format errors.
 - A) Show and label Martille Avenue north of Block 2 (20.12.060-C).
 - B) Correct status of adjacent land to north; i.e. Rector S/D (20.12.060-G).
2. Correct ROW names (20.20.150).
 - A) Aviary Avenue to Martille Avenue.
 - B) Rename Finch & Robin Streets; these names have already been used.
3. Widen and darken subdivision boundary border (20.16.100).
4. Notary's acknowledgement-correct first word from "described" to "subscribed" (20.16.150-B).
5. Plat Committee standard statements as set forth in KPB Planning Commission Resolution 78-6.

END OF STAFF REPORT

Mr. Lazer read the staff report outlining the background and staff recommendations.

MOTION: Commissioner Warfle, seconded by Commissioner Thorne, made a motion to approve Don's Place final plat subject to staff recommendations.

Hearing no discussion or objections, the motion carried unanimously.