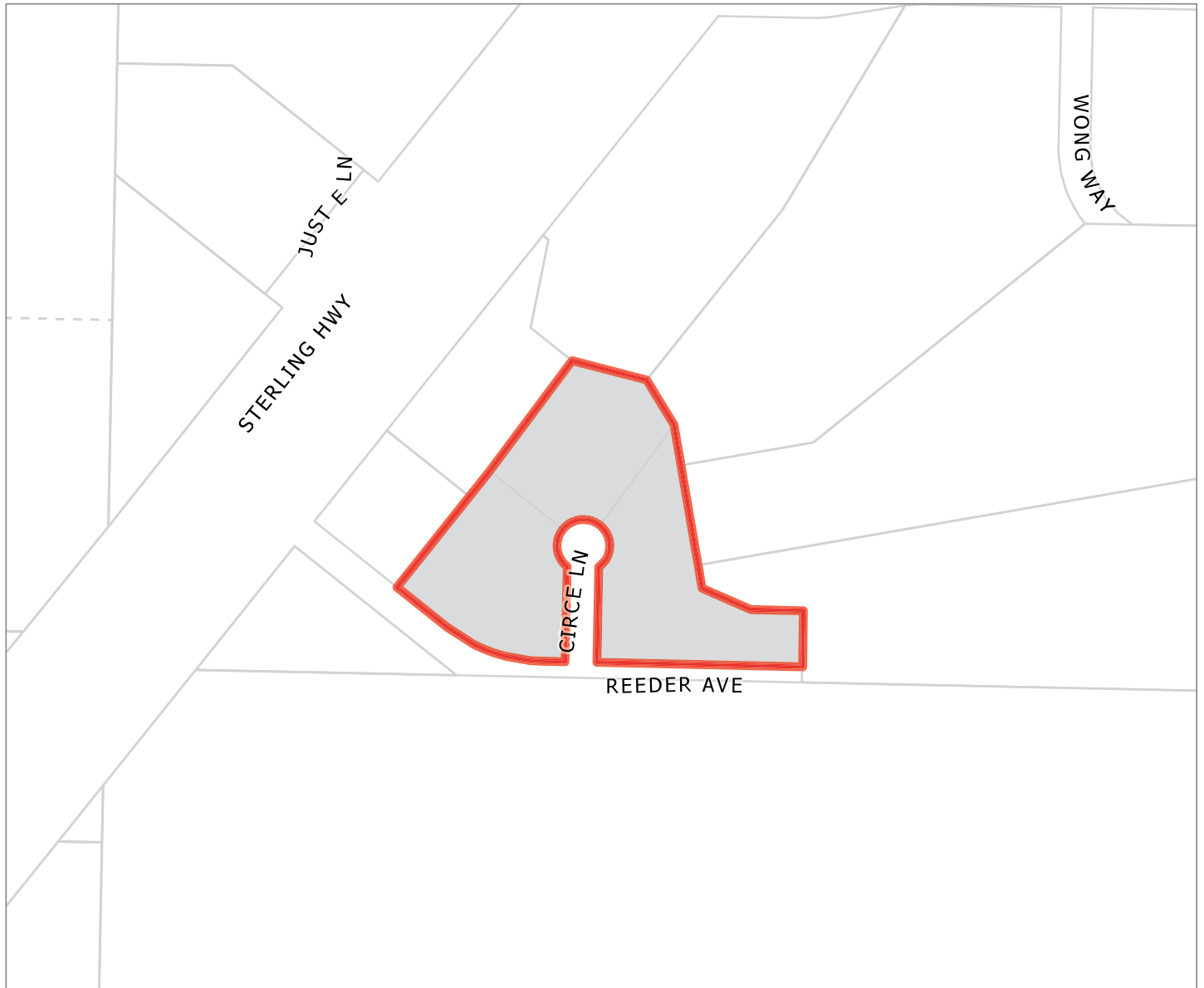


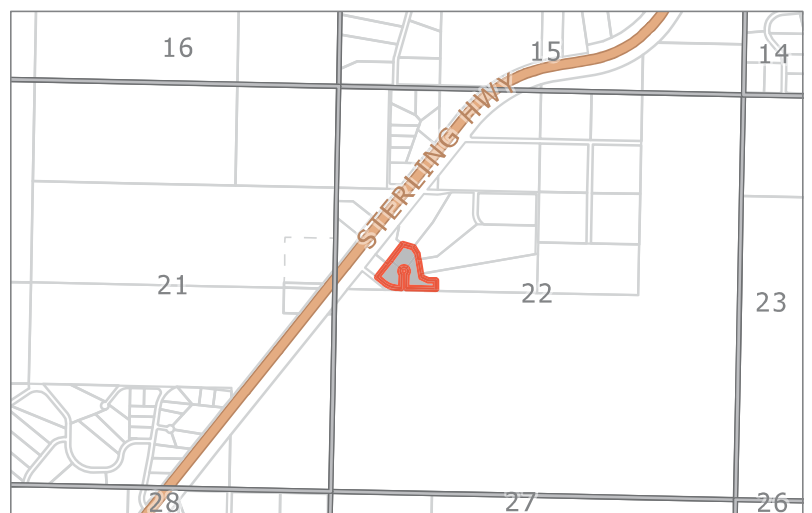
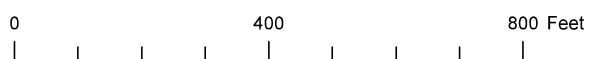
E. NEW BUSINESS

- 11. Reeder Lake Subdivision 2024 Addition; KPB File 2024-039
Johnson Surveying / Wiley
Location: Reeder Avenue
Cohoe Area**



KPB File 2024-039
T 02N R 12W SEC 22
Cohoe

5/7/2024





Aerial View



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.

REEDER LAKE SUBDIVISION 2024 ADDITION Preliminary Plat

A replat of Lots 1, 2, and 5 Reeder Lake Subd., KRD 73-21, including a vacation of Circle Ln. ROW.
Located in the NW1/4 Section 22, T2N R12W, SM, Clam Gulch, Alaska.
Kenai Recording District Kenai Peninsula Borough

Prepared for
Lee Q. Wiley
P.O. Box 199
Clam Gulch, AK 99568

Prepared by
Johnson Surveying
Box 27
Clam Gulch, Ak 99568
(907) 262-5772

SCALE 1" = 150'
18 March, 2024

AREA = 5.735 acres

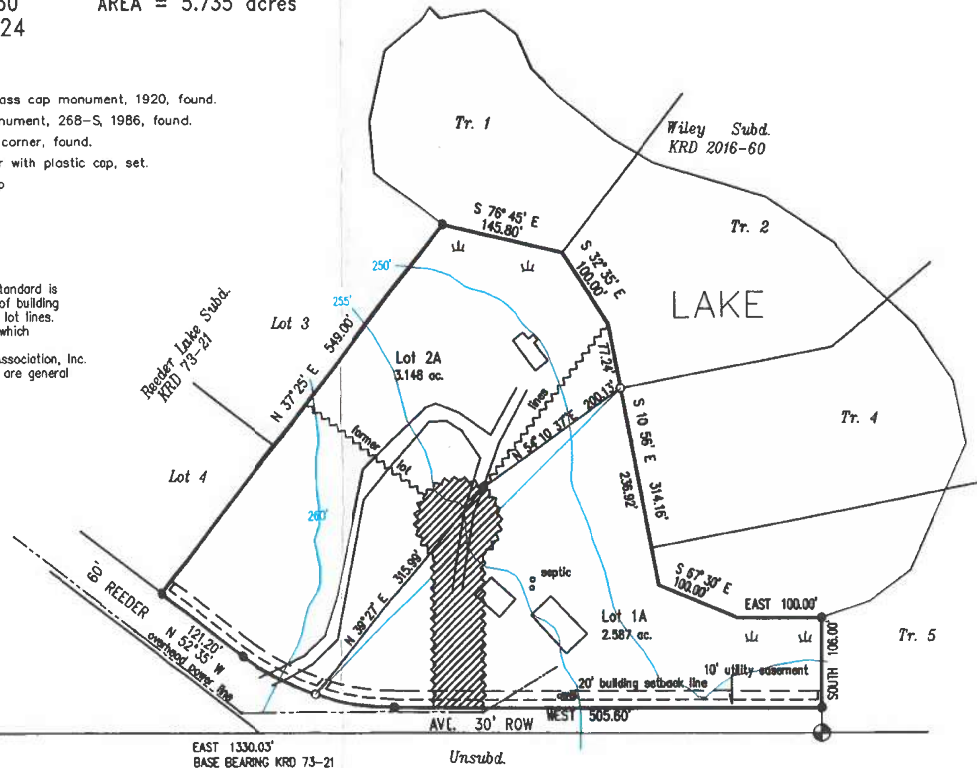
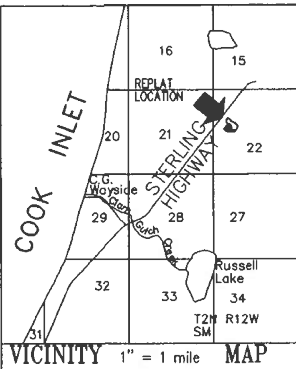
LEGEND

- ⊗ - 2 1/2" USGLO brass cap monument, 1920, found.
- ⊙ - 2 1/2" alcap monument, 268-S, 1986, found.
- - 1/2" rebar lot corner, found.
- - 1/2" x 4' rebar with plastic cap, set.
- ⚡ - indicates swamp

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 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. This property is subject to electrical easements granted to Homer Electric Association, Inc. in Kenai Records Misc Book 31 page 163 and Misc Book 37 page 87. These are general easements, no definite location given.
4. Contour interval 5'. No grades exceed 3%.

 - indicates Circle Ln. ROW being vacated



1/4 cor
Sect. 21 Sect. 22

EAST 1330.03'
BASE BEARING KRD 73-21

Unsubd.

WASTEWATER DISPOSAL

KPB 20.40.020
This plat increases the per lot available wastewater disposal areas.
Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

KPB 2024-039

**ITEM #11 - PRELIMINARY PLAT
Reeder Lake Subdivision 2024 Addition**

| | |
|--------------------------------|--------------------------------------|
| KPB File No. | 2024-039 |
| Plat Committee Meeting: | May 28, 2024 |
| Applicant / Owner: | Lee Q. Wiley |
| Surveyor: | Jerry Johnson – Johnson Surveying |
| General Location: | Sterling Highway, Clam Gulch, Alaska |

| | |
|---------------------------|--|
| Parent Parcel No.: | 137-180-01, 137-180-02, 137-180-03 |
| Legal Description: | A replat of Lots 1, 2, and 5 Reeder Lake Subdivision, KN 73-21, including a vacation of Circe Lane ROW. Located in the NW ¼ Sec 22, T2N, R12W, SM, Clam Gulch, Alaska, Kenai Recording District. |
| Assessing Use: | Residential |
| Zoning: | Unrestricted |
| Water / Wastewater | Onsite |
| Exception Request | None |

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine 3 lots ranging in size from 1.51 acres to 2.02 acres into 2 lots ranging in size from 2.587 acres to 3.148 acres. This plat is also completing a vacation that is being heard at the Planning Commission at 7:30 tonight May 28, 2024.

Location and Legal Access (existing and proposed):

Legal access to the plat is from Reeder Avenue on the south of the proposed lots. Reeder Avenue is accessed at approximately mile 115.75 of the Sterling Highway, just north of Clam Gulch, Alaska.

There is no new dedication being proposed and the vacation of Circe Lane is being completed to be combined with the adjacent lots touching the cul-de-sac and then divided into two lots.

Traffic flowing in and out of Reeder Avenue will not be impacted by the vacation of Circe Lane.

There is a joint driveway in use near Reeder Ln and existing Circe Cir. If either of the lots are sold, it is suggested a joint use agreement be drawn up at that time.

Block length will remain compliant after the vacation of Circe Lane and the completion of this plat.

| | |
|--------------------------|--|
| KPB Roads Dept. comments | Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: No RSA comments or objections. |
| SOA DOT comments | No comments on these plats. |

Site Investigation:

There are improvements on both of the proposed lots and it appears the vacated Circe Ln. will continue to provide driveway access to both lots as they are owned by the same individual. In the future, the proposed Lot 2A may need a separate access to Reeder Ave. if ownership were to change hands.

The proposed parcels are mostly level along their entire length from north to south with just a slight incline and no

grades exceeding 3%.

Reeder Lake borders on the north side of the proposed Lots 1A and 2A. A significant border around Reeder Lake is labeled Kettle by the KWF Wetlands Assessment – this area appears to mostly follow the contour near the lake and should be shown on the final plat when submitted.

| | |
|-------------------------------|---|
| KPB River Center review | A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: Not within a mapped area B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: This location is not within 50 foot of any KPB regulated waterbodies. |
| State of Alaska Fish and Game | |

Staff Analysis

The subject parcel was an aliquot part of the S ½ NW ¼, Section 22, Township 2 North, Range 12 West, Seward Meridian, Clam Gulch, Alaska. Reeder Lake Subdivision KN 73-21 divided the parcel into the 6 lots, and 2 dedications. Finalization of this plat will complete the vacation of Circe Ln.

The remainder of the S1/2 NW1/4 lying east of Sterling Highway was subdivided into 5 tracts and a dedication by Wiley subdivision KN 2016-60. To the west are to lots of the Reeder Lake Subdivision and to the south is a 500 acres unsubdivided parcel

There is a 5' utility easement around Circe Lane identified on the KN73-21 The surveyor has submitted an application for vacation of the utility easement.

The plat proposes a 20' building setback from all street ROWs and to include the front 10' of the setback and the entire setback within 5' of side lot lines as a utility easement.

The applicant proposes to finalize the vacation of Circe Lane with this subdivision that combines Lots 1-2, and 5, KN 73-21, into 2 parcels designated as proposed Lots 1-A and 2-A.

A soils report not will be required and an engineer per KPB 20.40.020.

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 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

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 | No comment |
| ENSTAR | |
| ACS | No objections. |
| GCI | Approved as shown. |

KPB department / agency review:

| | |
|-----------------|--|
| Addressing | <p>Reviewer: Leavitt, Rhealyn Affected Addresses: 54800 REEDER AVE</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: CIRCE LN, REEDER AVE</p> <p>Existing Street Name Corrections Needed: ON SKETCH ROW IS CIRCLE LN, PLEASE CORRECT TO CIRCE LN</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: ADDRESS WILL NOT BE AFFTECTED.</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> |

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Add KN 73-21 Lot 6 to drawing.

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

- A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

Correct "Circle" to Circe Ln
 Add KPB no 2024-039 to title block

- 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:

Complete Sterling Highway to the north.
 Add Sec 17 to the map.
 Correct "Wayside" to Road.
 The township label has overstrikes

- 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:

Add KN 73-21 Lot 6 to drawing in the southwest.

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:

Correct Circe Ln in the plat notes

When the contours are removed for the final submittal, plat note #4 can be removed also.

RECOMMENDATION:

SUBJECT TO 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.

- *The Plat will be preliminarily approved until the vacation request is approved by the Planning Commission and consent is given by the KPB Assembly.*

NOTE: 20.25.120. - REVIEW AND APPEAL.

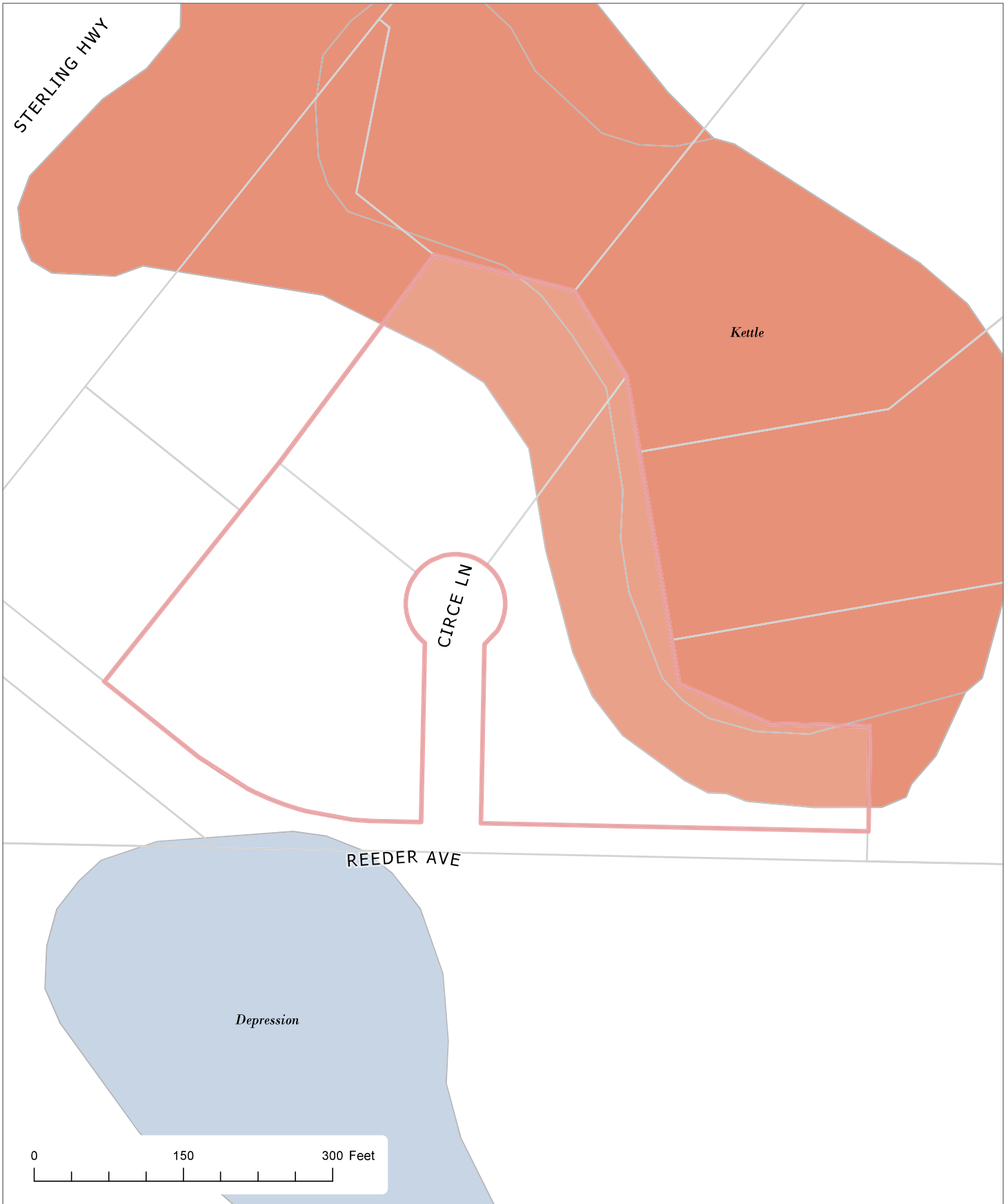
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.

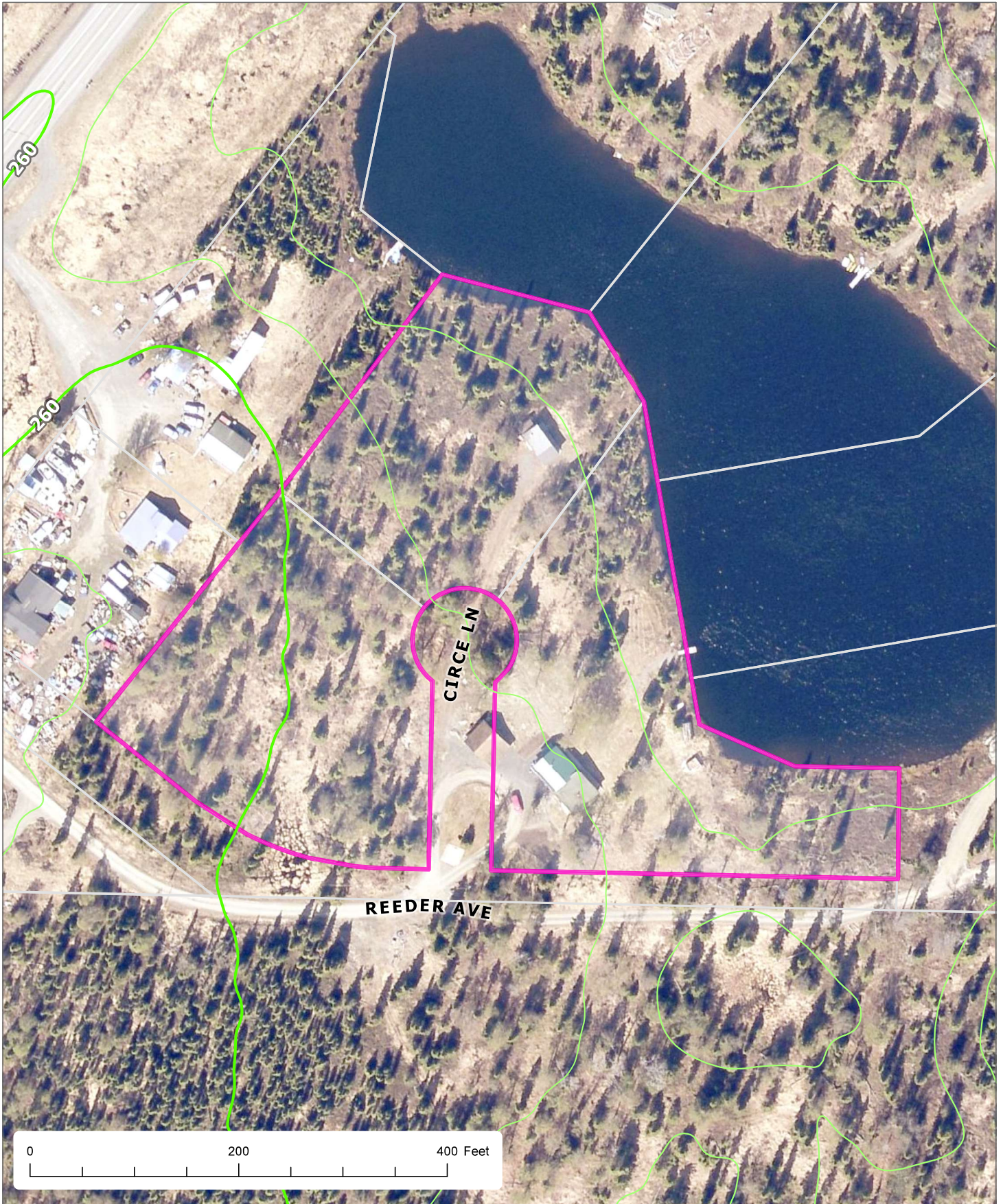
END OF STAFF REPORT



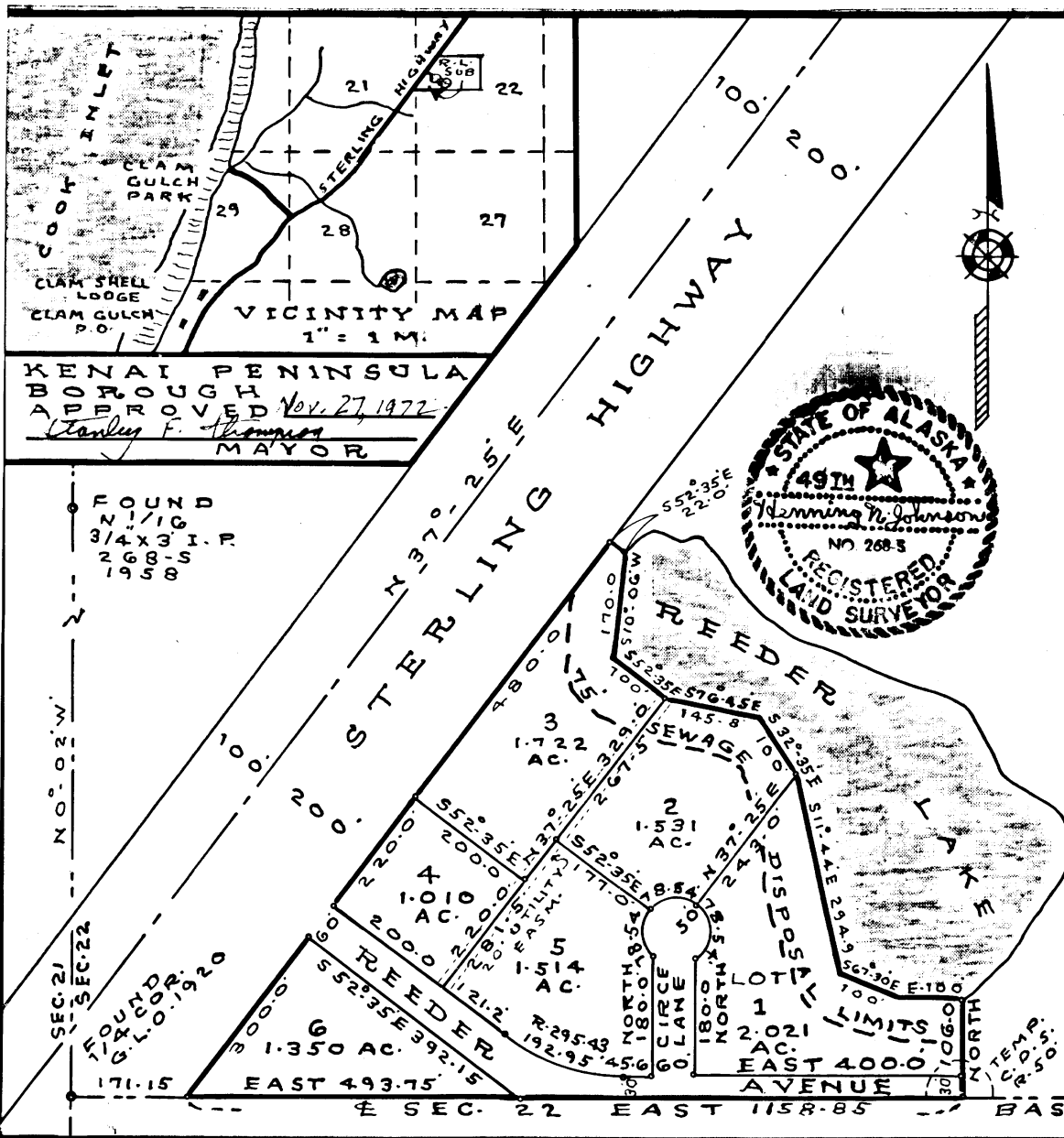
Wetlands



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REEDER LAKE SUBDIVISION

LOCATED IN S 1/2 NW 1/4 SEC. 22,
T2N. R12W. S.M. CLAM GULCH,
ALASKA.

BY: MICHAEL WILEY, ENGLISH BAY, AK.

CORS. SHOWN THUS O ARE 1/2" X 24" REBARS.
NOTE: A 5' UTILITY EASEMENT ALONG
ALL ROAD LINES FOR POWER UTILITY.
SCALE: 1" = 200'
OCT. 15, 1972
AREA: 10.562 AC

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE
THE OWNERS OF THE PROPERTY
DESCRIBED HEREIN,
AND WE HEREBY DEDICATE
THE SAME TO PUBLIC USE AND
TO THE USE OF PUBLIC UTILITIES.

OWNER Michael Wiley Santa R. Wiley
OWNER Ann C Morris
OWNER Ann C Morris

STATE OF ALASKA
THIRD JUDICIAL DISTRICT
SUBSCRIBED AND SWORN BEFORE
ME THIS 2nd DAY OF Dec 1972
WITNESS MY HAND AND OFFICIAL
SEAL, THE DAY, MONTH AND YEAR.

NOTARY PUBLIC FOR ALASKA,
Darlene Kashway Crawford 2/20/76

MY COMMISSION EXPIRES

RECORDED - FILED
Kenai REC. DIST.
DATE 3-21-1973
TIME 3 P.
Requested by KPB
Address Ed
514253

73-21



K-73-21

KENAI PENINSULA
BOROUGH
APPROVED Nov. 27, 1972
Stanley F. Thompson
MAYOR

FOUND
2-1-196
3/4 X 3/4 I.P.
268-S
1958

FOUND
W.C. V4 COR
B.L.M. 1951