

# **E. NEW BUSINESS**

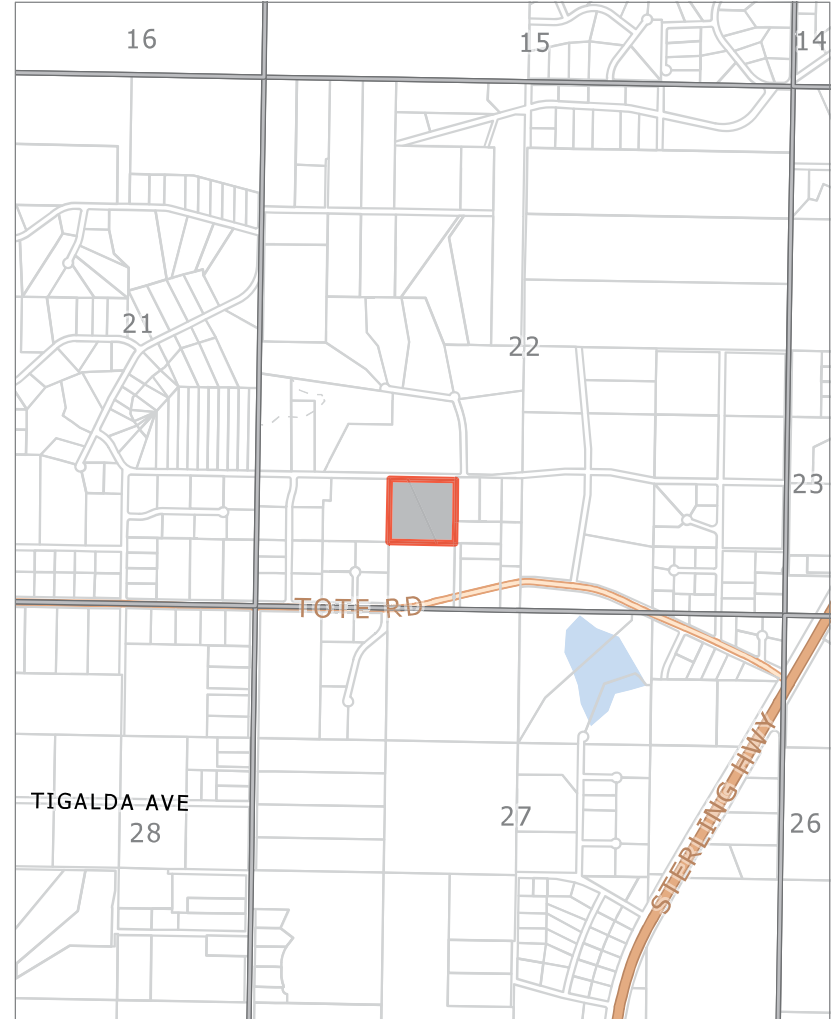
## **3. Wellness Tract 2023 Replat**

**KPB File 2024-009**

**Johnson Surveying / Knackstedt, Johnson**

**Location: Yewell Road & Wellness Avenue**

**Kalifornsky Area**

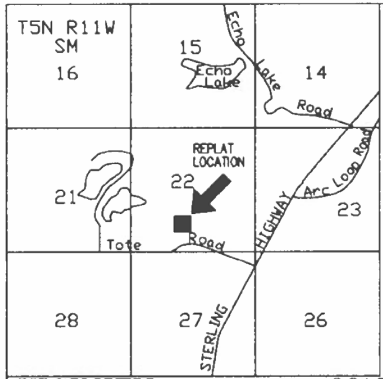


KPB File 2024-009  
T 04N R 11W SEC 22  
Kalifornsky

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VICINITY 1" = 1 mile MAP



## Wellness Tract 2023 Replat Preliminary Plat

A replat of Tracts A & B Wellness Tract, KRD 2010-52.  
Located in the NW1/4 SE1/4 SW1/4 Section 22, T4N R11W, SM, Alaska.  
Kenai Recording District Kenai Peninsula Borough File

Prepared for

Darrell R Knackstedt  
414 Swires Rd.  
Kenai, AK 99611

Richard Johnson  
26320 State Hwy 112  
Cameron, OK 74932

Prepared by

Johnson Surveying  
P.O. Box 27  
Clam Gulch, Ak 99568  
(907) 262-5772

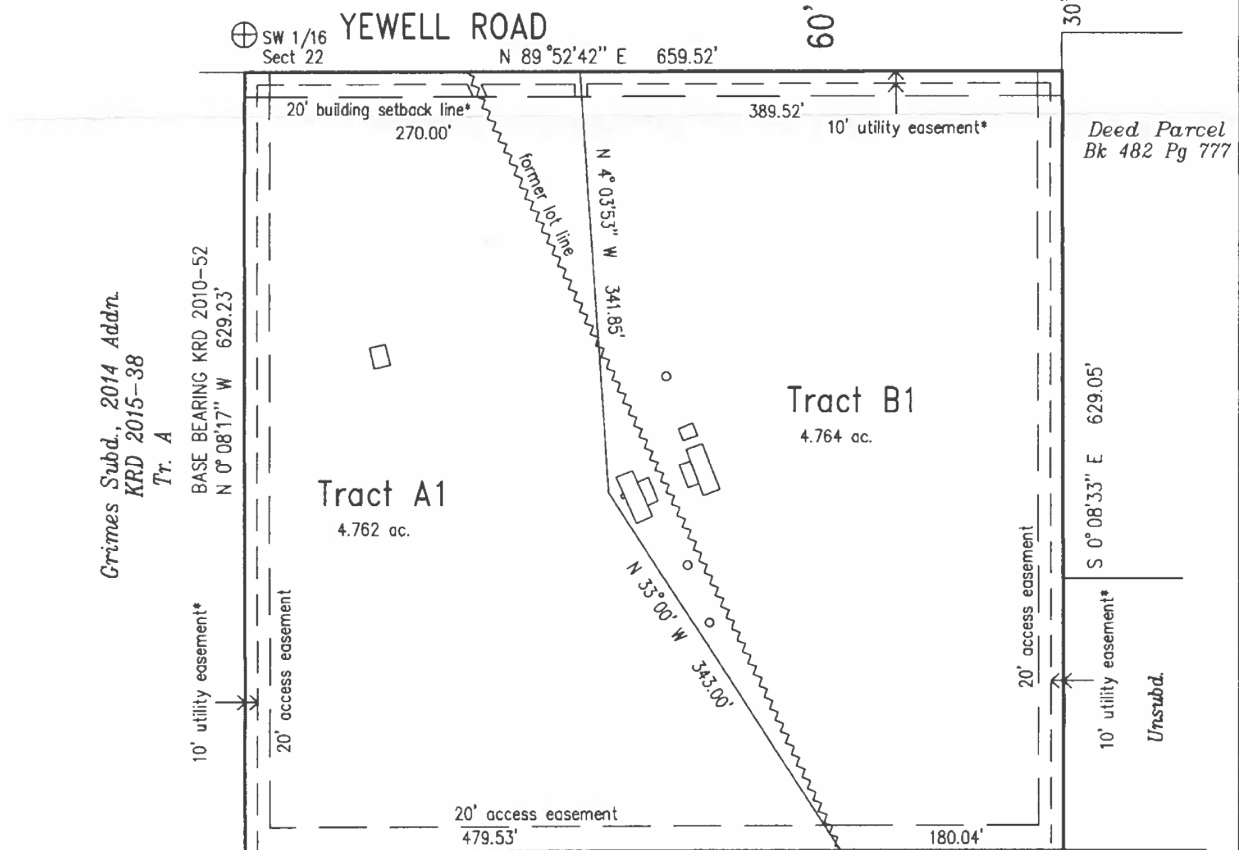
SCALE 1" = 100' AREA = 9.978 acres 8 December, 2023

### NOTES

- As granted by KRD plat 2010-52 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 and former side lot lines.
- 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.
- Exceptions to KPB 20.20.030, Street Layout, dedication for Wellness Avenue and KPB 2020.160, block length for Yewell Rd. were granted by the KPB Planning Commission at the meeting of 28 June, 2010.
- 20' access easement along the east, south, and west boundaries, as shown, was reserved in Kenai Records Book 39 Page 118.

Parcel 2  
KPB Plat Waiver 2004-28

HOPEFUL  
CIRCLE  
60'



WASTEWATER DISPOSAL

20.40.030  
These lots are at least 200,000 square feet in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

Deed Serial No.  
1966-1239  
Deed Serial No.  
2022-003541-0

AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT  
WELLNESS TRACT 2023 REPLAT**

<b>KPB File No.</b>	2024-009
<b>Plat Committee Meeting:</b>	February 12, 2024
<b>Applicant / Owner:</b>	Darrell Knackstedt of Kenai and Richard L. Johnson Living Trust, Richard L. Johnson (Trustee) of Cameron, OK
<b>Surveyor:</b>	Jerry Johnson / Johnson Surveying
<b>General Location:</b>	Yewell Road, Kalifornsky area

<b>Parent Parcel No.:</b>	131-460-46 & 131-460-47
<b>Legal Description:</b>	Tract A & B Wellness Tract KN 2010-52
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	none

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will re-subdivide two tracts of 4.761 and 4.762 acres in size into two new tracts 4.762 and 4.764 acres in size.

**Location and Legal Access (existing and proposed):**

The preliminary plat is located along Yewell Road in the Kalifornsky area. Yewell Rd is gotten to from the Sterling Highway at Tote Rd near mile post 101.3 to Rosland St then Yewell Rd.

This plat will not be dedicating any right of way and is not affected by a section line easement.

There are 20' access easements on the west, south and east boundaries of the plat which area shown and noted in the plat notes.

Exceptions to Street Layout and Block Length were granted on the previous plat Wellness Tract 2010-52 KRD with the plat note being carried forward to this plat. With this plat, the lot lines are being re-aligned to fix an encroachment issue within the plat boundary. **Staff recommends:** the plat committee concur that these exceptions remain with the proposed plat as noted.

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 not flat, but there are no steep area over 20 percent to be located. There is a drainage area following the previous former lot lines of Wellness Tract 2010-52 KRD from northwest to southeast.

There are structures on the plat. With the lot lines being re-aligned, it appears that one of the buildings will be situated so it ill now be on Tract B1 instead of Tract A. The other structures will remain on their respective lots they were previously on.

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</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p> <p>C. State Parks</p> <p>Reviewer: Comments:</p>
State of Alaska Fish and Game	

**Staff Analysis** the proposed preliminary plat is a replat of Tracts A & B of Wellness Tract 2010-52 KRD. This plat is changing the alignment of the lot lines to move around the structures in use by current Tract B. with the changing of the lines, a structure on Tract A will be shifted to the be on proposed Tract B1. These structures area shown on the plat and can be removed on the final submittal.

A soils report will not be required as both tracts are over 200,000 sq ft. The appropriate note is on the drawing.

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.

The property is within the Kalifornsky APC area but is currently inactive.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

**Utility Easements**

The parent plat granted a 10' utility easement along the right-of-way and 20' within 5' of the property line. This easement has been carried forward in note form and shown on the drawing correctly. Also carried forward from the parent plat are 10' utility easement on the east and west line of the plat. These easements as drawn should also note that they were "granted by 2010-52 KRD".

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	No comment
ACS	
GCI	Approved as shown
SEWARD ELECTRIC	
CHUGACH ELECTRIC	

TELALASKA	
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**KPB department / agency review:**

Addressing	<p>Reviewer: Leavitt, Rhealyn  Affected Addresses:  48656 WELLNESS AVE</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:  WELLNESS AVE, YEWELL RD, HOPEFUL CIR</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:  48656 WELLNESS AVE WILL REMAIN WITH TRACT B1</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**

**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:**

- Add 2024-009 to the KPB File number

- The correct name for Richard Johnson should match the Certificate of Trust: Richard L. Johnson living Trust. Richard L. Johnson is the Settlor of the Richard L. Johnson Living Trust.

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:**

Adjacent properties labeled as deeded parcels should have added 'unsubd'.

**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.

20.60.190. Certificates, statements, and signatures required.

**Staff recommendation:** comply with 20.60.190.

- Add Plat approval note with date of February 12, 2024
- Add Certificates of Ownership and Dedication
- Add Notary's Acknowledgements

20.60.200. Survey and monumentation.

**Staff recommendation:** comply with 20.60.200

- Add legend
- Show measured and recorded data and source

**RECOMMENDATION:**

**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.**

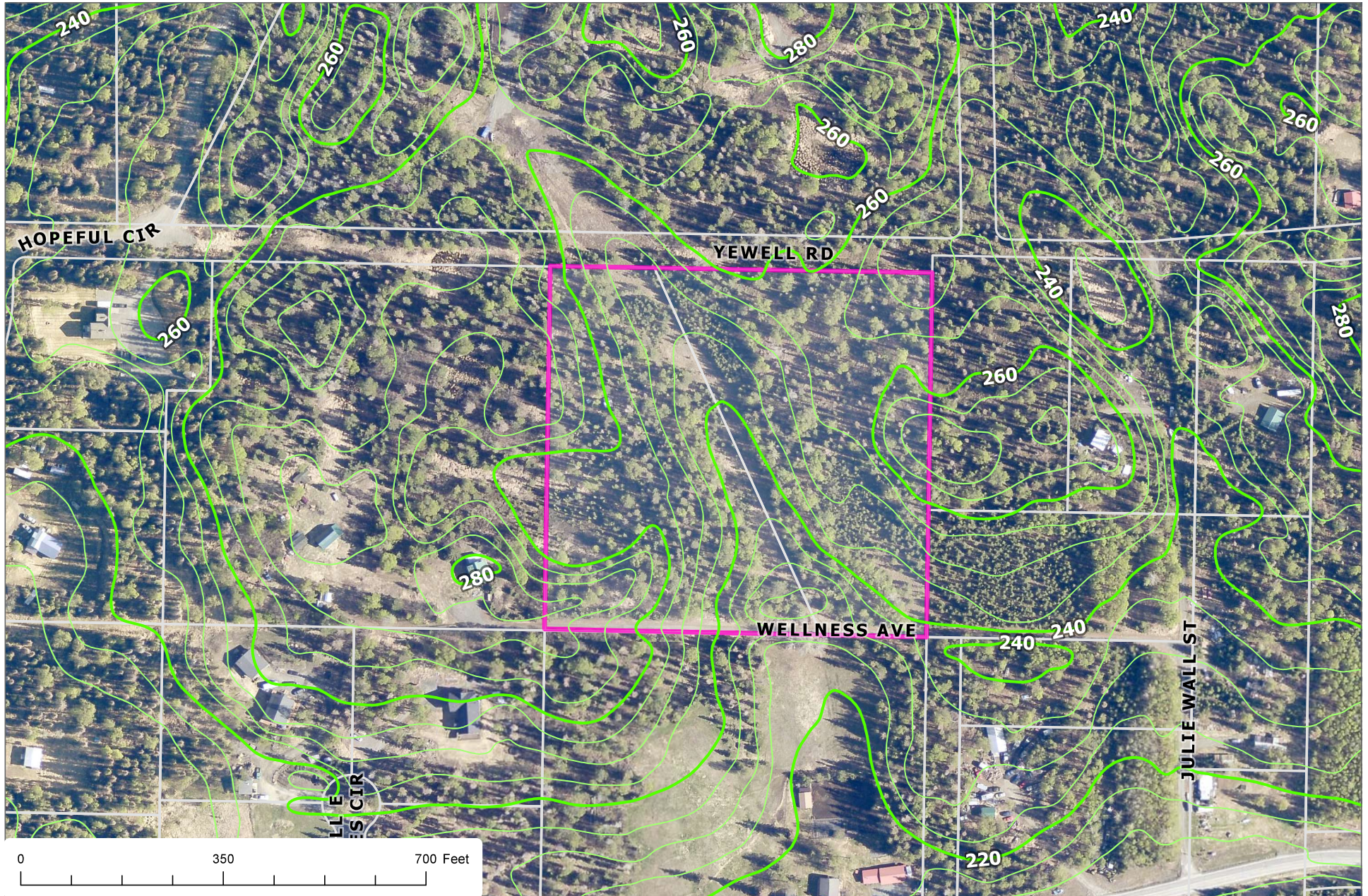
**A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.**

**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.**

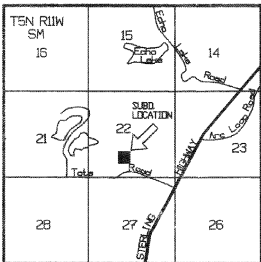
**END OF STAFF REPORT**



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# WELLNESS TRACT

Located in the NW1/4 SE1/4 SW1/4 Section 22, T4N R11W, S1M, Alaska.  
Kenai Recording District Kenai Peninsula Borough File 2010-081

**Prepared for**  
Darrell & Ellen Knackstedt  
48780 Wellness Ave.  
Soldotna, AK 99669

**Prepared by**  
Johnson Surveying  
Box 27  
Clam Gulch, AK 99568



**SCALE 1" = 100' AREA = 9.978 acres 20 May, 2010**

### 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. 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. Exceptions to KPB 20.20.030, Street Layout, dedication for Wellness Avenue and KPB 20.20.160, block length, for Yewell Road, were granted by the KPB Planning Commission at the meeting of 28 June, 2010.
5. 20' access easement along the east, south, and west boundaries, as shown, was reserved in Kenai Recorder Deeds Book 39 Page 118.

VICINITY 1" = 1 mile MAP

2010-52  
**RECORDED-FILED**  
Kenai REC. DIST.  
DATE 10-21-2010  
TIME 8:43 AM  
Requested by:  
Johnson Surveying  
Box 27  
Clam Gulch, AK 99568

### PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 28 June, 2010.

KENAI PENINSULA BOROUGH

By: Mary Beut October 20, 2010  
Authorized Official Date

### OWNERSHIP CERTIFICATE & DEDICATION

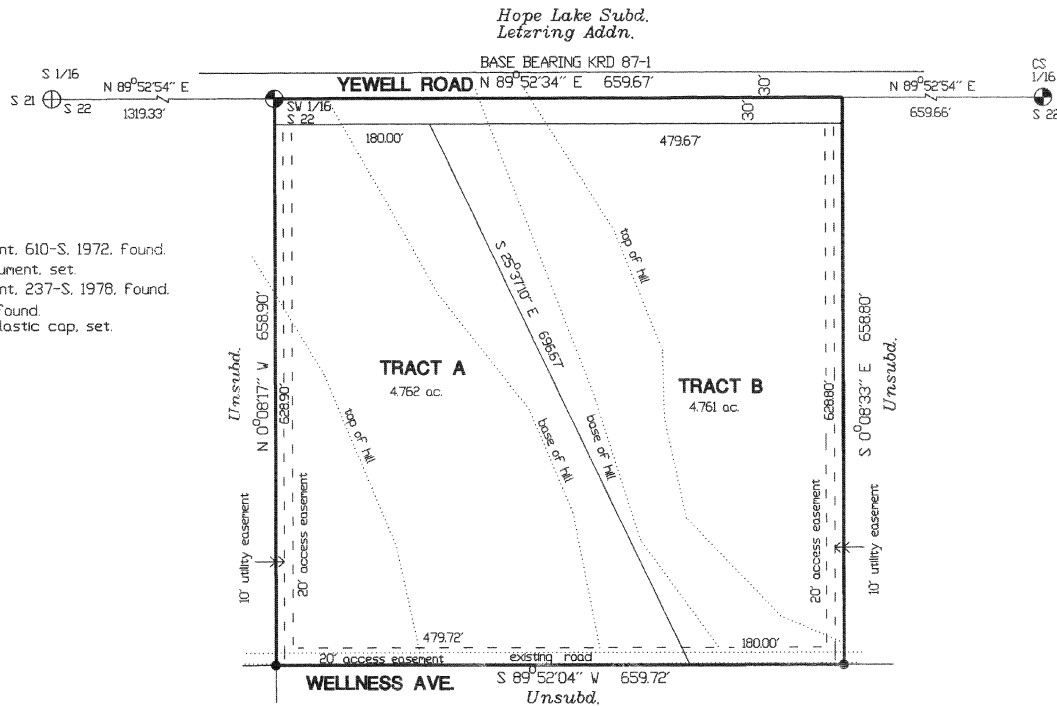
We hereby certify that we are the owners of the real property shown and described hereon; and that we hereby adopt this plan of subdivision, and by our free consent dedicate all ROWs to public use and grant all easements to the use shown.

Darrell R. Knackstedt  
Darrell R. Knackstedt 48780 Wellness Avenue Soldotna, AK 99669  
Ellen L. Knackstedt  
Ellen L. Knackstedt 48780 Wellness Avenue Soldotna, AK 99669

### NOTARY'S ACKNOWLEDGEMENT

For: Darrell R. & Ellen L. Knackstedt  
Subscribed and sworn to before me this 13<sup>th</sup>  
day of September 2010.

[Signature]  
Notary Public For Alaska  
My commission expires 7/15/14



### LEGEND

- ⊕ - 2 1/2" brass cap monument, 610-S, 1972, Found.
- ⊙ - 2 1/2" x 30" aluminum monument, set.
- ⊗ - 2 1/2" brass cap monument, 237-S, 1978, Found.
- ⊙ - 5/8" rebar lot corner, Found.
- - 1/2" x 4" rebar with 1" plastic cap, set.

### 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 system must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.