



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Plat Committee

Monday, October 13, 2025

7:00 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID: 907 714 2200

ZOOM MEETING DETAILS

Zoom Meeting Link: <https://us06web.zoom.us/j/9077142200>

Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247

Zoom Meeting ID: 907 714 2200

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible.

The hearing procedure for the Plat Committee public hearings are as follows:

- 1) Staff will present a report on the item.
- 2) The Chair will ask for petitioner's presentation given by Petitioner(s) / Applicant (s) or their representative – 10 minutes
- 3) Public testimony on the issue. – 5 minutes per person
- 4) After testimony is completed, the Planning Commission may follow with questions. A person may only testify once on an issue unless questioned by the Planning Commission.
- 5) Staff may respond to any testimony given and the Commission may ask staff questions.
- 6) Rebuttal by the Petitioner(s) / Applicant(s) to rebut evidence or provide clarification but should not present new testimony or evidence.
- 7) The Chair closes the hearing and no further public comment will be heard.
- 8) The Chair entertains a motion and the Commission deliberates and makes a decision.

All those wishing to testify must wait for recognition by the Chair. Each person that testifies must write his or her name and mailing address on the sign-in sheet located by the microphone provided for public comment. They must begin by stating their name and address for the record at the microphone. All questions will be directed to the Chair. Testimony must be kept to the subject at hand and shall not deal with personalities. Decorum must be maintained at all times and all testifiers shall be treated with respect.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

All items marked with an asterisk () are consent agenda items. Consent agenda items are considered routine and noncontroversial by the Plat Committee and may be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner removes the item from the consent agenda. The removed item will then be considered in its normal sequence on the regular agenda. If you wish to comment on a consent agenda item, please advise the recording secretary before the meeting begins, and she will inform the Chair of your wish to comment.*

1. Agenda
2. Member / Alternate Excused Absences
3. Minutes

[KPB-7208](#) September 22, 2025 Plat Committee Minutes

Attachments: [C3. 092225 Plat Minutes](#)

4. Grouped Plats

[KPB-7209](#) E3. Seward Original Townsite Wisel Replat; KPB File 2025-102
E4. Nine Mile No. 2 2026 Replat; KPB File 2025-137
E5. Robertson Subdivision Tract 2 2026 Replat; KPB File 2025-138
E6. Carikens 2026 Replat; KPB File 2025-139

Attachments: [C4. Grouped Plats Staff Report](#)

D. OLD BUSINESS - None**E. NEW BUSINESS**

1. [KPB-7211](#) Crane-France Addition No. 1 ; KPB File 2025-145
McLane Consulting Group / France
Location: Forest Lane off Sterling Highway
Sterling Area

Attachments: [E1. Crane-France Addition No. 1 Packet](#)
[PHN Crane-France Addn No. 1](#)
2. [KPB-7212](#) Barnett Lot 1-A 2025 Resubdivision; KPB File 2025-140
Mullikin Surveys / Range Group, LLC
Location: East Hill Road & Barnett Place
City of Homer

Attachments: [E2. Barnett Lot 1-A 2025 Resubdivision Packet](#)
[PHN Barnett Lot 1-A 2025 Resub](#)

3. [KPB-7214](#) Seward Original Townsite Wisel Replat; KPB File 2025-102
Johnson Surveying / Grace Group Properties 1 LLC
Location: Church Street & Fourth Avenue
City of Seward

Attachments: [E3. Seward Original Townsite Wisel Replat Packet](#)
[PHN_Seward Original Townsite Wisel Replat](#)
4. [KPB-7216](#) Nine Mile No. 2 2026 Replat; KPB File 2025-137
Seabright Survey & Design / Gherman
Location: Old Sterling Highway & Rosehip Drive
Anchor Point Area

Attachments: [E4. Nine Mile No. 2 2026 Replat Packet](#)
[PHN_Nine Mile No. 2 2026 Replat](#)
5. [KPB-7217](#) Robertson Subdivision Tract 2 Newby 2026 Replat; KPB File 2025-138
Seabright Survey & Design / Newby Revocable Trust
Location: Shelton Avenue E., Durst Street & Brookie Road
Diamond Ridge Area

Attachments: [E5. Robertson Sub Tract 2 Newby 2026 Replat Packet](#)
[PHN_Robertson Sub Tract 2 Newby 2026 Replat](#)
6. [KPB-7218](#) Carikens 2025 Replat; KPB File 2025-139
Seabright Survey & Design / Amo Construction, Inc.
Location: North Fork Road
Anchor Point Area

Attachments: [E6. Carikens 2025 Replat Packet](#)
[PHN_Carikens 2026 Replat](#)
7. [KPB-7219](#) Tulin Terrace Sub West Terrace Unit 1 Floyd 2026 Replat -
POSTPONED
KPB File 2025-141
Seabright Survey & Design / The Craig & Susan Floyd Family Trust
Location: Tulin Bluff West Court & Tulin Bluff East Court
City of Homer

Attachments: [E7. Tulin Terrace Sub West Terrace Unit 1 Floyd 2026 Replat](#)
[PHN_Tulin Terrace Sub West Terrace Unit 1 Floyd 2026 Replat](#)

F. PUBLIC COMMENT

(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made)

1. Municipal Entitlement Acquisition Survey
Alaska State Land Survey No. 2021-31

G. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLAT COMMITTEE MEETING

The next regularly scheduled Plat Committee meeting will be held Monday, October 27, 2025 in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at 7:30 p.m.

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2215

Phone: toll free within the Borough 1-800-478-4441, extension 2215

e-mail address: planning@kpb.us

website: <https://www.kpb.us/departments/planning/planning-overview>

Written comments will be accepted until 1:00 p.m. on the last business day (usually a Friday) before the day of the Plat Committee meeting in which the item is being heard. If voluminous information and materials are submitted staff may request seven copies be submitted. Maps, graphics, photographs, and typewritten information that is submitted at the meeting must be limited to 10 pages. Seven copies should be given to the recording secretary to provide the information to each Committee member. If using large format visual aids (i.e. poster, large-scale maps, etc.) please provide a small copy (8 ½ x 11) or digital file for the recording secretary. Audio, videos, and movies are not allowed as testimony. If testimony is given by reading a prepared statement, please provide a copy of that statement to the recording secretary.

An interested party may request that the Planning Commission review a decision of the Plat Committee by filing a written request within 10 days of the written notice of decision in accordance with KP.B 2.40.080.

C. CONSENT AGENDA

***3. Minutes**

a. September 22, 2025 Plat Committee Meeting Minutes

Kenai Peninsula Borough

Plat Committee

Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

SEPTEMBER 22, 2025
6:30 PM
UNAPPROVED MINUTES

A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 6:30p.m.

B. ROLL CALL

Plat Committee Members/Alternates

Karina England, City of Seward

Pamela Gillham, Kalifornsky/Kasilof District

Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District

Franco Venuti, City of Homer

Paul Whitney, City of Soldotna

Staff Present

Robert Ruffner, Planning Director

Vince Piagentini, Platting Manager

Jenny Robertson, LMD Administrative Assistant

Ann Shirnberg, Planning Administrative Assistant

With 5 members in attendance, a quorum was present.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

*3. Approval of Minutes

a. September 8, 2025 Plat Committee Meeting Minutes

- *4. Grouped Plats: The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The grouped plats on the consent agenda are as follows:

E1. Dawson Subdivision No. 2; KPB File 2025-123

E2. Yoo Subdivision; KPB File 2025-126

E4. Bouwens Subdivision No. 3; KPB File 2025-128

E6. Kinrod 2025 Replat; KPB File 2025-131

Chair Gillham asked if anyone from the public wished to speak to any of the items under the consent agenda. Hearing no one wishing to comment discussion was opened among the commission.

MOTION: Commissioner Whitney moved, seconded by Commissioner Venuti to approve the agenda, the minutes from the September 8, 2025 Plat Committee and grouped plats based on staff recommendations and compliance to borough code, adopting and incorporating by reference the staff reports and staff recommendations.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	England, Gillham, Morgan, Whitney, Venuti
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E. NEW BUSINESS**ITEM #1 - PRELIMINARY PLAT
DAWSON SUBDIVISION NO. 2**

KPB File No.	2025-123
Plat Committee Meeting:	September 22, 2025
Applicant / Owner:	Terry J. Dawson
Surveyor:	John Segesser / Segesser Surveys
General Location:	Yukon Road - Kasilof Area
Parent Parcel No.:	133-512-24
Legal Description:	T 3N R 11W SEC 29 Seward Meridian KN 2008086 DAWSON SUB LOT 2
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

Approved Under The Consent Agenda*ITEM #2 - PRELIMINARY PLAT
YOO SUBDIVISION**

KPB File No.	2025-126
Plat Committee Meeting:	September 22, 2025
Applicant / Owner:	Jeeyon & Jerry Yoo / Anchorage
Surveyor:	Jason Young / Edge Survey & Design, LLC
General Location:	Cohoe Loop - Kasilof Area
Parent Parcel No.:	133-022-06
Legal Description:	T 3N R 12W SEC 2 SEWARD MERIDIAN KN BEGINNING AT THE 1/4 CORNER COMMON TO SEC 2 & 11 TH N 0 DEG 51 MIN W 855.80 FT TO POB TH N 89 DEG 30 MIN E 1590 FT TO THE LINE OF MEAN HIGH WATER OF THE KASILOF RIVER TH N 16 DEG 20 MIN E 248 FT TH N 80 DEG 10 MIN W 1634 FT TO A POINT ON THE CENTERLINE OF SEC 2 TH S 0 DEG 51 MIN E 284.2 FT TO THE POB
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

Approved Under The Consent Agenda*ITEM #3 - PRELIMINARY PLAT
HIGHLAND BLUFF SUBDIVISION QUINT ADDITION**

KPB File No.	2025-120
Plat Committee Meeting:	September 8, 2025
Applicant / Owner:	Janelle Kara Quint & Kenneth David Quint
Surveyor:	Jason Young / Edge Survey & Design, LLC
General Location:	Pavlof Dr. off Cohoe Loop Road – Cohoe Area
Parent Parcel No.:	137-340-17, 137-340-18 & 137-340-19
Legal Description:	T 02N R 12W SEC 04 SEWARD MERIDIAN KN 0800038 HIGHLAND BLUFF SUB LOTS 7, 8 & 9 BLK 4
Assessing Use:	Vacant, Accessory Building, Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.120 – Street Width Requirements

Staff report given by Platting Vince Piagentini.

Chair Gillham opened the item for public comment.

Jason Young, Edge Survey & Design; P.O. Box 59, Kasilof AK 99610: Mr. Young was the surveyor on this project and made himself available for questions.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Whitney moved, seconded by Commissioner Venuti to grant preliminary approval to Highland Bluff Subdivision Quint Addition based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Whitney moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.30.120 – Street Width Requirements, citing findings 3 – 5 in support of standard one, findings 1, 2, 5 & 8 in support of standard two and findings 4 & 8 in support of standard three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	England, Gillham, Morgan, Venuti, Whitney
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Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MAIN MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	England, Gillham, Morgan, Venuti, Whitney
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**ITEM #4 - PRELIMINARY PLAT
BOUWENS SUBDIVISION NO. 3**

KPB File No.	2025-128
Plat Committee Meeting:	September 22, 2025
Applicant / Owner:	Andrew Matthews, Katie Schollenberg Matthews & Patrick Wells
Surveyor:	Jason L. Schollenberg / Peninsula Surveying, LLC
General Location:	Kinak Avenue & Fitzhugh Street – Happy Valley
Parent Parcel No.:	159-013-17 and 159-013-18
Legal Description:	T 2S R 14W SEC 9 Seward Meridian HM 0960008 BOUWENS SUB #2 LOTS 1A & 1B
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

**Approved Under The Consent Agenda*

**ITEM #5 - PRELIMINARY PLAT
HOMWOOD SUBDIVISION 2025 REPLAT**

KPB File No.	2025-130
Plat Committee Meeting:	September 22, 2025
Applicant / Owner:	Danielina & Mark Conway
Surveyor:	Jason Schollenberg / Peninsula Surveying
General Location:	Pinewood Ave & Berkenweg St off Robinson Loop Rd – Sterling Area
Parent Parcel No.:	063-550-56
Legal Description:	T 5N R 9W SEC 17 SEWARD MERIDIAN KN 0770081 HOMWOOD SUB LOT 4 BLK 6
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.40 – Wastewater Review

Chair Gillham opened the item for public comment.

Danielina Conway; P.O. Box 2441, Soldotna AK 99669: Ms. Conway is the landowner and made herself available for questions.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Morgan moved, seconded by Commissioner Whitney to grant preliminary approval to Homewood Subdivision 2025 Replat based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Morgan moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.40 – Wastewater Review, citing findings 1-3 in support of standards one, two and three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	England, Gillham, Morgan, Venuti, Whitney
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Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MAIN MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	England, Gillham, Morgan, Venuti, Whitney
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**ITEM #6 - PRELIMINARY PLAT
KINROD 2025 REPLAT**

KPB File No.	2025-131
Plat Committee Meeting:	September 22, 2025
Applicant / Owner:	Steven A. & Patricia E. Tilbury
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Brody Road off Oil Well Road – Ninilchik Area
Parent Parcel No.:	157-130-23 & 157-130-38
Legal Description:	T 1S R 13W SEC 31 Seward Meridian HM 0810018 KINROD ADDN LOT 1 AND HM 2018029 KINROD 2018 REPLAT TRACT B2
Assessing Use:	157-130-23: Residential Dwelling 157-130-38: Residential Accessory Building
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

**Approved Under The Consent Agenda*

G. ADJOURNMENT

Commissioner Whitney moved to adjourn the meeting at 6:47 P.M.

Ann E. Shirnberg
Administrative Assistant

c. CONSENT AGENDA

***4. Grouped Plats**

- E3. Seward Original Townsite Wisel Replat; KPB File 2025-102
- E4. Nine Mile No. 2 2026 Replat; KPB File 2025-137
- E5. Robertson Subdivision Tract 2 2026 Replat; KPB File 2025-138
- E6. Carikens 2026 Replat; KPB File 2025-139



October 13, 2025

Plat Committee

Betty J. Glick Assembly Chambers
George A. Navarre Kenai Peninsula
Borough Administration Building and Through

Jeremy Brantley, Chair
Sterling/Funny River
Term Expires 2027

Pamela Gillham, Vice Chair
Kalifornsky / Kaslof District
Term Expires 2026

Virginia Morgan
Cooper Landing / Hope
Eastern Peninsula District
Term Expires 2025

Diane Fikes
City of Kenai
Term Expires 2025

Paul Whitney
City of Soldotna
Term Expires 2027

Franco Venuti
City of Homer
Term Expires 2025

Karina England
City of Seward
Term Expires 2026

Jeffrey Epperheimer
Nikiski District
Term Expires 2026

Dawson Slaughter
South Peninsula District
Term Expires 2025

Staff has grouped the following plats located under **AGENDA ITEM C4 – Grouped Plats (AGENDA ITEM F - FINAL PLATS WILL NEED SEPARATE REVIEW)**. They are grouped as:

- A. The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The group plats on the consent agenda are as follows – 4 Plats

E3. Seward Original Townsite Wisel Replat; KPB File 2025-102

E4. Nine Mile No. 2 2026 Replat; KPB File 2025-137

E5. Robertson Subdivision Tract 2 2026 Replat; KPB File 2025-138

E6. Carikens 2026 Replat; KPB File 2025-139

Staff recommends the committee determine whether any members of the public, surveyors or committee members wish to speak to any of the plats in this **group (A)** and remove the specific plats from the group, voting on the remainder of plats in the group in a single action to grant preliminary approval to the plats subject to staff recommendations and the conditions noted in the individual staff reports.

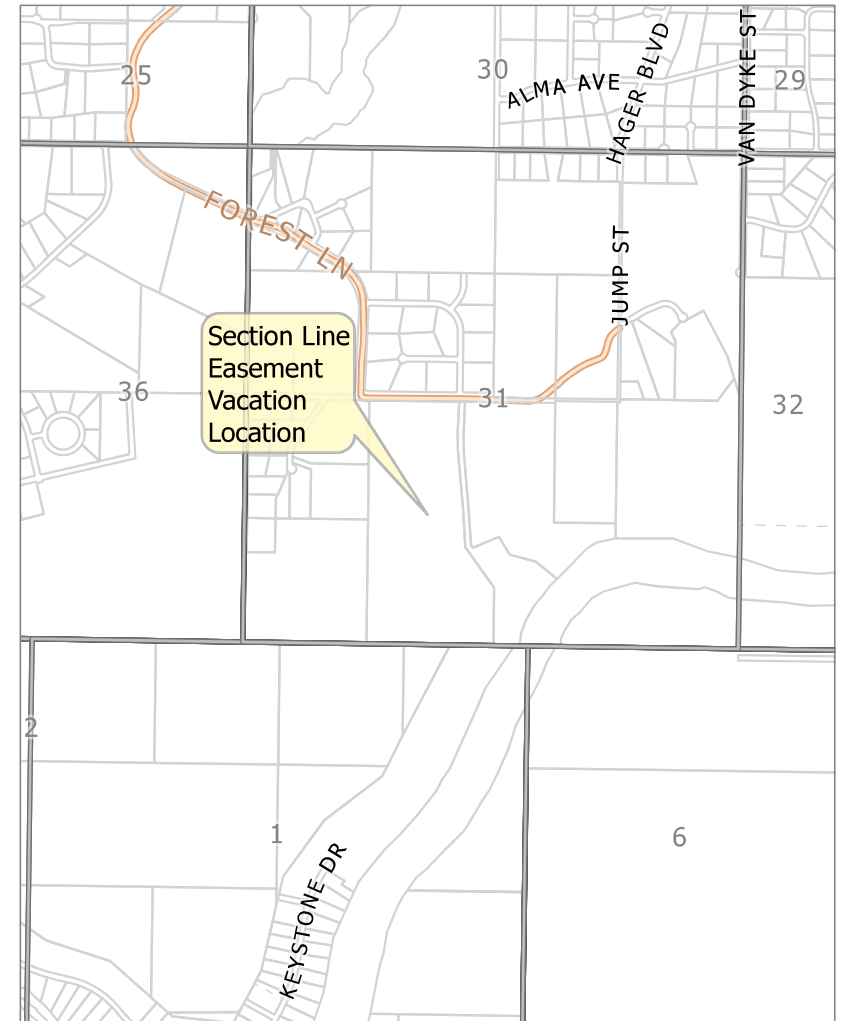
- B. Plats needing specific actions or controversial - (public comments received, major staff concerns, exceptions required) – 2 Plats

E1. Crane-France Addition No. 1; KPB File 2025-45

E2. Barnett Lot 1-A 2025 Resubdivision; KPB File 2025-140

E. NEW BUSINESS

- 1. Crane-France Addition No. 1 ; KPB File 2025-145**
McLane Consulting Group / France
Location: Forest Lane off Sterling Highway
Sterling Area



KPB File 2025-145
T 05N R 10W S31
Sterling



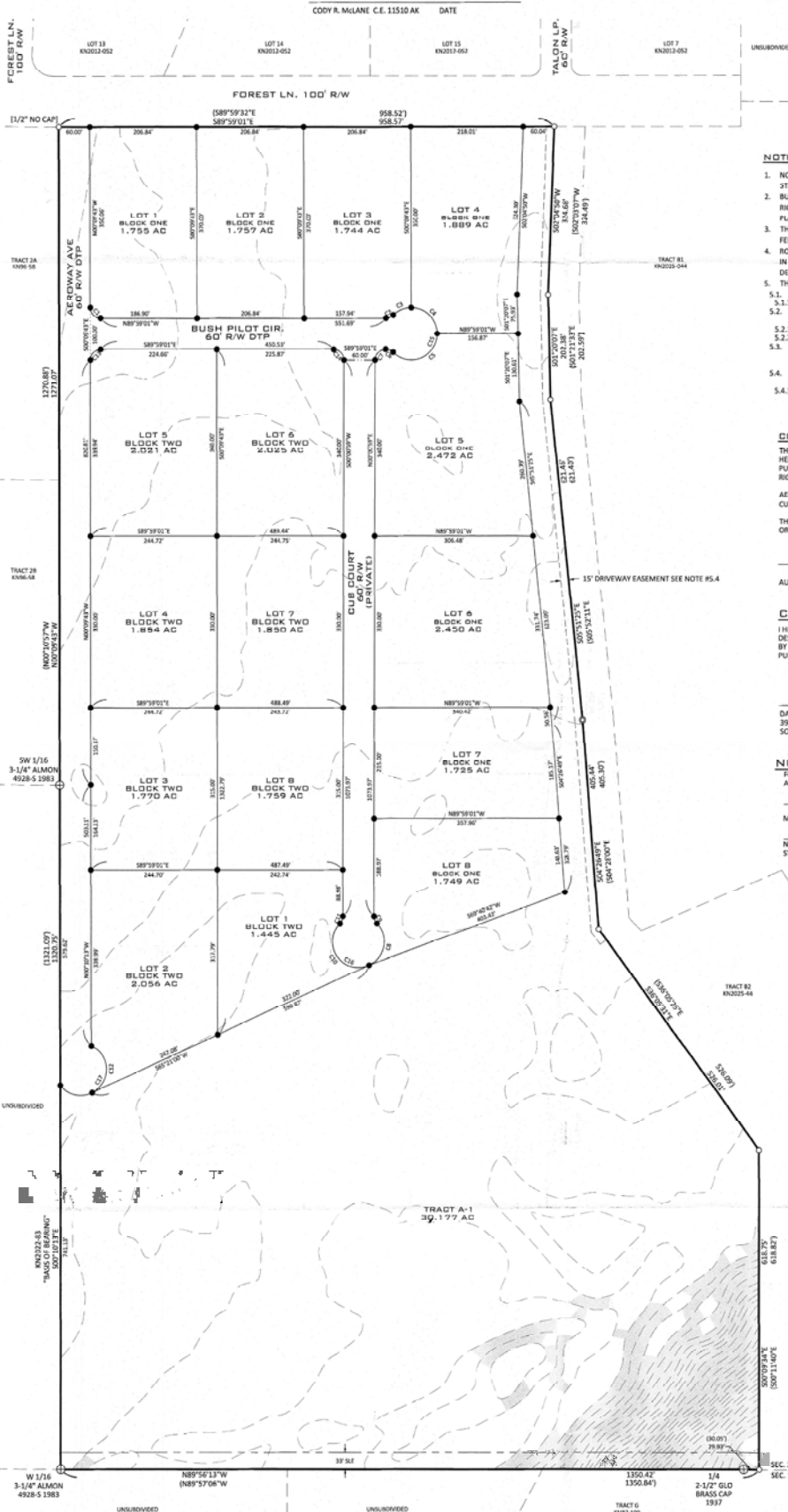
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

WASTEWATER DISPOSAL: TRACT A-1

THIS LOT IS AT LEAST 200,000 SQUARE FEET IN SIZE AND MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

WASTEWATER DISPOSAL: LOTS 1-8 BLOCK ONE & TWO

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. AN ENGINEER'S SUBDIVISION AND SOILS REPORT IS AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF CROSSL 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.



NOTES:

- NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
- BUILDING SETBACK - A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL DEDICATED STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN THE 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
- 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 DEPARTMENT PER KPB 14.06.
- THIS PLAT MAY BE AFFECTED BY THE FOLLOWING:
 - 5.1. A BLANKET RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC.
 - 5.1.1. RECORDED: JULY 10, 1981 - MISC. BOOK 7 PAGE 11, KRD.
 - 5.2. A RIGHT OF WAY EASEMENT GRANTED TO THE DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS, FOR ROAD CONSTRUCTION PURPOSES.
 - 5.2.1. RECORDED: APRIL 28, 1982 - MISC. BOOK 7 PAGE 338.
 - 5.2.2. AFFECTS: E1/2 OF SW1/4 SECTION 31, TOWNSHIP 5 NORTH, RANGE 9 WEST, S.M.
 - 5.3. THE EFFECT OF, IF ANY, EASEMENT FOR COMMON USE OF DRIVEWAY, PRIVATE AIRSHIP, ELECTRICITY AND WELL, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED IN STATUTORY WARRANTY DEED ON JANUARY 31, 2007, 001132-0, KRD.
 - 5.4. RECIPROCAL DRIVEWAY EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN DAN L. FRANCE III AND ALAN R. CRANE AND JO ANN CRANE.
 - 5.4.1. RECORDED: FEBRUARY 28, 2023, SERIAL NUMBER 2023-001233-0, KRD - SHOWN HEREON.

CERTIFICATE OF ACCEPTANCE - KPB

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF KENAI PENINSULA BOROUGH FOR PUBLIC USES AND PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

AEROWAY AVE 60' R/W
CUB COURT 60' R/W

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL

DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DAN L. FRANCE III, OWNER
39550 FOREST LN.
SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: DAN L. FRANCE III

ACKNOWLEDGED BEFORE ME THIS

DAY OF 2025

MY COMMISSION EXPIRES

NOTARY PUBLIC FOR THE STATE OF

LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR w/ RED PLASTIC CAP LS-14488
- FOUND 5/8" REBAR w/ YELLOW PLASTIC CAP LS-8859 UNLESS NOTED
- SET 5/8" 30" REBAR w/ 1" BLUE PLASTIC CAP LS-211269
- CONTOUR INTERVAL = 5'
- SLOPES GREATER THAN 20%
- RECORD DATA PER KN2022-83
- SECTION LINE EASEMENT

TYPICAL SETBACK DETAIL (NTS)



Plat #
Date
Time



CRANE-FRANCE SUBDIVISION ADDITION
NO. 1
A SUBDIVISION OF TRACT A CRANE-FRANCE SUBDIVISION (KN2022-083)

OWNER:
DAN L. FRANCE III
39550 FOREST LN., SOLDOTNA, AK 99669

65,780 AC - SITUATED IN THE SW1/4 & SE1/4 SECTION 31, TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH AND KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 498
SOLDOTNA, AK 99688
VOICE: (907) 283-4218
FAX: (907) 283-5888
WWW.MCLANDCO.COM

KPB File No. 2025-XXX
Project No. 252014

Scale: 1" = 100' Date: AUG. 2025 BOOK: 25-07 Drawn by: AHH

KPB 2025-145

E1-3

AGENDA ITEM E. NEW BUSINESS

ITEM #1 - PRELIMINARY PLAT
Crane-France Subdivision Addition No. 1

KPB File No.	2025-145
Plat Committee Meeting:	October 13, 2025
Applicant / Owner:	Dan L France III / Soldotna
Surveyor:	Andrew Hamilton / McLane Consulting, Inc.
General Location:	Sterling Area – Forest Lane

Parent Parcel No.:	063-850-23
Legal Description:	T 05N R 09W SEC 31 SEWARD MERIDIAN KN 2022083 CRANE-FRANCE SUB TRACT A
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.100(A)

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 65.786-acre parcel into 16 lots ranging in size from 1.445 acres to 2.472 acres and one tract of size 30.177 acres. and two dedications and one private road.

Location and Legal Access (existing and proposed):

Legal access is by Forest Lane to the north, a constructed 100-foot dedication, maintained by the State of Alaska DOT. Forest Lane connects to the Sterling Highway to the north near milepost 89.7, which is also State-maintained.

There is a 33-foot section line easement located on the south side of the proposed plat. **Staff recommends** a plat note in reference to item 9 of the Certificate to Plat be added and tied to the section line easement noted on the drawing.

The plat is proposing three dedications with this action. Aeroway Ave on the west will come into the subdivision from Forest Ln. as a 60' dedication giving access to 5 lots. Bush Pilot Cir will come off Aeroway Ave as another 60' dedication, giving access to 7 lots. Cub Court is being presented on the plat as a private 60' road headed south off of Cub Court giving access to 8 lots.

There is a reciprocal easement agreement noted on the drawing and referenced to plat note 5.4. the easement document identifies it as being 30' wide, while the drawing shows the 15 feet on the side of this plat. **Staff recommends** the surveyor note that the easement is 15' on both sides of the property line for 30' total.

DOT is proposing Tract a-1 take access from proposed Aeroway Ave and other internal roads. *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. DOT is requesting additional information on the development plan of Tract A-1, **Staff recommends** the owner or surveyor contact the Transportation Planner with information to discuss.

There is a private airstrip located across the middle of the plat that crosses into the adjacent property to the east. Most of the use looks to be on the part east of the subdivision as it is better maintained.

Block length is not on the west side of Block 2 along Aeroway Ave. From the center of Bush Pilot Cir south to the center of the bulb, the length is approximately 1420' being 100' longer than the required 1320' and longer than the

limit of no more than 1000'. The applicant has requested an exception to KPB 20.30.100(A) Cul-de-sacs and KPB 20.30.170 Block-length requirements. These will be looked at later in the staff report.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: Property owners should know the following ordinance. 14.06.190. - Airparks. No roads within or directly adjacent to an airpark will be certified for maintenance where aircraft will utilize, or interfere with vehicular use of, the roadway. (Ord. No. 2008-05(S), § 1, 5-6-08)
SOA DOT comments	- No direct access to Forest Lane will be granted for Lots 1, 2, 3, 4. All proposed lots must take access from common access area onto Aeroway Ave. as shown on proposed plat. - Apply for an Approach Road Review for the Aeroway Road connection to Forest Lane. Approach Road Reviews 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. DOT&PF requests additional information regarding development plan for Tract A-1? Is the flag lot necessary? - Recommend Tract A-1 take access from proposed Aeroway Ave. and other proposed internal roads.

Site Investigation:

There are structures located on the property. When the plat is completed the structures will be located on Tract A-1 and the driveway comes down the neck to the structures following the reciprocal easement mostly.

There are steep areas over 20% indicated on the plat, being located in the south east corner of the subdivision. The steep slopes are labeled with a hatched to it.

There are no wetlands located on this plat, but the River Center review identified the plat to be located in a FEMA Flood Zone identified as X. Reviewer recommended a plat note be added in reference to KPB 20.30.280(D) but no depiction is needed on the drawing.

The plat is not located in a floodway though nor in a habitat protection zone.

Staff recommendation: place a note on the final plat indicating any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetland determination if applicable.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Within non-regulatory zone considered an area of minimal flood hazard. No depictions required. Flood Zone: X (unshaded)
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	Map Panel: 02122C-0935F In Floodway: False Floodway Panel: B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	

Staff Analysis

Originally the land was an aliquot part of the NW 1/4 SE 1/4 and Government Lot 6 of Section 31, Township 5 North, Range 9 West, Seward Meridian, Kenai Peninsula Borough, Alaska. Crane-France Subdivision, KN 2022-83, subdivided the land into two tracts, A and B. This platting action will subdivision Tract A into sixteen new lots and a tract along with three roads.

A soils report will be required for the lots within the blocks and an engineer will sign the final plat as the new lots are all below 200,000 sq ft. The wastewater disposal note will need to match the results of the soils report and recommendation of the engineer.

A soils report will not be required for Tract A-1, as it is above 200,000 sq ft. the wastewater disposal note shown for Tract A-1 is adequate for the tract shown.

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

Plat note 10 needs carried forward to this plat. This note is in direct relation to the request from HEA for the easement over the overhead power line.

There are easements listed in the plat notes of unknown location and the section line easement on the south.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

The plat is proposing a 10' utility easement along the front 10' of the 20' building setback and the entire setback within 5' of the side lot lines.

Utility provider review:

HEA	See comment in packet
ENSTAR	No comments or recommendations
ACS	No comment
GCI	Approved as shown

SEWARD ELECTRIC	
CHUGACH ELECTRIC	
FASTWYRE	

KPB department / agency review:

Addressing Review	Reviewer: Pace, Rhealyn Affected Addresses: 34105 FOREST LN Existing Street Names are Correct: Yes List of Correct Street Names: FOREST LN, TALON LOOP Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: AEROWAY AVE, BUSH PILOT CT, CUB CIR List of Street Names Denied: CUB CT, BUSH PILOT CIR Comments: 34105 FOREST LN WILL REMAIN WITH TRACT A-1.
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 comments

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Add to the Plat Approval the date of October 13, 2025

Year in the Notary's Acknowledgement may need to be changed to 2026 for the signature year, please be aware.

Wastewater Disposal note for lots 1-8 Blocks 1 & 2 needs to match recommendation from engineer.

Check the information on the BLM pins, other sources indicate years and other data given on caps

Modify the KPB File No. to 2025-145

Plat notes and sub-notes as aligned are congested and confusing to read, please adjust.

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:
Foster Ln needs changes Forest Ln. near the top.
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
Staff recommendation:
Add a plat note for the section line easement noted at item 9 of the CTP and tie to notation on the drawing, this would be related to parent plat note 10.
Add a plat note for item 10 of the CTP
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;
Staff recommendation:
Issues/encroachments noted in Bk 406 Pg 52 appear to be covered by location of lines of parent plat and do not need to be included in the certificate to plat or this plat

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.

EXCEPTIONS REQUESTED:

A. KPB 20.30.100(A) Cul-de-Sacs & 20.30.170 Block – Length Requirements

Surveyor's Discussion:

We have tried to develop this subdivision in the most feasible and economical fashion possible while retaining the private reciprocal driveway that is located along the eastern boundary of the subdivision and described in the official document recorded as 2023-001233-0, KRD.

Aeroway Ave extends roughly an additional 1420 feet beyond the intersection of Bush Pilot Circle. Due to the rectangular nature of the parent parcel this is a practical configuration of the property. There are multiple accesses to the property with Pilot Circle being dedicated and the private right of way of Cub Court. All lots within this subdivision will have rights of access to Cub Court per the future covenants.

The Surveyor/Applicant has submitted the following proposed Findings in support of the exception request.

1. The rectangular nature of the parent parcel requires extended rights of way and block lengths.
2. Access is extensive and safety is preserved.
3. The integrity of the private driveway is maintained
4. There is no detriment to public health, safety or welfare.

Staff Discussion:

20.30.100. - Cul-de-sacs.

A. Streets designed to have one end permanently closed shall be no more than 1,000 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.

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.

Findings.

5. The division of the lots and the tract is keeping the airstrip usable as it will be located on the north end of Tract A-1, just south of the lots.
6. Cub Court follows the opening down the timber in Tract A, to the airstrip.
7. As the Roads Director noted in his comments above, a road parallel to an airstrip will not be Borough maintain per code for safety reasons. Connecting the bulbs is not a safe option.

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 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 1-4 & 6 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 3, 4 & 7 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.

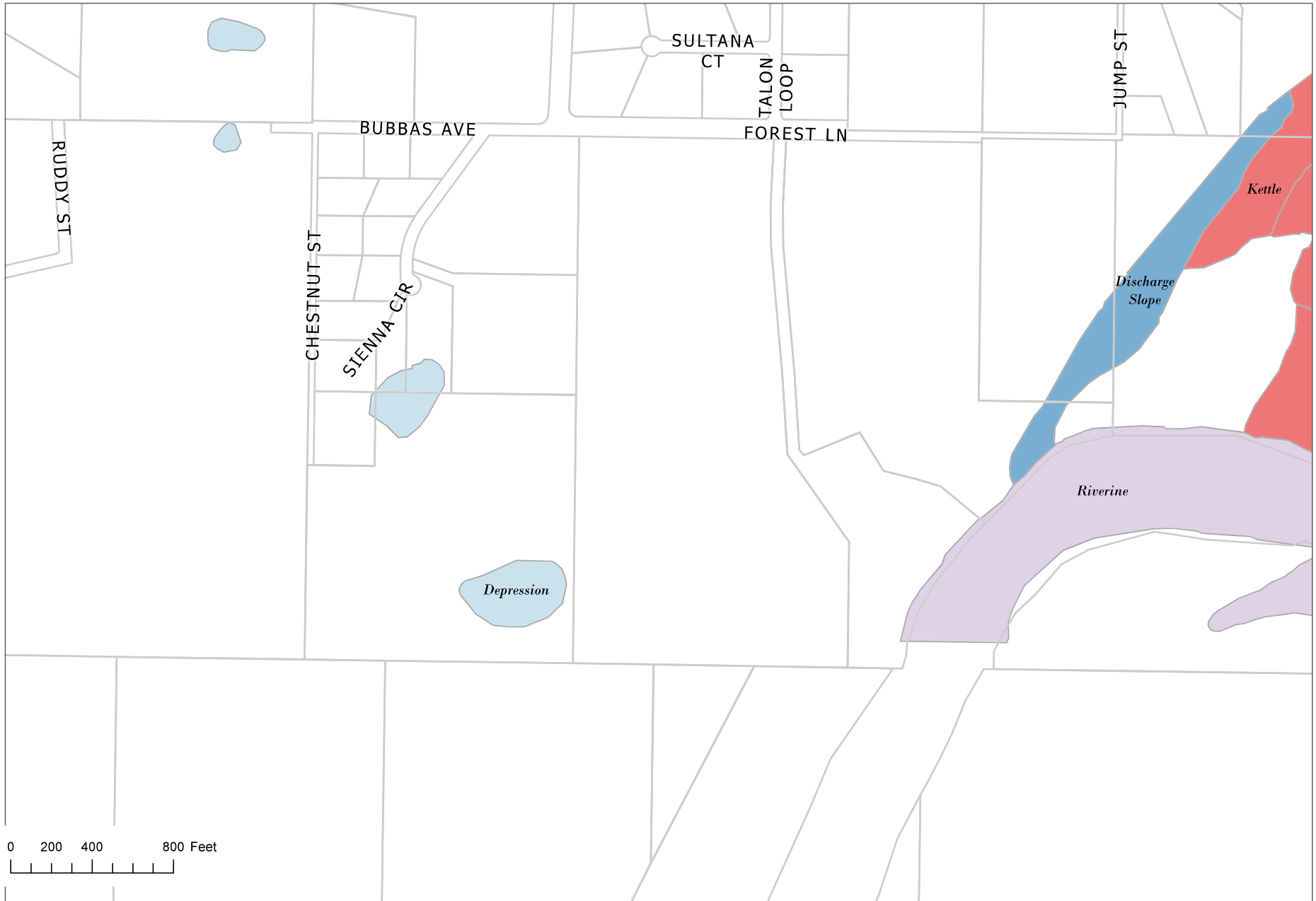
END OF STAFF REPORT



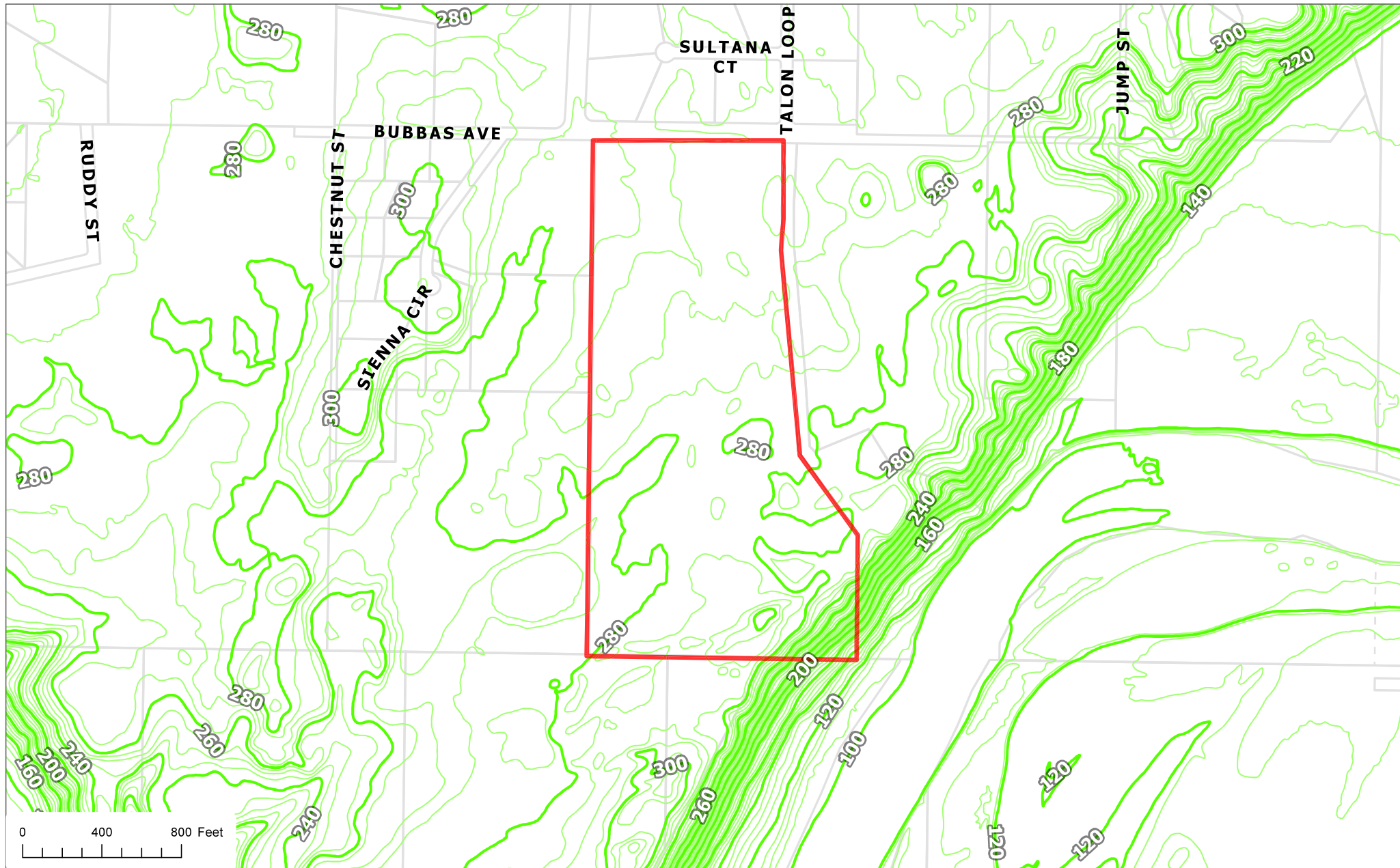
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Wetlands



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.

LEGEND:

- ⊗ 1/2" BRASS CAP MONUMENT QLC 1937 FOUND
- ⊙ 3 1/4" ALUM. CAP MONUMENT LSW(OT) 2011 FOUND
- ⊙ 3 1/4" ALUM. CAP MONUMENT 49/80 IS DATES VARY FOUND
- ⊙ 5/8" REBAR W/ ALUM. CAP LSS512 2004 FOUND
- 1/2" REBAR NO CAP FOUND
- ⊙ 5/8" REBAR W/PLASTIC CAP LSS889 SET
- () RECORD DATUM PLAT 2005-23 KR
- [] RECORD DATUM PLAT 2014-36 KR
- { } RECORD DATUM PLAT 96-58 KR
- < > RECORD DATUM PLAT 83-202 KR
- (()) RECORD DATUM PLAT 87-100 KR

NOTES:

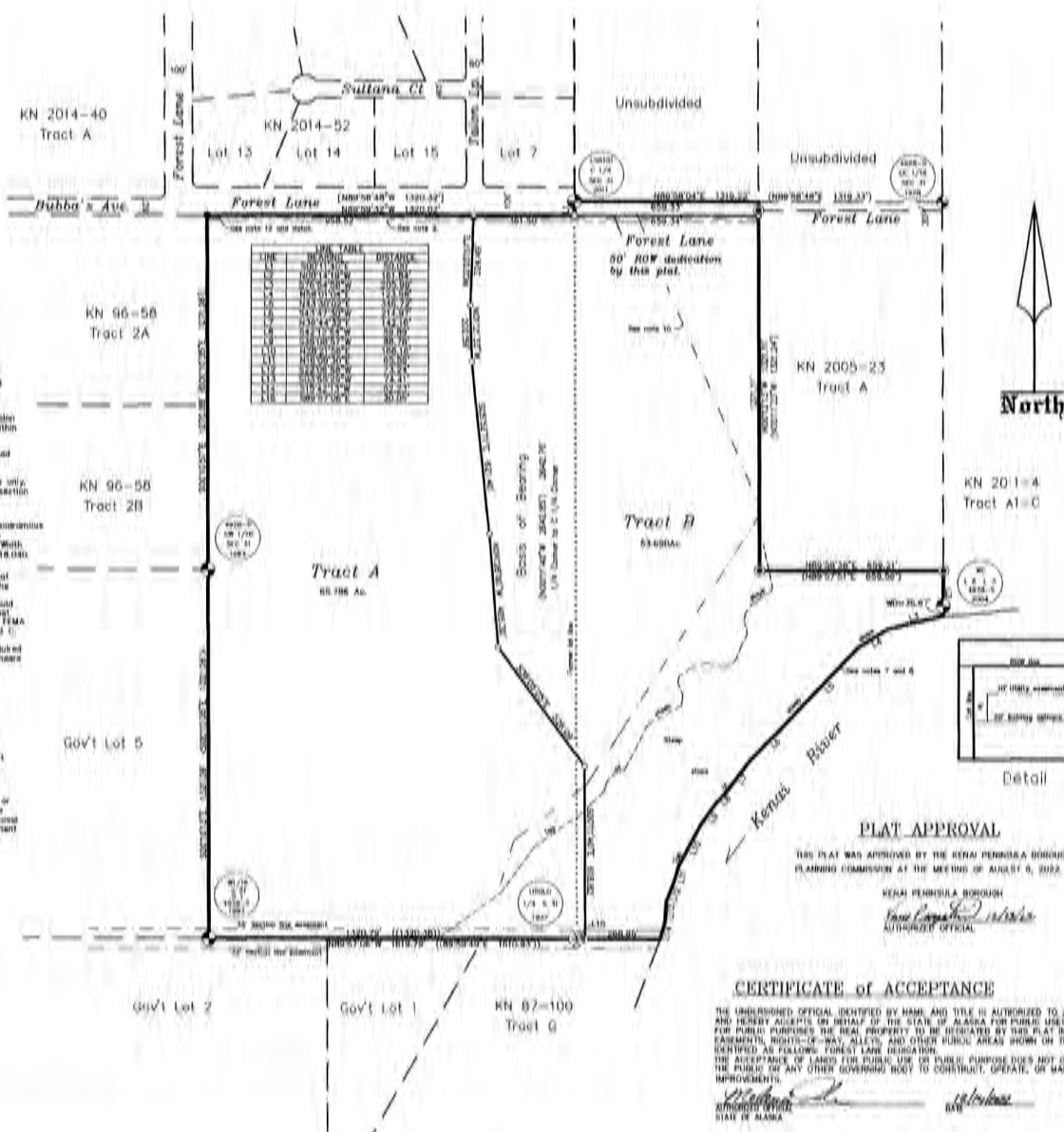
- 1) Basis of bearing taken from Dykema Subdivision, Plat 2005-23, Kenai Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) Driveway easements affecting portions of this subdivision are recorded in Book 556 Page 211, Book 556 Page 388, and Book 558 Page 401 Kenai Recording District. These lie within the Forest Lane dedication.
- 4) A right of way easement for ingress and egress affecting the subdivision is recorded in Book 576 Page 5, Kenai Recording District. This lies within the Forest Lane dedication.
- 5) An exception to KPB 20.30.170, Block length requirements, was granted by the Plat Committee at the meeting of August 6, 2022.
- 6) The natural meanders of ordinary high water is for area computations only, the true corners being on the extension of the claims and the intersection with the natural meanders.
- 7) ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE: Portions of this subdivision are within the Kenai Peninsula Borough Anadromous Waters Habitat Protection District. See KPB Chapter 21.18, as may be amended, for restrictions that affect development in this subdivision. With of the habitat protection district shall be in accordance with KPB 21.18.030.
- 8) FLOOD HAZARD NOTICE: Some or all of the property shown on this plat has been designated by FEMA as a flood hazard area district as of the date this plat is recorded with the district registrar's office. Prior to development, the Kenai Peninsula Borough floodplain administrator should be contacted for current information and regulations. (Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code. See FEMA FIRM panel 020012-2065A for information) on Floodplain Zones A4 and C.
- 9) Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetland determination if applicable.
- 10) The existing overhead electric line is the centerline of a 60' wide electrical distribution line easement including gas and sewer, granted this plat.
- 11) No access to state maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.
- 12) Front 10 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot lines is a utility easement. 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.
- 13) WASTEWATER DISPOSAL: These lots are all less than 100,000 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 Department of Environmental Conservation.



SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct.

Date 11-1-22

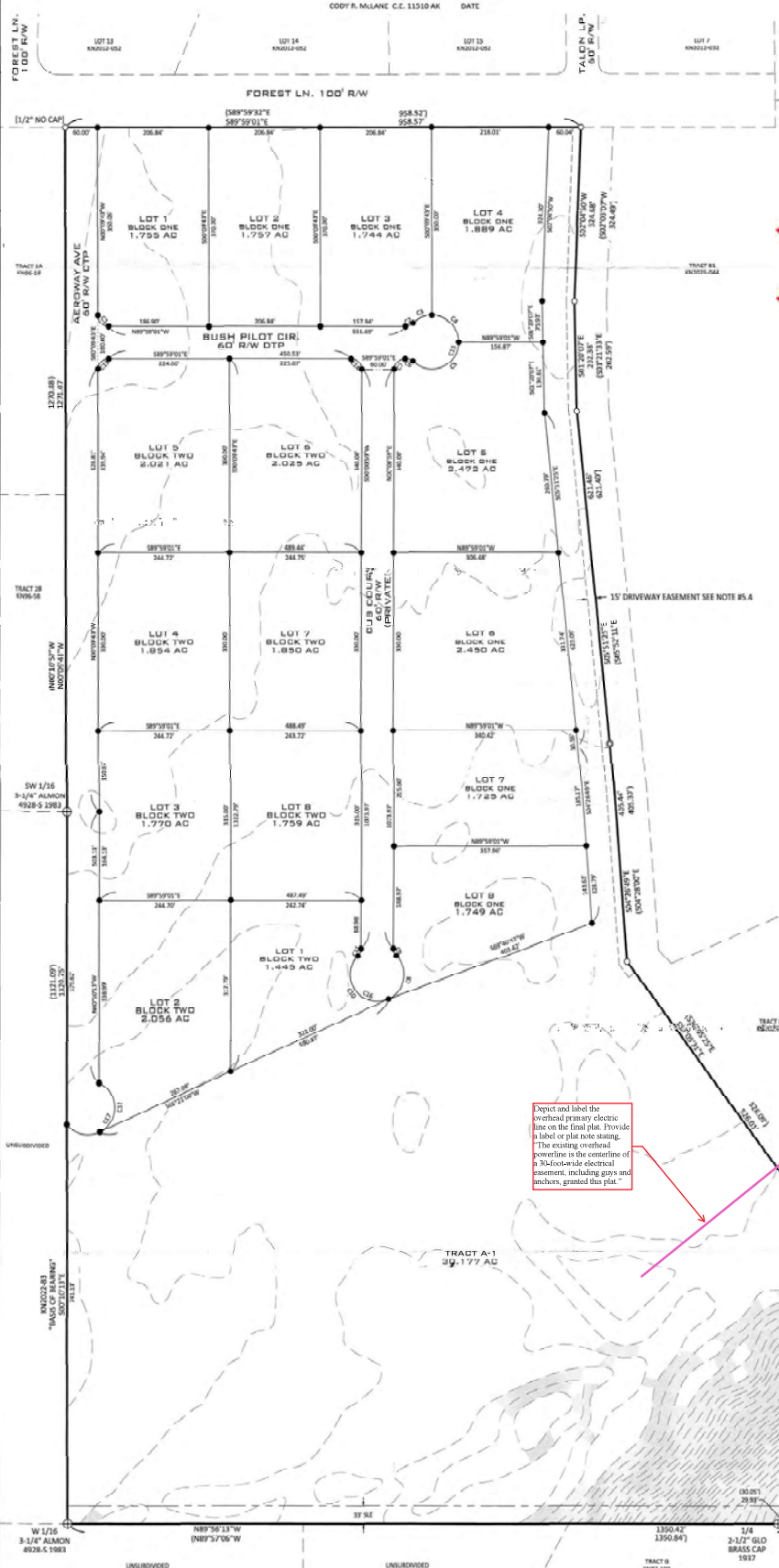


WASTEWATER DISPOSAL: TRACT A-1

THIS LOT IS AT LEAST 200,000 SQUARE FEET IN SIZE AND MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

WASTEWATER DISPOSAL: LOTS 1-8 BLOCK ONE & TWO

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 SOILS REPORT IS AVAILABLE FROM THE KENAI 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.



NOTES:

- NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
 - BUILDING SETBACK - A BUILDING SETBACK OF 30 FEET IS REQUIRED FROM ALL DEDICATED STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 - THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN THE 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
 - 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 DEPARTMENT PER KPB 14.06.
- THIS PLAT MAY BE AFFECTED BY THE FOLLOWING:
- A BLANKET RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC.
 - RECORDED: JULY 10, 1981 - MISC. BOOK 7 PAGE 33, KRD.
 - A RIGHT OF WAY EASEMENT GRANTED TO THE DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS, FOR ROAD CONSTRUCTION PURPOSES.
 - RECORD: APRIL 30, 1983 - MISC. BOOK 7 PAGE 138
 - AFFECTS: E1/2 OF SW1/4 SECTION 31, TOWNSHIP 5 NORTH, RANGE 9 WEST, S.M.
 - THE EFFECT OF, IF ANY, EASEMENT FOR COMMON USE OF DRIVEWAY, PRIVATE AIRPORT, ELECTRICITY AND WELL, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECULSED IN STATUTORY WARRANTY DATED ON JANUARY 21, 2007 - 007-001164 Q, KRD.
 - RECREATIONAL DRIVEWAY EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN DAN L. FRANCE III AND ALAN R. CRANE AND JO ANN CRANE.
 - RECORDED: FEBRUARY 28, 2023, SERIAL NUMBER 2023-001233-Q, KRD - SHOWN HEREON.

CERTIFICATE OF ACCEPTANCE - KPB

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF KENAI PENINSULA BOROUGH FOR PUBLIC USES AND PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

AEROWAY AVE 60' R/W
CUB COURT 60' R/W

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL _____

DATE _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DAN L. FRANCE III, OWNER
35550 FOREST LN.
SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: DAN L. FRANCE III

ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____ 2025

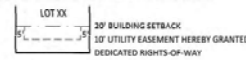
MY COMMISSION EXPIRES _____

NOTARY PUBLIC FOR THE STATE OF _____

LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR w/ RED PLASTIC CAP 15-14408
- FOUND 5/8" REBAR w/ YELLOW PLASTIC CAP 15-0859 UNLESS NOTED
- SET 5/8"-30" REBAR w/ 1" BLUE PLASTIC CAP 15-11369
- CURTOUR INTERVAL = 5'
- SLOPES GREATER THAN 20%
- RECORD DATA PER KN2023-83
- SECTION LINE EASEMENT

TYPICAL SETBACK DETAIL (NTS)



HEA REVIEWED - SEE COMMENTS
Scott Huff
9/26/2025
Land Management Officer

Plat # _____
Rev. Date _____
Date _____
Time _____



CRANE-FRANCE SUBDIVISION ADDITION NO. 1

A SUBDIVISION OF TRACT A CRANE-FRANCE SUBDIVISION (KN2022-083)

OWNER:
DAN L. FRANCE III
35550 FOREST LN., SOLDOTNA, AK 99669

65,780 AC - SITUATED IN THE SW1/4 & SE1/4 SECTION 31, TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH AND KENAI RECORDING DISTRICT, ALASKA.



ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 403
SOLDOTNA, AK 99669
VOICE: (907) 283-4318
FAX: (907) 283-4318
WWW.MPLS-ALASKA.COM

KPB File No. 2025-XXXX
Project No. 252014

Scale: 1" = 100' Date: AUG. 2025 BOOK: 25-07 Drawn by: AHI

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____ 2025.

AUTHORIZED OFFICIAL _____

KPB 2025-145



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 9/19/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one parcel into seventeen parcels.

KPB File No. 2025-145

Petitioner(s) / Land Owner(s): Dan L France III of Soldotna, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department.

Comments should be guided by the requirements of that Ordinance.

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, October 13, 2025**, commencing at **7:00 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

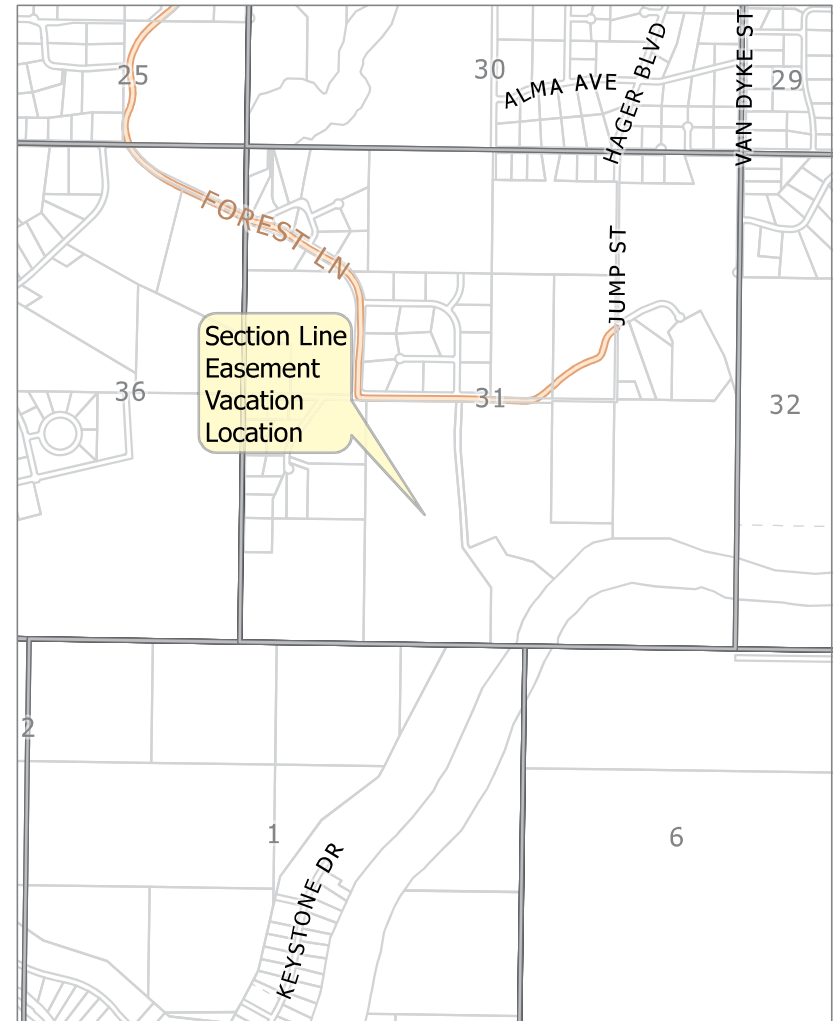
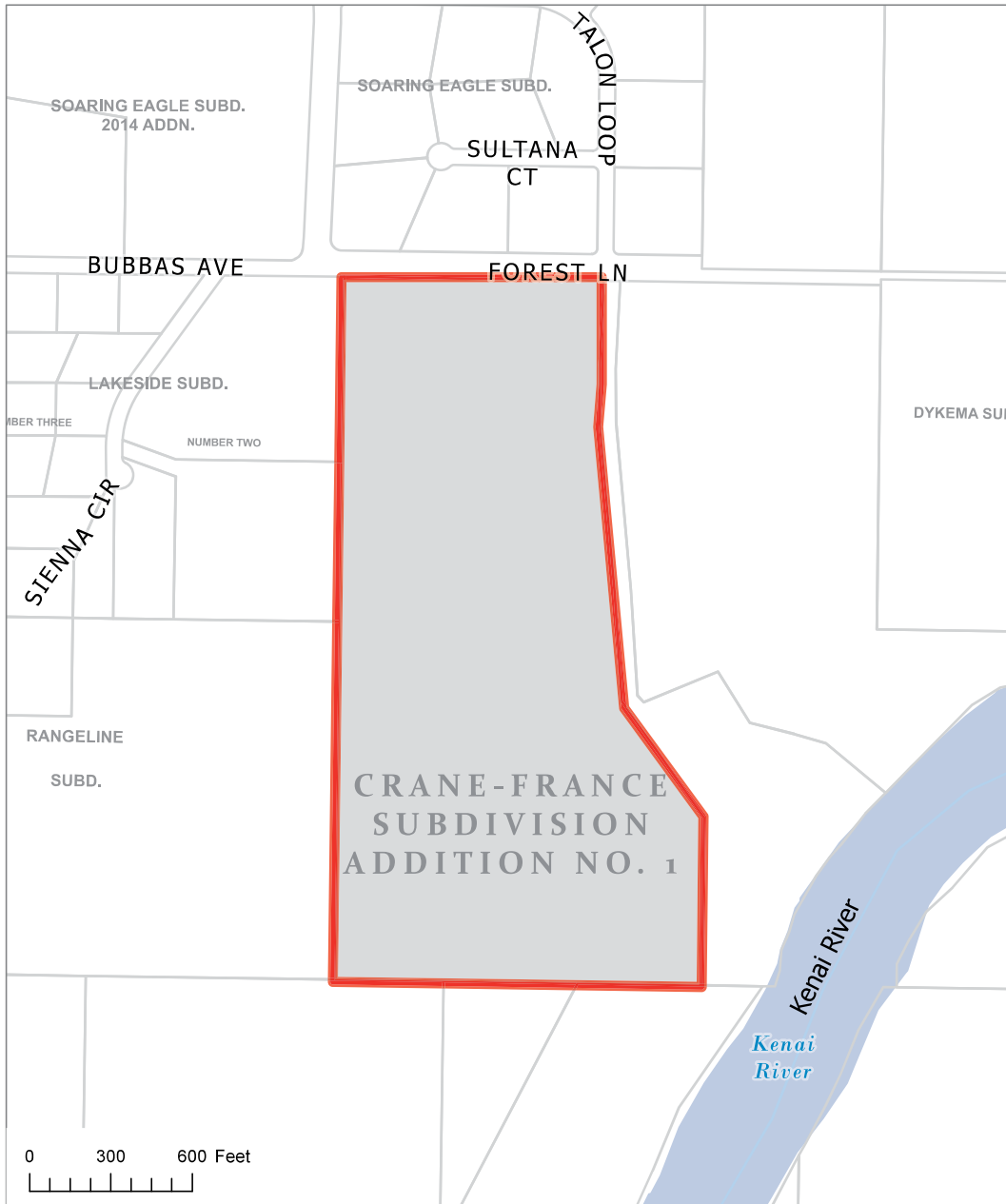
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, October 10, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 9/23/2025



KPB File 2025-145
T 05N R 10W S31
Sterling

THIS LOT IS AT LEAST 200,000 SQUARE FEET IN SIZE AND MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL CONDITIONS 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 SOILS REPORT IS AVAILABLE FROM THE KENAI 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.



- [illegible]

THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF KEWAU PENINSULA BOROUGH FOR PUBLIC USES AND PUBLIC PURPOSES THE REAL PROPERTY TO BE DEVOTED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

SECTION 16, T4N, R12E, S12E
CUB COUNTY, SD
CUB COUNTY, SD

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONTRIBUTE, OFFICIALLY, OR FINANCIALLY IMPROVEMENTS.

DATE _____

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DAN L. FRANCE III, OWNER
39550 FOREST LN.
SOLDOTNA, AK 99669

FOR: DAN L. FRANCE III
ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 2025
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF _____

- LEGEND
- ⊕ FOUND PRIMATE MONUMENT AS DESCRIBED
 - FOUND Y/G/ REBAR w/ RED PLASTIC CAP IS L4488
 - FOUND Y/G/ REBAR w/ YELLOW PLASTIC CAP IS 8859 UNLESS NOTED
 - CAP IS 5-11269
- CONTROU INTERVAL = 5'
- SLOPE GREATER THAN 20%
- () RECORD DATA PER KD022-43
- SEE SECTION LINE ELEMENT

20' BUILDING SETBACK
10' UTILITY EASEMENT HEREBY GRANTED
DEDICATED RIGHTS-OR-MAY

Plat #	
Rac Disc	
Date	20
Time	A



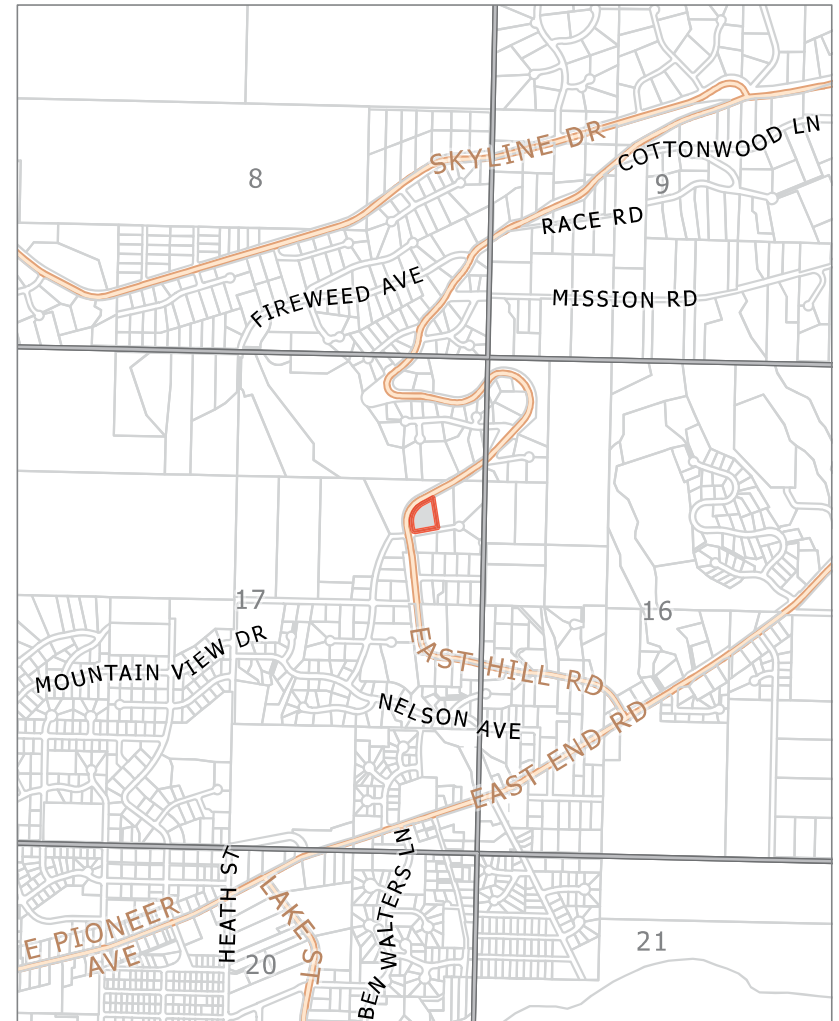
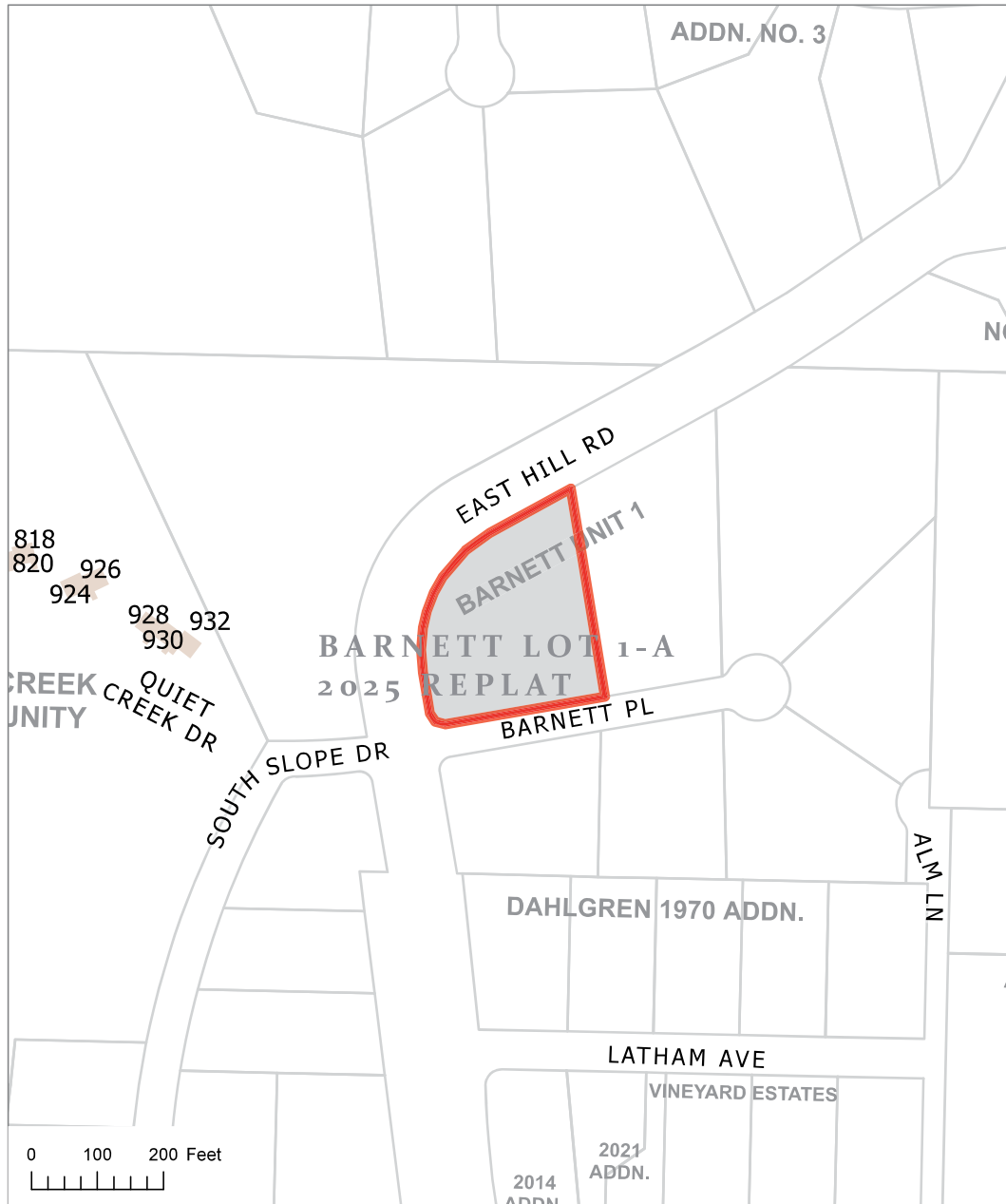
OWNER:
DAN L FRANCE III
39550 FOREST LN., SOLDOTNA, AK 99669

PLA APPLICATION
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA
BOROUGH PLANNING COMMISSION AT THE MEETING
OF _____, 2025.

KPB 2025-145

E. NEW BUSINESS

- 2. Barnett Lot 1-A 2025 Resubdivision; KPB File 2025-140**
Mullikin Surveys / Range Group, LLC
Location: East Hill Road & Barnett Place
City of Homer

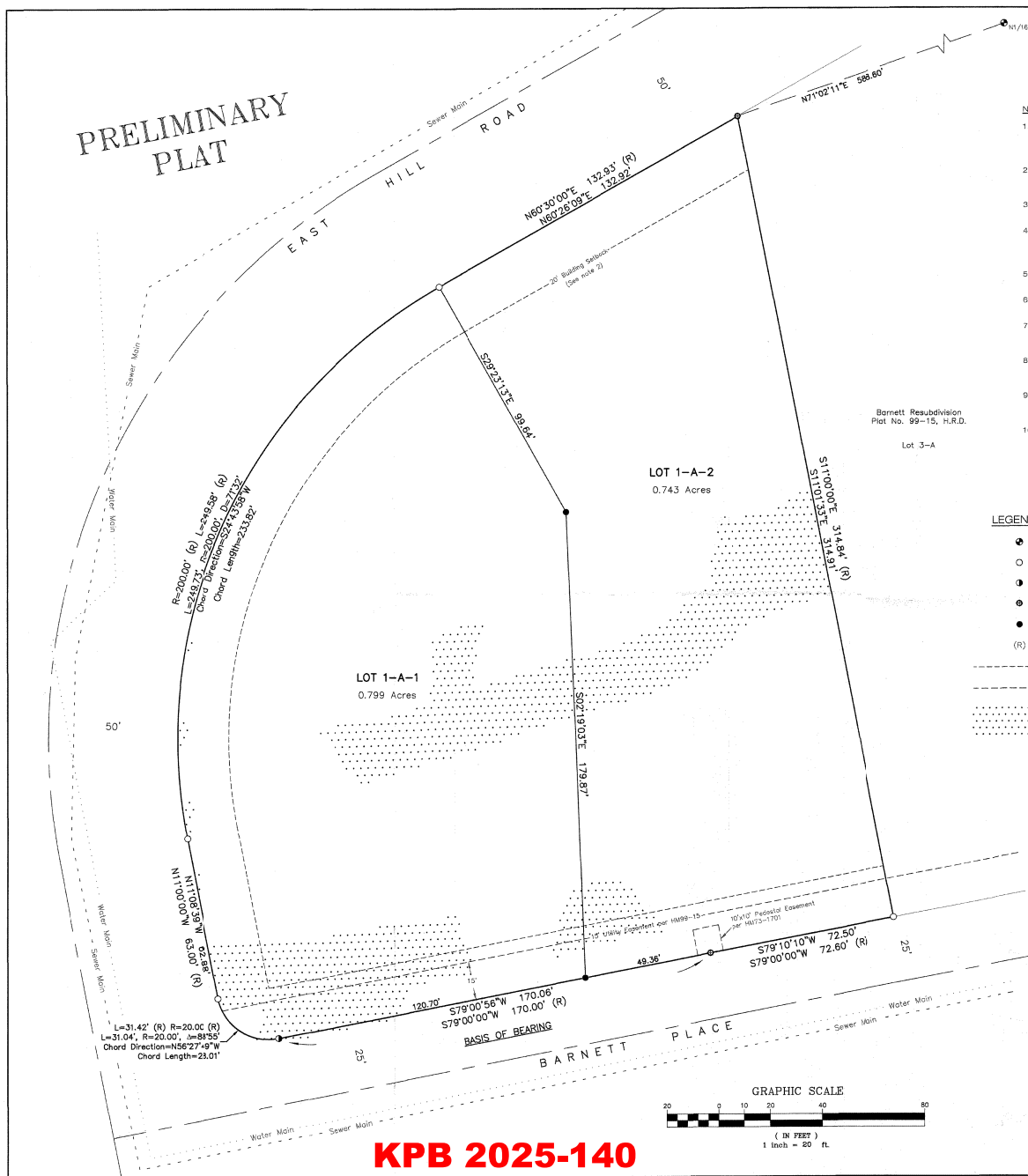


KPB File 2025-140
T 06S R 13W S17
Homer

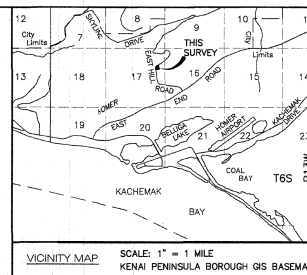


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

PRELIMINARY PLAT



KPB 2025-140



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 adopt the plan of subdivision and by my free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Matthew Crawford for Range Group LLC
1309 Coffeen Avenue, Ste. 1200
Sheridan, WY 82801

NOTARY'S ACKNOWLEDGMENT

For: _____
Acknowledged before me this _____ day of _____, 2025.

Notary Public for Alaska
My Commission expires: _____

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of July 18, 2025.

Kenai Peninsula Borough Authorized Official



BARNETT LOT 1-A 2025 RESUB

A SUBDIVISION OF LOT 1-A
BARNETT RESUB, LOTS 1-3, UNIT 1, PLAT No. 99-15
HOMER RECORDING DISTRICT

LOCATED WITHIN
THE SE 1/4 NE 1/4 OF SECTION 17
TOWNSHIP 6 SOUTH, RANGE 13 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 1.542 ACRES

SURVEYOR	CLIENT
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 Homer, AK 99603	MATTHEW CRAWFORD (RANGE GROUP LLC) 1309 COFFEEN AVENUE, STE 1200 SHERIDAN, WY 82801
SURVEY DATE: 7/3/2025	SCALE: 1" = 20'
PLAT DATE: 6/11/2025	BOOK No.: NA
CHECKED BY: CLM	FILE: LOT 1A BARNETT SUBDIVISION.dwg
DRAWN BY: MRS	KPB FILE No.: 2025-###

Date: _____
Registration No.: 14449-3
Christopher L. Mullikin,
Professional Land Surveyor



AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
BARNETT LOT 1-A 2025 RESUB**

KPB File No.	2025-140
Plat Committee Meeting:	October 13, 2025
Applicant / Owner:	Range Group LLC of Sheridan, Wyoming
Surveyor:	Christopher Mullikin, Mullikin Surveys LLC
General Location:	East Hill Road and Barnett Place, City of Homer

Parent Parcel No.:	177-230-09
Legal Description:	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0990015 BARNETT RESUB LOTS 1-3 UNIT 1 LOT 1-A
Assessing Use:	Residential Dwelling
Zoning:	City of Homer Rural Residential
Water / Wastewater	City Water and City Sewer
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 1.542-acre lot into two lots of 0.743-acres and 0.799-acres.

Location and Legal Access (existing and proposed):

The proposed plat is located within Homer City Limits.

Barnett Place and East Hill Road provide legal access to the subject parcel. Barnett Place is located to the south and was dedicated by Barnett Subdivision, Unit 1 (HM 73-001701). It is a 50-foot-wide city-maintained road that serves both proposed lots, terminating in a cul-de-sac bulb to the east and connecting to East Hill Road to the west. Abutting the subdivision to the west is East Hill Road, a 100-foot-wide state-maintained road.

The City of Homer Planning Commission has requested that the access for proposed Lot 1-A-2 be from Barnett Place. KPB 20.30.070 supports this request by limiting direct access to state-maintained road due to traffic hazard, traffic flow and location of the plat. Additionally, the SOA DOT&PF has provided comment that no direct access will be permitted to East Hill Road. **Staff recommends** Add a plat note stating that access is limited to Barnett Place for both lots. *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.

Per KPB 20.30.120, the minimum right-of-way width of streets shall be 60 feet. The City of Homer Code 11.040.060 coincides with KPB requirements of 60 feet. Barnett Place was dedicated as 50-feet, terminating in a cul-de-sac, and is currently city-maintained. No comments were received from the city nor agencies requesting additional street right-of-way. **Staff recommends** the Planning Commission concur an exception to code is not required due to the reasons listed and no additional right-of-way will be requested.

There are no Section Line Easements affecting the proposed plat.

The block length is defined by Barnett Place to the south and east and East Hill Road to the west and north. The proximity of Barnett Pl to East Hill Rd does not allow for a road to connect and provide relief to create a complete circulation block. **Staff recommends** the Plat Committee concur that an exception to 20.30.170 Blocks-Length requirements.

KPB Roads Dept RSA review	Out of Jurisdiction: Yes Roads Director: Uhlin, Dil Comments: city of homer
SOA DOT&PF comments	○ No direct access to East Hill Road will be granted. All proposed lots must take access from Barnett Place as shown on proposed plat. ○ No objection to the proposed plat.

Site Investigation:

No improvements are depicted on the preliminary plat. Reviewing that information with KPB GIS Imagery, it appears that a house and drive will be situated on proposed Lot 1-A-1 when complete. There does not appear to be any encroachment issues. **Staff recommends** the surveyor provide information of any encroachment issues with the final plat submittal or confirmation there are no encroachments.

The preliminary plat includes shaded area of grades exceeding 20% as reflected on KPB GIS Imagery Contours Layer. **Staff recommends** Per 20.60.010 contours are not required on a final plat. If the contours remain on the final plat, please label the top and toe of slope.

According to KPB GIS Imagery, no wetlands affect the proposed plat. **Staff recommends** plat note number 9 be removed from the final plat.

The floodplain program is administered and enforced by HCC 21.41. **Staff recommends the surveyor include the following note:** The developer is responsible for contacting the city to determine the restrictions prior to any development for areas within a Flood zone and/or Floodway.

The proposed plat is not within a habitat protection district per the KPB River Center Reviewer.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Within City of Homer Comments: No comments B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No Response

Staff Analysis

Originally the land consisted of an aliquot portion of the SE1/4 NE1/4 of Section 17, Township 6 South, Range 13 West, Seward Meridian. In 1973, Barnett Subdivision Unit 1 HM73-1701 subdivided the land into 8 parcels and dedicated Barnett Place. In 1999, Barnett Resubd. Lots 1-3 Unit 1 HM99-15 reconfigured Lot 1-3 into 2 lots, creating Lots 1-A and 3-A. The proposed plat will further subdivide Lot 1-A into two new lots consisting of 0.799 acres and 0.743 acres.

Homer Advisory Planning Commission granted conditional approval of the proposed plat during the regular meeting of September 3, 2025. **Staff recommends** the surveyor comply with any conditions set by the City at the meeting.

The size and shape of lots and building setback requirements are subject to the City of Homer regulations per KPB 20.30.190, 20.30.200 and 20.30.250. A 20-foot building setback is depicted on the preliminary plat and referenced in plat note number 2 and confirmed by City of Homer Code 21.12.040(b).

The City of Homer Planning Commission staff report confirmed the proposed plat will be served by City Water and City Sewer and the services will need to be provided to the newly subdivided lot prior to recording the final plat. No additional easements are required. **Staff recommends** the surveyor provide a letter or email from the City of Homer that the installation of the water and sewer services have been provided and are sufficient, prior to final plat approval.

A comment was received from the public which is in the desk packet. The comment received related little with the platting process unfortunately and more with covenants, traffic and property use that are not addressed with this process. We do address the access to East Hill Rd and both DOT, City of Homer and KPB have the same safety idea in mind and recommend that access for these lots only be from Barnett Place. There exist an entrance already on the property near the corner, and it will be up to the DOT to issue a new permit for this property. No new roads are proposed as is a concern in the comments also.

Staff recommends plat note 9 be modified to reflect KPB 20.40.070(B). No signature is required by a licensed engineer per KPB 20.40.070(C).

Notice of the proposed plat was mailed to the beneficial interest holder on September 16, 2025. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

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

Utility Easements

Barnett Subdivision, Unit 1 (HM 73-1701) granted a 10-foot by 10-foot pedestal easement on former common lot lines. This easement was carried forward and is depicted and labeled on the south lot line of proposed Lot 1-A-2.

Barnett Resubd. Lots 1-3 Unit 1 (HM 99-15) granted a 15' foot wide utility easement on the south boundary, contiguous to Barnett Place.

An easement for electric lines and/or telephone lines was granted to HEA, Inc. by Book 48 Page 77, HRD and is denoted as plat note number 4.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

KPB 20.30.060(D) grants the City authority for utility easements adjoining rights-of-way. The City of Homer has requested a 15-foot utility easement along East Hill Road as referenced in the Homer Planning Commission staff report. **Staff recommends** the surveyor add the easement on the final plat with a label indicating "granted by this plat."

HEA has requested an electrical easement be depicted and label or plat note be added to the plat. **Staff recommends** the surveyor include this information on the final plat.

Utility provider review:

HEA	See comment in staff packet
ENSTAR	No comments or recommendations
ACS	No objections

GCI	Approved as shown
-----	-------------------

KPB department / agency review:

Addressing Review	Reviewer: Pace, Rhealyn Affected Addresses: 960 BARNETT PL Existing Street Names are Correct: Yes List of Correct Street Names: EAST HILL RD, BARNETT PL Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: CITY OF HOMER WILL ADVISE ON ADDRESSING.
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. Review Not Required
Assessing Review	Reviewer: Windsor, Heather Comments: No comment

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

PLAT NOTES TO ADD:

- The developer is responsible for contacting the city to determine the restrictions prior to any development for areas within a Flood zone and/or Floodway.

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:

- Modify the KPB File No to 2025-140

- Within the legal description, add City of Homer
- Please modify “Client” to “Owner”
- Within the title block, the owner’s name should reflect CTP and KPB records, “Range Group LLC” and remove Matthew Crawford

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:

- Show the entire 100’ width of East Hill Road
- Show the entire 50’ width of Barnett Place

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:

- Include label for range 14W and R13W at the appropriate line
- Add a label for section 24
- Add a label for the Sterling Highway

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 labels and lot lines for adjacent lands within 100 feet of subdivision
- Add labels and lot lines for parcels across from East Hill Road

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.*

20.30.060. Easements-Requirements.

D. Unless a utility company requests additional easements, the front ten feet adjoining rights-of-way shall be designated as a utility easement, graphically or by note. Within the boundaries of an incorporated city, the width and location of utility easements will be determined by the city and affected utility providers.

- 15-foot utility easement adjacent to East Hill Road to be granted as requested by COH

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.*

- Modify plat note #8 to KPB 20.40.070(B) and provide an agreement from the City stating services are provided prior to final plat approval. Engineer’s signature not required per 20.40.070(C)

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 (A)(5) Certificate of Ownership and Dedication

- Modify the owner's name under the signature line to "Mathew Crawford, Manager for Range Group LLC"

20.60.190 (C) Plat Approval

- Modify the meeting date to October 13, 2025

RECOMMENDATION:

STAFF RECOMMENDS:

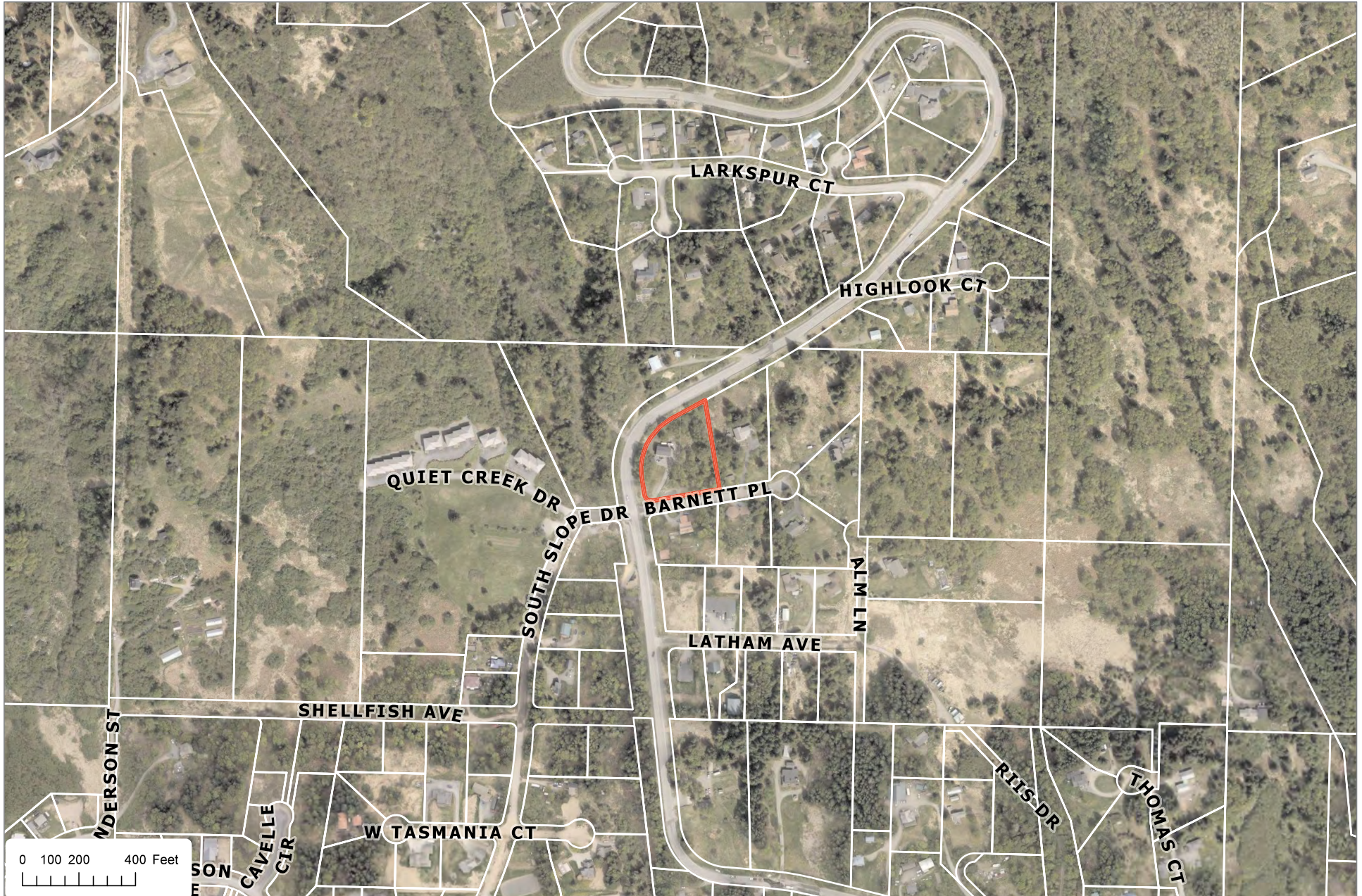
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 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.

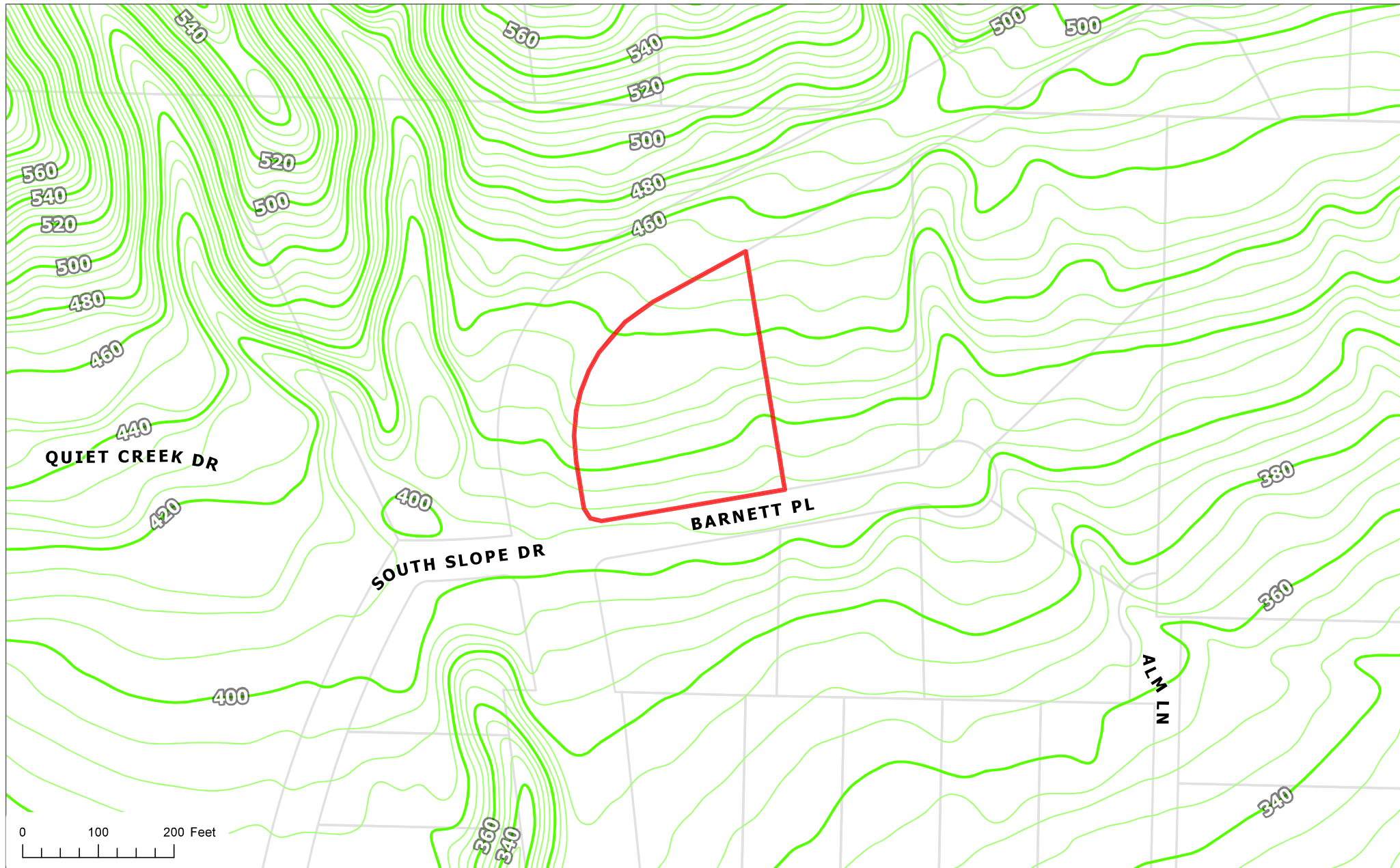
END OF STAFF REPORT



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.



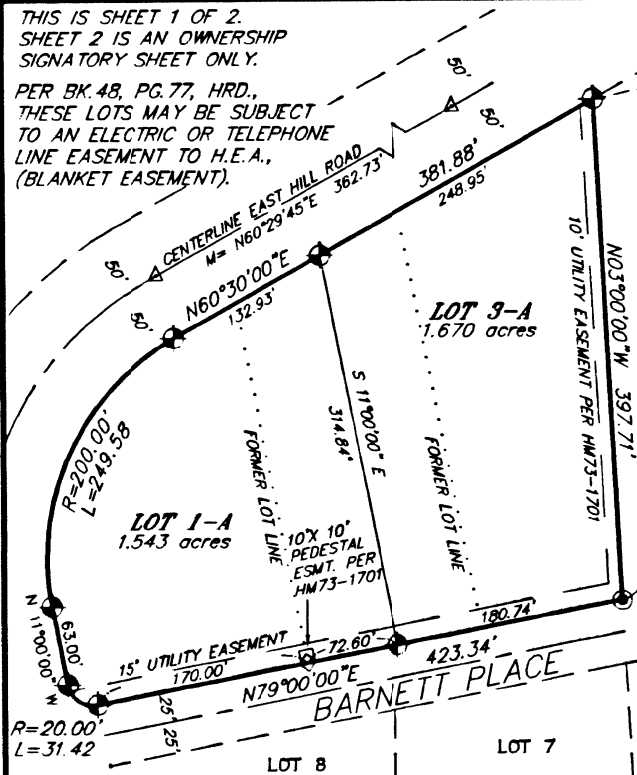
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The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

THIS IS SHEET 1 OF 2.
SHEET 2 IS AN OWNERSHIP
SIGNATORY SHEET ONLY.

PER BK. 48, PG. 77, HRD.,
THESE LOTS MAY BE SUBJECT
TO AN ELECTRIC OR TELEPHONE
LINE EASEMENT TO H.E.A.,
(BLANKET EASEMENT).



NOTES

1. DEVELOPMENT ON THESE LOTS IS SUBJECT TO HOMER CITY CODE AND THE COVENANTS AND RESTRICTIONS RECORDED IN BOOK 93, PAGE 966, H.R.D.
2. NO STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
3. WASTEWATER DISPOSAL: PLANS FOR WASTEWATER DISPOSAL, THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
4. THE BASIS OF BEARINGS IS BARNETT SUBD. UNIT 1, (HM73-1701), BASED UPON A TIE BETWEEN THE SOUTHEAST CORNER OF LOT 1 TO THE N1/16 CORNER, COMPUTED AS N47°52'02\"/>

CERTIFICATE OF OWNERSHIP AND 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 RIGHTS-OF-WAY TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Peter Larson 4/7/99
FOR FORMER LOTS 2 AND 3:
PETER LARSON, (AKA PETER ELLSWORTH LARSON)
P.O. BOX 3112
HOMER, ALASKA 99603

Florence B. Larson 4/7/99
FOR FORMER LOT 3:
FLORENCE B. LARSON
P.O. BOX 3112
HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGEMENT

FOR PETER LARSON AND FLORENCE B. LARSON
Subscribed and sworn to before me this 7th day

of April 1999
Stacey R. Nelson 8/29/01
Notary public for Alaska My Commission Expires

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough
Planning Commission at the meeting of 12/14/98.

KENAI PENINSULA BOROUGH

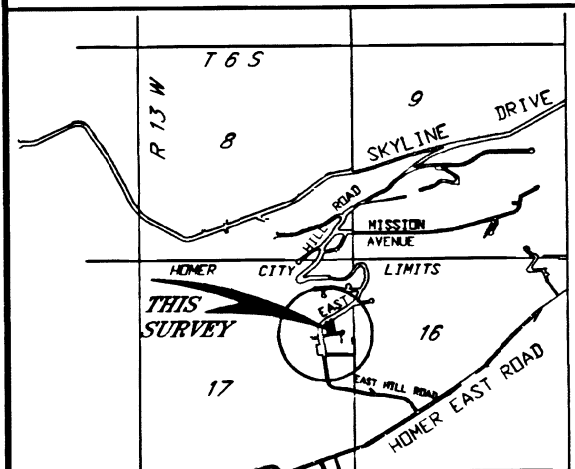
BY *Max Stet*
Authorized Official

LEGEND

- SET 2\"/>

K.P.B. FILE No. 98-258

VICINITY MAP SCALE: 1\"/>



DATE APRIL 1999

SCALE 1\"/>

GRID No. AR-69

DRAWING: 3169

JOB No. 3169



BARNETT RESUBD. LOTS 1-3 UNIT 1

A RESUBDIVISION OF LOTS 1, 2, AND 3
BARNETT SUBDIVISION, UNIT 1
(FILED AS PLAT No. 73-1701 HRD)
INTO LOTS 1A AND 3A

WITHIN THE SE1/4 NE1/4 SEC. 17, Twp 6S, Rge. 13W, S.M.
CITY OF HOMER, HOMER RECORDING DISTRICT,
KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT,
STATE OF ALASKA
CONTAINING 3.213 ACRES

ABILITY SURVEYS

GARY NELSON, PLS
(907) 235-8440
184 CITYVIEW, HOMER ALASKA 99603

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATED WITHIN A PORTION OF THE SE 1/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, HOMER RECORDING DISTRICT, ALASKA, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

1. COMMENCING FOR REFERENCE at the G.L.O. Quarter Section Corner monument situated on the East boundary of said Section 17;
2. Thence N 0°08'00"W 547.25 feet along the East boundary of said Section 17 to the POINT OF BEGINNING;
3. Thence S 89°52'00"W 713.00 feet to the intersection of the Easterly R.O.W. line of the East Hill Road;
4. Thence N 11°00'00"W 309.60 feet along said R.O.W. line;
5. Thence from a tangent bearing N 11°00'00"W along a curve to the right with a radius of 200.00 feet through an angle of 71°30'00" a distance of 249.58 feet along said R.O.W. line;
6. Thence N 60°30'00"E 381.89 feet along the Southerly R.O.W. line of the East Hill Road;
7. Thence from a tangent bearing N 60°30'00"E along a curve to the left with a radius of 2050.00 feet through an angle of 3°40'36" a distance of 131.55 feet along said R.O.W. line;
8. Thence S 89°57'46"E 227.73 feet to the intersection of East boundary of said Section 17;
9. Thence S 0°08'00"E 770.79 feet along the East boundary of said Section 17 to the POINT OF BEGINNING;
10. Said parcel of land containing an area of 11.454 Acres more or less.

NOTES

1. 2" x 2" HUB AND TACK SET AT ALL LOT CORNERS THIS SURVEY

SECTION LINE EASEMENT VACATION CERTIFICATES

APPROVAL RECOMMENDATION

STATE DEPARTMENT OF HIGHWAYS

THE VACATION STATEMENT AS SHOWN HEREON HAS BEEN REVIEWED BY THE ANCHORAGE DISTRICT OFFICE AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE COMMISSIONER.

RECOMMENDED BY: [Signature] DATE: 10/21/73

TITLE: Dist. H.W. Agent

STATE DIVISION OF LANDS

THE VACATION STATEMENT AS SHOWN HEREON HAS BEEN REVIEWED BY THE DIVISION OF LANDS AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE COMMISSIONER.

RECOMMENDED BY: [Signature] DATE: 10/21/73

TITLE: Director

THE STATE OF ALASKA, ACTING BY AND THROUGH THE COMMISSIONER OF THE DEPARTMENT OF NATURAL RESOURCES AND THE COMMISSIONER OF THE DEPARTMENT OF HIGHWAYS, DOES HEREBY STATE AND DECLARE THAT THE STATE OF ALASKA VACATES AND RELEASES ALL RIGHT AND TITLE TO ANY AND ALL PORTIONS OF SECTION LINE EASEMENTS FOR PUBLIC HIGHWAYS RESERVED TO IT UNDER ALASKA STATUTE 19.10.010. (SPECIFIC AREA DELINEATED).

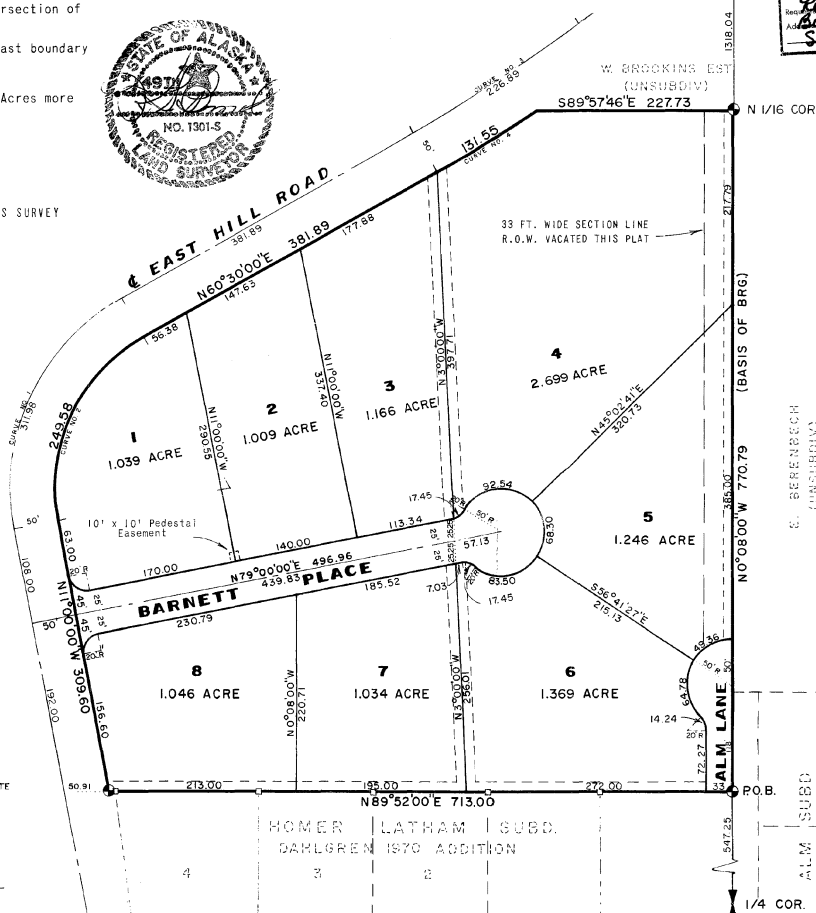
APPROVED
DATE: 10-30-73 [Signature]
COMMISSIONER, DEPARTMENT OF HIGHWAYS
DATE: 10/27/73 [Signature]
COMMISSIONER, DEPARTMENT OF NATURAL RESOURCES

LEGEND

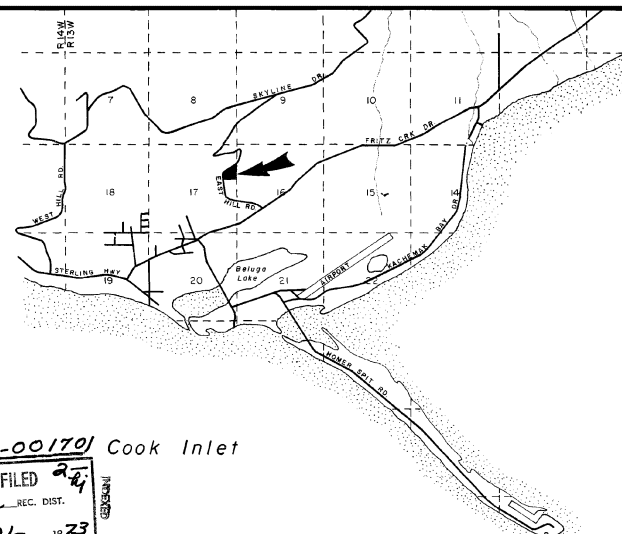
- ⊙ DENOTES BRASS CAP MONUMENT SET THIS SURVEY
- ⊕ DENOTES ORIGINAL 1917 G.L.O. SECTION CORNER MONUMENT RECOVERED THIS SURVEY.
- ⊙ DENOTES ORIGINAL 1917 G.L.O. QUARTER SECTION CORNER MONUMENT RECOVERED THIS SURVEY.
- DENOTES 10 FT. WIDE UTILITY EASEMENT
- DENOTES EXISTING SUBDIVISION.
- DENOTES 2' x 4' HUB AND TACK RECOVERED THIS SURVEY

CURVE DATA

NO.	ANGLE	RADIUS	LENGTH	TANGENT	CHORD
1.	71°30'00"	250.00	311.98	179.97	292.12
2.	71°30'00"	200.00	249.58	143.98	233.70
3.	6°40'36"	2000.00	226.89	113.57	226.77
4.	3°40'36"	2050.00	131.55	65.80	131.53



1"=100'



VICINITY MAP

1"=1 MILE

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, EASEMENTS AND OTHER OPEN SPACES TO PUBLIC USE.

Date: 7/3/73

[Signature]
Bernard E. Barnett

NOTARY'S ACKNOWLEDGMENT

CERTIFICATE OF OWNERSHIP SUBSCRIBED AND SWORN TO BEFORE ME THIS

OF July 1973.
[Signature]
Notary Public and for the State of Alaska.

My Commission Expires 7/31/73



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT THIS PLAT REPRESENTS A SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT MONUMENTS ACTUALLY EXIST AS LOCATED AND THAT DIMENSIONAL AND OTHER DETAILS ARE CORRECT.

Date: 6/25/73

[Signature]
K. G. Branch, R.L.S.

KENAI PENINSULA BOROUGH

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF THE KENAI PENINSULA BOROUGH AND THAT SAID PLAT HAS BEEN APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION.

Date: August 13, 1973

[Signature]
Borough Mayor

BARNETT SUBDIVISION, UNIT I

SITUATED IN

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, HOMER RECORDING DISTRICT, ALASKA

PREPARED FOR
ROBERT E. BARNETT
P. O. BOX 132
HOMER, ALASKA

PREPARED BY
KEN BRANCH, R.L.S.
746 F STREET
ANCHORAGE, ALASKA

DATE
MARCH 17, 1973
SCALE
1"=100'



Agenda

Planning Commission Regular Meeting

Wednesday, September 03, 2025 at 6:30 PM

City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

Homer City Hall

491 E. Pioneer Avenue
Homer, Alaska 99603
www.cityofhomer-ak.gov

Zoom Webinar ID: 205 093 973 Password: 610853

<https://cityofhomer.zoom.us>
Dial: 346-248-7799 or 669-900-6833;
(Toll Free) 888-788-0099 or 877-853-5247

CALL TO ORDER, 6:30 P.M.**AGENDA APPROVAL**

PUBLIC COMMENTS The public may speak to the Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

RECONSIDERATION

CONSENT AGENDA All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner or someone from the public, in which case the item will be moved to the regular agenda.

- A. Unapproved Regular Meeting Minutes of August 20, 2025

PRESENTATIONS / VISITORS**REPORTS**

- A. City Planner's Report, Staff Report 25-41

PUBLIC HEARINGS**PLAT CONSIDERATION**

- A. BARNETT LOT 1-A 2025 RESUB, Staff Report 25-42
- B. RAW BIRCH 2025 REPLAT, Staff Report 25-43

PENDING BUSINESS

- A. AN ORDINANCE OF THE HOMER CITY COUNCIL ADOPTING THE 2025 HOMER COMPREHENSIVE PLAN AND RECOMMENDING ADOPTION BY THE KENAI PENINSULA BOROUGH, Memorandum PL 25-038



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

/ Staff Report 25-42

TO: Homer Advisory Planning Commission
Through: Ryan Foster, City Planner
From: Ed Gross, Associate Planner
DATE: September 3, 2025
SUBJECT: Barnett Lot 1-A 2025 Resubdivision

Requested Action: Approval of a preliminary plat for the resubdivision of Lot 1-A of, Barnett Resubdivision Lots 1 – 3 Unit 1, to become two smaller lots.

General Information:

Applicants:	Mullikin Surveys, LLC PO Box 1023 Homer, AK 99603	Matthew Crawford For Range Group, LLC 1309 Coffeen Avenue, Ste. 1200 Sheridan, WY 82801
Location:	North of Barnett Place, east and south of East Hill Road	
Parcel ID:	17723009	
Size of Existing Lot(s):	Approximately 1.54 acres	
Size of Proposed Lots(s):	Lot 1-A-1, 0.799 Acres & Lot 1-A-2, 0.743 Acres	
Zoning Designation:	Rural Residential District	
Existing Land Use:	Residential	
Surrounding Land Use:	North: residential South: residential East: residential West: vacant	
Comprehensive Plan:	1-C-1 Promote infill development in all housing districts.	
Wetland Status:	No wetlands present	
Flood Plain Status:	Not located in a \flood plain	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are available	
Public Notice:	Notice was sent to 52 property owners of 23 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is within the Rural Residential District. The plat divides one lot 1.543 acres each into two proposed lots of 0.799 acres for lot 1-A-1 and 0.743 acres for lot 1-A-2.

Homer City Code 22.10.051 Easements and rights-of-way

- A. The subdivider shall dedicate in each lot of a new subdivision a 15-foot-wide utility easement immediately adjacent to the entire length of the boundary between the lot and each existing or proposed street right-of-way.

Staff Response: The plat does not meet this requirement. While the plat depicts a 15-foot utility easement along Barnett Place, it does not depict a 15-foot utility easement along East Hill Road. The plat should depict a 15-foot utility easement along East Hill Road

- B. The subdivider shall dedicate in each lot of a new subdivision any water and/or sewer easements that are needed for future water and sewer mains shown on the official Water/Sewer Master Plan approved by the Council.

Staff Response: The plat meets these requirements. No additional easements are required.

- C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities required by Homer City Code 11.04.120.

Staff Response: The plat meets these requirements.

Preliminary Approval, per KPB code 20.25.070 Form and contents required. The commission will consider a plat for preliminary approval if it contains the following information at the time it is presented and is drawn to a scale of sufficient size to be clearly legible.

- A. Within the Title Block:
1. Names 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;
 2. Legal description, location, date, and total area in acres of the proposed subdivision; and
 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

- 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 Response: The plat does not meet these requirements. The proposed plat only identifies the street width to the centerline. Recommend showing the entire width of streets.

- 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 Response: The plat meets these requirements.

- 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 limitation of reservations that could affect the subdivision;

Staff Response: The plat meets these requirements.

- F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision; [Additional City of Homer HAPC policy: Drainage easements are normally thirty feet in width centered on the drainage. Final width of the easement will depend on the ability to access the drainage with heavy equipment. An alphabetical list of street names is available from City Hall.]

Staff Response: The plat does not meet these requirements. The proposed plat only identifies the street width to the centerline. Recommend showing the entire width of streets.

- G. Status of adjacent lands, including names of subdivisions, lot lines, lock numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff Response: The plat does not meet these requirements. Adjacent parcels should be identified, including Lot 7 and Lot 8 across Barnett Place.

- H. Approximate location of areas subject to inundation, flooding or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;

Staff Response: The plat meets these requirements.

- I. Approximate locations of areas subject to tidal inundation and the mean high water line;

Staff Response: The plat meets these requirements.

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

Staff Response: The plat meets these requirements.

- K. Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;

Staff Response: The plat meets these requirements.

- L. Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 10 percent on other streets;

Staff Response: The plat meets these requirements.

- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;

Staff Response: The plat meets these requirements.

- N. Apparent encroachments, with statement indicating how the encroachments will be resolved prior to final plat approval; and

Staff Response: The plat meets these requirements. No known encroachments.

- O. If the subdivision will be finalized in phases, all dedications for through streets as required by KPB 20.30.030 must be included in the first phase.

Staff Response: The plat meets these requirements.

Public Works Comments:

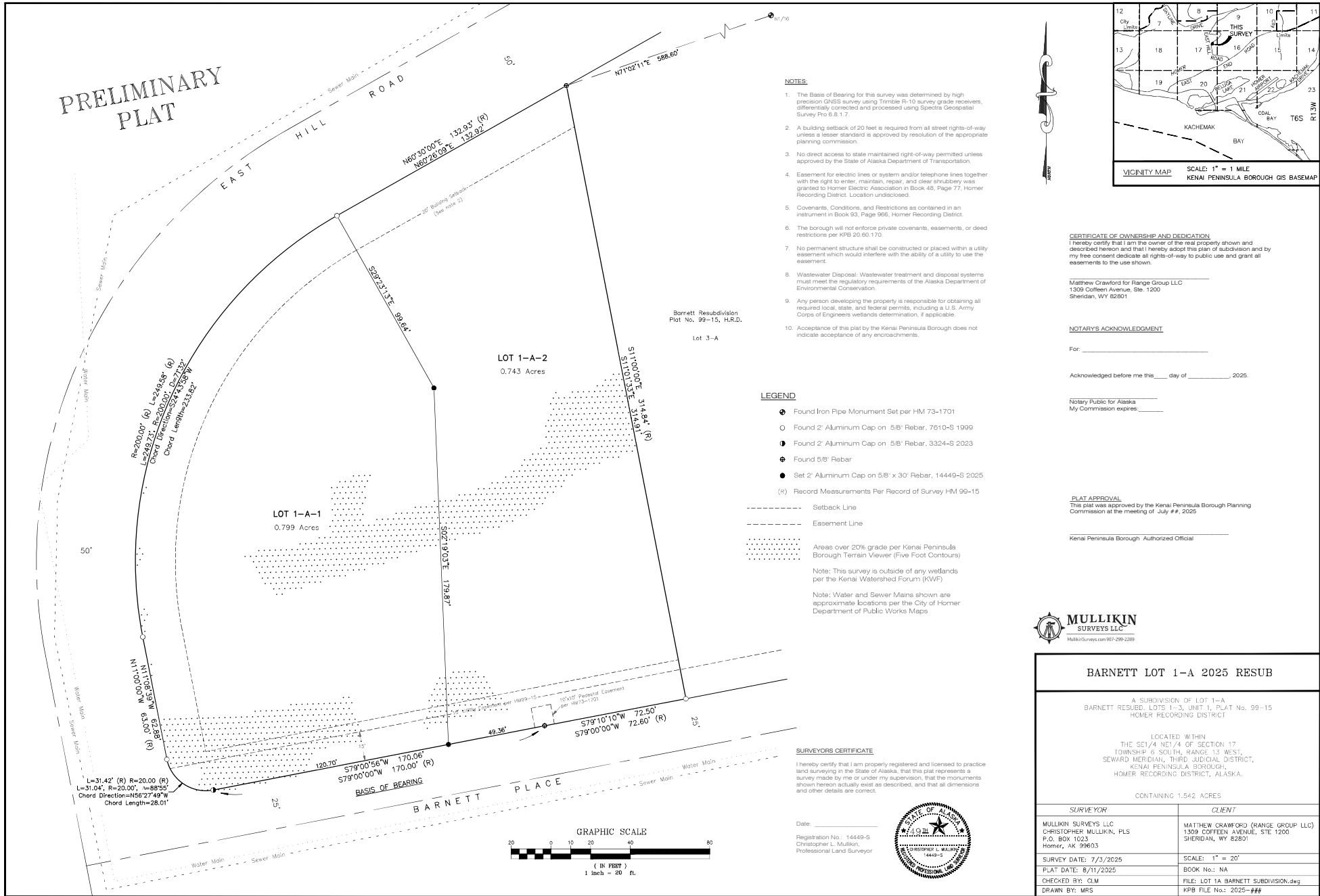
Water and sewer services will need to be provided to the newly subdivided lot prior to recording the final plat.

Staff Recommendation: The Planning Commission recommends approval of the preliminary plat, with the following comments:

1. Water and sewer services will need to be provided to the newly subdivided lot prior to recording the final plat.
2. The existing plat indicates a total area of 1.543 acres, yet the preliminary plat indicates 1.542 acres. Please clarify the total acreage of the lot.
3. The note, “15’ Utility Easement per HM99-15” and the associated dimensioning arrow with 15’, depicted along Barnett Place conflicts graphically with the hatch indicating 20% or greater slopes. This note and dimensioning, should be moved so that they do not conflict the hatching.
4. Recommend showing the entire width of streets (not just to centerline).
5. Adjacent parcels should be identified, including Lot 7 and Lot 8 across Barnett Place.

Attachments:

1. Preliminary Plat
2. Surveyor’s Letter to City of Homer
3. Public Notice
4. Aerial Map





MULLIKIN SURVEYS LLC

MullikinSurveys.com 907-299-2289

Christopher Mullikin, PLS
P.O. Box 1023, Homer, AK 99603

PRELIMINARY PLAT SUBMITTAL

Planning Dept.
City of Homer
491 East Pioneer Ave
Homer, AK 99603

Re: Barnett Lot 1-A 2025 Resub

To Whom it may concern,

This is a preliminary plat for the subdivision of Lot 1-A, Barnett Resubd. Lots 1-3, Unit 1 (HM99-15) for Matthew Crawford of Range Group LLC.

Please find included in this packet:

- One full sized paper plat
- One half sized paper plat
- \$300 check (#271) for plat submittal fee

The electronic version has been emailed.

Sincerely,

Christopher Mullikin, PLS

RECEIVED

AUG 14 2025

**CITY OF HOMER
PLANNING/ZONING**

NOTICE OF SUBDIVISION

Public notice is hereby given that a preliminary plat has been received proposing to subdivide or replat property. You are being sent this notice because you are an affected property owner within 500 feet of a proposed subdivision and are invited to comment.

Proposed subdivision under consideration is described as follows:

Barnett Lot 1-A 2025 Resub Preliminary Plat

The location of the proposed subdivision affecting you is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the City of Homer Planning and Zoning Office. Subdivision reviews are conducted in accordance with the City of Homer Subdivision Ordinance and the Kenai Peninsula Borough Subdivision Ordinance. A copy of the Ordinance is available from the Planning and Zoning Office. **Comments should be guided by the requirements of those Ordinances.**

A public meeting will be held by the Homer Planning Commission on Wednesday, September 3, 2025 at 6:30 p.m. In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603. To attend the meeting virtually, visit zoom.us and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

Meeting ID: 979 8816 0903

Passcode: 976062

Additional information regarding this matter will be available by 5 p.m. on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for August 29, 2025 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written comments must be received by 4 p.m. on the day of the meeting.

If you have questions or would like additional information, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 235-3106, email: clerk@cityofhomer-ak.gov, or in-person at Homer City Hall.

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 500 FEET OF PROPERTY.

.....



Legend

Physical Addresses



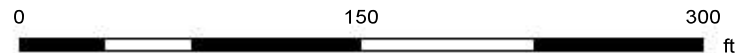
Transportation

Mileposts



Parcels and PLSS

Tax Parcels



NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correction of the data, or use of the data.



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Memorandum

Agenda Changes/Supplemental Packet

TO: PLANNING COMMISSION
FROM: ZACH PETTIT, DEPUTY CITY CLERK II
DATE: SEPTEMBER 3, 2025
SUBJECT: SUPPLEMENTAL

9. PLAT CONSIDERATION

9. A. BARNETT LOT 1-A 2025 RESUB, Staff Report 25-42

1. Public Comment Received

Page 3

9. B. RAW BIRCH 2025 REPLAT, Staff Report 25-43

1. Public Comment Received

Page 3

11. NEW BUSINESS

11. A. Ordinance 25-54, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 8 Permits, Licenses and Regulations by Adding Chapter 8.13 Temporary Retail Services, Memorandum PL 25-44

1. Public Comment Received

Page 4

MEMORANDUM

TO: Homer Planning Commission
FROM: Janette Keiser, PE
DATE: September 2, 2025
RE: Plat Considerations for meeting of September 3, 2025

I have reviewed the materials in the packet regarding the two plats that will be under consideration at the meeting of September 3, 2025, and have the following comments and recommendations:

1. RE: Barnett Lot 1-A Resubdivision

- a. Accessing Lot 1-A-2 directly from East Hill Road will exacerbate traffic safety issues, because the lot fronts on the edge of a curve with limited sight distance. I recommend you specify that access to Lot 1-A-2 must be from Barnett Place, as access to Lot 1-A-1 already is. This will send a message to the ADOT/PF that you are concerned about traffic safety on East Hill Road in the even the developer applies for a driveway permit for East Hill Road.

2. RE: Raw Birch 2025 Replat

- a. The plat Notes say there are two drainage easements, one recorded on Book 312, Page 139, HRD and one recorded on Book 312, page 147, HRD. Neither one of these is shown on the plat. I recommend you require both easements to be shown.
- b. I recommend the easement on the west side of Tract A be enlarged to encompass the little wetland that is shown on the plat. This wetland serves as a small, natural “sponge” for storm water that flows off the high school property and across East End Road. The area is currently outside the limits of the filled area on the lot and should stay that way so it can continue to serve its purpose. If the area is filled, it will concentrate flow and exacerbate erosion. One of the strategies in the new Comprehensive Plan is to *“encourage the use of green infrastructure and site-responsive design solutions to improve drainage and reduce hazard exposure.”* Preserving this little wetland is a textbook example of how this can be done.
- c. This property is served with City sewer; thus, the note about Wastewater Disposal is no longer applicable and should be deleted in the interests of clarity.

PUBLIC HEARINGS

PLAT CONSIDERATION

A. BARNETT LOT 1-A 2025 RESUB, Staff Report 25-42

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of his report included in the packet.

Chair S. Smith opened the floor for the Applicant, but no one came forward to speak.

Chair S. Smith then opened the public comment period. With no one coming forward to comment, Chair S. Smith closed the public comment period.

Chair S. Smith then opened the floor to questions and comments from the Commission.

Discussion topics included character of the neighborhood, time at which the subdivision was originally platted, water and sewer infrastructure and availability, and driveways and legal access to the property.

SCHNEIDER/H. SMITH MOVED TO ADOPT STAFF REPORT 25-42 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:

1. WATER AND SEWER SERVICES WILL NEED TO BE PROVIDED TO THE NEWLY SUBDIVIDED LOT PRIOR TO RECORDING THE FINAL PLAT.
2. THE EXISTING PLAT INDICATES A TOTAL AREA OF 1.543 ACRES, YET THE PRELIMINARY PLAT INDICATES 1.542 ACRES. PLEASE CLARIFY THE TOTAL ACREAGE OF THE LOT.
3. THE NOTE, "15' UTILITY EASEMENT PER HM99-15" AND THE ASSOCIATED DIMENSIONING ARROW WITH 15', DEPICTED ALONG BARNETT PLACE CONFLICTS GRAPHICALLY WITH THE HATCH INDICATING 20% OR GREATER SLOPES. THIS NOTE AND DIMENSIONING SHOULD BE MOVED SO THAT THEY DO NOT CONFLICT THE HATCHING.
4. RECOMMEND SHOWING THE ENTIRE WIDTH OF STREETS (NOT JUST TO CENTERLINE).
5. ADJACENT PARCELS SHOULD BE IDENTIFIED, INCLUDING LOT 7 AND LOT 8 ACROSS BARNETT PLACE.

HARNESS/VENUTI MOVED TO AMEND THE MOTION TO INCLUDE A RECOMMENDATION #6 TO SPECIFY THAT THE ACCESS FOR LOT 1-A-2 BE FROM BARNETT PLACE.

Commissioner H. Smith noted that while he agreed with the principle behind the amendment, it's been highlighted by the City Planner that dictating access is outside of the Commission's purview during the platting process.

Commissioner Schneider reiterated that it's not up to the Commission to specify where the driveway will go.

Chair S. Smith requested the Clerk to perform a roll-call vote for the proposed amendment.

VOTE (AMENDMENT): YES: BARNWELL, HARNESS, VENUTI, WALKER.

VOTE (AMENDMENT): NO: SCHNEIDER, H. SMITH, S. SMITH.

Motion carried.

Chair S. Smith opened the floor for further discussion on the main motion as amended.

Commissioner H. Smith restated that he appreciated the intent behind the amendment but noted that it's important for the Commission to stay in its lane.

Chair S. Smith requested the Clerk to perform a roll-call vote on the amended main motion.

VOTE (AMENDED MAIN MOTION): YES: WALKER, VENUTI, HARNESS, BARNWELL.

VOTE (AMENDED MAIN MOTION): NO: S. SMITH, H. SMITH, SCHNEIDER.

Motion carried.

Final Motion as Adopted (with Amendment Incorporated):

SCHNEIDER/H. SMITH MOVED TO ADOPT STAFF REPORT 25-42 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:

1. WATER AND SEWER SERVICES WILL NEED TO BE PROVIDED TO THE NEWLY SUBDIVIDED LOT PRIOR TO RECORDING THE FINAL PLAT.
2. THE EXISTING PLAT INDICATES A TOTAL AREA OF 1.543 ACRES, YET THE PRELIMINARY PLAT INDICATES 1.542 ACRES. PLEASE CLARIFY THE TOTAL ACREAGE OF THE LOT.
3. THE NOTE, "15' UTILITY EASEMENT PER HM99-15" AND THE ASSOCIATED DIMENSIONING ARROW WITH 15', DEPICTED ALONG BARNETT PLACE CONFLICTS GRAPHICALLY WITH THE HATCH INDICATING 20% OR GREATER SLOPES. THIS NOTE AND DIMENSIONING SHOULD BE MOVED SO THAT THEY DO NOT CONFLICT THE HATCHING.
4. RECOMMEND SHOWING THE ENTIRE WIDTH OF STREETS (NOT JUST TO CENTERLINE).
5. ADJACENT PARCELS SHOULD BE IDENTIFIED, INCLUDING LOT 7 AND LOT 8 ACROSS BARNETT PLACE.
6. THE ACCESS FOR LOT 1-A-2 BE FROM BARNETT PLACE.

B. RAW BIRCH 2025 REPLAT, Staff Report 25-43

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of his report included in the packet.

Chair S. Smith opened the floor for the Applicant. Chris Brasfield introduced himself as the Applicant and thanked the Commission for its time and consideration of his application.

Chair S. Smith opened the public comment period.

Jan Keiser, city resident, supported the plat but expressed concerns about drainage on the west side of the property. She cautioned against additional fill that could impact the stream and adjacent properties and recommended a wider easement than 20 feet.

Chair S. Smith then opened the floor to questions and comments from the Commission.

From: [Carpenter, Beverly](#)
To: [Simons, Sandee](#)
Cc: [Piagentini, Vincent](#)
Subject: FW: <EXTERNAL-SENDER>notice of subdivision/replat
Date: Friday, October 3, 2025 10:35:56 AM
Attachments: [image001.png](#)
[image002.png](#)

Happy Friday Sandee!

Could you please process this public comment?

Thank you!

Beverly Carpenter
Platting Specialist, Planning Department
Office: 907-714-2200 Direct: 907-714-2210



Kenai Peninsula Borough
144 N. Binkley St. Soldotna, AK 99669
kpb.us

PUBLIC RECORDS LAW DISCLOSURE: This email and responses to this email may be considered a public record under the law.

From: Planning Dept, <planning@kpb.us>
Sent: Friday, October 3, 2025 10:27 AM
To: Piagentini, Vincent <vpiaagentini@kpb.us>; Carpenter, Beverly <BCarpenter@kpb.us>
Subject: FW: <EXTERNAL-SENDER>notice of subdivision/replat

From: Flo Larson <putts5646@yahoo.com>
Sent: Friday, October 3, 2025 10:15 AM
To: Planning Dept, <planning@kpb.us>
Cc: Carrie Bishop <carrieb1@earthlink.net>; Nell Gustafson <ngust028@gmail.com>
Subject: <EXTERNAL-SENDER>notice of subdivision/replat

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

To Whom This May Concern:

Regarding KPB File 2025-140:

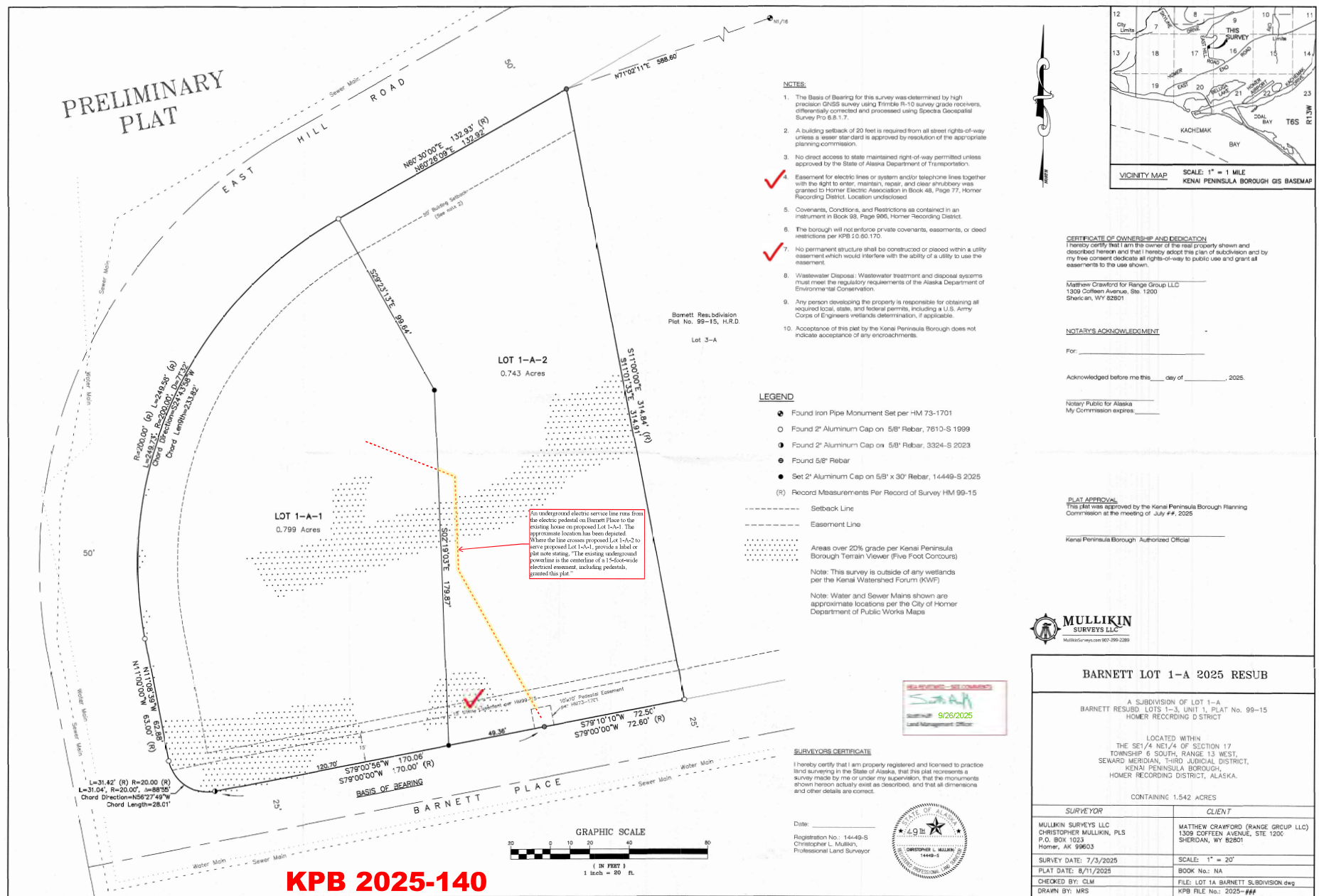
I live on Barnett Place to the right of the proposed replat and oppose this action for the reasons listed below:

1) the present triplex violated the covenants when it was built on the corner

- 2) a DOT representative said the present approach to the existing triplex violates road requirements being too close to the stop sign
- 3) traffic coming downhill on the sharp corner of East Hill is dangerous
- 4) additional traffic on the corner adds additional danger
- 5) dividing the corner lot is out of sync with existing lots and will look “stuffed”
- 6) if a road to the new replat comes off East Hill, it complicates an existing dangerous corner especially on icy roads
- 7) the five existing homes, not including the triplex, do not want our small neighborhood chopped further
- 8) the other day when I was parked at the stop sign, a car turning up to the triplex nearly hit my car
- 9) this needs additional study

Thank you for your consideration.

Sincerely,
Florence B Larson





KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 9/16/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one lot into two lots.

KPB File No. 2025-140

Petitioner(s) / Land Owner(s): Range Group LLC of Sheridan, WY

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, October 13, 2025**, commencing at **7:00 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

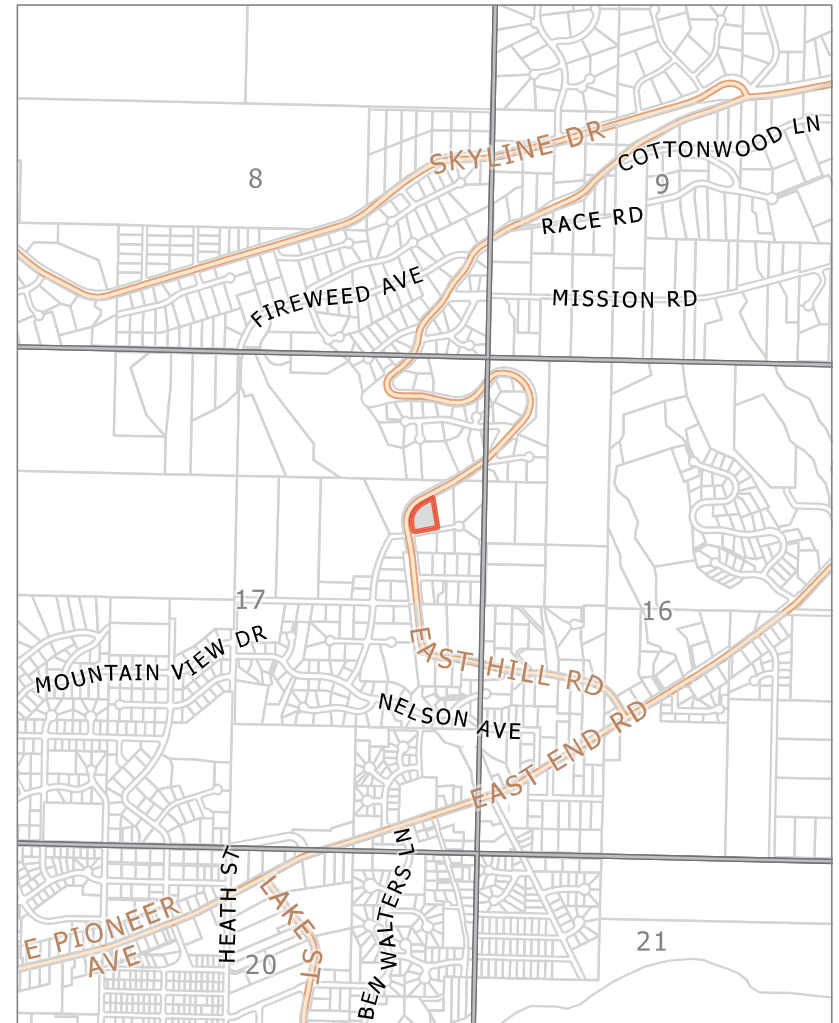
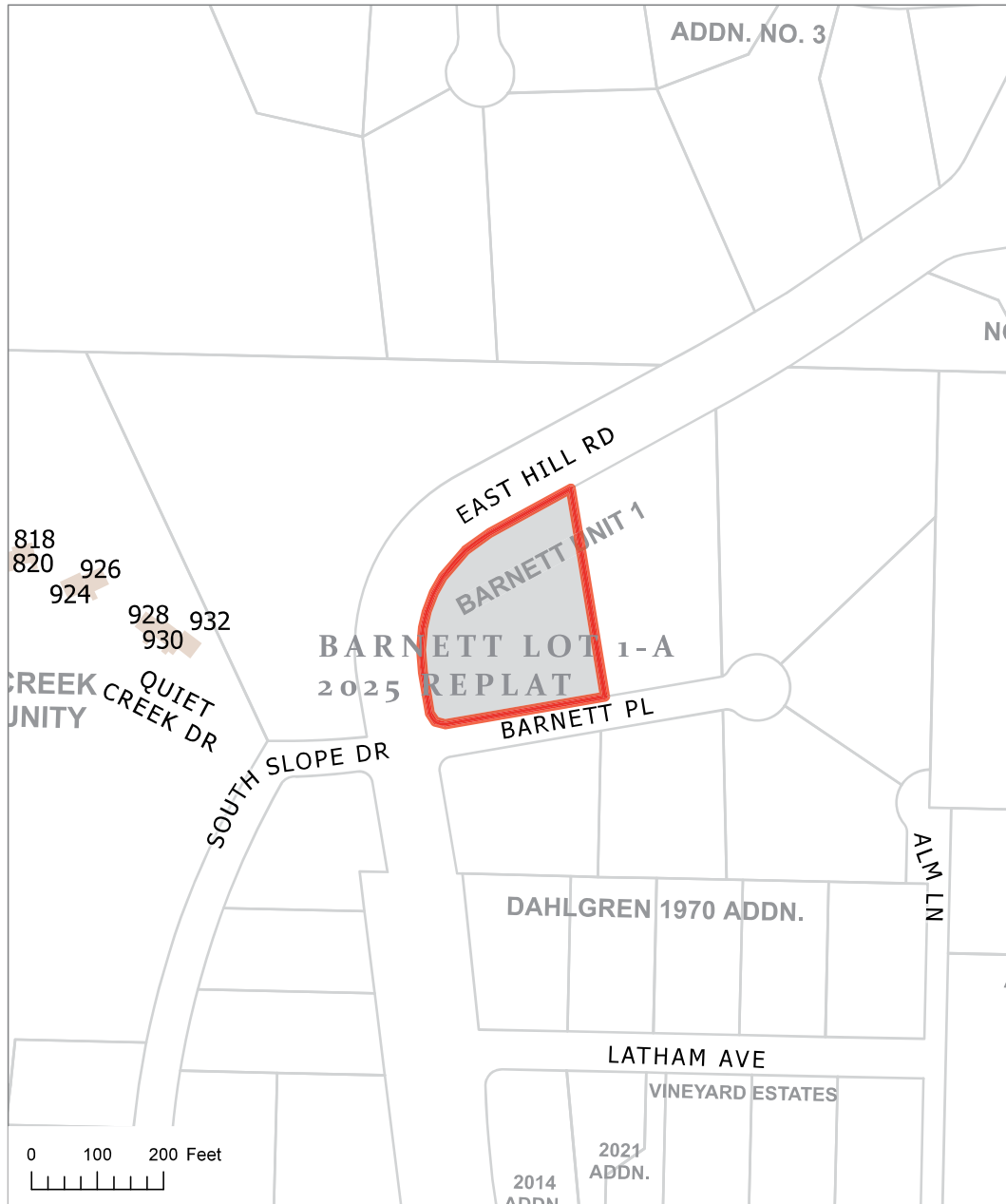
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, October 10, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

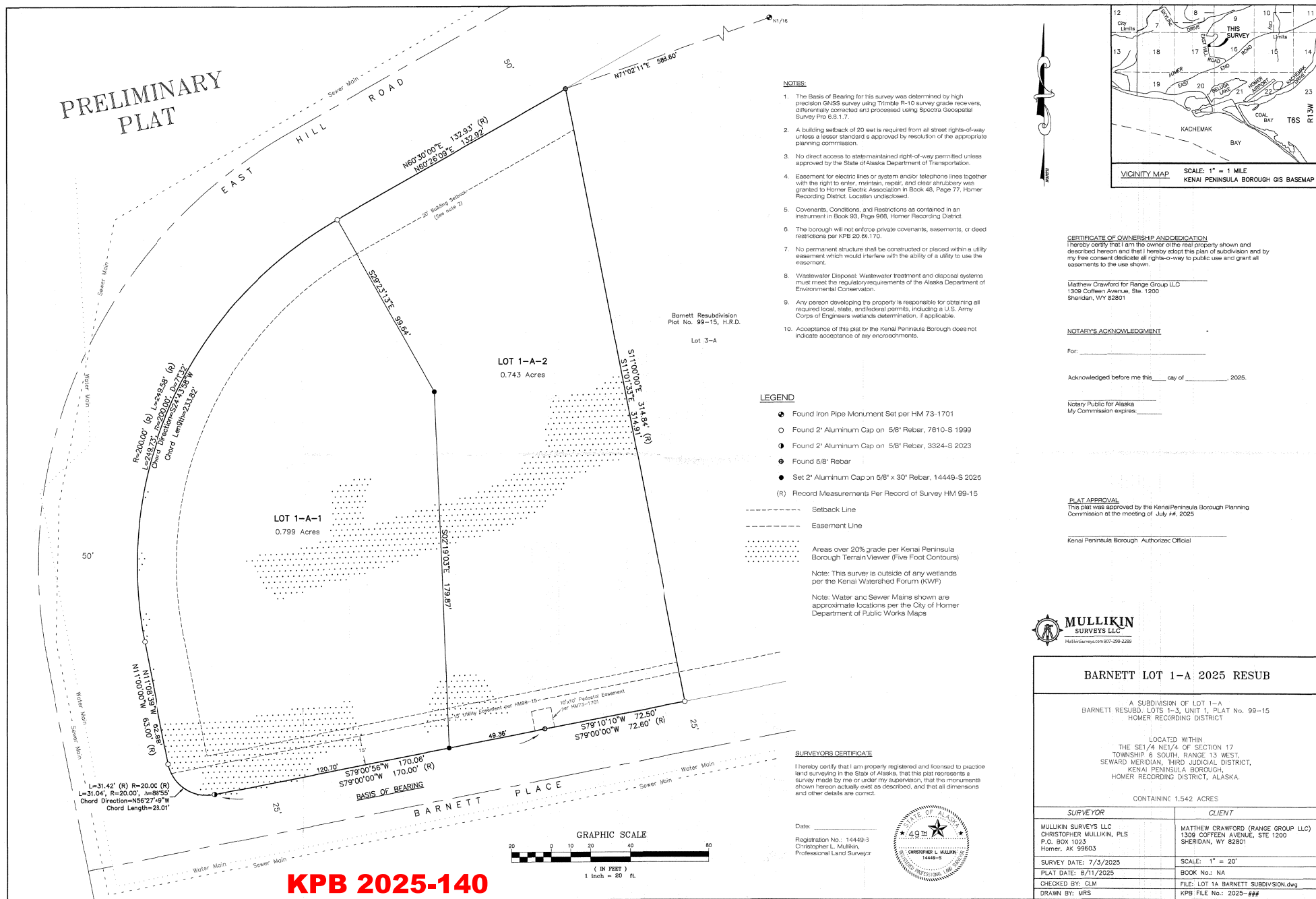
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 9/23/2025

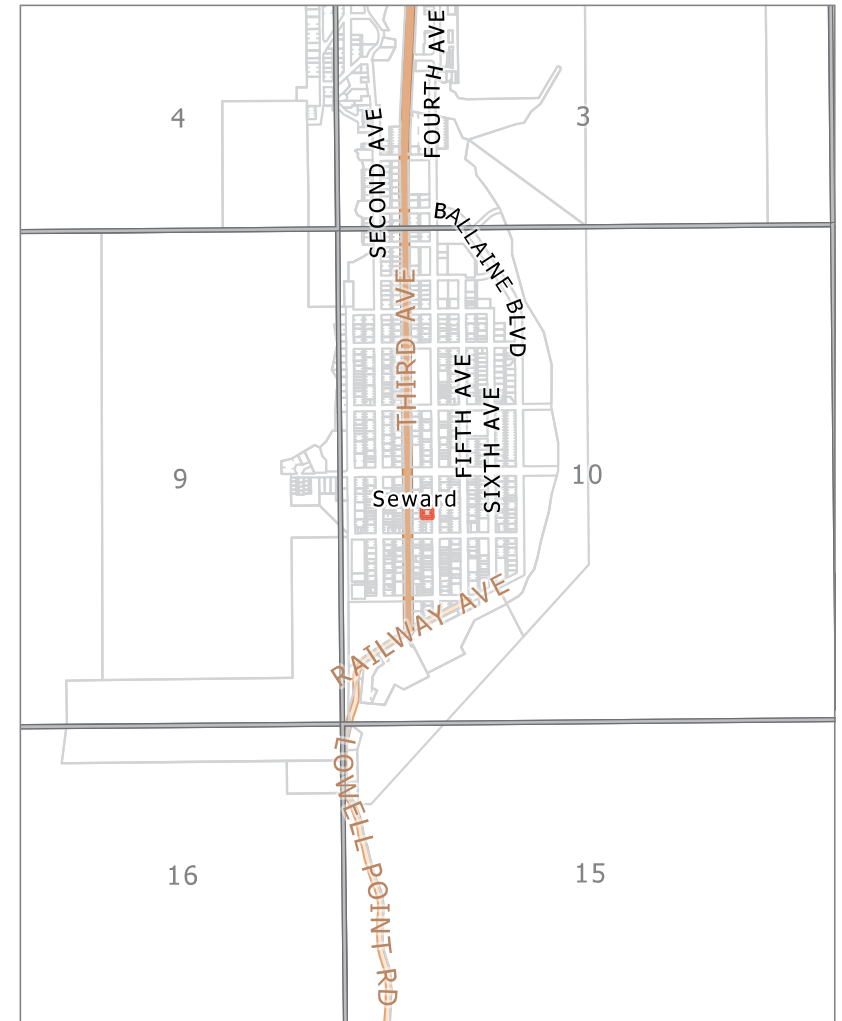
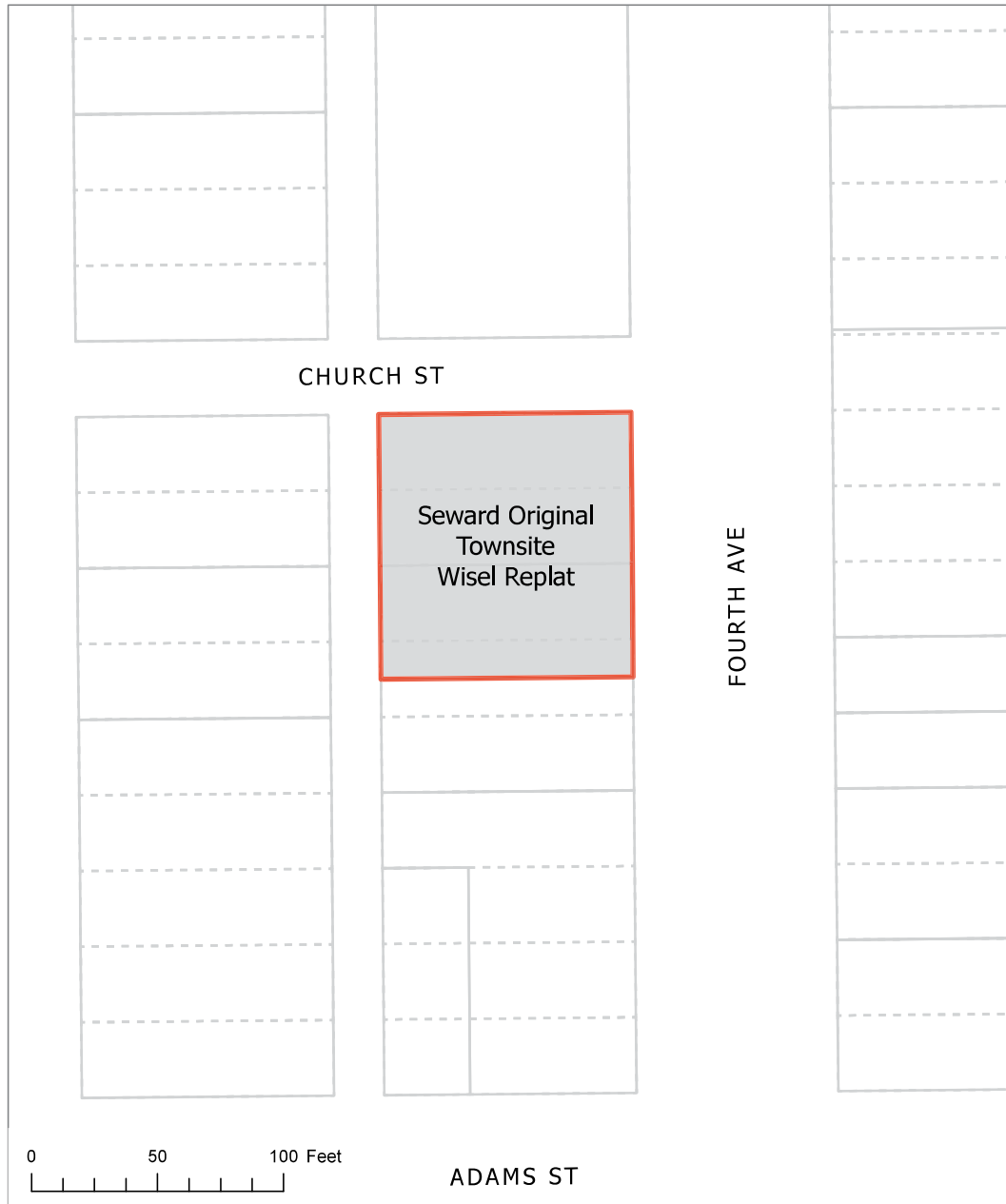


KPB File 2025-140
T 06S R 13W S17
Homer



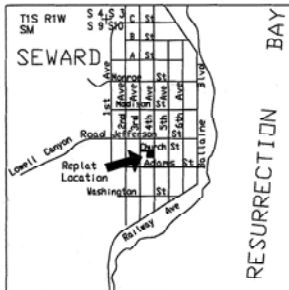
E. NEW BUSINESS

- 3. Seward Original Townsite Wisel Replat; KPB File 2025-102
Johnson Surveying / Grace Group Properties 1 LLC
Location: Church Street & Fourth Avenue
City of Seward**



KPB File 2025-102
T 1S R 1W Sec 10
Seward





Seward Original Townsite Wisel Replat Preliminary Plat

A replat combining Lots 12, 13, 14, & N 1/2 15 Block 15 Seward Original Townsite, SWD #1. Located in USS 726, Within the SW 1/4 Section 10, T1S R1W, Seward Meridian, City of Seward, Kenai Peninsula Borough, Alaska. Seward Recording District Kenai Peninsula Borough File

Prepared for
Grace Group Properties 1, LLC
P.O. Box 3585
Seward, AK 99684

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

VICINITY 1" = 2000' MAP

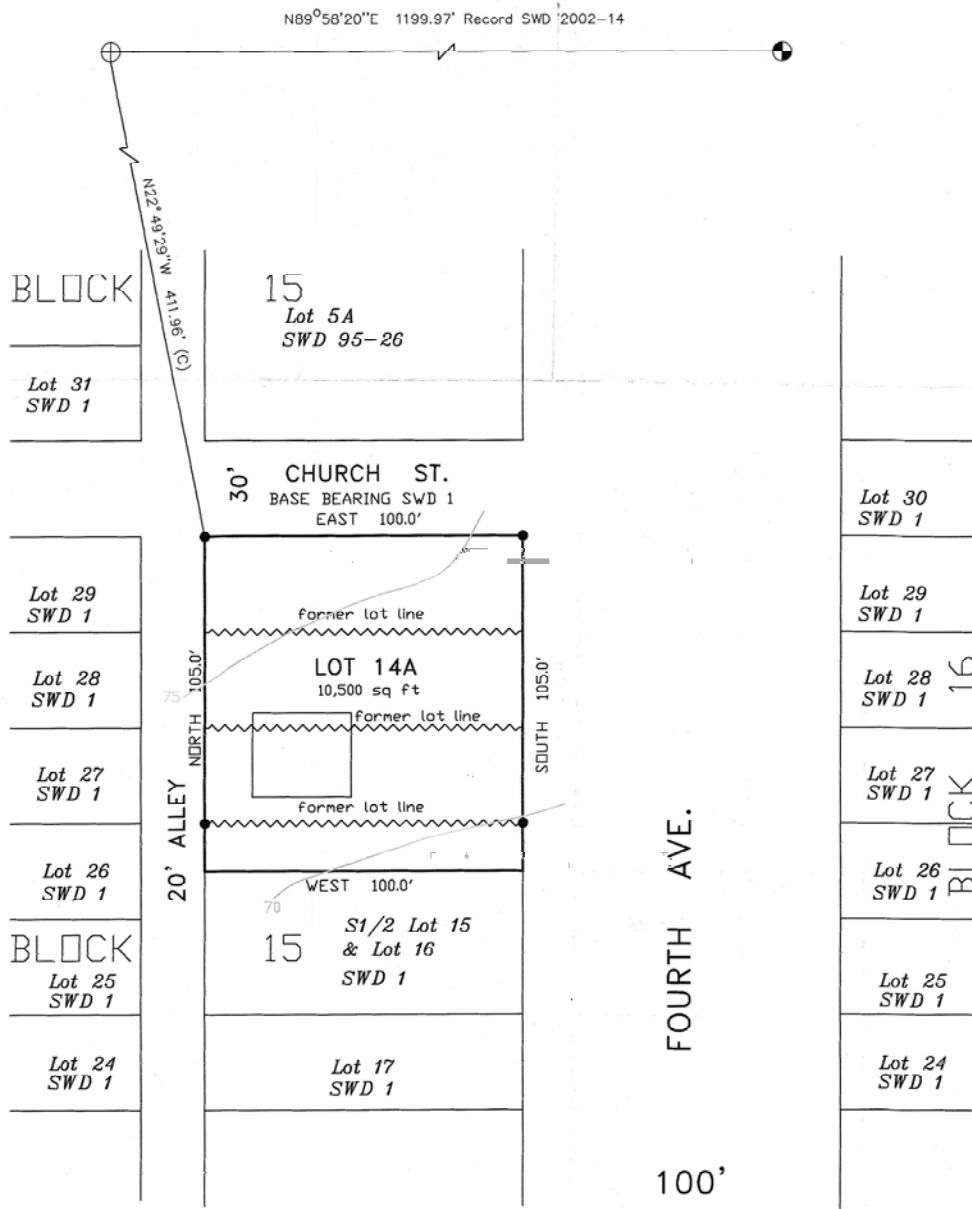
SCALE 1" = 30' AREA = 10,500 sq ft 3 July, 2025

NOTES:

1. This replat is subject to City of Seward Land Use and Zoning regulations.
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. Lot is served by City water & sewer.
4. This is a paper plat, based on data from SWD plat #1 and SWD 2002-14. No field survey was performed in conjunction with preparing this plat, no corners were found or set.
5. Contour interval 5'. There are no wet areas on the property.

LEGEND

- ⊕ - AK DOT brass cap, Record SWD 2002-14
- ⊙ - Brass cap, ATS 174 RM 6, Record SWD 2002-14.
- - Lot corner set in plat SWD #1, not described.
- (C) - Calculated from record information, SWD 2002-14.



KPB 2025-102

AGENDA ITEM E. NEW BUSINESS

**ITEM #4 PRELIMINARY PLAT
SEWARD ORIGINAL TOWNSITE WISEL REPLAT**

KPB File No.	2025-102
Plat Committee Meeting:	October 13, 2025
Applicant / Owner:	Grace Group Properties 1 LLC of Seward, Alaska
Surveyor:	Jerry Johnson, Johnson Land Surveying
General Location:	Church Street and Fourth Ave, City of Seward

Parent Parcel No.:	149-090-11 and 149-090-12
Legal Description:	T 1S R 1W SEC 10 SEWARD MERIDIAN SW 0000001 ORIGINAL TOWNSITE OF SEWARD LOT 12, 13, 14 AND N1/2 LOT 15 BLOCK 15
Assessing Use:	149-090-11: General Commercial 149-090-12: Commercial Parking Lot
Zoning:	City of Seward
Water / Wastewater	City / City
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine parcels consisting of lots 12, 13, and 14 and the north half of Lot 15, Block 15 (Plat SW-1) into one lot of 0.240 - acres (10,500 square feet).

Location and Legal Access (existing and proposed):

The proposed subdivision is accessed by Fourth Avenue to the east, Church Street on the north and an unnamed alley to the west. Church Street is a 30-foot-wide right-of-way and appears to be former Lot 11 (Plat SW-1). This street was named as referenced in the City of Seward July 6, 1914 City Council Meeting Minutes and described as a new un-named street. Fourth Avenue is an 80-foot-wide right-of-way and the alley is 20-feet wide, both dedicated by Original Townsite of Seward, Plat SW-1. All streets are maintained by the City of Seward.

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

Block length is compliant due to the presence of existing roads: Church Street to the north, Fourth Avenue to the east, Adams Street to the south and Third Avenue to the west.

KPB Roads Dept RSA review	Out of Jurisdiction: Yes Roads Director: Uhlin, Dil Comments: city of Seward jurisdiction
SOA DOT comments	No comments

Site Investigation:

According to KPB GIS Imagery and KPB Assessing records, a structure is located across the former common lot line between lots 13 and 14, being two separate parcels. Finalization of the plat will resolve the encroachment issue.

Contours have been added to the preliminary plat accurately reflecting the topography of the affected area. It is relatively flat, sloping to the south with no grades exceed 20%. Contours may be removed for the final submittal. as no extreme features are shown.

There are no wetlands on the property according to KWF Wetlands Assessment.

The floodplain program is administered and enforced by the City of Seward.

To maintain consistency with KPB 21.06.050, staff requests the surveyor ensure the proposed subdivision have adequate drainage to reduce exposure to flood damage. Seward administers their own floodplain management programs. For information on the floodplain regulations and requirements in Seward, please contact the Seward Planning and Zoning Department at 907-224-4020 or at planning@cityofseward.net to see if notes are required. Staff reminds the owner(s), that it is the responsibility of the subdivider to provide all necessary information regarding flood protection measures at the time the preliminary plat is presented for consideration by the planning commission (21.06.050).

This subdivision is not within a Habitat Protection District.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Within City of Seward Comments: No comments B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	

Staff Analysis

Original Townsite of Seward (SW-1) initially platted this area into forty blocks creating Lots 12 through 15, Block 15. This subdivision will vacate common lots lines, resulting in Lot 14A, Block 15.

The KPB Assessing Department assigned parcel 149-090-11 with the legal description Lot 14 and N1/2 Lot 15, Block 15, Original Townsite of Seward, plat SW-1. The legal description for parcel 149-090-12 is Lot 12 and Lot 13, Block 15, Original Townsite of Seward, plat SW-1.

A soils report will not be required as the new lot is currently served by City water and sewer. The proper wastewater note per KPB 20.40.070 has been added to the plat.

The plat was approved during the October 8, 2024 City of Seward Planning and Zoning Commission by Resolution 2024-022. The subdivision is subject to the City of Seward Zoning and Subdivision Regulations as denoted as plat note number 1.

The City of Seward is considered an independent community by the National Flood Insurance Program (NFIP) and is not within the jurisdiction of the KPB Floodplain Management Program. Seward administers their own floodplain management programs under City Code 15.25 Floodplain Management.

For information on the floodplain regulations and requirements in Seward, please contact the Seward Planning and Zoning Department at 907-224-4020 or at planning@cityofseward.net

Notice of the proposed plat was mailed to the beneficial interest holder on September 11, 2025. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

Utility Easements

No utility easements are on record per the Certificate to Plat or original survey. KPB 20.30.060(D) states subdivisions within the boundaries of an incorporated city, the width and location of utility easements will be determined by the city and affected utility providers. No easements were recommended by the City or Utility companies; therefore, no easements are being granted by this platting action. City of Seward Planning and Zoning Commission Resolution 2024-022 states the proposed lot is currently served by City water, sewer, and electric.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

Utility provider review:

HEA	Not located within HEA's service area, No comments
ENSTAR	No comments or recommendations
ACS	
GCI	Approved as shown
SEWARD ELECTRIC	
CHUGACH ELECTRIC	No comment on the platting activity

KPB department / agency review:

Addressing Review	Reviewer: Pace, Rhealyn Affected Addresses: 313 FOURTH AVE, 315 FOURTH AVE Existing Street Names are Correct: Yes List of Correct Street Names: FOURTH AVE, CHURCH ST Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: CITY OF SEWARD WILL ADVISE ON ADDRESSES
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. Review Not Required
Assessing Review	Reviewer: Windsor, Heather Comments: No comment
City of Seward Fire Dept	No comments

STAFF RECOMMENDATIONS**CORRECTIONS / EDITS**

Add a certificate of Ownership and Dedication

Add a Plat Approval with the meeting date of October 13, 2025

Add Notary Acknowledgements

Provide additional authority documentation for Grace Group Properties 1, LLC

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:

- Remove "Located is USS 726" from legal description for uniformity with CTP and KPB Assessing records.
- Modify KPB File Number to 2025-102

- 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:

- Label the roads and alley with ROW representing right-of-way
- Correct Fourth Ave ROW width to 80-feet

- 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:

- Show section lines and label sections
- Numbered rights-of-way should be spelled out as shown on mapping for conformity: First Avenue, Second Avenue, Third Avenue and so-forth

- 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 a label for Lot 31, Plat SW-1 in Block 16

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. Provide additional authority documentation.

RECOMMENDATION:

STAFF RECOMMENDS:

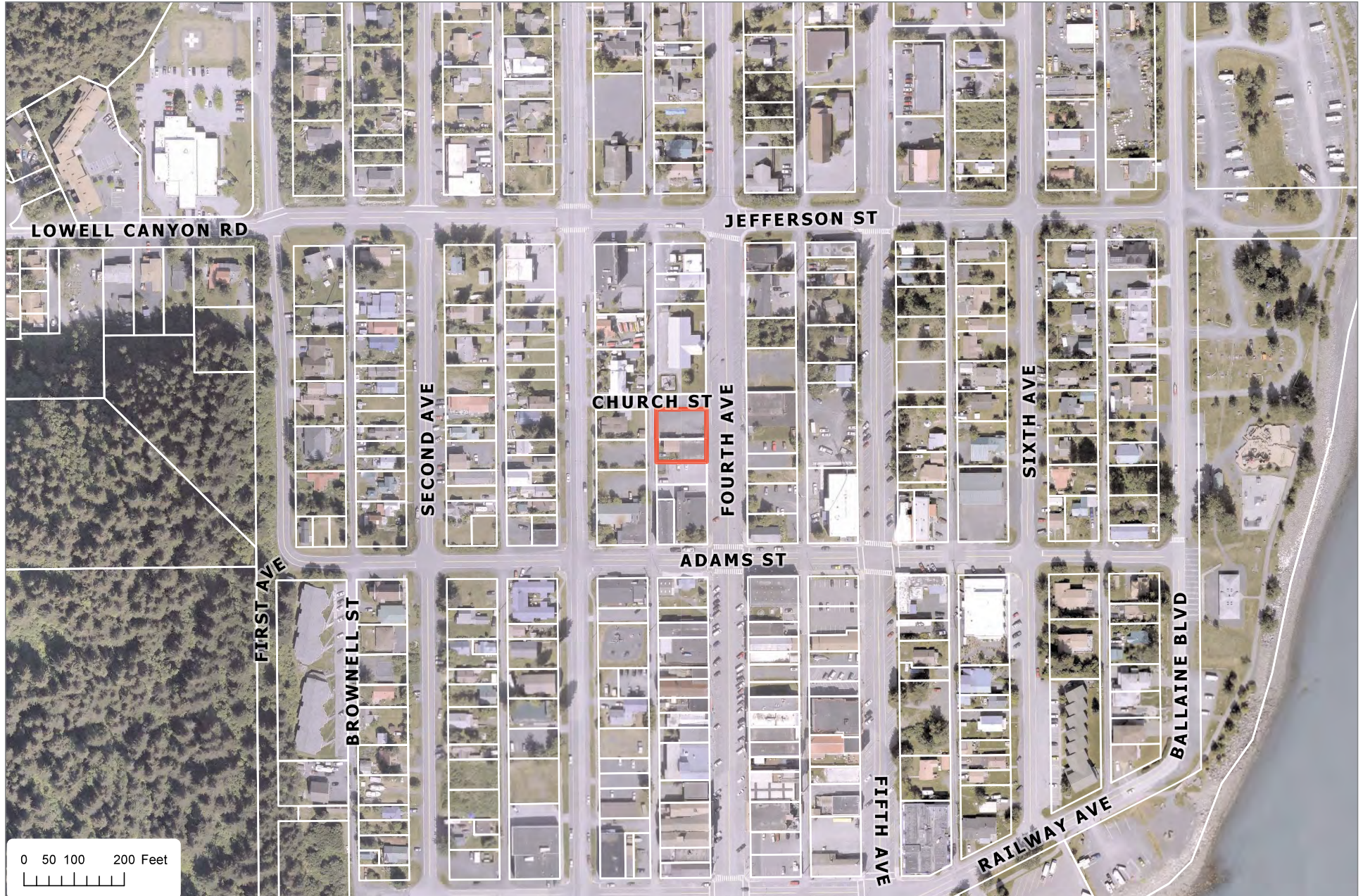
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 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.

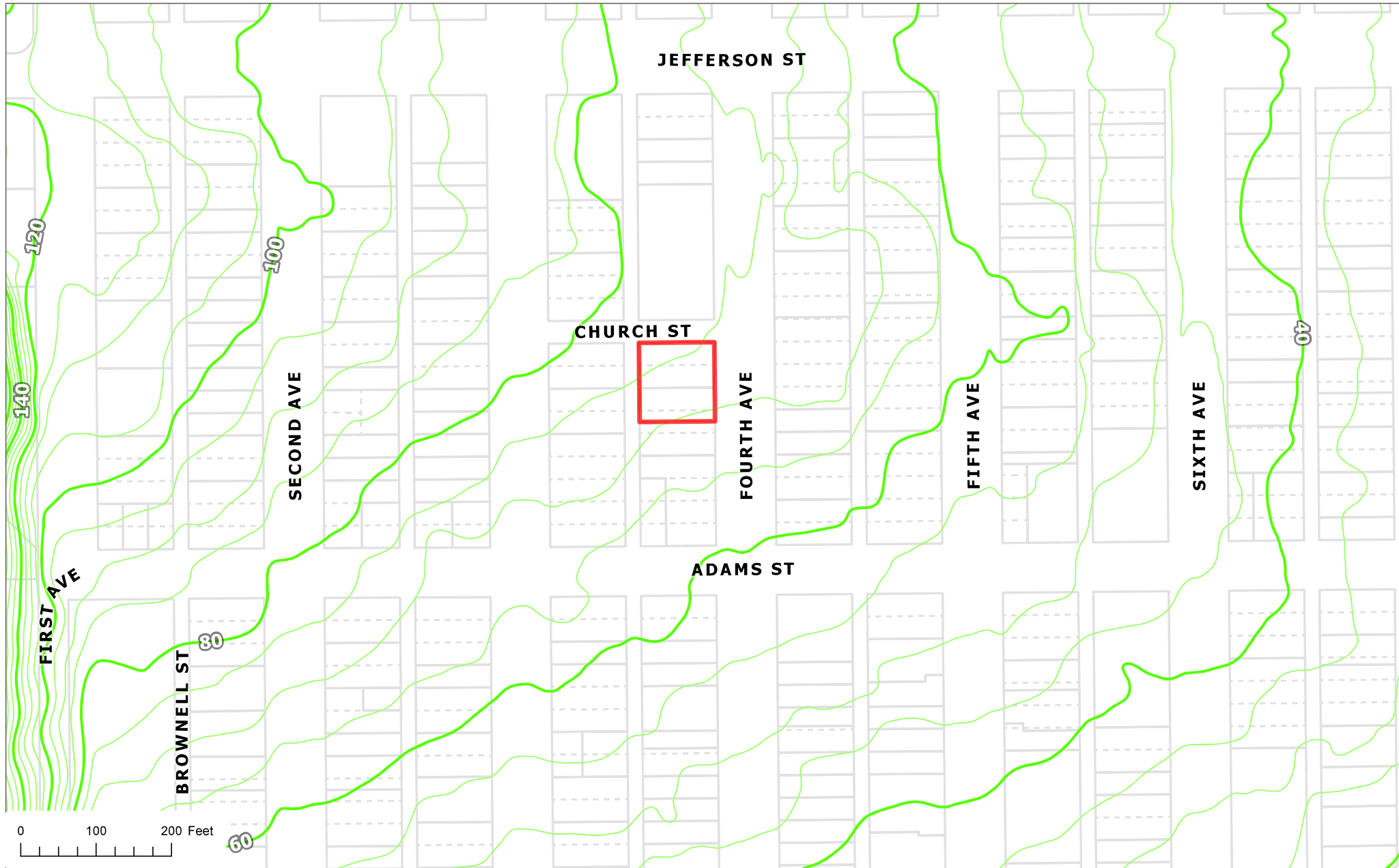
END OF STAFF REPORT



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.



Aerial with 5-foot Contours



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.

SEWARD ALASKA

Scale 1 inch = 300 feet

C. M. Anderson
Engineer

DESCRIPTION

This plot of Seward is located upon the Frank L. Ballantine Soldiers Addition Homestead entire known as survey N^o 126 North and survey N^o 126 South located on Resurrection Bay, Alaska. The initial point of this plot is the south-east corner of Block N^o 119 (S) which is 298 feet south and 312 feet west of witness corner to corner N^o 12 of said survey N^o 126 south.

Regular lots are 30 x 100 feet, lots 14 and 27 of Blocks 34 and 40 are 15.76 feet wide. Jefferson Street is 100 feet wide. All other east and west streets are 66 feet wide. North and south avenues are 80 feet wide, alleys are 200 wide. Railway Avenue is 60 feet wide.

The angle point on the northwesterly bow of Railway Avenue is of the west margin of Third Avenue, being 268 feet south of the south line of Adams Street. West side of lot 20 Block 1 is 40 ft in length.

PT for curve in Block 6 is 134.34 feet north of the south line of Adams Street and upon the east boundary of survey N^o 126 South.

Radius for curve in Block 6 is 560.646 feet. Total R is a strip 13.56 feet wide, east and west, extending from the North boundary of survey N^o 126 North to the south boundary of survey N^o 126 South.

The bearings of all lines of plot, excepting the lines made on the south part by Railway Avenue are cardinal points of the compass as ascertained and determined by the United States Deputy Surveyor in the survey of said homestead entry, and designated and shown by his monuments on the east boundary thereof. The east line of Lot 13, Block 7, is 8 feet in length.

DEDICATION

Know all men by these presents that the undersigned, Frank L. Ballantine, is the owner in fee simple of the tract of land above described and that he said Frank L. Ballantine has dedicated and donated and hereby does dedicate and donate to the public the use of all the Avenues, Streets, and Alleys shown upon the map hereto annexed and described in the description hereto annexed as public highways for passage over the same by ordinary vehicles and foot passage only, subject to the right of Frank L. Ballantine his heirs and assigns to construct and maintain and operate in, along, and through the length of any and all avenues, streets and alleys, and any portion thereof, all railways of every description, street railways, elevated railways, underground railways, telegraph lines, telephone lines, power lines, light lines, and lights, gas mains and lights, water mains and hydrants, and all excavations and embankments, tracks, poles, wires, tunnels, conduits, tubes, pipes, and mains, therefore, all of which rights are hereby expressly accepted and reserved to said Frank L. Ballantine his heirs and assigns forever as full and entire and no dedication of said lands to any public use which sever has been made.

In witness whereof the said Frank L. Ballantine has hereunto set his hand and affixed his seal.

Witness my hand and seal this 21st day of May A.D. 1905.

Signed and sealed in presence of

Robert J. Boyer

James A. Haight

ACKNOWLEDGMENTS

State of Washington
County of King

Be it remembered that on this 21st day of May A.D. 1905, before me the undersigned a Notary Public in and for the State of Washington, personally appeared Frank L. Ballantine to me known to be the person described in and duly executed the foregoing instrument which he acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein mentioned.

James A. Haight

Notary Public in and for the State of Washington, residing at Seattle.

H. H. Hildreth
District Recorder



Frank Thompson
George Turner
Frank L. Ballantine
John E. Ballantine

Recorded June 21, 1905

District of Alaska
Cook Inlet District
and Recording District

This within instrument was filed for record at 1 o'clock PM, June 7, 1905, and duly recorded in Book 2 of Deeds on pages 4, 5 and 6 of the records of said District.

SEWARD ALASKA

Scale 1 inch = 300 feet

C.M. Anderson

Engineer

SEWARD ALASKA Scale 1" = 300 feet C.M. Anderson, Engineer



DESCRIPTION

This plat of Seward is located upon the Frank L. Ballaine Soldiers Addition. It was surveyed on August 1st, 1905, by survey N° 126 North and survey N° 126 South located on Resurrection Bay, Alaska.

The initial point of this plat is the south-east corner of Block N° 11 (see map), which is 296 feet south and 312 feet west of witness corner to corner 1432 of said survey N° 126 South.

Regular lots are 30 x 100 feet, lots 14 and 27 of Blocks 34 & 35 are 15.76 feet wide. Jefferson Street is 100 feet wide - all other east and west streets are 66 feet wide - North and south avenues are 80 feet wide, alleys are 20 feet wide - Railway Avenue is 60 feet wide.

The angle point on the northwesterly line of Railway Avenue is at the west margin of Tenth Avenue, being 945 feet south of the south line of Adams Street. West side of lot 20 block 1 is 40 feet in length.

Plat for corner in Block 6 is 134.3 feet north of the south line of Adams Street and upon the east boundary of survey N° 126 South.

Radius for curve in Block 6 is 560 feet. Total A is a strip 13.56 feet wide, east and west, extending from the North Boundary of survey N° 126 North to the south boundary of survey N° 126 South.

The bearings of all lines of plat, excepting the lines made on the south part by Railway Avenue are cardinal points of the compass as ascertained and determined by the United States Deputy Surveyor in the survey of said homesstead entry, and duly noted and shown by his monuments on the east boundary thereof.

The east line of Lot 13, Block 7, is 8 feet in length.

DEDICATION

Know all men by these presents that the undersigned, Frank L. Ballaine, is the owner in fee simple of the tract of land above described and that the said Frank L. Ballaine has dedicated and donated and hereby does dedicate and donate to the Public the use of all the Avenues, Streets, and Alleys shown upon the map hereto annexed and described in the description hereto appended as public highways for passage over the same by the public and for the use of the same for the purpose of maintaining and operating in, along, and through the length of any and all avenues, streets and alleys and any portion thereof, all railways of every description, street railways, elevated railways, underground railways, telegraph lines, telephone lines, power lines, light lines, and lights, gas mains and lights, water mains and hydrants, and all excavations and embankments, bridges, poles, wires, funnels, conduits, tubes, pipes, and repairs thereto, all of which rights are hereby expressly excepted and reserved to said Frank L. Ballaine his heirs and assigns forever, not fully and entirely as if no dedication of said lands to any public use whatsoever had been made.

In witness whereof the said Frank L. Ballaine has hereunto set his hand and affixed his seal this 8th day of May A.D. 1905.

Signed and sealed in presence of
Robert J. Boryec
James A. Haight

ACKNOWLEDGMENT

I, the undersigned, Notary Public in and for the State of Washington, do hereby certify that on this 8th day of May A.D. 1905, before me, the undersigned a notary public in and for the State of Washington, personally appeared Frank L. Ballaine to me known to be the person described in and who executed the foregoing instrument and he acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein mentioned.



James A. Haight
Notary public in and for the State of Washington, residing at Seattle.



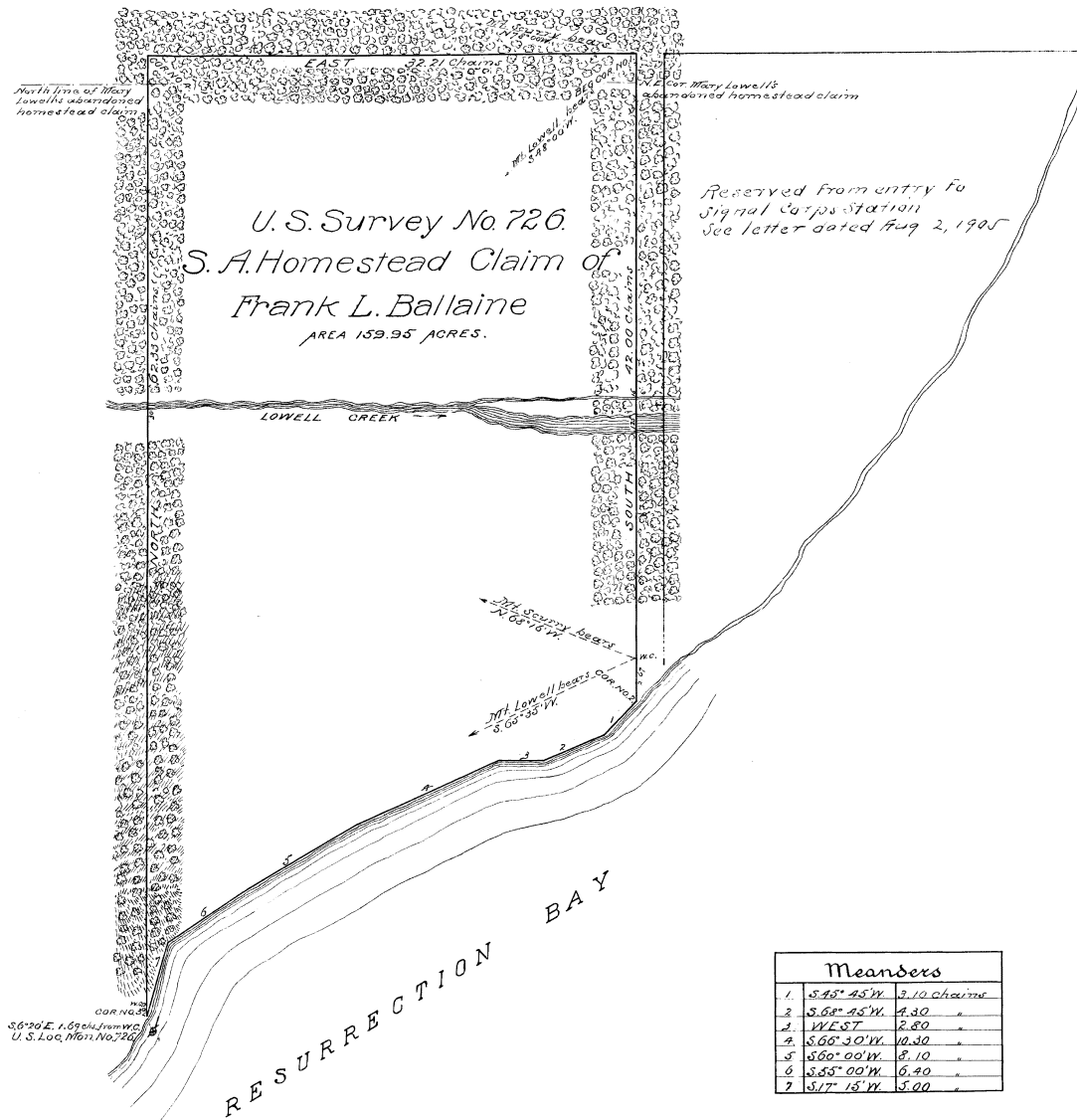
H.H. Hildreth
District Recorder

District of Alaska
Cook Inlet Precinct
and Recording District } 55.
The within instrument was filed for record at 1 o'clock P.M. June 7, 1905, and duly recorded in Book 2 of Deeds on pages 4, 5 and 6 of the records of said District.

52

H.H.B. Dreddy
District Recorder

1. Wiederholung
 2. Erklärung
 3. Beispiel
 4. Übung
 5. Prüfung



Meanders		
1.	S. 45° 45' W.	3.10 chains
2.	S. 68° 45' W.	1.30 "
3.	WEST	2.80 "
4.	S. 66° 30' W.	10.30 "
5.	S. 66° 00' W.	8.10 "
6.	S. 55° 00' W.	6.40 "
7.	S. 17° 15' W.	5.00 "

PLAT
OF
U. S. SURVEY NO. 726.
OF THE
S.A. Homestead Claim
UNDER ACT OF MAY 14, 1898
as amended March 3, 1903
OF
Frank L. Ballaine

SITUATE
On Resurrection Bay

DISTRICT OF ALASKA

SCALE OF 600 CHS. TO INCH
VARIATION 27° 05' EAST
AREA 159.95 ACRES

AS SURVEYED BY

Charles M. Anderson

U. S. DEPUTY SURVEYOR

August 12-15, 1902

U. S. SURVEYOR GENERAL'S CERTIFICATE

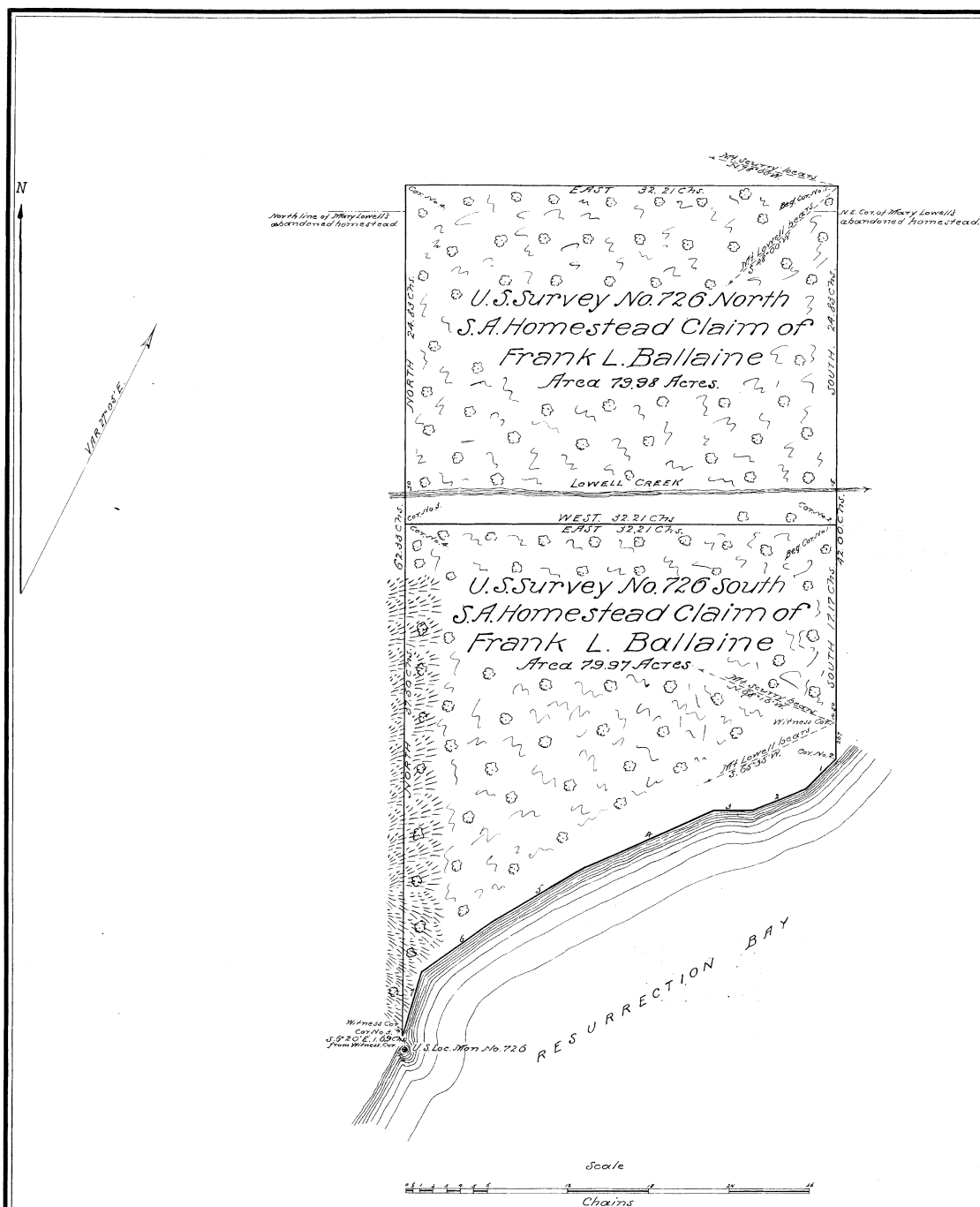
Surveyor General's Office,

Sitka, Alaska, October 26, 1903.

The original field notes of the survey of the soldiers' additional homestead claim of Frank L. Ballaine from which this plat has been made have been examined and approved, and are on file in this office; and I hereby certify that they furnish such an accurate description of said claim as will, if incorporated into a patent, serve fully to identify the premises, and that such reference is made therein to natural objects and permanent monuments as will perpetuate and fix the locus thereof.

And I further certify that this is a correct plat of said claim, made in conformity with said original field notes of the survey thereof. And the same is hereby approved.

Wm. L. Sullivan
Surveyor General of the District of Alaska.

**PLAT**

OF
RE
U. S. SURVEY NO. 726

OF THE
S. A. Homestead Claim

UNDER ACT OF MAY 14, 1898
As Amended by Act of March 3, 1903.
OF

Frank L. Ballaine

SITUATE

On Resurrection Bay

DISTRICT OF ALASKA

SCALE OF	6.00	CHS. TO INCH
VARIATION	27° 05'	EAST
AREA	159.95	ACRES

AS
SURVEYED BY

C.M. Anderson

U. S. DEPUTY SURVEYOR

June 15, 1904

U. S. SURVEYOR GENERAL'S CERTIFICATE

Surveyor General's Office,

Sitka, Alaska, August 22, 1904.

The original field notes of the survey of the soldiers' additional homestead claim of Frank L. Ballantine from which this plat has been made have been examined and approved, and are on file in this office; and I hereby certify that they furnish such an accurate description of said claim as will, if incorporated into a patent, serve fully to identify the premises, and that such reference is made therein to natural objects and permanent monuments as will perpetuate and fix the LOCUS thereof.

And I further certify that this is a correct plat of said claim, made in conformity with said original field notes of the survey thereof. And the same is hereby approved.

Wm. L. Distin,
Surveyor General of the District of Alaska.

Meanders.		
No.	COURSE	DISTANCE
1	S. 45° 45' W.	3.10 Chain
2	S. 68° 45' W.	4.30 "
3	WEST	2.80 "
4	S. 66° 30' W.	10.30 "
5	S. 60° 00' W.	8.10 "
6	S. 55° 00' W.	6.40 "
7	S. 47° 15' W.	5.00 "

S. G. O.
AUG 28 1903
ANSWERED

RECEIVED
S. G. O. 216
AUG 28 1903

FIELD NOTES

OF

U. S. SURVEY NO. 726

OF THE

TRACT OF PUBLIC LAND

CLAIMED BY

FRANK J. BATTAIN

UNDER SECTION 1, OF ACT APPROVED MAY 14, 1898
as amended by Act approved March 3, 1903.

SITUATE

ON

RESURRECTION BAY

DISTRICT OF ALASKA

LATITUDE 60° 00' N.

LONGITUDE 149° 00' W.

AS SURVEYED BY

C. M. ANDERSON

U. S. DEPUTY SURVEYOR.

SURVEY COMMENCED AUGUST 12, 1903

SURVEY COMPLETED AUGUST 15, 1903.

ADDRESS OF CLAIMANT:

216 DENNY BUILDING,

SEATTLE, WASH.

Names and duties of assistants

<i>J. W. Brisby</i>	<i>Chairman</i>
<i>Fred Laubney</i>	<i>Chairman</i>
<i>Alfred Lowell</i>	<i>Axeman</i>
<i>William Lowell</i>	<i>Flagman</i>

PRELIMINARY OATHS OF ASSISTANTS.

218

We do solemnly swear that we will well and faithfully execute the duties of chain carriers; that we will level the chain upon even and uneven ground, and plumb the tally pins, either by sticking or dropping the same, that we will report the true distance to all notable objects, and the true length of all lines that we assist in measuring, to the best of our skill and ability, and in accordance with instructions given us, in the survey of the tract of public land claimed by Frank L. Ballaine, under the Act of May 14, 1898, ^{as amended by Act} situate on Resurrection Bay, Sunrise Commissioner's District, in the District of Alaska.

J. N. Birby Chairman
Fred Kautner Chairman

Subscribed and sworn to by the above named persons,
before me this 12th day of August A.D., 1903.

J. H. Blackley
Notary Public in and
for the District of Alaska
residing at Sheward

I do solemnly swear that I will well and truly perform the duties of axeman, in the establishment of corners and other duties, according to instructions given me, and to the best of my skill and ability, in the survey of the tract of public land claimed by Frank L. Ballaine, under the Act approved May 14, 1898, ^{as amended by Act} situate on Resurrection Bay, Sunrise Commissioner's District, in the District of Alaska.

Alfred T. L. L. L.
Axeman

Subscribed and sworn to by the above named person,
before me this 12th day of August A.D. 1903.

J. H. Blackley
Notary Public in and
for the District of Alaska
residing at Sheward

I do solemnly swear that I will well and truly perform the duties of flagman, according to instructions given me, and to the best of my skill and ability, in the survey of the tract of public land claimed by Frank L. Ballaine under the Act approved May 14, 1898, ^{as amended by Act} situate on Resurrection Bay, Sunrise Commissioner's District in the District of Alaska.

William L. L. L.
Flagman

Subscribed and sworn to before me
this 12th day of August 1903.

J. H. Blackley
Notary Public in and for the
District of Alaska residing
at Sheward

CHAINS. Survey commenced August 12, 1903, and executed with Keuffel & Esser light mountain transit No. 4515, the horizontal limb having two double verniers placed opposite to each other and reading to 30" of arc: Telescope fitted with prismatic eye piece.

The instrument was examined, tested on the true meridian at Seattle and found correct, and was approved by the U. S. Surveyor General for Alaska, August 8, 1903.

I begin at the northeast corner of the Frank L. Ballaine 160 acre S.A. Homestead entry, said point being 1.95 chains north of the ^{abandoned} W.E. cor. of the Mary Lowell Homestead filing, on Resurrection Bay, Alaska:

I set a granite stone 24 X 8 X 8 inches, 15 inches in the ground, marked deeply on the side facing the claim S 726 Cor 1, dig pits 24 X 15 X 12 on the lines closing and starting on the corner and 6 feet distant, raise mound of earth four feet base, two feet high, north of corner from which

A spruce 12 inches inside diameter bears S. $43^{\circ} 15'$, W. 78 links distant, marked S 726 Cor 1 E T

A spruce 24 inches diameter bears S. $52^{\circ} 30'$, W. 1.06 chains distant, marked S 726 Cor 1 E T

The summit of Mt. Scurry bears N. 78° W.

The summit of Mt. Lowell bears S. 46° W.

At this corner in latitude 60° N. longitude 149° W. at 10.00 p.m. by correct local mean time I observe Polaris at eastern elongation, in accordance with instructions in the manual, and mark the line thus determined by a tack in a hub five chains north of my Station.

August 13, 1903, at 7 hours 30 minutes, a.m., I lay off the azimuth of Polaris $2^{\circ} 25'$ to the west, and mark

CHAINS. the true meridian thus determined by cutting a mark on a stone firmly set in the ground west of the point established last night, the magnetic bearing of said true meridian is N. 27° 05' W., which gives the magnetic declination 27° 05' E.

Thence south over level land covered with spruce and undergrowth of alder bush

- 1.95 N.E. cor. of Mary Lowell's abandoned homestead, to
- 22.20 North bank of north channel of Lowell Creek 15 links wide, course east.
- 22.35 South bank of north channel of Lowell Creek
- 23.40 North bank of south channel of Lowell Creek 1.25 chains wide, course east.
- 25.15 South bank of south channel of Lowell Creek: enter timber.
- 36.00 Leave timber.
- 42.00 To cor. No. 2 on the line of ordinary high tide on Resurrection Bay. Not being a suitable place to establish a corner owing to liability of destruction by extreme high tides, I set W. C. north 2.67 chains distant, a granite stone 24 X 8 X 8 inches, set 18 inches in the ground and marked deeply on side facing the claim S 726 Cor No 2 W C : Raise mound of stone 4 feet base, 2 feet high, 6 feet north of corner (pits impracticable) from which
 - A cottonwood 10 inches in diameter bears N. 50° W. 71 links distant, marked S 726 Cor 2 W C B T
 - A cottonwood 6 inches in diameter bears S. 85° 30' W. 1.09 chains distant, marked S 726 Cor 2 W C B T
 - The summit of Mt. Scurry bears N. 68° 16' W.
 - The summit of Mt. Lowell bears S. 85° 55' W.
- Land level, soil second rate, timber, spruce with alder undergrowth and slight scattering of cottonwood

FIELD NOTES OF U.S. SURVEY NO. 726.

CHAINS

Thence from true corner No. 2, meander on the line
of ordinary high tide of Resurrection Bay

1. S. 45° 00' W. 3.10 chains
2. S. 68° 45' W. 4.30 chains
3. West 2.80 chains
4. S. 66° 30' W. 10.30 chains
5. S. 60° 00' W. 8.10 chains
6. S. 55° 00' W. 6.40 chains
7. S. 17° 15' W. 5.00 chains

Total 40.00 chains to cor. No. 3

on line of ordinary high tide. Not being a suitable
place to set corner, owing to liability of destruction
by extreme high tides, I set W.C. north 1.00 chain
distant, a granite stone 18 X 8 X 8 inches, set 12
inches in the ground, marked deeply on side facing
claim S 726 cor 3 W C. Raise mound of stone, 4 feet
base, 2 feet high, N. of corner (pits impracticable)
from which

A spruce 10 inches in diameter bears N. 5° 30' E.

44 links distant, marked S 726 cor 3 W C B T

A spruce 12 inches diameter, bears N. 15° 30' E

90 links distant marked S 726 cor 3 W C B T

U.S.L.M. 726 bears S. 6° 20' E. 1.69 chains distant.

Meander line passes over sandy beach.

August 13, 1903.

Thence north from true corner, ascending abruptly
along face of timber covered mountain, sloping about
35° to the east.

7.00 W.C. to corner No. 3 previously described.

10.60 Summit of point: Elevation 150 feet: Descend gradually

33.50 Foot of mountain: Elevation 110 feet

37.30 Leave timber: Elevation 100 feet

39.45 Lowell Creek 30 links wide, course east

FIELD NOTES OF U. S. SURVEY NO. 726

CHAINS.

- 40.00 Reenter timber, descend gently
60.35 Intersect north line Mary Lowell's ^{abandoned} Homestead claim
62.33 To corner No. 4.

Set a granite stone 18 X 6 X 6, 12 inches in the ground, marked deeply on side facing the claim
S 726 cor 4 Dig pit 24 X 18 X 12 inches on the lines, closing and starting on the corner and 6 feet distant. Raise mound of earth 4 feet base, 2 feet high north of corner from which

A spruce 28 inches in diameter bears S. 14° 45' E. 29 links distant, marked S 726 cor 4 R T

A spruce 28 inches in diameter bears S. 36° 30' E. 71 links distant, marked S 726 cor 4 R T

Land rocky mountain side; soil north of creek second rate; timber spruce

August 14, 1903.

Thence East

Slightly descending *through spruce timber*

- 32.21 To cor No. 1, and place of beginning
Containing 159.95 acres.

Land slightly rolling: soil second rate: timber spruce.

August 15, 1903.

GENERAL DESCRIPTION

The most of the land embraced in this survey was formerly a part of Mary Lowell's homestead claim, but was abandoned by her. The land slopes gently to the water, excepting the western 200 feet, which is quite steep, being the foot of an abrupt mountain side. The soil is a dark sandy loam running from first to third rate. The claim is a glacial deposit formed by Lowell Creek and is covered with timber of no commercial value.

Charles M. Anderson
U. S. Deputy Surveyor.

CHAINS.

Note: There being no U. S. Commissioner or other person qualified to administer oaths nearer than Valdez, Mr. Bleakley having departed since he administered the preliminary oaths, I, as U. S. Deputy Surveyor, administered the final oaths to my assistants.

Charles M. Richardson

FIELD NOTES OF THE ESTABLISHMENT OF U.S.L.M. NO 728

A stone shaft 30 inches high, base 8x9 inches, apex 8x8 inches, firmly imbedded in a mound of stone 3 feet base, 15 inches high, on top of a flat boulder 20 feet in diameter, 30 feet above high tide from which

A spruce 17 inches in diameter bears N. 45° 00' W.

2.74 chains distant, marked U S L M 728 B T

A spruce 18 inches in diameter bears N. 48° 00' W.

2.84 chains distant, marked U S L M 728 B T

Point of East Mountain bears N. 66° 00' E.

Cain's Head bears S. 15° 40' E.

W.C. to Cor. No. 3 Survey No. 728 bears E 6° 20' W.

1.69 chains distant.

4-660.

DIRECTIONS.—1. Carry out the area in acres to three decimals, and all other calculations to two decimals only.

2. In balancing Lat. and Dep. do not obliterate or change the original figures.

Put the corrected figure or figures above in red ink. Do not change the footing of the original figures, but put below them the corrected footing in red ink.

The corrections for balancing fallings should be proportional to the lengths of the lines.

3. In calculations of fallings take result to nearest hundredth. In calculations of N. and S. areas drop all after second decimal. Deputies are cautioned not to use tables that do not give results exact to the decimal specified.

TABLING AND CALCULATIONS OF *Area*, SURVEY No. *726*

No.	COURSE.	DISTANCE.	LATITUDES.		DEPARTURES.		DOUBLE M. D.	N. AREAS.	S. AREAS.
			NORTH.	SOUTH.	EAST.	WEST.			
	<i>South</i>	<i>4200</i>		<i>4200</i>			<i>0</i>		
	<i>S 45° 45' W</i>	<i>310</i>		<i>216</i>		<i>222</i>	<i>222</i>		<i>480</i>
	<i>S 68° 45' W</i>	<i>430</i>		<i>156</i>		<i>401</i>	<i>845</i>		<i>1318</i>
	<i>West</i>	<i>280</i>				<i>280</i>	<i>1526</i>		
	<i>S 66° 30' W</i>	<i>1030</i>		<i>411</i>		<i>945</i>	<i>2751</i>		<i>11307</i>
	<i>S 60° W</i>	<i>810</i>		<i>405</i>		<i>701</i>	<i>4337</i>		<i>17808</i>
	<i>S 55° W</i>	<i>640</i>		<i>367</i>		<i>524</i>	<i>5622</i>		<i>20633</i>
	<i>S 17° 15' W</i>	<i>500</i>		<i>478</i>		<i>148</i>	<i>6294</i>		<i>30085</i>
	<i>North</i>	<i>6233</i>	<i>6233</i>				<i>6442</i>	<i>401530</i>	
	<i>East</i>	<i>3221</i>			<i>3221</i>		<i>3221</i>	<i>401530</i>	<i>81631</i>
					<i>2</i>			<i>81631</i>	

*20/3198.99 (159949 acres)**Area 159.95 acres.*

FINAL OATH OF SURVEYS.

LIST OF NAMES.

A list of the names of the individuals employed by C. M. Anderson, United States Deputy Surveyor for Alaska, under Act approved May 14, 1898 to assist in running, measuring, marking and surveying the lines, corners and boundaries described in the foregoing field notes of the survey of a tract of public land claimed by Frank L. Ballaine under said Act, situate on Resurrection Bay, Sunrise Commissioner's District, in the District of Alaska, and showing the respective capacities in which they acted.

J. N. Bixby Chairman
Fred Leathman Chairman
Alfred Lowell Axeman
Wm. Lowell Flagman

FINAL OATH OF ASSISTANTS.

We solemnly swear that we assisted C. M. Anderson, United States Deputy Surveyor, under authority of the U. S. Surveyor General for Alaska, in marking the corners and surveying the boundaries of the tract of public land claimed by Frank L. Ballaine under Act approved May 14, 1898 ^{as amended by Act approved March 3, 1903} in the District of Alaska which tract is represented in the foregoing field notes as having been surveyed by said Deputy Surveyor, and under his direction; and that said survey has been in all respects, to the best of our knowledge and belief, well, faithfully and correctly executed, and the corner and boundary monuments established according to law, and the instructions furnished by the U. S. Surveyor General for Alaska.

J. N. Bixby Chairman
Fred Leathman Chairman
Alfred Lowell Axeman
Wm. Lowell Flagman
mark

Subscribed and sworn to by the above named persons,
 before me this 15th day of August 1903.

Charles M. Anderson
 U. S. Deputy Surveyor

FINAL CERTIFICATE OF U. S. DEPUTY SURVEYOR.

I, C. M. Anderson, U. S. Deputy Surveyor for Alaska, under Act approved May 14, 1898, do solemnly swear that I have well, faithfully and truly, in my own proper person and in strict conformity with the laws of the United States, the Official Regulations, the Surveying Manual and the instructions thereunder, faithfully and correctly executed the survey of the tract of public land in Alaska claimed by FRANK L. BALLAINE situate on Resurrection Bay, Sunrise Commissioner's District; that said field notes accurately show, and in a specific manner describe, the boundaries of said tract, as distinctly marked, established and perpetuated by proper monuments on the ground; that the foregoing are the true and original field notes of said survey and my report therein; and that should any fraud be detected, I will suffer the penalty of perjury under the provisions of an Act of Congress, approved August 8, 1846; that the above mentioned survey was made by me on the 12, 13, 14, & 15 days of August 1903; that said field notes and the plat of said survey thereto attached, are true and correct; and that the said tract of land is not known to contain either coal or the precious metals; that said survey includes no improvements made by or in possession of another except by a grantee prior to or since the passage of said Act; nor any land to which the natives of Alaska have prior right by virtue of actual occupation; nor any portion of a town site; nor lands occupied by a missionary station; or reserved, selected or occupied by the United States for any purpose; or the U. S. Commissioner of Fish and Fisheries; or reserved from sale under the provisions of said Act, and that said field notes, as given above, furnish such an accurate description of said surveyed tract as will, in incorporated into a patent, serve fully to identify the premises, and that such references are made therein to natural objects, permanent monuments, and initial points, as will perpetuate and fix the exact identity of the said tract so surveyed. Said survey is used, occupied and possessed under said Act.

And that the said survey does not include more than forty (40) chains ^{rods} of shore line on any navigable water, and that said tract is not within eighty (80) rods of any tract sold or entered under said Act.

Charles M. Anderson
U. S. Deputy Surveyor.

Subscribed and sworn to before me,
this 20th day of August, 1903.

Witness

Edward deGoff
U. S. Commissioner.

UNITED STATES OF AMERICA }
 District of Alaska } SS

Alfred Lowell and W. W. Scheffler being severally sworn each for himself deposes and says: I am a citizen of the United States and over the age of twenty one years. And for the one year last past have been intimately acquainted with the character of the following described tract of land, lying situate and being in the District of Alaska, to-wit: being on Resurrection Bay and claimed by Frank T. Ballaine and surveyed by U. S. Deputy Surveyor Charles M. Anderson, being Survey No. 726. The aforesaid tract of land is not known to contain either coal or precious metals and said survey includes no lands in the possession of any other person or persons, other than said Frank T. Ballaine or Mrs. Mary Lowell, neither before or since the Act of Congress under which this land is claimed, nor any land to which the natives of Alaska have prior right by virtue of actual occupation, nor any portion of a townsite nor lands occupied by a missionary station or reserved or selected or occupied by the United States for any purpose or the U. S. Commissioner of Fish and Fisheries or reserved from sale under said Act.

W. W. Scheffler

Alfred Lowell

Subscribed and sworn to before me this 13th day of August 1903.

J. F. Bleakley,

Fred. Laubner)
 J. F. Bleakley)

Notary Public in and for the
 Witness, District of Alaska, residing at
 Seward.

(SEAL)

KNOW ALL MEN BY THESE PRESENTS, That I, Mary Lowell of Seward, on Resurrection Bay, District of Alaska, being that Mary Lowell who made settlement on and location as a homestead of the tract hereinafter described, do hereby relinquish and quit claim to the United States my said homestead claim, being that tract and parcel of land situated on Resurrection Bay in the District of Alaska, at or near the head of said bay and bounded and described as follows, to-wit:

Beginning at a stake marked Cor No 1, M L Hd from which rock point in Scheffler's Cove bears about 1587 feet west and 3536 feet north; thence south 2665 feet to a stake marked Cor No 2 M L Hd set at the line of ordinary high tide on Resurrection Bay, thence southwest along the line of ordinary high tide 2640 feet to a stake marked Cor No 3 M L Hd thence west 1797 feet to a stake marked Cor No 4 M L Hd set as the southwest corner of this claim thence north 4005.9 feet to a stake marked Cor No 5 M L Hd set as the northwest corner of this claim

thence east 3923.10 feet to the place of beginning, and all my right, title, interest and claim therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this twelfth day of August A.D. 1903.

Mary (her X mark) Lowell. (SEAL)

Signed and sealed in the presence of
J. F. Bleakley
Alfred Lowell.

DISTRICT OF ALASKA)
THIRD JUDICIAL DIVISION) SS
SUNRISE RECORDING DISTRICT)

I, J. F. Bleakley, a notary public in and for the District of Alaska, do hereby certify that on the twelfth day of August, A.D. 1903, personally came before me Mary Lowell, to me well known to be the individual described in and who executed the foregoing instrument and acknowledged that she executed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year first above written.

J. F. Bleakley,

(SEAL)

Notary Public in and for District of Alaska, residing at Seward, Alaska.

U.S. SURVEYOR GENERAL'S CERTIFICATE OF APPROVAL
OFFICE OF U.S. SURVEYOR GENERAL.

Sitka, Alaska. *October 26, 1903*

The foregoing field notes of a survey made by
Charles M. Anderson..... U.S. Deputy Surveyor,
of a tract of public land situate.....
..... *on Resurrection Bay*
District of Alaska, claimed by.....
Frank L. Ballouin..... for entry under provi-
sions of law relating to the acquisition of title
through exercise of additional reserved rights.
have been examined, the necessary corrections and
explanations made, the said field notes and the sur-
vey they describe are hereby approved.

[Signature]
.....
U.S. Surveyor General for
Alaska.

U.S. SURVEYOR GENERAL'S CERTIFICATE OF TRANSCRIPT.
OFFICE OF U.S. SURVEYOR GENERAL.

Sitka, Alaska..... 180.

I hereby certify that the foregoing transcript of
the field notes and returns of the survey of a
tract of public land situate.....
..... claimed by
..... for entry under the
provisions of law relating to the acquisition of
title.....
as surveyed by..... U.S. Deputy Surveyor
has been correctly copied from the original on file
in this office, and the same is hereby approved.

.....
U.S. Surveyor General for
Alaska.

FIELD NOTES

OF

U.S. RE-SURVEY NO. 726.

OF THE

TRACT OF PUBLIC LAND

CLAIMED BY

FRANK L. BALLAINE

UNDER SECTION 1, OF ACT APPROVED MAY 14, 1898

AS AMENDED BY ACT APPROVED MARCH 3, 1903

SITUATE

ON

RESURRECTION BAY

DISTRICT OF ALASKA

LATITUDE 60° 00' N.

LONGITUDE 149° 00' W.

AS SURVEYED BY

C. M. ANDERSON

U.S. DEPUTY SURVEYOR

SURVEY COMMENCED JUNE 15, 1904

SURVEY COMPLETED JUNE 15, 1904

ADDRESS OF CLAIMANT:

216 DEMMY BUILDING,

SEATTLE WASH.

Names and Duties of Assistants.

S. Squire, Chairman,

H. Weiss, Chairman,

P. C. Whitcutt, Axeman,

G. P. Viall, Flagman.

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Seattle, Washington,

June 8, 1904.

TO HON. Wm. L. DISTIN, UNITED STATES SURVEYOR GENERAL, DISTRICT OF
ALASKA, and CHARLES M. ANDERSON, UNITED STATES DEPUTY SURVEYOR,
DISTRICT OF ALASKA:

I hereby apply that United States Survey No. 726, District of Alaska,
be amended so as to be also a survey of the North one-half of the tract
embraced in said Survey No. 726, and that the monuments, plats and
field notes and other documents relating to said Survey No. 726 show
said North one-half of said tract embraced in said Survey No. 726.

Frank L. Buehler

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Seattle, Washington,

June 8, 1904.

TO HON. WM. L. DISTIN, UNITED STATES SURVEYOR GENERAL, DISTRICT OF
ALASKA and CHARLES W. ANDERSON, UNITED STATES DEPUTY SURVEYOR,

DISTRICT OF ALASKA:

I hereby apply that United States Survey No. 726, District
of Alaska, be amended so as to be ^{also} a survey of the South one-half of
the tract embraced in said Survey No. 726, and that the monuments,
plats and field notes and other documents relating to said Survey No.
726 show South one-half of said tract embraced in said Survey No. 726.

Samuel B. Baker

PRELIMINARY OATHS OF ASSISTANTS.

We do solemnly swear that we will well and faithfully execute the duties of chain carriers; that we will level the chain upon even and un-even ground, and plumb the tally pins, either by sticking or dropping the same; that we will report the true distance to all notable objects, and the true length of all lines that we assist in measuring, to the best of our skill and ability, and in accordance with instructions given us in the resurvey of the tract of public land claimed by Frank L. Ballaine under the Act of May 14, 1898, as amended March 3, 1904, situate on Resurrection Bay in the District of Alaska.

J. D. Squire

Chairman

H. M. Squire

Chairman

Subscribed and sworn to by the above named persons,
before me this 15th day of June, A. D. 1904

C. K. Patton

Notary Public.

I do solemnly swear that I will well and truly perform the duties of axeman, in the establishment of corners and other duties, according to instructions given me, and to the best of my skill and ability, in the resurvey of the tract of public land claimed by Frank L. Ballaine under the Act of May 14, 1898, as amended March 3, 1904, situate on Resurrection Bay in the District of Alaska.

F. E. Whitcomb

Axeman

Subscribed and sworn to before me
by the above named person, this 15th day of June, A. D. 1904.

C. K. Patton

Notary Public.

I do solemnly swear that I will well and truly perform the duties of flagman, according to instructions given me, and to the best of my skill and ability, in the resurvey of the tract of public land claimed by Frank L. Ballaine under the Act of May 14, 1898, as amended March 3, 1904, situate on Resurrection Bay in the District of Alaska.

A. T. S. Hall

Flagman

Subscribed and sworn to before me this
15th day of June, A. D. 1904.

C. K. Patton

Notary Public.

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Field Notes of Re-Survey No. 726

Survey commenced and completed June 15, 1904, and executed with a Keuffel and Esser light mountain transit, having two double verniers placed opposite each other and reading to 30" of arc, and telescope fitted with prismatic eye piece.

The instrument was examined, and tested on the true meridian at Seattle, and certificate filed with the U. S. Surveyor General for Alaska.

The weather since I have been here will not permit of an observation on Polaris or the Sun, but the lines of Survey No. 726 being carefully deflected from the true meridian as determined by an observation on Polaris, and which I know is correct, I determine the magnetic declination to be 27° 05' E.

Survey No. 726, North.

I begin at corner 1 of survey No. 726, a granite stone 8 x 8 x 6 ins. above ground, marked deeply on the side facing claim S-726 Cor. 1, which I mark in addition N (for North). This corner is witnessed by pits 24 x 18 x 12 ins., dug West and South of the corner and 6 ft. distant, and a mound of earth 4 ft. base, 2 ft. high North of Corner.

A spruce 18 ins. diam. bears S 43° 15' W., 78 lks. dist., marked S-726 Cor. 1, B.T.

A spruce 24 ins. diam. bears S. 52° 30' W., 1.06 chs. dist., marked S-726, Cor. 1, B.T.

I mark each tree with N.

The summit of Mt. Sourry bears N. 78° W.

The summit of Mt. Lowell bears S. 48° W.

Thence South

Chains over level land, covered with spruce and undergrowth of alder brush,

Field Notes of Re-Survey No. 726.

Chains

- 1.95 N. E. Corner Mary Lowell's abandoned homestead,
 22.20 North bank of North channel of Lowell Creek, 15 lks.
 wide, course east,
 22.35 South bank of north channel of Lowell Creek
 24.85 To corner 2.
- A granite stone 24 x 6 x 6 ins., set 18 ins. the ground,
 marked on the side facing claim S-726 N. Cor. 2 .
 Dig pits 24 x 18 x 12 ins. North and West of corner
 and 4 ft. distant raise mound of earth, 4 ft. base,
 2 ft. high, East of corner, from which
 A cottonwood 28 ins. diam. bears N. 37° 15' W.
 51 lks. dist., marked S-726-N. Cor. 2 B.T.
 A cottonwood 20 ins. diam. bears S. 30' W. 1.09 chains
 dist., marked S-726 N. Cor. 2 B.T.
- Note-- This corner comes within what was formerly
 the South channel of Lowell Creek, but which is
 now thoroughly and permanently dammed up, and the
 entire flow being through the North channel.
 Land level, soil second rate, timber spruce with
 scattering cottonwood and alder undergrowth.

Thence West

- over level land covered with spruce, and undergrowth
 of alder bush
 13.50 Leave timber and enter opening, timber 20 lks. south
 of line
 32.21 To corner 3.
- A granite stone 18 x 6 x 6 ins. set 12 ins. in the
 ground, marked on side facing claim S-726-N. Cor. 3
 dig pits 24 x 18 x 12 ins. North and East of corner
 and 6 ft. dist. and raise mound of earth 4 ft.
 base, 2 ft. high West of corner, from which
 A spruce 36" diam. bears N. 13° 15' E. 74 lks. dist.
 marked S-726 N. Cor. 3 B.T.

Field Notes of Re-Survey No. 726

Chains

A spruce 30 ins. diam. bears S 72° 30' E. , 41 lks.
 dist., marked S. 726 N. Cor. 3 B.T.
 Land level, soil 3d rate.
 Timber small spruces and alder brush.

Thence North
 over rolling land

- 1.95 Lowell Creek 30 lks. wide course East
- 2.50 Enter timber.
- 22.85 Intersect North line of Mary Lowell's abandoned
 homestead.
- 24.83 To corner 4.

A granite stone 6 x 6 x 6 ins. above ground, marked
 deeply S-726 Cor. 4, which I mark in addition N.
 This corner is witnessed by pits 24 x 18 x 12 ins.
 dug East and South of corner and 6 ft. dist., and
 a mound of earth 4 ft. base, 2 ft. high, North of
 corner.

A spruce tree 28 ins. diam. bears S. 36° 30' E. 71 lks. dist. marked S-726 Cor. 4 B.T.

A spruce tree 28 ins. diam. bears S. 36° 30' E. 71
 lks. dist., marked S-726 Cor. 4 B.T.

I mark each tree with N.

Land rolling, soil 2nd rate North of Creek, timber
 spruce.

Thence East

Slightly descending through spruce timber.

- 32.21 To corner 1 the place of beginning,
 Containing 79.98 acres.

Land slightly rolling; soil second rate; timber
 spruce.

Survey No. 726 South.

Beginning at corner 2 survey No. 726 North, a granite

Field Notes of Re-Survey No. 726.

Chains

stone 6 x 6 x 6 ins. above ground, marked and witnessed as previously described. I mark the stone on the side facing the claim S. 726, S. Cor. 1, dig pit ^(for south) 24 x 18 x 12 ins., 6 ft. South of corner, and mark each bearing tree S. 726 S. Cor. 1 B.T.

Thence South

over level land through spruce timber and undergrowth of alder bush.

11.17 Leave timber

14.50 W.C. to Cor. 2.

A granite stone 8 x 8 x 6 ins. above ground marked deeply on the side facing claim S-726 Cor. 2 W.C., which I mark in addition S. This corner is witnessed by a mound of stone 4 ft. base, 2 ft. high, 6 ft. North of corner.

A cottonwood 10 ins. diam. bears N. 50° W. 71 lks. dist., marked S-726 Cor. 2 W.C.B.T.

A cottonwood 6 ins. diam. bears S. 85° 30' W. 1.09 chains dist. marked S-726 Cor 2 W.C.B.T.

I mark each tree with S.

The summit of Mt. Sourry bears N. 68° 16' W.

The summit of Mt. Lowell bears S. 65° 35' W.

17.17 To corner 2. This not being a suitable place to establish a corner, owing to danger from destruction from extreme high tide, was not set. W.C. to cor. 2 ^{previously described} bears North 2.67 chs.

Land level, soil second rate, timber spruce with scattering cottonwood and undergrowth of alder bush.

Thence from true corner No. 2 meander on the line of ordinary high tide of Resurrection Bay

No. 1	345° 35' W	3.10 chains
" 2	368° 45' W	4.30 "

Field Notes of Re-Survey No. 726.

Chains

No. 3	West	2.80 chains	✓
" 4	S66° 30' W.	10.30	" ✓
" 5	S60° 00' W	8.10	" ✓
" 6	S55° 00' W	6.40	" ✓
" 7	S17° 15' W	5.00	" ✓
Total		40.00 chains to Cor. 3.	

On line of ordinary high tide, not being a suitable place to set a corner, owing to liability to destruction by extreme high tides, the corner was not set. W.C. to corner 3 bears North 0.67 chs. distant. Meander line passes over sandy beach.

Traverse North

from true corner, ascending abruptly along face of timber covered mountain, sloping about 35° to the East.

0.67 W.C. to Cor. 3.

A granite stone 8 x 8 x 6 ins. above ground, marked deeply on the side facing the claim S. 726 Cor. 3 W.C. which I mark in addition S. This corner is witnessed by a mound of stone 4 ft. base, 2 ft. high, 6 ft. North of corner.

A spruce 10 ins. diameter bears N. 5° 30' E 44 lks. dist. marked S. 726 Cor. 3 W.C.B.T.

A spruce 12 ins. diam. bears E. 15° 30' E. 90 lks. dist. marked S. 726 Cor. 3 W.C.B.T.

I mark each tree with S.

U. S. Loc Mon No. 726 bears S. 6° 20' E 1.69 chs. distant.

Note. Owing to a clerical error of the stenographer, the distance from true corner 3 to the W.C. was given as 100 chains in survey No. 726.

10.60 Summit of point; elevation 150 ft; descending gradually.

Field Notes of Re-Survey No. 726.

Chains

33.50 Foot of mountain. Elevation 110 ft.
 37.30 Leave timber; elevation 100 ft
 37.50 To corner 4 identical with corner No. 3 survey No.

726 N.

A granite stone 6 x 6 x 6 ins. above ground, marked
 and witnessed as previously described. I mark the
 stone on the side facing the claim S. 726 S. Cor.
 4 dig pit 24 x 18 x 12 ins. 6 ft. South of corner,
 and mark each bearing tree S. 726 S. Cor. 4 B.T.
 Land mountain side, soil rocky, timber spruce.

Thence East

Descend slightly, timber 20 links south of line

18.71- Enter timber
 32.21 To corner 1, the place of beginning.
 Containing 79.97 acres
 Land level, soil 3rd rate.
 Timber small spruce and alder brush.

General Description.

The re-survey of survey No. 726 is identical with and
 covers the same land as the original survey. Most
 of the land was formerly a part of Mary Lowell's
 homestead claim, but was abandoned by her. The
 land slopes gently to the water excepting the western
 200 feet, which is quite steep, being the foot of
 an abrupt mountainside. The soil is a dark sandy
 loam running from first to third rate. The whole
 claim is a glacial deposit formed by Lowell Creek, and
 is covered with timber of no commercial value.

Charles M. Anderson, here
 U. S. Dep. Surveyor.

FINAL OATHS FOR SURVEYS.

LIST OF NAMES.

A list of the names of the individuals employed by C. M. Anderson, United States Deputy Surveyor for Alaska, under Act approved May 14, 1898, as amended March 3, 1904, to assist in running, measuring, marking and surveying the lines, corners and boundaries described in the foregoing field notes of the resurvey of the tract of public land claimed by Frank L. Ballaine under the Act of May 14, 1898, as amended March 3, 1904, situate on Resurrection Bay in the District of Alaska, and showing the respective capacities in which they acted.

S. Squire, Chairman,

H. Weiss, Chainman,

F. C. Whitcutt, Axeman,

G. F. Viall, Flagman,

FINAL OATHS OF ASSISTANTS.

We solemnly swear that we assisted C. M. Anderson, United States Deputy Surveyor, under authority of the U. S. Surveyor General for Alaska, in marking the corners and surveying the boundaries of the tract of public land claimed by Frank L. Ballaine under the Act of May 14, 1898, as amended March 3, 1904, situate on Resurrection Bay in the District of Alaska, which tract is represented in the foregoing field notes as having been surveyed by said Deputy Surveyor and under his direction; and that said survey has been in all respects, to the best of our knowledge and belief, well, faithfully and correctly executed, and the corner and boundary monuments established according to law and the instructions furnished by the U. S. Surveyor General for Alaska.

S. Squire

Chairman.

H. Weiss

Chainman.

F. C. Whitcutt

Axeman.

G. F. Viall

Flagman.

Subscribed and sworn to, by the above named persons, before me, this 15th day of June, A. D. 1904.

C. K. Bettingill

Notary Public.

FINAL CERTIFICATE OF U.S. DEPUTY SURVEYOR.

242

I, Charles M. Andersen, U.S. Deputy Surveyor for Alaska, under Act approved May 14, 1898, do solemnly swear that I have well, faithfully and truly, in my own proper person and in strict conformity with the laws of the United States, the Official Regulations, the Surveying Manual and the instructions thereunder, faithfully and correctly executed the resurvey of the tract of public land in Alaska claimed by Frank L. Ballaine and designated survey No. 726, situate on Resurrection Bay, Alaska; that said field notes accurately show, and in a specific manner describe, the boundaries of said tract, as distinctly marked, established and perpetuated by proper monuments on the ground; that the foregoing are the true and original field notes of said resurvey and my report therein; that said resurvey is identical with and covers the same land as survey No. 726; and that, should any fraud be detected, I will suffer the penalty of perjury under the provisions of an Act of Congress approved August 8, 1846; that the above mentioned resurvey was made by me on the 15th day of June, A.D. 1904; that said field notes and the plat of said resurvey thereto attached are true and correct; and that the said tract of land is not known to contain either coal or the precious metals; that said resurvey includes no improvements made by or in possession of another, except by a grantee prior to or since the passage of said Act; nor any land to which the natives of Alaska have prior right by virtue of actual possession; nor any portion of a townsite, nor lands occupied by a missionary station; or reserved, selected or occupied by the United States for any purpose; or the U.S. Commissioner of Fish and Fisheries; or reserved from sale under the provisions of said Act, and that said field notes, as given above, furnish such an accurate description of said surveyed tract as will, if incorporated into a patent, serve fully to identify the premises, and that such references are made therein to natural objects, permanent monuments, and initial points as will perpetuate and fix the exact identity of the said tract so surveyed. Said resurvey is used, occupied and possessed under said Act.

And that the said resurvey does not include more than forty (40) rods of shore line on any navigable water, and that said tract is not within eighty (80) rods of any tract sold or entered under said Act.

Charles M. Andersen
U.S. Deputy Surveyor

Subscribed and sworn to before me this 12 day of July, 1904.

James Kifer
UNITED STATES COMMISSIONER

2. In balancing N. and Dep. do not cancel or change the original figures.

Put the corrected figure or figures above in red ink. Do not change the footing of the original figures, but put below them the corrected footing in red ink.
The corrections for balancing fallings should be proportional to the lengths of the lines.

3. In calculations of fallings take result to nearest hundredth. In calculations of N. and S. areas drop all after second decimal. Deputies are cautioned not to use tables that do not give results exact to the decimal specified.

TABLING AND CALCULATIONS OF

Area

, SURVEY No. *126 South*

No.	COURSE.	DISTANCE.	LATITUDES.		DEPARTURES.		DOUBLE M. D.	N. AREAS.	S. AREAS.
			NORTH.	SOUTH.	EAST.	WEST.			
1	<i>South</i>	<i>Chairs</i> 1717		1717			00		
2	<i>S. 45° 45' W.</i>	310		216	222	222		480	
3	<i>S. 68° 45' W.</i>	430		156	401	845		1318	
4	<i>West</i>	280			280	1526			
5	<i>S. 66° 30' W.</i>	1030		411	945	2751		11307	
6	<i>S. 60° 00' W.</i>	810		405	701	4397		17805	
7	<i>S. 55° 00' W.</i>	648		367	524	5622		20633	
8	<i>S. 17° 15' W.</i>	500		478	148	6294		30065	
9	<i>North</i>	3750	3750			6442	241575		
10	<i>East</i>	3221			3221	3221			
			3750	3750	3221	3221		241575	81631
								81631	
								159944	
								79972	

Area 79.97 Acres.

2. In balancing " and Dep. do not obliterate or change the original figures:

Put the corrected figure or figures above in red ink. Do not change the footing of the original figures, but put below them the corrected footing in red ink.
The corrections for balancing fallings should be proportional to the lengths of the lines.

3. In calculations of fallings take result to nearest hundredth. In calculations of N. and S. areas drop all after second decimal. Deputies are cautioned not to use tables that do not give results exact to the decimal specified.

TABLING AND CALCULATIONS OF

Area

, SURVEY No. *726 North*

No.	COURSE	DISTANCE	LATITUDES		DEPARTURES		DOUBLE M. D.	N. AREAS	S. AREAS
			NORTH	SOUTH	EAST	WEST			
1	<i>South</i>	<i>2463</i>		<i>2463</i>					
2	<i>West</i>	<i>3221</i>				<i>3221</i>			
3	<i>North</i>	<i>2463</i>	<i>2463</i>						
4	<i>East</i>	<i>3221</i>			<i>3221</i>				
			<i>2463</i>	<i>2463</i>	<i>3221</i>	<i>3221</i>			

$$\frac{2463 \times 32.21}{10} = 79.98 \text{ acres!}$$

U.S. SURVEYOR GENERAL'S CERTIFICATE OF APPROVAL

OFFICE OF U.S. SURVEYOR GENERAL

=====0=====

Sitka, Alaska *August 22, 1904.*

The foregoing field notes of resurvey of Survey No. 726, which is of a tract of public land situated on Resurrection Bay, Alaska, claimed by Frank I. Ballaine, for entry under the provision of law relating to the acquisition of title through exercise of Soldiers Additional Homestead Rights (the original survey whereof was approved Oct. 26, 1903) dividing said tract into two equal parts, designated Survey No. 726 North, and Survey No. 726 South, respectively, have been examined, the necessary corrections and explanations made, the said field notes and the surveys they describe are hereby approved.

W. L. Dietrich
U.S. Surveyor General for
Alaska.

Planning and Zoning Agenda Statement



Meeting Date: October 8, 2024

To: Planning and Zoning Commission

Through: Daniel Meuninck, Community Development Director

From: Applicant

Agenda Item: Resolution 2024-022: Recommending Kenai Peninsula Borough Approval of the Preliminary Plat of the Original Townsite of Seward, Lots 12, 13, 14 & North ½ of Lot 15, Block 15; Located at 313 & 315 Fourth Ave; Creating Lot 14A, Seward Original Townsite Wisel Replat

Background and justification:

Attached for the Commission's review and recommendation to the Kenai Peninsula Borough Planning Commission is a preliminary replat submitted by John Wisel.

This plat will vacate the interior lot lines that formerly separated Lots 12, 13, 14, & 15 of Block 15, Original Townsite of Seward, and create one, single lot which will be known as Lot 14A, Seward Original Townsite Wisel Replat.

The applicant has plans to develop the property, and Seward City Code §12.01.030 states that "no building, except a single-family residence, may be constructed across platted property lines."

A public hearing is not required for this plat as Seward City Code §16.01.015(F) states that a plat submitted to create a single parcel through the vacation of interior lot lines shall be exempt from the requirements of a public hearing.

In accordance with Borough requirements, the city must review and comment on a plat before submittal to the Borough for approval.

Subdivision Review:

Zoning: The property is currently zoned Central Business (CB).

Size: The parcel will be 10,500 square feet.

Utilities: The parcel has access to all city utilities (water, sewer, and electric).

Existing Use: There is an abandoned building on the southern portion of the parcel, and the northern portion is vacant.

Access: The parcel has access to Fourth Ave on the east, a one-way street on the north, Church Street, and an alley on the west.

Flood Zone: According to the Kenai Peninsula Borough Floodplain map the parcel is not within a FEMA mapped flood zone.

Comprehensive and Strategic Plan Consistency Information

This legislation is consistent with (citation listed):

Comprehensive Plan: N/A

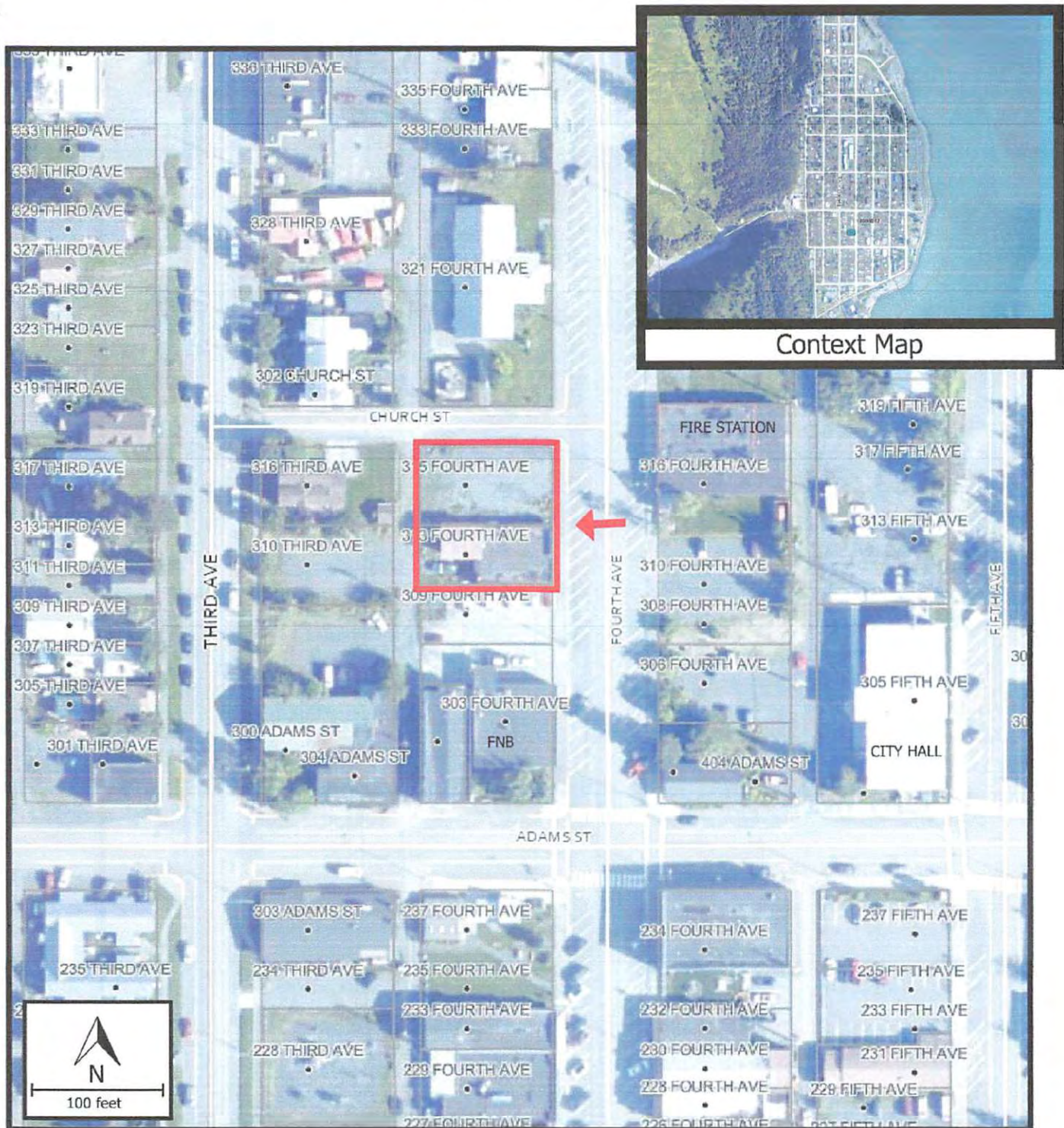
Strategic Plan: N/A

Staff Comments

Department	Comments	No Comment	N/A
Building Department		X	
Fire Department		X	
Public Works Department		X	
Harbor Department		X	
Police Department		X	
Electric Department		X	
Telecommunications		X	

Recommendation

It is the Commission's responsibility to provide a recommendation to the Kenai Peninsula Borough to approve this plat if the Commission feels that it meets the requirements outlined in Title 16 of Seward City Code.



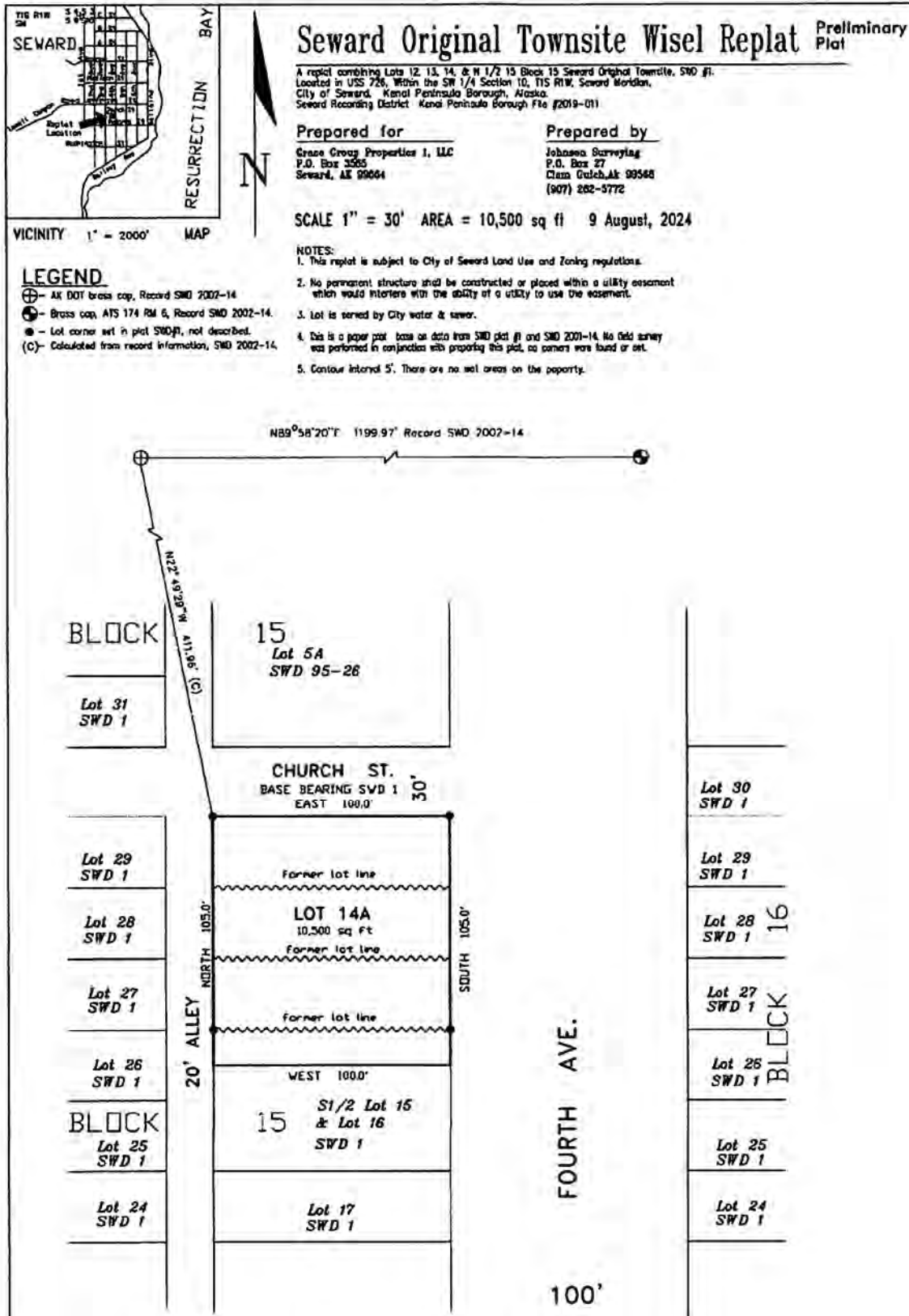
Context Map

Preliminary Plat Application Property Map

RES 2024-022 - Vacating the interior lot lines separating Lots 12, 13, 14, & North 1/2 of Lot 15, Block 15, Original Townsite of Seward; Creating Lot 14A, Seward Original Townsite Wisel Replat

Location: 313 & 315 Fourth Ave
Parcel #: 14909011 & 14909012







PRELIMINARY PLAT SUBMITTAL FORM

- ☒ PRELIMINARY PLAT ☐ REVISED PRELIMINARY PLAT (no fee required)
☐ PHASED PRELIMINARY PLAT ☐ PRELIMINARY PLAT FOR PRIVATE STREETS / GATED SUBDIVISION

All requirements of Seward Code Title 16 apply and must be met.

SUBDIVISION PLAT NAME: must not include business names, contact staff for assistance if needed.

Seward Original Townsite Wisel Replat, Lot 14A

PROPERTY INFORMATION:

Legal description	Lots 12, 13, 14 and north 1/2 of 15, Block 15 Seward Original Townsite		
Section, Township, Range	T 15 R 14W Sec 10		
General area description			
City	Seward	Total Acreage	10,500 square feet

SURVEYOR

Company:	Johnson Surveying	Contact Person:	
Mailing Address:	PO Box 27	City, State, Zip	Clam Gulch, AK 99568
Phone:	907-262-5772	e-mail:	

PROPOSED WASTEWATER AND WATER SUPPLY

WASTEWATER ☐ on site ☒ City WATER ☐ on site ☒ City

SUBMITTAL REQUIREMENTS

A preliminary plat application will be scheduled for the next available Planning and Zoning meeting after a complete application has been received.

- ☒ Electronic file of Plat and
☒ Preliminary plat **NON-REFUNDABLE** submittal fee \$200.00
☐ Certificate to plat for ALL parcels included in the subdivision
☐ Documentation showing proof of signatory authority (partnerships, corporations, estates, trusts, etc.)
☐ Public Notice Sign(s) Posted on property - City staff will contact you to pick up sign

EXCEPTIONS REQUESTED TO PLATTING CODE: A letter, to be presented to the Planning and Zoning commission, with substantial evidence justifying the requested exception and fully stating the grounds for the exception request, and the facts relied upon, **MUST** be attached to this submittal.

1. 2. 3.

APPLICANT: **SIGNATURES OF ALL LEGAL PROPERTY OWNERS ARE REQUIRED.** Additional signature sheets can be attached. When signing on behalf of another individual, estate, corporation, LLC, partnership, etc., documentation is required to show authority of the individual(s) signing. Contact KPB staff for clarification if needed.

OWNER(s)

Name (printed):	Signature:
Brittney Wisel	Brittney Wisel
Phone:	e-mail:
Name (printed):	Signature:
Phone:	e-mail:
Name (printed):	Signature:
Phone:	e-mail:

FOR OFFICE USE ONLY

RECEIVED BY _____ DATE SUBMITTED _____ Receipt # _____

CALL TO ORDER

The October 8, 2024, regular meeting of the Planning & Zoning Commission was called to order at 7:07 p.m. by Chair Carol Griswold.

OPENING CEREMONY

Commissioner Hubbard led the Pledge of Allegiance to the flag.

ROLL CALL

There were present:

Carol Griswold, presiding, and
~~Brenan Hornseth~~
~~Nathaniel Charbonneau~~
Vanessa Verhey
Sean Ulman
Rhonda Hubbard
Clare Sullivan

comprising a quorum of the Commission; and

Daniel Meuninck, Community Development Director
Courtney Bringham, City Planner
Clara Brown, Executive Assistant
Kris Peck, City Clerk
Jodi Kurtz, Deputy City Clerk

Excused – Charbonneau, Hornseth
Absent – None
Vacant – None

CITIZEN COMMENTS ON ANY SUBJECT- None

APPROVAL OF AGENDA AND CONSENT AGENDA

Motion (Sullivan/Verhey)

Approval of Agenda and Consent Agenda

Motion Passed

Unanimous

The clerk read the following approved consent agenda items:

Approval of the September 3, 2024, Planning & Zoning Commission Meeting Minutes

Approval of the September 11, 2024, Planning & Zoning Commission Special Meeting Minutes

SPECIAL ORDERS, PRESENTATION, AND REPORTS

City Administration Report

Community Development Director Daniel Meuninck provided an update on city business license renewals. He spoke about the Trout Unlimited Grant that was sponsoring organizations through the Alaska Fish and Wildlife Foundation. Meuninck also updated the commission on the Comprehensive Plan and details about the public engagement survey. Lastly, Meuninck provided details of commissioner training available through the American Planning Association.

PUBLIC HEARINGS

Resolutions Requiring Public Hearing

Resolution 2024-020, of the Planning and Zoning Commission of the City of Seward, Alaska, Granting a Conditional Use Permit to Robert Williams to use the Unsubdivided Portion of Survey No. 149, Located at 2405 Seward Hwy; and Lot B1, Forest Acres Subdivision Levee Replat, Located at 2413 Seward Hwy for Commercial Outdoor Storage; Within an Auto Commercial (AC) Zoning District

[This is a quasi-judicial item. Commissioners may not discuss any items pertaining to this Resolution with the applicant, other commissioners, or the public.]

Motion (Sullivan/Verhey)

Approve Resolution 2024-020

Bringhurst referred to packet for the location of the project and surrounding properties. She explained the zoned areas on the map of all properties around this location. She mentioned that this property has been discussed previously for a proposed land swap.

Notice of the public hearing being posted and published as required by law was noted and the public hearing was opened. No one appeared and the public hearing was closed.

The applicant Robert Williams (telephonically) was available to answer questions from the commission. William described his plan to move the entrance back to make it easier for trailers to enter and exit the premises. Williams addressed the proposed land swap.

Resolution 2024-020 was amended on Condition #14 to add: that will be completed within 1 year of the start of the business."

Resolution 2024-020 was amended to strike Condition #4 in its entirety.

Resolution 2024-020 was amended to add new Condition #4: The driveway on the main security gate on east side of property along Seward Hwy will be moved back by at least 26 feet.

Resolution 2024-020 was amended to delete Condition #5 in its entirety.

Main Motion as Amended Passed

Unanimous

NEW BUSINESS

Resolutions

Resolution 2024-021, of the Planning and Zoning Commission of the City of Seward, Alaska, Recommending City Council Support the Kenai Peninsula Borough Assembly Approval of the 024 Kenai Peninsula Borough Hazard Mitigation Plan Update, which will include the City of Seward and the City of Seldovia.

Motion (Sullivan/Verhey)

Approve Resolution 2024-021

Bringhurst recalled a previous work session regarding the Hazard Mitigation Plan. She provided an update the status of the KPB plan, the city's plan, and the Bear Creek Flood Board plan.

Griswold noted the plan had not yet been updated with the comments she had made for the August draft.

Motion Passed

Unanimous

Resolution 2024-022, of the Planning and Zoning Commission of the City of Seward, Alaska, Recommending Kenai Peninsula Borough Approval of the Preliminary Plat of the Original Townsite of Seward, Lots 12, 13, 14 & North ½ of Lot 15, Block 15; Located at 313 & 315 Fourth Ave; Creating Lot 14A, Seward Original Townsite Wisel Replat

Motion (Sullivan/Verhey)

Approve Resolution 2024-022

Bringhurst spoke on the location of the replat and noted it was same location as the recently failed CUP for the hotel. Bringhurst spoke about the future development of this property. She said the applicant John Wisel has started the replat process that required him to vacate the interior lot line and create one parcel.

Motion Passed

Unanimous

Other New Business

City Attorney discussion and Q&A with Commissioners regarding quasi-judicial proceedings (telephonically)

City Attorney Robert Palmer discussed quasi-judicial proceedings with the commission and answered questions.

Discuss work session topic for Wednesday, October 23, 2024

After discussion the commission chose to discuss Marijuana Regulations, Building Height and Parking requirements on the October 23, 2024 Work Session.

INFORMATIONAL ITEMS AND REPORTS

Reminder of Meetings

Work session on Wednesday, October 23, 2024, at 6:00 p.m. in Council Chambers at City Hall

November 5, 2024, meeting has been rescheduled due to the election

Two meetings on Tuesday, November 19, 2024, in Council Chambers

Work Session at 5:30 p.m.

Regular meeting at 7:00 p.m.

CITIZEN COMMENTS – None

BOARD AND ADMINISTRATION COMMENTS & RESPONSE TO CITIZEN COMMENTS

Hubbard appreciated the city staff for all the information at the meeting tonight and looked forward to the upcoming work session.

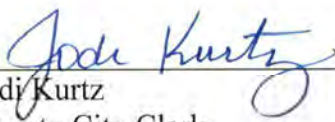
Ulman appreciated the variety of topics. He appreciated everyone's hard work.

Sullivan thought it was a great work session about the Seward Police Station. She thanked the city attorney for the information on ex parte contact. She appreciated the staff on how hard they work to move the agenda along and move the city forward.

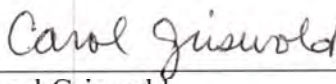
Griswold appreciated the city staff, the CUP applicant, and the City Attorney for their participation tonight.

ADJOURNMENT

The meeting was adjourned at 8:54 p.m.



Jodi Kurtz
Deputy City Clerk



Carol Griswold
Chair



Sponsored by: Applicant

**CITY OF SEWARD, ALASKA
PLANNING AND ZONING COMMISSION
RESOLUTION 2024-022**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEWARD, ALASKA, RECOMMENDING KENAI PENINSULA BOROUGH APPROVAL OF THE PRELIMINARY PLAT OF THE ORIGINAL TOWNSITE OF SEWARD, LOTS 12, 13, 14 & NORTH ½ OF LOT 15, BLOCK 15; LOCATED AT 313 & 315 FOURTH AVE; CREATING LOT 14A, SEWARD ORIGINAL TOWNSITE WISEL REPLAT.

WHEREAS, John Wisel has submitted a preliminary plat for review and recommendation to the Kenai Peninsula Borough; and

WHEREAS, the proposed plat is vacating three interior lot lines, formerly separating Lots 12, 13, 14 and 15 on Block 15 in the Original Townsite of Seward, creating one parcel which will be called Lot 14A; and

WHEREAS, the applicant plans to develop the property and Seward City Code §12.01.030 prohibits any building except for a single-family home to be constructed across platted property lines; and

WHEREAS, the existing use of the property is an abandoned building on the southern portion and vacant land on the northern portion; and

WHEREAS, the parcels are currently zoned Central Business (CB); and

WHEREAS, none of the parcels are located within a mapped FEMA flood zone; and

WHEREAS, the proposed single parcel is 10,500 square feet; and

WHEREAS, the parcel has access to Fourth Ave on the east, a one-way street on the north, Church Street, and an alley on the west; and

WHEREAS, the lot is currently served by City water, sewer, and electric; and

WHEREAS, Seward City Code §16.01.015(F), states that a plat submitted to create a single parcel through the vacation of interior lot lines shall be exempt from the requirements of a public hearing; and

WHEREAS, it is the Planning and Zoning Commission's responsibility to act in an advisory capacity to the Kenai Peninsula Borough regarding plat proposals within the City of Seward.

NOW, THEREFORE, BE IT RESOLVED by the Seward Planning and Zoning Commission, that:

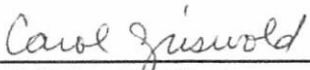
CITY OF SEWARD, ALASKA
RESOLUTION 2024-022

Section 1. The Commission hereby recommends that, in accordance with Seward City Code Section 16.01.015 (B), the Kenai Peninsula Borough approve the submittal of the preliminary plat of Original Townsite of Seward, Lots 12, 13, 14 & North ½ of Lot 15, Block 15; Located at 313 & 315 Fourth Ave; Creating Lot 14A, Seward Original Townsite Wisel Replat.

Section 2. This resolution shall take effect immediately upon adoption.

PASSED AND APPROVED by the Seward Planning and Zoning Commission this 8th day of October, 2024.

THE CITY OF SEWARD, ALASKA



Carol Griswold, Chair

AYES: Sullivan, Ulman, Verhey, Hubbard, Griswold
NOES: None
ABSENT: Charbonneau, Hornseth
ABSTAIN: None

ATTEST:



Kris Peck
City Clerk

(City Seal)





KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 9/16/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will combine three lots into one lot.

KPB File No. 2025-102

Petitioner(s) / Land Owner(s): Grace Group Properties 1 LLC of Seward, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department.

Comments should be guided by the requirements of that Ordinance.

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, October 13, 2025**, commencing at **7:00 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

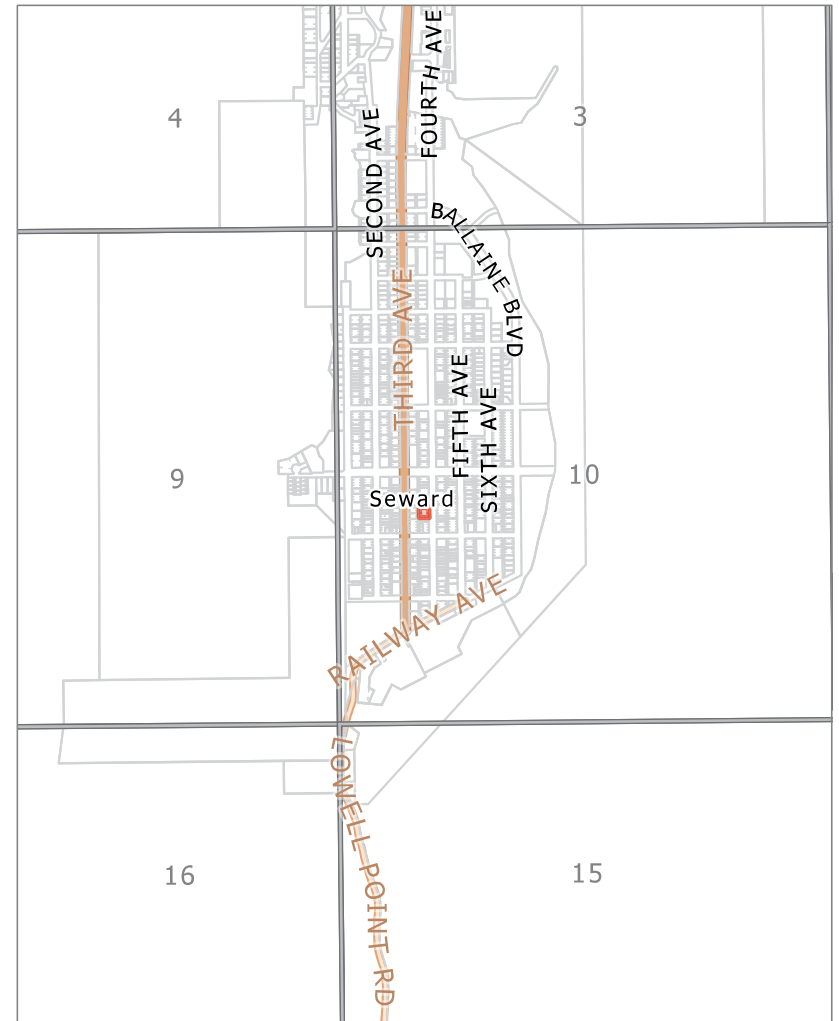
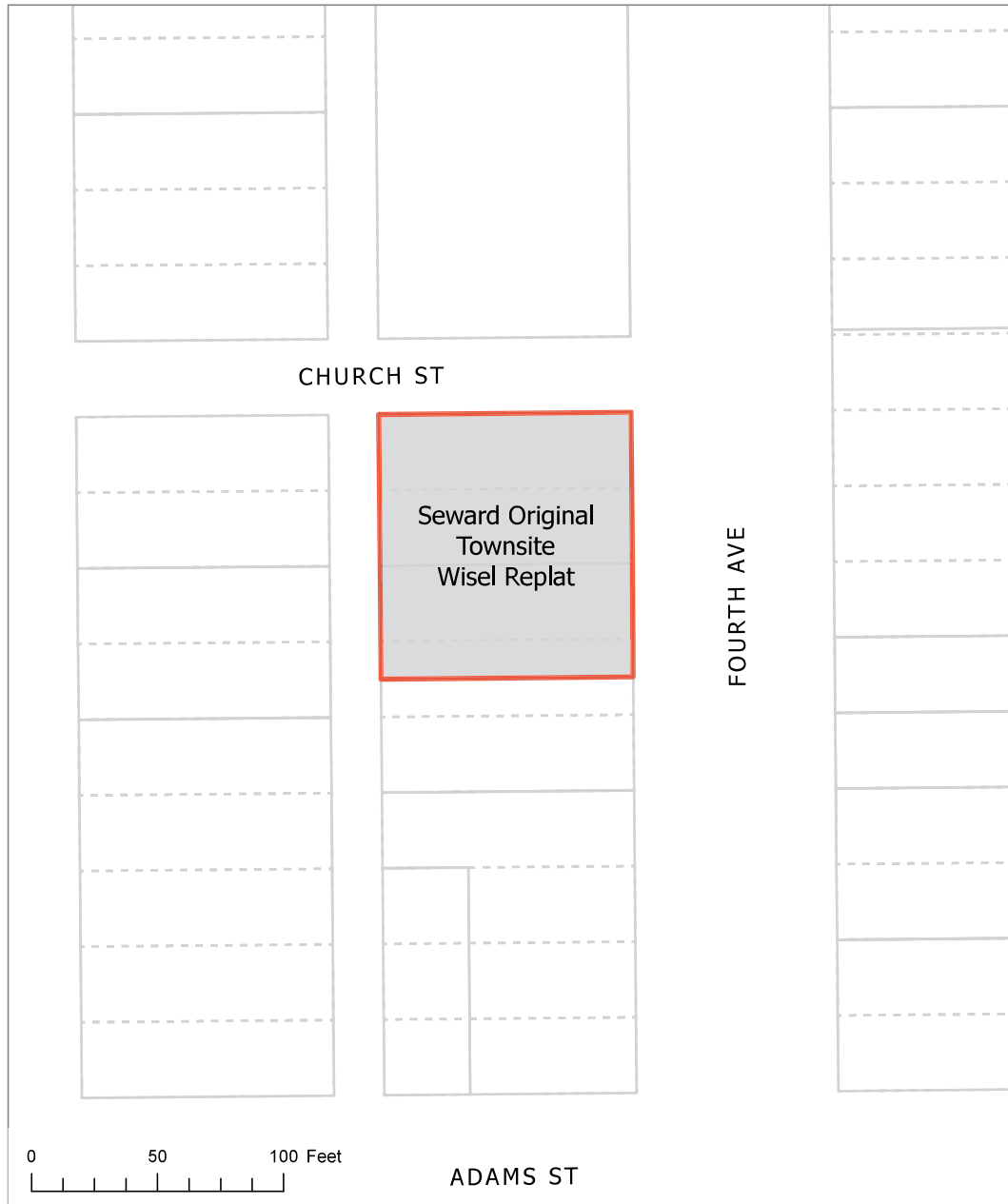
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, October 10, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

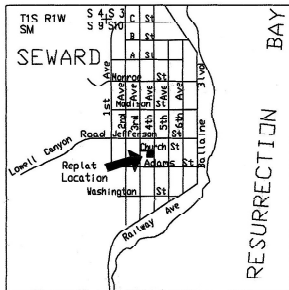
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 9/23/2025



KPB File 2025-102
T 1S R 1W Sec 10
Seward



Seward Original Townsite Wisel Replat Preliminary Plat

A replat combining Lots 12, 13, 14, & N 1/2 15 Block 15 Seward Original Townsite, SWD #1. Located in USS 726, Within the SW 1/4 Section 10, T1S R1W, Seward Meridian, City of Seward, Kenai Peninsula Borough, Alaska. Seward Recording District Kenai Peninsula Borough File

Prepared for
Grace Group Properties 1, LLC
P.O. Box 3585
Seward, AK 99664

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

SCALE 1" = 30' AREA = 10,500 sq ft 3 July, 2025

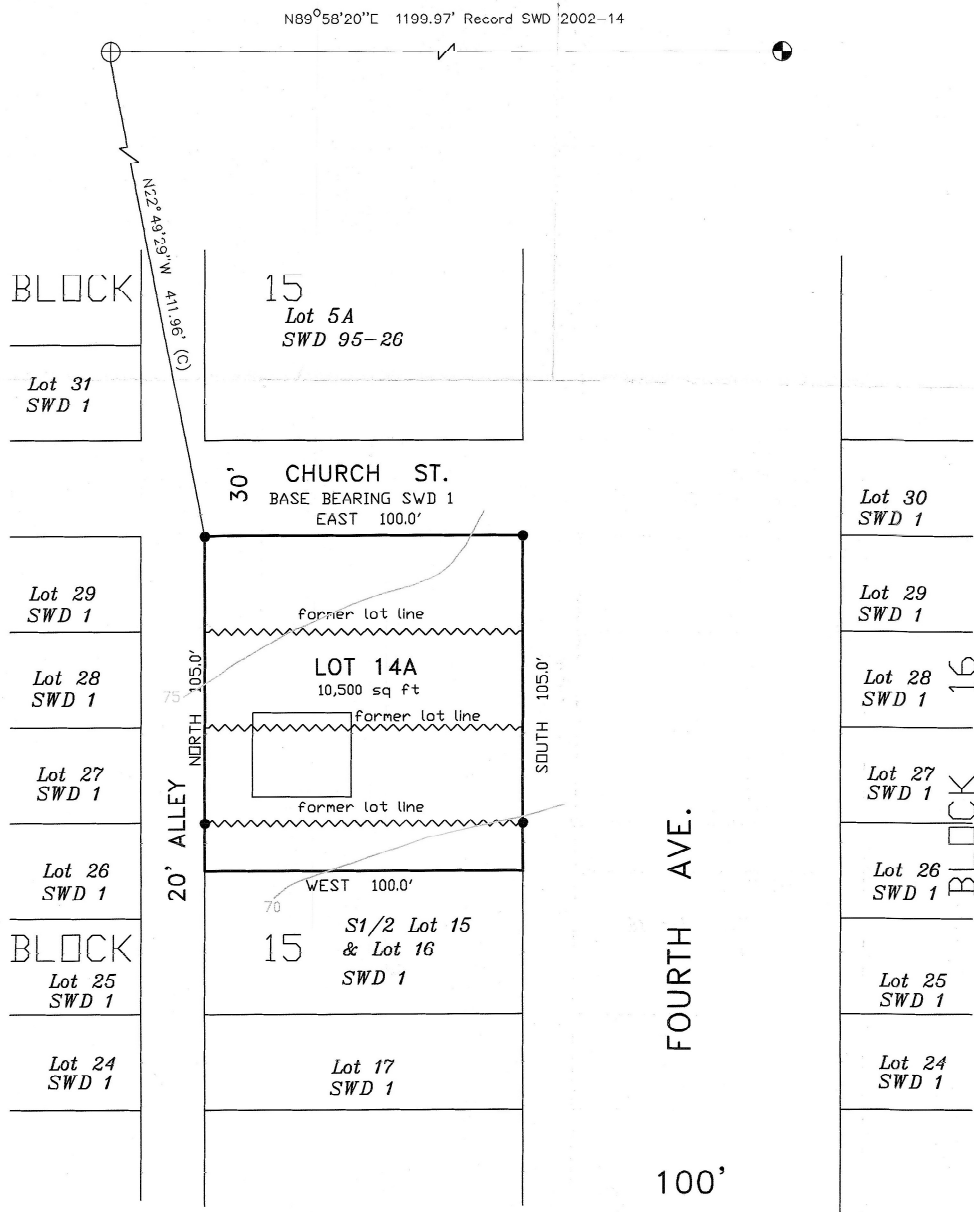
NOTES:

1. This replat is subject to City of Seward Land Use and Zoning regulations.
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. Lot is served by City water & sewer.
4. This is a paper plat, based on data from SWD plat #1 and SWD 2002-14. No field survey was performed in conjunction with preparing this plat, no corners were found or set.
5. Contour interval 5'. There are no wet areas on the property.

VICINITY 1" = 2000' MAP

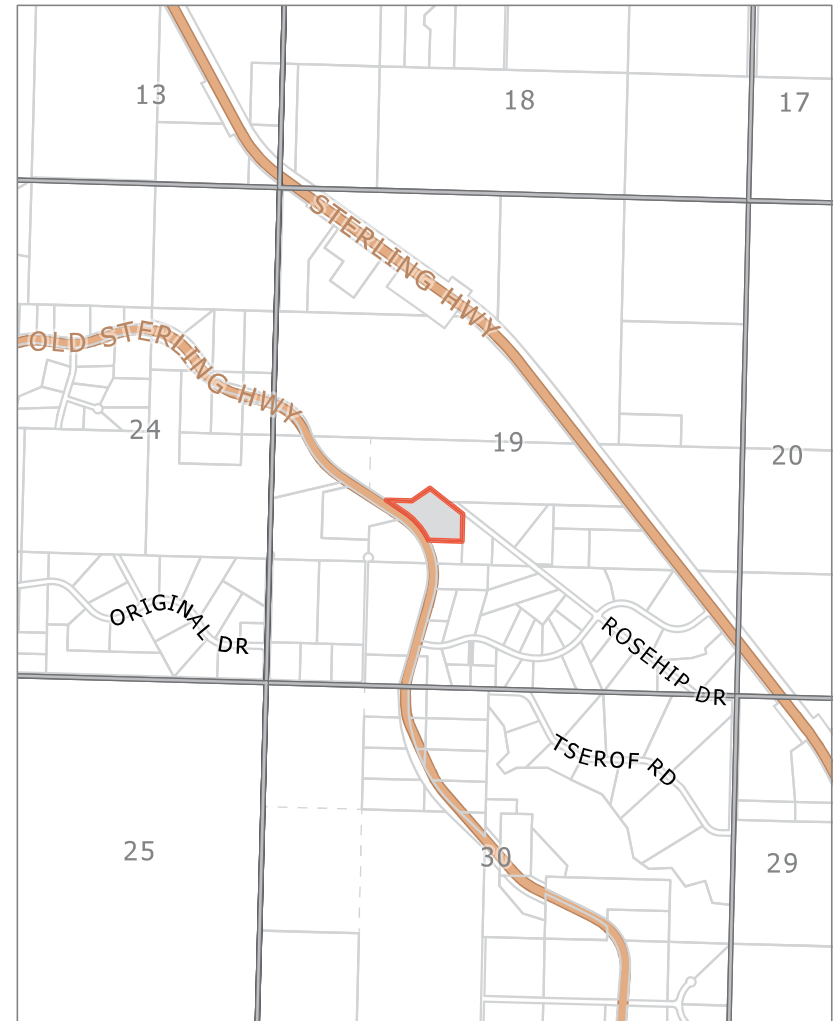
LEGEND

- ⊕ - AK DOT brass cap, Record SWD 2002-14
- ⊙ - Brass cap, ATS 174 RM 6, Record SWD 2002-14.
- - Lot corner set in plat SWD #1, not described.
- (C) - Calculated from record information, SWD 2002-14.



E. NEW BUSINESS

- 4. Nine Mile No. 2 2026 Replat; KPB File 2025-137
Seabright Survey & Design / Gherman
Location: Old Sterling Highway & Rosehip Drive
Anchor Point Area**



KPB File 2025-137
T 05S R 14W S12
Anchor Point



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

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJACENT TO RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.

2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.

3. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A US ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.

4. THE EXISTING OVERHEAD DISTRIBUTION LINE IS THE CENTERLINE OF A 20' WIDE ELECTRICAL DISTRIBUTION LINE EASEMENT. ANCHOR EASEMENTS AS PER PLAT NO 86-77 EFFECT LOTS 1-A-1 AND 1-A-2 OF THIS SUBDIVISION (NOT SHOWN FOR CLARITY).

5. HOMER ELECTRIC ASSOCIATION IS GRANTED A BLANKET EASEMENT AFFECTING THIS PROPERTY AS PER BOOK 31 PAGE 121 H.R.D.

6. GENERAL EASEMENT OF NO DEFINITE LOCATION DISCLOSED GRANTED TO HOMER ELECTRIC ASSOCIATION (BK. 17 PG. 21 HRD).

WASTEWATER DISPOSAL

THIS SUBDIVISION HAVE BEEN FOUND UNSUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. PLANS SHOWING A SUITABLE ALTERNATE WASTEWATER DISPOSAL SYSTEM THAT COULD BE USED ON LOTS IN THIS SUBDIVISION ARE INCLUDED IN THE ENGINEER'S SUBDIVISION AND SOILS REPORT AND ARE AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ALL ALTERNATE ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED FOR THE SPECIFIC INSTALLATION BY A QUALIFIED ENGINEER REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRIOR TO CONSTRUCTION.

ENGINEER LICENSE NO. DATE

LINE TABLE		
LINE #	LENGTH	BEARING
L1	490.60'	S89°57'37"W
L2	370.30'	S89°56'41"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING
C1	142.83'	800.00'	10°13'46"	S53°08'11"E
C2	271.04'	800.00'	19°24'42"	N38°18'57"W
C3	413.87'	800.00'	29°38'28"	N43°25'50"W

LEGEND

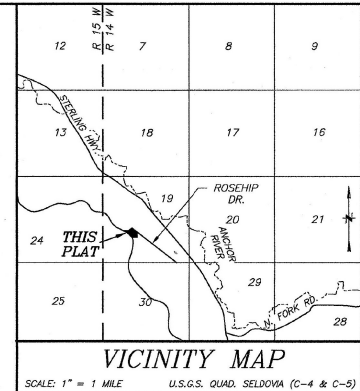
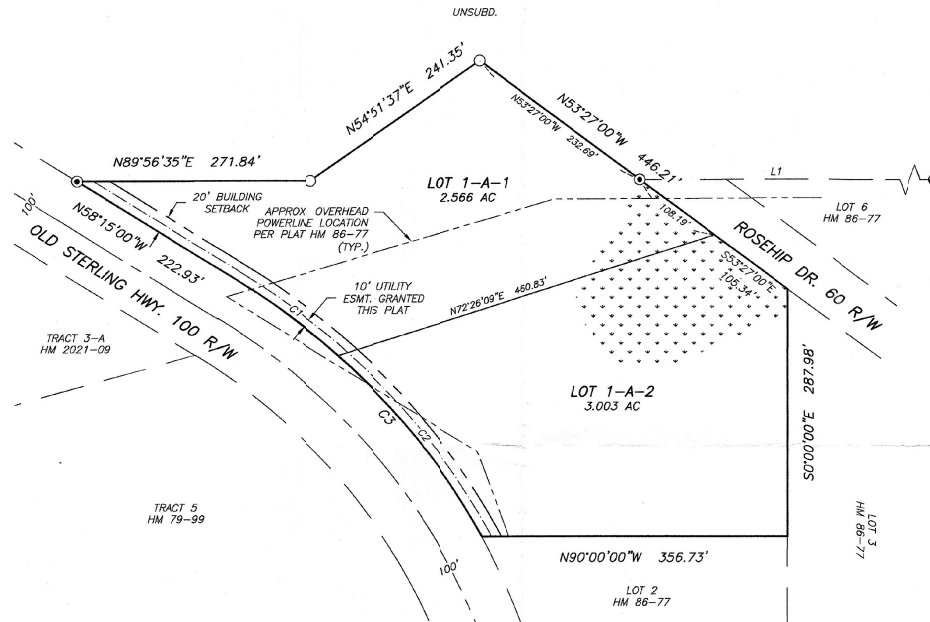
- 1/64 CORNER, 3 1/4 AL POST
- 2" AC, 5780-S 2002
- 2" AC, 1301-S 1986
- + APPROX. AREA KETTLE (KWF WETLANDS ASSESSMENT, KPB GIS)

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

BY: AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE



CERTIFICATE OF OWNERSHIP & DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

DINA GHERMAN
P.O. BOX 2863
HOMER, AK, 99603

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

HOMER RECORDING DISTRICT

KPB FILE NO. 2025-XXX

NINE MILE NO. 2 2026 REPLAT

A REPLAT OF LOT 1-A, NINE MILE NO. 2 (HM 2002-68),
LOCATED IN SEC. 12, T. 5 S., R. 14 W.,
SEWARD MERIDIAN, KENAI PENINSULA BOROUGH,
THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 5.569 ACRES

SEABRIGHT SURVEY + DESIGN

KATHERINE A. KIRSIS, P.L.S.
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
seabrightsurvey@gmail.com

CLIENTS: DINA GHERMAN
P.O. BOX 2863, HOMER, AK 99603

DRAWN BY: FC

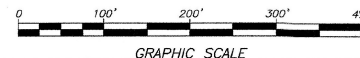
CHKD BY: KK

JOB #2025-48

DATE: 09/2025

SCALE: 1"=100'

SHEET #1 OF 1



KPB 2025-137

AGENDA ITEM E. NEW BUSINESS

**ITEM #5 - PRELIMINARY PLAT
NINE MILE NO. 2 2026 REPLAT**

KPB File No.	2025-137
Plat Committee Meeting:	October 13, 2025
Applicant / Owner:	Dina Gherman of Anchor Point, Alaska
Surveyor:	Katherine Kirsis, Seabright Survey + Design
General Location:	Anchor Point Area – Old Sterling Hwy and Rosehip Dr

Parent Parcel No.:	171-024-44
Legal Description:	T 5S R 14W SEC 19 SEWARD MERIDIAN HM 2002068 NINE MILE SUB NO 2 LOT 1-A
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 5.57-acre lot into two lots of 2.566-acres and 3.003-acres.

Location and Legal Access (existing and proposed):

The location of this plat is between the Old Sterling Highway and the New Sterling Highway, Anchor Point, near milepost 163.

Legal access is provided by abutting roads, Rosehip Drive to the east and Old Sterling Highway to the west. Rosehip Drive is a 60-foot dedicated road currently unconstructed. Old Sterling Highway, a 100-foot-wide right-of-way dedication giving access to both proposed lots and is maintained by the SOA DOT. *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 as noted in comment.

No right-of-way dedications or vacations are proposed by this platting action. Section Line Easements do not affect the proposed plat either.

The block length is non-compliant as there is no intersecting road north of this subdivision for over a mile. The block consists of Rollins Way to the south, Rosehip Drive to the east, and Old Sterling Highway to the west. The adjacent parcel to the north is currently unsubdivided. It is reasonable to expect additional right-of-way dedication be provided to Rosehip Drive when the adjacent parcel to the north is subdivided, providing relief to the block length requirements. **Staff recommends** the plat committee concur that an exception to 20.30.170 Block length requirements is not required as this property is unable to provide relief.

KPB Roads Dept RSA review	Out of jurisdiction: No Roads Director: Uhlin, Dil Comments: No Comments
SOA DOT comments	-One shared access will be allowed onto Old Sterling Hwy. - Dedicate shared access easement on plat. - Applicant will need to apply for a new driveway permit onto Old Sterling Hwy.

	- Apply for driveway permits 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. - Ensure site distance calculations per DOT&PF Preconstruction manual Sec. 119.5- (Figure 1190-1). - Future subdivision and development should be developed to also take access from Rosehip Dr. Romorenzo Marasigan Transportation Planner
--	---

Site Investigation:

According to KPB GIS Imagery and KPB Assessing records, structures are located on the property, and when the plat is complete will be located on proposed Lot 1-A-1. There appears to be no encroachment issues.

KPB GIS Imagery Five Foot Contours Layer indicate slopes approximately 10% in grade are located throughout the subject parcel and no grades exceed 20%.

The proposed plat includes depiction of the area affected by wetlands classified as Kettle as confirmed by KPB GIS Imagery KWF Wetlands Assessment Layer.

According the River Center review, the area has not been mapped by FEMA and is at an Unknown Flood Risk.

This plat is not located within a Habitat Protection District per KPB River Center Reviewer.

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

Staff Analysis

In 1986, Nine Mile Subdivision originally platted a portion of the S1/2 N1/2 S1/2 of Section 19, Township 5 South, Range 14 West into nine parcels and dedicated a 50-foot portion of the Old Sterling Highway and 60-feet to Rosehip Drive. In 2002, Nine Mile No. 2 further subdivided Lot 1 and a portion of the N1/2 N1/2 S1/2 of Section 19, lying easterly of the Old Sterling Highway and Westerly of the Sterling Highway resulting in a combined Lot, Lot 1-A. The proposed plat will subdivide Lot 1-A into Lots 1-A-1 and Lot 1-A-2.

A soils report will be required and an engineer will sign the final plat as the new lots are less than 200,000 square feet. **Staff recommends** Plat note #2 may be removed as the current wastewater disposal note is sufficient. The Wastewater Disposal note on the plat will need to match the recommendation given by the engineer in the Soils Report. **Staff recommends** the surveyor verify the results with note.

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 Anchor Point APC is currently inactive.

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

Utility Easements

Nine Mile No. 2 (HM 2002-68) granted a 10-foot utility easement including 20-feet within 5-feet of side lot lines. **Staff recommends** the utility easement note and building setback note (plat note #1) be listed separately. Reference the plat which granted the utility easement, including 20-feet within 5-feet of side lot lines, within the note and modify the label on the drawing to the parent plat or plat note.

A general easement was granted to Homer Electric Association, Inc. as referenced in Book 17, Page 21, HRD. This easement has been denoted as plat note #6. **Staff recommends** the surveyor contact the title company and request the easement be added to the final CTP.

There is a right-of-way easement included in the certificate to plat as referenced in Book 31, Page 121, HRD. This easement appears to be located within Section 22 and does not affect the proposed plat. **Staff recommends** the surveyor verify the easement and if in agreement that it does not affect the subdivision, remove the associated plat note #5 and request the title company to update the final CTP by removing it.

There are anchor easements shown on the parent plat HM86-77 that need to be carried forward to this plat.

HEA has sent a request for additional widths to the overhead lines shown. Plat note 4 can be removed and replaced with the requested notes from HEA. HEA comment is in the packet.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

Utility provider review:

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

KPB department / agency review:

Addressing Review	Reviewer: Pace, Rhealyn Affected Addresses: 40700 OLD STERLING HWY Existing Street Names are correct: Yes List of Correct Street Names: OLD STERLING HWY, ROSHIP DR Existing Street Name Corrections Needed: All New Street Names are Approved: No
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	List of Approved Street Names: List of Street Names Denied: Comments: 40700 OLD STERLING HWY WILL BE DELETED AND NEW ADDRESS ASSIGNED
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 comments
Advisory Planning Commission	

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

- Modify KPB File Number to 2024-137
- Add of October 13, 2025 to the Plat Approval
- Show HEA requested easement on drawing and tie to plat note
- Carry forward the anchor easement shown on HM 86-77

PLAT NOTES TO ADD

- No access to state maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.

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 the section within the legal description to section 19
- Mailing address requires confirmation by owner or modified to KPB records: 40700 Old Sterling Hwy Anchor Point, AK 99556

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 T05S
- Include label for Old Sterling Highway

- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;

Staff recommendation:

- Depict anchor easements
- Remove Plat Note #5

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.

20.60.160. Easements.

- A. The plat shall clearly show the location, width, and use of all easements. The easements must be clearly labeled and identified and, if already of record, the recorded reference given. If public easements are being granted by the plat, they shall be properly set out in the owner's certification of dedication.

Staff recommendation: comply with code 20.60.160 (A)

20.60.180. Plat notes.

Staff recommendation:

Plat note 1 should be separated out as the utility easement was previously granted on HM2002-68 at plat note 6.

Remove plat note 2, covered by Wastewater Disposal note

Remove Plat 4 and replace with HEA requested easements.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: comply with 20.60.190. Modify mailing address.

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: 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.

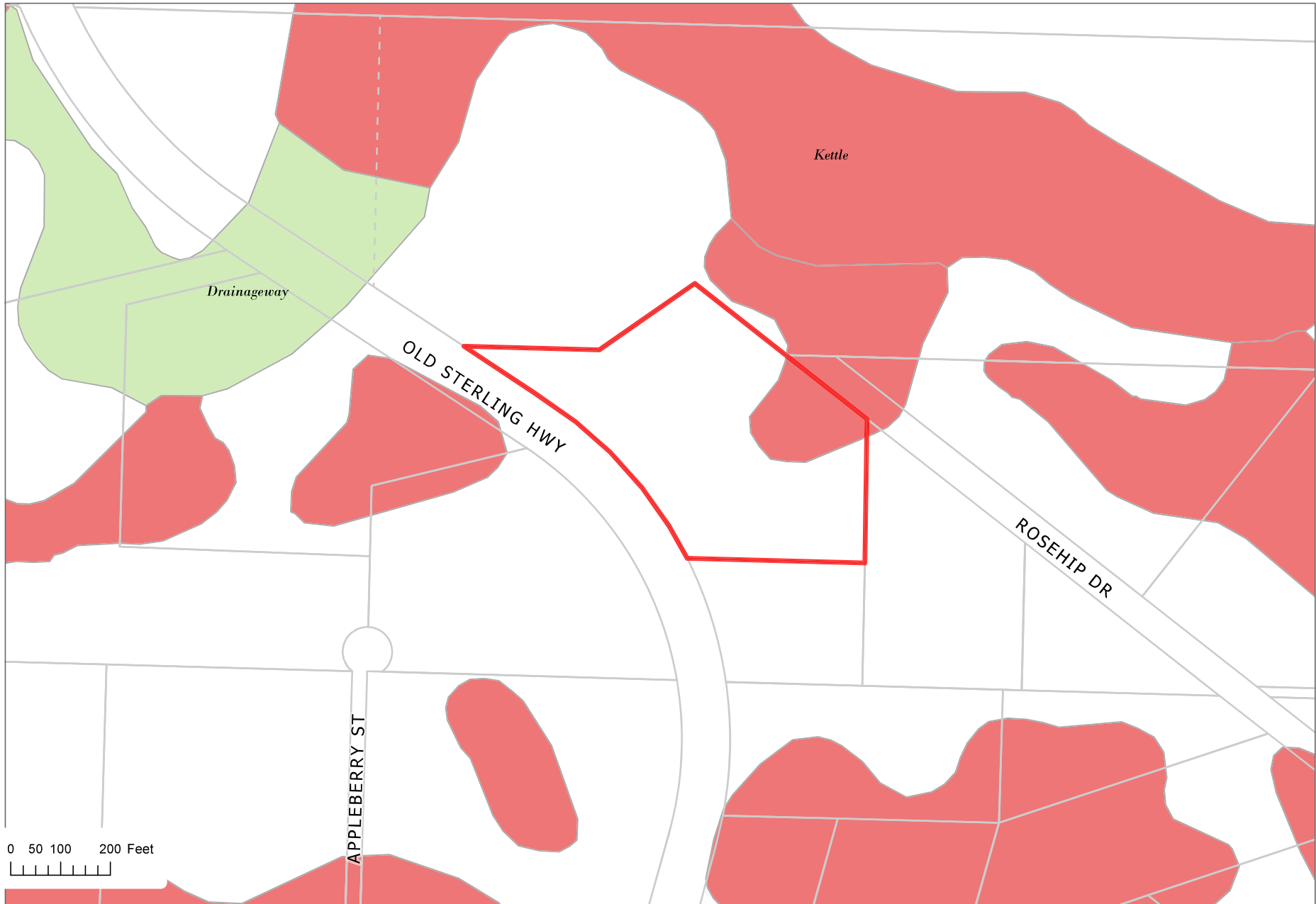
END OF STAFF REPORT



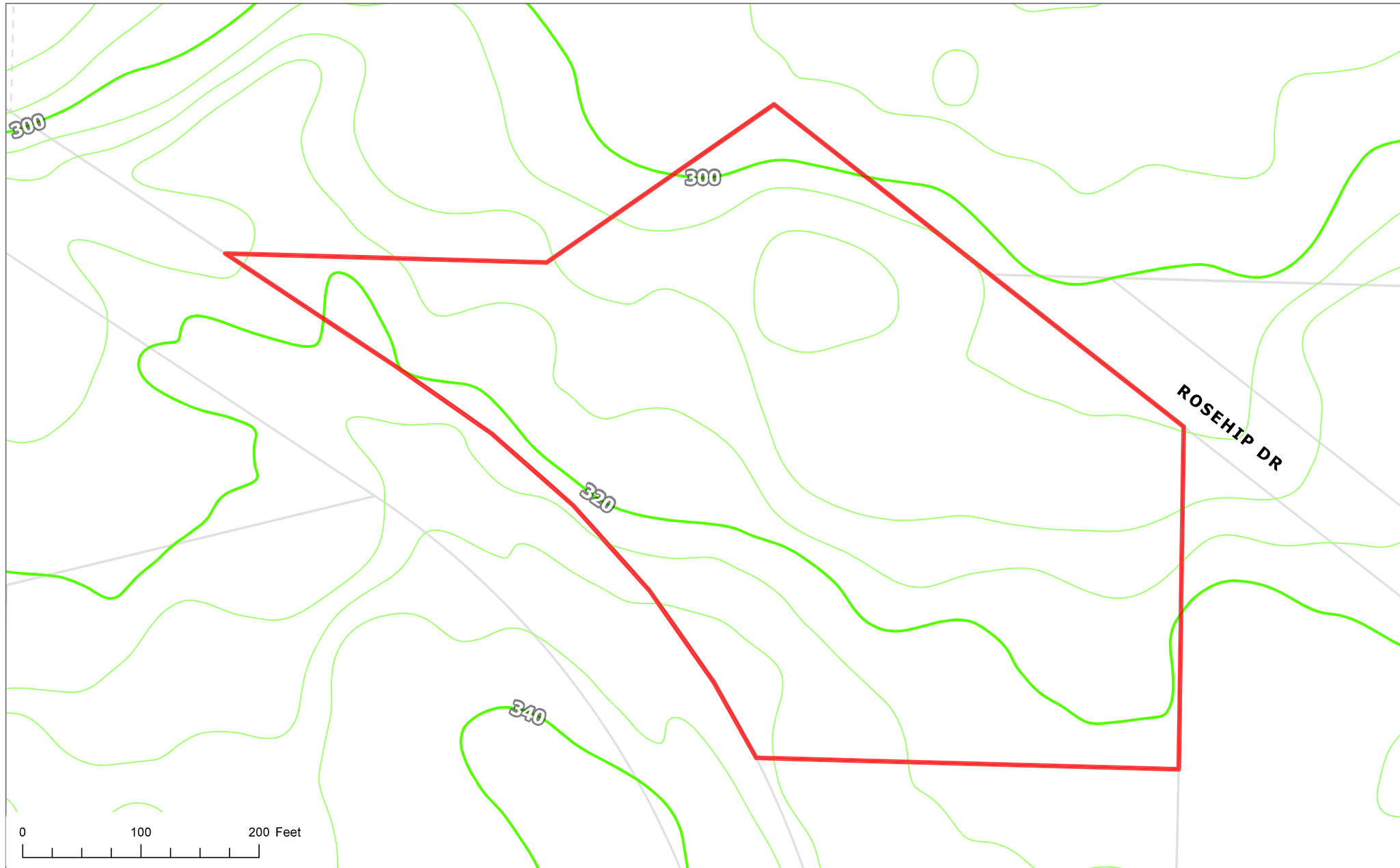
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Wetlands



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.

1/4 Cor S19 & 24
Not Tied Shown for
information only

S29°30'E 51.86'

Highway Tracts

Legend

- Found 2" aluminum cap on 5/8" rebar
1301-S 1986 as per Plot No. 86-77 HRD
- Set 2" Aluminum Cap on 5/8" steel rebar
for this survey
- PP Power Pole located this survey

OWNERSHIP CERTIFICATE

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 rights-of-way to public use and grant all easements to the use shown

Ilya Gherman

Owner of former Lot 1 Nine Mile Subdivision
Ilya Gherman
40700 Old Sterling Highway
Anchor Point Ak 99556-9455

Notary's Acknowledgement
Subscribed and sworn to me before me this 24 day
of October 2002

for ILYA GHERMAN

Ilya J. Heard

Notary Public for Alaska
My Commission Expires 9-8-03

Richard M. Inglima

Owners of that portion of the N 1/2 N 1/2 S 1/2
Section 19 lying Easterly of the Old Sterling Highway
and Westerly of the Sterling Highway
Richard M. Inglima Date 10-15-02 Laura C. Inglima Date 10-15-02
PO Box 1296
Homer Ak 99603-1296

Notary's Acknowledgement
Subscribed and sworn to me before me this 13th day
of October 2002

for RICHARD M. INGLIMA & LAURA C. INGLIMA

Ilya J. Heard

Notary Public for Alaska
My Commission Expires 9-8-03

NOTES

- The right-of-way of this portion of the Old Sterling Highway was not found to be dedicated by any recorded plat. The centerline description shown hereon corresponds with Inglima Tracts' Plat No. 79-99 HRD.
- Data for the Sterling Highway is from Nine Mile Subdivision Plat No. 86-77 HRD.
- All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
- No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- No access to State maintained rights-of-way permitted unless approved by State of Alaska Department of Transportation.
- A building setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by the appropriate Planning Commission.
- The front 10 ft and the entire building setback within 5 ft of side lot lines is also a utility easement.
- The existing overhead distribution line is centerline of 20 ft wide electrical distribution line easement. Anchor easements as per Plat No. 86-77 effect Lot 1-A of this subdivision (not shown for clarity).
- 100 ft wide HEA Easement located 50 ft on each side of existing 115 KV Transmission Line.
- General easement no definite location disclosed granted to Homer Electric Association reference Bk 17 Page 21 HRD.
- 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 Department of Environmental Conservation.
- The Old Sterling Highway is subject to a highway reservation 100 ft each side of centerline as claimed by the State of Alaska pursuant PLO 601, 757, 1613 and Dept Order 2665 issued by the Secretary of the Interior of the USA.
- The Sterling Highway is subject to a highway reservation 150 ft each side of centerline as claimed by the State of Alaska pursuant PLO 601, 757, 1613 and Dept Order 2665 issued by the Secretary of the Interior of the USA.
- No field survey was conducted except for the portion of land being added to former Lot 1 Nine Mile Subdivision. All dimensions shown hereon are based on Plat No. 86-77 and 79-99 HRD. Dimensions shown for the unsubdivided remainder of the Inglima property are for information only and not meant to constitute a survey.

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me or under my direct supervision and the monuments shown hereon actually exist as described and that the dimensions and other details are correct to the best of my knowledge

10-29-02 Date
Roger W. Inhoff LS 5780

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of

November 26, 2001

KENAI PENINSULA BOROUGH

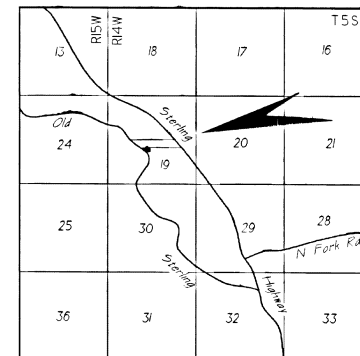
By Maya Hunt
Authorized Official

2002-68
NOTICE REC DIST
Date 12/4 2002
Time 11:24 AM
Requested By IMH045
Address _____

SHEET 1 of 3
Sheets 2 and 3 are
signature sheets only



Vicinity Map 1" = 1 Mile



Nine Mile No. 2

Being a subdivision of Lot 1 Nine Mile Subdivision as per Plat No. 86-77 HRD and that portion of the N 1/2 N 1/2 S 1/2 Section 19 lying Easterly of the Old Sterling Highway and Westerly of the Sterling Highway as per Book 308 Page 840 located within Section 19 T5S, R14W SM

Homer Recording District, Third Judicial District, Alaska
Containing 5.569 Acres More or Less

Clients Inglima & Gherman Homer Ak 99603	Surveyor Roger W. Inhoff RLS PO Box 2588 Homer Ak 99603
Crew RWI KKK	Date 10-30-01
File nmile2.vcd	FB 2001-8
Scale 1" = 200 ft	Drawn RWI
	KPB File No. 2001-196

Signature Sheet
Ninemile No. 2

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 rights-of-way to public use and grant all easements to the use shown

Richard M. Inglima
Alexander G. Inglima Date 10/15/02
by Richard M. Inglima Custodian
PO Box 1296
Homer Ak 99603-1296

Notary's Acknowledgement
Subscribed and sworn to me before me this 15th day

of October 20 02

for Richard M. Inglima, Custodian

Nisa J. Gerard

Notary Public for Alaska
My Commission Expires 9-8-03



Nine Mile No. 2

Being a subdivision of Lot 1 Nine Mile Subdivision
as per Plat No. 86-77 HRD and that portion of the
N 1/2 N 1/2 S 1/2 Section 19 lying Easterly of the
Old Sterling Highway and Westerly of the Sterling Highway
as per Book 308 Page 840
located within Section 19 T55 R14W SM

Homer Recording District Third Judicial District Alaska
Containing 5.569 Acres More or Less.

Clients Inglima & Gherman Homer Ak 99603		Surveyor Roger W. Imhoff RLS PO Box 2588 Homer Ak 99603
Crew RWI KRK		Date 10-30-01
File ninemile2.vcd		FB 2001-8
Scale 1" = 200 ft	Drawn RWI	KPB File No. 2001-196

Homer 2002-48

Signature Sheet
Ninemile No. 2

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 rights-of-way to public use and grant all easements to the use shown

Richard M. Inglima
Anjuli M. Inglima Date 10/15/02
by Richard M. Inglima Custodian
PO Box 1296
Homer Ak 99603-1296

Notary's Acknowledgement
Subscribed and sworn to me before me this 15th day
of October 20 02

for Richard M. Inglima, custodian
Nisa J. Gerard
Notary Public for Alaska
My Commission Expires 9-8-03

Nine Mile No. 2

Being a subdivision of Lot 1 Nine Mile Subdivision
as per Plat No 86-77 HRD and that portion of the
N 1/2 N 1/2 S 1/2 Section 19 lying Easterly of the
Old Sterling Highway and Westerly of the Sterling Highway
as per Book 308 Page 840
located within Section 19 T5S R14W SM

Homer Recording District Third Judicial District Alaska
Containing 5569 Acres More or Less

Clients Inglima & Gherman Homer Ak 99603		Surveyor Roger W Imhoff RLS PO Box 2588 Homer Ak 99603
Crew RWI KRK		Date 10-30-01
File ninemile2.vcd		FB 2001-8
Scale 1" = 200 ft	Drawn RWI	KPB File No 2001-196

99-2003-46

LEGEND

- Indicates 3" dia. alum. cap monument set by Ken Branch, R.L.S. No. 1301-S in 1977 recovered this survey.
- Indicates 2 1/2" dia. alum. cap monument set by Ken Branch, R.L.S. No. 1301-S in 1986 recovered this survey.
- Indicates 2 1/2" dia. alum. cap monument on 2 3/4" x 30" alum. pipe stamped and set this survey.
- Indicates 2" dia. Alcap. stamped and set on 5/8" rebar this survey.
- Indicates 6" x 6" square concrete R.O.W. monument set by D.O.T. recovered this survey.
- Indicates 2" dia. Alcap on 5/8" rebar set by Ken Branch, R.L.S. No. 1301-S in 1986 recovered this survey.
- === Indicates 20 ft. wide utility easement, situated 10 ft. on each side of property line, unless indicated otherwise.
- Indicates 20 ft. wide H.E.A. easement, situated 10 ft. on each of existing H.E.A. power line, unless indicated otherwise.
- Indicates existing H.E.A. power pole
- Indicates existing property lines.

Corner Reference Data (MONUMENTS SET THIS SURVEY)

COR.	B. T. DESC.	BRG.	DIST.
C-N-S 1/64	Nail in 7" Spruce	N 49°46'W	41.02
S 19	Nail in 8" Spruce	N 27°00'E	38.34
	Nail in 12" Spruce	S 19°25'E	37.94

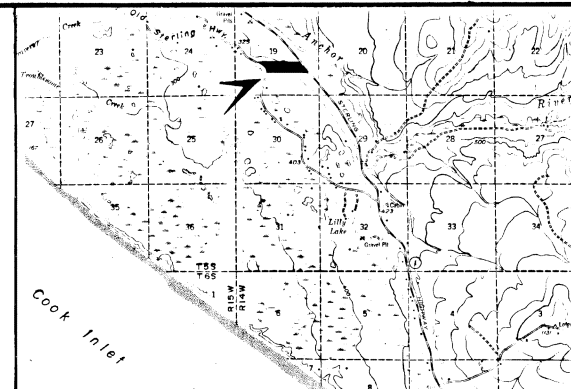
Curve Data

NO.	ANGLE	RADIUS	LENGTH	TAN.	CHORD
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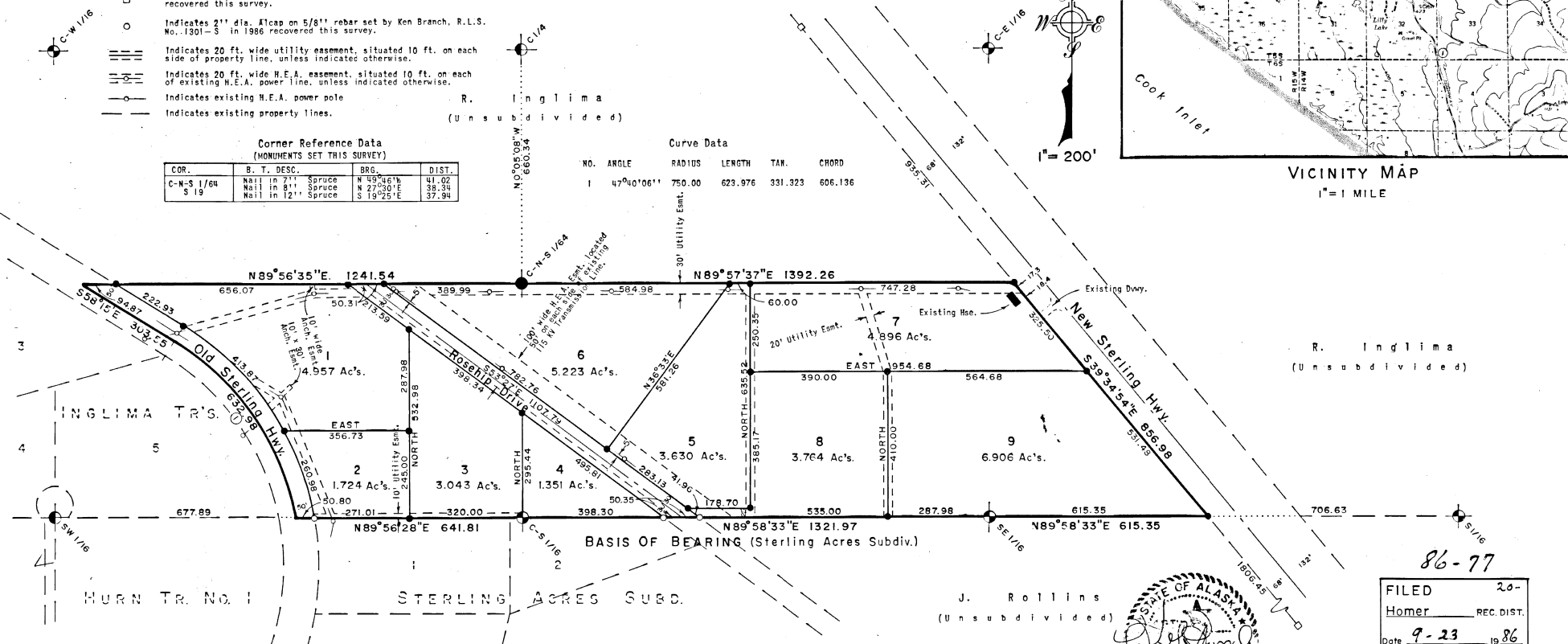
CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

THIS SUBDIVISION HAS BEEN REVIEWED IN ACCORDANCE WITH 18 AAC 72.055 AND IS APPROVED. SUBJECT TO ANY NOTED RESTRICTIONS.

Robert P. Canume P.E. 9-17-86
Name Title Date



VICINITY MAP
1" = 1 MILE



NOTES

- All wastewater treatment and disposal systems shall comply with existing law at time of construction.
- The soils on Lots 7 and 9 of this subdivision may be unsuitable for conventional on-site waste disposal systems. No person may construct, install, maintain, or operate a pressurized water system or a water carried waste disposal system on these lots without obtaining prior written approval of the plans for the system from the ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION. The burden of providing soils testing data, groundwater table information, engineering designs, or any other information required by the Department to complete the review of the proposed system rests solely with the lot owner.
- An Engineer registered in the State of Alaska must design and inspect the installation of any water carried waste disposal system installed on Lots 7 and 9 of this subdivision.
- The 30 ft. wide utility easement situated along the North boundary of Lot 7 of this subdiv., does not include that portion of said easement occupied or situated within 5 ft. of the existing house shown hereon.
- BUILDING SETBACK**—Unless noted otherwise, all lots are subject to a 20 ft. building setback from Street Right-of-Ways, unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- That portion of the existing house and related site improvements situated on Lot 7 of this subdivision are exempt from the 20 ft. building setback requirement. Any new construction shall comply with APD Ordinance 78-57, Chapter 20.20.230, pertaining to Building Setback requirements.
- No buildings will be permitted within the panhandle portion of Lot 8 of this subdiv.
- No direct access to a State maintained highway will be permitted for any of the lots shown hereon, except the existing driveway for Lot 7, or unless approved by the State of Alaska, Department of Transportation.

PLAT APPROVAL

This plat was approved by the KENAI PENINSULA BOROUGH Planning Commission at the meeting

of: April 24, 1986
Kenai Peninsula Borough

By: Richard P. Dingle
Authorized Official

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

9/13/86
Date

Ken Branch, R.L.S. No. 1301-S

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHT-OF-WAYS AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE SHOW.

9/9/86
Date

Allen L. Jewell
431 West 7th Ave., Suite 212
Anchorage, Alaska 99501

STATE OF ALASKA
NOTARY PUBLIC
NANCY BRANCH

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 DAY OF September 19 86

For: Allen L. Jewell

Nancy Branch My Commission Expires: May 6, 1987
Notary Public for the STATE OF ALASKA

NINE MILE SUBDIVISION

A subdivision of a portion of the S1/2 N1/2 S1/2 of Sec. 19, T5S, R14W, S.M., situated between the Old Sterling Highway and the New Sterling Highway Homer Recording District, Alaska.

Containing 38.069 Acres

Prepared For

ALLEN JEWELL
431 W. 7TH AVE. SUITE 212
ANCHORAGE, AK. 99501

Prepared By

KEN BRANCH, R.L.S.
BOX 1295
HOMER, AK. 99603

Date: 08/01/86 Scale: 1"=200' K.P.B. File No. 85-323

NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJACENT TO RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A US ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
4. THE EXISTING OVERHEAD DISTRIBUTION LINE IS THE CENTERLINE OF A 20' WIDE ELECTRICAL DISTRIBUTION LINE EASEMENT. ANCHOR EASEMENTS AS PER PLAT NO 86-77 EFFECT LOTS 1-A-1 AND 1-A-2 OF THIS SUBDIVISION (NOT SHOWN FOR CLARITY).
5. HOMER ELECTRIC ASSOCIATION IS GRANTED A BLANKET EASEMENT AFFECTING THIS PROPERTY AS PER BOOK 31 PAGE 121 H.R.D.
6. GENERAL EASEMENT OF NO DEFINITE LOCATION DISCLOSED GRANTED TO HOMER ELECTRIC ASSOCIATION (BK. 17 PG. 21 HRD).

HEA's standard easement width for overhead 1 phase primary is 30 feet.

Please provide a label or plat note stating, "The existing overhead powerline is the centerline of a 30-foot-wide electrical easement, including guys and anchors, granted this plat."

This easement does not affect this plat and can be removed.

WASTEWATER DISPOSAL

THIS SUBDIVISION HAVE BEEN FOUND UNSUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. PLANS SHOWING A SUITABLE ALTERNATE WASTEWATER DISPOSAL SYSTEM THAT COULD BE USED ON LOTS IN THIS SUBDIVISION ARE INCLUDED IN THE ENGINEER'S SUBDIVISION AND SOILS REPORT AND ARE AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ALL ALTERNATE ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED FOR THE SPECIFIC INSTALLATION BY A QUALIFIED ENGINEER REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRIOR TO CONSTRUCTION.

ENGINEER LICENSE NO. DATE

LINE TABLE		
LINE #	LENGTH	BEARING
L1	490.60'	S89°57'37"W
L2	370.30'	S89°56'41"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	142.83'	800.00'	10°13'48"	S53°08'11"E	142.64'
C2	271.04'	800.00'	19°24'42"	N38°18'57"W	269.74'
C3	413.87'	800.00'	29°38'28"	N43°25'50"W	409.27'

LEGEND

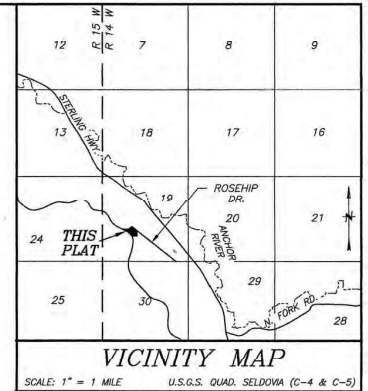
- 1/64 CORNER, 3 1/4 AL POST
- 2" AC, 5780-S 2002
- 2" AC, 1301-S 1986
- APPROX. AREA KETTLE (KWF WETLANDS ASSESSMENT, KPB GIS)

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

BY: AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE



CERTIFICATE OF OWNERSHIP & DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

DINA GHERMAN
P.O. BOX 2863
HOMER, AK, 99603

NOTARY'S ACKNOWLEDGMENT

FOR: ACKNOWLEDGED BEFORE ME THIS
DAY OF , 2025

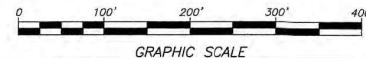
NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES

HEA's standard easement width for overhead 3 phase primary is 40 feet.

Please provide a label or plat note stating, "The existing overhead powerline is the centerline of 40 ft. wide electrical distribution line, including guys and anchors, granted this plat."

HEA REVIEWED - SEE COMMENTS
Scott Huff 9/26/2025
Land Management Officer



HOMER RECORDING DISTRICT KPB FILE NO. 2025-XXX

NINE MILE NO. 2 2026 REPLAT

A REPLAT OF LOT 1-A, NINE MILE NO. 2 (HM 2002-68),
LOCATED IN SEC. 12, T. 5 S., R. 14 W.,
SEWARD MERIDIAN, KENAI PENINSULA BOROUGH,
THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 5.569 ACRES

SEABRIGHT SURVEY + DESIGN

KATHERINE A. KIRSIS, P.L.S.
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
seabrightsurvey@gmail.com

CLIENTS: DINA GHERMAN
P.O. BOX 2863, HOMER, AK 99603

DRAWN BY: FC CHKD BY: KK JOB #2025-48
DATE: 09/2025 SCALE: 1"=100' SHEET #1 OF 1

KPB 2025-137



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 9/13/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one lot into two lots.

KPB File No. 2025-137

Petitioner(s) / Land Owner(s): Dina Gherman of Homer, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, October 13, 2025**, commencing at **7:00 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

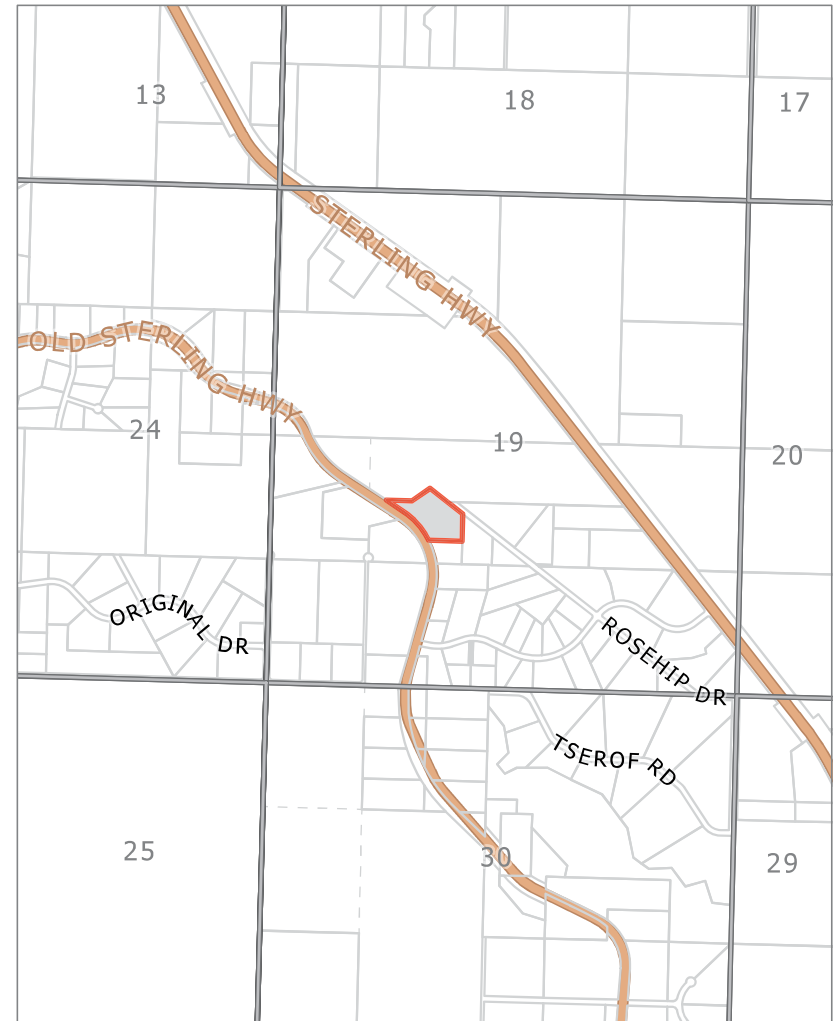
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, October 10, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 9/23/2025



KPB File 2025-137
T 05S R 14W S12
Anchor Point

NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJACENT TO RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
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ENGINEER _____ LICENSE NO. _____ DATE _____

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LEGEND

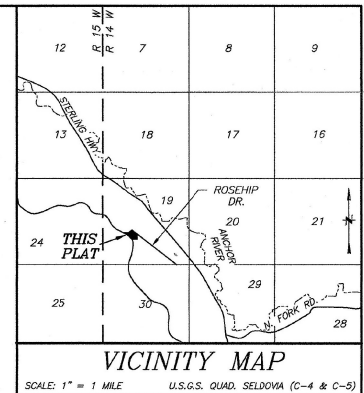
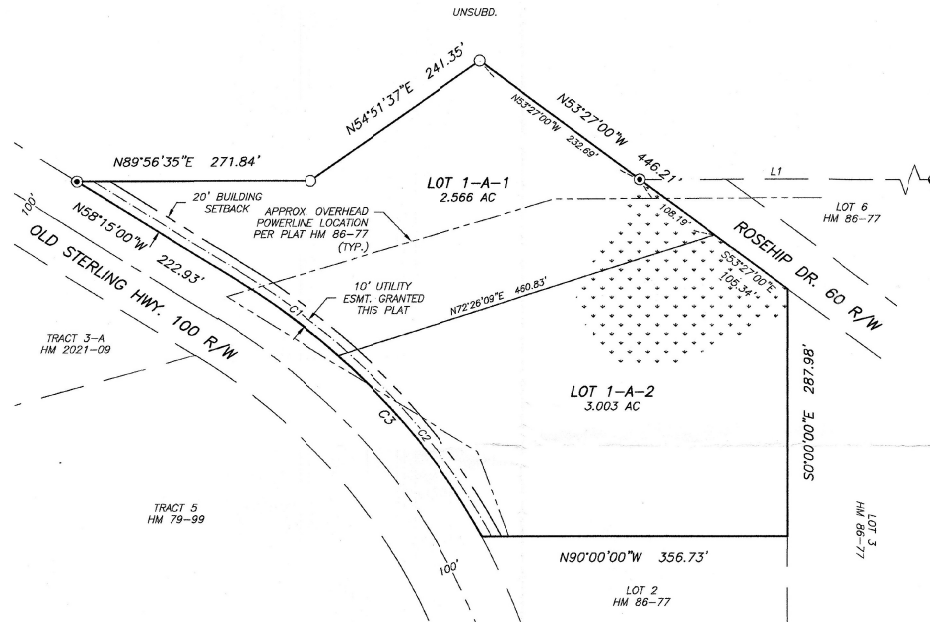
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- 2" AC, 1301-S 1986
- + APPROX. AREA KETTLE (KWF WETLANDS ASSESSMENT, KPB GIS)

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____

BY: _____ AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE _____



CERTIFICATE OF OWNERSHIP & DEDICATION

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DINA GHERMAN
P.O. BOX 2863
HOMER, AK, 99603

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

HOMER RECORDING DISTRICT

KPB FILE NO. 2025-XXX

NINE MILE NO. 2 2026 REPLAT

A REPLAT OF LOT 1-A, NINE MILE NO. 2 (HM 2002-68),
LOCATED IN SEC. 12, T. 5 S., R. 14 W.,
SEWARD MERIDIAN, KENAI PENINSULA BOROUGH,
THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 5.569 ACRES

SEABRIGHT SURVEY + DESIGN

KATHERINE A. KIRSIS, P.L.S.
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
seabrightsurvey@gmail.com

CLIENTS: DINA GHERMAN
P.O. BOX 2863, HOMER, AK 99603

DRAWN BY: FC

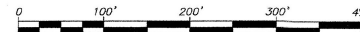
CHKD BY: KK

JOB #2025-48

DATE: 09/2025

SCALE: 1"=100'

SHEET #1 OF 1

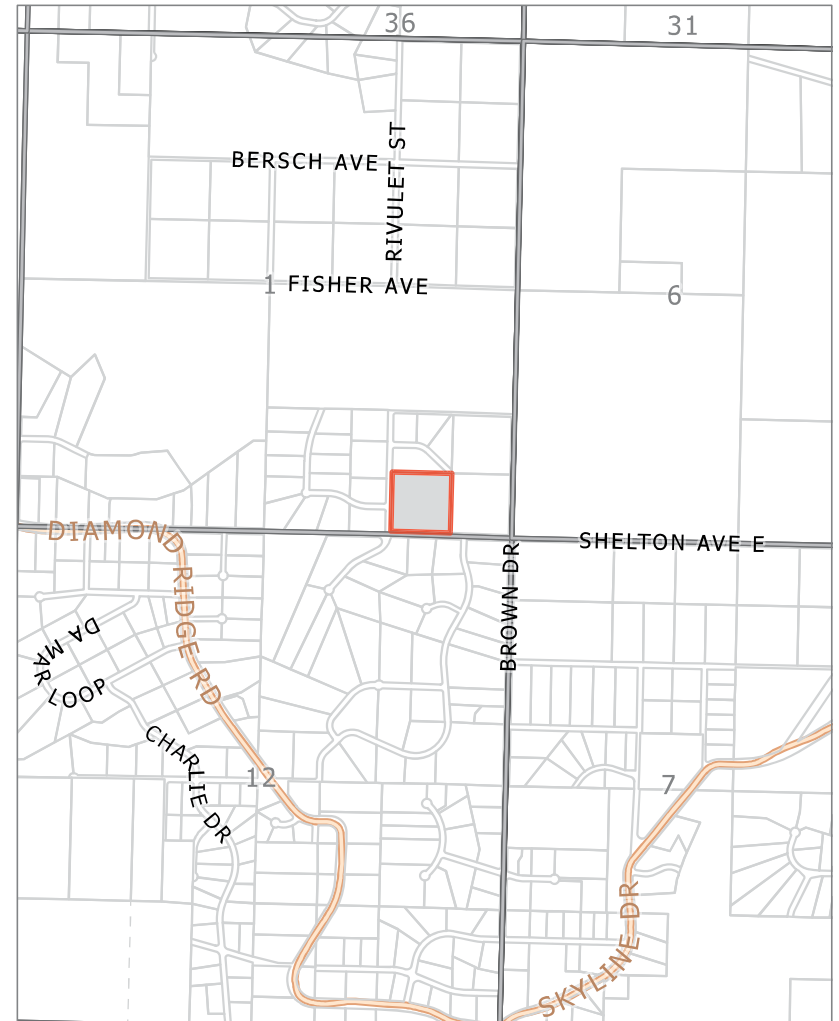
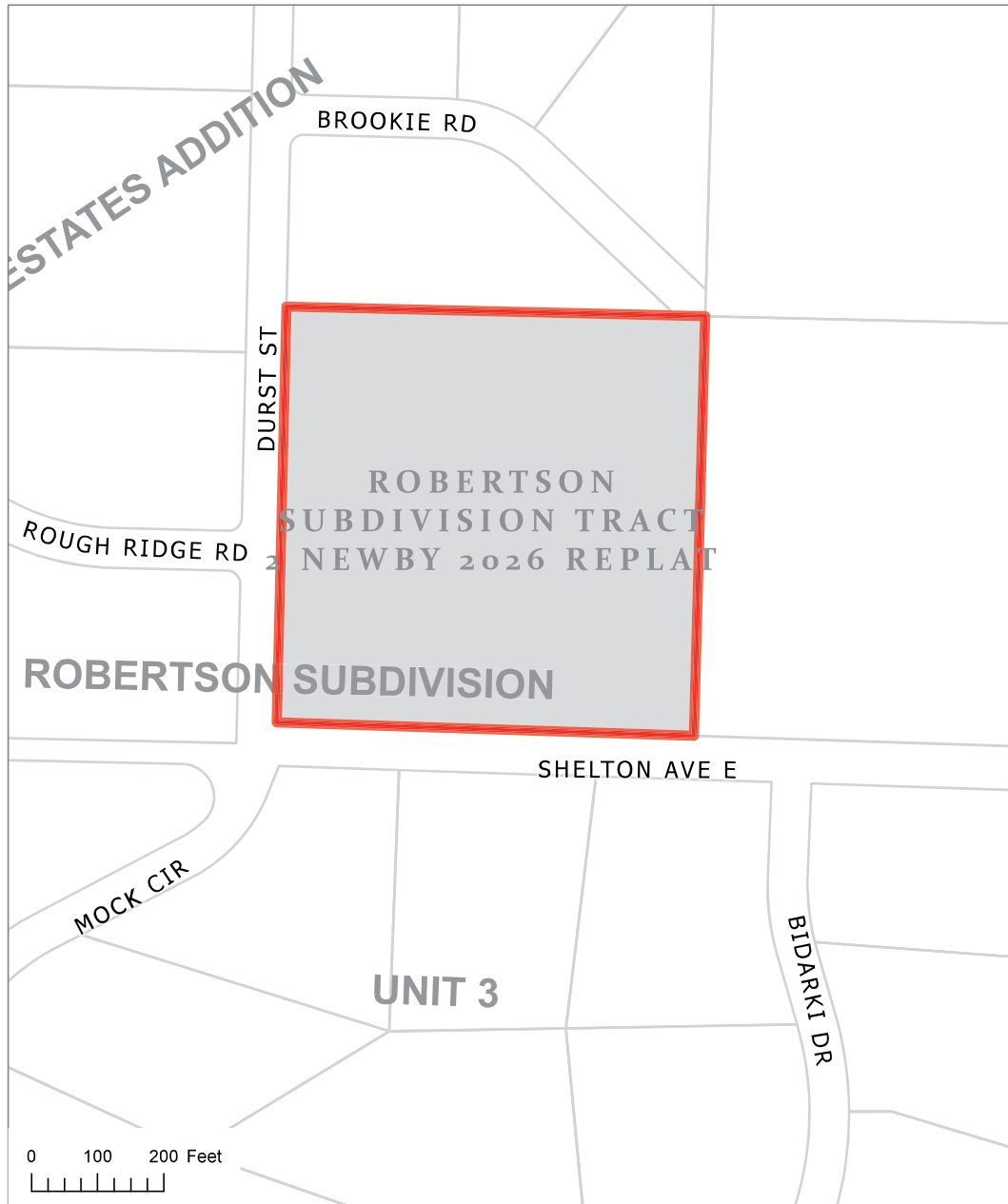


GRAPHIC SCALE

KPB 2025-137

E. NEW BUSINESS

- 5. Robertson Subdivision Tract 2 Newby 2026 Replat**
KPB File 2025-138
Seabright Survey & Design / Newby Revocable Trust
Location: Shelton Avenue E., Durst Street & Brookie Road
Diamond Ridge Area



KPB File 2025-138
T 06S R 14W S01
Diamond Ridge



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

1. A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJACENT TO RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

BY: _____ DATE _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

NOTARY'S ACKNOWLEDGMENT

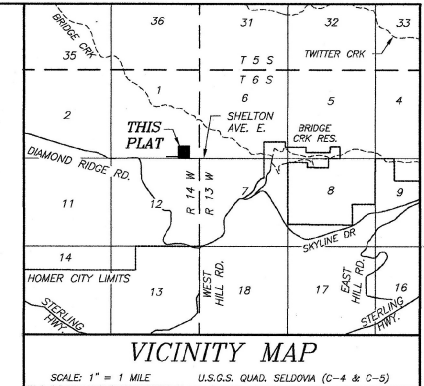
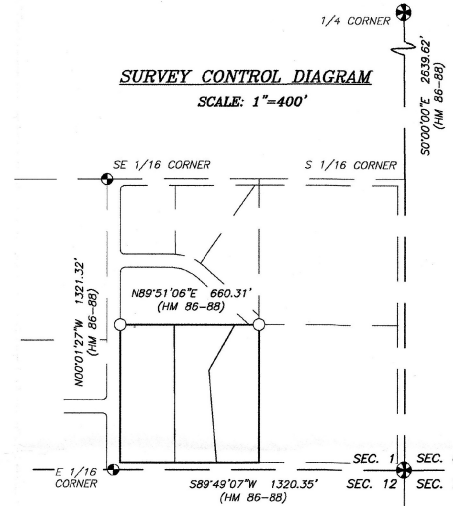
FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

LEGEND

- 3.25" AC ON 5/8" REBAR 4469-S 1986
- 3.25" AL MON 6101-S 1986
- BLM USGLO BC MON 1917
- 2" AC ON 5/8" REBAR 4469-S 1986
- PLASTIC CAP ON 5/8" REBAR 6101-S 1986
- APPROX. AREA DISCHARGE SLOPE (KWF WETLANDS ASSESSMENT, KPB GIS)

SURVEY CONTROL DIAGRAM

SCALE: 1"=400'



AGENDA ITEM E. NEW BUSINESS

**ITEM #6 PRELIMINARY PLAT
ROBERTSON SUBDIVISION TRACT 2 NEWBY 2026 REPLAT**

KPB File No.	2025-138
Plat Committee Meeting:	October 13, 2025
Applicant / Owner:	Newby Revocable Trust of Homer, Alaska
Surveyor:	Katherine Kirsis, Seabright Survey and Design
General Location:	Brookie Road, Shelton Avenue and Durst Street, Diamond Ridge Area, Homer

Parent Parcel No.:	173-641-17
Legal Description:	T 6S R 14W SEC 1 Seward Meridian HM 0770042 ROBERTSON SUB TRACT 2
Assessing Use:	Residential Improved Land
Zoning:	Rural Unrestricted
Water / Wastewater	On Site
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 9.07-acre tract into three tracts consisting of sizes: 2.711-acres, 2.791-acres and 3.567-acres.

Location and Legal Access (existing and proposed):

This plat is located within the Diamond Ridge Area, north of Homer Alaska.

Legal access is provided by Shelton Avenue E to the south, Durst Street to the west, and Brookie Road located at the northeast corner.

Located on the west, Durst Street is a 60-foot undeveloped platted dedication that connects to Brookie Road to the north and Shelton Avenue E to the south.

Brookie Road is a 60-foot undeveloped right-of-way located at the northeast corner of this plat. it was dedicated by Robertson Subdivision Bridge Creek Estates Addition (HM 86-88). This dedication ends abutting to the northeast corner of proposed Tract 2C. **Staff recommends** dedication of the portion of Brookie Road be provided on the final plat for the continuation of the right-of-way per KPB 20.30.030(A). across Tract 2C and a Certificate of Dedication to the Kenai Peninsula Borough for this dedication be added to the plat.

The current primary access appears to be Shelton Avenue E to the south, a 66-foot privately maintained road. Shelton Avenue E intersects with Bidarki Drive to the east and Mock Circle to west. The portion of Shelton Avenue E abutting the subdivision was dedicated by the parent plat, Robertson Subdivision (HM 77-43). Bidarki Drive is a borough-maintained road which connects to Bridger Road and Flintlock Lane to the south. Flintlock Lane accesses Diamond Ridge Road, a state-maintained road.

A 66-foot section line easement exists within Shelton Avenue E. **Staff recommends** the surveyor label the section line easement within Shelton Avenue E.

The block is compliant in length and defined by Shelton Avenue E on the south, Durst Street to the west, Robertson Avenue to the north and Brown Drive to the east.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	No comment

Site Investigation:

A gravel driveway appears to be located on proposed Tract 2B coming in off Shelton Ave E according to KPB GIS imagery and KPB Assessing records. There does not appear to be any encroachment issues. No structures or improvement appear to be on the property.

The preliminary plat does not include any contours. Reviewing the contours with KPB GIS contours layer, steep slopes are present in the southeast corner sloping to the northwest, with some slopes exceeding 20% in grade. The area for the continuation of Brookie Road does not exceed 6%.

Wetlands are located on the majority of the subject area. The wetlands have been appropriately shown on the preliminary plat in the legend and on the drawing according to the KWF layer on KPB GIS Imagery.

Per the River Center review, the plat is in a FEMA designated flood hazard zone. **Staff recommends** the plat to include the note from KPB 20.30.280(D) and include the FEMA Panel and zone designation. No depiction of the zone is needed on the drawing.

The plat is not in a habitat protection zone

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: This is within a non-regulatory X Zone, considered a minimal flood risk. No depiction is required of the zone. Flood Zone: X Zone Map Panel: 02122C-2015E In Floodway: False Floodway Panel: B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	

Staff Analysis

Originally, the land consisted of an aliquot part of the SW1/4 SE1/4 SE1/4 of Section 1, Township 6 South, Range 14 West, Seward Meridian, Homer Recording District, Alaska. In 1977, Robertson Subdivision subdivided the land by paper plat into four tracts. The proposed plat will further subdivide former Tract 2 into three new tracts: one of 3.567-acres, one of 2.711-acres and one of 2.791-acres.

This plat does not meet the requirements of KPB 20.40.020 or KPB 20.40.030 due to the addition of developable lots and the proposed lots are less than 200,000 square feet each. A soils report will be required and an engineer

will sign the final plat. **Staff recommends** the Wastewater Disposal note be modified to comply with KPB 20.40. and match the recommendation of the engineer in the sols report. Plat note number 2 may be removed from the final plat.

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.

Kachemak Bay APC is currently inactive.

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

Utility Easements

A utility easement with no specific location was granted to Homer Electric Association, Inc by Book 28, Page 24, HRD. **Staff recommends** Add a plat note for the easement.

Robertson Subdivision (HM 77-42) granted a 10-foot utility easement on the north and east line as shown and a 5-foot utility easement on the south. **Staff recommends** the north and east easement notes add 'granted by HM77-42'

The south easement will be included in the proposed 10' utility easement notes in plat note 1. **Staff recommends** plat note 1 be separated in two notes for the building setback and utility easement each; and to show the utility easement on the drawing

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

Utility provider review:

HEA	No comments
ENSTAR	No comments or recommendations
ACS	No objection
GCI	

KPB department / agency review:

Addressing Review	Reviewer: Pace, Rhealyn Affected Addresses: 64142 SHELTON AVE E Existing Street Names are Correct: No List of Correct Street Names: SHELTON AVE E, ROUGH RIDGE RD, DURST ST, BROOKIE RD Existing Street Name Corrections Needed: SHELTON AVE E NEEDS SUFFIX. NOT ALL STREET NAMES ARE LABELED All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied:
-------------------	---

	Comments: 64142 SHELTON AVE E WILL BE DELETED
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 comments
Advisory Planning Commission	

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Modify the Plat Approval date to October 13, 2025
- Add a Certificate of Acceptance for Brooke Rd
- Add Flood Hazard Note
- Remove plat note 2
- There is a random 30' near the southwest corner in Durst St to be removed
- Add the full name and middle initial of the Trustees to the Certificate of Ownership and Acceptance

PLAT NOTES TO ADD

- 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 (KPB 14.06).

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:**
- Modify title "Clients" to "owner"
 - Revise the KPB File No to 2025-138
- 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:**
- Include direction in Shelton Avenue E
 - Include name and width of Durst Street to the west
 - Label 33-foot Section line easement on both side of Section line within Shelton Avenue
 - Add the name and ROW width of Rough Ridge Rd to the west

- 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:
 - Modify Sterling Hwy label in sections 17 and 16 to East End Road
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
Staff recommendation:
 - Add CTP #9
 - Modify 10-foot utility easement labels and notes
 - Need to extend Brookie Road in the northeast corner of the plat as a dedication
- 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 the plat number for parcels to the south to HM86-89

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.*

20.30.030. Proposed street layout-Requirements.

- A. The streets provided on the plat must provide fee simple right-of-way dedications to the appropriate governmental entity. These dedications must provide for the continuation or appropriate projection of all streets in surrounding areas and provide reasonable means of ingress for surrounding acreage tracts. Adequate and safe access for emergency and service vehicle traffic shall be considered in street layout.

Staff recommendation: Dedicate portion of Brookie Road

20.30.280. Floodplain requirements.

- D. All subdivisions or replats within the Flood Insurance Rate Map (FIRM) area or SMFDA, as amended, as defined by KPB 21.06.030, shall contain the following note:

FLOOD HAZARD NOTICE:

Some or all of the property shown on this plat has been designated by FEMA or the Kenai Peninsula Borough Seward Mapped Flood Data Area as a flood hazard area district as of the date this plat is recorded with the district recorder's office. Prior to development, the Kenai Peninsula Borough floodplain administrator should be contacted for current information and regulations. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code.

Staff recommendation: comply with 20.30.280 and include FIRM map panel and Flood Zone.

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.

20.60.040. Dedication of public use lands. Any land shown on a plat as a street, public park or other public area must be dedicated on the final plat to a tax-exempt governmental entity. If the governmental entity is not the Kenai Peninsula Borough, the governmental entity shall be required to execute an acceptance of the dedication on the plat.

Staff recommendation:

Include dedication for Brookie Road extension

20.60.160. Easements.

A. The plat shall clearly show the location, width, and use of all easements. The easements must be clearly labeled and identified and, if already of record, the recorded reference given. If public easements are being granted by the plat, they shall be properly set out in the owner's certification of dedication.

Staff recommendation: Comply with 20.60.160

20.60.190. Certificates, statements, and signatures required.

A. Certificate of ownership, dedication, and acknowledgement.

5. The Certificate of Ownership and Dedication

Staff recommendation: Modify the owners names to: Angela M Newby, Trustee and Christopher L. Newby, Trustee

7. A certificate of acceptance for any dedicated right-of-way, easement, or other public area in substantially the following form shall be executed by a government official authorized to bind the governmental entity accepting the dedication. Nothing in this paragraph impairs the authorized official from refusing a dedication for reasonable public cause, consistent with applicable law or ordinance.

Staff recommendation: Add a cert. of acceptance for Brookie Road dedication.

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: 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.

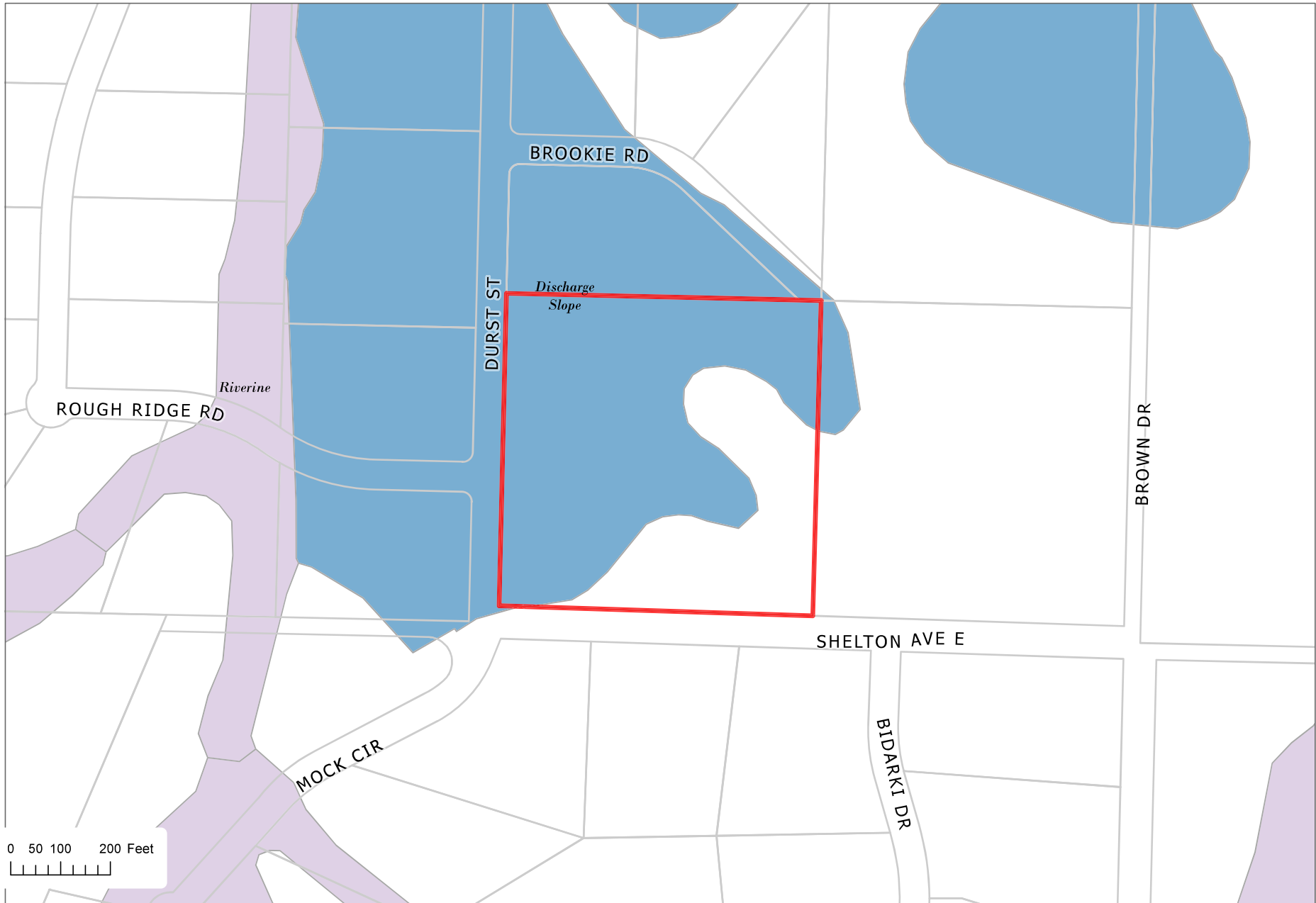
END OF STAFF REPORT



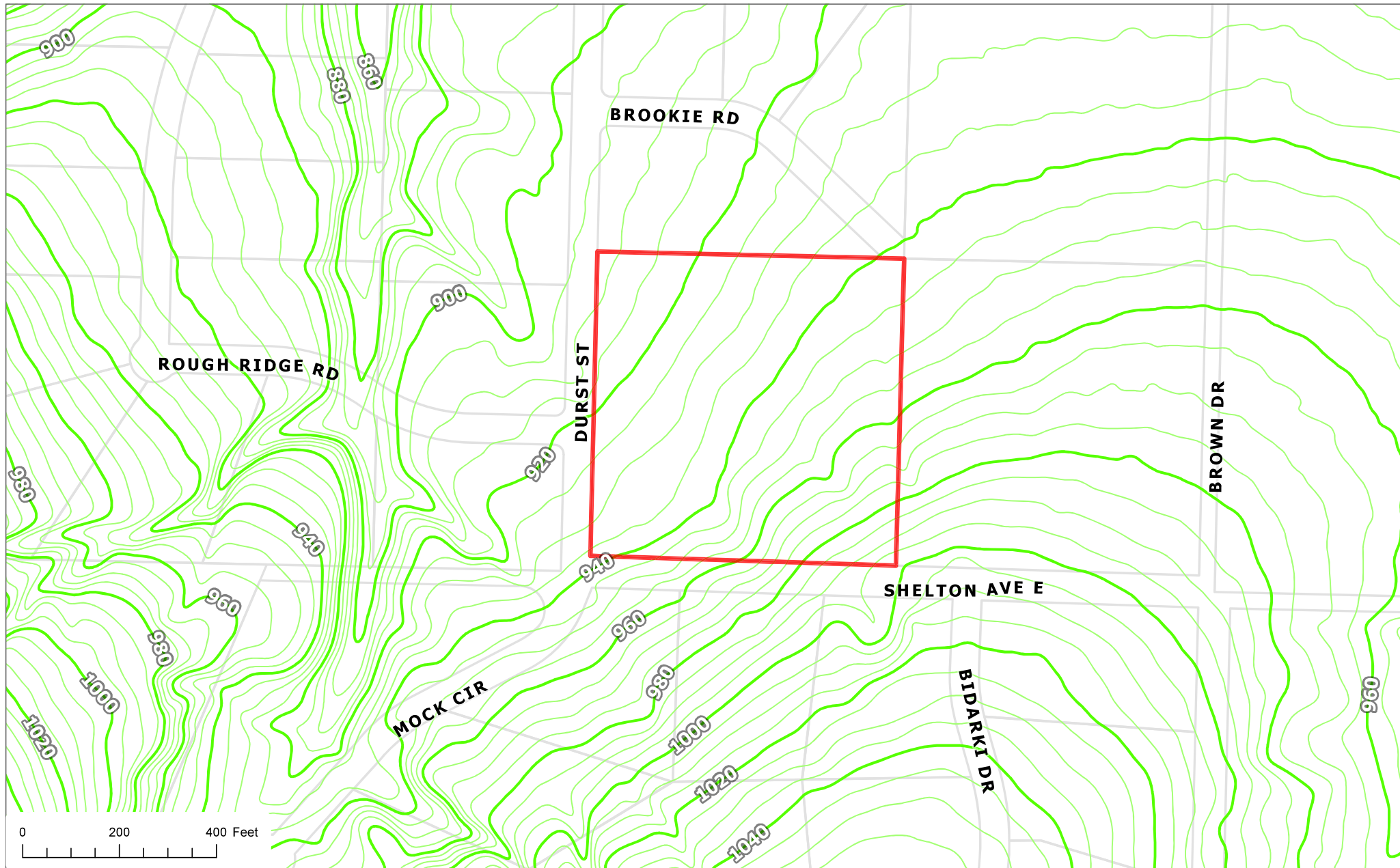
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Wetlands



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.



SE 1/16 CORNER (NOT SET)

EAST 1320 ±

S 1/16 CORNER (NOT SET)

ROBERTSON AVENUE

Tract 1

Tract 4

LEGAL DESCRIPTION: THE NW 1/4 SE 1/4 SE 1/4 OF SECTION 1, T6S, R14W, S.M., HOMER RECORDING DISTRICT, ALASKA

SAVE AND EXCEPT THEREFROM: THE NORTH 30' FEET TOGETHER WITH THE WEST 30 FEET THEREOF FOR ROAD R.O.W.

CONTAINING: 9.1 ACRES MORE OR LESS

SUBJECT TO: EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD IF ANY.

LEGAL DESCRIPTION: THE NE 1/4 SE 1/4 SE 1/4 OF SECTION 1, T6S, R14W, S.M., HOMER RECORDING DISTRICT, ALASKA

SAVE AND EXCEPT THEREFROM: THE NORTH 30' FEET TOGETHER WITH THE EAST 33 FEET THEREOF FOR ROAD R.O.W.

CONTAINING: 9.1 ACRES MORE OR LESS

SUBJECT TO: EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD IF ANY.

Tract 2

Tract 3

LEGAL DESCRIPTION: THE SW 1/4 SE 1/4 SE 1/4 OF SECTION 1, T6S, R14W, S.M., HOMER RECORDING DISTRICT, ALASKA

SAVE AND EXCEPT THEREFROM: THE WEST 30 FEET TOGETHER WITH THE SOUTH 33 FEET THEREOF FOR ROAD R.O.W.

CONTAINING: 9.1 ACRES MORE OR LESS

SUBJECT TO: EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD IF ANY.

LEGAL DESCRIPTION: THE SE 1/4 SE 1/4 SE 1/4 OF SECTION 1, T6S, R14W, S.M., HOMER RECORDING DISTRICT, ALASKA

SAVE AND EXCEPT THEREFROM: THE EAST 33 FEET TOGETHER WITH THE SOUTH 33 FEET THEREOF FOR ROAD R.O.W.

CONTAINING: 9.1 ACRES MORE OR LESS

SUBJECT TO: EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD IF ANY.

SHELTON DRIVE

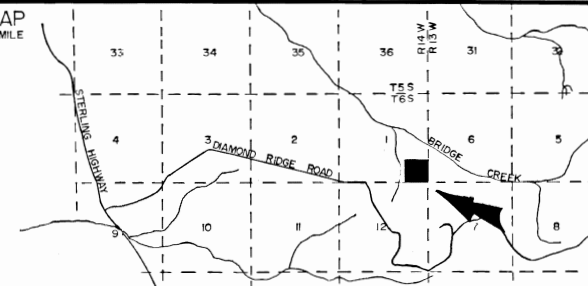
EAST 1320 ±

E 1/16 CORNER (NOT SET)

NOTES:

- NO TRACT, R.O.W. OR BOUNDARY CORNERS HAVE BEEN ESTABLISHED FOR ANY OF THE TRACTS SHOWN HEREON.
- ALL TOPOGRAPHICAL DETAILS, DIMENSIONAL DATA AND AREAS SHOWN HEREON ARE BASED ON SCALED OR PROTRACTED VALUES AND ARE APPROXIMATE ONLY.

- NO WATER SUPPLY OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY OF THE TRACTS WITHIN THIS SUBDIVISION UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

VICINITY MAP
1" = 1 MILE

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND DEDICATE ALL STREETS, EASEMENTS AND OTHER OPEN SPACES TO PUBLIC USE.

May 19, 1977
DATE

William A. Robertson Attorney at Law
DARREL L. LAWSON SRA BOX 30R ANCHORAGE, ALASKA
ROBERT N. DURST SRA BOX 30R ANCHORAGE, ALASKA
William A. Robertson
WILLIAM A. ROBERTSON SRA BOX 30R ANCHORAGE, ALASKA
NORREN L. ENYEART SRA BOX 30R ANCHORAGE, ALASKA

NOTARY'S ACKNOWLEDGMENT

CERTIFICATE OF OWNERSHIP SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF May 1977

NOTARY IN AND FOR THE STATE OF ALASKA
10 Sept 1978
MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME AND IS BASED ON A SUBDIVISION BY PROTRACTOR OF THE SE 1/4 SE 1/4 OF SECTION 1, T6S, R14W, S.M., HOMER RECORDING DISTRICT, ALASKA, AS SHOWN HEREON. NO BOUNDARY SURVEY HAS BEEN PERFORMED AND NO PROPERTY CORNERS HAVE BEEN SET FOR ANY OF THE TRACTS WITHIN THIS SUBDIVISION.

5/17/77
DATE
KEN BRANCH, R.L.S. NO. 1301-S

KENAI PENINSULA BOROUGH

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF THE KENAI PENINSULA BOROUGH AND THAT SAID PLAT HAS BEEN APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION.

2-28-77
DATE

Philip Waring
BOROUGH MAJOR OR PLANNING DIRECTOR

ROBERTSON SUBDIVISION

AN ALIQUOT PARTS SUBDIVISION OF THE SE 1/4 SE 1/4 OF SECTION 1, T6S, R14W, S.M., HOMER RECORDING DISTRICT, ALASKA

Containing 40 ± Acres

DIAMOND RIDGE ESTATES

PREPARED FOR
DURST, ENYEART, LAWSON &
ROBERTSON LTD.
SRA BOX 30R
ANCHORAGE, ALASKA

PREPARED BY
KEN BRANCH
BOX 1205
HOMER, ALASKA

DATE
2/10/77
SCALE
1" = 100'



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 9/13/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one tract into three tracts.

KPB File No. 2025-138

Petitioner(s) / Land Owner(s): Newby Revocable Trust of Homer, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department.

Comments should be guided by the requirements of that Ordinance.

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, October 13, 2025**, commencing at **7:00 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

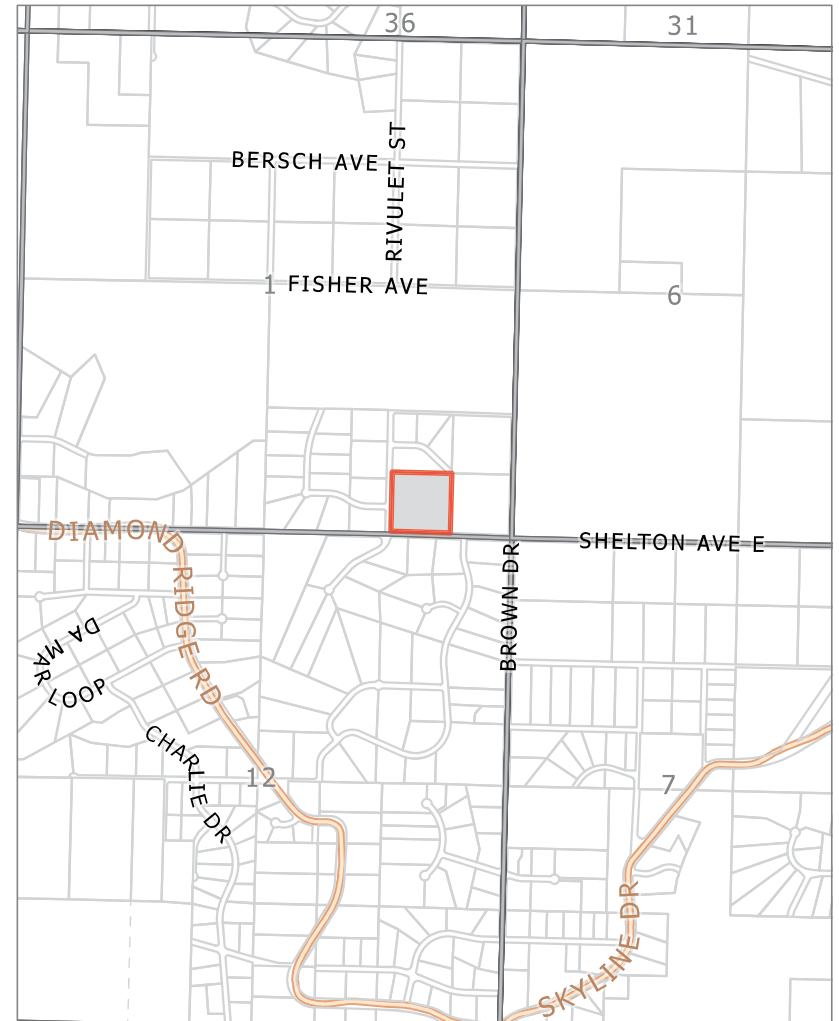
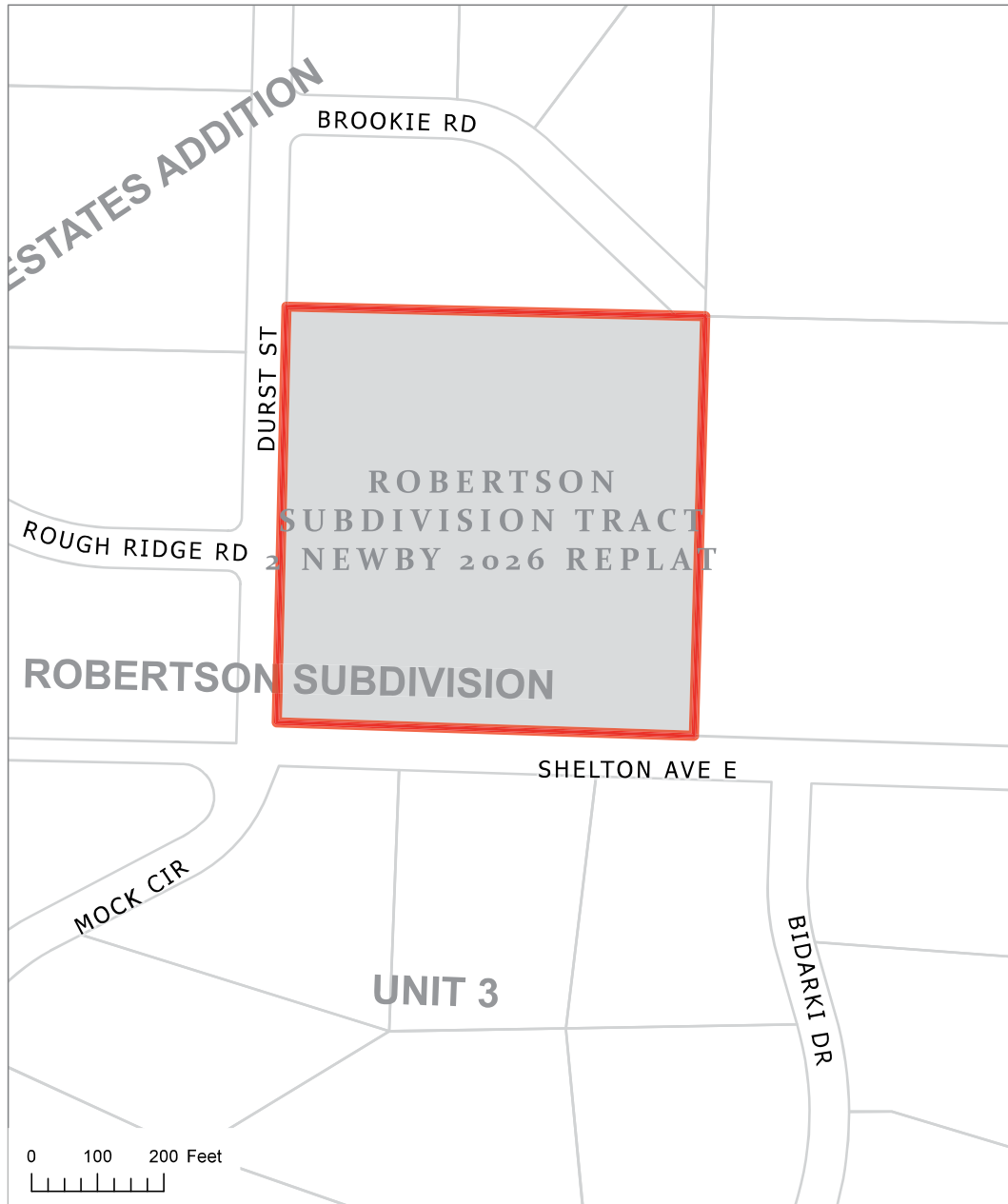
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, October 10, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 9/23/2025



KPB File 2025-138
T 06S R 14W S01
Diamond Ridge

NOTES

1. A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJACENT TO RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

BY: _____ DATE _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

NOTARY'S ACKNOWLEDGMENT

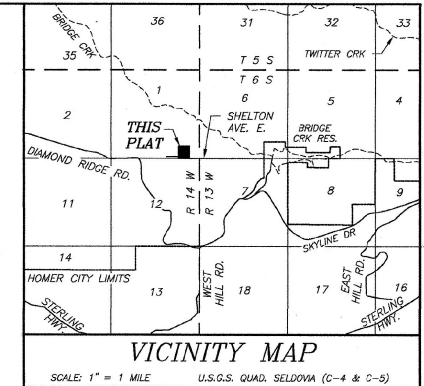
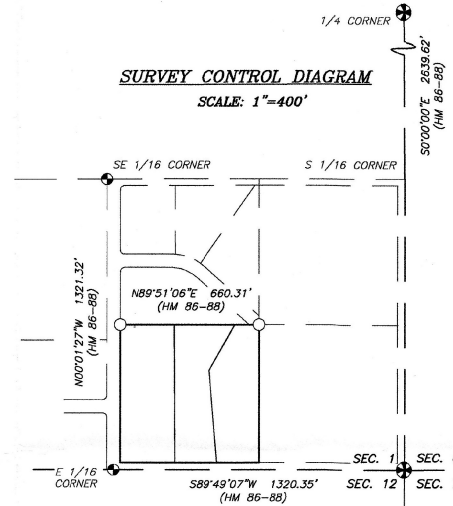
FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

LEGEND

- ⊙ 3.25" AC ON 5/8" REBAR 4469-S 1986
- ⊙ 3.25" AL MON 6101-S 1986
- ⊙ BLM USGLO BC MON 1917
- ⊙ 2" AC ON 5/8" REBAR 4469-S 1986
- PLASTIC CAP ON 5/8" REBAR 6101-S 1986
- * * * APPROX. AREA DISCHARGE SLOPE (KWF WETLANDS ASSESSMENT, KPB GIS)

SURVEY CONTROL DIAGRAM

SCALE: 1"=400'



CERTIFICATE OF OWNERSHIP & DEDICATION

WE HEREBY CERTIFY THAT NEWBY REVOCABLE TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF NEWBY REVOCABLE TRUST, WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

ANGIE NEWBY, TRUSTEE
NEWBY REVOCABLE TRUST
PO BOX 1124
HOMER, AK 99603

CHRIS NEWBY, TRUSTEE
NEWBY REVOCABLE TRUST
PO BOX 1124
HOMER, AK 99603

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

HOMER RECORDING DISTRICT KPB FILE NO. 2025-XXX

ROBERTSON SUBDIVISION TRACT 2 NEWBY 2026 REPLAT

A REPLAT OF TRACT 2 ROBERTSON SUBDIVISION (HM 77-42), LOCATED IN THE SW1/4 SE1/4 SEC. 1, T. 6 S., R. 14 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 9.068 ACRES

SEABRIGHT SURVEY + DESIGN

KATHERINE A. KIRSIS, P.L.S.
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
seabrightsurvey@gmail.com

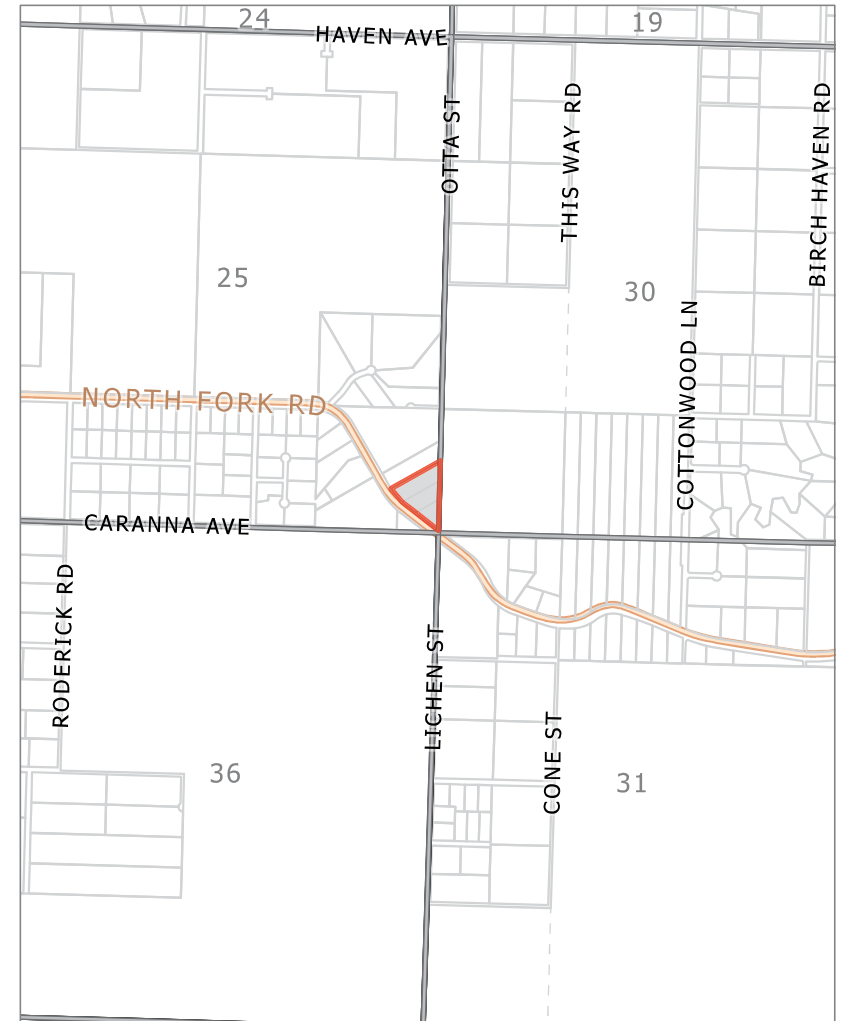
CJENTS: NEWBY REVOCABLE TRUST
P.O. BOX 1124 HOMER, AK 99603

DRAWN BY: FC	CHKD BY: KK	JOB #2025-37
DATE: 08/2025	SCALE: 1"=100'	SHEET #1 OF 1

KPB 2025-138

E. NEW BUSINESS

- 6. Carikens 2025 Replat; KPB File 2025-139**
Seabright Survey & Design / Amo Construction, Inc.
Location: North Fork Road
Anchor Point Area



KPB File 2025-139
T 04S R 15W S25
Anchor Point

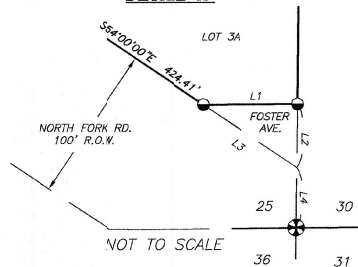


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJACENT TO RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A US ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
4. THIS PLAT WAS PREPARED FOR THE VACATION OF THE COMMON LINE BETWEEN TRACTS 3, 4, & 5. NO SURVEY WAS PERFORMED FOR THE PREPARATION OF THIS PLAT. ALL LOT DIMENSIONS SHOWN ON THIS PLAT ARE FROM RECORD DATA AS SHOWN ON PLAT HM 83-50.
5. HEA IS GRANTED A BLANKET EASEMENT AFFECTING THIS PLAT AS PER BOOK 18, PAGE 235 H.R.D.
6. RESERVATION OF ALL THE OIL, GAS AND MINERAL RIGHTS TOGETHER WITH THE RIGHT TO REMOVE THE SAME BELOW A DISTANCE OF 500 FEET BELOW THE SURFACE WITHOUT DAMAGING OR DISTURBING THE SURFACE OR SURFACE IMPROVEMENTS, AS PER BOOK 153 PAGE 2 H.R.D. (TITLE TO THE MINERAL ESTATE, AS IT PERTAINS TO SAID RESERVATION, HAS NOT BEEN FURTHER SEARCHED)
7. THERE IS A RESOLUTION GRANTING APPROVAL OF A LAND USE PERMIT TO OPERATE A SAND, GRAVEL, OR MATERIAL SITE ON THIS PROPERTY AS PER DOCUMENT #2617-002353-0 H.R.D.
8. RESERVATION OF SECTION LINE EASEMENT 33 FEET IN WIDTH ALONG EACH SIDE OF SECTION LINE AS PROVIDED BY 43 USC 932 AND REENACTED BY 1721 CIA 1933
9. RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., AND ITS ASSIGNS AND/OR SUCCESSORS IN INTEREST, TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENT.

DETAIL A



WASTEWATER DISPOSAL

ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT TIME OF CONSTRUCTION.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

BY: _____ AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH
DATE: _____

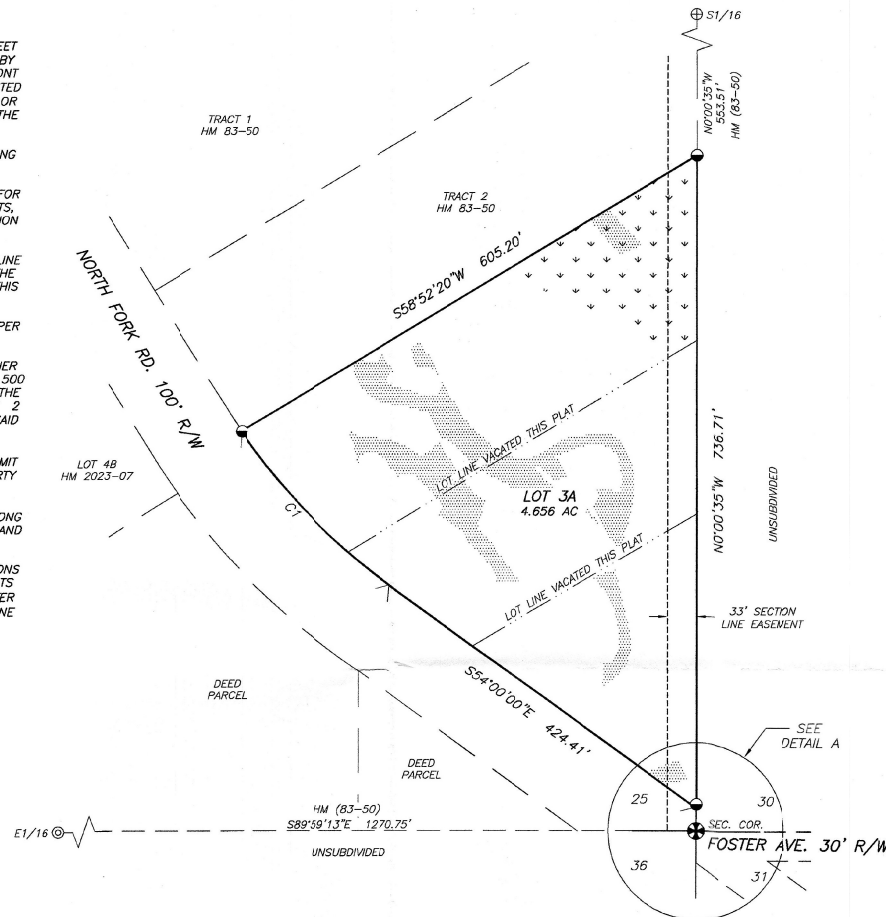
KPB 2025-139

LEGEND

- ⊕ RECORD POSITION USGLO BC MON, 1918
- ⊕ RECORD POSITION 1 1/2" BC MON, 3686-S 1975
- ⊙ RECORD POSITION 1" IRON PIPE, 268-S H.J.
- RECORD POSITION 3 1/4" AC ON 5/8" RBR, 1983

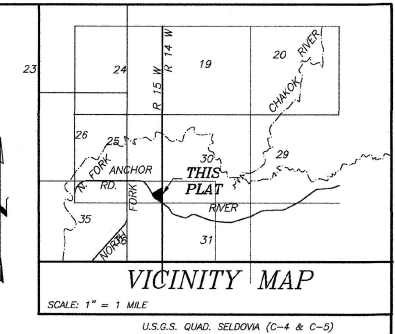
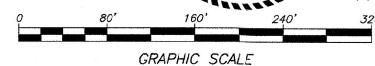
APPROX. AREA OF 20% OR GREATER SLOPE (KPB GIS)

APPROX. AREA RIVERINE ECOSYSTEM (KWF WETLANDS ASSESSMENT, KPB GIS)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	243.76'	700.00'	19°57'08"	S44°01'26"E	242.53'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	6.29'	N89°59'13"E
L2	4.57'	N0°00'35"W
L3	7.70'	S54°00'00"E
L4	25.43'	S0°00'35"E



CERTIFICATE OF OWNERSHIP & DEDICATION

I HEREBY CERTIFY THAT ARNO CONSTRUCTION INC. IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF ARNO CONSTRUCTION INC., I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

MIKE ARNO, OWNER
ARNO CONSTRUCTION INC.
P.O. BOX 1772
HOMER, AK 99603

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

HOMER RECORDING DISTRICT KPB FILE NO. 2025-XXXX

CARIKENS 2026 REPLAT

A REPLAT OF TRACTS 3, 4, & 5 CARIKENS SUB. (HM 83-50), LOCATED IN THE SE1/4 SEC. 25, T. 4 S., R. 15 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 4.656 ACRES

SEABRIGHT SURVEY + DESIGN

KATHERINE A. KIRSIS, P.L.S.
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
seabrightsurvey@gmail.com

CLIENTS: ARNO CONSTRUCTION INC.
P.O. BOX 1772, HOMER, AK 99603

DRAWN BY: FC	CHKD BY: KK	JOB #2025-05
DATE: 07/2025	SCALE: 1"=80'	SHEET #1 OF 1

AGENDA ITEM E. NEW BUSINESS

**ITEM #7 - PRELIMINARY PLAT
Carikens 2026 Replat**

KPB File No.	2025-139
Plat Committee Meeting:	October 13, 2025
Applicant / Owner:	Mike and Kari Arno / Homer
Surveyor:	Katherine Kirsis / Seabright Survey + Design
General Location:	Anchor Point – North Fork Rd

Parent Parcel No.:	165-250-64, 165-250-65, and 165-250-66
Legal Description:	T 4S R 15W SEC 25 SEWARD MERIDIAN HM 0830050 CARIKENS SUB TRACTS 3, 4 & 5
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	NONE

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine 3 parcels ranging in size from 0.980-acres to 2.222-acres into one parcel of 4.656-acres.

Location and Legal Access (existing and proposed):

Legal access to the plat is from North Fork Rd, a 100 foot dedication on the west side of the property. North Fork Rd is a developed road maintained by the State of Alaska.

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.

On the south as can be seen in Detail A is a portion of Deepstrike Ave. an undeveloped road to be 66 feet wide when fully dedicated. **Staff recommends** that the surveyor change Foster Ave to Deepstrike Ave on the drawing.

Section line easement do affect the plat as noted by the certificate to plat and one is shown on the drawing. Staff recommends the surveyor add a plat note in reference to CTP item 11 to the drawing and tie to the section line easement shown and add the section line easement on the south section line. Surveyor should verify both easement sizes.

The plat is not proposing any new dedication of right-of-way or vacation of right-of-way.

Block length is not compliant and a road is needed to break the block. A dedication located across from Lichen St to the south which would run north along the east line of the plat would appear to give a poor view at the intersection for turning onto and from East Fork Rd and would not be a viable dedication. **Staff recommends** the Plat Committee concur that an exception to KPB 20.30.170 is not needed due the circumstance noted.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT&PF comments	○ No objection on the proposed plat.

	○ Apply for a driveway permit for access to North Fork Rd. Driveway permits and Approach Road Review 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
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Site Investigation:

There is a structure located on current Lot 5 of the parent plat. When this platting action is complete it will be within Lot 3A.

The proposed plat contains area with slopes greater than 20% as depicted on the preliminary plat and verified by KPB GIS contours layer. **Staff recommends** the contours may be removed from the final plat per KPB 20.60.010. The contours can be changed to identification of top and toe of slope for the final plat also.

Wetlands classified as riverine has been depicted on the preliminary plat and corresponds to KPB GIS imagery KWF layer.

The KPB River Center review has determined the plat to be located in a FEMA designated Flood Hazard Zone designated as Zone D. The Flood Hazard note in KPB 20.30.280(D) should be added as a plat note including the flood zone and FEMA Panel, no depiction is needed on the drawing.

The plat is not located in a Habitat Protection District per the River Center review.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: This is within a non-regulatory zone D, an area with undetermined flood risk. No depiction required. Flood Zone: D Map Panel: 02122C-1895E In Floodway: False Floodway Panel: B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	

Staff Analysis

The land was originally part of the SE1/4 SE1/4 Sec 25, T4S, R15W, S.M. lying northeast of the center of the North Fork Rd., Homer Recording District. The plat Carikens HM83-50 platted the land into five tracts and two dedications. This platting action is combining lots 3-5 of HM83-50 into one large lot.

A soils report will not be required as the plat is combining lots and reducing density. the parent plat HM83-50 does not give a statement on the plat indicating review and approval of a wastewater disposal system. Staff recommends the Wastewater Disposal note be revised to match the note as shown in KPB 20.40.020.B.2.

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.

Anchor Point Advisory Planning Commission is currently inactive.

Per the KPB GIS aerial pictures and viewer, the limits of the gravel pit on the is property appear to near the limits of the property lines. Staff recommends the surveyor watch for any encroachment issues when doing the field survey and note them to staff indicating how they will be resolved.

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

Utility Easements

A blanket right-of-way easement is granted to HEA by Book 18, Page 232, HRD. This easement appears to be denoted as plat note numbers 5. Plat note 9 may be in reference to this note, HEA has indicated in their review with a line through plat note 9 that it should be removed, staff recommends to remove plat note 9.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

The parent plat did not grant any utility easements. The proposed plat is granting a 10-foot utility easement adjacent to rights-of-way as denoted in plat note number 1 along with a 20' building setback. **Staff recommends** plat note number 1 be separated into 2 plat notes- one plat note referencing the building setback and one plat note referencing the utility easement.

Utility provider review:

HEA	No comments, crossed out plat note 9
ENSTAR	No comments or recommendations
ACS	
GCI	Approved as shown

KPB department / agency review:

Addressing Review	Reviewer: Pace, Rhealyn Affected Addresses: 34634 NORTH FORK RD, 34644 NORHT FORK RD, 34654 NORTH FORK RD Existing Street Names are Correct: No List of Correct Street Names: NORTH FORK RD, DEEPSTRIKE AVE Existing Street Name Corrections Needed: FOSTER AVE SHOULD BE DEEPSTRIKE AVE PER SN RES 2004-10 All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied:
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	Comments: 34654 NORTH FORK RD WILL REMAIN ALL OTHER ADDRESSES WILL BE DELETED See attachments
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. Conditional Land Use Permit CLUP Resolution Number: 2005-23 CLUP Approval Date: 1/1/0001 See attachments
Assessing Review	Reviewer: Windsor, Heather Comments: No comments

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Add to the Plat Approval the date of October 13, 2025
L3 distance on recorded is 7.77'

PLAT NOTES TO ADD

- No access to state maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.

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:**
Modify the KPB File No to 2025-139
Change Client: to Owners:
- 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:
- o Change Foster Avenue to Deepstrike Avenue on main drawing and on the detail
- 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:

- The vicinity map is misprinted. Please correct and staff will review on final plat submittal.

F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;

Staff recommendation:

- Depict section line easements on either side of section lines:
 - On the east 33' on either side
 - On the south 33' to the north side and 55' on south side of section line

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:

- Shift lot line and label to the north for Lot 4B (HM 2023-07), lines up across from between Tract 1 & 2 HM683-50
- Deed line to south should be moved west.
- Add GL4 SEC 30 to the parcel to the east

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.

Change wastewater disposal note to match 20.40.020.B.2

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.

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: 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.

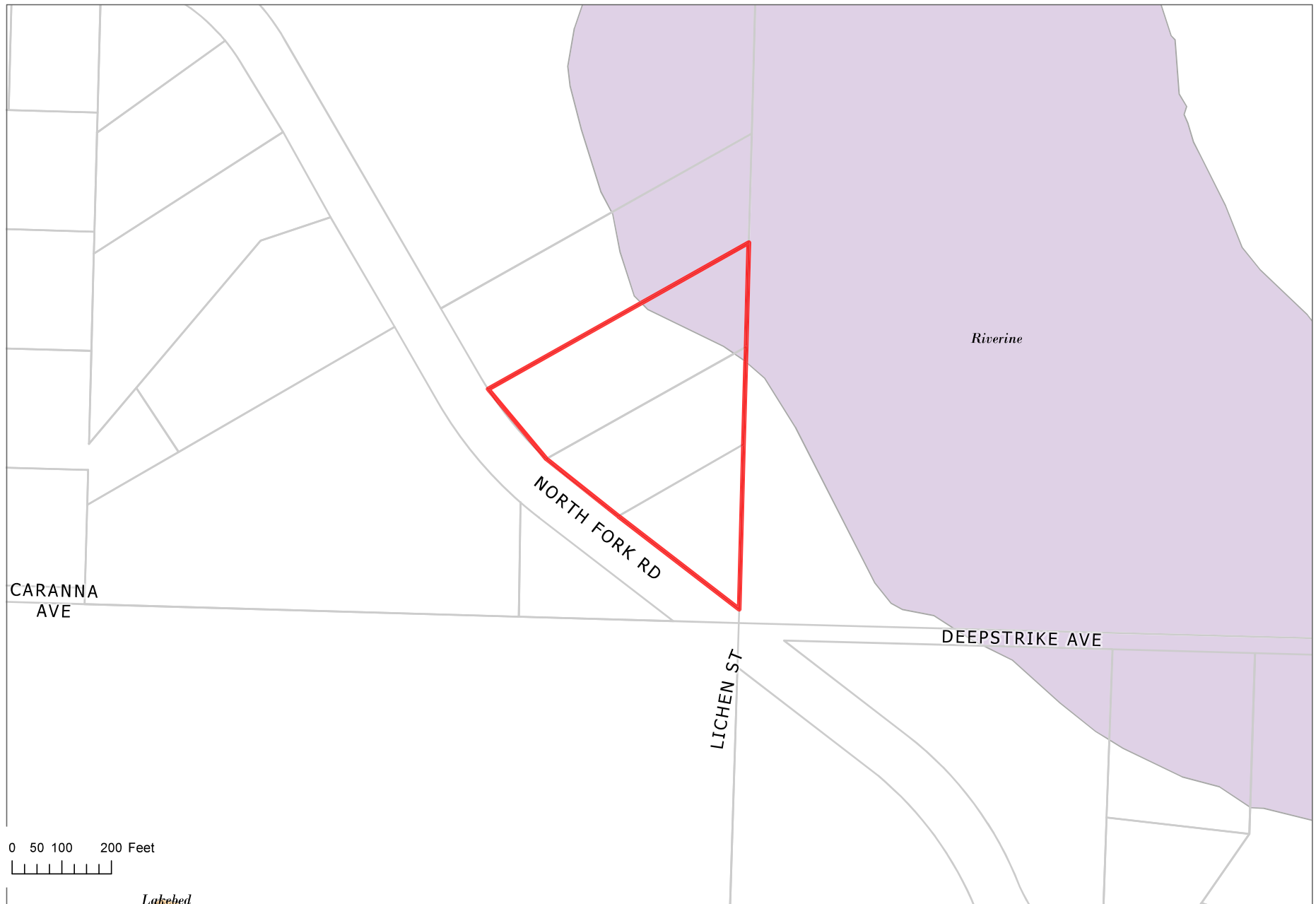
END OF STAFF REPORT



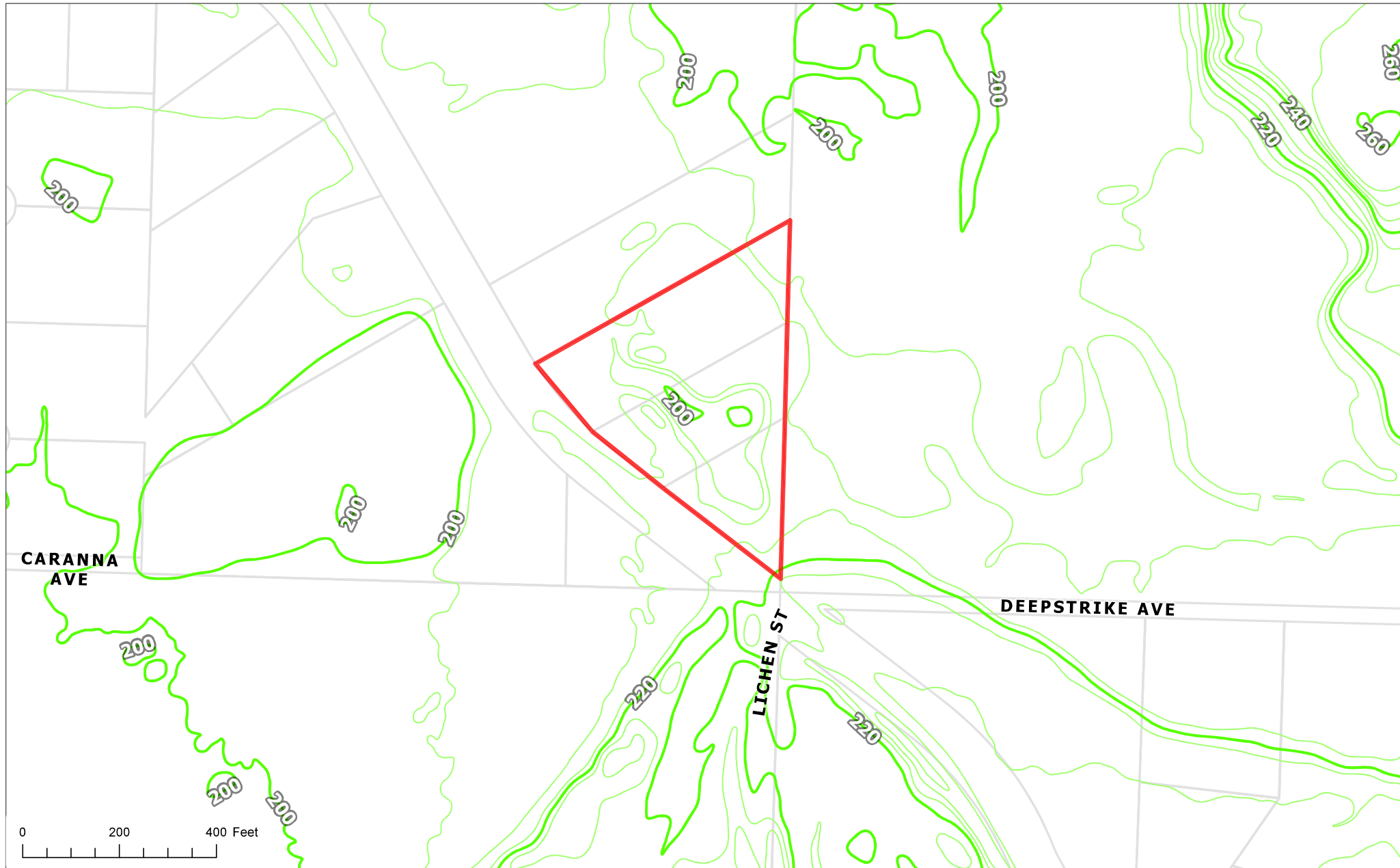
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Wetlands



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.



0 200 400 Feet

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.

KENAI PENINSULA BOROUGH
PLANNING COMMISSION RESOLUTION

RESOLUTION SN 2004-10

RENAMING CERTAIN PUBLIC RIGHTS-OF-WAY WITHIN; SECTION 36,T3S, R11W; SECTION 7,T5S,R11W;SECTIONS 10, 22, 28, 29, 32, 34,T5S,R12W; SECTIONS 24, 28, 32,T5S,R13W; SECTION 9,T5S,R14W; SECTIONS 1, 2,T6S,R13W; SECTION 9,T6S,R14W; SEWARD MERIDIAN, ALASKA WITHIN EMERGENCY SERVICE NUMBER (ESN) 202; SECTION 1,T6S,R13W; SEWARD MERIDIAN, ALASKA WITHIN EMERGENCY SERVICE NUMBER (ESN) 203; SECTIONS 4,18,T3S,R14W; SECTIONS 18, 26, 30, 31,T4S,R14W; SECTIONS 25, 34, 36,T4S,R15W; SECTIONS 14, 15, 17,T5S, R14W; SECTIONS 8, 9,T5S,R15W; SEWARD MERIDIAN, ALASKA WITHIN EMERGENCY SERVICE NUMBER (ESN) 401; SECTION 26, T1S,R14W; SECTIONS 6, 9, 16, 17,T2S,R13W; SECTION 12,T2S,R14W; SEWARD MERIDIAN, ALASKA WITHIN EMERGENCY SERVICE NUMBER (ESN) 451.

WHEREAS, a procedure has been developed to help implement the Enhanced 9-1-1 Street Naming and Address project; and

WHEREAS, renaming streets which have the same name will enable 911 Emergency Services to respond to emergencies in an efficient timely manner, thereby avoiding delays in providing necessary emergency services; and

WHEREAS, on May 24, 2004 a public hearing was held by the Kenai Peninsula Borough Planning Commission to address all concerns about the proposed street name change; and

WHEREAS, Chapter 14.10 of the Kenai Peninsula Borough Code of Ordinances authorizes the Planning Commission to accomplish street name changes by Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

Section 1. That the rights-of-way listed below are renamed as follows:

DESCRIPTION/LOCATION	FROM	TO	BASE MAP
a. RAINBOW CIR within Cundiff S/D, Sec 9, T6S, R14W, SM, AK. ESN 202. Located off Sterling HWY south of Anchor Point at approx mi 167. (see map a)	RAINBOW CIR	LARAMIE CIR	AR67
b. RAINBOW CIR within Greenfield Acres S/D, Sec 32, T5S, R13W, SM, AK. ESN 202. Located off Skyline DR and Crossman Ridge RD northeast of Homer. (see map b)	RAINBOW CIR	LAREDO CIR	AR61
c. BEAVER AVE (west portion) within Alpine Estates S/D, Sec 9, T5S, R12W, SM, AK. ESN 202. Located off East End RD and Hutler RD northeast of Homer. (see map c-d)	BEAVER AVE	LASALLE AVE	AR37
d. BEAVER AVE (east portion) within Lorene's Lament S/D, Sec 10, T5S, R12W, SM, AK. ESN 202. Located off East End RD and Hutler RD northeast of Homer. (see map c-d)	BEAVER AVE	LATITUDE AVE	AR38
e. BEAVER RD within Dana Newman S/D, Sec 2, T6S, R13W, SM, AK. ESN 202. Located off East End RD and Mclay RD north of Kachemak City. (see map e)	BEAVER RD	NEWMAN CT	AR70

DESCRIPTION/LOCATION	FROM	TO	BASE MAP
f. BEAVER LN within Wonderland S/D, Sec 18, T4S, R14W, SM, AK. ESN 401. Located 2 miles east of the Sterling HWY (approx mi 153) north of Anchor Point. (see map f)	BEAVER LN	INDY AVE	AR02
g. BEAVER DAM ST within Beaver Flats S/D, Sec 24, T5S, R13W, SM, AK. ESN 202. Located north of Skyline DR and Ohlson Mtn RD northeast of Homer. (see map g)	BEAVER DAM ST	CONSERVATION ST	AR60
h. BONNIE ST within Coyote Hill S/D, Sec 28 & 29, T5S, R12W, SM, AK. ESN 202. Located off East End RD and Fritz Creek Valley DR in Fritz Creek. (see map h)	BONNIE ST	HANK LN	AR59
i. WEST BONNIE ST within Arctic Moon S/D, Sec 28, T5S, R12W, SM, AK. ESN 202. Located west off East End RD in Fritz Creek area. (see map i)	WEST BONNIE ST	PREVET CT	AR59
j. CLARK RD within Fritz Creek Acres S/D, Clark Too S/D, Sec 28 & 29, T5S, R12W, SM, AK. ESN 202. Located off East End RD and Fritz Creek Valley DR in Fritz Creek. (see map j)	CLARK RD	LEGACY CIR	AR59
k. CLARK ST within Pauline Hansen Estates S/D, Hansen-Clark Tr A S/D, Sec 9, 16 & 17, T2S, R13W, SM, AK. ESN 451. Located off Oil Well RD approx 4 mi east of Ninilchik. (see map k)	CLARK ST	PAULINE ST	NL27
l. GREER RD (segment along section line north of substation) within Bear Run S/D, Sec 22, T5S, R12W, SM, AK. ESN 202. Located off East End RD and Greer RD in Fritz Creek. (see map l-m)	GREER RD	LEGISLATIVE ST	AR 58&59
m. GREER RD (south-most dedicated segment) within Stonestep East S/D, Sec 34, T5S, R12W, SM, AK. ESN 202. Located approx 1.5 miles south of East End RD in Fritz Creek. (see map l-m)	GREER RD	LENOX ST	AR 58&59
n. PARK RD within Homestead Heights S/D, Sec 7, T5S, R11W, SM, AK. ESN 202. Located off East End RD and Hubbard LN approx 14 miles east of Homer. The new name will be a CIR. (see map n)	PARK RD	WALKABOUT RD	AR39
o. LOOKOUT DR within South Caribou Lake S/D, Sec 36, T3S, R11W, SM, AK. ESN 202. Located past the end of East End RD near Caribou Lake. (see map o)	LOOKOUT DR	MUSKEG DR	NL55
p. PORTLOCK WAY (east-west portion) within Deitz Homes Estates S/D, Kachemak Estates S/D, Sec 1, T6S, R13W, SM, AK. ESN 202 & 203. Located off China Poot ST in and just north of Kachemak City Limits. (see map p-q)	PORTLOCK WAY	LEVI AVE	AR70
q. PORTLOCK WAY (north-south portion) within Deitz Homes Estates S/D, Kachemak Estates S/D, Sec 1, T6S, R13W, SM, AK. ESN 202 & 203. Located off China Poot ST in and just north of Kachemak City Limits. (see map p-q)	PORTLOCK WAY	LICORICE ST	AR70
r. D AVE within Hidden Hills S/D, Sec 14 & 15, T5S, R14W, SM, AK. ESN 401. Located approx 4 miles from south end of North Fork RD off North Fork RD south of Anchor Point. (see map r)	D AVE	RING OF FIRE AVE	AR34

DESCRIPTION/LOCATION	FROM	TO	BASE MAP
s. BIRCH HAVEN CT within Rivendale Estates S/D, Sec 30, T4S, R14W, SM, AK. ESN 401. Located off North Fork RD, Cottonwood LN, Sameway RD in Anchor Point. (see map s-t)	BIRCH HAVEN CT	EVENSTAR CT	AR28
t. BIRCH HAVEN RD (segment south of North Fork of Anchor River) within Rivendale Estates S/D, Sec 31, T4S, R14W, SM, AK. ESN 401. Located off North Fork RD in Anchor Point. (see map s-t)	BIRCH HAVEN RD	MITHRANDIR ST	AR28
u. FOSTER AVE (west segment) within Foster S/D, Sec 31, T4S, R14W, SM, AK. ESN 401. Located off North Fork RD, west of Cottonwood LN in Anchor Point. (see map u-v)	FOSTER AVE	DEEPSTRIKE AVE	AR28
v. FOSTER AVE (east segment) within Rivendale Estates S/D, Sec 30, T4S, R14W, SM, AK. ESN 401. Located off North Fork RD, east of Cottonwood LN in Anchor Point. (see map u-v)	FOSTER AVE	LIMOUSINE AVE	AR28
w. HAPPY AVE within Hoffman Acres S/D, Sec 4, T3S, R14W, SM, AK. ESN 401. Located east of Happy Creek, approx 1 mile east of mi 143 Sterling HWY, in Happy Valley. (see map w-x)	HAPPY AVE	LINCROFT AVE	NL41
x. HAPPY LN within Happy Valley Acres S/D, Sec 18, T3S, R14W, SM, AK. ESN 401. Located approx mi 145.5 Sterling HWY in Happy Valley. (see map w-x)	HAPPY LN	FINAL CT	NL41
y. REBA WAY (west off Danver ST) within Parkinson South S/D, Gillelan's Inlet View S/D, Sec 8, T5S, R15W, SM, AK. ESN 401. Located off Anchor Point RD and Danver ST in Anchor Point. (see map y-z)	REBA WAY	PARKINSON CIR	AR31
z. REBA WAY (east off Danver ST) within Parkinson S/D, Aldergate S/D, Sec 9, T5S, R15W, SM, AK. ESN 401. Located off Anchor Point RD and Danver ST in Anchor Point. (see map y-z)	REBA WAY	STOVALL AVE	AR31
a.a. TEDDI RD within North Fork Acres S/D, Sec 26, T4S, R14W, SM, AK. ESN 401. Located near North Fork RD/Nikolaevsk RD junction south of Nikolaevsk. (see map aa)	TEDDI RD	LIVINGSTON ST	AR27
b.b. GROVE ST within Aldergate S/D, Sec 9, T5S, R15W, SM, AK. ESN 401. Located off Old Sterling HWY and Ashford DR in Anchor Point. (see map bb)	GROVE ST	LAZYDAYS ST	AR31
c.c. GROVER ST within Anchor River Ranchos S/D, Sec 17, T5S, R14W, SM, AK. ESN 401. Located mi 162 Sterling HWY, approx 2 miles east of HWY, south of Anchor Point. (see map cc)	GROVER ST	FLINTSTONE ST	AR33
d.d. WALT CT within Virginia S/D, Sec 36, T4S, R15W, SM, AK. ESN 401. Located off North Fork RD in Anchor Point. (see map dd-ee)	WALT CT	LOGGER CIR	AR29
e.e. WILLIAMS ST within Williams North Fork S/D, Sec 25, T4S, R15W, SM, AK. ESN 401. Located off North Fork RD in Anchor Point. (see map dd-ee)	WILLIAMS ST	HEDDELL ST	AR29
f.f. WILLIAMS WAY within Spruce Acres S/D, Sec 34, T4S, R15W, SM, AK. ESN 401. Located approx mi 157 Sterling HWY in Anchor Point. (see map ff)	WILLIAMS WAY	CLUTTS AVE	AR29

DESCRIPTION/LOCATION	FROM	TO	BASE MAP
g.g. WILLIAMS WAY within Hathhorn S/D, Kachemak Heights S/D, Sec 32, T5S, R12W, SM, AK. ESN 202. Located off East End RD and Thurston DR east of Homer. (see map gg)	WILLIAMS WAY	LONDON LN	AR59
h.h. WILLIAM ST within Loyjean S/D, Kachemak Heights S/D, Sec 28, T5S, R13W, SM, AK. ESN 202. Located off Skyline DR and Ohlson Mtn RD north of Homer. (see map hh)	WILLIAM ST	KAGUNA ST	AR61
i.i. HOSTETTER AVE within Encelewski S/D, Sec 35; Hostetter S/D, Sec 26, T1S, R14W, SM, AK. ESN 451. Located approx mi 134.5 Sterling HWY north of Ninilchik. (see map ii)	HOSTETTER AVE	FLEETWOOD AVE	NL23
j.j. KINGSLEY CT within Brandywine Acres S/D, Sec 6, T2S, R13W, SM, AK. ESN 451. Located off Oil Well RD and Brody ST east of Ninilchik. (see map jj-kk)	KINGSLEY CT	CERVINE CIR	NL27
k.k. MATSON DR within Handler's Hill S/D, Sec 12, T2S, R14W, SM, AK. ESN 451. Located off Oil Well RD at north end of Ninilchik Airport. (see map jj-kk)	MATSON DR	LUNCHBOX DR	NL26

Section 2. That according to Kenai Peninsula Borough Code of Ordinance 14.10.030, the official street name map, 1:500 scale base maps, Anchor River series maps 02, 27, 28, 29, 31, 33, 34, 37-39, 58-61, 67, 70; and Ninilchik series maps 23, 26, 27, 41, and 55 are hereby amended to reflect these changes.

Section 3. That the maps showing the locations of the renamed rights-of-way be attached to, and made a permanent part of this resolution.

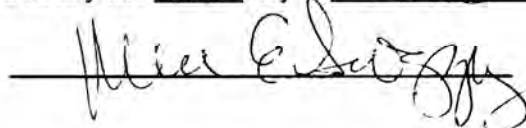
Section 4. That this Resolution takes effect immediately upon adoption.

ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH THIS 24th DAY OF MAY 2004.


 Thomas Clark, Vice Chairperson
 Planning Commission

ATTEST:

NOTARY'S ACKNOWLEDGEMENT FOR Thomas Clark, Sworn and subscribed to before me,
 a notary this 28 day of June 2004



My Commission expires 1-16-07

**NOTARY PUBLIC
 STATE OF ALASKA
 MARIA E. SWEPPY**



KENAI PENINSULA BOROUGH PLANNING COMMISSION
RESOLUTION 2005-23
HOMER RECORDING DISTRICT

cc 32

**A RESOLUTION GRANTING APPROVAL OF A LAND USE PERMIT TO OPERATE A
 SAND, GRAVEL, OR MATERIAL SITE**

WHEREAS, KPB Chapter 21.25 provides for the approval of Land Use Permits for certain land uses within the Borough; and

WHEREAS, public notice was sent to all property owners within a one-half mile radius of the proposed material site, and posted at the Anchor Point Post Office as provided in KPB 21.25.060; and

WHEREAS, public notice was published in the June 2, and June 9, 2005 issues of the Homer News as provided in Section 21.25.060; and

WHEREAS, public testimony was submitted in writing and oral testimony was received at the June 13, 2005 meeting of the Kenai Peninsula Borough Planning Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

Section 1:

That the Planning Commission makes the following findings of fact pursuant to KPB 21.25 and 21.26:

Findings of Fact

1. The applicant submitted to the Planning Department a complete permit application and provided the appropriate fee established by the Planning Commission
2. The applicant proposes to excavate approximately 50,000 cubic yards of material for commercial use and personal use on 3 contiguous parcels.
3. The applicant is the owner of all 3 subject parcels.
4. The applicant did not subdivide the parcels.
5. Internal adjoining property lines intersect the proposed extraction area.
6. Material sites are allowed uses with a conditional land use permit. There are no prohibited uses in the rural district. (KPB 21.04.010 B)
7. Staff site visit confirms that there is one well within 300 feet of the proposed site.
8. The proposed activity complies with KPB 21.26.020A1 Aquifer disturbance. The applicant will not extract material within 100 feet of an individual's existing water source, nor within two feet of the water table within 100 to 300 feet of an individual's existing water source.
9. The proposed activity complies with KPB 21.26.020A2. Roads. The applicant will not damage borough roads as required by KPB 14.40.070.C.
10. The proposed activity complies with KPB 21.26.020A3 Adjacent properties. The activity, as proposed will be conducted in a manner to reduce physical injury to adjacent properties by complying with conditions of KPB 21.26.030.
11. The recommended buffer plan of a 6-foot earthen berm along the North Fork Rd. parcel boundaries and the northernmost SW/NE parcel boundary of KPB 16525066, and a 50-foot natural vegetation buffer along the eastern boundaries of all 3 parcels complies with KPB 21.26.030A2.
12. The applicant submitted a variance application requesting permission to not be subject to certain buffer requirements (fax copy received May 27, 2005, original received June 3, 2005).
13. The intent of the buffer zone requirement is to provide screening, distance and/or noise reduction to neighboring property owners.

14. The applicant has filed a letter of intent for reclamation as required in KPB 21.26.030.A.2.
15. A public hearing of the Planning Commission is being held on June 13, 2005 and proper notice in accordance with KPB 21.25.060 was furnished to interested parties.

Section 2:

That the Planning Commission places the following conditions on the permit pursuant to KPB 21.26.030:

Permit Conditions

1. The approved land use and operations are described and shall be conducted as follows: KPB 16525064, Parcel: .98 acres; KPB 16525065, Parcel: 1.45 acres; KPB 16525066, Parcel: 2.22 acres; Tracts 4,5,6 Carikens Subdivision (respectively), T4S R15W S25, Seward Meridian. The permittee, Sergey Yakunin proposes to: 1) Extract gravel in 3 phases for commercial and personal use from 3 contiguous parcels; 2) Remove approximately 50,000 cubic yards of material over the anticipated 5-year life of the combined phases; 3) Excavate to a planned depth of approximately 14 feet where the estimated depth to groundwater is greater than 17 feet as determined test holes. **Finding: This is an administrative condition necessary to define the limits of the permitted activity.**
2. The permittee shall maintain 6-foot earthen berms along the North Fork Rd. parcel boundaries and the northernmost SW/NE parcel boundary of KPB 16525066, and a 50-foot natural vegetation buffer along the eastern boundaries of all 3 parcels. Earthen berms shall be in place before commencing with excavation. **Finding: This condition shall ensure compliance with KPB 21.26.030.A.1**
3. The permittee shall reclaim the site using berm overburden for recontouring and spreading excess overburden on disturbed area, and establishing 2:1 slopes. The permittee shall re-seed with grass, or create a lake in suitable portion(s) of the excavated area and prepare other areas for residential construction. Reclamation shall occur for all exhausted areas of the site exceeding one acre before a five-year renewal permit is issued. **Finding: This condition shall ensure compliance with KPB 21.26.030.A.2**
4. The operation shall not negatively impact an aquifer serving another property. Operations shall not breach an aquifer-confining layer. **Finding: This condition shall ensure compliance with KPB 21.26.030.A.3**
7. The permittee shall maintain a horizontal distance of at least 100 feet from any wells or water sources for consumptive use existing prior to the effective date of this permit. The permittee shall limit material extraction to no deeper than two feet above the seasonal high water table for extraction occurring between 100 and 300 feet from any well or water source for consumption use prior to the effective date of this permit. **Finding: This condition shall ensure compliance with KPB 21.26.030.A.5**
8. The permittee shall not damage borough roads as required by KPB 14.40.070 and will be subject to the remedies set forth in KPB 14.40 for violation of this condition. **Finding: This condition shall ensure compliance with KPB 21.26.030.A.6**
9. The permittee is responsible for determining the need for any other municipal, state or federal permits and acquiring the same. The permittee must abide by all applicable municipal, state, and federal laws. **Finding: This condition shall ensure compliance with KPB 21.25.170.**
10. If changes to the approved project described above are proposed prior to or during siting, construction or operation the permittee is required to notify the KPB Planning Department to determine if additional approval would be required. **Finding: This is an administrative condition necessary to ensure continued compliance with the terms and conditions of the permit.**
11. This Land Use Permit is subject to annual review by the Planning Department to ensure compliance with the conditions of the permit. In addition to the penalties provided by KPB 21.25.090, the Planning Commission may revoke a permit issued pursuant to this chapter if the permittee fails to comply with the provisions of this chapter or the conditions of the permit. The Planning Director shall provide at least 30 days written notice to the permittee of a revocation hearing before the Planning Commission. **Finding: This is an administrative condition**

necessary to ensure continued compliance with the terms and conditions of the permit and KPB 21.25.080.

12. Once effective, this Land Use Permit is valid for five years. The permittee must apply for a permit renewal within five years of the date this permit is granted in accordance with the provisions of KPB 21.26.050. **Finding: This condition shall ensure compliance with KPB 21.26.050.**
13. The permittee hereby agrees to comply with the terms, conditions and requirements of the KPB 21.25 and 21.26, and any regulations adopted pursuant to this chapter. **Finding: This condition shall ensure compliance with KPB 21.25.050.**
14. This Land Use Permit shall become effective upon signing by the Planning Commission Chairman or Vice Chairman. **Finding: This administrative condition is necessary to facilitate issuance and acceptance of the permit terms and conditions.**

Voluntary Permit Conditions:

1. The permittee agrees not to store fuel onsite. **Finding: This condition shall ensure compliance with KPB 21.26.030.A.4**
2. The permittee agrees to conduct hours of operation at the site between 7:00 a.m. and 9:00 p.m. **Finding: This condition shall ensure compliance with KPB 21.26.020.A.3**

A change in voluntary permit conditions may be proposed at permit renewal pursuant to KPB 21.26.0307

Section 3:

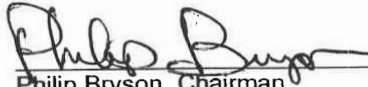
That the Planning Commission grants the following variance request pursuant to KPB 21.05:

Variance Requested: The applicant has requested a variance from buffer requirements (21.26.030 A1) on the common property boundaries between parcels KPB 16525064, KPB 16525065, and KPB 16525066. The applicant owns all parcels named in the variance request

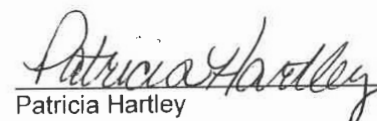
- The permittee shall maintain 6-foot earthen berms along the North Fork Rd. parcel boundaries and the northernmost SW/NE parcel boundary of KPB 16525066, and a 50-foot natural vegetation buffer along the easternmost boundaries of all 3 parcels.

The Kenai Peninsula Borough Planning Commission authorizes the issuance of a Land Use Permit for a Sand, Gravel, or Material site subject to compliance with the above conditions.

ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH ON THIS 13 DAY OF June 2005.


Philip Bryson, Chairman
Planning Commission

ATTEST:


Patricia Hartley
Administrative Assistant

Please Return to:
Kenai Peninsula Borough Planning Department
144 N. Binkley St.
Soldotna, AK 99669
Kenai Peninsula Borough Planning Commission Resolution 2005-23





KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 9/16/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will combine three tracts into one tract.

KPB File No. 2025-139

Petitioner(s) / Land Owner(s): Arno Construction, Inc. of Homer, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department.

Comments should be guided by the requirements of that Ordinance.

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, October 13, 2025**, commencing at **7:00 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

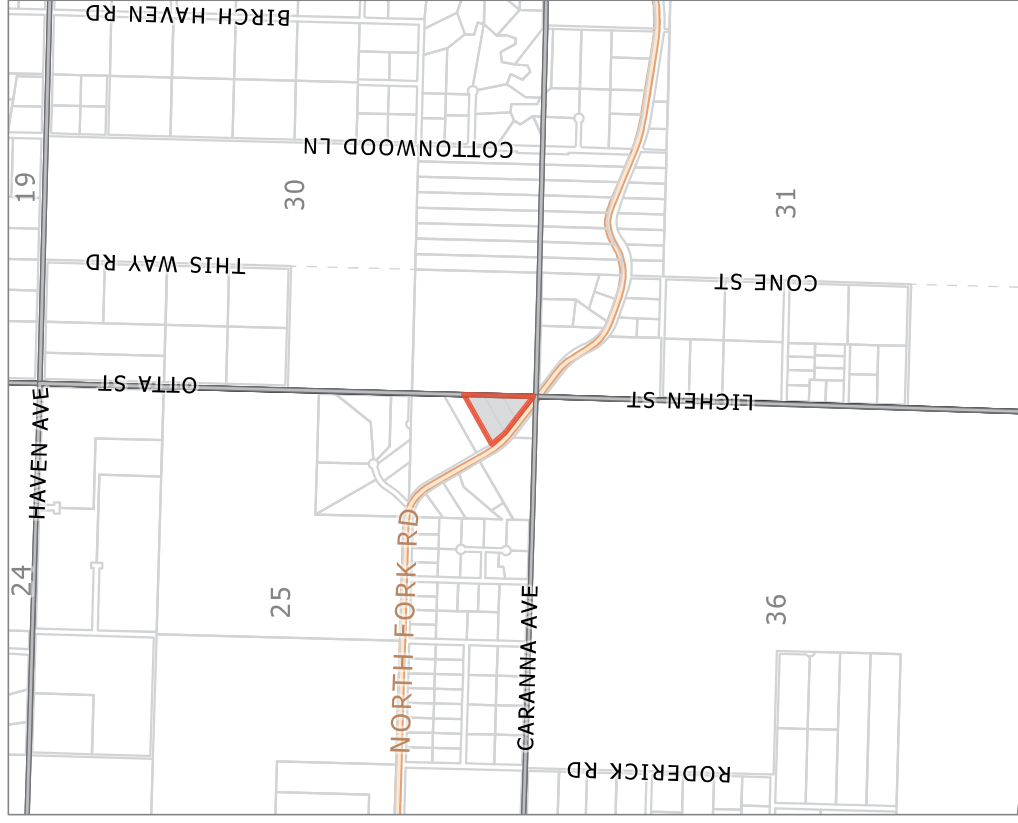
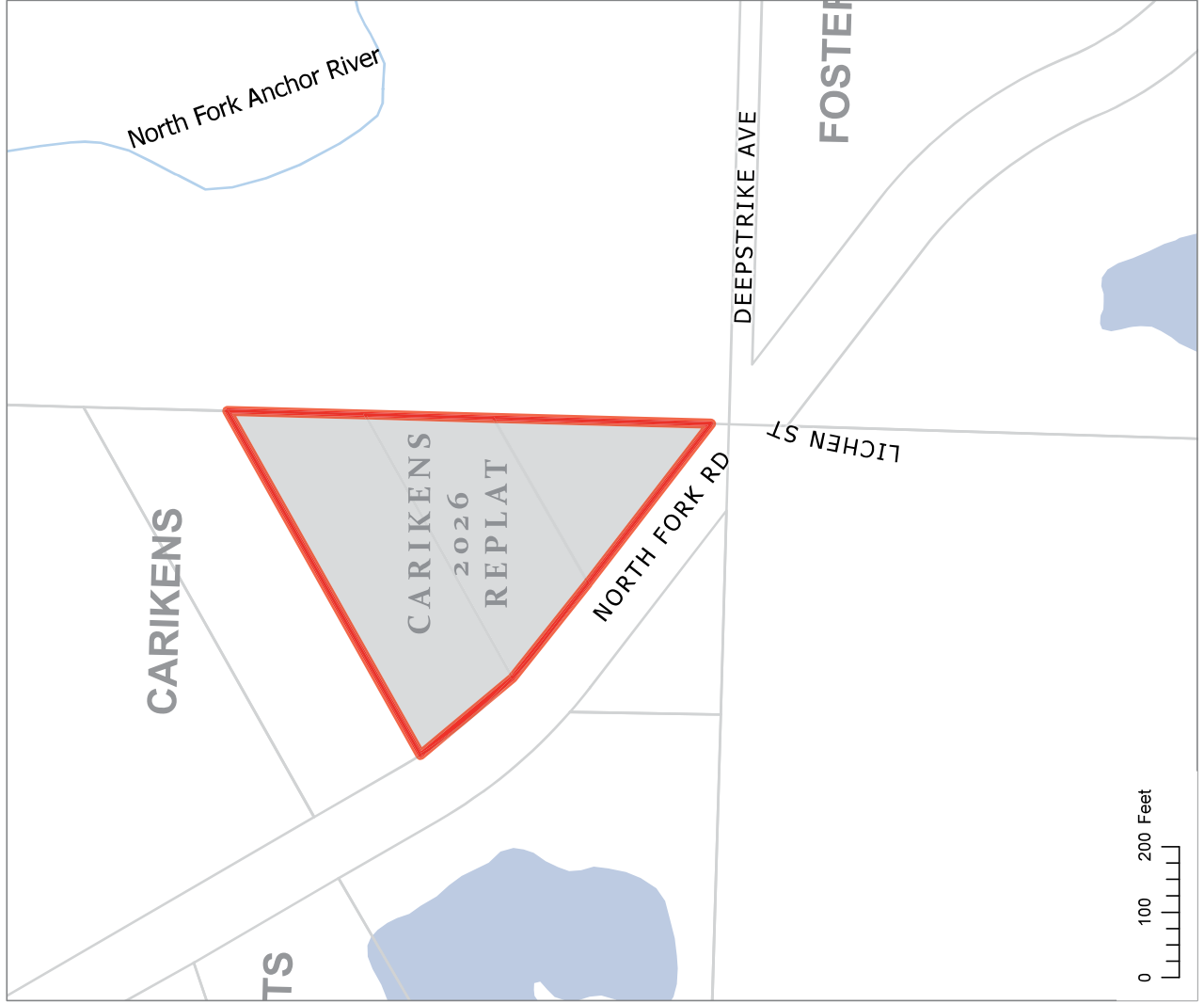
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, October 10, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 9/23/2025

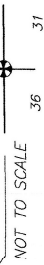


KPB File 2025-139
T 04S R 15W S25
Anchor Point

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJACENT TO RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED ON THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED ON THIS EASEMENT. SUCH STRUCTURES WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A US ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
4. THIS PLAT WAS PREPARED FOR THE VACATION OF THE COMMON LINE BETWEEN TRACTS: 3, 4, & 5. NO SURVEY WAS PERFORMED FOR THE PREPARATION OF THIS PLAT. ALL LOT DIMENSIONS SHOWN ON THIS PLAT ARE FROM RECORD DATA AS SHOWN ON PLAT HM 83-50.
5. HEA IS GRANTED A BLANKET EASEMENT AFFECTING THIS PLAT AS PER BOOK 18, PAGE 235 H.R.D.
6. RESERVATION OF ALL THE OIL, GAS AND MINERAL RIGHTS TOGETHER WITH THE RIGHT TO REMOVE THE SAME BELOW A DISTANCE OF 500 FEET BELOW THE SURFACE WITHOUT DAMAGING OR DISTURBING THE SURFACE OR SURFACE IMPROVEMENTS, AS PER BOOK 153 PAGE 2 H.R.D. (TITLE TO THE MINERAL ESTATE, AS IT PERTAINS TO SAID RESERVATION, HAS NOT BEEN FURTHER SEARCHED)
7. THERE IS A RESOLUTION GRANTING APPROVAL OF A LAND USE PERMIT TO OPERATE A SAND, GRAVEL, OR MINERAL SITE ON THIS PROPERTY AS PER DOCUMENT #2017-002233-00 H.R.D.
8. RESERVATION OF SECTION LINE EASEMENT 35 FEET IN WIDTH ALONG THE SECTION LINE AS PROVIDED BY 43 USC 932 AND REENACTED BY 1721 CH 1933
9. RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., AND ITS SUCCESSORS, FOR HIGH VOLTAGE TRANSMISSION, CONDUIT, CABLE, AND MAINTENANCE OF HIGH VOLTAGE ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM, BY INSTRUMENT.

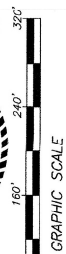
BY: _____ AUTHORIZED OFFICIAL _____ DATE _____

193

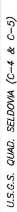


APPROX. AREA OF 20% OR
GREATER SLOPE (KPB GIS)

LINE TABLE		
LINE #	LENGTH	BEARING
L1	6.29'	N89°59'13"E
L2	4.57'	N0°00'35"W
L3	7.70'	S54°00'00"E
L4	25.43'	S0°00'35"E



GRAPHIC SCALE



CERTIFICATE OF OWNERSHIP & DEDICATION

MIKE ARNO, OWNER
ARNO CONSTRUCTION INC.
P.O. BOX 1772
HOMER, AK, 99603

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

HOMER RECORDING DISTRICT

CARIKENS 2026 REPLAT

A REPLAT OF TRACTS 3, 4, & 5 CARIKENS SUB. (HM 83-50),
LOCATED IN THE SE1/4 SEC. 25, T. 4 S., R. 15 W.,
SEWARD MERIDIAN, KENAI PENINSULA BOROUGH,
THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 4.656 ACRES

SEABRIGHT SURVEY + DESIGN

KATHERINE A. KIRSIS, P.L.S.
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
seabrightsurvey@gmail.com

AGENTS: ARNO CONSTRUCTION INC.
P.O. BOX 1772 HOMER AK 99603

DRAWN BY: FC	CHKD BY: KK	JOB #2025-66
DATE: 07/2025	SCALE: 1"=80'	SHEET #1 OF 1

E. NEW BUSINESS

- 7. Tulin Terrace Subdivision West Terrace Unit 1 Floyd 2026
Replat; KPB File 2025-141
Seabright Survey & Design/Craig & Susan Floyd Family Trust
Location: Tulin Bluff West Court & Tulin Bluff East Court
City of Homer**

AGENDA ITEM E. NEW BUSINESS

**ITEM #8 - PRELIMINARY PLAT
TULIN TERRACE SUB. WEST TERRACE UNIT 1 FLOYD 2026 REPLAT**

KPB File No.	2025-141	
Plat Committee Meeting:	October 13, 2025	
Applicant / Owner:	Craig and Susan Floyd Family Trust of Fischer, Texas	
Surveyor:	Katherine Kirsis, Seabright Survey + Design	
General Location:	Tulin Bluff West Ct, Tulin Bluff East Ct, Homer Area	
Parent Parcel No.:	173-090-37 and 173-090-38	
Legal Description:	T 6S R 13W SEC 18 Seward Meridian HM 2002003 TULIN TERRACE SUB WEST TERRACE UNIT 1 LOTS 55 AND 56	

STAFF REPORT

Upon review of the submittal, staff has determined that further review of the plat and associated easements is required by the City of Homer prior to consideration by the Kenai Peninsula Borough Planning Commission.

Staff has postponed the item until such review is completed. Members of the public who wish to provide comment may do so; however, no action will be taken at this time.

END OF STAFF REPORT



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

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Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will combine two lots into one lot.

KPB File No. 2025-141

Petitioner(s) / Land Owner(s): The Craig and Susan Floyd Family Trust of Fischer, TX

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department.

Comments should be guided by the requirements of that Ordinance.

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, October 13, 2025**, commencing at **7:00 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

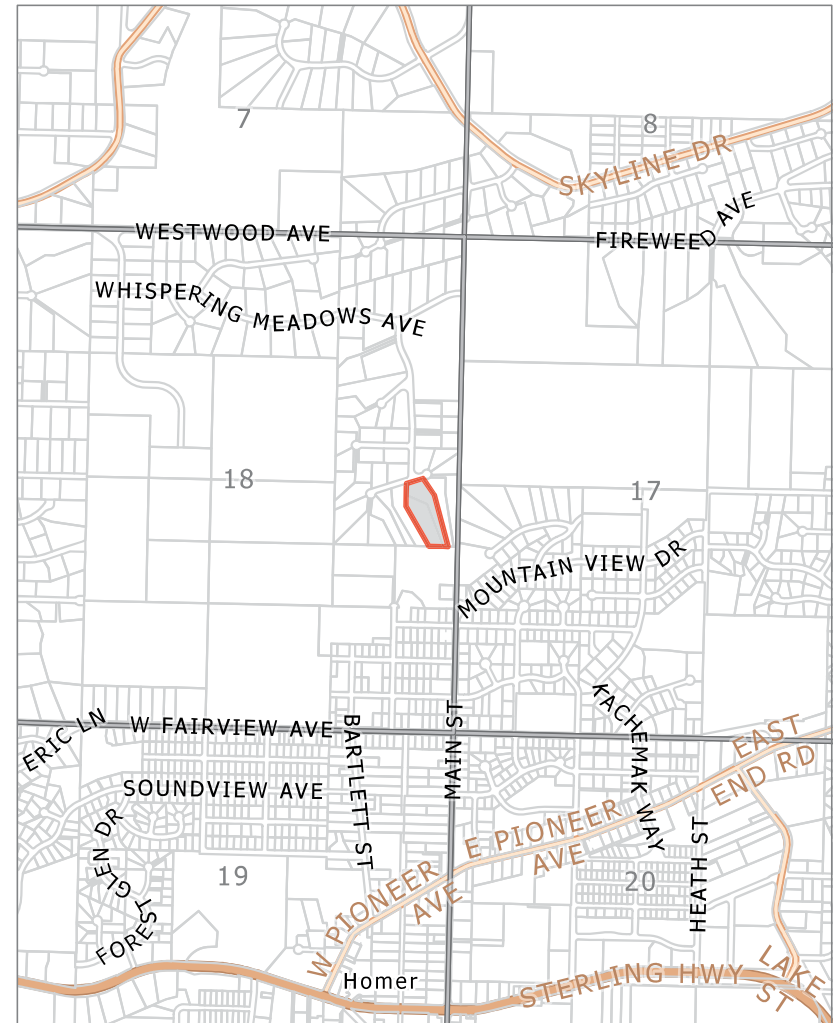
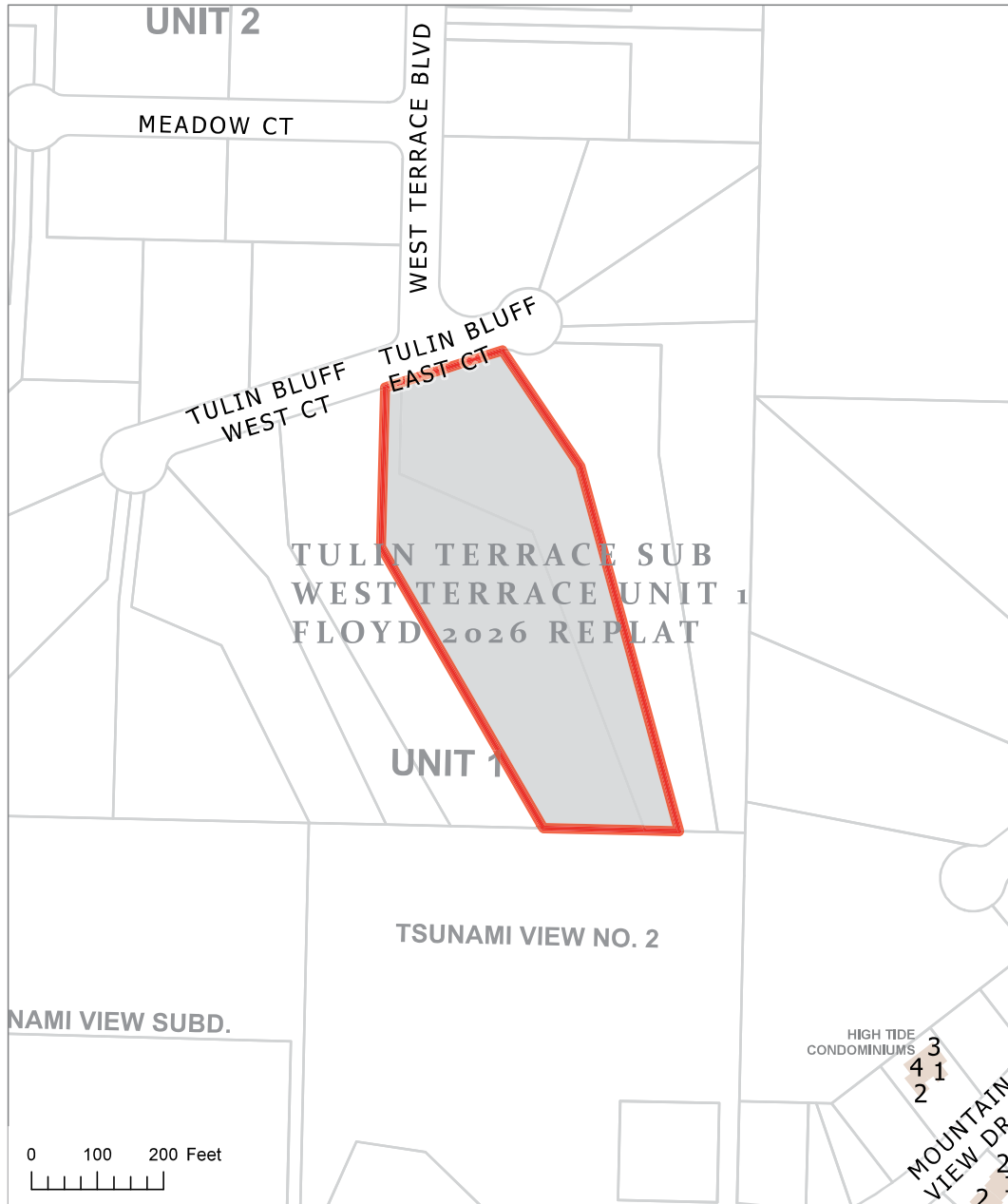
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For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 9/23/2025



KPB File 2025-141
T 06S R 13W S18
Homer

NOTES

1. THE FRONT 15' ALONG THE RIGHT-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
2. DEVELOPMENT OF THIS LOT IS SUBJECT TO THE CITY OF HOMER ZONING REGULATIONS. REFER TO HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PRIOR TO DEVELOPMENT ACTIVITIES.
3. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
4. THERE IS A 30' WIDE WATERLINE EASEMENT THAT AFFECTS THIS PROPERTY PER BOOK 37, PAGE 286 HRD.
5. THERE IS A 30' WIDE WATERLINE EASEMENT THAT AFFECTS THIS PROPERTY PER BOOK 42 PAGE 62 HRD.
6. THERE IS A 30' WIDE UTILITY EASEMENT GRANTED THIS PLAT, CENTERED ON THE EXISTING POWER LINE, WHICH IS LOCATED APPROXIMATELY ALONG A LOT LINE BEING VACATED THIS PLAT.
7. THIS PLAT WAS PREPARED FOR THE VACATION OF THE COMMON LINE BETWEEN LOT 55 & LOT 56. NO SURVEY WAS PERFORMED FOR THE PREPARATION OF THIS PLAT. ALL LOT DIMENSIONS SHOWN ON THIS PLAT ARE FROM RECORD DATA AS SHOWN ON PLAT HM 2002-03.

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

NOTARY'S ACKNOWLEDGMENT

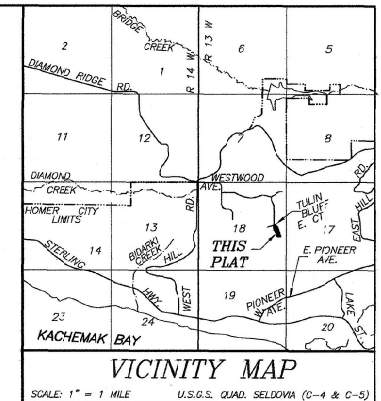
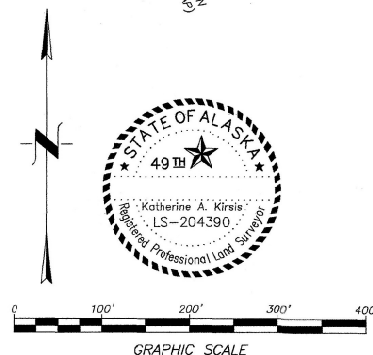
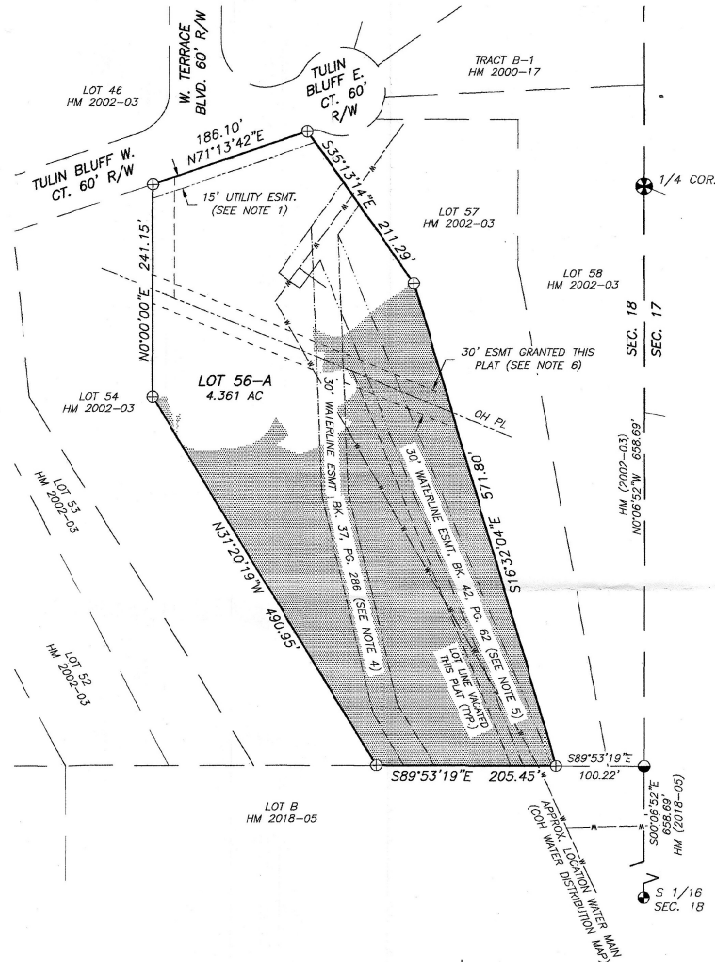
FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025.
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025.
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

LEGEND

- ⊗ RECORD POSITION USGLO 1" IRON PIPE, (HM 2002-03)
- ⊙ RECORD POSITION 3" AC, 7610-S 2018 (HM 2018-05)
- ⊕ RECORD POSITION 2" AC, 7610-S 2002 (HM 2002-03)
- ⊙ RECORD POSITION 2" AC, 7610-S 1998 (HM 2018-05)
- ▨ APPROX. AREA SLCPES 20% OR GREATER (KPB GIS)
- APPROX. LOCATION EXISTING OVERHEAD POWERLINE
- LOT LINE VACATED THIS PLAT



CERTIFICATE OF OWNERSHIP & DEDICATION

WE HEREBY CERTIFY THAT THE CRAIG AND SUSAN FLOYD FAMILY TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF THE FLOYD CRAIG AND SUSAN FAMILY TRUST, WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

CRAIG FLOYD, TRUSTEE
THE CRAIG AND SUSAN FLOYD FAMILY TRUST
345 EL RANCHO CIMA
FISCHER, TX 78623

SUSAN FLOYD, TRUSTEE
THE CRAIG AND SUSAN FLOYD FAMILY TRUST
345 EL RANCHO CIMA
FISCHER, TX 78623

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____

BY: _____ AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

HOMER RECORDING DISTRICT KPB FILE NO. 2025-XXX

TULIN TERRACE SUB. WEST TERRACE UNIT 1 FLOYD 2026 REPLAT

A REPLAT OF LOTS 55 & 56, TULIN TERRACE SUB. WEST TERRACE UNIT 1 (HM 2002-03), LOCATED IN THE NE1/4 SEC. 18, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, CITY OF HOMER, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 4.361 ACRES

SEABRIGHT SURVEY + DESIGN

KATHERINE A. KIRSIS, P.L.S.
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 298-1580
seabrightsurvey@gmail.com

CLIENTS: THE CRAIG AND SUSAN FLOYD FAMILY TRUST
345 EL RANCHO CIMA, FISCHER, TX 78623

DRAWN BY: FC	CHKD BY: KK	JOB #2025-55
DATE: 08/2025	SCALE: 1"=100'	SHEET #1 OF 1

KPB 2025-141