

E. NEW BUSINESS

- 10. Street Naming Resolution 2023-05**
 - a. Renaming Two Alleys in the Bear Creek Area; ESN 202
Proposed Names: Retreat St., Gilmore St. Teddy Bear Trail, Brown Bear Bend
 - b. Renaming a Public Access Easement in the Happy Valley Area; ESN 401
Proposed Names :Honey Pot Lane., Wishbone Way, Turtle Pass, Whispering Way
 - c. Renaming a Private Road in the Cohoe Are; ESN 302
Proposed Name: Old Weasel Trail Road

AGENDA ITEM E NEW BUSINESS

3. Naming two unnamed alley ways in Section 12, T01N, R01W; Seward Meridian, Kenai Peninsula Borough, AK; in the Bear Creek Community; ESN 751

STAFF REPORT

PC MEETING: September 11, 2023

Applicant: Kenai Peninsula Borough Staff

Existing right-of-way names: None

Name proposed by petitioner: Retreat St, Gilmore St, Teddy Bear Trail, Brown Bear Bend.

Reason for Change: Access

Background:

Name	unnamed
ESN	751
Community	Bear Creek
YR Named	n/a
Constructed	No
Total Lots	11
Residential	11
Commercial	0
E911 Address	11
Mailing	11
Decision	

Review and Comments:

Notice was sent by regular mail to the all property owners of the affected parcels containing the unnamed ally way's, as listed on the KPB tax roll.

The road name request was emailed to the Kenai Peninsula Borough Road Service Area (RSA), Alaska State DOT and Bear Creek EMS for review.

No comments were received by the writing of this staff report.

Staff Discussion:

A request was made by RSA to name two alleys' in the Bear Creek area. Lincoln Ave's development is restricted on both sides. A creek intersects Wissamickon Dr, and there are encroachment issues on the west side of Lincoln Ave. This limits access to some lots to the alleys. To provide an accurate address for those lots a street name is recommend.

After speaking to multiple owners in the area, they provided proposed names for the alleys. Although Bear is on the prohibited names list, in this context, and in keeping with the area, Teddy Bear Trail could be used for a street name. Retreat would also be an acceptable name, with the suffix of Alley to be more descriptive.

STAFF RECOMMENDATION: Name the unnamed eastern alley **Teddy Bear Trail**, and the unnamed western alley **Retreat Alley**, by adoption of Resolution SN 2023-05.

Connie & Vance Bacon

33295 Wissamickon Dr.
Seward, AK 99664
907-362-1642

Kenai Peninsula Borough
Planning Department
Kenai Peninsula Borough Planning Commission

August 28, 2023

Re: Naming two 20-foot alleys in the Bear Creek area for E911 addresses and access reasons

Per plot SW 08, Section 12, T01N, R01W, Seward Meridian, Kenai Peninsula Borough, AK in the Bear Creek Community ESN 202.

For reference, see enclosed map. West alleyway, and East alleyway & portion of Lincoln Street,

There seems no justification to name the unimproved West alleyway between parcels 65, 66 and parcels 47, 48 that has never been in use.

East alleyway has been an existing and improved alleyway since approximately 1996 giving access to Parcels 67 & 68. In addition, the East alleyway was extended after 2003 to access Parcels 74 & 95.

An alternative proposal would be to name the East Alleyway and rename the dedicated 60-foot-wide portion of Lincoln Street all one name, i.e., Big Bear Bend. By doing so, this will:

- ❖ Eliminate confusion regarding any E911 addresses
- ❖ Provide a 60-foot-wide Right of Way access to the center of the subdivision (Parcels 66, 75, & 76)

This proposal is a superior alternative to the petitioner's request of naming an undeveloped 20-foot-wide West alley for future access to the center of the subdivision.

Regards,

Connie & Vance Bacon

Owners of parcels 64, 65, 66



upon the J.D. Johnson Homestead, known
 as the S.W. 1/4 Sec 12, the North 1/2 of the N.E. 1/4 Sec 13,
 T. 1 North, Range 1 West, Seward Meridian,
 are 60 wide, and parallel to the north boundary of tract.
 west boundary of tract.
 the west Cor. of Lot 1, which is 320 feet north of the south-west
 North-west Cor. of said Homestead.
 t, produced, intersects the north boundary of this tract 1459.7 feet east
 ple is 51° 27'. Sta 358+245 (Key) is the point of taper *2 (S.P.) and
 dent. The Right of Way of RR. is 100' each side of $\frac{1}{2}$, and the
 de and adjoining the west margin of the Ry. Right of Way
 south line is 35.7'. The north line of Lot 8 is 92.1' and the south line is 251.9'.
 43.5' " 22 " 79.7' " 239.1'
 west of the S.E. Cor. of Lot 35, and " deflects 38° 33' to the north.
 2: 100' South of NW Cor. Lot 50, 75' West of S.E. Cor. Lot 64,
 E. Cor. Lot 76, S.W. Cor. Lot 74, 75' South of the of the S.W. Cor. of Lot 73
 The north line of Lot 50 is 150 feet. Lots 4 & 15 are 180' x 200'
 T is the S.E. Cor. of Lot 42, thence south along the east lines of
 of Bear Creek; thence easterly and northerly along the said bank
 tion with the north line of Fairbanks St. produced East; thence

TION = to the public
 top, has and hereby does dedicate, as public highways, all streets, avenues
 dedication map and plat hereto attached, to be cised as public highways by
 public uses that will not interfere with the ordinary traffic thereover,
 it is agreed that such title shall pass to the purchaser, or

PLAT OF WOODROW

ALASKA =

Leavitt, Rhealyn

From: connie bacon <echo-10@hotmail.com>
Sent: Tuesday, August 29, 2023 1:56 PM
To: G_Notify_Addressing
Subject: <EXTERNAL-SENDER>Written Testimony - Petition to name two alleys in Bear Creek
Attachments: E911 address & access.pdf; Big Bear Bend.pdf

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.

Good afternoon,

See attached written testimony and map for submittal regarding the petition to name two alleys in the Bear Creek area for the public hearing September 11, 2023.

Thank you,
Connie & Vance Bacon
(907) 362-1642

Sent from [Mail](#) for Windows



Planning Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

Peter Micciche
Borough Mayor

KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF PUBLIC HEARING TO NAME TWO ALLEYS

Public notice is hereby given that a petition was received to name two alleys in the Bear Creek area. Area under consideration is described as follows:

- A. **Location:** *Unnamed alley ways granted per plat SW 08, Section 12, T01N, R01W, Seward Meridian, Kenai Peninsula Borough, AK; in the Bear Creek Community, ESN 202.*
Reason for Renaming: Access.
Proposed Names: Retreat St, Gilmore St, Teddy Bear Trail, Brown Bear Bend.
- B. Purpose as stated in petition: Access to Lincoln Ave is limited due to terrain on the west, and encroachment issues on the east. In naming the two 20-foot alley way's south of Bear Lake Rd it will give parcels located in the center of the subdivision the ability to get appropriate E911 addresses.
- C. Petitioner(s): Kenai Peninsula Borough

The location of the proposed private road naming is provided on the attached map. Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, September 11, 2023**, commencing at **7:30 p.m.**, 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 and remotely through zoom.

To attend the meeting using Zoom from a computer, visit <https://us06web.zoom.us/j9077142200>. You may also connect to Zoom by telephone, by calling 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/planning-dept/planning-commission>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to addressing@kpb.us, or mailed to the attention of Addressing, 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, September 8, 2023**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

PLEASE NOTE: Upon adoption of a street name change resolution, no reapplication or petition concerning the name of the same street may be filed within one calendar year of the final adoption, except in the case where new evidence or circumstances exist that were not available, present or reasonably ascertainable when the original resolution was adopted (KPB 14.10.050).

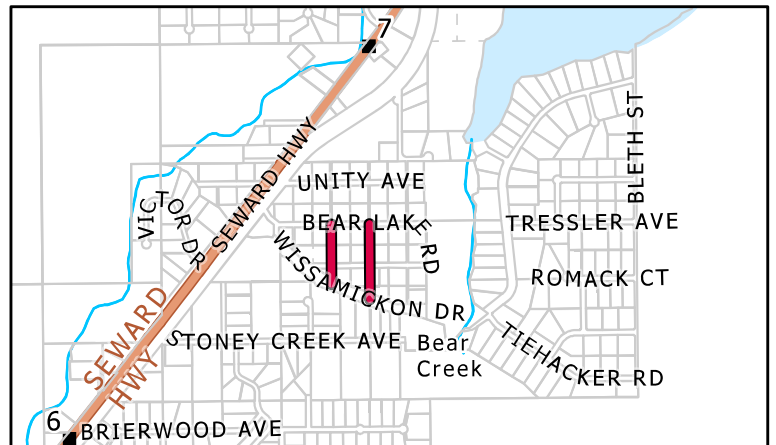
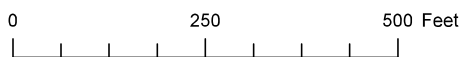


Vicinity Map

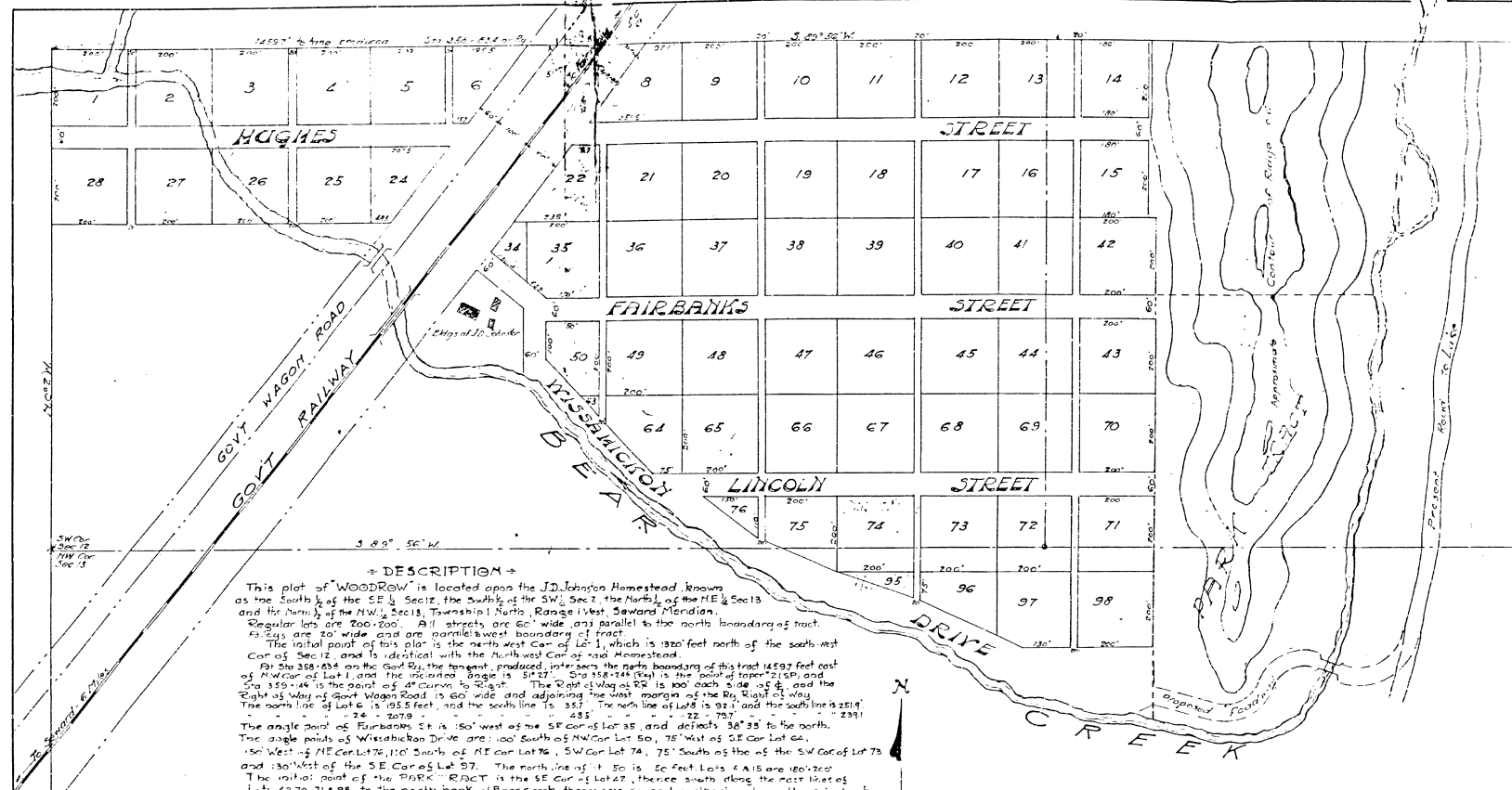


SN Resolution 2023-05
T01N-R01W-Section 12
Bear Creek

8/15/2023



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



DESCRIPTION

This plot of "WOODROW" is located upon the J.D. Johnson Homestead, known as the South 1/2 of the SE 1/4 Sec 2, the South 1/2 of the SW 1/4 Sec 2, the North 1/2 of the NE 1/4 Sec 3 and the North 1/2 of the NW 1/4 Sec 3, Township 1 North, Range 1 West, Seward Meridian. Regular lots are 200x200'. All streets are 60' wide, and parallel to the north boundary of tract. Fairbanks Street is 20' wide and is a partitioned boundary of tract. The initial point of this plat is the north-west cor. of Lot 1, which is 1320 feet north of the south-west cor. of Sec 2, and is identical with the Northwest Cor. of said Homestead. On the 358.834 on the Govt St., the monument produced, intersects the north boundary of this tract 1459.7 feet east of NW cor. of Lot 1, and the included angle is 51° 27'. Dip 358.244 (84) is the point of tower 215.5, and on 359.146 is the point of 2nd corner to right. The right of way of RR is 100' each side of G, and the right of way of Govt Wagon Road is 60' wide and adjoining the west margin of the RR. Right of way. The north line of Lot 6 is 195.5 feet, and the south line is 357'. The north line of Lot 8 is 92.1' and the south line is 251.1'. The angle point of Fairbanks St. is 150' west of the SE cor. of Lot 35, and deflexes 38° 35' to the north. The angle points of Wickschick Drive are: 100' South of NW cor. Lot 50, 75' West of SE cor. Lot 42, 150' West of NE cor. Lot 76, 110' South of NE cor. Lot 76, SW cor. Lot 74, 75' South of the of the SW cor. of Lot 73 and 130' West of the SE cor. of Lot 97. The north line of 1/4 Sec 2 is 50 feet. Lots 4, 15 are 100x200'. The initial point of the PARK TRACT is the SE cor. of Lot 27, thence south along the east line of Lot 14, 79.714.98 to the north bank of Bear Creek, thence easterly and northerly along the said bank of Bear Cr. to the point of intersection with the north line of Fairbanks St. produced East, thence West to Lot 1 of beginning.

DEDICATION

This Dedication Witnesseth: That the undersigned, John D. Johnson, has and hereby does dedicate, as public highways, all streets, avenues and alleys on the above described tract of land as shown by the dedication map and plat hereto attached, to be used as public highways by the public for ordinary travel and traffic thereover and for all other public uses that will not interfere with the ordinary traffic thereover, expressly reserving the paramount title in himself, providing however that, such title shall pass to the purchaser or purchasers of the tracts shown in this plat, to the center of the street or street, alley or alleys, abutting on the tract conveyed, without being mentioned in the conveyance; I hereby consent that any lawfully seized or a fee simple title to said land above dedicated, and have a good right to make such dedication, and make the same in consideration of the advantages accruing to me from the sale of the tracts shown on said plat. Also dedicate to the public, for use as a park, the Park tract shown on said plat and described above.

In witness whereof I have hereunto set my hand and seal, this the 14th day of June, 1916.
Signed, Sealed, and Delivered in the presence of
John D. Johnson
Notary Public
Territory of Alaska } 55
Third Judicial Division

This is to certify that on this the 14th day of June, A.D. 1916, personally appeared before me, J. J. Givens, a Notary Public for the Territory of Alaska, John D. Johnson, who is known to me and to me known to be the person described in and who executed the foregoing dedication and acknowledged to me that he signed the same. In witness whereof I have hereunto set my hand and affixed my official seal this the 14th day and year above in this certificate written.

PLAT OF WOODROW ALASKA

Scale: 1" = 200'
The within instrument was filed for record at Seward, Alaska, on June 17, 1916, and duly recorded in Book 2 of Deeds on page 26 of the records of said precinct.
G.M. Kridler, District Recorder
Seward, Alaska
June 13, 1916

RECORDED - FILED
Seward, Alaska
June 17, 1916
G.M. Kridler

Plat of Woodrow

AGENDA ITEM E NEW BUSINESS

3. Street Name: An unnamed public access easement; Section 29, T02S, R14W; Seward Meridian, Kenai Peninsula Borough, AK; in the Happy Valley Community; ESN 401

STAFF REPORT

PC MEETING: September 11, 2023

Applicant: Kenai Peninsula Borough

Existing right-of-way names: None

Name proposed by petitioner: Honey Pot Lane, Wishbone Way, Turtle Pass, Whispering Way

Reason for Change: Petition by Kenai Peninsula Borough

Background:

Name	unnamed
ESN	401
Community	Happy Valley
YR Named	n/a
Constructed	Yes
Total Lots	6
Residential	6
Commercial	0
E911 Address	4
Mailing	4
Decision	

Review and Comments:

Notice was sent by regular mail to the property owner of the affected parcels containing the unnamed public access easement, as listed on the KPBP tax roll.

The road name request was emailed to the Kenai Peninsula Borough Road Service Area (RSA), Alaska State DOT, and Anchor Point Emergency Services for review.

No comments were received by the writing of this staff report.

Staff Discussion:

Staff was made aware of an incorrect address on the Sterling Highway. After reviewing the area and speaking with the owner, the easement is used to access multiple lots/ structures. Currently three lots use easement for access, two lots have Sterling Highway addresses which do not front the highway. In order to provide an accurate address for these lots a street name is recommended.

Access easements were granted by recorded documents for government lot 10 and 13 in 1981.

One of the affected owners provided a list of proposed names. Whispering Way is not a recommend street name, since Whisper has been used in multiple instances in the road inventory.

STAFF RECOMMENDATION: Name the unnamed access easement to **Wishbone Way** by adoption of Resolution SN 2023-05.

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

RESERVATION OF EASEMENT
OR RIGHT-OF-WAY

The Grantor, Kenai Peninsula Borough, hereby reserves from conveyance the following described public access easements and rights-of-way:

A 60 foot wide public use easement more particularly described as the South 60 feet of Government Lot 10, Sec. 29, T2S, R14W, Seward Meridian, Alaska.

Lying upon the subject real property which is described as:

Government Lot 10, Sec. 29, T2S, R14W, S.M., Alaska, containing approximately 4.69 acres.

DATED this 16th day of December, 1981.

Stanley F. Thompson
Stanley F. Thompson, Borough Mayor

ATTEST:

Jessica Byrnes
Borough Clerk

Pursuant to Ordinance 81-102 & Resolution 81-192

APPROVED AS TO LEGAL FORM
AND SUFFICIENCY:

Andrew R. Sarisky

Andrew R. Sarisky,
Borough Attorney

81-004375
8-

RECORDED
HOMER RECORDING
DISTRICT

Dec 22 11 54 AM '81

REQUESTED BY [Signature]
ADDRESS [Signature]

ANDREW R. SARISKY
BOROUGH ATTORNEY
KENAI PENINSULA BOROUGH
BOX 939
SOLDOTNA, AL. 99669
182-4441

Acknowledgment

I CERTIFY that on the 16th day of December, 1981, Stanley F. Thompson appeared before me in the capacity indicated and acknowledged the voluntary execution of this document for the use and purpose intended.

Paul A. Hart
Notary Public for Alaska
My Commission Expires: 8-19-85



Planning Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

Peter Micciche
Borough Mayor

KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF PUBLIC HEARING TO NAME A PUBLIC ACCESS EASEMENT

Public notice is hereby given that a petition was received to name a public access easement in the Happy Valley area. Area under consideration is described as follows:

- A. **Location:** *Unnamed public access easement*, Section 29, T02S, R14W, Seward Meridian, Kenai Peninsula Borough, AK; in the Happy Valley Community, ESN 401.
Reason for Naming: Public access easement serving at least three structures.
Proposed Names: Honey Pot Lane, Wishbone Way, Turtle Pass, Whispering Way
- B. Purpose as stated in petition: Staff was made aware of an incorrect address. Upon review, due to development in the area, a street name should be assigned when a road services more than three structures.
- C. Petitioner(s): Kenai Peninsula Borough

The location of the proposed private road naming is provided on the attached map. Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, September 11, 2023**, commencing at **7:30 p.m.**, 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 and remotely through zoom.

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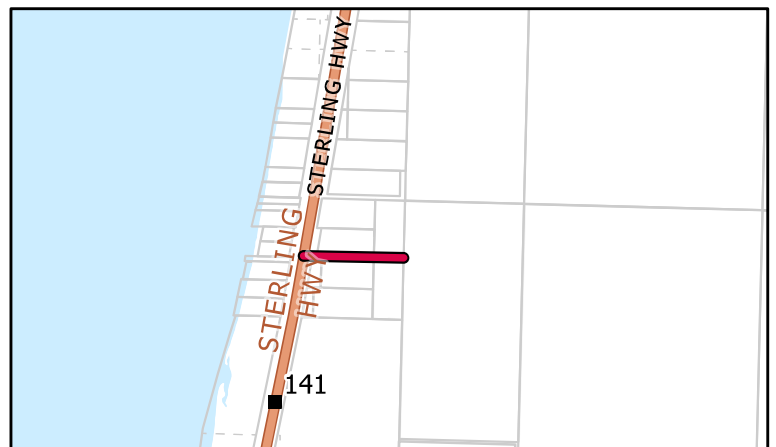
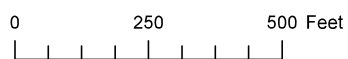


SN Resolution 2023-05

T02S-R14W-Section 29

Happy Valley

8/16/2023



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

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

RESERVATION OF EASEMENT
OR RIGHT-OF-WAY

The Grantor, Kenai Peninsula Borough, hereby reserves from conveyance the following described public access easements and rights-of-way:

A 50 foot wide public use easement more particularly described as the North 50 feet of Government Lot 13, Sec. 29, T2S, R14W, Seward Meridian, Alaska.

A 60 foot wide public use easement more particularly described as the South 60 feet and East 60 feet of Government Lot 13, Sec. 29, T2S, R14W, Seward Meridian, Alaska.

Lying upon the subject real property which is described as:

Government Lot 13, Sec. 29, T2S, R14W, S.M., Alaska, containing approximately 5.0 acres.

DATED this 16th day of December, 1981.

Stanley F. Thompson
Stanley F. Thompson, Borough Mayor

ATTEST

Francis Beymer
Borough Clerk

Pursuant to Ordinance 81-102 & Resolution 81-192

APPROVED AS TO LEGAL FORM
AND SUFFICIENCY:

Andrew R. Sarisky
Andrew R. Sarisky,
Borough Attorney

81-004373

8-

RECORDED
HOMER RECORDING
DISTRICT

Dec 22 11 AM '81

REQUESTED BY TLP

ADDRESS Seward

Acknowledgment

I CERTIFY that on the 16th day of December, 1981, Stanley F. Thompson appeared before me in the capacity indicated and acknowledged the voluntary execution of this document for the use and purpose intended.

Parola C. Stet
Notary Public for Alaska
My Commission Expires: 8-19-85

ANDREW R. SARISKY
BOROUGH ATTORNEY
KENAI PENINSULA BOROUGH
BOX 500
SOLDOTNA, AK. 99688
262-4401



Planning Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

Peter Micciche
Borough Mayor

KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF PUBLIC HEARING TO RENAME A ROAD

Public notice is hereby given that a petition was received to name a private road in the Cohoe area. Area under consideration is described as follows:

- A. **Location:** Old Weasle Trail Rd, Section 17, T02N, R11W, Seward Meridian, Kenai Peninsula Borough, AK; in the Cohoe Community, granted per plat KN 98-59 and KN 55015-80. ESN 302.
Reason for Renaming: Misspelling.
Proposed Names: OLD WEASEL TRAIL RD
- B. Purpose as stated in petition: This misspelling was brought to attention of staff, 911 dispatch is unable to geo-verify with incorrect spelling.
- C. Petitioner(s): Kenai Peninsula Borough

The location of the proposed private road naming is provided on the attached map. Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, September 11, 2023**, commencing at **7:30 p.m.**, 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 and remotely through zoom.

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Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to addressing@kpb.us, or mailed to the attention of Addressing, 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, September 8, 2023**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

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Vicinity Map

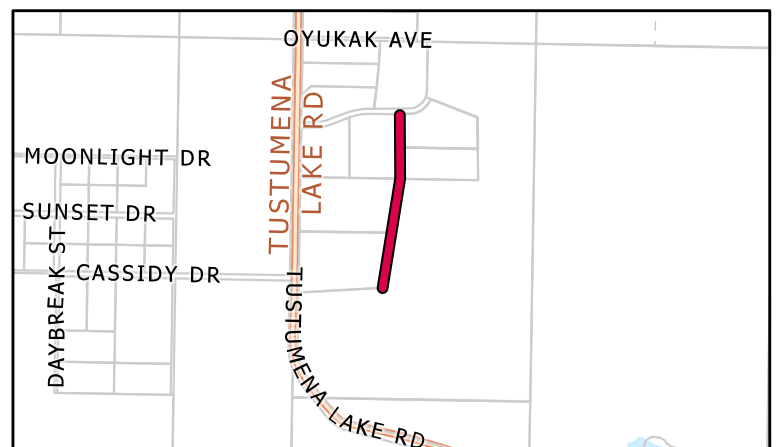
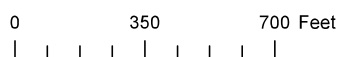


SN Resolution 2023-05

T02N-R11W-Section 17

Cohoe

8/16/2023



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.

AGENDA ITEM E NEW BUSINESS

3. Street Name Change: Rename Old Weasle Trail Rd; Section 17, T02N, R11W; Seward Meridian, Kenai Peninsula Borough, AK; in the Cohoe Community; ESN 302

STAFF REPORT

PC MEETING: September 11, 2023

Applicant: Kenai Peninsula Borough

Existing right-of-way names: Old Weasle Trail Rd.

Name proposed by petitioner: Old Weasel Trail Rd.

Reason for Change: Misspelling

Background:

Name	Old Weasle Trail Rd
ESN	302
Community	Cohoe
YR Named	n/a
Constructed	Yes
Total Lots	6
Residential	6
Commercial	0
E911 Address	2
Mailing	5
Decision	

Review and Comments:

Notice was sent by regular mail to the property owner of the affected parcels containing the road, as listed on the KPB tax roll.

The road name request was emailed to the Kenai Peninsula Borough Road Service Area (RSA) and Central Emergency Services (CES) for review.

No comments were received by the writing of this staff report.

Staff Discussion:

A request was made by 911 dispatch to correct the spelling of Old Weasel Trail Rd. Dispatch is unable to geo-verify location due to misspelling.

STAFF RECOMMENDATION: Rename Old Weasle Trail Rd to **Old Weasel Trail Rd** by adoption of Resolution SN 2023-05.

END OF STAFF REPORT

Leavitt, Rhealyn

From: S B <aktundra2@gmail.com>
Sent: Tuesday, August 29, 2023 10:16 AM
To: G_Notify_Addressing
Subject: <EXTERNAL-SENDER>Renaming Old WeasleTrail Road

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.

Hi ,
We live at the end of Old Weasle, just wondering, since you're already changing it would it be possible to drop Road off and just make it Old Weasel Trail? Just sounds more quaint. Trail Road sounds funny!
Thanks. Sara Brown
19591 Old Weasle Trail

Find 3 1/4" B.C.
 HNU 288-S
 1-17
 1-18
 1970

Find 1 1/2" B.C.
 HNU 174
 1-17
 1974

CURVE DATA	ANGLE	LENGTH
1	75.20	41.22
2	75.20	21.31
3	83.80	117.44
4	270.00	108.65
5	25.80	38.27

LEGEND
 1. SET OFF SIGN



UNSUBDIVIDED

S 00°09'00" E 2841.44 (2641.8rec)
 BASIS OF BEARING K-1721

100' R/W TUSTUMENA LAKE ROAD K-73-221

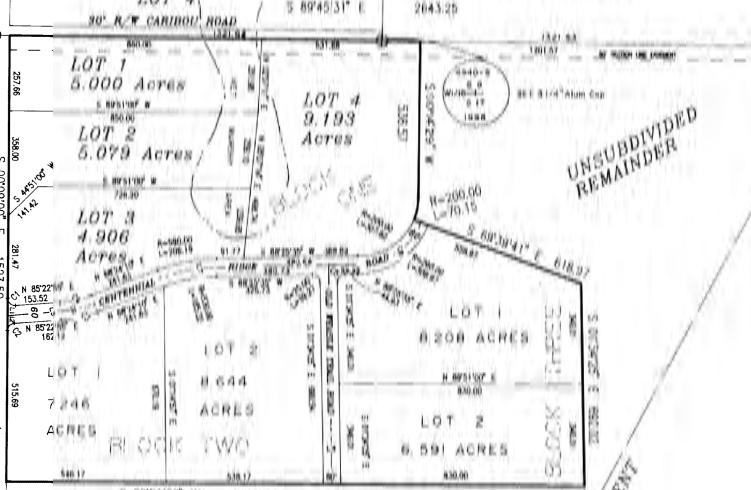
Find 3 1/4" B.C.
 HNU 288-S
 1-17
 1-18
 1970

KENAI PENINSULA BOROUGH

INCLUDED WITHIN THE UNSUBDIVIDED REMAINDER

TUSTUMENA PARK SUBD. LOT 4

UNSUBDIVIDED



CENTENIAL ROAD DATA

NO.	RADIUS	LENGTH	CURVE BEARING
1	400.00	18.84	S 89°45'31" E
2	1800.00	185.70	S 89°45'31" E
3	250.00	875.89	S 89°45'31" E

UNSUBDIVIDED REMAINDER

176.529 ACRES

UNSUBDIVIDED REMAINDER

KENAI PENINSULA BOROUGH

NOTES

1. No deed unless it state restrictions in a separate area approved by State of Alaska Department of Transportation.
2. Building setback - A setback of 20 feet is required from all street right-of-way unless a lesser setback is approved by resolution of the Kenai Planning Commission.
3. No detached structure shall be constructed or placed within an easement which encroaches upon the ability of a utility to use the easement.
4. Front 10 feet of building setback is also a utility easement and shall not encroach 5 feet of side lot area.

PLAT APPROVAL

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION on the meeting of

September 12, 1988

KENAI PENINSULA BOROUGH

By *[Signature]*
 ALDERMAN



MICHAEL A. SWAN
 REGISTRATION NO. 15-6940

CERTIFICATE OF OWNERSHIP AND DESIGNATION

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

I FURTHER CERTIFY THAT DEEDS OF TRUST AFFECTING THIS PROPERTY DO NOT CONTAIN RESTRICTIONS WHICH WOULD PREVENT THIS REPEAT, OR REQUIRE SIGNATURE AND APPROVAL OF BENEFICIARIES.

[Signature]
 KEVIN SPIES

Notary's Acknowledgement

SUBSCRIBED AND SWORN BEFORE ME ON THIS 2nd DAY of September, 1988
 for *[Signature]*



NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 01/01/2000

CERTIFICATE OF OWNERSHIP AND DESIGNATION

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

I FURTHER CERTIFY THAT DEEDS OF TRUST AFFECTING THIS PROPERTY DO NOT CONTAIN RESTRICTIONS WHICH WOULD PREVENT THIS REPEAT, OR REQUIRE SIGNATURE AND APPROVAL OF BENEFICIARIES.

[Signature]
 DON G. FITZ

Notary's Acknowledgement

SUBSCRIBED AND SWORN BEFORE ME ON THIS 2nd DAY of September, 1988
 for *[Signature]*



CERTIFICATE OF OWNERSHIP AND DESIGNATION

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

I FURTHER CERTIFY THAT DEEDS OF TRUST AFFECTING THIS PROPERTY DO NOT CONTAIN RESTRICTIONS WHICH WOULD PREVENT THIS REPEAT, OR REQUIRE SIGNATURE AND APPROVAL OF BENEFICIARIES.

[Signature]
 MICHAEL R. SWAN

Notary's Acknowledgement

SUBSCRIBED AND SWORN BEFORE ME ON THIS 2nd DAY of September, 1988
 for *[Signature]*

[Signature]
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 01/01/2000

CENTENIAL ESTATES

OWNER: DON G. FITZ
 P.O. Box 1918
 Soldotna, AK 99589

MICHAEL R. SWAN
 P.O. Box 987
 Soldotna, AK 99589

LOCATED IN THE SW 1/4 OF SECTION 17, T19N, R11W, S14E, AN KENAI PENINSULA BOROUGH AND THE KENAI PENINSULA DISTRICT CONTAINING 176.529 ACRES.

SWAN SURVEYING
 P.O. Box 987
 SOLDOTNA, AK 99589
 PHONE 907-262-1014

DATE SURVEYED	STATE	REGISTERED	CLASS
JULY 1988	AK	1-002	MAP
K.P.B. FILE NO.	OR. NO.	ALASKA RECORDING	DISTRICT
98-59	1-002		

NOTES:

- 1) DEVELOPMENT OF THESE PARCELS MAY BE SUBJECT TO GOVERNMENT CONDITIONS, AND RESTRICTIONS AS RECORDED ON AUGUST 26, 1998 IN BK 497 PG 272 KRD AND ADDITIONAL COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED ON JULY 24, 2010 UNDER SERIAL NO. 2015-006482-0 KRD.
- 2) BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSEY STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- 3) NO PRIVATE ACCESS TO STATE MAINTAINED HIGHWAYS PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
- 4) FRONT 15 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY IS ALSO 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.
- 5) 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.
- 6) AN EXCEPTION TO KPB 20.30.170 - BLOCK (1901), WAS GRANTED AT THE K.P.B. PLAT COMMITTEE MEETING OF SEPTEMBER 14, 2015.
- 7) WASTEWATER DISPOSAL, THESE LOTS ARE AT LEAST 200-000 SQUARE FEET OR A NOMINAL 3 ACRES IN SIZE AND UNBUILT LOTS MAY 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.

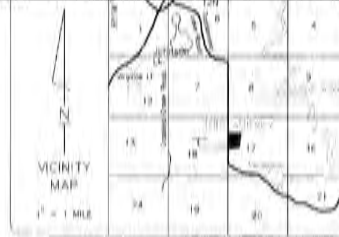


PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF September 14, 2015

KENAI PENINSULA BOROUGH

[Signature]
AUTHORITY OFFICIAL



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

[Signatures]
SARA J. BROWN
JESSIE J. BROWN
RORY J. MAY
DOROTHY M. HANSEN
KARLENE AN 99610
KARLENE AN 99610
KARLENE AN 99610
KARLENE AN 99610

NOTARY'S ACKNOWLEDGMENT

FOR SARA J. BROWN AND JESSIE J. BROWN
ACKNOWLEDGED BEFORE ME THIS 12th DAY OF November 2015

[Signature]
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 12/31/17
STATE OF ALASKA
NOTARY PUBLIC
MY COMMISSION NO. 101013

NOTARY'S ACKNOWLEDGMENT

FOR JESSIE J. BROWN
ACKNOWLEDGED BEFORE ME THIS 12th DAY OF November 2015

[Signature]
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 12/31/17
STATE OF ALASKA
NOTARY PUBLIC
MY COMMISSION NO. 101013

NOTARY'S ACKNOWLEDGMENT

FOR RORY J. MAY
ACKNOWLEDGED BEFORE ME THIS 12th DAY OF November 2015

[Signature]
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 12/31/17
STATE OF ALASKA
NOTARY PUBLIC
MY COMMISSION NO. 101013

NOTARY'S ACKNOWLEDGMENT

FOR DOROTHY M. HANSEN
ACKNOWLEDGED BEFORE ME THIS 12th DAY OF November 2015

[Signature]
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 12/31/17
STATE OF ALASKA
NOTARY PUBLIC
MY COMMISSION NO. 101013

KPB FILE NO. 2015-101

**CENTENNIAL ESTATES
2015 ADDITION**

A SUBDIVISION OF TRACT C CENTENNIAL ESTATES PL. PLAT NO. 2004-122 AND

OWNER SARA J. BROWN AND JESSIE J. BROWN
PO BOX 71
KARLENE, AK 99610
RORY J. MAY AND DOROTHY M. HANSEN
PO BOX 808
KARLENE, AK 99610

LOCATED WITHIN THE N40W AND S40S SECTION 17, T10N, R11W, SEWARD MERIDIAN, KENAI PENINSULA (S17E1), KENAI PENINSULA BOROUGH, ALASKA
CONTAINING 28.275 ACRES

INTEGRITY SURVEYS INC.

826 SET NET DRIVE (S17E1) AK 99611
SURVEYORS PHONE (907) 983-8837
FAX (907) 983-8834
PLANNERS
JOB NO. 215163 DRAWN NOV. 4, 2015 SH
SUPERVISED 4/13-01/1 2015 SCALE 1" = 100'
FIELD BY 2016-7 PG. 26-27 FILE 215163 P10.WD



LEGEND

- ⊕ PRIMARY MONUMENT RECOVERED AS NOTED
- ⊙ SECONDARY MONUMENT SET FOR SUBMIT
- 5/8" X 30" FIBER WITH PLASTIC CAP
- SECONDARY MONUMENT RECOVERED AS NOTED
- Y.P.C. YELLOW PLASTIC CAP
- () RECORD PER CENTENNIAL STATUTE #2 PLAT NO. 2004-122

CERTIFICATE OF SURVEYOR

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 TO THE NORMAL STANDARDS OF PRACTICE OF LAND SURVEYORS IN THE STATE OF ALASKA.



CASSIDY DR.
60' ROADWAY EASEMENT

UNRESERVED



2015-60
Plat #
Kenai
10/9/2015
Time 02:23:58

Leavitt, Rhealyn

From: Griebel, Scott
Sent: Wednesday, August 30, 2023 8:32 AM
To: Leavitt, Rhealyn
Subject: RE: Planning Commission SN Resolution 2023-05 September 11, 2023

No comments

Scott Griebel, KPB RSA Director

From: Leavitt, Rhealyn <rleavitt@kpb.us>
Sent: Monday, August 21, 2023 10:44 AM
To: 'joselyn.biloon@alaska.gov' <joselyn.biloon@alaska.gov>; 'Keiner, Robert (DOT)' <bob.keiner@alaska.gov>; Griebel, Scott <SGriebel@kpb.us>
Subject: Planning Commission SN Resolution 2023-05 September 11, 2023

Good morning

The Kenai Peninsula Borough is petitioning to name multiple streets in three areas. Please see attached notices with maps. Let me know if you have any comments you would like added for the Planning Commission meeting scheduled September 11, 2023.

Thank you,

Rhealyn Leavitt

Senior Clerk
Planning Department
Ph: (907) 714-2200

KENAI PENINSULA BOROUGH
144 North Binkley Street
Soldotna, Alaska 99669

