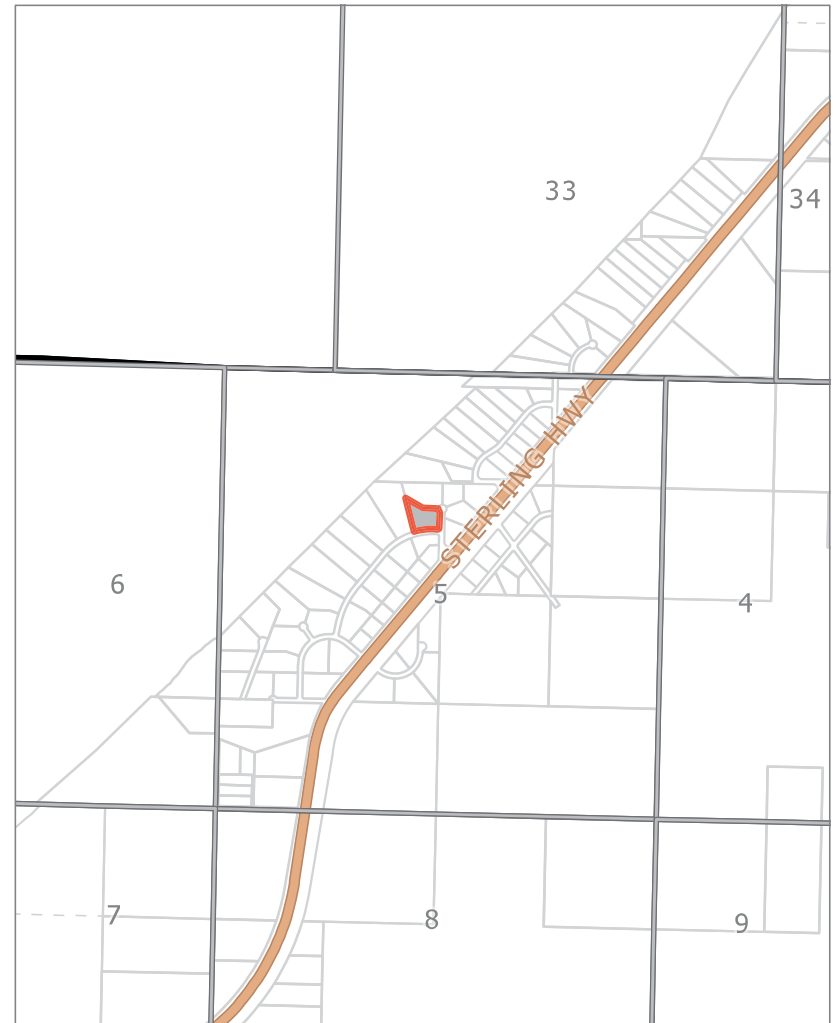
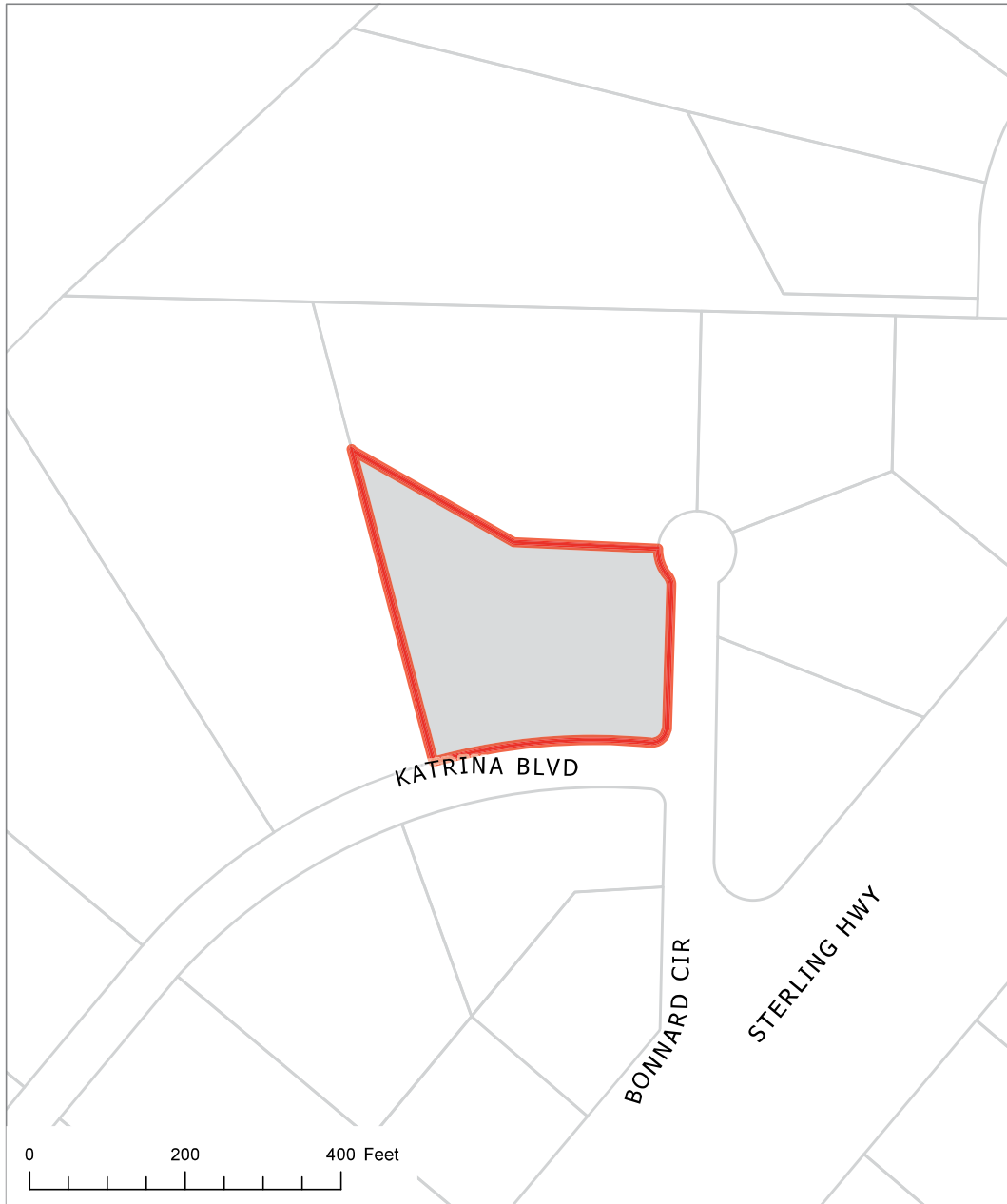


E. NEW BUSINESS

- 4. Iliamna Meadows 2024 Addition; KPB File 2024-087
Johnson Surveying / Book
Location: Bonnard Circle & Katrina Boulevard
Ninilchik Area**



KPB File 2024-087
T 01S R 13W SEC 05
Ninilchik

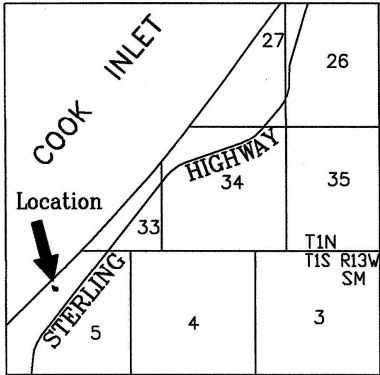
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Aerial 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.



Iliamna Meadows 2024 Addition Preliminary Plat

A subdivision of Lot 2 Iliamna Meadows (HRD 77-46).
 Located in the SW1/4 Section 5, T1S R13W, SM, Alaska.
 Homer Recording District Kenai Peninsula Borough

Prepared for
Jimmie E Book
 30624 Boulder Ct.
 Soldotna, AK 99669

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

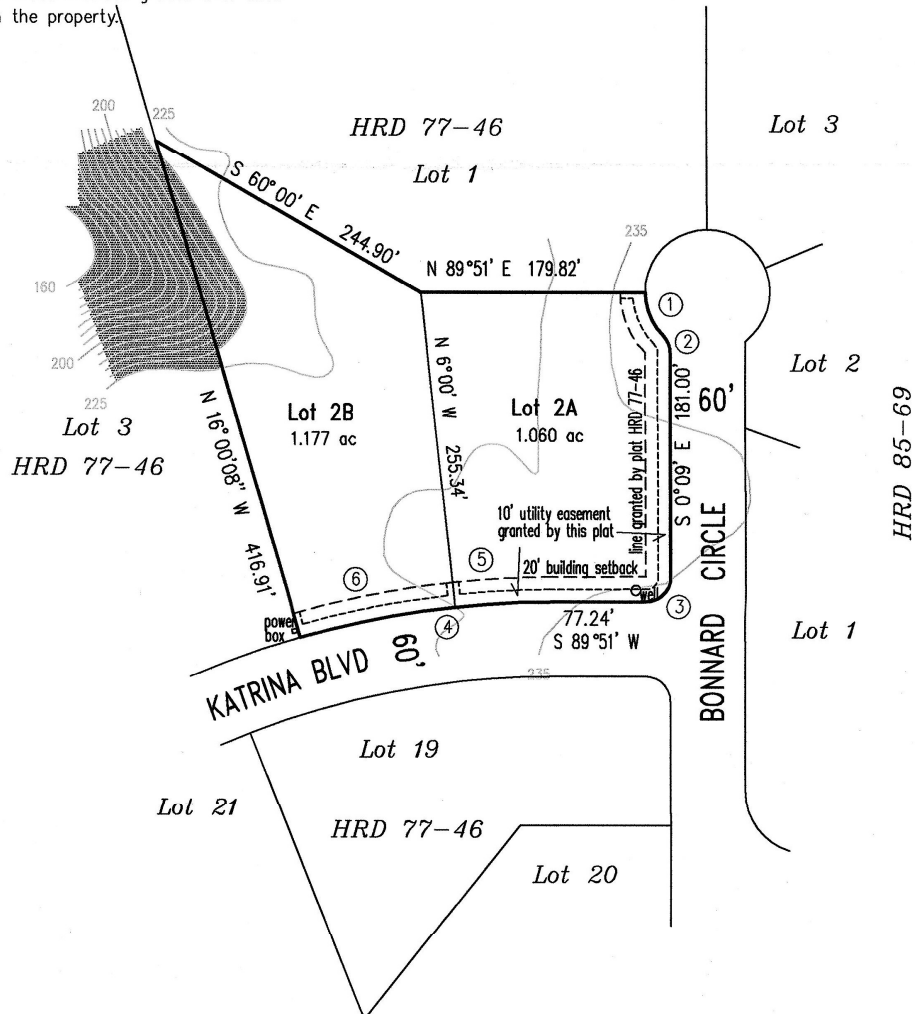
VICINITY 1" = 1 mile MAP

SCALE 1" = 100'

2.237 acres 23 July, 2024

NOTES

1. A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines. Well shown predates granting of this easement and is not subject to it. Plat HRD 77-46 granted a 5' utility easement fronting on streets, now contained within this new easement.
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. Contour interval 5'. Shaded areas indicate grades over 25%. There are no wet areas on the property.



KPB 2024-087

AGENDA ITEM E. NEW BUSINESS

**ITEM #4 - PRELIMINARY PLAT
ILIAMNA MEADOWS 2024 ADDITION**

KPB File No.	2024-087
Plat Committee Meeting:	September 9, 2024
Applicant / Owner:	Jimmie E Book of Soldotna, Alaska
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Bonnard Circle & Katrina Boulevard, Ninilchik

Parent Parcel No.:	157-210-21
Legal Description:	T 1S R 13W SEC 5 Seward Meridian HM 0770046 ILIAMNA MEADOWS SUB LOT 2
Assessing Use:	Residential Dwelling
Zoning:	Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 2.237-acre parcel into two lots having sizes of 1.060 acres and 1.177 acres

Location and Legal Access (existing and proposed):

Legal access is available via Katrina Boulevard to the south and Bonnard Circle to the east. Bonnard Circle, a borough-maintained 60-foot road connects to the Sterling Highway to the south and ends in a cul-de-sac to the north. It intersects with Katrina Boulevard to the west. Katrina Boulevard, also a borough-maintained 60-foot dedication, connects Bonnard Circle to the East and Marsha Way to the West which also leads out to the Sterling Highway.

No dedications or vacation are proposed with this platting action.

The block length is non-compliant. **Staff recommends** the Planning Commission’s concur an exception is not needed for KPB 20.30.170 Block Length, due to multiple limiting factors specifically being a corner lot and being near to backing to the Cook Inlet.

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

Site Investigation:

An existing structure is shown on KPB imagery and will be located on lot 2A. There is a well depicted in the 10-foot utility easement. Per plat note 1, the well predates granting of the 5’ utility easement of the parent plat.

There is steep terrain shown on the plat with grades over 25% shaded. **Staff recommends** the shading remain for the final submittal and the contours be removed. Add arrows to show the direction of slope.

No zoning restriction or wetlands affect this plat. The River Center review did not identify this plat to be located in a FEMA flood hazard area or habitat protection district.

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

Staff Analysis

Originally the land was designated as Government lots 3 and 4 and the NE1/4 SW1/4 of Section 5, Township 1 South, Range 13 West, Seward Meridian, Homer Recording District, Alaska. Iliamna Meadows KN77-46 subdivided the area into 40 lots and seven dedications lying on both sides of the Sterling Highway. The proposed subdivision will subdivide Lot 2, Iliamna Meadows, KN 77-46.

A soils report will be required and an engineer will sign 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.

The property is not within an advisory planning commission.

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

Utility Easements

The parent plat, Iliamna Meadows, HM 77-46, granted a 5-foot utility easement along all streets. The proposed plat grants a 10-foot utility easement adjoining rights-of-way, containing the 5-foot utility easement. Plat note #1 mentions the 5' easement. Plat note should be modified to note that the well predates the 10' easement created by this plat and remove mention of the 5' easement.

An easement was granted to Homer Electric Association with no location disclosed per Book 18 Page 127, HRD. Surveyor should add a plat note address this easement.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

Utility Provider Review:

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

KPB department / agency review:

Addressing	Reviewer: Leavitt, Rhealyn Affected Addresses: 10335 BONNARD CIR Existing Street Names are Correct: Yes List of Correct Street Names: BONNARD CIR, KATRINA BLVD
------------	--

	Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 10335 BONNARD CIR WILL REMAIN WITH LOT 2A
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
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	Reviewer: Windsor, Heather Comments: No comment

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Add curve data to the plat
Add a Plat Approval with the date of September 9, 2024

PLAT NOTES TO ADD

- Add a plat indicating “The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).”

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 subdivision name in the title block.
Add the KPB File No 2024-087 to the title block

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

Staff recommendation:

Show the plat location on the map closer to where it should be located. The site is straight north of the C1/4 per the plat.

- 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 plat note indicating HEA easement per CTP # 7
Add the 30' R anchor easement in SW corner from parent 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.

RECOMMENDATION:

STAFF RECOMMENDS:

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

NOTE: 20.25.120. - REVIEW AND APPEAL.

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

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

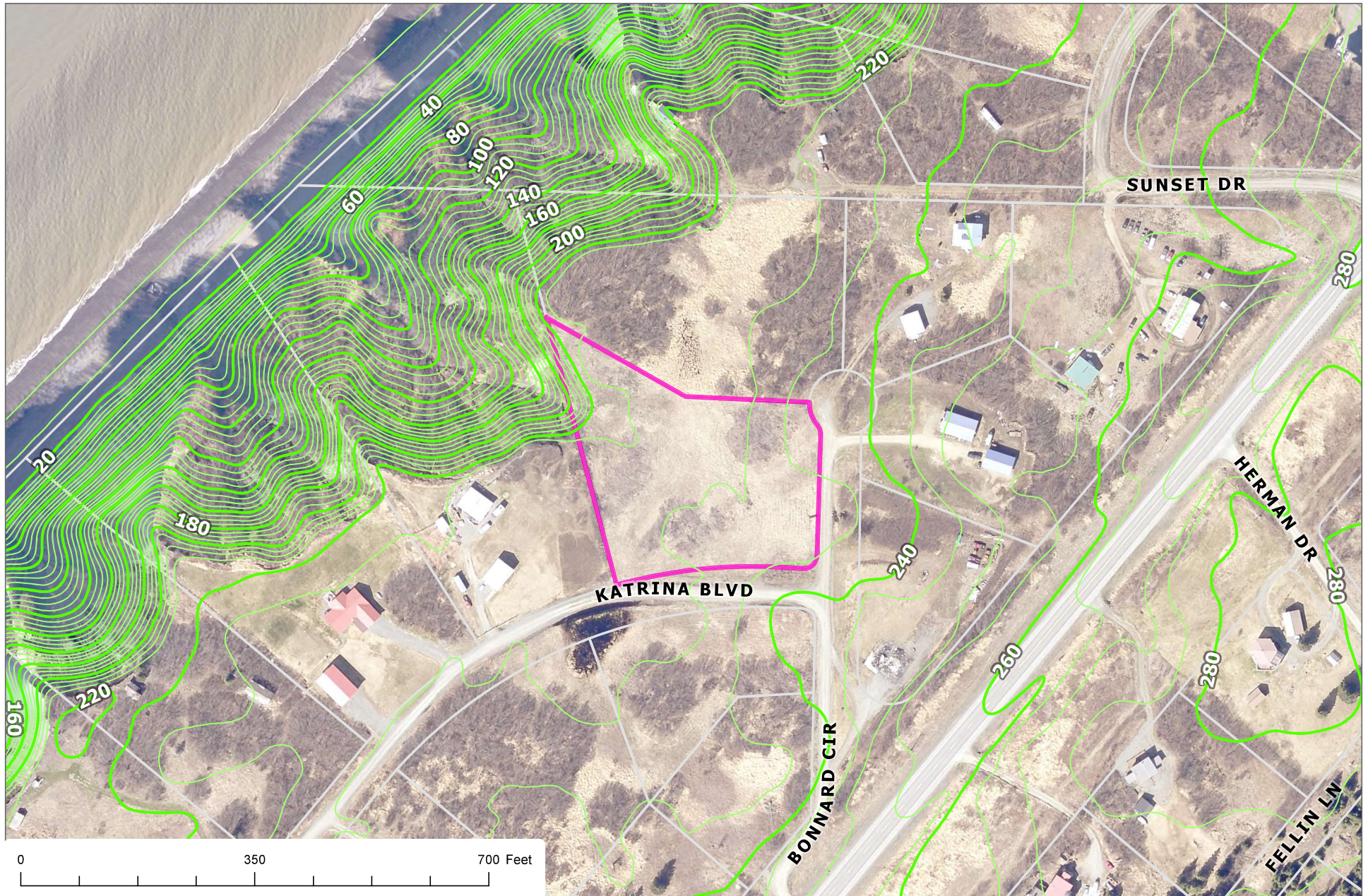
END OF STAFF REPORT



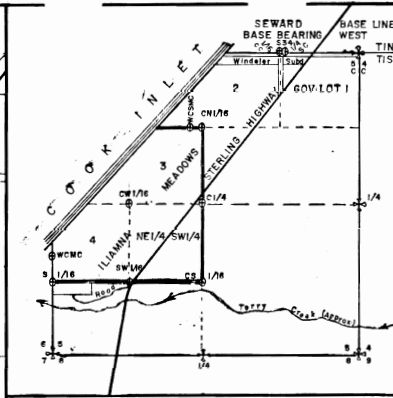
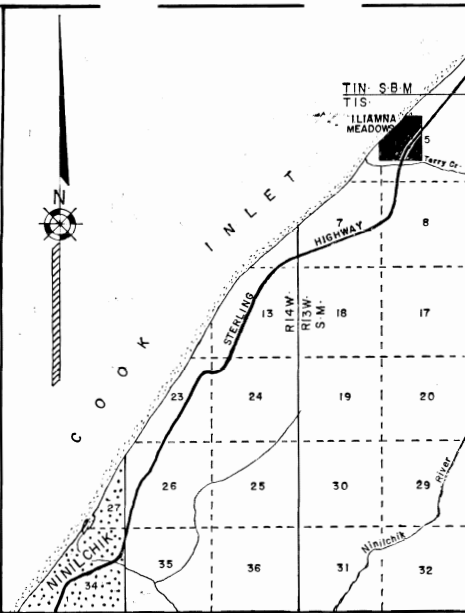
Aerial Map



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.



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.



ILIAMNA MEADOWS

SCALE - 1" = 200' AREA - 120.086 AC JULY 17, 1976
 LOCATED IN GOV. LOTS 3 AND 4 AND NE 1/4 SW 1/4 SEC 5,
 T1S R13W S.M.; NINILCHIK, ALASKA -
 99639

BY: ILIAMNA MEADOWS INCORPORATED, 330 "L" STREET, ANCHORAGE, ALASKA, 99501

LEGEND

- ⊕ - Indicates GLO mon. found as described in record.
 - ⊙ - Ind. standard K.P.B. brass cap on 3/4" X 3/8" set.
 - ⊖ - Ind. 5/8" X 24" rebar set.
 - - Ind. 8" X 8" X 40" conc. Dept. Hwys. R.O.W. mon. found.
- NOTE: All cul de sac radii 50'.
 All return radii 20' except as shown.
 A 20' drag set-back line along all streets.
 A 5' clearing and U-G utility easement along all streets for Homer Elect.
- Double front lots, front on interior streets.

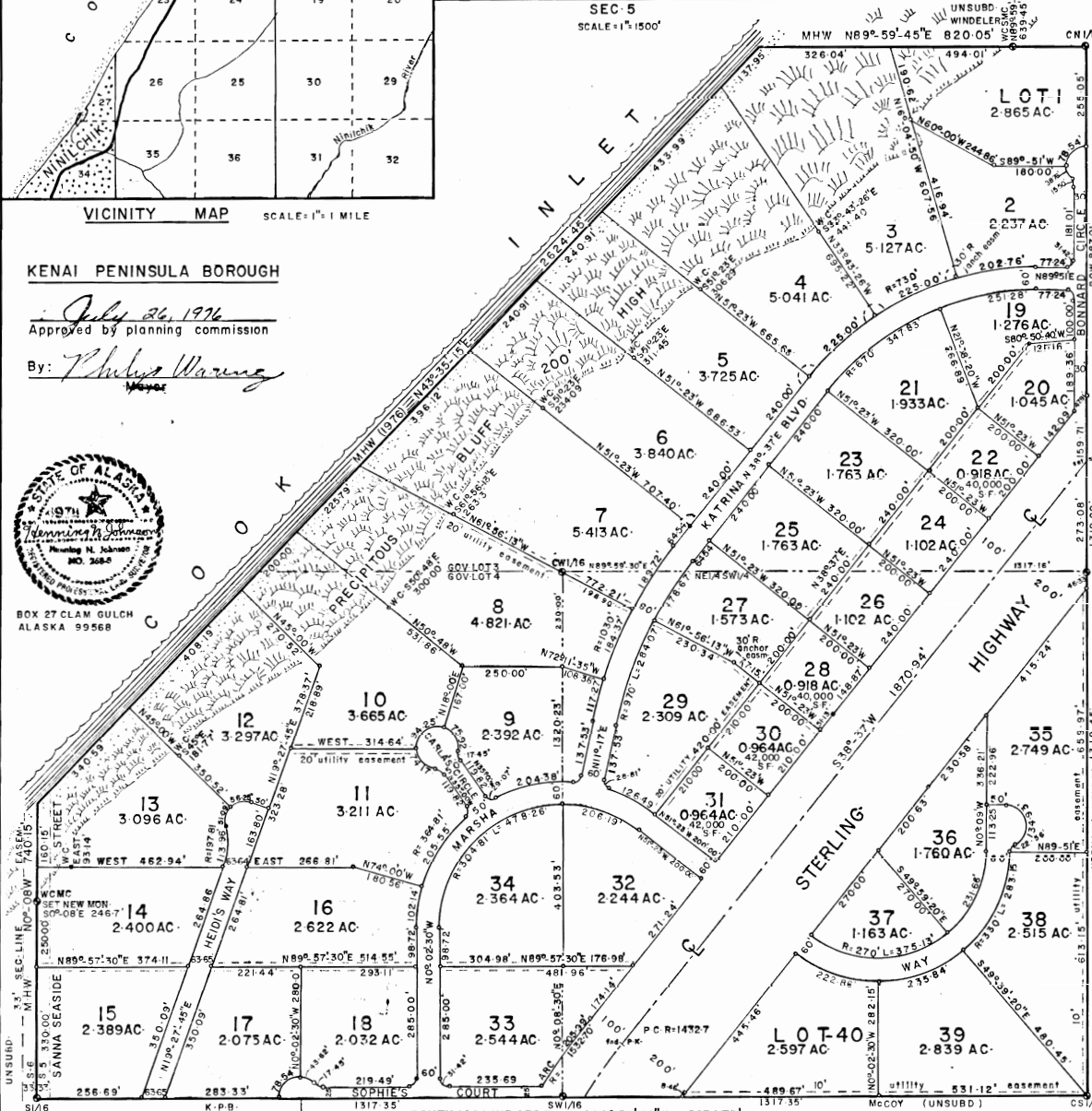
KENAI PENINSULA BOROUGH

July 26, 1976
 Approved by planning commission

By: *Philip Walton*



BOX 27 CLAM GULCH
 ALASKA 99568



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon, and that we hereby adopt this plan of subdivision, and dedicate all streets to public use and to the use of public utilities:

Philip Walton
 Peter Walton, President, Iliamna Meadows Inc.
 330 "L" STREET, ANCHORAGE, ALASKA 99501

77-46
 77-02236-6
 RECORDED FILED
 Homer REC. DIST.
 DATE 7-12-77
 TIME 2:40 P.M.
 Recorder KPB
 Address Seldatna

STATE OF ALASKA, THIRD JUDICIAL DISTRICT.

Subscribed and sworn before me this 5th day of July 1976.

Philip Walton
 NOTARY PUBLIC FOR ALASKA

4-2-78
 My commission expires

SURVEYED TOWNSHIP 1 SOUTH RANGE 13 WEST OF THE SEWARD MERIDIAN, ALASKA

STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

MTP

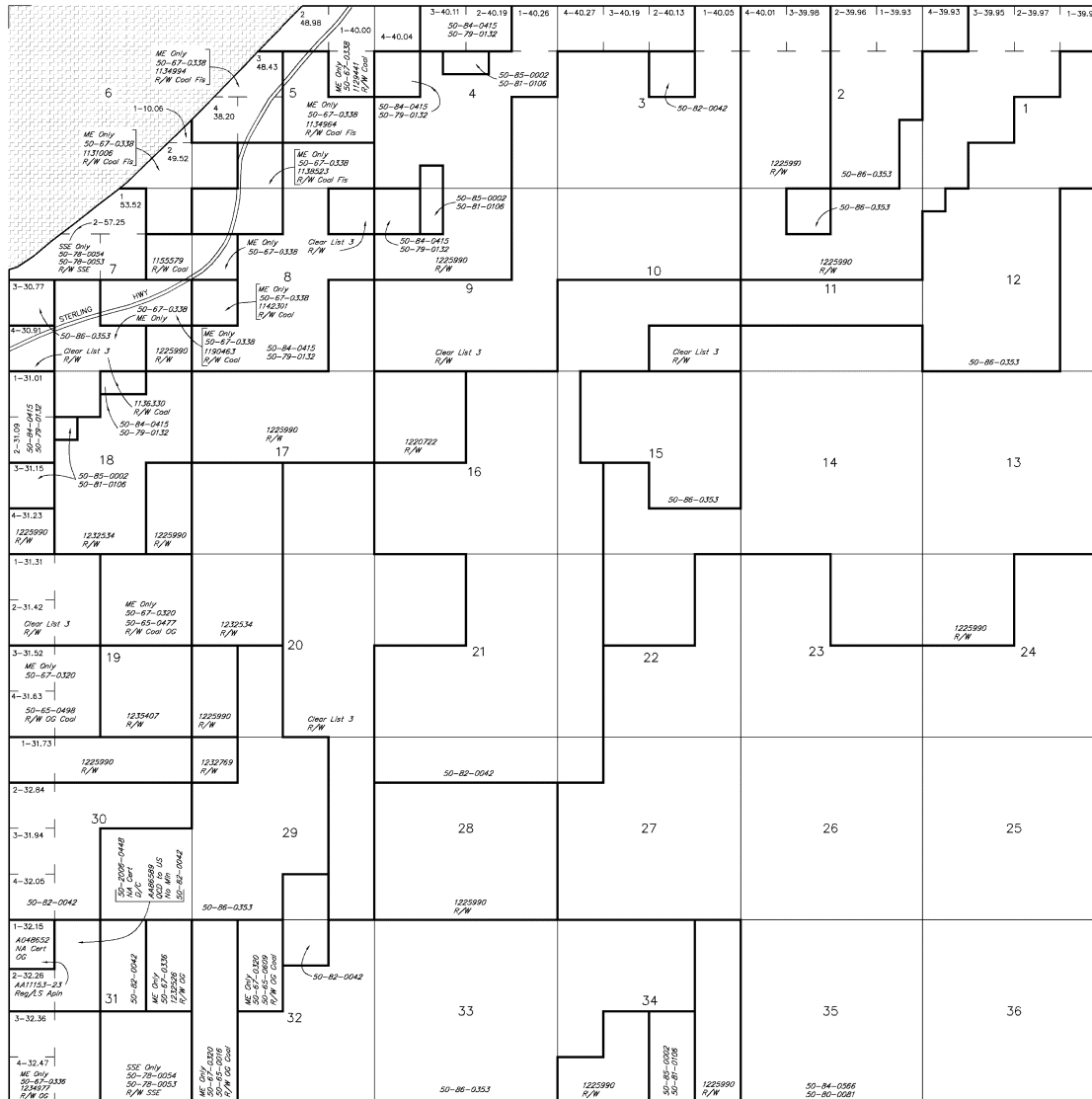
FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

A050483 SS entire Tp

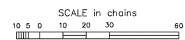
A050658 SS entire Tp

PLO 5184 W&C affects Lds/Interests not conveyed

A084492 Acq Cons Esmt affects W1/2NE1/4 & W1/2SE1/4NE1/2 of Sec 31



Lot 60°02'14.000"N
Long 151°25'14.398"W



WARNING: This plat is the Bureau's Record of Title, and should be used only as a graphic display of the township's survey data. Records hereon do not reflect title changes which may have been effected by isolated movements of rivers or other bodies of water. Refer to the cadastral surveys for official survey information.

CURRENT TO	Sew Mer
10-16-2006	T 1 S
	R 13 W

ACAD