

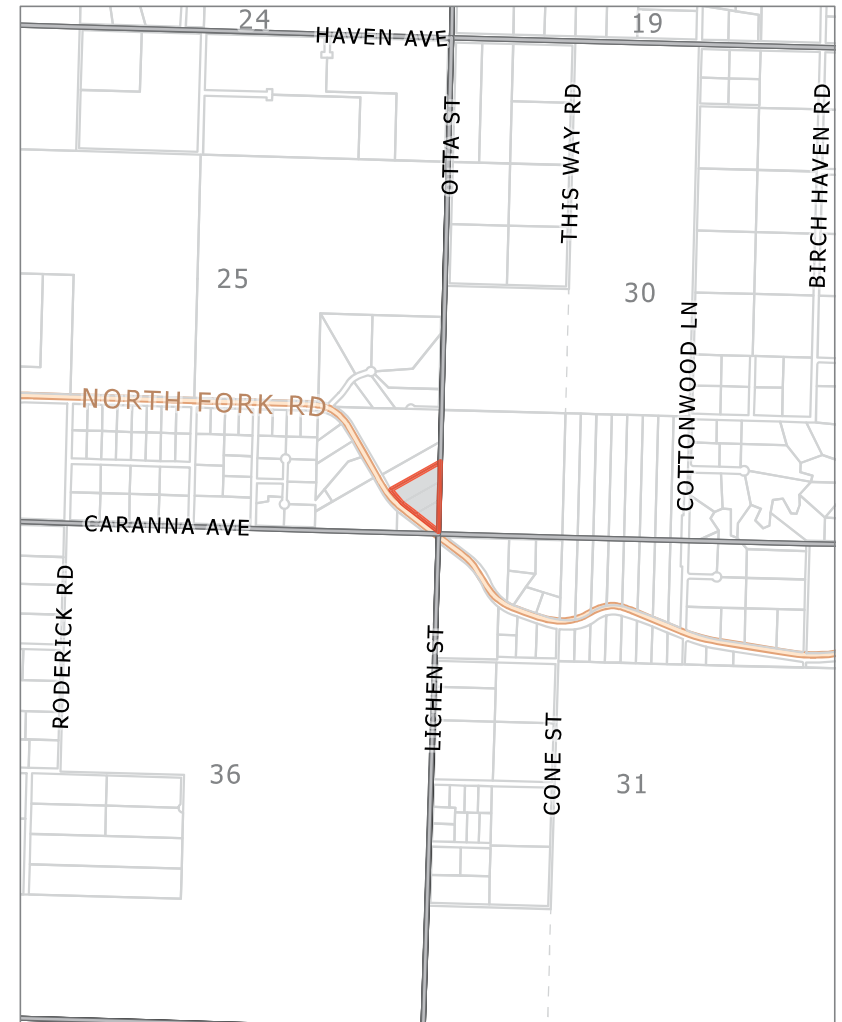
E. NEW BUSINESS

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

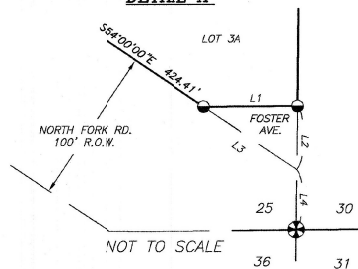


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

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 _____

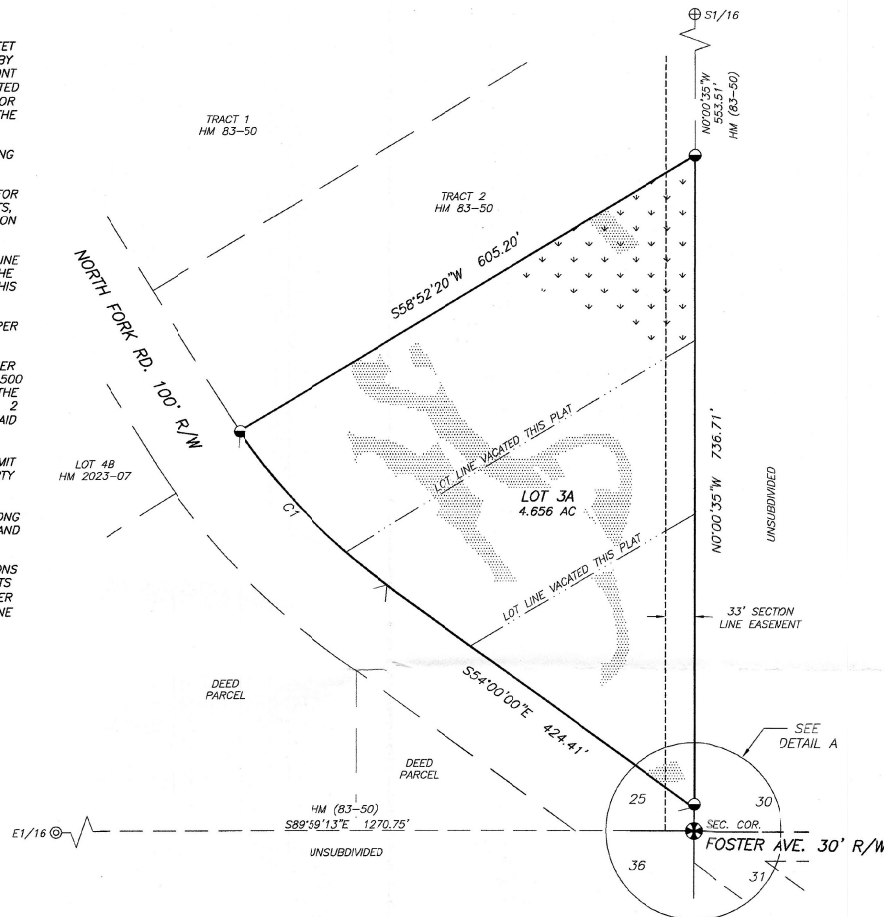
KPB 2025-139

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)

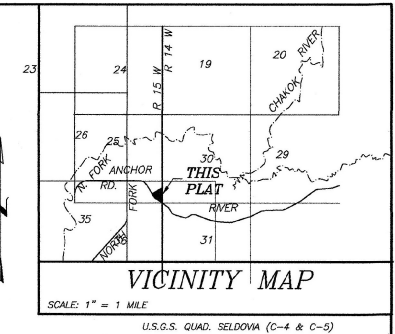
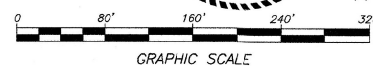


CURVE TABLE

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
--	--

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:
-------------------	---

	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.

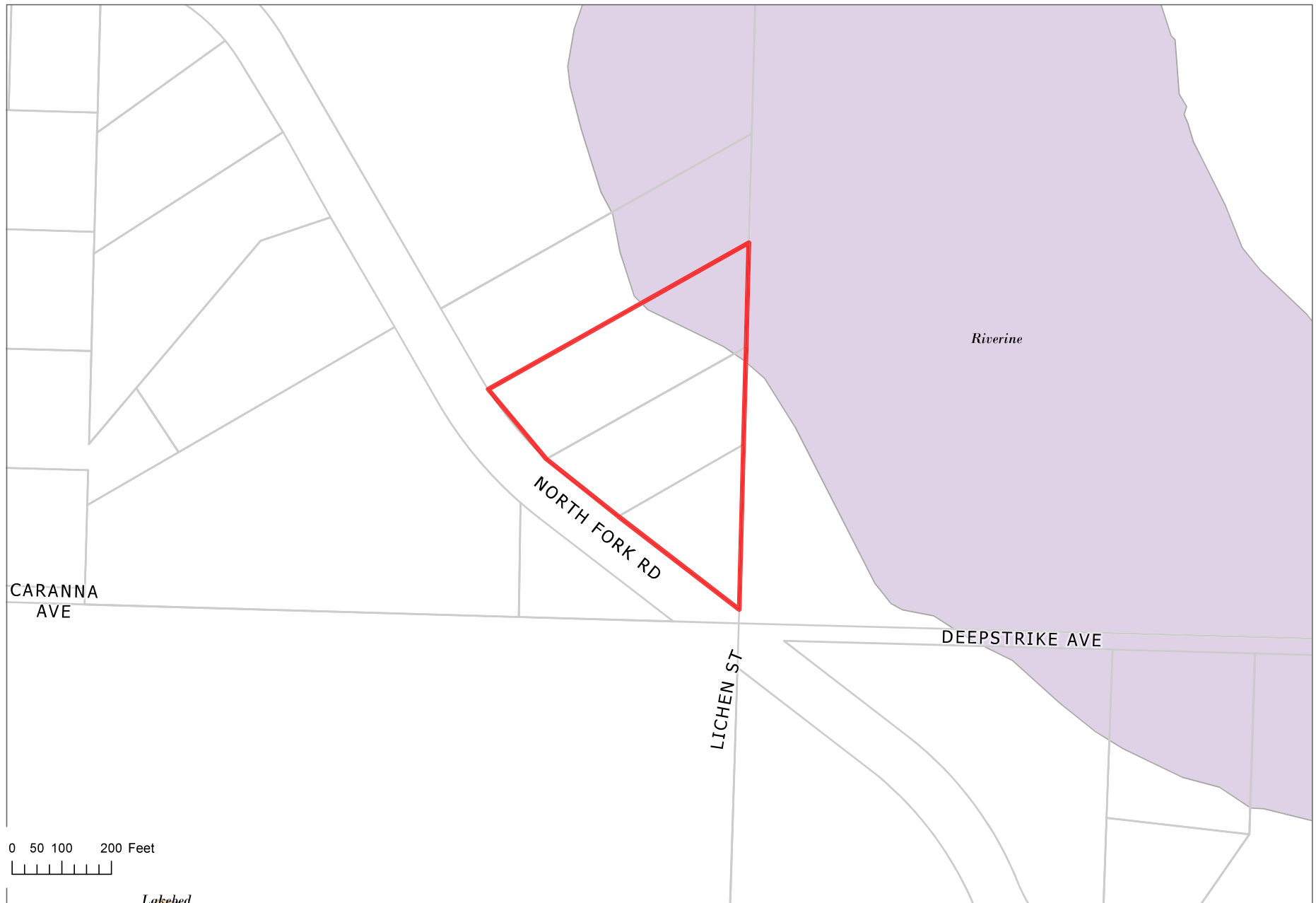
END OF STAFF REPORT



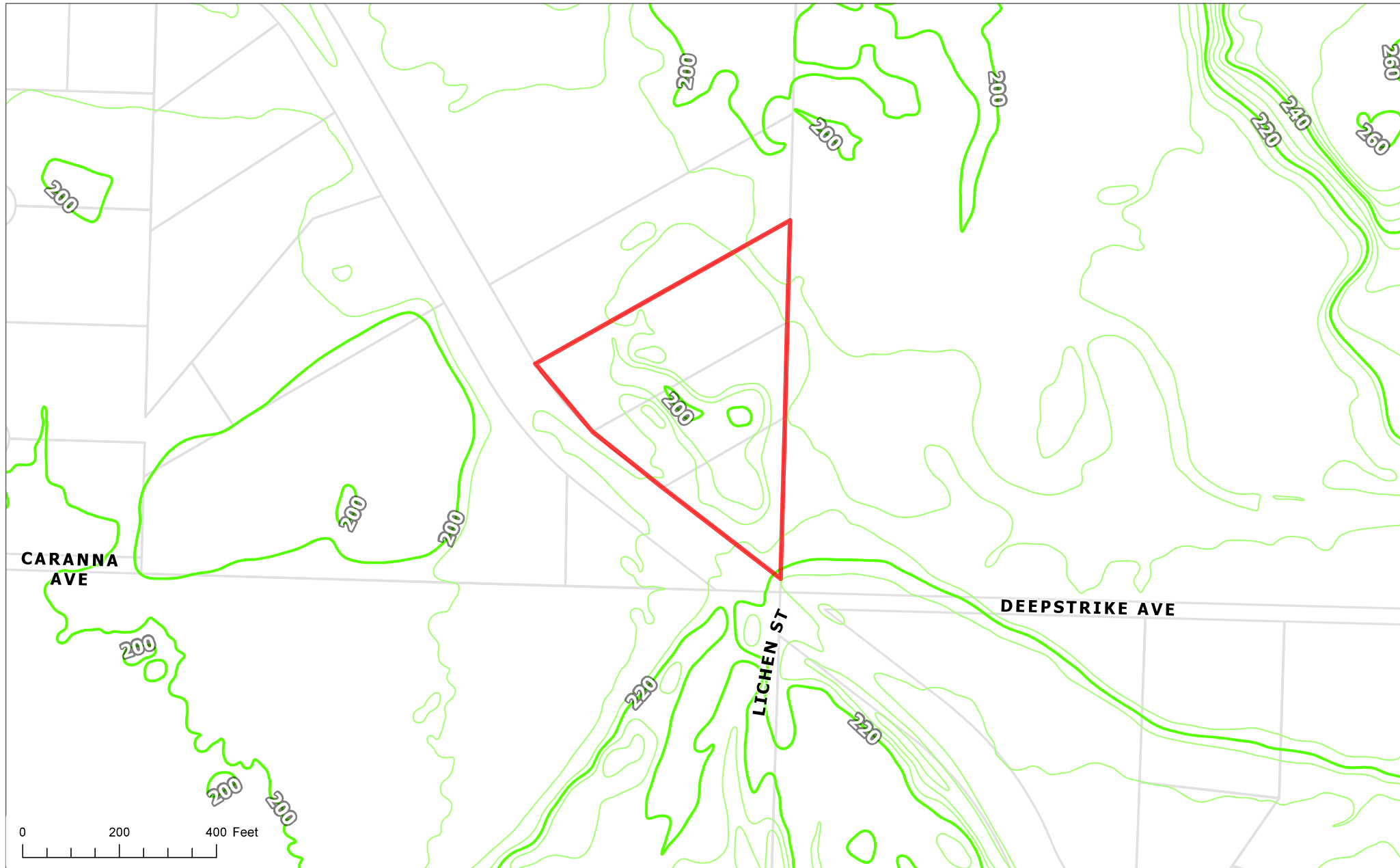
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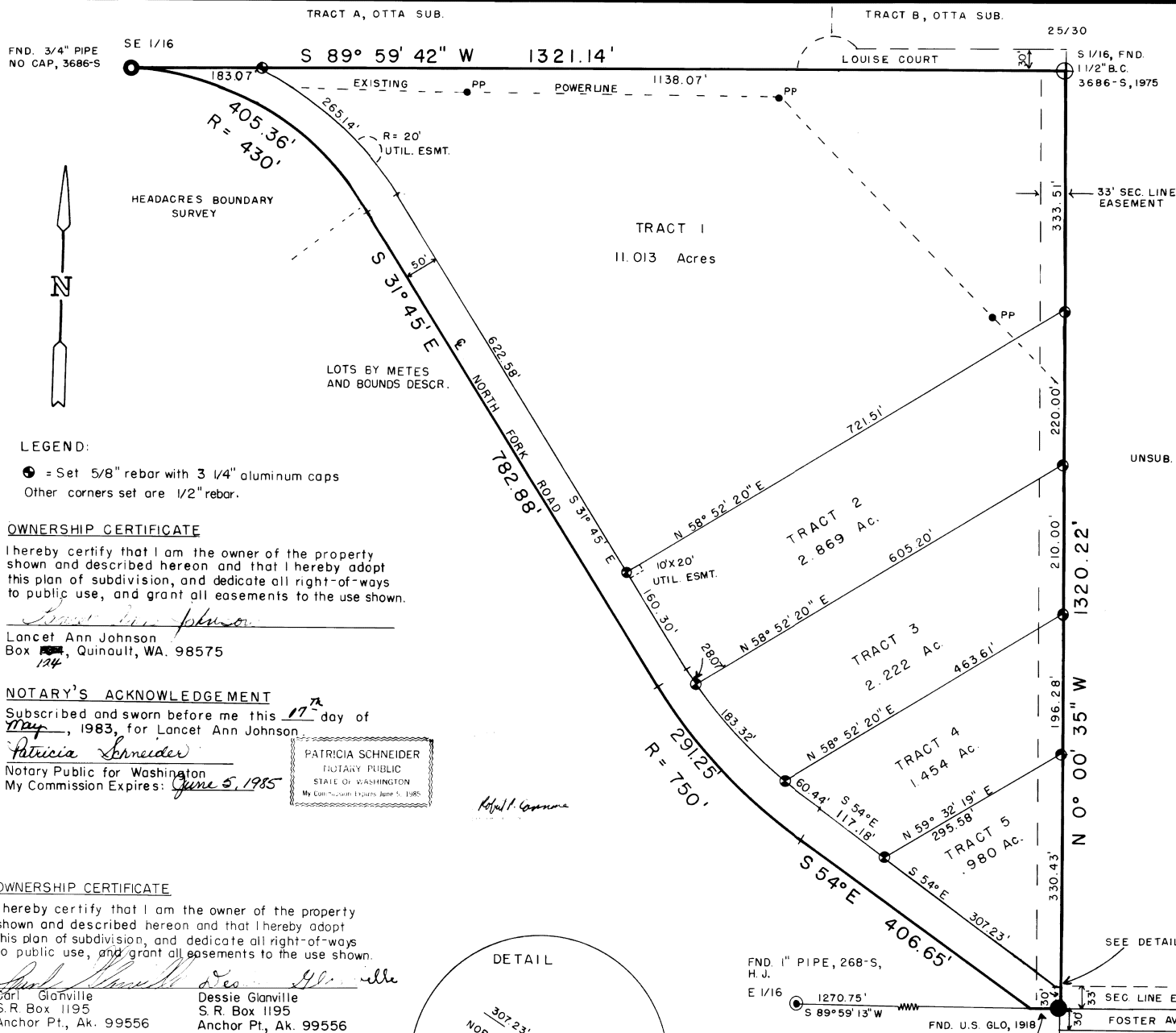
Wetlands



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LEGEND:

- = Set 5/8" rebar with 3 1/4" aluminum caps
- Other corners set are 1/2" rebar.

OWNERSHIP CERTIFICATE

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 to public use, and grant all easements to the use shown.

Lancel Ann Johnson
Lancel Ann Johnson
Box 124, Quinault, WA. 98575

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 17th day of May, 1983, for Lancel Ann Johnson.

Patricia Schneider
Notary Public for Washington
My Commission Expires: June 5, 1985



Adolf G. Gamm

OWNERSHIP CERTIFICATE

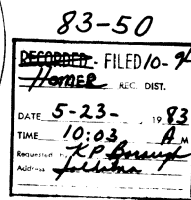
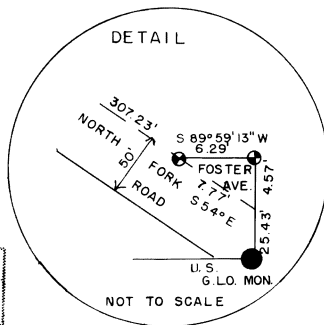
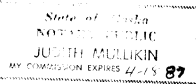
I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision, and dedicate all right-of-ways to public use, and grant all easements to the use shown.

Carl Glanville *Dessie Glanville*
Carl Glanville Dessie Glanville
S.R. Box 1195 S.R. Box 1195
Anchor Pt., Ak. 99556 Anchor Pt., Ak. 99556

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 17th day of May, 1983, for Carl Glanville and Dessie Glanville.

Donald E. Mullikin
Notary Public for Alaska
My Commission Expires: 4-12-87



PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April 11, 1983.

KENAI PENINSULA BOROUGH

By: *Stephen L. Cervantes*
Authorized Official

OWNERSHIP CERTIFICATE

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 to public use, and grant all easements to the use shown.

David Newton Boyer
David Newton Boyer (As subject to law)
923 W. 11th Avenue
Anchorage, Ak. 99501

NOTARY'S ACKNOWLEDGEMENT

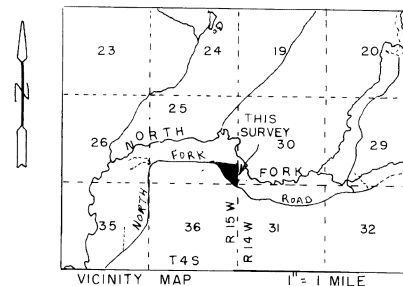
Subscribed and sworn before me this 11th day of May, 1983, for David Newton Boyer.

Ruby E. Smith
Notary Public for Alaska
My Commission Expires: 2-5-86



NOTES:

1. Subdivider retains any existing rights to minerals, oil, and gas within right-of-ways and easements.
2. All wastewater disposal systems shall comply with existing applicable laws at time of construction.
3. The State of Alaska requires that all wastewater disposal systems be a minimum of 100' from any water source.
4. Building Setback -- 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.
5. Tracts 2 and 3 and Tracts 4 and 5 shall have common driveways from the North Fork Road.



CARIKENS

That portion of the SE 1/4, SE 1/4, Sec 25, T4S, R15W, S.M., lying Northeast of the center of the North Fork Rd., Homer Recording District, Kenai Peninsula Borough, Ak.

Containing 20.618 Acres

Surveyed by: Donald E. Mullikin, R.L.S. MULLIKIN SURVEYS Box 790, Homer, Ak.	Surveyed for: David N. Boyer & Carl Glanville 923 W. 11th Ave. Anchorage, Ak. 99501
Date: MARCH, 1983	Scale: 1" = 100'
Field Book No. 40 & 42	Drawn by: J. M.

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, Gillean'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.

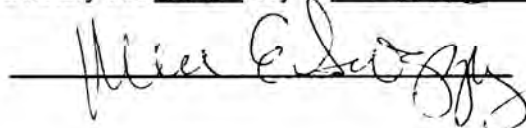
Section 4. That this Resolution takes effect immediately upon adoption.

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

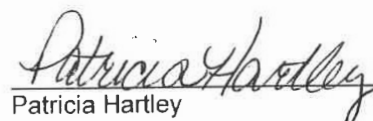
- The permittee shall maintain 6-foot earthen berms along the North Fork Rd. parcel boundaries and the northernmost SW/NE parcel boundary of KPB 16525066, and a 50-foot natural vegetation buffer along the easternmost boundaries of all 3 parcels.

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



3 of 3

2006-003177-0