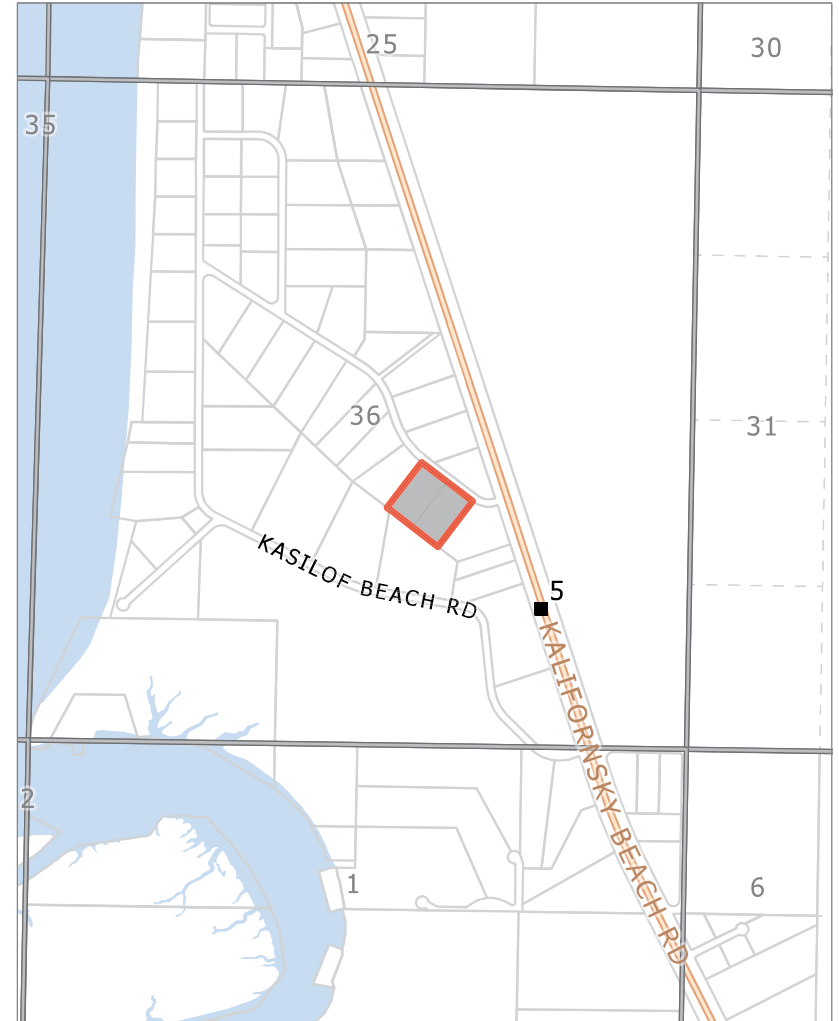
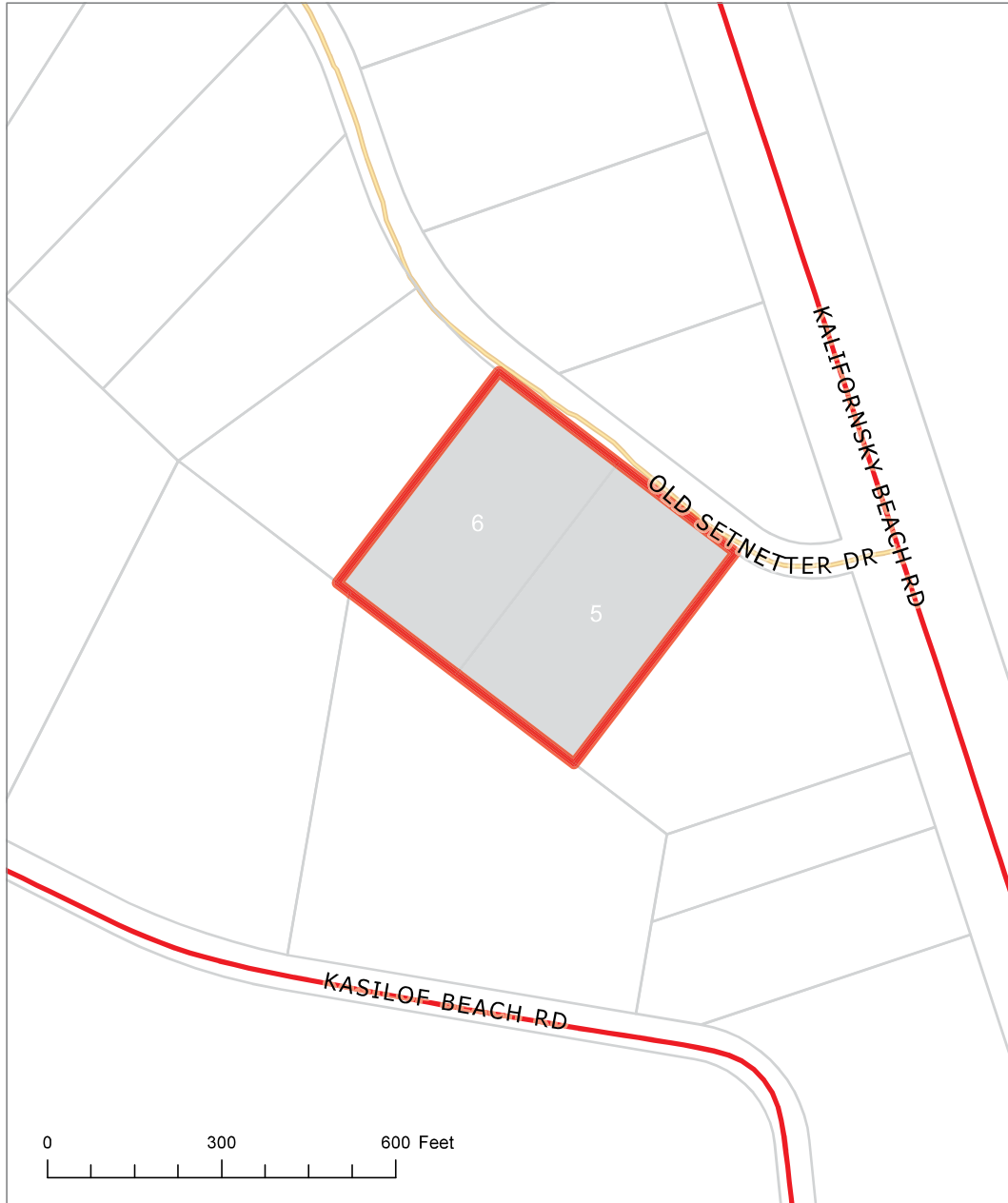


E. NEW BUSINESS

- 2. Kasilof Alaska Subdivision 2022 Replat;
KPB File 2022-119
Johnson Surveying / Renner & Oldham
Location: Old Setnetter Drive
Kalifornsky Area**



KPB File # 2022-119
 S36 T04N R12W
 Kalifornsky

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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.

Kasilof, Alaska Subd. 2022 Replat Preliminary Plat

A replat of Lots 5 & 6 Block 1 Kasilof, Alaska Subd., KR 83-166.
Located in the SE1/4 Section 36, T4N R12W, SM, Kasilof, Alaska.
Kenai Recording District - Kenai Peninsula Borough File

Prepared for

Rosemary M Renner
P.O. Box 122
Kasilof, AK 99610
Darrel Oldham
P.O. Box 1164
Kasilof, AK 99610

Prepared by

Johnson Surveying
P.O. Box 27
Clam Gulch, Ak 99568



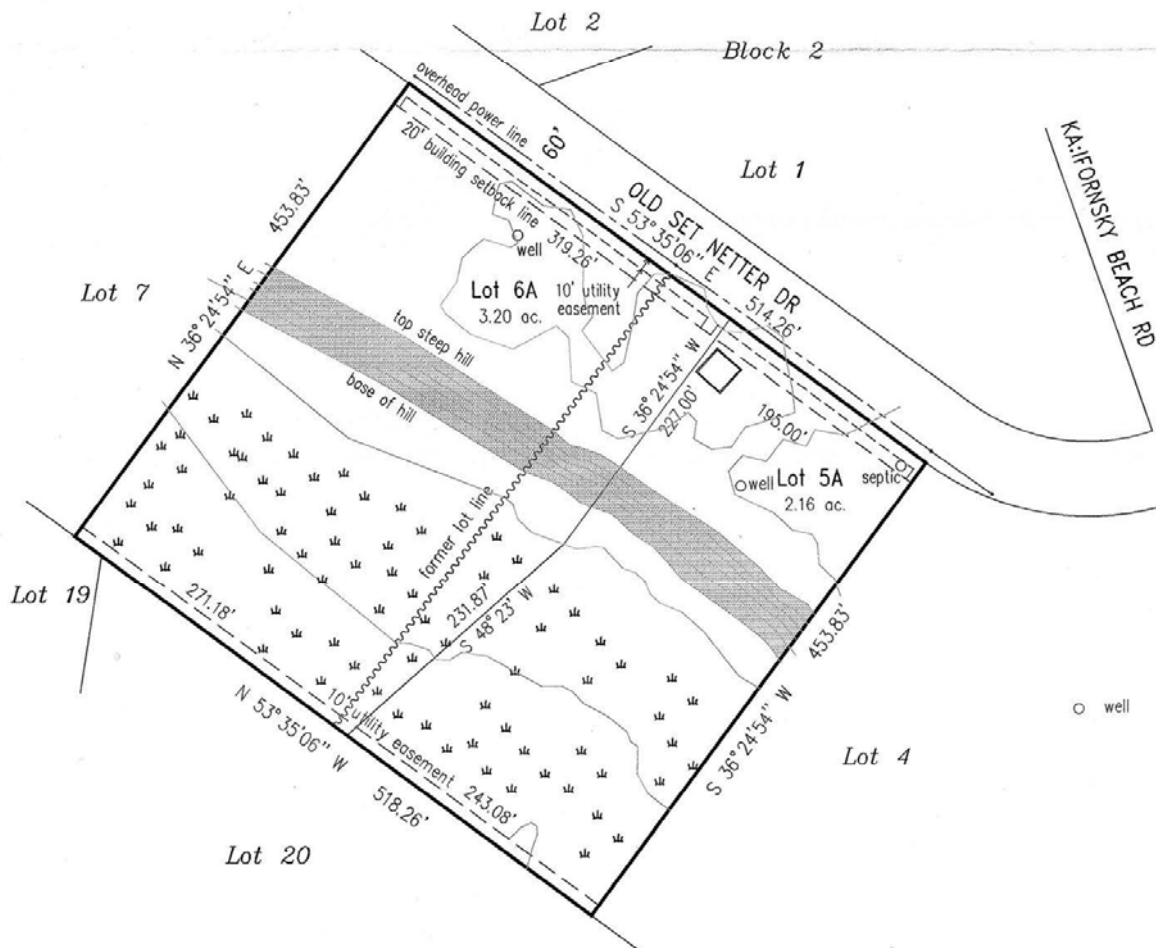
VICINITY 1" = 1 mile MAP

SCALE 1" = 100'
3 August, 2022

AREA = 5.358 acres

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. The front 10' adjacent to rights-of-way and 20' within 5' of side lot lines are being granted as utility easements per this plat.
2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. Contour interval 4'. Shaded areas indicate grades over 25%.



KPB 2022-119

AGENDA ITEM E. NEW BUSINESS

ITEM 2 - KASILOF, ALASKA SUBDIVISION 2022 REPLAT

KPB File No.	2022-119
Plat Committee Meeting:	September 12, 2022
Applicant / Owner:	Rosemary M Renner and Darrel Oldham of Kasilof, Alaska
Surveyor:	Jerry Johnson, Johnson Surveying
General Location:	Old Setnetter Drive, Kalifornsky

Parent Parcel No.:	131-120-40 & 131-120-41
Legal Description:	Lots 5 & 6 Block 1 Kasilof Alaska Subdivision Amended, KN 83-166
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On Site

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will reconfigure two lots and will adjust them from 2.7 acres to 3.2 acres and 2.66 acres to 2.16 acres.

Location and Legal Access (existing and proposed): The proposed replat is along Old Setnetter Drive just off the intersection with Kalifornsky Beach Road near mile 5 in the Kalifornsky Beach area. Old Setnetter Drive is a Borough maintained 60-foot right-of-way that was dedicated on Kasilof, Alaska Subdivision, Plat KN 1349 and shown on the amended plat KN 83-166.

The lots will maintain access on the north to Old Setnetter Drive. No new access or dedications are proposed.

The block exceeds allowable limits. The block is of unique shape due to the locations of Kalifornsky Beach Road, Kasilof Beach Road, low wet areas, and steep terrain. Due to the proximity to Kalifornsky Beach Road and the terrain, the ability to create or improve the block length is not feasible at this time. **Staff recommends the plat committee concur that an exception is not required as any required dedications would not improve the block.**

KPB Roads Dept. comments	
SOA DOT comments	No comment

Site Investigation: The replat is flat along the road and then drops steeply in the middle of the lots to wetlands at the back of the lots. **Staff recommends the top and base of the hill remain on the final plat as well as the low wet areas and add a wetland determination plat note.**

There are several buildings on both lots. The plat depicts one of the existing structures to demonstrate it will not be encroaching over the new lot line. Per KPB GIS imagery, a building further east from the depicted structure is closer to the right-of-way. There is not a depiction or plat note on the parent plat indicating a setback or easement was put into place. **Staff recommends the placement of the structure be verified and disclosed to staff, if the building is within the setback and/or utility easement the structure shall be shown on the final with a plat note stating it predates the setback and utility easement.**

KPB River Center review	<p>A. Floodplain Reviewer: Carver, Nancy Floodplain Status: Not within flood hazard area Comments: Located in an unregulated D Zone</p> <p>B. Habitat Protection</p>
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	Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments C. State Parks Reviewer: Russell, Pam Comments: No Comments
State of Alaska Fish and Game	No objection

Staff Analysis The proposed replat is combining two lots to re-align the line between them and maintain two lots with the replat. The original Lots 5 and 6 Block 1 were created in Kasilof, Alaska Subdivision KN 1349 and was amended by KN 83-166. The lots will continue to have access to Old Setnetter Drive on the North.

A soils report was not submitted for the parent subdivision. The preliminary plat does not fall under the other provisions per KPB 20.40.020 to not require a soils analysis report. It does appear there are some existing systems in place but staff could not locate information regarding the systems through the DEC website. A soils report will be required and an engineer will need to sign the final plat.

Notice of the proposed plat was mailed to the beneficial interest holder on August 31, 2022. 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 property is within the Kalifornsky advisory planning commission, but is not active at this time

Utility Easements Kasilof Alaska Subdivision Amended KN 83-166 granted 10 foot utility easements along the back lot lines that is being carried over to the proposed replat. **Staff recommends the label include the plat information that created the easement.**

Code compliant easements are proposed to be granted by this plat along Old Setnetter Drive. **Staff recommends the depiction be updated for the intended 20 feet within 5 feet of the side lot lines as the depiction is offset.**

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	Revise utility easement at the new lot line. Provide a 20-foot-wide electric easement centered on the existing overhead electric line for any portion of the secondary service that crosses Lot 6A and provides electricity to 5A that will not be encompassed by the easement that adjoins Old Setnetter Drive.
ENSTAR	No comment
ACS	
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Haws, Derek Affected Addresses: 28395 OLD SETNETTER DR 28415 OLD SETNETTER DR Existing Street Names are Correct: No
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	<p>List of Correct Street Names:</p> <p>Existing Street Name Corrections Needed: OLD SET NETTER DR should be OLD SETNETTER DR KA:IFORNSKY BEACH RD should be KALIFORNSKY BEACH RD</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: 28395 OLD SETNETTER DR will remain with 5A. 28415 OLD SETNETTER DR will remain with 6A.</p>
Code Compliance	<p>Reviewer: Ogren, Eric</p> <p>Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan</p> <p>There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather</p> <p>Comments: No comment</p>

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

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

Check distances on back lot line compared to parent plat.
Show pins found or set on drawing.
Show basis of bearing on plat.
Show measured and recorded distances and bearings on drawing.
If this drawing was created from non-surveyed data, a note should have been added stating such.
Add surveyors' certificate and seal
Add legend

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: Update the parent name to include "Amended".

- 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: Check names of streets for spelling errors
- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;
Staff recommendation: Include a block label for the new lots.
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;
Staff recommendation: Appears to be a structure encroaching on the 20' building setback line on Lot 5A, surveyor should verify in the field and if so the structure should be depicted and a plat note added that it predates the setback.

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: A soils report will be required and an engineer will need to sign the plat.

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.

20.60.030. Certificate of borough finance department required.

Platting Staff Comments: All taxes levied on the property within the subdivision shall be paid prior to recordation of the final plat. If approval is sought between January 1 and the tax due date, there shall be on deposit with the borough finance department an amount sufficient to pay the entire estimated real property tax for the current year. Prior to filing of the final plat, a certificate to this effect shall be provided by the borough finance director or his designee upon request by the planning director. Estimated tax payments shall be applied to the actual bill as of July 1 or such earlier date as the taxes due have been determined.

Taxes owed may include special assessments for utility or road assessment districts established by KPB ordinance.

Staff recommendation: The lots fall into a special assessment district per Ordinance 2020-42 and any remaining portions will be required to be paid in full in addition to yearly property taxes. Comply with 20.60.030.

20.60.140. Block and lot numbering. Blocks and lots within each block shall be numbered consecutively or all lots shall be numbered consecutively. If possible, each block should be shown entirely on one sheet. Each lot shall be shown entirely on one sheet.

Staff recommendation: Block label needed.

20.60.180. Plat notes.

A. Plat notes shall not be placed on a final plat unless required by borough code or by the planning commission in order to promote or protect the public health, safety, and welfare consistent with borough and state law.

B. Revision of, or not carrying forward, an existing plat note from the parent plat will adhere to KPB 20.50.010. Separate advertising of the plat note removal is not required, Notification of the requested change will be sent by regular mail to all owners within the subdivision (parent plat and subsequent replats) as shown on the borough tax rolls. Upon approval by the planning commission, the revision or removal of the record plat note shall be finalized by recording a planning commission resolution or subdivision plat.

Staff recommendation: *Place the following notes on the plat.*

- *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.*
- *Add plat note if required, 'Improvements on Lot 5A predate the 20' building setback (and 10' utility easement if applicable) created this plat and are not subject to the 20' building setback (and utility easement if applicable). Any replacement, or improvement, to the building must comply with the 20 foot building setback as shown on this plat.'*

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: *Include the former lots by the owners' names. Comply with 20.60.190.*

RECOMMENDATION:

STAFF RECOMMENDS:

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

NOTE: 20.25.120. - REVIEW AND APPEAL.

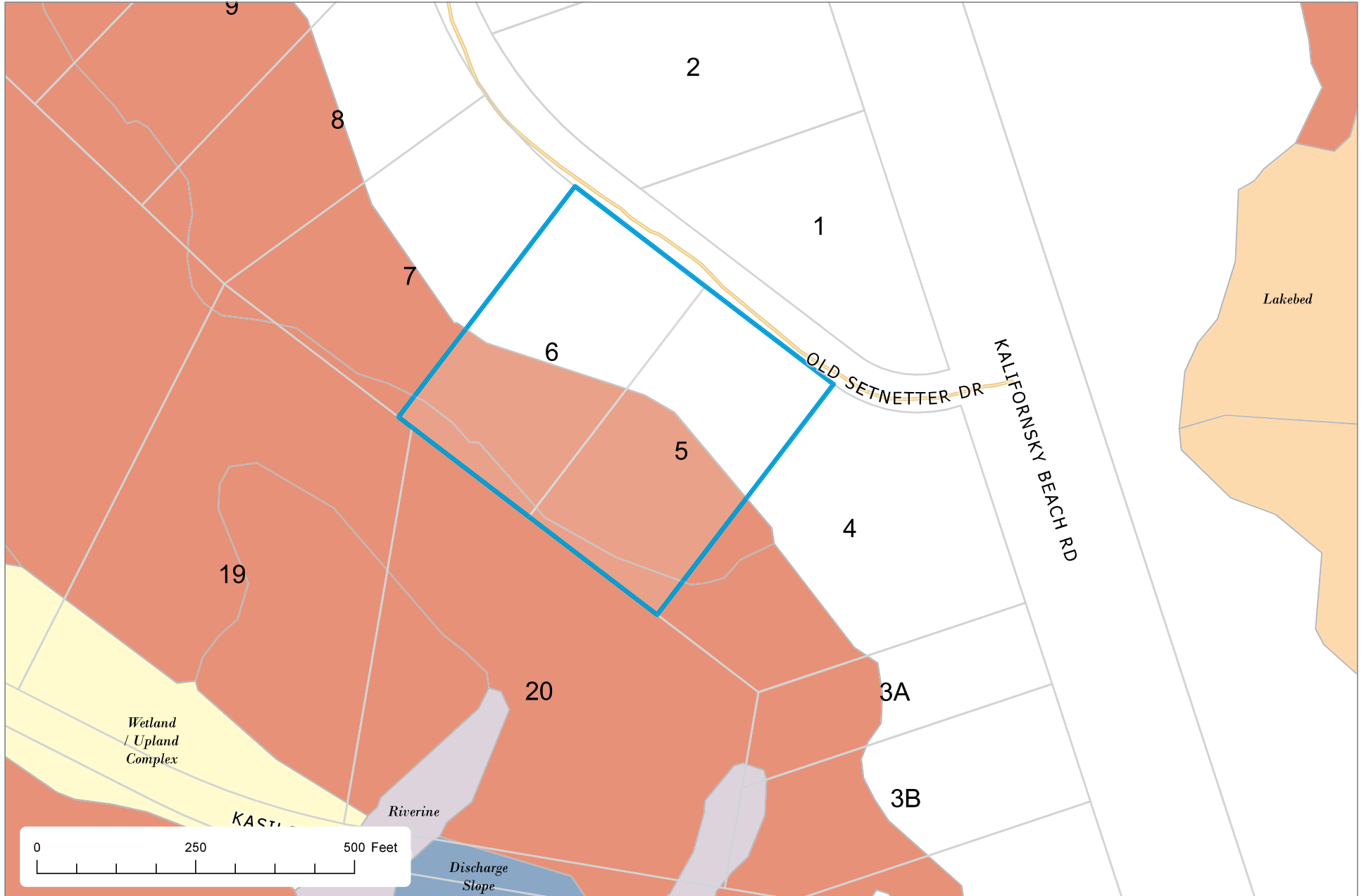
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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

END OF STAFF REPORT



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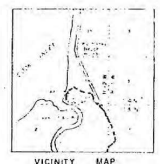
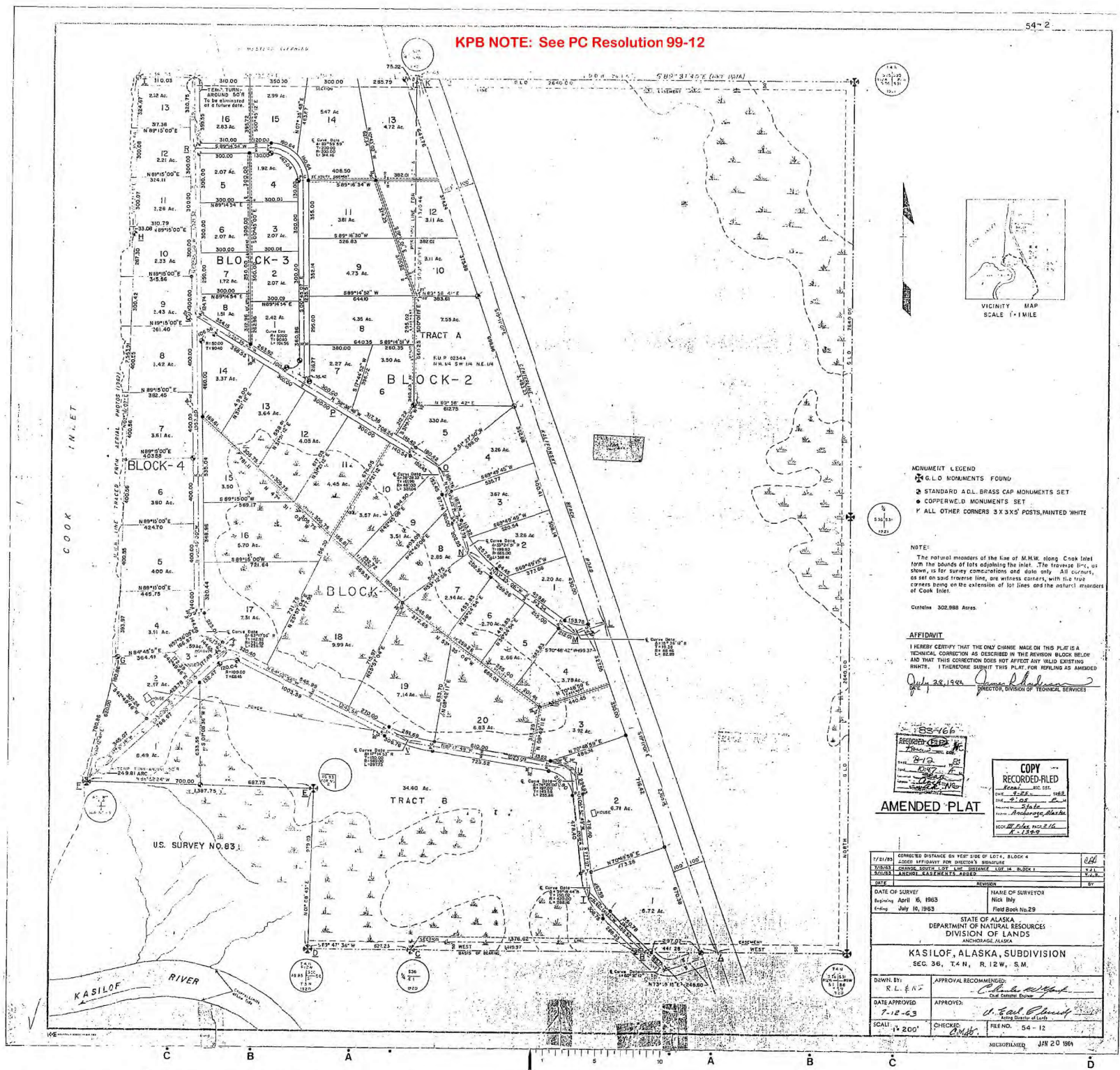


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KPB NOTE: See PC Resolution 99-12



- MONUMENT LEGEND**
- ⊕ G.L.O. MONUMENTS FOUND
 - ⊙ STANDARD A.D.L. BRASS CAP MONUMENTS SET
 - COPPERWELDED MONUMENTS SET
 - ⊙ ALL OTHER CORNERS 3 X 3 X 3 POSTS, PAINTED WHITE

NOTE:
The natural meanders of the line of M.H.W. along Cook Inlet form the bounds of lots adjoining the plat. The traverse line, as shown, is for survey computations and data only. All corners, as set on said traverse line, are witness corners, with the true corners being on the extension of lot lines and the natural meanders of Cook Inlet.

Contline 302.988 Acres.

AFFIDAVIT
I HEREBY CERTIFY THAT THE ONLY CHANGE MADE ON THIS PLAT IS A TECHNICAL CORRECTION AS DESCRIBED IN THE REVISION BLOCK BELOW AND THAT THIS CORRECTION DOES NOT AFFECT ANY VALID EXISTING RIGHTS. I THEREFORE SUBMIT THIS PLAT FOR REPLACING AS AMENDED.

July 28, 1963 *James B. Johnson*
DIRECTOR, DIVISION OF TECHNICAL SERVICES

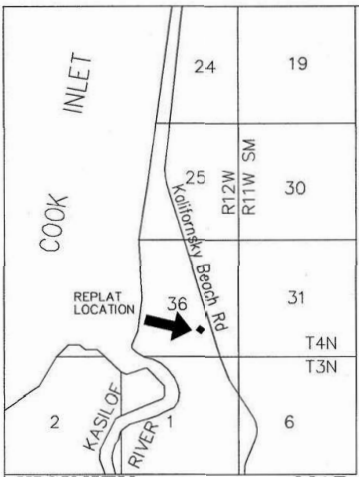
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INDEXED
FILED
ANCHORAGE, ALASKA
1963 JUL 28 10:21 AM
A-1329

AMENDED PLAT

7/21/63	CORRECTED DISTANCE ON WEST SIDE OF LOT 1, BLOCK 4	066
7/23/63	ADDED MONUMENT FOR SURVEYOR'S BOUNDARY	
7/23/63	CHANGED SURVEY LOT AND DISTANCE LIST IN BLOCK 1	111
7/23/63	ADDED MONUMENTS AS DESCRIBED ABOVE	112
DATE	REVISION	BY
DATE OF SURVEY	NAME OF SURVEYOR	
Running April 16, 1963	Nick Inoy	
Closing July 16, 1963	Field Book No. 29	
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LANDS ANCHORAGE, ALASKA		
KASILOF, ALASKA, SUBDIVISION SEC. 36, T.4 N., R. 12 W., S.M.		
DRAWN BY: R. L. & A. Z.	APPROVAL RECOMMENDED: <i>Charles Johnson</i> CHIEF ENGINEER	
DATE APPROVED: 7-12-63	APPROVED: <i>J. E. Galt</i> ASSISTANT CHIEF ENGINEER	
SCALE: 1" = 200'	CHECKED: <i>Smith</i>	FILE NO. 54-12
MICROFILMED JAN 20 1969		

54-12



VICINITY 1" = 1 mile MAP

Kasilof, Alaska Subd. 2022 Replat Preliminary Plat

A replat of Lots 5 & 6 Block 1 Kasilof, Alaska Subd., KR0 83-166. Located in the SE1/4 Section 36, T4N R12W, SM, Kasilof, Alaska. Kenai Recording District Kenai Peninsula Borough File

Prepared for
 Rosemary M Renner
 P.O. Box 122
 Kasilof, AK 99610
 Darrel Oldham
 P.O. Box 1164
 Kasilof, AK 99610

Prepared by
 Johnson Surveying
 P.O. Box 27
 Clam Gulch, Ak 99568

SCALE 1" = 100'
 3 August, 2022

AREA = 5.358 acres

KPB 2022-119

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. The front 10' adjacent to rights-of-way and 20' within 5' of side lot lines are being granted as utility easements per this plat.
2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. Contour interval 4'. Shaded areas indicate grades over 25%.

HEA REVIEWED, AND REQUESTS UTILITY EASEMENTS AS NOTED.

Scott Huff

Scott Huff
 Land Management Officer

