

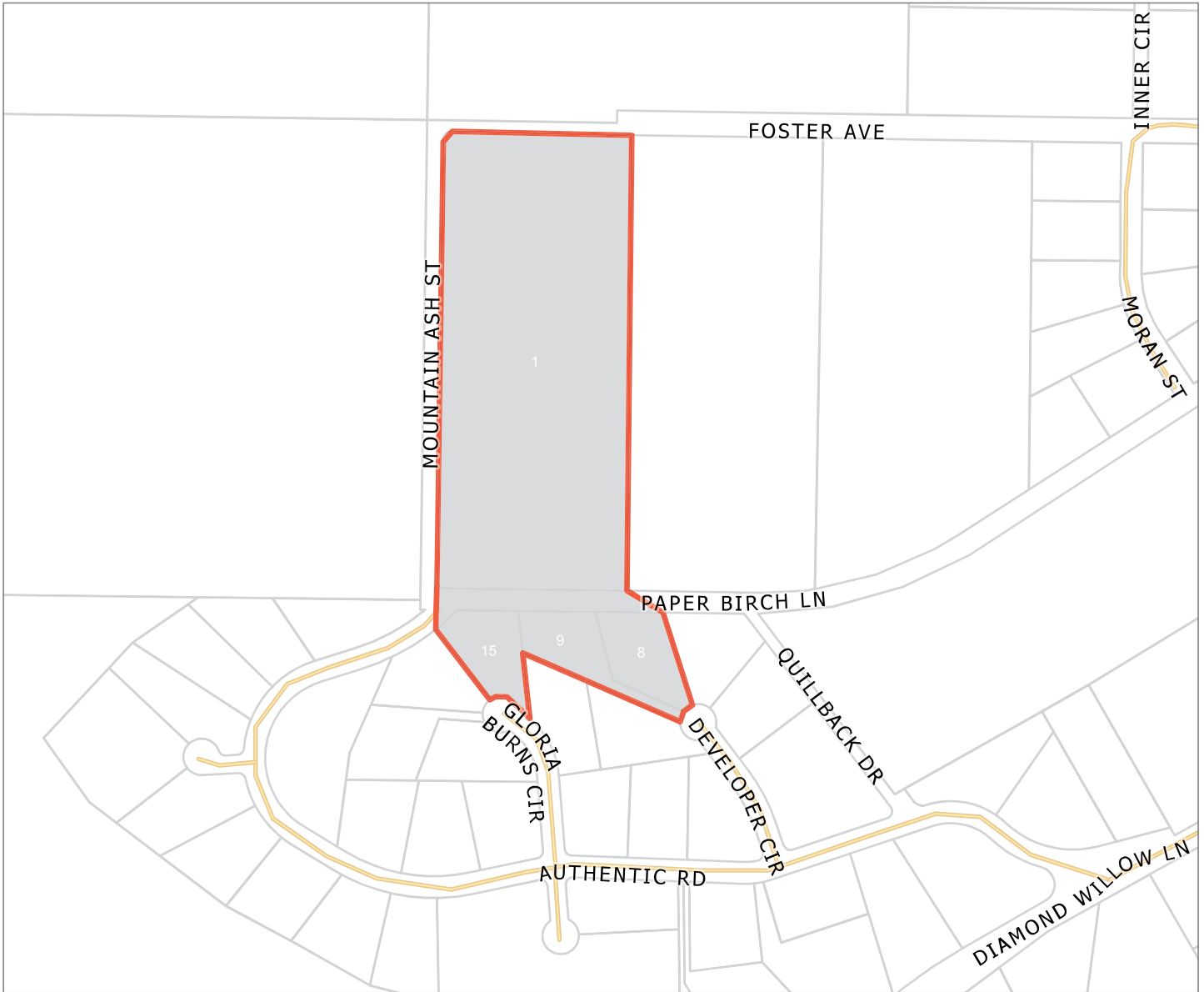
## **E. NEW BUISNESS**

**ITEM E3 - TULCHINA POINTE ESTATES 2022 REPLAT**



# Kenai Peninsula Borough Planning Department

## Vicinity Map

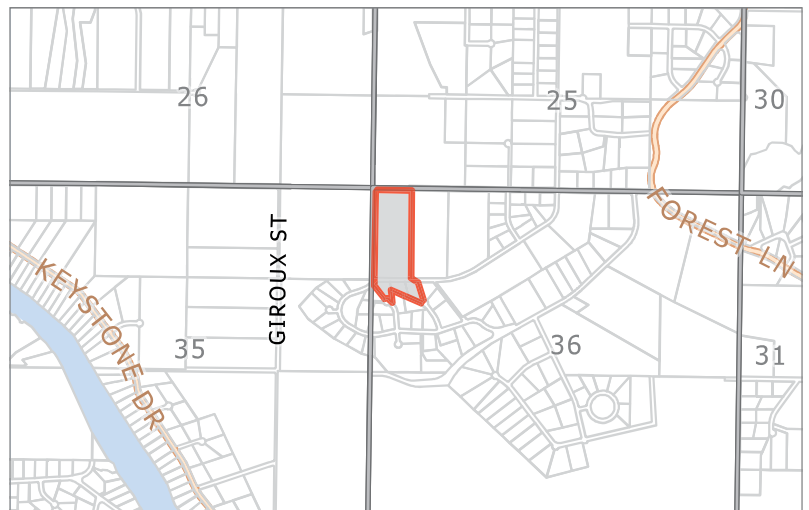
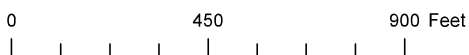


KPB File # 2022-023

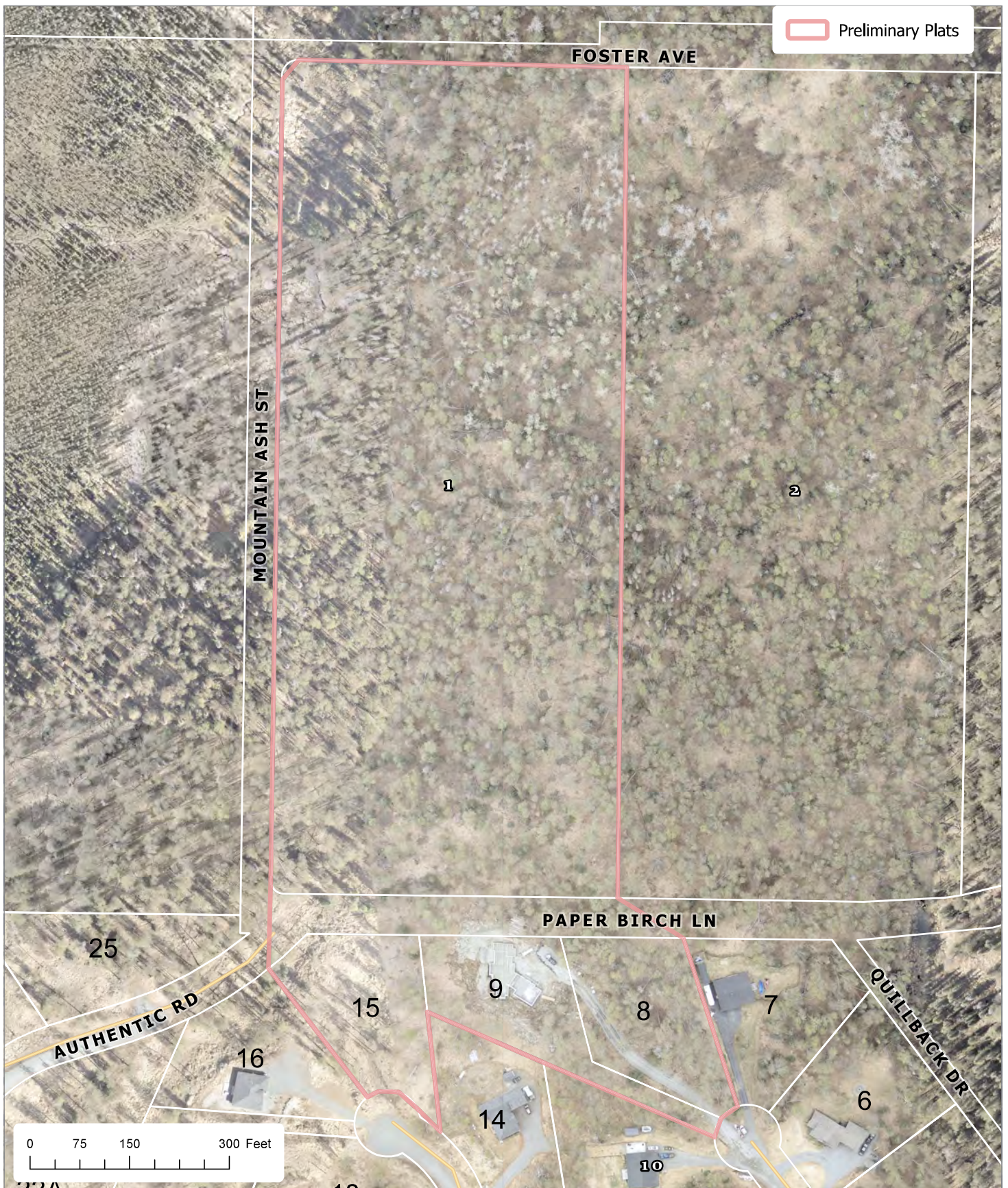
S36-T05N-R10W

Sterling

3/16/2022

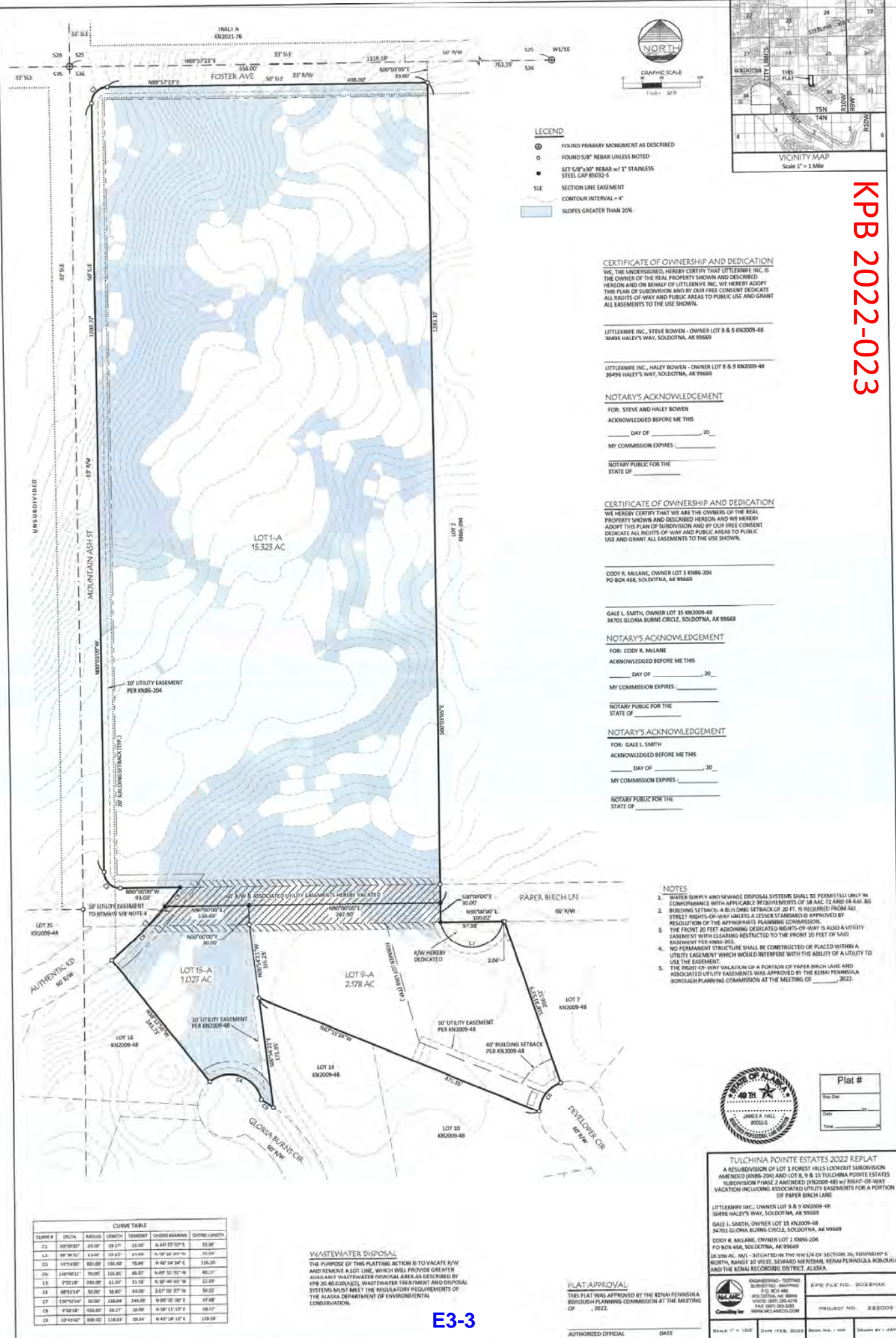








KPB 2022-023



**LEGEND**

- ⊙ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8"x6" REBAR w/ 1" STAINLESS STEEL CAP 85032-5
- SECTION LINE EASEMENT
- CONTOUR INTERVAL = 4'
- SLOPES GREATER THAN 20%

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT LITTLEKNIFE INC. IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF LITTLEKNIFE INC. WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

LITTLEKNIFE INC., STEVE BOWEN - OWNER LOT 8 & 9 KN2009-48  
36495 HALEY'S WAY, SOLDOTNA, AK 99669

LITTLEKNIFE INC., HALEY BOWEN - OWNER LOT 8 & 9 KN2009-48  
36495 HALEY'S WAY, SOLDOTNA, AK 99669

**NOTARY'S ACKNOWLEDGEMENT**

FOR: STEVE AND HALEY BOWEN  
ACKNOWLEDGED BEFORE ME THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC FOR THE  
STATE OF \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

CODY R. McLANE, OWNER LOT 1 KN86-204  
PO BOX 468, SOLDOTNA, AK 99669

**NOTARY'S ACKNOWLEDGEMENT**

FOR: CODY R. McLANE  
ACKNOWLEDGED BEFORE ME THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC FOR THE  
STATE OF \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**

FOR: GALE L. SMITH  
ACKNOWLEDGED BEFORE ME THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC FOR THE  
STATE OF \_\_\_\_\_

**NOTES**

1. WATER SHIPPIY AND WASTE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
2. BUILDING SETBACK: A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. THE FRONT 30 FEET ADJOINING DEDICATED RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT WITH CLEARING RESTRICTED TO THE FRONT 30 FEET OF SAID BASEMENT PER 860-903.
4. 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. THE RIGHT-OF-WAY VALUATION OF A PORTION OF PAPER BIRCH LANE AND ASSOCIATED UTILITY EASEMENTS WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_, 2022.



**Plat #**  
 Web: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Time: \_\_\_\_\_

**TULCHIRA POINTE ESTATES 2022 REPLAT**  
 A RESUBDIVISION OF LOT 1 FOREST HILLS LOOKOUT SUBDIVISION AMENDED (KN86-204) AND LOT 8, 9 & 15 TULCHIRA POINTE ESTATES SUBDIVISION PHASE 2 AMENDED (KN2009-48) w/ RIGHT-OF-WAY VACATION INCLUDING ASSOCIATED UTILITY EASEMENTS FOR A PORTION OF PAPER BIRCH LANE

LITTLEKNIFE INC., OWNER LOT 8 & 9 KN2009-48  
36495 HALEY'S WAY, SOLDOTNA, AK 99669  
GALE L. SMITH, OWNER LOT 15 KN2009-48  
34701 GLORIA BURNS CIRCLE, SOLDOTNA, AK 99669  
CODY R. McLANE, OWNER LOT 1 KN86-204  
PO BOX 468, SOLDOTNA, AK 99669  
JESSIE AL. ANN - SITUATED IN THE 1/4 SECTION 36, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH AND THE KENAI RECORDING DISTRICT, ALASKA.

**PLAT APPROVAL**  
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_, 2022.

ENGINEERING - TESTING  
 SURVEYING - MAPPING  
 P.O. BOX 468  
 SOLDOTNA, AK 99669  
 PHONE: (907) 264-0416  
 FAX: (907) 264-0416  
 WWW.MCLANESURV.COM

KPB FILE NO.: 2022-023  
 PROJECT NO.: 2220019  
 SCALE: 1" = 100'  
 DATE: FEB. 2023  
 BOOK NO.: 144  
 DRAWN BY: JAH

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	25.00	78.54	N 45°15'00" E	15.00
C2	90°00'00"	25.00	78.54	S 45°15'00" W	15.00
C3	180°00'00"	800.00	158.50	N 89°58'24" E	158.50
C4	180°00'00"	800.00	158.50	S 89°58'24" W	158.50
C5	90°00'00"	25.00	78.54	N 45°15'00" E	15.00
C6	90°00'00"	25.00	78.54	S 45°15'00" W	15.00
C7	180°00'00"	800.00	158.50	N 89°58'24" E	158.50
C8	180°00'00"	800.00	158.50	S 89°58'24" W	158.50
C9	90°00'00"	25.00	78.54	N 45°15'00" E	15.00
C10	90°00'00"	25.00	78.54	S 45°15'00" W	15.00

**WASTEWATER DISPOSAL**  
 THE PURPOSE OF THIS PLATTING ACTION IS TO VACATE R/W AND REMOVE A LOT LINE, WHICH WILL PROVIDE GREATER AVAILABLE WASTEWATER DISPOSAL AREA AS DESCRIBED BY KPB 25-60-000-0001 WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

AGENDA ITEM E. NEW BUSINESS

ITEM 3 - TULCHINA POINTE ESTATES 2022 REPLAT

<b>KPB File No.</b>	2022-023
<b>Plat Committee Meeting:</b>	April 11, 2022
<b>Applicant / Owner:</b>	LittleKnife, Inc, Gale Smith, and Cody McLane, all of Soldotna, Alaska
<b>Surveyor:</b>	James Hall / McLane Consulting Inc.
<b>General Location:</b>	Authentic Road, Paper Birch Lane, Foster Avenue, Sterling area

<b>Parent Parcel No.:</b>	058-360-01, 058-360-58, 058-360-59, 058-360-62
<b>Legal Description:</b>	Lot 1 of Forest Hills Lookout Subdivision Amended (Plat KN 86-204) Lots 8, 9, & 15 of Tulchina Pointe Estates Subdivision Phase 2 Amended (Plat KN 2009-48)
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On Site

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STAFF REPORT

**Specific Request / Scope of Subdivision:** The proposed plat finalizes a right of way vacation associated with four lots and will combine two of the lots into one lot.

**Location and Legal Access (existing and proposed):** The road is located off Forest Lane, a state maintained right of way that runs south of the Sterling Highway near mile 90. Multiple routes are dedicated that provide access to the subdivision but all are not fully constructed. Foster Avenue, Moran Street, Authentic Road, and Quillback Drive intersect Paper Birch Lane. Foster Avenue and Moran Street are constructed and maintained by the Kenai Peninsula Borough. Authentic Road is constructed and connects to Diamond Willow Lane. Both are constructed and maintained by the Borough. Diamond Willow Lane connects back to Foster Avenue near the Forest Lane intersection. Quillback Drive is only a half width right of way that is not constructed. Portions of Paper Birch Lane appear to be cleared and used for access. The Kenai Peninsula Borough does not maintain any portions of Paper Birch Lane. The areas cleared are northeast of the Quillback Drive intersection and are accessed via Moran Street and Foster Avenue.

Once the vacation is finalized, the lots will continue having multiple access. Proposed Lot 15-A will have access from Authentic Road and Gloria Burns Circle. Proposed Lot 9-A will have access from the Paper Birch Lane and Developer Circle. Proposed Lot 1-A will have access from Paper Birch Lane, Authentic Road, Foster Avenue, and Mountain Ash Street. Lot 1-A has an approved design for a subdivision, Forest Hills Lookout Bolder Heights Addition KPB File 2019-117, and is awaiting for approval for the section line easement vacations by the state. Those easement vacations are in addition to vacations of Mountain Ash Street and portions of Foster Avenue. New right of ways are proposed to continue Authentic Road through the subdivision to connect to Foster Avenue and provide a new dedication to Lot 2 located to the east.

This subdivision will finalize the vacation of 428 feet of Paper Birch Lane, which was heard by the Planning Commission on March 21, 2022. The vacation is scheduled to be heard by the Kenai Peninsula Borough Assembly at their April 5, 2022 meeting to veto or consent the Planning Commission decision. A partial bulb will be dedicated to provide a turnaround area at the end of Paper Birch Lane.

Section line easements (SLE) are currently present along Foster Avenue and Mountain Ash Street. There are labels present. A depiction of a dotted line appears to be representing the SLE. ***Staff recommends the dotted line be clearly marked as what it is depicting or add to the legend unless the vacations of the section line easements records prior to the recording of this plat and they can be removed.***

The vacation will result in the block for the southern lots no longer being closed. Until dedication occur to the north, the block will not be closed. The subdivision Forest Hills Lookout Bolder Heights Addition (Lot 1-A) will result in dedications to improve the block and provide a closed block. The lengths along Authentic Road are longer than allowed by code and with the new right of way will continue to be non-compliant until additional dedications are given in the future. The purpose of the vacation is to resolve an encroachment issue. ***Staff recommends the plat committee concur that an exception is not required as there are no dedications that can be given to improve the block and allow the approved vacation to finalize.***

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: The section of ROW that is proposed for vacation is a severe slope and could not be developed for a reasonable construction cost.
SOA DOT comments	No comment

**Site Investigation:** There does not appear to be any low wet areas within the subdivision. There are steep slopes throughout the lots. The proposed subdivision, Forest Hills Lookout Bolder Heights Addition KPB File 2019-117, received approval for vacations due to the terrain to allow for the design of right of ways that result in roads that can be built to borough standards. It was demonstrated to the satisfaction of the Planning Commission that the portion of Paper Birch Lane that is being vacated has steep enough terrain to make it difficult to construct.

The purpose of the plat is to finalize a vacation due to an encroachment within the right of way. The house will be within proposed Lot 9-A. Lot 8 and 9 are being combined into Lot 9-A. The driveway for the house crosses both lots. Lot 15-A and Lot 1-A are currently vacant.

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

**Staff Analysis** Forest Hills Lookout Subdivision, Plat KN 86-204, dedicated Paper Birch Lane (as Walker Street) and created large acreage lots. Many of the lots have been subdivided through the year. Tulchina Pointe Estates Subdivision Phase 2 Amended, Plat KN 2009-489, provided the current right of way configuration and lot design for the lots south of Paper Birch Lane.

The vacation will resolve an encroachment issue. The vacated portion of Paper Birch Lane is being added equally to the lots fronting along the right of way.

A soils report will not be required and an engineer will not need to sign the plat. Lot 1-A is larger than 200,000 square feet. The other two lots being created are gaining more than 1,000 square feet of area. A soils report was submitted for the parent subdivision and an engineer signed the parent plat stating the soils were suitable for onsite systems.

Notice of the proposed plat was mailed to the beneficial interest holder on March 16, 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 not within an advisory planning commission.

**Utility Easements** A utility easement was granted by recorded document to ENSTAR within parent Lot 1. **Staff recommends a plat note be added with the easement information and if a specific location is known depict on the plat.**

Forest Hills Lookout Subdivision Amended, Plat KN 86-204, granted 10 foot utility easements along dedicated right of ways. The plat depicts those that still apply and notes the plat that granted them.

Tulchina Pointe Estate Phase 2 Amended, Plat KN 2009-48, granted the 10 foot adjacent to right of ways and increasing to 20 feet within Lots 8 & 9 are being carried over. The utility easements adjacent to the vacated portion of Paper Birch Lane are also vacated with the finalizing of the plat. New utility easements will be granted along the new bulb dedication and along the former right of way portions that now abut right of ways. Plat note 3 will need to be revised as it is referring to a different plat. The reference on the plat to note 4 will also need to be corrected to the correct note number. **Staff recommends update the plat notes and labels.**

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
ACS	No objection
GCI	Approved as shown

**KPB department / agency review:**

Addressing	<p>Reviewer: Haws, Derek Affected Addresses: 41258 AUTHENTIC RD</p> <p>Existing Street Names are Correct: Yes List of Correct Street Names: MOUNTAIN ASH ST PAPER BIRCH LN AUTHENTIC RD GLORIA BURNS CIR DEVELOPER CIR</p> <p>Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied:</p> <p>Comments: 41258 AUTHENTIC RD will remain with lot 1-A</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>



Planner	<p>Reviewer: Raidmae, Ryan 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: Wilcox, Adeena 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**

*Verify the scale and update the title block if needed.*

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#### **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.*

- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

**Staff recommendation:** *Label the dotted line or provide in the legend.*

---

#### **KPB 20.30 – Subdivision Design Requirements**

**Staff recommendation:** *final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.*

##### 20.30.240. Building setbacks.

- A. A minimum 20-foot building setback shall be required for dedicated rights-of-way in subdivisions located outside incorporated cities.

A. The setback shall be graphically depicted and labeled on the lots; if such depiction will interfere with the legibility of the plat, a typical lot showing the depiction and label may be provided on the plat, clearly indicating that the typical setback applies to all lots created by the plat.

B. The setback shall be noted on the plat in the following format:  
Building setback- A setback of 20 feet is required from all dedicated street right-of-ways unless a lesser standard is approved by resolution of the appropriate planning commission.

C. When a subdivision is affected by a Local Option Zoning District (LOZD), an approved by the assembly, all building setbacks shall be graphically depicted and labeled on the lots. A local option zoning setback shall be noted on the plat in the following format:

Building setback – This subdivision is located within (name of LOZD) Local Option Zoning District as contained in KPB Chapters 21.44 and 21.46 and adopted by KPB Ordinance (number), recorded under (serial no. and recording district). Information regarding the zoning restrictions and copies of the ordinance are available from the KPB Planning Department.

**Staff recommendation:** *Provide depiction, including new dedication, if does not interfere with required information.*



### **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:* All lots are increasing by more than 1,000 square feet. A soils report was provided for the parent subdivision for Lots 8, 9, and 15. A soils reports will not be required and an engineer will not need to sign.

**Staff recommendation:** comply with 20.40.

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### **KPB 20.60 – Final Plat**

**Staff recommendation:** final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

#### 20.60.040. Dedication of public use lands. Any land shown on a plat as a street, public park or other public area must be dedicated on the final plat to a tax exempt governmental entity. If the governmental entity is not the Kenai Peninsula Borough, the governmental entity shall be required to execute an acceptance of the dedication on the plat.

**Staff recommendation:** Acceptance of the turnaround will be required.

#### 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.

- Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program (KPB 14.06).
- Lots may be subject to covenants, conditions, and restrictions as contained in instrument 2006-009157-0, KRD recorded on August 23, 2006.
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.
- Subject to an easement for natural gas pipelines issued to ENSTAR Natural Gas Company as defined by instrument 2020-005306-0, KRD, recorded on June 11, 2020.
- Granting 10 foot utility easements along the new dedication and along the new right of way edges created by the vacation. (Alternatively, similar wording or labeled "granted by this plat.")

Make corrections to the following plat notes.

- Plat note 3 is being carried over from another plat. Revise to reflect the correct plat note regarding utility easements from the parent plats.
- Update plat note 5 to include the Assembly consent date.

#### 20.60.190. Certificates, statements, and signatures required.

**Staff recommendation:** Will need Corporate Resolution to show those that may sign and update their titles as needed. An acceptance for the borough will be needed for the new Paper Birch Lane dedication. Comply with 20.60.190.

#### KPB 20.70 – Vacation Requirements

**Staff recommendation.** Must be finalized within one year of Assembly consent.

**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

Anthony  
Avenue

CERTIFICATE of OWNERSHIP  
and DEDICATION

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

Patrick S. O'Neill  
Patrick S. O'Neill, Managing Member & Agent  
Pristine Properties, LLC  
P. O. Box 4281  
Soldotna, Alaska 99669

## NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 10th DAY OF August  
2006 FOR Patrick S. O'Neill

*Sarah Hanson*  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES 3/1/09

OFFICIAL SEAL  
STATE OF ALASKA  
SARAH HANSON  
NOTARY PUBLIC  
My Comm. Exp.: 3/1/00

Paula M. Smith

- [illegible]

COMPARISON TABLE					
	Building	Design			
131	517 20 44	20 30			
132	500 30 00	20 30			

COMPARISON TABLE					
Year	Value	Index	Change	Cost	Cost Weight
131	517 20 44	470.00	187.32	100.00	100.00 100%
132	500 30 00	470.00	187.32	100.00	100.00 100%

## AMENDED PLAINING

This job requires that the applicant will be working across US & UK time zone 21 to 22 hours per week/night shift. The job description can be found with each other position listed underneath.

I certify that I have made the corrections noted above and all other changes upon these records.










C. J. [Signature]  
Sergeant Major U.S. Army

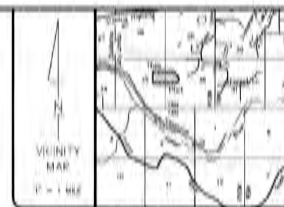
[Signature] Date 12-20-69

CERTIFICATE OF SURVEYOR

I hereby certify that I am properly registered and qualified to perform this surveying in the State of Alaska, that past performance is worthy credit for this to make any other statement, the statements about former activity must be obtained, and no statements and other details are correct in the current statement of Alaska or other records to the State of Alaska.

LEGEND:

- |   |  |
|---|--|
|  | 2-1/2" Black Cap Management (Round)  |
|  | 3-1/4" Black Cap Management (Round)  |
|  | 5/8" Natural 2" Square Plastic Cap (Round)   |
|  | 5/8" Nylon (not for sewing)  |
|  | Mini-Roller  |
|  | Formal Lint Box  |
|  | Free and unattended by safety equipment operation<br>indicated by flashing green light during the<br>May 1996 testing. |
|  | Rolling System - Fastest time without Substitution<br>Test # 00-000000   |
|  | Rolling System - Heaviest Rolling Substitution<br>Test # 11-100000   |



Date	CHINA 1978				
	India	Thailand	Philippines	China	China Bound
1978-1-1	100.00	100.00	100.00	100.00	100.00
1978-1-15	100.00	100.00	100.00	100.00	100.00
1978-1-30	100.00	100.00	100.00	100.00	100.00
1978-2-15	100.00	100.00	100.00	100.00	100.00
1978-3-1	100.00	100.00	100.00	100.00	100.00
1978-3-15	100.00	100.00	100.00	100.00	100.00
1978-3-30	100.00	100.00	100.00	100.00	100.00
1978-4-15	100.00	100.00	100.00	100.00	100.00
1978-5-1	100.00	100.00	100.00	100.00	100.00
1978-5-15	100.00	100.00	100.00	100.00	100.00
1978-5-30	100.00	100.00	100.00	100.00	100.00
1978-6-15	100.00	100.00	100.00	100.00	100.00
1978-7-1	100.00	100.00	100.00	100.00	100.00
1978-7-15	100.00	100.00	100.00	100.00	100.00
1978-7-30	100.00	100.00	100.00	100.00	100.00
1978-8-15	100.00	100.00	100.00	100.00	100.00
1978-9-1	100.00	100.00	100.00	100.00	100.00
1978-9-15	100.00	100.00	100.00	100.00	100.00
1978-9-30	100.00	100.00	100.00	100.00	100.00
1978-10-15	100.00	100.00	100.00	100.00	100.00
1978-11-1	100.00	100.00	100.00	100.00	100.00
1978-11-15	100.00	100.00	100.00	100.00	100.00
1978-11-30	100.00	100.00	100.00	100.00	100.00
1978-12-15	100.00	100.00	100.00	100.00	100.00
1978-12-31	100.00	100.00	100.00	100.00	100.00

#### PLAT APPROVAL

THE PLAN WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JULY 17, 2018.

DEBORA FERRELLI & ANTONELLA

Author's address: *Department of Computer Science, University of Toronto, 270 Spadina Avenue, Toronto, Ontario, Canada M5S 2E4*

KPH FILE No. 2006-149 ~~alleged~~ *Chad*

**Tulchina Pointe  
Estates - Phase 2**

A subdivision of Lot 5 & 6 Forest Hill Subdivision (Amended), Plan No. 80-204, Tract A, Indiana Route Exting - Stage 1, Plot No. 204, within the SW1/4 NW1/4 S35, the SE1/4 NE1/4 S35 and partial NW1/4 NE1/4 NE1/4 S35 and the unrecorded City Records.

Located within 700.000 sqm. total available space  
throughout the area.  
Continued 72-600-8000

## Integrity: Pathways

8108 Kailash Sp. Hwy.      Kailash, Alaska 99511-8800  
 Kailash      電話 = 0907-5500002      FAX = 0907-5500003

Job No.	20000	DATE	01 August 2000
DATE TO	April 1998	SCALE	1" = 100'
FIELD No.	2000-1	DATE	Unknown Route



## INTEGRITY SURVEYS

Tulchina Pointe Estates – Phase 2

### AFFIDAVIT

The above referenced subdivision plat, as filed in the office of the District Recorder, Kenai Recording District, under Plat File No. 2006-63, has been amended by:

Correcting the correcting curves 64 & 66 and lines 21 & 22 within their respective tables. The old information has been lined out and corrective tables provided.

The above revision constitutes the sole change to the plat, aside from its notation thereon.

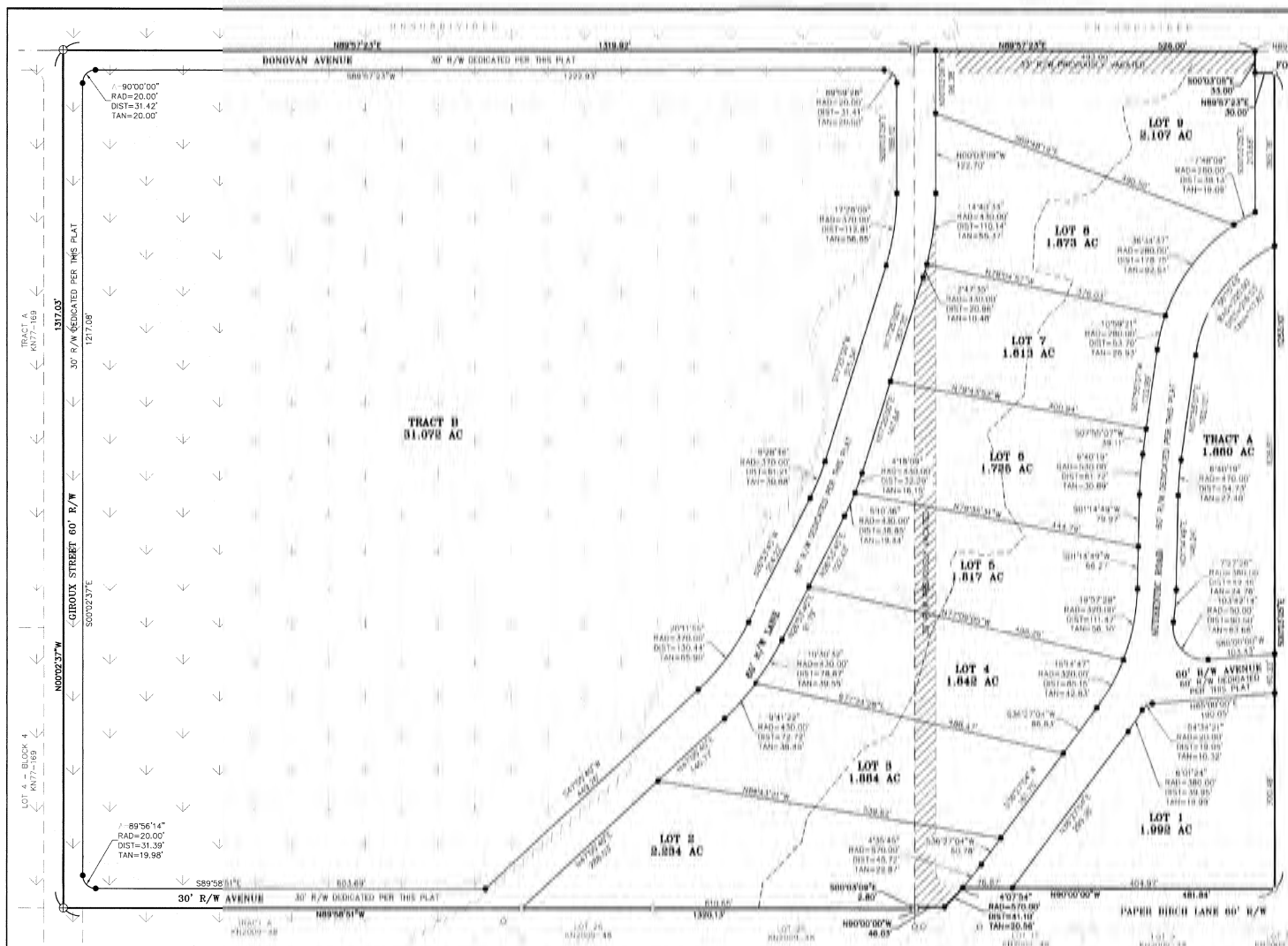
The above revision does not alter lot areas and does not affect or influence any change of ownership, drainage features, rights-of-way or any other item which would adversely affect this or adjacent properties. We, therefore, are submitting this plat for refile as corrected

Date: 19 August, 2009









- LEGEND**
- ( ) FOUND PRIMARY MONUMENT AS DESCRIBED
  - ( ) FOUND 1/2" REBAR UNLESS NOTED
  - SET 5/8"x30" REBAR 2" I" TAPERLESS SPLIT CAP BRIDGE
  - POWER POLE
  - OVERHEAD ELECTRIC
  - ARE SUBJECT TO BURIAL
  - CONTOUR INTERVALS = 4'
  - 33' ROAD R/W PREVIOUSLY VACATED
  - SLOPES GREATER THAN 20%

- NOTES**
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
  2. BUILDING SET BACK: A BUILDING SET BACK OF 20 FT IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A DIFFERENT STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
  3. THE FRONT SET BACK OF THE 20 FT BUILDING SET BACK AND THE REAR SET BACK WITHIN 5 FEET OF THE SIDE LOT LINE IS ALSO A UTILITY EASEMENT.
  4. 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 CATEGORIZATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
  6. THE FINAL PLANNING COMMISSION APPROVED THE VALIDATION OF THE 33' ROAD R/W FOSTER AVENUE, 33' ROAD R/W MONTANA AVE STREET AND PORTION OF PAPER BIRCH LANE (CREATED BY KIMB-204 AT THE MEETING OF 2019).
  7. THE FINAL PLANNING COMMISSION APPROVED THE VALIDATION OF THE 33' ROAD R/W FOSTER AVENUE, 33' ROAD R/W MONTANA AVE STREET AND PORTION OF PAPER BIRCH LANE (CREATED BY KIMB-204 AT THE MEETING OF 2019).



**WASTEWATER DISPOSAL**

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL TYPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ON-SITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE ALASKA PENINSULA BOROUGH. ANY OTHER TYPE OF ON-SITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**WASTEWATER DISPOSAL**

THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**CERTIFICATE OF OWNERSHIP**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND I HEREBY APPROVE OF THE BOLD LINE EASEMENT VACATION AS SHOWN HEREON.

CODY R. McLANE  
RD BOX 488  
SOLDOTNA, AK 99662

**NOTARY'S ACKNOWLEDGEMENT**

I, THE NOTARY PUBLIC, HAVE PERSONALLY KNOWN AND KNOWN TO ME THE SIGNATURE OF THE ABOVE-NAMED PARTY AND I HEREBY CERTIFY THAT THE SIGNATURE IS THAT OF THE ABOVE-NAMED PARTY AND THAT THE PARTY IS AT LEAST 18 YEARS OF AGE AND OF SOUND MIND AND CAPACITY AT THE TIME OF SIGNING.

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE BOROUGH OF PENINSULA PLANNING COMMISSION AT THE MEETING OF 2019.

AUTHORIZED OFFICIAL

**Plat #**

For Plat: \_\_\_\_\_

Scale: \_\_\_\_\_

Date: \_\_\_\_\_

**FOREST HILLS LOOKOUT BOLDER HEIGHTS ADDITION**

(A REBUDIVISION OF LOT 1 AMENDED FOREST HILLS LOOKOUT SUBDIVISION 1988-004 AND UTAH-BOROUGH 1984-004 OF MAP 1 OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 10 WEST, 34-WARD MERIDIAN, ALASKA AND THE 34-WARD MERIDIAN BOROUGH, IN THE 34-WARD MERIDIAN DISTRICT)

CODY R. McLANE  
RD BOX 488  
SOLDOTNA, AK 99662

APPROVED BY THE BOROUGH OF PENINSULA PLANNING COMMISSION AT THE MEETING OF 2019.

APPROVED BY THE BOROUGH OF PENINSULA PLANNING COMMISSION AT THE MEETING OF 2019.

APPROVED BY THE BOROUGH OF PENINSULA PLANNING COMMISSION AT THE MEETING OF 2019.



## ITEM E2 ORDINANCE 2022-04

Ordinance 2022-04: An ordinance adoption the updated 2022 Kenai Peninsula Borough Community Wildfire Protection Plan.

Staff report given by Brenda Ahlberg.

Vice Chair Ruffner opened the meeting for public comment. Hearing no one wishing to comment, public comment was closed and discussion was open among the commission.

**MOTION:** Commissioner Morgan moved, seconded by Commissioner Venuti to forward to the Assembly a recommendation to adopt Ordinance 2022-04, an ordinance adoption the updated 2022 Kenai Peninsula Borough Community Wildfire Protection Plan.

Hearing no objection or further discussion, the motion was carried by the following vote:

**MOTION PASSED BY UNANIMOUS VOTE:**

Yes	10	Absent	1	Vacant	3
Yes	Bentz, Brantley, Fikes, Gillham, Hooper, Horton, Martin, Morgan, Ruffner, Venuti				
Absent	Stutzer				

## ITEM E3 - RIGHT OF WAY VACATION VACATE A PORTION OF PAPER BIRCH LANE AND ASSOCIATED UTILITY EASEMENTS

<b>KPB File No.</b>	2022-023V
<b>Planning Commission Meeting</b>	March 21, 2022
<b>Applicant / Owner</b>	Cody McLane, Gale Smith, Littleknife Inc., all of Soldotna, Alaska
<b>Surveyor</b>	James Hall / McLane Consulting Inc.
<b>General Location</b>	Sterling Area, Paper Birch Lane, Mountain Ash Street
<b>Legal Description</b>	Lot 1 Forest Hills Lookout Subdivision, Plat KN 86-204, and Lots 8, 9, and 15 of Tulchina Pointe Estates Phase 2, Plat KN 2009-48.

Staff report given by Julie Hindman.

Vice Chair Ruffner opened the meeting for public comment.

1. Steve Bowen, Builder; 36496 Haley's Way, Soldotna, AK 99669: Mr. Bowen was the builder who made the mistake and build the house in the right-of-way. He apologized for all this issues this mistake has created. He interpreted flagging on the lot and what he thought was the north property line was actually the north boundary of the right-of-way. He noted that he cannot close on the sale of the home until the right-of-way encroachment is resolved. He has hired McLane Consulting to do the survey work and replating of the lot which will hopefully resolve this issue.
2. James Hall, Surveyor; McLane Consulting; P.O. Box 468, Soldotna, AK 99669: Mr. Hall is the surveyor working on this project. Mr. Hall noted that this area has been replatted over the years due to difficult terrain. The plat Mr. McLane is submitting for the subdivision of Lot 1 will provide access to Lot 2 and continue Authentic Road to Mountain Ash which will connect with Foster Avenue to the north. Tulchina Point Estates Phase 2 was approved by in 2006 and effects Lots 8, 9 & 15 and are also involved with this vacation request. The 2006 meeting minutes stated that the surveyor identified the difficult terrain of this area. The surveyor, Mr. Baker proposed an intersection layout for Mountain Ash and Walker Steet (later renamed to Paper Birch) which would provide dedicated access to the northwest. Walker would be vacated at the top of the knob and Authentic Road would connect to Foster Avenue. The reason given for this was they were trying to follow the terrain. He proposed vacating the portion of Walker between the intersection at the top of the knob and install a cul-de-sac because the road could not be built over that terrain. A lot of the area could not be built and they were trying to work with the terrain as much as possible.

3. Cody McLane, McLane Consulting; P.O. Box 468, Soldotna, AK 99669: Mr. McLane is an engineer and is assisting Steve Bowen with this situation and he is also the owner of Lot 1 to the north of Paper Birch. He spoke to the buildability of Paper Birch Lane. He noted that KPB 14.060.100 which speak to road standards, state that from any intersection the vertical alignment must not exceed 4% within the first 100' and then cannot exceed 10% anywhere else. Where Paper Birch intersects Authentic Road, the elevation changes 70' over the first 200'. To build a road in that area to borough standards, the centerline cut 200' away from the intersection would be approximately 50' and the back slopes would catch about approximate 85' from both directions making the right-of-way of 170'. There is also the possibility of running into ground water issues.

Commissioner Morgan asked Mr. McLane if the rest of Paper Birch Road is built to borough standards. Mr. McLane replied that Paper Birch is not built but he believes there may be some trails in the right-of-way.

Commissioner Ruffner asked Mr. McLane if the concept with the preliminary plat for Lot 1 is to have a connection to Authentic Road as well as a new road that would continue to run north. Mr. McLane replied that he will have a spur that runs up and around the knob of Paper Birch about 200' to the north and will continue north and connect with Foster Road which is to the north of Lot. He noted that there would be a gap created that would be resolved if or when Lot 2 would be subdivided.

4. Gail Smith; 34701 Gloria Burns Circle, Soldotna, AK 99669: Ms. Smith spoke in support of the vacation. She is the owner of Lot 15. She noted the terrain where Paper Birch Lane intersects with Authentic Road is very steep. The image she would use to describe the area would be if you were standing at the bottom on Authentic Road and would go up the easement to connect with Paper Birch it would be like going up a tram at the Alyeska Ski area. The area is very steep and it would be difficult if not impossible to build the road. The area is much flatter and more open where the proposed new road will be. She believed that the new proposed road Mountain Ash will provide a safe access than Paper Birch. She also expressed numerous safety concerns related to the steepness of Paper Birch Lane.
5. Charles Johnson; P.O., Box 1608, Seward, AK 99664: Mr. Johnson is the owner of Lot 2 of Forest Hills Lookout Subdivision. He spoke in support of the vacation. He noted that the area of Paper Birch being vacated is very steep and would be very difficult to build a road to borough standards. He is happy to use the new road the Mr. McLane, is proposing with his proposed subdivision of Lot one. He also noted he is not planning on subdividing his property. He is planning to build a single home on his 15 acres of land. However, should he ever decide to subdivide he does not see a problem with dedicating a road along his property line that would connect with Paper Birch.

Commissioner Fikes asked if Mr. Johnson currently accesses his property from Paper Birch Lane. Mr. Johnson replied he accessed his property in the past by walking up a trail along Paper Birch Lane. Currently there is not developed road access to his property.

6. Mark Kemberling, 40790 Authentic Road, Soldotna, AK 99669: Mr. Kemberling spoke in opposition to this vacation. He noted that several of the affected property owners in the area were led to believe the Mr. Johnson was allowed access to his property through Cody McLane's property. He stated that he has not seen anything in writing confirming this. He also does not see anything in the record confirming the Mr. Johnson will provide access to Paper Birch from his property. He noted that the builder had made a big mistake building well over the property line into the right-of-way. He noted since his clients are gaining more land that they be required to take a sliver out of Lot 8 and connect that to Paper Birch. He noted that Developer Circle is already there and it is about 120' feet over flat land to connect to Paper Birch Lane. He feels that Developer Circle could to be easily connected to the existing Paper Birch Lane He noted that the area of Paper Birch that is being vacated is steep but that he and his wife have walked it with their dogs several times, it is a bit of a workout but is doable.
7. Heidi Morrison; 107 Sand Dollar Dr., Sitka AK: Ms. Morrison spoke in opposition to this vacation. She owns Lot 6 in the Forest Hills Lookout Subdivision, which runs along Paper Birch Road. When she purchased her property, the plat showed Paper Birch connecting to Authentic Road. She noted that since she has owned this property there have been numerous platting actions in the area, none of the platting actions ever noted that Paper Birch could not be built. She herself has ridden horses and driven snowmachines up Paper Birch and at no time has anyone ever indicated to her that Paper Birch could not be built. She has always assumed that she would have access there. She noted that the Borough must

have thought it was possible to build the road because they approved the dedication. She believed that during all the other platting actions this should have been brought up and addressed then but it was not. When she got her notice in the mail regarding this vacation she spoke with Mr. Bowen and presented an alternative of dedicating a section of road along Lots 8 & 9 and connect it to Developer Circle. This would solve the access issues and would allow the landowner who built his house in Paper Birch to resolve his encroachment issue using the land within his lots. She also noted that Mr. Johnson does not have plans to subdivide his property (Lot 2) and so there will not be any road dedications that could be used by any of the land owners along Paper Birch. She noted the KPB Roads Department initially was not supporting the vacation. Mr. McLane replied to the Roads Department concerns about access stating that he would supply access to Mr. Johnson's property (Lot 2), which caused the Roads Department to change their mind and support the vacation. She feels that this email communication was not clear enough to ensure that there will be guaranteed access. She would like the commission to send this vacation request back to the Roads Department for review to ensure that they understand what is being proposed by Mr. McLane. She does not feel that the residents along Paper Birch Lane are being guaranteed access. She believed that there is an opportunity here to discuss other options, but if this platting action is granted the opportunity would be lost. She would like to see Paper Birch Lane remain as it is it provides access and makes the neighborhood walkable.

Commissioner Brantley asked Ms. Morrison which lot she owned and how did she access the lot. She replied that her lot is the large lot that runs parallel along Paper Birch Lane and that she accesses her property via Moran Street which is off Paper Birch Lane. Commissioner Brantley noted that she also has access to her property via Quillback Drive. She replied that she has never accessed her property via Authentic Road and that she does not intend to develop Quillback Drive as an access. She noted that Quillback was dedicated after she purchased her land. Her plans are to be able to access her 15-acre property anywhere along Paper Back Lane. She noted that vacating Paper Birch would put pressure on her to give up some of her land to make Quillback a 60' right-of-way should she ever subdivide her property unless alternate access of secured. She believed her earlier recommendation would resolve this issue and that she would not be required to give up any of her land for a road dedication should she subdivide her property in the future.

Commissioner Ruffner noted that currently even if the vacation did not go through that Ms. Morrison would still be able to access her lot using Foster Ave. to Moran St. and along Paper Birch. He also noted that to the south she also had access to her property via Diamond Willow Lane which turns into Authentic Road which connects to Quillback Drive. She replied that is correct. She is concerned that being required to give the required match to Quillback Drive when she goes to subdivide her property will limit her options on how she could develop her property.

8. Jackie Kemberling; 40790 Authentic Road, Soldotna, AK 99669: She spoke in opposition to this vacation. She and her husband own Lot 4 in Tulchina Point Estates Phase 2. She wanted to let the commission know the Quillback Drive is not constructed. She stated that she did not want the other landowners in the area to be pressured into doing something they do not want to do with their properties because of the mistake of another landowner. She just wanted to make sure that everyone gets what they need without having to put pressure on others.
9. Russ Morrison; P.O. Box 4623, Soldotna, AK 99669: Mr. Morrison spoke in opposition to this vacation. He owns Lot 7B of Forest Hills Lookout and his property fronts Paper Birch Lane. He is in opposition to this vacation until another easement is finalized. He believes this vacation will limit his access and negatively affect the development of his land. His plan is to subdivide his land believes that vacating Paper Birch will cut access to high value land of Tulchina Estates. His property is directly behind some very expensive land and by Paper Birch Lane completes a loop which would dramatically increases the value of his property. He believes the vacation would decrease the value of his land

Commissioner Ruffner noted that Mr. Morrison still has dedicated access to his property via Paper Birch. Mr. Morrison stated that is correct, but he does not want to see the loop go away. He believes that losing the loop would negatively affect his land value.

10. James Hall, Surveyor; McLane Consulting; P.O. Box 468, Soldotna, AK 99669: Mr. Hall noted that a goal of the borough is to improve access and that roads are dedicated can be improved and constructed. He noted that is what they are trying to do with developing this area. The section of Paper Birch being vacated is not constructable. He noted that KPB 20.30.030(A) requires the matching of road dedications.



Should Lot 2 ever subdivide he will have to match and continue the right-of-way the Mr. McLane is proposing to dedicate with his development of Lot 1. The same would be required of Quillback should the property owner of Lot 15 ever subdivide. This would provide good access for the area should these properties be developed.

Commissioner Morgan asked for clarification on the access that Mr. McLane is proposing for his development of Lot 1. Mr. Hall noted that the proposed dedication could be found on page E3-21 of the meeting packet. It shows the right-of-way dedication that will go to Lot 2. He then noted that per borough code should Lot 2 ever subdivide he would be required to continue that right-of-way and would connect it to Paper Birch.

Commissioner Horton ask a question regarding exceptions to road standards. Commissioner Ruffner replied if you want to build a road that will be accepted into the maintenance system you will need to meet the standards set out in code. The Road Service Board generally does not like to make exceptions to the standards. Commissioner Ruffner sits on the Road Service Board and noted there have been problems in the past when exceptions have been granted which resulted in roads being approved which were like goat trails. In his opinion the section of Paper Birch Lane being vacated, should it ever be developed, could not be built to the standard that it would be accepted into the road maintenance inventory.

Hearing no one else wishing to comment, public comment was closed and discussion was open among the commission.

**MOTION:** Commissioner Brantley moved seconded by Commissioner Gillham to approve the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65, subject to staff recommendations and compliance to borough code.

Commissioner Brantley stated that he would be supporting the vacation request. The section of road being vacated is not buildable. The only lot that would have an access issue is Lot 2 and the access issue will be resolved with Mr. McLane's replat of Lot 1. Mr. Johnson is going from the Paper Birch access point which is not constructable to one being dedicated by Mr. McLane's plat that is. Mr. Johnson's access to his property will be improved. Everyone else that has spoken tonight currently has developed access to their properties. They are not using the unconstructed portion of Paper Birch Lane being vacated to access their properties.

Commissioner Horton stated that he will be supporting this vacation request. He noted that he lives in this area and is familiar with the lots in question. He noted that there will still be access to Paper Birch Lane via Quillback in the future if needed. The vacation being requested is further back and will not affect access for the other property owners.

Hearing no objection or further discussion, the motion was carried by the following vote:

**MOTION PASSED BY UNANIMOUS VOTE:**

Yes	10	Absent	1	Vacant	3
Yes	Bentz, Brantley, Fikes, Gillham, Hooper, Horton, Martin, Morgan, Ruffner, Venuti				
Absent	Stutzer				

**ITEM E4 - UTILITY EASEMENT ALTERATION  
PIPER'S HAVEN UNIT 3 LOT 3 AND LOT 4**

<b>KPB File No.</b>	2021-115V
<b>Planning Commission Meeting</b>	March 21, 2022
<b>Applicant / Owner</b>	David & Jessica Talbot, Baxter Poe & Megan Tashash, all of Anchor Point, Alaska
<b>Surveyor</b>	Jason Schollenberg / Peninsula Surveying, LLC
<b>General Location</b>	Cloyd's Road, Happy Valley, Anchor Point APC

Staff report given by Julie Hindman.

Vice Chair Ruffner opened the meeting for public comment.