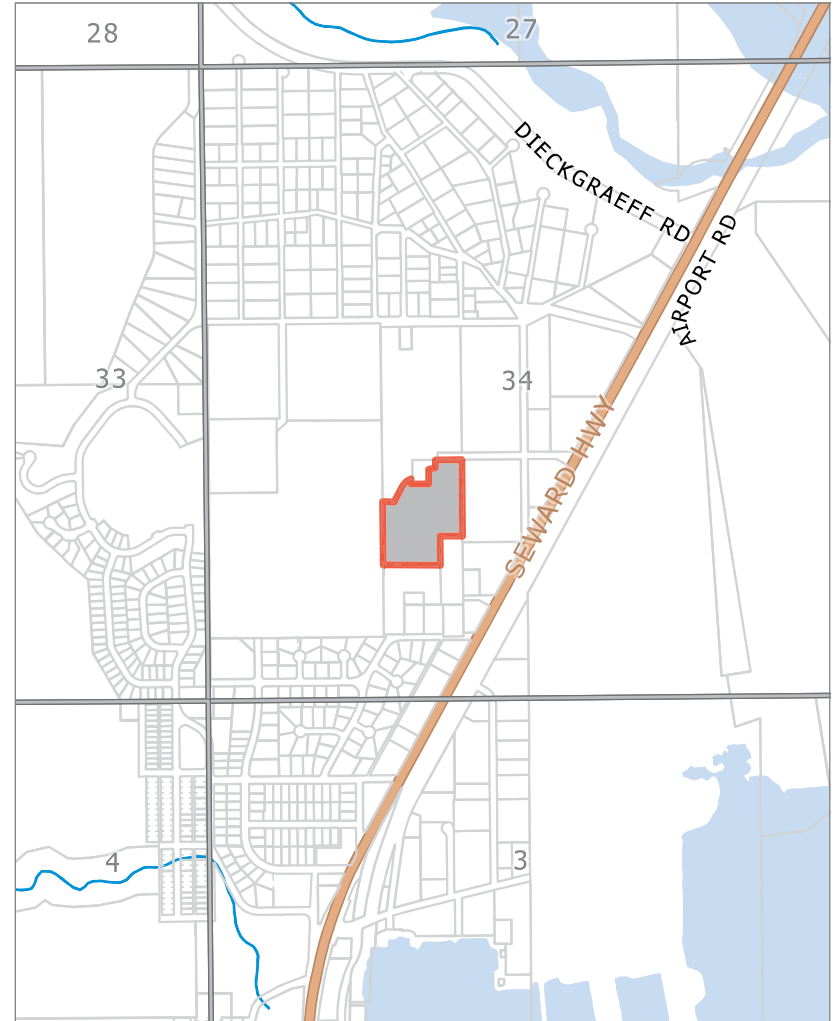
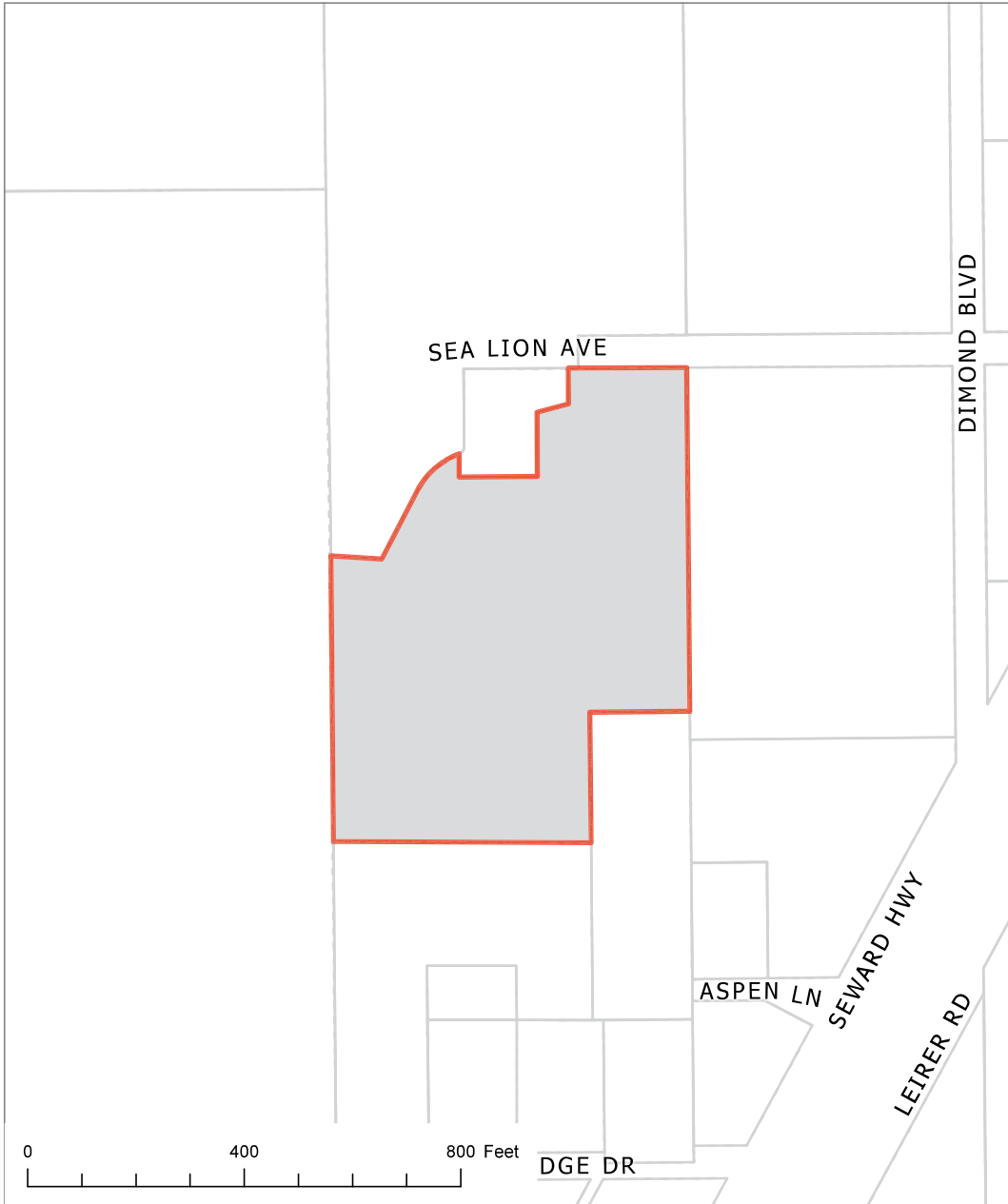


## **E. NEW BUSINESS**

- 10. Fort Raymond Subdivision Replat Number 6  
KPB File 2023-109  
AK Lands / City of Seward  
Location: Sea Lion Avenue  
City of Seward**



KPB File 2023-109  
 T 01N R 01W SEC 34  
 Seward

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



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

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT THE CITY OF SEWARD IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I ON BEHALF OF THE CITY OF SEWARD HEREBY ACCEPT 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.

**OWNER**

CITY OF SEWARD  
410 ADAMS STREET CITY HALL BUILDING  
SEWARD, AK 99664

AUTHORIZED OFFICIAL SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

TITLE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF ACCEPTANCE**

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF \_\_\_\_\_ FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

TITLE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_

KENAI PENINSULA BOROUGH

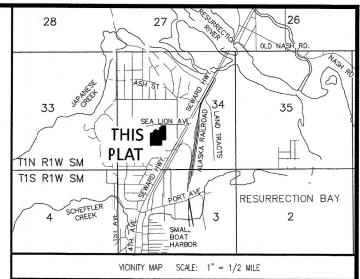
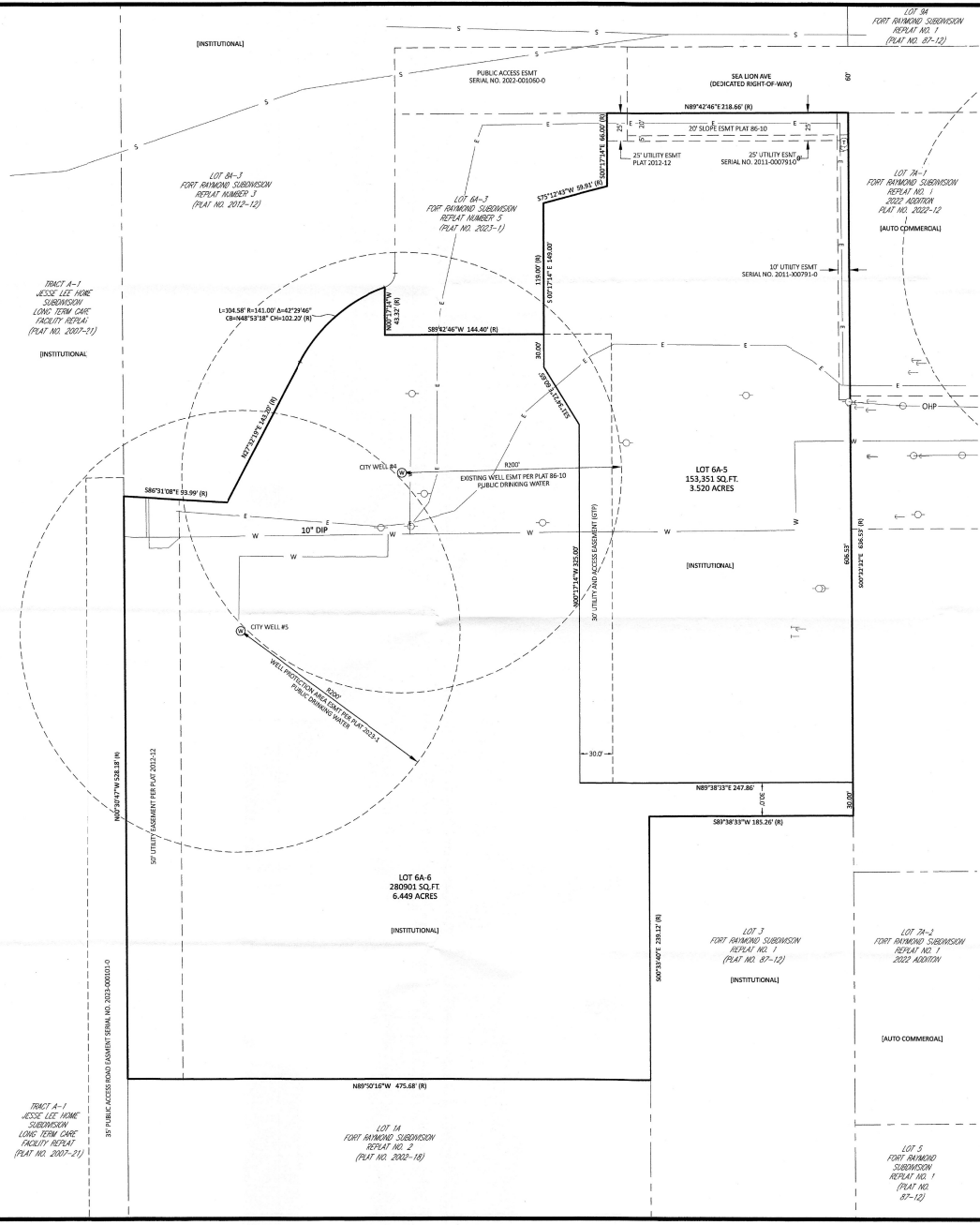
AUTHORIZED OFFICIAL SIGNATURE \_\_\_\_\_

**LEGEND**

- (R) RECORD PER PLAT 2023-1
- (G.P.) GRANTED THIS PLAT
- GUY
- POWER POLE
- SEWER MANHOLE
- TELECOMMUNICATION PEDESTAL
- [ ] ZONING
- EASEMENT
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND WATER LINE
- OHP OVERHEAD POWER LINE



**KPB 2023-109**



- NOTES**
1. BEARINGS AND DISTANCES ARE RECORD PER PLAT 2023-1.
  2. THIS PROPERTY IS SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN STATE OF ALASKA PATENT 362, RECORDED MAY 19, 1994, BOOK 72 PAGE 572.
  3. RESOLUTION 2022-36 BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION, PASSED THE 2022 PUBLIC WATER WELL EASEMENT FOR CITY WELL NO. 3, RECORDED ON SEPTEMBER 19, 2022 PER SERIAL NUMBER 2022-20105-0.
  4. THE UNDERGROUND UTILITIES SHOWN HEREON ARE PER CITY OF SEWARD GIS DATA, AND ARE APPROXIMATE. OTHER UTILITIES MAY EXIST IN THE PROPOSED SUBDIVISION NOT SHOWN HEREON.

**SURVEYOR'S CERTIFICATE**

I, STACY M. WESSEL, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.



Plat of:  
**FORT RAYMOND SUBDIVISION  
REPLAT NUMBER 6**

CREATING LOTS 6A-5 AND 6A-6  
CONTAINING 9.970 ACRES MORE OR LESS

A SUBDIVISION OF:  
FORT RAYMOND SUBDIVISION REPLAT NUMBER 5  
FILED UNDER PLAT NO. 2023-1

CITY OF SEWARD  
SEWARD RECORDING DISTRICT  
KENAI PENINSULA BOROUGH

LOCATED WITHIN: SECTION 34, T1N, R1W, S.M., AK.

OWNER:  
CITY OF SEWARD  
P.O. BOX 107  
SEWARD, ALASKA 99664

**AKLANDS**  
Land Surveying LLC  
AK Lands, Land Surveying LLC  
PO Box 110485  
Anchorage, AK 99511  
aklands@aklands.com  
http://aklands.com  
(907) 744-LAND

Date: 10/02/2023 Scale: 1" = 50' Date of Survey: \_\_\_\_\_ Sheet: 1 of 1  
Drawn by: SMW P#: 150 Field Book: 02/69-74&03-49&04-35 KPB No. 2023-XX

AGENDA ITEM E. NEW BUSINESS

**ITEM #10 - PRELIMINARY PLAT  
Fort Raymond Subdivision Replat No 6**

<b>KPB File No.</b>	2023-109
<b>Plat Committee Meeting:</b>	December 11, 2023
<b>Applicant / Owner:</b>	City of Seward / Seward, AK
<b>Surveyor:</b>	Stacy Wessel / AK Lands Land Surveying
<b>General Location:</b>	Sea Lion Avenue, City of Seward

<b>Parent Parcel No.:</b>	145-026-30
<b>Legal Description:</b>	Lot 6A-4 Fort Raymond Subdivision Replat No. 5 SW 2023-1
<b>Assessing Use:</b>	Institutional
<b>Zoning:</b>	Institutional
<b>Water / Wastewater</b>	Onsite, municipal / onsite, municipal
<b>Exception Request</b>	20.30.030, 20.30.210, 20.30.120, 20.30.190

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 9.970-acre lot into 2 lots ranging in size from 3.520 acres to 6.449 acres.

**Location and Legal Access (existing and proposed):** The proposed plat is located within the City of Seward just north of mile 2 of the Seward Highway. Sea Lion Avenue provide the dedicated access to the Seward Highway for proposed Lot 6A-5. Sea Lion Avenue construction continues and connects to Swetmann Avenue that continues to Resurrection Boulevard that connects to the Seward Highway south of mile 2. The western portion of Sea Lion Avenue and Swetmann Avenue are not dedicated right of ways. They continue through borough properties and provide access to Seward Elementary, Seward Middle School, Seward High School and associated sports fields. Lot 6A-6 has access on the west side via a public access easement that proceeds down to Coolidge Drive and out to the Seward Highway south of mile 2.

The block is not compliant. The lack of dedication currently over the portions of Sea Lion Avenue and Swetmann Avenue does not provide a closed block. Taking those right of ways into consideration even though not dedicated does provide a closed block that does not comply with length requirements. The intent of this subdivision is to divide city facilities from the ball field. *Staff recommends the plat committee concur that an exception or dedication is not required; a dedication will not improve the block due to existing public facilities and the design of the area.*

There is not a new right-of-way dedication proposed on this plat and is not affected by a section line easement.

Exceptions have been requested for KPB 20.30.030 Proposed Street Layout, KPB 20.30.210 Access to Streets, KPB 20.30.120 Streets – Width requirements and KPB 20.30.190 Lots - Dimensions

KPB Roads Dept. comments	Out of Jurisdiction: Yes  Roads Director: Griebel, Scott Comments: Within the City of Seward. No department comment.
SOA DOT comments	

**Site Investigation:** Per KPB GIS data, there are no low wet areas within the subdivision boundary of the property within close proximity. The terrain is also relatively flat with some slight slopes. There ae steep slopes behind the ball field according to KPB GIS data, surveyor should verify visually and if so, show slopes over 20% with top and

toe on the final.

The KPB Floodplain review stated the area the subdivision is not within a floodway. It is within the Floodplain Zone X, which is minimal flood risk and shown as not regulatory. Unless advised otherwise there will be no required floodplain or floodway notes.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie  Floodplain Status: IS in flood hazard area  Comments: Flood Zone: X (shaded)  Map Panel: 02122C-4543E  In Floodway: False  Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan  Habitat Protection District Status: Is NOT within HPD  Comments: No comments</p> <p>C. State Parks</p> <p>Reviewer:  Comments:</p>
State of Alaska Fish and Game	

**Staff Analysis** The land within the proposed subdivision was originally part of a U.S. Survey. It has since been surveyed multiple times with slight adjustments through the years.

Fort Raymond Subdivision, Plat SW 86-10, was the first of the subdivisions. Followed by Fort Raymond Subdivision Replat No. 1, Plat SW 87-12, Fort Raymond Subdivision Replat Number 2, Plat SW 2002-18, and finally the current configuration by Fort Raymond Subdivision Replat Number 3, Plat SW 2012-12.

There are multiple improvements located on the parent plat. The City of Seward staff report stated the current lots are used by the City of Seward Electric Department for the electric warehouse and Fort Raymond Substation. The Parks and Recreation department maintains a ball field on the property. There are multiple utility easements and Municipal Wells and their associated easements located on the property.

The City of Seward heard the plat at their November 27, 2023 City Council meeting. The City Council approved recommendation of Resolution 2023-126 recommending the Seward City Council and Kenai Peninsula Borough approval of the Preliminary Plat of Fort Raymond Subdivision, Replat Number 5, Lot 6A-4; located at 605 Sea Lion Ave; creating Fort Raymond Subdivision, Replat Number 6, Lots 6A-5 and 6A-6. The Resolution is included in the packet.

The preliminary submittal indicates both onsite and city water and wastewater services, the site is currently known to be on city services if an onsite facility is proposed for Lot 6A-5 a soils report will be required and an engineer will sign the final plat. If staff is notified that an onsite facility is not being proposed, a soils report will not be required and an engineer will not need to sign the plat.

There is an encroachment indicated on the plat near the east side of Lot 6A-5. A fence is encroaching onto the adjacent lot by 3 feet, which is also owned by the City of Seward

**Utility Easements** Fort Raymond Subdivision, Plat SW 86-10, depicted the slope easement along Sea Lion Avenue. Additional well easements were depicted on the plat. Forty Raymond Subdivision Replat No. 1, Plat SW 87-12, carried over the slope easement and the well easements. Fort Raymond Subdivision Replat No. 2, Plat SW 2002-18, carried over the same easements. A 25-foot-wide utility easement was granted by recorded document along the Sea Lion Avenue dedication. A 50-foot utility easement was also granted along the western boundary. The plat carried over the original well easements and the slope easement. It also vacated a well easement located within the eastern portion of the lot. Fort Raymond Subdivision Replat Number 5, Plat SW 2023-1 granted a 200-foot radius well easement for city well #4.

The proposed plat is carrying over the previously granted easements with labels indicating the creation documents.

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	
ACS	No comments
GCI	
SEWARD ELECTRIC	
CHUGACH ELECTRIC	No comments
TELALASKA	

**KPB department / agency review:**

Addressing	<p>Reviewer: Leavitt, Rhealyn          Affected Addresses:          605 SEA LION AVE</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:          SEA LION AVE</p> <p>Existing Street Name Corrections Needed:</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:          CITY OF SEWARD WILL ADVISE ON ADDRESSES.</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>

	Material Site Comments: There are not any material site issues with this proposed plat. Review Not Required
Assessing	Reviewer: Windsor, Heather Comments: No comment

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**STAFF RECOMMENDATIONS**  
**CORRECTIONS / EDITS**

In the legend, add icon for wells.  
Add to KPB No. 2023-109

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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:**  
Need to verify the public access easement width on the west side of plat.
  
- 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:**  
Add north arrow to vicinity map  
Depict the city limits  
Relabel Fourth Ave to Third Ave.  
First Ave should be Vista Ave it appears
  
- 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:**  
Lot 3 & 5 to the east needs correct plat labels.  
Lot 7A-2 needs a plat label.  
Zoning label on lots is not needed and can be removed.
  
- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;  
**Staff recommendation:**  
Zoning labels in the lots are not needed and can be removed unless requested by City of Seward.

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**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.

20.30.050. Legal access.

- A. The applicant shall provide an access plan to the planning department verifying the existence of legal access to the subdivision boundary. The plan shall consist of the documents depicting the access, a map depicting the location of the access, and topographic information indicating that construction which



meets the design requirements set forth in KPB Chapter 20.30 is practical and economical. In this title, legal access exists where an unrestricted, public right-of-way connects the subdivision to the state highway system, the state marine highway system or a regularly served public airport, and one of the following is met:

1. Ingress and egress will be provided over section line easements located within a surveyed section;
2. The applicant provides copies of borough-accepted recorded conveyances creating the public easement or right-of-way where the access is located;
3. That access is a State of Alaska maintained road or municipal maintained road;
4. The applicant provides documentation satisfactory to the borough demonstrating that public legal access is guaranteed through judicial decree; or
5. The right-of-way is an easement or fee interest at least 60 feet in width dedicated or irrevocably conveyed to the public and acceptable to the planning commission.

**Staff recommendation:**

Unsure of access easement on west as description excludes existing utility easement. Surveyor should verify legal description

20.30.270. Different standards in cities. Where cities have enacted by ordinance different subdivision design standards than those set forth in this chapter, the planning commission shall apply the city standards in lieu of those set forth in this chapter. Any appeal of a city design standard is subject to KPB 21.01.020(E).

**Staff recommendation:** *The City of Seward does not meet the specified requirements for the application and consideration of different standards.*

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**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: City water and wastewater disposal are available. The submittal indicates onsite water and wastewater to be used also. If a septic is intended to be used on Lot 6A-5 a soil report will be needed and an engineer will sign the plat. Verification is needed of intent.*

**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.*

20.60.190. Certificates, statements, and signatures required.

**Staff recommendation:** *comply with 20.60.190.*

Is Certificate of Acceptance needed on the plat. Staff did not see any public access easements, ROW or other public areas not already public owned, please verify need and list in Certificate if found.

Ad the date of December 11, 2023 to the Plat Approval.

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.

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.
- place the standard note on the plat for the flag lot(s): No structures are permitted within the panhandle portion of the flag lot(s).

### EXCEPTIONS REQUESTED:

#### **A. KPB 20.30.030 Proposed Street Layout and KPB 20.30.210 Lots – Access to Streets**

Surveyor's Discussion: The existing gravel road at the end of Coolidge Dr., extends on to the easterly portion of Tract A-1, Jesse Lee Home Sub., and provides current access to the ball field. Tract A-1 is owned by KPB. In 1996, a public access and utility right-of-way easement (BK 83 PG 408) was established over the existing gravel road, the boundaries of this easement were expanded in 1997 through the grant of a public access right-of-way easement (BK 86 PG 618). Additionally, the Kenai Peninsula Borough (KPB) granted permission for the utilization of an existing 35' utility easement as an Access Road Easement specifically designated for the ball field.

- a. Additional access to the Ball Field: the City of Seward plans to supplement access to the ball field by creating a 30' flagpole from Lot 7A-1 and dedicating a 30' access easement along an existing gravel road. The intent is to maintain the gravel road's current width and use the flagpole and easement for supplementary access to the ball field, providing an alternative means of ingress and egress.

Staff Discussion:

#### **20.30.030. - Proposed street layout—Requirements.**

A. The streets provided on the plat must provide fee simple right-of-way dedications to the appropriate governmental entity. These dedications must provide for the continuation or appropriate projection of all streets in surrounding areas and provide reasonable means of ingress for surrounding acreage tracts. Adequate and safe access for emergency and service vehicle traffic shall be considered in street layout.

B. Subdivision of land classified as agricultural conveyed subject to AS 38.05.321(a)(2)(B) may provide public access easements in lieu of fee simple dedications if necessary to comply with the minimum lot size restriction of the statute. The public access easements must meet all applicable right-of-way design criteria of Title 20 and are subject to the building setback requirements set forth in KPB 20.30.240.

#### **20.30.210. - Lots—Access to street.**

Each lot shall abut on a fee simple dedicated street except as provided by KPB 20.30.030(B).

#### **Findings:**

1. KPB Code 20.30.030 requires dedication to provide proper projection of right of ways and reasonable means of ingress for surrounding acreage
2. KPB Code 20.30.210 states each lot shall abut a fee simple dedicated right of way as provided in KPB 20.30.030.
3. Sea Lion Avenue is a 60 foot wide, paved right of way.
4. **There is access from the southwest via a public access easement.**
5. **Dedicated right-of-way of Sea Lion Avenue end to the east of the west side of Lot 6A-5.**
6. Sea Lion Avenue continues past this subdivision to provide access to schools and other public facilities.
7. Sea Lion Avenue goes through a 17.6 acre lot that contains the Elementary School and is owned by the Kenai Peninsula Borough.
8. Sea Lion Avenue and Swetmann Avenue continue through a 51.8 acre lot owned by the Kenai Peninsula Borough that contains the Middle School and High School, along with track and ball field.
9. If the KPB lots are subdivided or surveyed in the future, a request for dedications or additional access easements can be required.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;  
**Findings 5-9 appear to support this standard.**
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;  
**Findings 5-9 appear to support this standard.**
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.  
**Findings 5-9 appear to support this standard.**

**B. KPB 20.30.120 Streets – Width Requirements; KPB 20.30.190 Lots – Dimensions**

Surveyor’s Discussion: The gravel road and flag pole is intended to be no more than 30 feet wide and expressly designed not to serve as a throughfare but rather to fulfill its intended purpose of facilitating reasonable ingress and egress, ensuring it remains a supplemental access route rather than a main thoroughfare.

Staff Discussion:

**20.30.120. - Streets—Width requirements.**

A. The minimum right-of-way width of streets shall be 60 feet.

1. Half streets shall generally not be allowed except to provide the logical extension of a right-of-way where the remaining half street can reasonably be expected to be dedicated in the future.

2. When a design change required as a condition of preliminary approval results in a half right-of-way that was not shown on the original preliminary plat, adjoiners to the new half right-of-way will be sent a copy of the plat committee minutes and a sketch showing the new half right-of-way and per KPB 2.40.080 can request a review of the plat committee decision by the full Planning Commission.

**20.30.190. - Lots—Dimensions.**

A. The size and shape of lots shall provide usable sites appropriate for the locality in which the subdivision is located and in conformance with the requirements of any zoning ordinance effective for the area in which the proposed subdivision is located. Generally lots shall be square or rectangular. Lots shall be at least 60 feet wide on the building setback line. The minimum depth shall be no less than 100 feet, and the average depth shall be no greater than three times the average width.

B. The access portion of a flag lot shall not be less than 20 feet wide. A flag lot with the access portion less than 60 feet wide may be subject to a plat note indicating possible limitations on further subdivision based on access issues, development trends in the area, or topography. If the access portion is less than 60 feet wide, it may not exceed 150 feet in length. The access portion may not be used for permanent structures or wastewater disposal area, must meet the design standards of KPB 20.30.030(A) and 20.30.090 for access, and, if at least 60 feet wide, will be subject to the building setback restrictions of KPB 20.30.240.

**Findings:**

1. **This will be an access to the ball field.**
2. **The use will not be a main thoroughfare.**

3. **Access to the ball fields is needed for convenience of use.**
4. **Current northern access will in the future be through private property.**
5. **The access will be at a maximum of 30' wide.**
6. **The access will be a public access easement on City of Seward property.**
7. **There is access from the west through a public access easement.**

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the committee may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;  
**Findings 2 - 4, 6 & 7 appear to support this standard.**
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;  
**Findings 1, 3 & 4 appear to support this standard.**
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.  
**Findings 2 -4 & 7 appear to support this standard.**

**Staff recommendation:** place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

**RECOMMENDATION:**

**SUBJECT TO EXCEPTION(S) GRANTED, 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.**

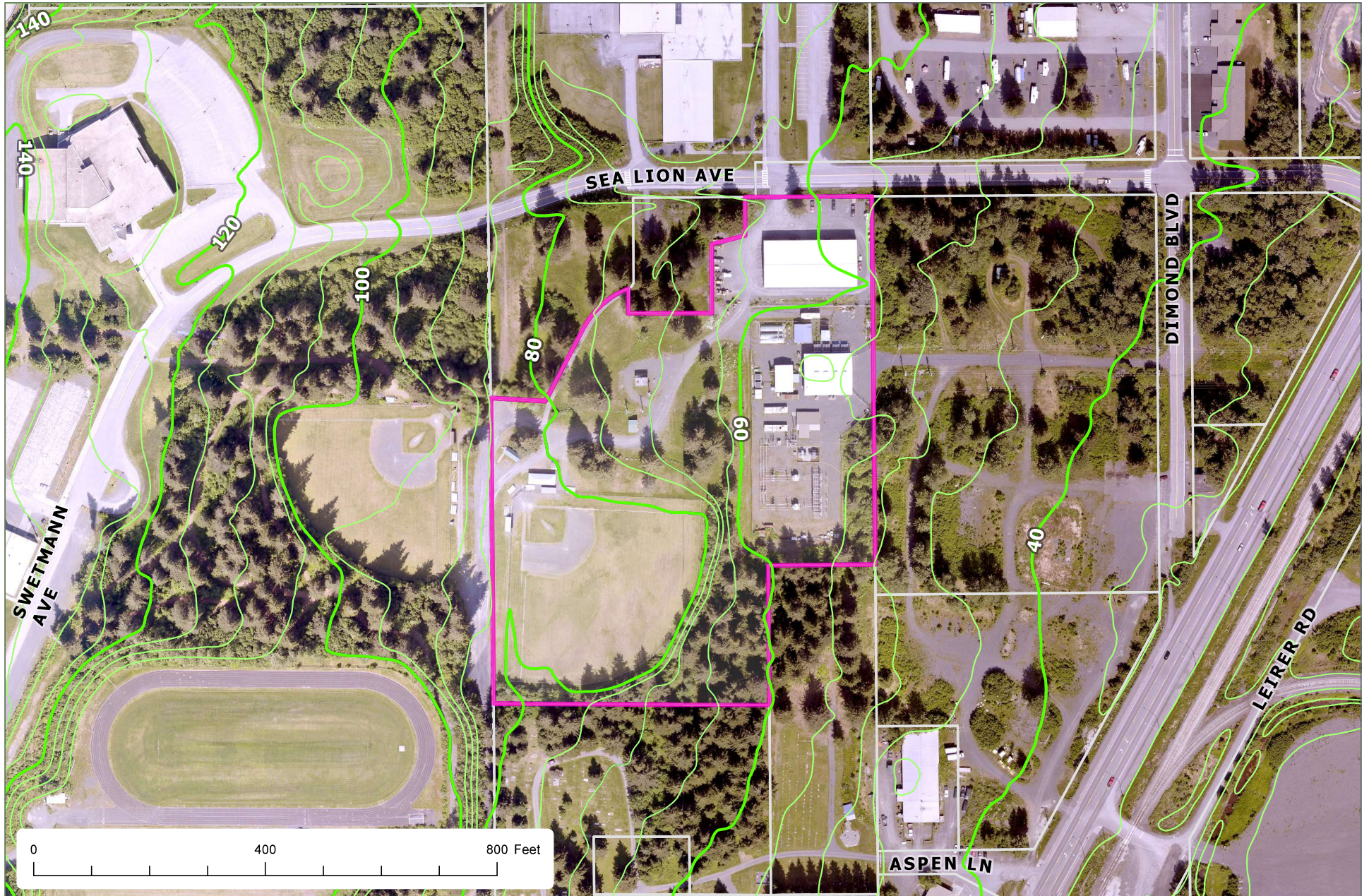
**A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.**

**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.**

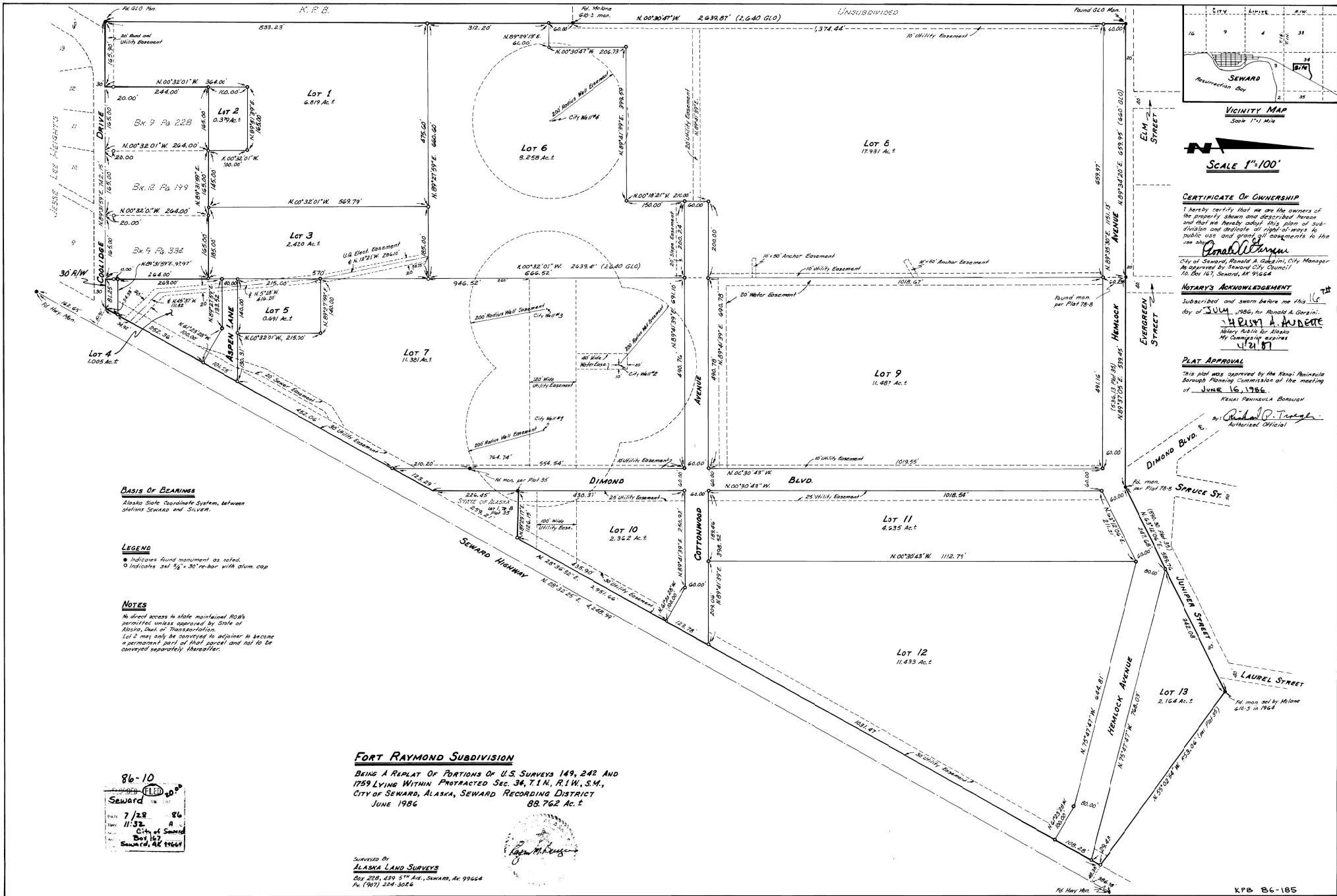
**END OF STAFF REPORT**



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.



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**PLAT APPROVAL**

This plat was approved by the Rural Peninsula Borough Planning Commission at the meeting of June 18, 2003

*W. Scott James*  
Borough Official  
Date 11/27/03



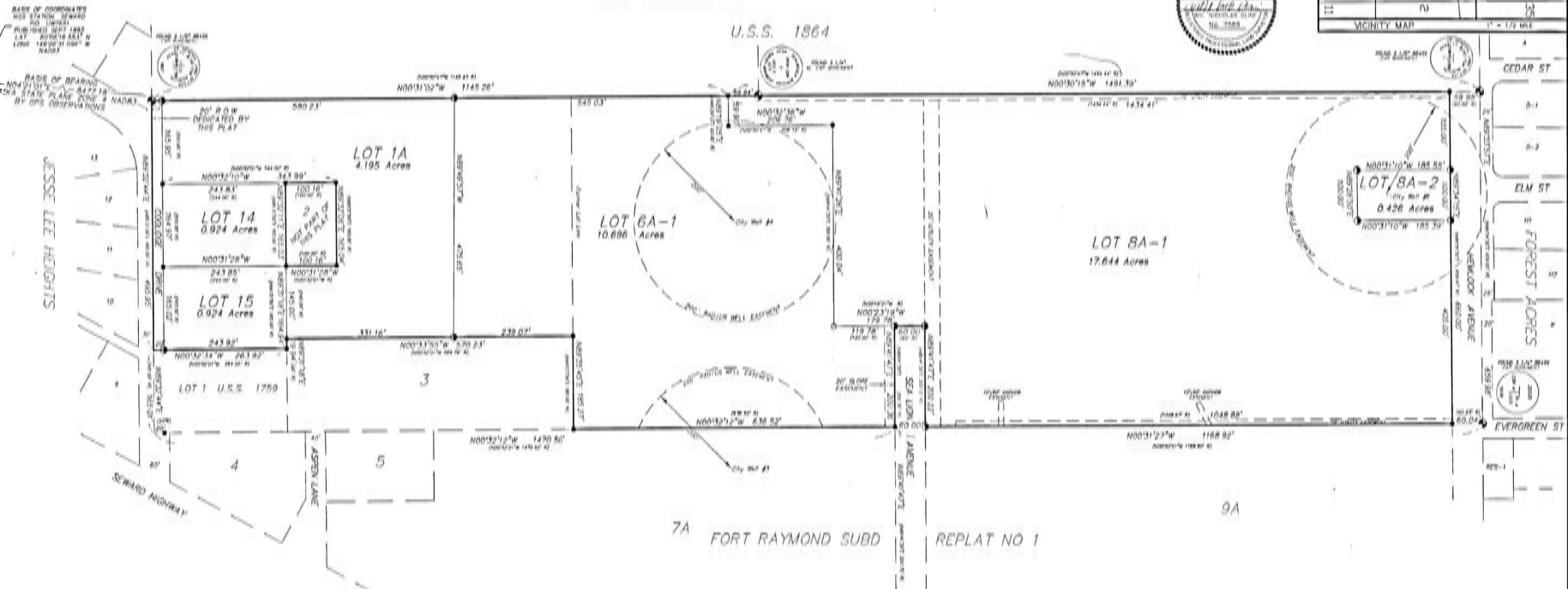
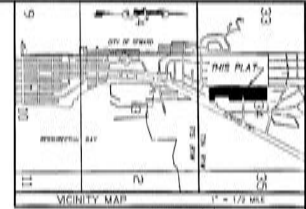
**LEGEND**

- Found Monument
- Found Rebar & AI Cop. 3753-5
- Found Rebar
- Set 5/26/04 Rebar & AI Cop. LS 7549
- 1434 89' Measured This Survey
- Record from Plat 87-12

**SURVEYOR'S CERTIFICATE**

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown herein actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.

*Bill P. Sore*  
DATE



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

We hereby certify that we are the owners of the real property shown and described herein and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights of way to public use, and grant all easements to the use shown

*W. Scott James*  
W. Scott James, City Manager  
City of Seward  
P.O. Box 197  
Seward, AK 99664  
OWNER LOTS 1A, 6A-1 and 15



*Dale L. Bogley*  
Dale L. Bogley, Mayor  
Rural Peninsula Borough  
144 North Bunkley St  
Seldovia, AK 99583  
OWNER LOTS 8A-1 and 8A-2



*Becky*  
Trustees of Igoa No. 9  
Pioneers of Alaska  
P.O. Box 371  
Seward, AK 99664  
OWNER LOT 14

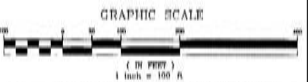


**NOTARY'S ACKNOWLEDGMENT**  
FOR W. Scott James  
SUBSCRIBED AND SWORN TO BEFORE ME this 11th DAY OF May, 2003  
*W. Scott James*  
NOTARY FOR ALASKA  
MY COMMISSION EXPIRES 11/15/05

**NOTARY'S ACKNOWLEDGMENT**  
FOR Dale Bogley  
SUBSCRIBED AND SWORN TO BEFORE ME this 27th DAY OF November, 2003  
*Dale Bogley*  
NOTARY FOR ALASKA  
MY COMMISSION EXPIRES August 22, 2003

**NOTARY'S ACKNOWLEDGMENT**  
FOR Becky  
SUBSCRIBED AND SWORN TO BEFORE ME this 24th DAY OF October, 2003  
*Becky*  
NOTARY FOR ALASKA  
MY COMMISSION EXPIRES 7/25/04

- NOTES**
- This plat relocates a portion of the boundary between former lots 1 and 6A, subdivides former lot 8A into Lots 8A-1 and 8A-2, adds Lots 14 and 15 from USS 1759, and dedicates 20' of right of way to Coullidge Dr.
  - All record information and former lot lines are per Plat 87-12, Second Recording District.
  - Bearings are Alaska State Plane Zone 4 NAD83, as determined by GPS observations, distances are true ground horizontal.
  - This subdivision is subject to the City of Seward's Zoning Regulations.
  - The Wet Easement for City Well Number 8 is being created by this plat, all other easements were created by Plat 86-10.
  - No permanent structure may be constructed or placed within a utility easement that would interfere with the ability of a utility to use the easement.



**FORT RAYMOND SUBDIVISION**  
**REPLAT NUMBER 2**

2 REPLATS OF  
LOT 1 FORT RAYMOND SUBD (PLAT 86-10),  
AND  
LOTS 8A AND 8A FORT RAYMOND SUBD  
REPLAT NO 1 (PLAT 87-12)  
LOCATED WITHIN THE SW 1/4 AND  
THE NW 1/4 SECTION 14  
RANGING 1 NORTH, RANGE 1 WEST  
SEWARD MERIDIAN, ALASKA  
SEWARD RECORDING DISTRICT  
CITY OF SEWARD  
CONTAINING 36.04 ACRES

**CLINE AND ASSOCIATES**  
LAND SURVEYORS  
416 4th AVENUE PO BOX 2703 SEWARD, AK 99664  
(907) 234-7334 FAX (907) 234-6084

DATE: 05/09/03 SCALE: 1" = 100'  
DRAWN: WJC P.E. NO. 95-9, 00-9  
DRAWING NO.: 02-30A E.P.D. FILE # 2000-092



ASP ZONE 4 NORTH  
NAD83

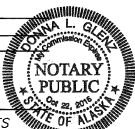
**CERTIFICATE OF OWNERSHIP AND DEDICATION**

We hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights of way to public use, and grant all easements to the use shown.

*James Hunt*  
James Hunt, City Manager  
City of Seward  
P.O. Box 167  
Seward, AK, 99664  
OWNER FORMER LOT 6A-1

**NOTARY'S ACKNOWLEDGMENT**

FOR James Hunt  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd  
DAY OF October, 2012



*Donna L. Alley* 10-22-2016  
NOTARY FOR ALASKA MY COMMISSION EXPIRES

TRACT A-1

*Paul Ostrander*  
For: Mike Navarre, Mayor  
Kenai Peninsula Borough  
144 North Binkley St  
Soldotna, AK, 99669  
OWNER FORMER LOT 8A-1

**NOTARY'S ACKNOWLEDGMENT**

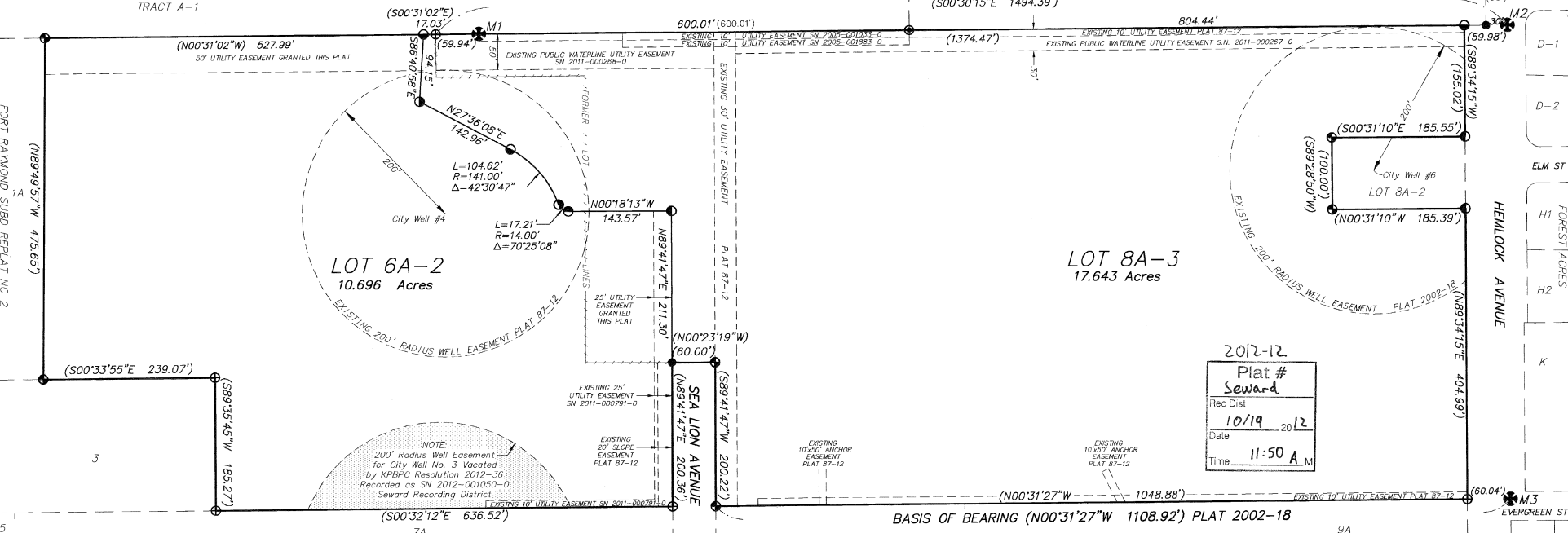
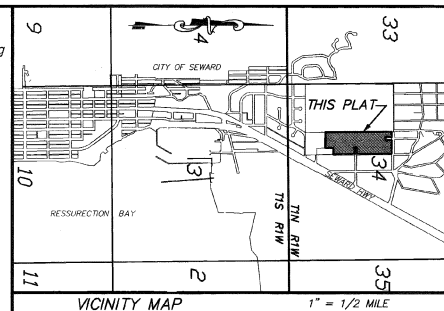
FOR Paul Ostrander, Chief of Staff  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th  
DAY OF October, 2012

*Kateline* 9-20-2015  
NOTARY FOR ALASKA MY COMMISSION EXPIRES

**PLAT APPROVAL**

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of: August 13, 2012

*Max Best* OCT 18, 2012  
Borough Official Date



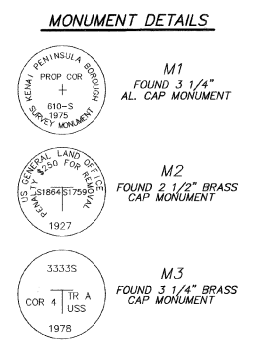
**SURVEYOR'S CERTIFICATE**  
I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.

9/29/12  
DATE



**WASTEWATER DISPOSAL**  
Plans for wastewater disposal, that meet regulatory requirements are on file at the Department of Environmental Conservation.

- LEGEND**
- M1 Found Monument
  - Found 5/8" Rebar
  - ⊙ Found Rebar & Pl. Cap, LS 5318
  - ⊕ Found Rebar & Al. Cap, 3753-S
  - ⊙ Found Rebar & Pl. Cap, LS 7569
  - Set 5/8x30" Rebar & Pl. Cap, LS 7569
  - 1434.59' Measured This Survey
  - (100.00') Record and Measured Plat 2002-18
  - (600.01') Record Plat 2007-21 Former Lot Lines



- NOTES**
- This plat relocates a portion of the boundary between former Lots 6A-1 and 8A-1, in accordance with KPB Ordinance 2011-42 and City of Seward Resolution No. 2012-001.
  - Bearings are Alaska State Plane Zone 4 NAD83, as determined by GPS observations, distances are true ground horizontal.
  - This subdivision is subject to the City of Seward's Zoning and Land Use Regulations.
  - No permanent structure may be constructed or placed within a utility easement that would interfere with the ability of a utility to use the easement.
  - This plat was granted an exception to KPB 20.20.030 (extension of Sea Lion Avenue) and KPB 20.20.090 (Cul-de-sacs) by the KPB Plat Committee at the meeting of August 13, 2012.
  - Lands within this subdivision are subject to covenants and restrictions recorded in Book 31D page 5 and Book 51 page 342, Seward Rec. District.

**FORT RAYMOND SUBDIVISION REPLAT NUMBER 3**  
A REPLAT OF:  
LOTS 6A-1 AND 8A-1  
FORT RAYMOND SUBD. REPLAT NUMBER 2  
PLAT 2002-18  
LOCATED WITHIN THE SW 1/4 AND THE NW 1/4 SECTION 34 TOWNSHIP 1 NORTH, RANGE 1 WEST SEWARD MERIDIAN, ALASKA  
SEWARD RECORDING DISTRICT  
CITY OF SEWARD  
KENAI PENINSULA BOROUGH  
CONTAINING 28.339 ACRES

**CLINE AND ASSOCIATES LAND SURVEYORS**  
416 4th AVENUE PO BOX 2703 SEWARD, AK 99664  
(907) 224-7324 FAX (907) 224-6088

DATE: 08/15/2012	SCALE: 1" = 100'
DRAWN: WNC	F.D. BK.: 12-01
DRAWING NO.: 12-05FP	K.P.B. FILE #: 2012-094

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT THE CITY OF SEWARD IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I ON BEHALF OF THE CITY OF SEWARD HEREBY ADVERTISE 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.

**OWNER**  
 CITY OF SEWARD  
 410 ADAMS STREET CITY HALL BUILDING  
 SEWARD, AK 99664  
 AUTHORIZED OFFICIAL SIGNATURE: *Janette M Bower*  
 DATE: 12/11/22  
 TITLE: City Manager  
 PRINTED NAME: Janette M Bower

**NOTARY'S ACKNOWLEDGMENT**

FOR: Janette M Bower  
 ACKNOWLEDGED BEFORE ME THIS 21 DAY OF December, 2022



NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES: November 15, 2025

**CERTIFICATE OF ACCEPTANCE**

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE I AUTHORIZE TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF SEWARD FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

WELL PROTECTION AREA EASEMENTS FOR CITY WELL #4 AND CITY WELL #5 THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN INFRASTRUCTURE.

AUTHORIZED OFFICIAL SIGNATURE: *Janette M Bower*  
 DATE: 12/11/22  
 TITLE: City Manager  
 PRINTED NAME: Janette M Bower

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 11, 2022.

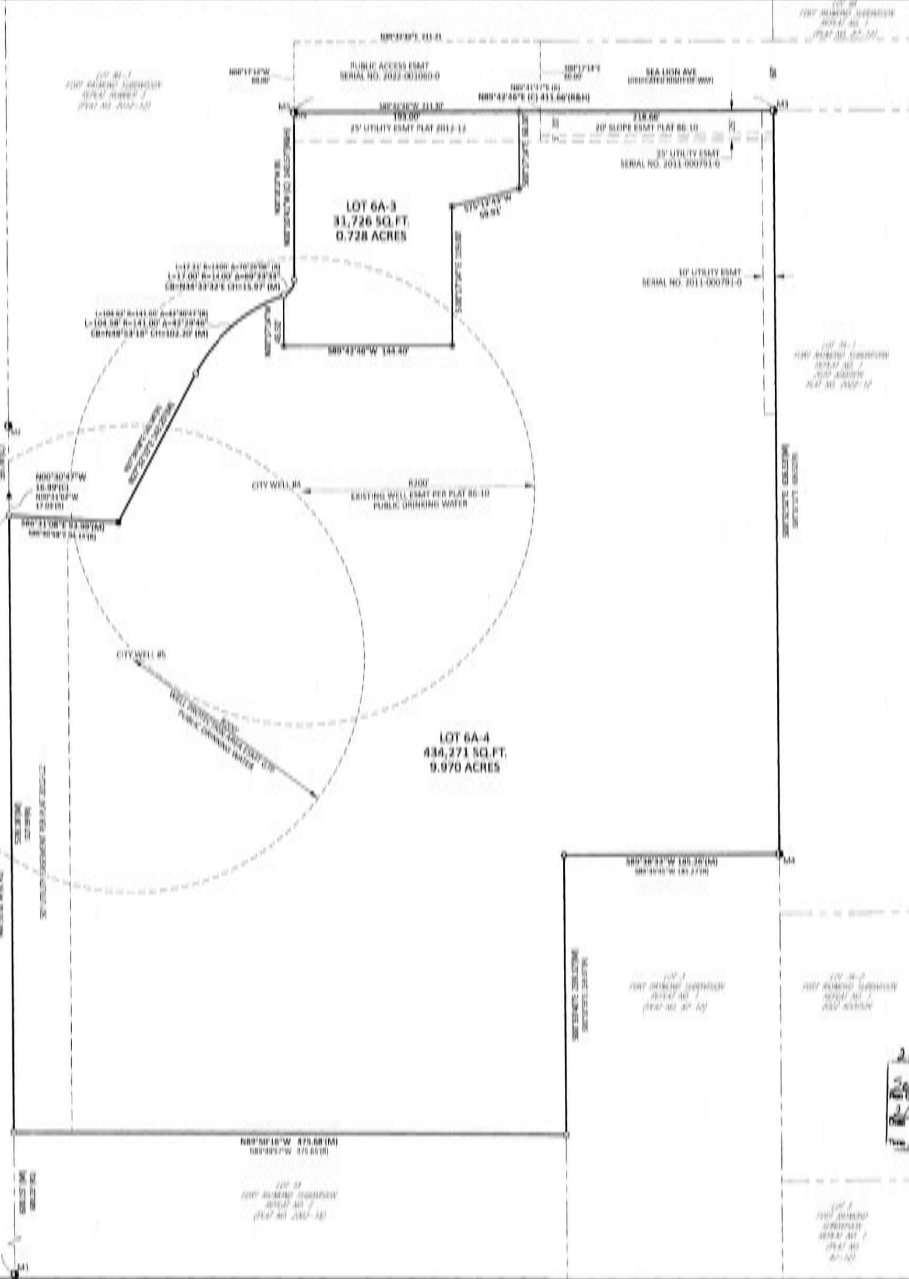
KENAI PENINSULA BOROUGH  
 AUTHORIZED OFFICIAL SIGNATURE: *Scott Casper*

**MONUMENT DETAILS**

- FOUND 2.5" BRASS CAP 0.5' ABOVE GRADE, GOOD CONDITION
- FOUND 3.25" ALCAP 0.3' ABOVE GRADE, GOOD CONDITION
- FOUND 1.5" ALCAP 1.0' BELOW GRADE SCARRED, GOOD CONDITION
- FOUND 1.5" ALCAP 0.2' BELOW GRADE GOOD CONDITION
- SET 1.5" ALCAP ON 5/8" X 30" REBAR FLUSH WITH GRADE

**LEGEND**

- FOUND 2.5" BRASS CAP AS DESCRIBED
- FOUND 5/8" REBAR
- FOUND 1.5" ALCAP 1.0' BELOW GRADE SCARRED AS SHOWN
- FOUND 1.5" ALCAP 0.2' BELOW GRADE SCARRED AS SHOWN
- SET 5/8" X 30" REBAR WITH 1.5" ALCAP FLUSH WITH GRADE AS SHOWN
- ▲ NOTHING FOUND ON SET
- (M) MEASURED BEARING AND/OR DISTANCE
- (C) COMPUTED BEARING AND/OR DISTANCE
- (H) HELD BEARING AND/OR DISTANCE
- (R) RECORD PER PLAT NO. 2012-12
- (R) RECORD PER PLAT NO. 2002-18
- RM RECOVERED MONUMENT
- DBL DISTANCE-DISTANCE INTERSECTION
- QTR QUARTED THIS PLAT



- NOTES**
- BEARINGS ARE DETERMINED BY GPS OBSERVATIONS IN ALASKA STATE PLANE ZONE 4 AND BEARS AND DISTANCES ARE REDUCED TO UNIFORM ORIGINALS USING A USNAD83 SCALE FACTOR OF 4 DECIMALS AS EXPRESSED IN U.S. SURVEY FEET.
  - THIS PROPERTY IS SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN STATE OF ALASKA PATENT 302, RECORDED MARCH 19, 1964, BOOK 73 PAGE 572.
  - LANDS WITHIN THIS SUBDIVISION ARE SUBJECT TO:
    - A CONVEYANCE AND REVERTER CLAUSE AS DEFINED WITHIN QUOTE CLAIM DEED, RECORDED ON MARCH 2, 1997 IN BOOK 332 AT PAGE 9, SEWARD RECORDING DISTRICT.
    - COVENANTS THAT AFFECTS A PORTION AS DEFINED WITHIN QUOTE CLAIM DEED, RECORDED ON MARCH 15, 1998 IN BOOK 33 AT PAGE 164, SEWARD RECORDING DISTRICT.
  - THE BOROUGHS WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER AKS 39.06.010.
  - THIS SUBDIVISION IS SUBJECT TO THE CITY OF SEWARD'S ZONING AND LAND USE REGULATIONS.
  - NO PERMANENT STRUCTURE MAY BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT THAT WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
  - LOTS ARE RESERVED BY CITY OF SEWARD WATER AND WASTEWATER DISPOSAL.
  - ACCEPTANCE OF THIS PLAT BY THE KENAI PENINSULA BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCUMBRANCES.
  - THIS PLAT WAS GRANTED EXEMPTIONS TO AKS 20.20.030 (PROPOSED STREET ADJUST) AND AKS 18.05.010 (ACCESS TO STREETS) BY THE KPS PLAT COMMITTEE MEETING OF APRIL 11, 2022.
  - WASTEWATER DISPOSAL PLANS FOR WASTEWATER DISPOSAL THAT MEETS REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**SURVEYOR'S CERTIFICATE**

I, STATE REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND I CHOOSE TO PRACTICE AS A SURVEYOR IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE SURVEYING METHODS ACTIVELY EMPLOYED AS DESCRIBED, AND THAT ALL INSTRUMENTS AND OTHER DEVICES ARE CORRECT.



2022-1  
 Plat #  
 Seward  
 2/13/2023  
 12.107 P.W.

Plat of  
**FORT RAYMOND SUBDIVISION**  
 REPLAT NUMBER 5  
 CREATING LOTS 6A-3 AND 6A-4  
 CONTAINING 10.698 ACRES MORE OR LESS  
 A SUBDIVISION OF:  
 FORT RAYMOND SUBDIVISION REPLAT NUMBER 3  
 FILED UNDER PLAT NO. 2012-12  
 CITY OF SEWARD  
 SEWARD REC. DISTRICT  
 KENAI PENINSULA BOROUGH  
 LOCATED WITHIN SECTION 34, T19, R19W, S1M, AK  
 OWNER:  
 CITY OF SEWARD  
 410 ADAMS ST  
 SEWARD, ALASKA 99664  
  
 AK Lands, Land Surveying LLC  
 P.O. Box 11848  
 Anchorage, AK 99511  
 aklands@aklands.com  
 http://aklands.com  
 (907) 744-1485  
 Date: 12/08/2022 Scale: 1" = 50' Date of Survey: April 09, 2022 Sheet: 1 of 1  
 Drawn by: SHW PLOT: 1188 Field Book: 0249-14803-09404-13 RPR No: 2022-029

**CITY OF SEWARD, ALASKA  
RESOLUTION 2023-126**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEWARD, ALASKA, RECOMMENDING THE KENAI PENINSULA BOROUGH APPROVAL OF THE PRELIMINARY PLAT OF FORT RAYMOND SUBDIVISION, REPLAT NUMBER 5, LOT 6A-4; LOCATED AT 605 SEA LION AVENUE; CREATING FORT RAYMOND SUBDIVISION, REPLAT NUMBER 6, LOTS 6A-5 AND 6A-6**

**WHEREAS**, AK Lands, Land Surveying has submitted a preliminary plat on behalf of the City of Seward for review by the City Council and recommendation to the Kenai Peninsula Borough; and

**WHEREAS**, the parcel being subdivided is owned by the City of Seward; and

**WHEREAS**, the current parcel is being utilized for two different uses, and the city wishes to create separate parcels that will encompass each separate use; and

**WHEREAS**, the proposed plat will create Fort Raymond Subdivision, Replat Number 6, Lots 6A-5 and 6A-6; and

**WHEREAS**, proposed Lot 6A-5 is the area that is currently being used by the Electric department for the Electric building; and

**WHEREAS**, proposed Lot 6A-6 is the area that is currently being used by the Parks and Recreation department as a public ballfield; and

**WHEREAS**, the current parcel is zoned Institutional, and both proposed lots will remain zoned as such; and

**WHEREAS**, proposed Lot 6A-5 will be 3.52 acres; and

**WHEREAS**, proposed 6A-6 will be 6.449 acres; and

**WHEREAS**, each lot has appropriate connection to city water, sewer, electric, and roads for the current uses on each parcel; and

**WHEREAS**, all conditions required by Seward City Code §16.01.015, Conditions to plat approval, were met; the property owners within 300 feet of the requested replat were notified of the proposed subdivision, and the property was posted with public notice signage; and

**WHEREAS**, on November 7, 2023, the Seward Planning and Zoning Commission approved Resolution 2023-018 recommending the approval of the Fort Raymond Subdivision, Replat Number 6, Lots 6A-5 and 6A-6; and

**CITY OF SEWARD, ALASKA  
RESOLUTION 2023-126**

Page 2 of 2

**WHEREAS**, City Code §16.01.015(B) states that no preliminary plat of city-owned property may be approved by the Kenai Peninsula Borough planning commission without prior consent of the City Council.

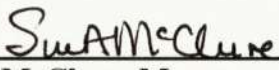
**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEWARD, ALASKA**, that:

**Section 1.** The City Council hereby recommends that, in accordance with Seward City Code Section 16.01.015 (B), the Kenai Peninsula Borough approve the submittal of the preliminary plat of Fort Raymond Subdivision, Replat Number 5, Lot 6A-4; Located at 605 Sea Lion Ave; Creating Fort Raymond Subdivision, Replat Number 6, Lots 6A-5 and 6A-6.

**Section 2.** This resolution shall take effect immediately upon adoption.

**PASSED AND APPROVED** by the City Council of the City of Seward, Alaska this 27<sup>th</sup> day of November 2023.

**THE CITY OF SEWARD, ALASKA**

  
\_\_\_\_\_  
Sue McClure, Mayor

AYES: Barnwell, Wells, Osenga, Calhoon, Crites, McClure  
NOES: None  
ABSENT: Finch  
ABSTAIN: None

**ATTEST:**

  
\_\_\_\_\_  
Kris Peck  
City Clerk

(City Seal)



## City Council Agenda Statement



**Meeting Date:** November 27, 2023

**To:** City Council

**Through:** Kat Sorensen, City Manager

**From:** Planning & Zoning Commission

**Subject:** Resolution 2023-126: Recommending The Kenai Peninsula Borough Approval of the Preliminary Plat of Fort Raymond Subdivision, Replat Number 5, Lot 6A-4; Located at 605 Sea Lion Avenue; Creating Fort Raymond Subdivision, Replat Number 6, Lots 6A-5 and 6A-6.

---

### **Background and justification:**

Attached for the Council's review and recommendation to the Kenai Peninsula Borough Planning Commission is a preliminary replat submitted by AK Lands, Land Surveying on behalf of the City of Seward.

The parcel is currently owned by the City of Seward and a portion of the land is used by the Electric department for the Electric building and another portion is managed by Parks and Recreation as a public ballfield.

To establish congruency of land use, this preliminary plat proposes creating two separate parcels, one for the electric building and one for the ballfield. Both proposed parcels will remain under city ownership.

All conditions required by Seward City Code §16.01.015, Conditions to plat approval, were met. The property owners within 300 feet of the requested replat were notified of the proposed subdivision, and the property was posted with public notice signage.

On November 7, 2023, the Seward Planning and Zoning Commission approved Resolution 2023-018 recommending approval of the Fort Raymond Subdivision, Replat Number 6, Lots 6A-5 and 6A-6.

In accordance with Borough requirements, the City must review and comment on a plat before submittal to the Borough for approval.

### **Subdivision Review:**

**Zoning:** The property is zoned Institutional (Ins).

**Size:** Lot 6A-5 will be 3.520 acres and Lot 6A-6 will be 6.449 acres.

**Utilities:** City utilities necessary for each of the current uses on the lots are already available and connected to the properties.

**Existing Use:** Lot 6A-5 is used by the Electric department for their electric warehouse. Lot 6A-6 is managed by Parks and Recreation as a public ball field.

**Access:** Lot 6A-5 has access to Sea Lion Ave to the north. Lot 6A-6 has access to Coolidge Drive to the south through a public access road easement granted by the Kenai Peninsula Borough through their property to the west.

**Flood Zone:** According to the Kenai Peninsula Borough Floodplain map, the parcels are not within a FEMA mapped flood zone.

**Comprehensive and Strategic Plan Consistency Information**

This legislation is consistent with (citation listed):

Comprehensive Plan: Vol 1, Chapter 3.6.1.1 "Continue to protect and preserve all city parks."

Strategic Plan: N/A

Other: \_\_\_\_\_

**Certification of Funds**

Total amount of funds listed in this legislation: \$ 0

This legislation (✓):

- Creates revenue in the amount of: \$ \_\_\_\_\_
- Creates expenditure in amount of: \$ \_\_\_\_\_
- Creates a savings in the amount of: \$ \_\_\_\_\_
- Has no fiscal impact

Funds are (✓):

- Budgeted Line item(s): \_\_\_\_\_
- Not budgeted \_\_\_\_\_
- Not applicable

**Fund Balance Information**

Affected Fund (✓):

- |                                      |                                  |                                   |                                     |
|--------------------------------------|----------------------------------|-----------------------------------|-------------------------------------|
| <input type="checkbox"/> General     | <input type="checkbox"/> SMIC    | <input type="checkbox"/> Electric | <input type="checkbox"/> Wastewater |
| <input type="checkbox"/> Boat Harbor | <input type="checkbox"/> Parking | <input type="checkbox"/> Water    | <input type="checkbox"/> Healthcare |
| <input type="checkbox"/> Motor Pool  | <input type="checkbox"/> Other   | _____                             |                                     |

*Note: amounts are unaudited*

Available Fund Balance \$ \_\_\_\_\_

Finance Director Signature: \_\_\_\_\_

**Attorney Review**

- Yes Attorney Signature: \_\_\_\_\_
- Not applicable Comments: \_\_\_\_\_

**Administration Recommendation**

- Adopt Resolution
- Other: \_\_\_\_\_



# Community Development/ Planning & Zoning

410 Adams St, Seward, Alaska 99664 • (907) 224-4048 • (907) 224-4020  
or email: [planning@cityofseward.net](mailto:planning@cityofseward.net)

## PRELIMINARY PLAT SUBMITTAL FORM

PRELIMINARY PLAT  REVISED PRELIMINARY PLAT (no fee required)

PHASED PRELIMINARY PLAT  PRELIMINARY PLAT FOR PRIVATE STREETS / GATED SUBDIVISION

All requirements of Seward Code Title 16 apply and must be met.

**SUBDIVISION PLAT NAME:** must not include business names, contact staff for assistance if needed.

Fort Raymond Subdivision Replat No. 6

### PROPERTY INFORMATION:

legal description	Lot 6A-4, Fort Raymond Subdivision Replat No. 5, Plat 2023-1	
Section, Township, Range	Sec. 34, T1N,R1W, SM, AK	
General area description	Ball field, Electrical Facilities, and Animal Shelter	
City	Seward	Total Acreage 9.970

### SURVEYOR

Company: AK Lands, Land Surveying	Contact Person: Stacy Wessel
Mailing Address: PO Box 110485	City, State, Zip Anchorage, AK 99511
Phone: 907-744-LAND	e-mail: <a href="mailto:stacy@aklands.com">stacy@aklands.com</a>

### PROPOSED WASTEWATER AND WATER SUPPLY

WASTEWATER  on site  City

WATER  on site  City

### SUBMITTAL REQUIREMENTS

**A preliminary plat application will be scheduled for the next available Planning and Zoning meeting after a complete application has been received.**

- Electronic file of Plat and
- Preliminary plat NON-REFUNDABLE submittal fee \$75.00-
- Certificate to plat for ALL parcels included in the subdivision
- Documentation showing proof of signatory authority (partnerships, corporations, estates, trusts, etc.)
- Public Notice Sign(s) Posted on property - *City staff will contact you to pick up sign*

**EXCEPTIONS REQUESTED TO PLATTING CODE:** A letter, to be presented to the Planning and Zoning commission, with substantial evidence justifying the requested exception and fully stating the grounds for the exception request, and the facts relied upon, MUST be attached to this submittal.

1. KPB 20.30.030
2. KPB 20.30.210
3. KPB 20.30.120 and KPB 20.30.190

**APPLICANT: SIGNATURES OF ALL LEGAL PROPERTY OWNERS ARE REQUIRED. Additional signature sheets can be attached. When signing on behalf of another individual, estate, corporation, LLC, partnership, etc., documentation is required to show authority of the individual(s) signing. Contact KPB staff for clarification if needed.**

### OWNER(s)

Name (printed): Stacy Wessel	Signature: <i>Stacy Wessel</i>
Phone: 907-744-LAND	e-mail: <a href="mailto:stacy@aklands.com">stacy@aklands.com</a>

Name (printed):	Signature:
Phone:	e-mail:

Name (printed):	Signature:
Phone:	e-mail:

FOR OFFICE USE ONLY

RECEIVED BY \_\_\_\_\_

DATE SUBMITTED \_\_\_\_\_

Receipt # \_\_\_\_\_

The preliminary plat shall be drawn to scale of sufficient size to be clearly legible and shall clearly show the following:

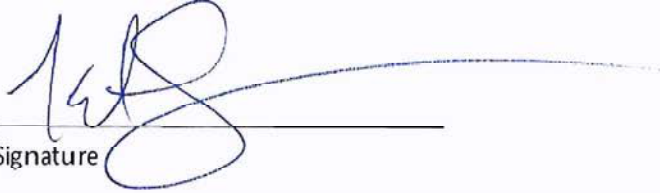
1.	Within the title block:	Not applicable to my plat.	The required information has been shown/noted.
	a. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion;		X
	b. Legal description, location, date, and total area in acres of the proposed subdivision; and		X
	c. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;		X
	2. North point;		X
	3. 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;		X
	4. 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;		X
	5. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions, or limitations of reservations that could affect the subdivision;		X
	6. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision;		X
	7. Status of adjacent lands, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way, or an indication that the adjacent land is not subdivided;		X
	8. Approximate locations of areas subject to inundation, flooding, or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;	X	
	9. Approximate locations of areas subject to tidal inundation and the mean high water line;	X	
	10. Block and lot numbering approximate dimensions and total numbers of proposed lots;		X
	11. The approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto		X
	12. Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 10 percent on other streets;	X	
	13. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;	X	
	14. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval		X

Subdivision Name: Fort Raymond Subdivision Replat No. 6 Date 10-9-23



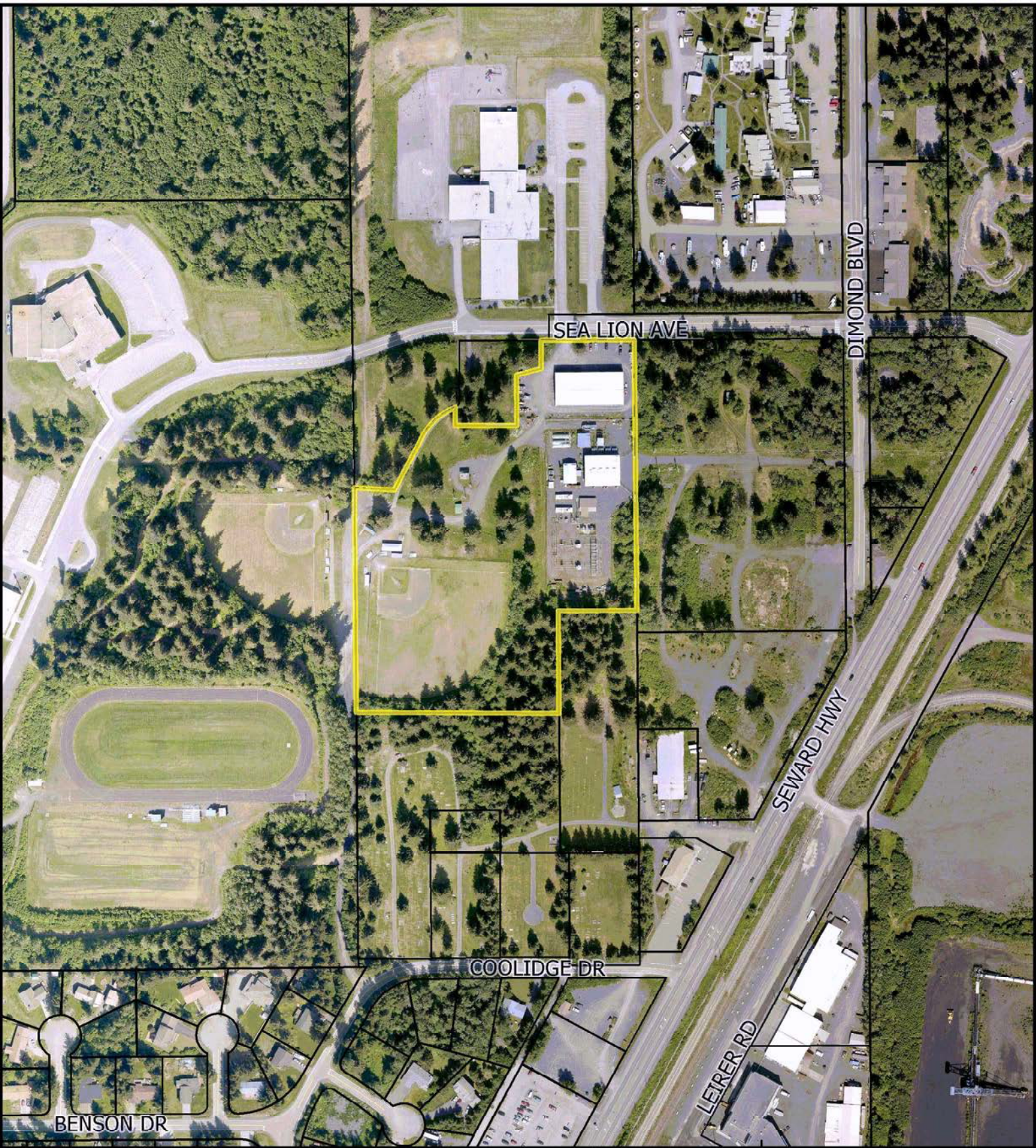
Letter of Authorization

I, Kathleen Sorensen, am the owner or authorized agent of Lot 6A-4, Fort Raymond Subdivision Replat Number 1 and authorize AK Lands, Land Surveying LLC to represent me before the City of Seward and Kenai Peninsula Borough for all requests related to the platting action and its related activities.

  
Signature

City manager  
Title

10/9/23  
Date



**Preliminary Plat of Fort Raymond Subdivision,  
 Replat Number 5, Lot 6A-4; Creating Fort Raymond  
 Subdivision, Replat Number 6, Lots 6A-5 and 6A-6**



605 Sea Lion Ave	
Drawn By:	<b>Selena Soto</b>
0 100 200 400 Feet	

Due to different data sources property lines and aerial imagery do not overlay correctly. Map is to be used for orientation and reference purposes only.

