



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Plat Committee

Monday, June 22, 2026

6:30 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID: 907 714 2200

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible

ZOOM MEETING DETAILS

Zoom Meeting Link: <https://us06web.zoom.us/j/9077142200>

Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247

Zoom Meeting ID: 907 714 2200

The hearing procedure for the Plat Committee public hearings are as follows:

- 1) Staff will present a report on the item.
- 2) The Chair will ask for petitioner's presentation given by Petitioner(s) / Applicant (s) or their representative – 10 minutes
- 3) Public testimony on the issue. – 5 minutes per person
- 4) After testimony is completed, the Planning Commission may follow with questions. A person may only testify once on an issue unless questioned by the Planning Commission.
- 5) Staff may respond to any testimony given and the Commission may ask staff questions.
- 6) Rebuttal by the Petitioner(s) / Applicant(s) to rebut evidence or provide clarification but should not present new testimony or evidence.
- 7) The Chair closes the hearing and no further public comment will be heard.
- 8) The Chair entertains a motion and the Commission deliberates and makes a decision.

All those wishing to testify must wait for recognition by the Chair. Each person that testifies must write his or her name and mailing address on the sign-in sheet located by the microphone provided for public comment. They must begin by stating their name and address for the record at the microphone. All questions will be directed to the Chair. Testimony must be kept to the subject at hand and shall not deal with personalities. Decorum must be maintained at all times and all testifiers shall be treated with respect.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

All items marked with an asterisk () are consent agenda items. Consent agenda items are considered routine and noncontroversial by the Plat Committee and may be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner removes the item from the consent agenda. The removed item will then be considered in its normal sequence on the regular agenda. If you wish to comment on a consent agenda item, please advise the recording secretary before the meeting begins, and she will inform the Chair of your wish to comment.*

1. Agenda
2. Member / Alternate Excused Absences - None
3. Minutes

[KPB-7799](#) June 8, 2026 Plat Committee Minutes

Attachments: [C3. 060826 Plat Committee Minutes](#)

4. Grouped Plats

[KPB-7800](#) 6/22/26 Grouped Plats Staff Report

Attachments: [C4. Grouped Plats Staff Report](#)

D. OLD BUSINESS - None**E. NEW BUSINESS**

1. [KPB-7801](#) Carl & Emma Clark Estate No. 2; KPB File 2026-056
Johnson Surveying / Wilson
Location: MP 17 Hope Highway
Hope Area / Hope-Sunrise APC
Attachments: [E1. Carl & Emma Clark Estate No 2 Packet](#)
[E1. Carl & Emma Clark Estates No 2_Desk Packet](#)
[PHN Carl & Emma Clark Estate No 2](#)
2. [KPB-7802](#) Fritz Creek Drive No. 2 Sorensen; KPB File 2026-044
Mullikin Surveys / Sorensen
Location: Stuart Avenue & Sorensen Street
Fitz Creek Area
Attachments: [E2. Fritz Creek Dr. No. 2 Sorensen_Packet](#)
[PHN Fritz Creek Drive No 2 Sorensen](#)

3. [KPB-7803](#) Doyle Estates Subdivision Seventh Addition; KPB File 2026-055
McLane Consulting Group / Doyle Family Revocable Trust
Location: Dalton Street S & Karlk Avenue
Kalifornsky Area

Attachments: [E3. Doyle Estates Sub Seventh Addn Packet](#)
[PHN Doyle Estates Sub Seventh Addn](#)

4. [KPB-7804](#) Forest Hills Lookout Lunari Acres; KPB File 2026-058
McLane Consulting Group / Atkinson
Location: Foster Avenue & Diamond Willow Lane
Sterling Area

Attachments: [E4. Forest Hills Lookout Lunari Acres .pdf](#)
[PHN Forest Hills Lookout Lunari Acres](#)

5. [KPB-7805](#) Patson Properties Cude Addition No. 2; KPB File 2026-059
McLane Consulting Group / SBC 2012 Family Trust
Location: Patson Road
Funny River Area

Attachments: [E5. Patson Properties Cude Addn No 2 Packet](#)
[PHN Patson Properties Cude Addn No 2](#)

F. PUBLIC COMMENT

(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made)

G. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLAT COMMITTEE MEETING

The next regularly scheduled Plat Committee meeting will be held Monday, July 20, 2026 in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at 6:30 p.m.

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2215

Phone: toll free within the Borough 1-800-478-4441, extension 2215

e-mail address: planning@kpb.us

website: <http://www.kpb.us/planning-dept/planning-home>

Written comments will be accepted until 1:00 p.m. on the last business day (usually a Friday) before the day of the Plat Committee meeting in which the item is being heard. If voluminous information and materials are submitted staff may request seven copies be submitted. Maps, graphics, photographs, and typewritten information that is submitted at the meeting must be limited to 10 pages. Seven copies should be given to the recording secretary to provide the information to each Committee member. If using large format visual aids (i.e. poster, large-scale maps, etc.) please provide a small copy (8 ½ x 11) or digital file for the recording secretary. Audio, videos, and movies are not allowed as testimony. If testimony is given by reading a prepared statement, please provide a copy of that statement to the recording secretary.

An interested party may request that the Planning Commission review a decision of the Plat Committee by filing a written request within 10 days of the written notice of decision in accordance with KPB 2.40.080.

C. CONSENT AGENDA

- *3. Minutes**
 - a. June 8, 2026 Plat Committee Meeting Minutes**

Kenai Peninsula Borough Plat Committee

Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

JUNE 8, 2026
6:30 PM
UNAPPROVED MINUTES

A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 6:30 p.m.

B. ROLL CALL

Plat Committee Members/Alternates

Pamela Gillham, Kalifornsky/Kasilof District
Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District
Franco Venuti, City of Homer
Paul Whitney, City of Soldotna

Staff Present

Robert Ruffner, Planning Director
Vince Piagentini, Platting Manager
Elizabeth Wilder, Land Management Administrative Assistant
Ann Shirnberg, Planning Administrative Assistant

With 4 members in attendance, a quorum was present.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

*3. Minutes

- a. May 26, 2026 Plat Committee Meeting Minutes

*4. Grouped Plats: The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The grouped plats on the consent agenda are as follows:

- E3. Sterling Heights Subdivision Kincaid Replat; KPB File 2026-045
- E5. Moose Run Estates 2026 Addition; KPB File 2026-050

Commissioner Gillham asked if anyone from the public wished to speak to any of the items under the consent agenda. Hearing no one wishing to comment discussion was opened among the commission.

MOTION: Commissioner Whitney moved, seconded by Commissioner Morgan to approve the agenda, the minutes from the May 28, 2026 Plat Committee meeting and grouped plats based on staff recommendations and compliance to borough code, adopting and incorporating by reference the staff reports and staff recommendations.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Whitney, Venuti
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E. NEW BUSINESS**F. ITEM #1 - PRELIMINARY PLAT
L. CREARY SUBDIVISION LAUVER ADDITION**

KPB File No.	2026-047
Plat Committee Meeting:	June 8, 2026
Applicant / Owner:	Lani & Kevin Lauver
Surveyor:	Jason Young / Edge Survey and Design
General Location:	Echo Lake Road

Parent Parcel No.:	131-270-41
Legal Description:	T 04N R 11W SEC 14 SEWARD MERIDIAN KN 2010079 L CREARY SUBDIVISION JONES REPLAT TRACT 3A
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.240(A) – Building Setback KPB 20.40.040(A) – Conventional Onsite Soil Absorption Systems

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment.

- Jason Young, Edge Survey & Design: Mr. Young was the surveyor on this project and made himself available for questions.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Whitney moved, seconded by Commissioner Venuti to grant preliminary approval to G.L. Creary Subdivision Lauver Addition based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST A : Commissioner Whitney moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.30.240(A) – Building Setbacks, citing findings 3, 4, 6 & 9 in support of standard one, findings 1, 2, 6 & 9 in support of standard two and findings 3 – 5 & 7 in support of standard three.

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

EXCEPTION REQUEST A PASSED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
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EXCEPTION REQUEST B : Commissioner Whitney moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.40.040(A) – Conventional Onsite Soil Absorption Systems, citing findings 1-4 in support of standard one, findings 3 & 6 in support of standard two and findings 6 & 8 in support of standard three.

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

EXCEPTION REQUEST B PASSED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
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Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
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**ITEM #2 - PRELIMINARY PLAT
CHRISTIANS CORNERS KINSLEY REPLAT**

KPB File No.	2026-051
Plat Committee Meeting:	Kune 8, 2026
Applicant / Owner:	David Kinsley
Surveyor:	Jason Schollenberg / Peninsula Surveying
General Location:	Skyline Drive & East Hill Road / City of Homer
Parent Parcel No.:	169-200-13
Legal Description:	T 5S R 15W SEC 9 SEWARD MERIDIAN HM 0770056 CHRISTIANS CORNERS SUB 1977 ADDN LOT 6 BLK 3
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.40 – Wastewater Review

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Venuti moved, seconded by Commissioner Whitney to grant preliminary approval to Christians Corners Kinsley Replat based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Venuti moved, seconded by Commissioner Morgan to grant the exception request to KPB 20.40 – Wastewater Review, citing findings 1 – 3 in support of standards one, two and three.

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

EXCEPTION REQUEST PASSED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
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Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
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**ITEM #3 - PRELIMINARY PLAT
STERLING HEIGHTS SUBDIVISION KINCAID 2026 REPLAT**

KPB File No.	2026-045
Plat Committee Meeting:	June 8, 2026
Applicant / Owner:	Carl & Tammy Kincaid
Surveyor:	Jason L. Schollenberg / Peninsula Surveying
General Location:	Sterling Area
Parent Parcel No.:	063-451-19, 063-451-20 & 063-451-33
Legal Description:	T 5N R 9W SEC 11 SEWARD MERIDIAN KN 0000935 STERLING HEIGHTS SUB LOTS 5 AND 6 BLK 7 T 5N R 9W SEC 11 SEWARD MERIDIAN KN 0920020 STERLING HEIGHTS SUB KINCAID ADDN LOT 7A BLK 7
Assessing Use:	Vacant, Vacant & Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None Requested

**Approved Under Consent Agenda*

**ITEM #4 - PRELIMINARY PLAT
JEFF FOSTER PROPERTY 2026 ADDITIN**

KPB File No.	2026-048
Plat Committee Meeting:	June 8, 2026
Applicant / Owner:	Kathryn Foster
Surveyor:	Andrew Hamilton / McLane Consulting Inc.
General Location:	Sterling off of Forest
Parent Parcel No.:	058-040-88
Legal Description:	T 5N R 10W SEC 25 SEWARD MERIDIAN KN NW1/4 SE1/4 EXCL JEFF FOSTER PROPERTY TRACTS A & B & C
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.170 – Block Length Requirements

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment.

- Jon Sauerbrey: Neighboring landowner had questions regarding access.
- John Edmundson: Neighboring landowner had questions regarding access.
- Jacob Nagel: Mr. Nagel's property was not within the public noticing area. He felt he should have received notice.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Morgan moved, seconded by Commissioner Whitney to grant preliminary approval to Jeff Foster Property 2026 Addition based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Morgan moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.30.170 – Block Length Requirements, citing findings 1 – 3 in support of standard one, findings 1-4 in support of standard two and findings 2 & 5 in support of standard three.

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

EXCEPTION REQUEST PASSED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney	
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Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney	
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**ITEM #5 - PRELIMINARY PLAT
MOOSE RUN ESTATES 2026 ADDITION**

KPB File No.	2026-050
Plat Committee Meeting:	June 8, 2026
Applicant / Owner:	Terry L. Russ AKA Terry Russ Deborah Russ AKA Debbie L. Russ
Surveyor:	Andrew McLane / McLane Consulting Group
General Location:	Rut Avenue & Hunter Avenue / Nikiski Area
Parent Parcel No.:	013-690-32
Legal Description:	T 07N R 11W SEC 18 Seward Meridian KN 2017062 MOOSE RUN ESTATES 2017 ADDN TRACT B-3
Assessing Use:	Residential Dwelling

Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None Requested

**Approved Under Consent Agenda*

G. ADJOURNMENT

Commissioner Whitney moved to adjourn the meeting at 7:07 P.M.

Ann E. Shirnberg
Administrative Assistant

UNAPPROVED

C. CONSENT AGENDA

***4. 06-22-26 Grouped Plats Staff Report**



June 22, 2026

Plat Committee

Betty J. Glick Assembly Chambers
George A. Navarre Kenai Peninsula
Borough Administration Building and Through

Jeremy Brantley, Chair
Sterling/Funny River
Term Expires 2027

Pamela Gillham, Vice Chair
Kalifornsky / Kaslof District
Term Expires 2026

Virginia Morgan
Cooper Landing / Hope
Eastern Peninsula District
Term Expires 2028

Diane Fikes
City of Kenai
Term Expires 2028

Paul Whitney
City of Soldotna
Term Expires 2027

Franco Venuti
City of Homer
Term Expires 2027

Vacant
City of Seward
Term Expires 2026

Jeffrey Epperheimer
Nikiski District
Term Expires 2026

Dawson Slaughter
South Peninsula District
Term Expires 2028

Staff has grouped the following plats located under **AGENDA ITEM C4 – Grouped Plats (plats found under agenda item E – New Business)**. They are grouped as:

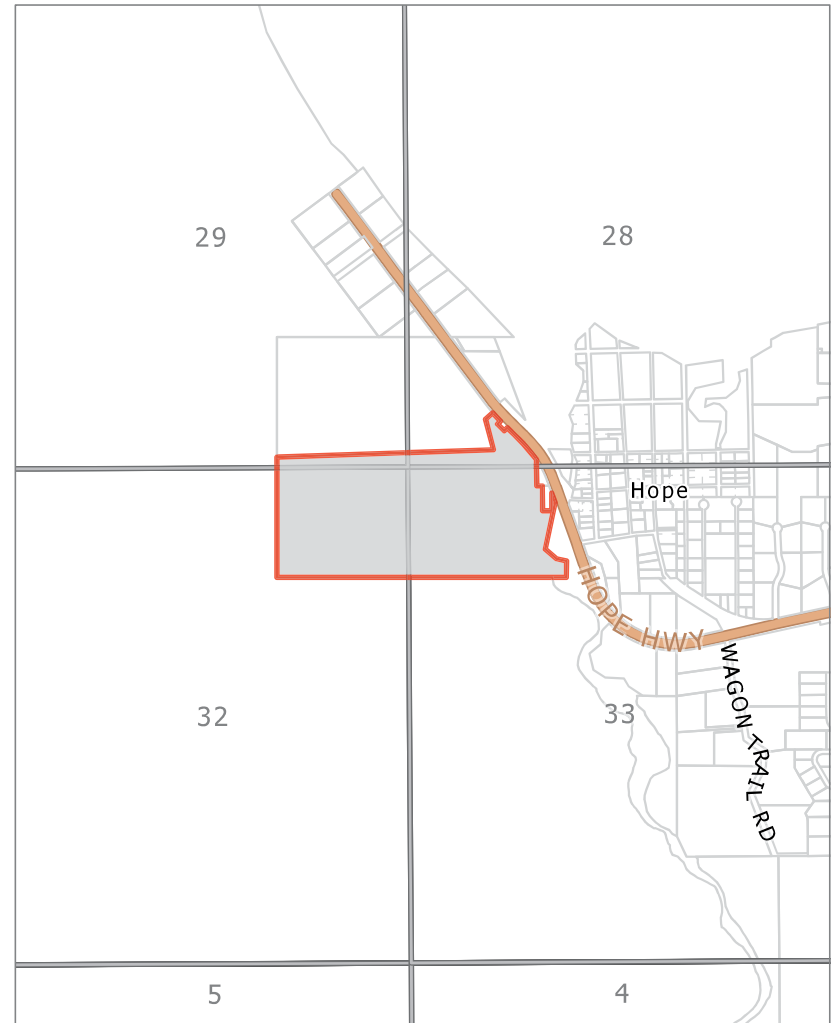
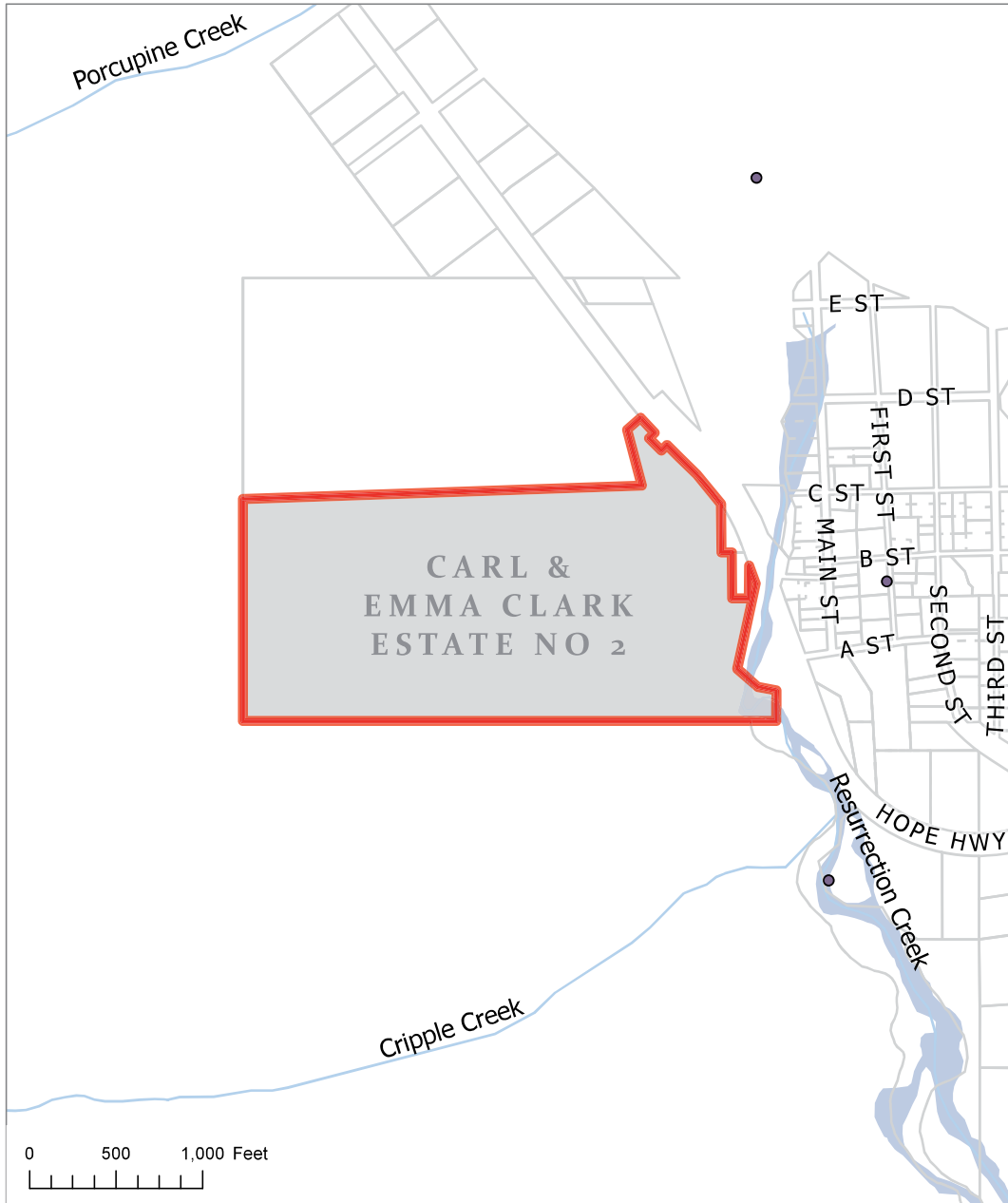
- A. The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The group plats on the consent agenda are as follows – 2 Plats
 - E2. Fritz Creek Drive No. 2 Sorensen
 - E4. Forest Hills Lookout Lunari Acres

Staff recommends the committee determine whether any members of the public, surveyors or committee members wish to speak to any of the plats in this **group (A)** and remove the specific plats from the group, voting on the remainder of plats in the group in a single action to grant preliminary approval to the plats subject to staff recommendations and the conditions noted in the individual staff reports.

- B. Plats needing specific actions or controversial - (public comments received, major staff concerns, exceptions required) – 3 Plats
 - E1. Carl & Emma Clark Estate No. 2
 - E3. Doyle Estates Subdivision Seventh Addition
 - E5. Patson Properties Cude Addition No. 22

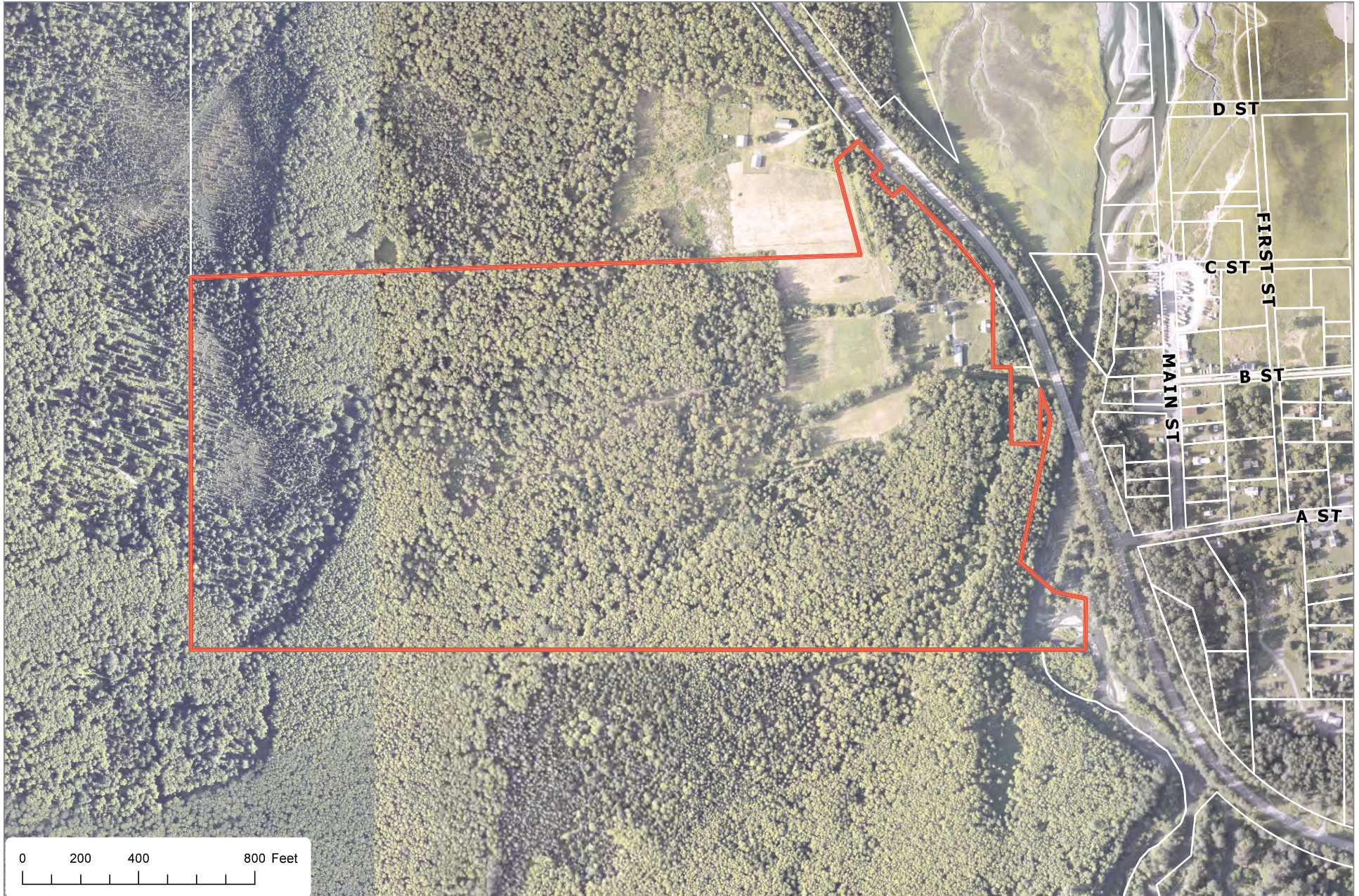
E. NEW BUSINESS

- 1. Carl & Emma Clark Estate No. 2; KPB File 2026-056
Johnson Surveying / Wilson
Location: MP 17 Hope Highway
Hope Area / Hope-Sunrise APC**

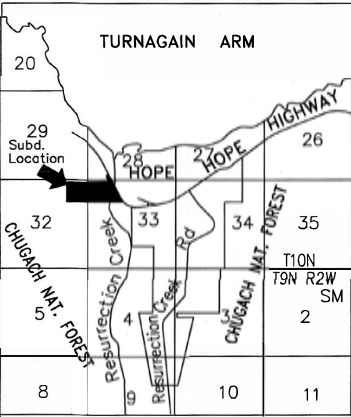


KPB File 2026-056
T10N R02W SEC28, 32 & 33
Hope

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.



VICINITY 1" = 1 mile MAP

Carl & Emma Clark Estate #2 Preliminary Plat

A subdivision Tract B Carl & Emma Clark Estate, SWD 2001-8.
 Located in the SW1/4 Section 28, NE1/4 Section 32, &
 NW1/4 Section 33, T10N R2W, SM, Hope, Alaska.
 Seward Recording District Kenai Peninsula Borough

Prepared for
 Ronald W. Wilson
 P.O. Box 124
 Hope, AK 99605

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

SCALE 1" = 200' AREA = 88.275 acres 11 May, 2026

LEGEND

- ⊗ -1990 USDA 3 1/2" brass cap monument, found.
- ⊕ - 2 1/2" alcap monument, 7328-S, 2001, found.
- -1/2" rebar with plastic cap, 7328-S, found.
- -1/2" x 48" rebar with plastic cap, set.
- ⚡ -indicates swamp.

FLOOD HAZARD NOTICE: Some or all of the property within this subdivision has been designated by FEMA as Flood Hazard Area District as of the date this plat is filed with the District Recorders Office. Prior to development, the Kenai Peninsula Borough Floodplain Administrator should be contacted for current information and regulations. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code. A survey to determine the elevation of the property may be required prior to construction.
The Floodway and the Flood Hazard Area is shown on FEMA Flood Map No. 020012 Panel 1125 suffix A.
FLOODWAY NOTICE: Portions of this subdivision are within the Floodway. Pursuant to KPB Chapter 21.06, (including fill) in the floodway is prohibited unless certification by an Engineer or Architect is provided demonstrating that encroachments shall not result in any increases in flood levels during the occurrence

NOTES

1. A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. The front 10' adjoining ROW's is also a utility easement, extending to 20' within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
3. Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
4. No direct access to State maintained ROW's permitted unless approved by State of Alaska Dept. of Transportation.
5. Hope Highway ROW is as shown on State ROW Plat FH-14--(11).
6. Lots in this subdivision may be located within a designated flood hazards area; if such is the case, development must comply with Title 21, Chapter 06 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction.
7. Area of this subdivision within the Resurrection Creek floodway is within the Anadromous Streams Protection Area and may be subject to Chapter 21 Borough Code of Ordinances.
8. Subdivision topography slopes upward toward the west, some slopes around 15%. The area rising from Resurrection Creek between approximate base & top steep hill shown may have slopes over 25%.

CURVES

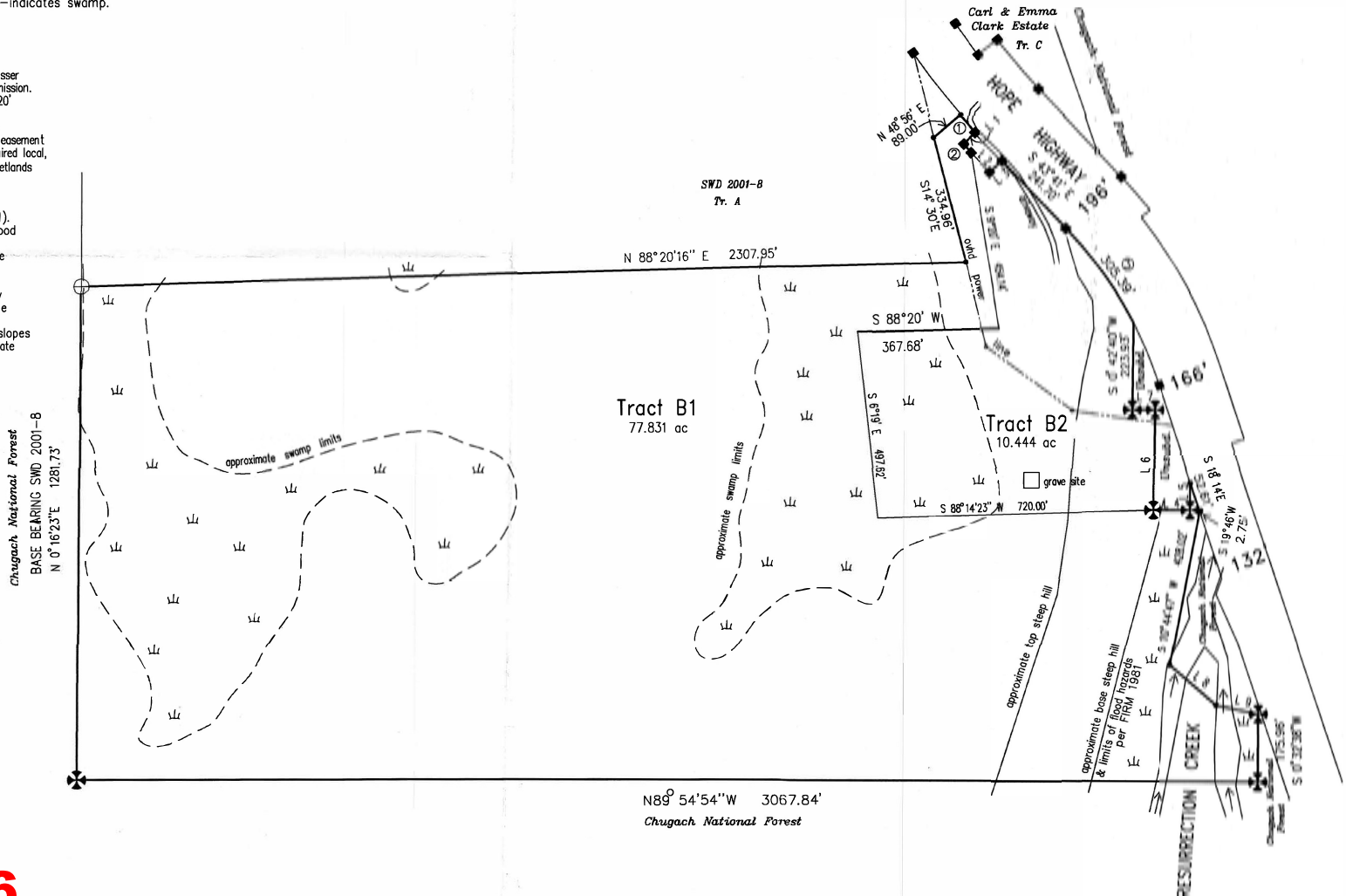
- ① Δ = 1° 48' 48"
 R = 1975.84'
 L = 62.53'
 C = 62.53'
 CB = S44° 58' E
- ② Δ = 0° 48' 12"
 R = 2019.84'
 L = 28.32'
 C = 28.32'
 CB = S43° 17' E
- ③ Δ = 16° 12' 10"
 R = 1079.62'
 L = 305.39'
 C = 304.37'
 CB = S35° 35' E

Lines

- L 1 S 47° 07' 12" W 44.00'
- L 2 S 43° 41' E 73.22'
- L 3 N 46° 19' E 44.00'
- L 4 N 89° 53' 10" E 98.15'
- L 5 N 0° 26' 22" E 67.32'
- L 6 S 0° 36' 48" W 262.48'
- L 7 S 89° 57' 41" E 59.69'
- L 8 S 49° 09' 24" E 158.82'
- L 9 S 78° 29' 02" E 111.37'

WASTEWATER DISPOSAL

KPB 20.40.030
 These lots are at least 200,000 square feet in size and conditions may not be suitable for onsite wastewater treatment and disposal.
 Any wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.



KPB 2026-056

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
CARL & EMMA CLARK ESTATE #2**

KPB File No.	2026-056
Plat Committee Meeting:	June 22, 2026
Applicant / Owner:	Ronald W. Wilson of Hope, Alaska
Surveyor:	Jerry Johnson; Johnson Surveying
General Location:	Hope Highway near milepost 17, Hope Area

Parent Parcel No.:	035-040-16
Legal Description:	T 10N R 2W SEC 32 & 33 Seward Meridian SW 2001008 CARL & EMMA CLARK ESTATE TRACT B
Assessing Use:	Residential Dwellings
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.280 (A)

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide an 88.277-acre parcel into two tracts consisting of 77.831 acres and 10.444 acres.

Location and Legal Access (existing and proposed):

The subdivision is located within the Hope area, near milepost 17 of the Hope Highway.

Legal access is provided by Hope Highway, a state-maintained road that varies in width and provides legal access to all proposed lots.

Access to the property from Hope Highway, is located at the northerly end of the property. A shared driveway comes from Hope Highway and splits near the right-of-way into two driveways. One drive goes back into the neck of Tract B1 following it to Tract B2. The other driveway follows the right-of-way south along the top of the hill into Tract B2 on the front side. The AK DOT&PF requires a shared access for the proposed lots. **Staff recommends** adding a note to the final plat referencing AK DOT&PF's access requirements for the proposed lots.

Based on available imagery and USS 1092 (HES 71), a trail extends from the southern boundary of Tract B2 through Tract B1 into the Chugach National Forest. **Staff recommends** the applicant verify whether the trail will be granted as an easement or labeled as a private trail.

No right-of-way dedications or vacations are proposed by this platting action.

The block is an open block defined by Hope Highway and is constrained by Resurrection Creek and Chugach National Forest lands. Due to the alignment of Hope Highway and limited access points, the Chugach National Forest boundaries, and existing structures on the property, any additional dedication would not create a compliant block or provide needed or required access. **Staff recommends** the Plat Committee concur that an exception to KPB 20.30.170 is not required.

KPB records indicate no section line easements affecting the subject area. The certificate to plat notes that the property is subject to a section line easement at item #12. Available information indicates entry on the property occurred in 1915, with the patent issued in 1922. Any concerns regarding the status of the section lines easement may be determined by the State of Alaska DNR. **Staff recommends** the applicant verify the status of the section

line easement and provide confirmation to the Platting Department with the final plat submittal. If needed, have reference to SLE removed from the CTP.

KPB Roads Dept. comments	<p>Out of Jurisdiction: No</p> <p>Roads Director: Uhlin, Dil</p> <p>Comments: No comments</p>
SOA DOT&PF comments	<ul style="list-style-type: none"> ○ Dedicate a shared access agreement for Tract B1 and Tract B2. ○ Apply for a driveway permit at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions. <p>All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.</p> <p>We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.</p> <p>If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.</p>

Site Investigation:

Based on available imagery and KPB Assessing records, proposed Tract B2 contains improvements. **Staff recommends** the surveyor verify that no encroachments will be created by the placement of the new lot line.

A private grave site is present within proposed Tract B2 is noted. If this is the site referenced within an easement recorded in deed at Bk 3855 Pg 781, **staff recommends** the depiction remain with a reference to a plat note containing the easement information and reference to the Private Clark Family Cemetery.

Resurrection Creek runs adjacent to and within the southeastern portion of the subdivision and has been identified by the KPB reviewers as located within an Anadromous Waters Habitat Protection District. **Staff recommends** Revising Plat Note 7 to match KPB 20.30.290.

There are a couple of low wet areas within the subdivision. One area to the west is depicted, and another lies along Resurrection Creek. A wetland determination plat note is present. **Staff recommends** modifying the legend to reflect the appropriate source used for the wetland information and updating the label to reflect consistent terminology by the source.

The proposed subdivision is located within flood hazard areas Zone A and C. Zone C is a non-regulatory flood zone of unknown risk; Zone A is a regulatory flood zone. **Staff recommends** Modifying the Flood Hazard Plat note to reference both flood zones. Zone A should be depicted and labeled. Plat Note #6 and the Floodway Notice may

be removed, as there is no floodway present. The River Center Flood Plain Administrator in reference to KPB 20.30.280(A) suggested this site have a base flood elevation established for it. The surveyor has requested an exception to KPB 20.30.280(A).

KPB contour information is not available for this area. Plat Note 8 states that the terrain slopes towards the west, with some areas around 15% grade. The hill depicted near Resurrection Creek contains slopes over 25% grade. This looks to slope to the east towards Resurrection Creek.

The Chugach National Forest borders the subdivision along the western and southern boundaries. The appropriate label is present.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: C Zone is an area of unknown risk and is non-regulatory. A Zone is regulatory but the Base Flood Elevations have not been determined by FEMA. Per KPB 20.30.280, this information shall be determined and placed on the final plat. Zone A should be depicted and labeled. Code required plat note regarding floodplain should be included. The preliminary includes the floodway plat note. Due to being tidal impacted and the base flood elevations not being determined, there is no floodway present per the floodway panel. The plat note may be removed.</p> <p>Flood Zone: A,C Map Panel: 020012-1125A In Floodway: False Floodway Panel:</p> <p>KPB Floodplain has reviewed the exception request to KPB 20.30.280(A). Staff has no objection to the granting of the exception but if the Planning Commission grants the exception the following should be required.</p> <ul style="list-style-type: none"> • Regulatory A Zone should be clearly depicted and labeled. • Code required plat notes regarding floodplain should be present. • In addition to the plat note regarding the exception being granted the following should be noted on the plat. “Development within floodplain regulatory A Zone, may require engineering or hydrology studies to determine the Base Flood Elevation. Contact the KPB Floodplain Administrator for more information.” <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: IS totally or partially within HPD Comments: Portions of this plat are regulated by KPB 21.18 and River Center must be consulted for permitting.</p>
State of Alaska Fish and Game	No Response

Staff Analysis

The property was originally surveyed as USS 1092 (HES #71), in 1916. In 2001, Carl & Emma Clark Estate (SW 2001-8) subdivided a remaining portion of USS 1092 after the highway taking and created three tracts including Tract B. The proposed plat will now divide Tract B into two new tracts.

Proposed Tract B1 is a flag lot design with the access portion being approximately 62.53 feet wide. **Staff recommends** Adding the standard flag lot note to the final plat: No structures or wastewater disposal permitted within the panhandle portion of Flag Lot B1.

The proposed lots are greater than 200,000 square feet; therefore, a soils report will not be required. The appropriate Wastewater Disposal Note is present.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

Hope Sunrise Advisory Planning Commission minutes were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

Utility Easements

The parent plat (SW 2001-8) granted 10-foot utility easements that increased to 20 feet within 5 feet of the side lot lines along Hope Highway. Plat Note 1 carries forward this easement on the proposed plat. **Staff recommends** the note include the granting source of the easement (SW 2001-8).

There is a recorded easement for the benefit of Chugach Electric Association, Inc. The easement does not have a disclosed location. **Staff recommends** Adding a plat note referencing the easement.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner’s land and maximum benefit for both the provider and the public.

Utility provider review:

HEA	This subdivision is not located within HEA’s service area. HEA has no comments or concerns at this time.
ENSTAR	
ACS	No objections
GCI	
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 18465 Hope Hwy Existing Street Names are Correct: Yes List of Correct Street Names: Hope Hwy
------------	---

	Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 18465 Hope Hwy will remain with Tract B2
Code Compliance	Vacant
LOZMS Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment
Advisory Planning Commission	

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

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

- o Correct the minor typo in the Wastewater Disposal Note by moving the period "...onsite wastewater treatment and disposal."
- o In the Flood Hazard Notice, correct the spelling of area in flood hazard area district.
- o Solid square is not shown in legend, please add.

PLAT NOTES TO ADD

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.
- Add reference to the access easement to the private cemetery listed in BK 110 PG 823
- Add the easement in Bk 45R Pg 169 to the plat notes

KPB 20.25.070 – Form and contents required

Staff recommendation: *final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.*

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

- o Add SE1/4 Section 29 to legal description
- o Add KPB File No 2026-056
- o Change 'prepared for' to 'Owner'

- 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:
- Depict and label the section lines and sections on the drawing: S29, S28, S33, and S32
- 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:
- Depict and label the following: Porcupine Creek, Cripple Creek, Wildhorse Creek, and Bear Creek.
- E. 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;
Staff recommendation:
- Add CTP items #9, #11 and #12
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
Staff recommendation:
There appear to be trails crossing the plat into the Chugach National Forest shown on the Survey No 1092. Identify trails as public or private on the drawing.
- 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:
- Provide a label to the south “unsubdivided”
 - Modify the labels for the parcels abutting the subdivision to the east for clarity purpose: Hope Ranger Station and Hope Cemetery (USS 1092)
- H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;
Staff recommendation:
- Kettle shown on preliminary plat as “swamp”. Modify label to “low wet areas” and within the legend, provide source of wetland determination.
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;
Staff recommendation:
- Trail located from Tract B2 through Tract B1.

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.*

20.30.030. Proposed street layout-Requirements.

- C. Preliminary plats fronting state-maintained roads will be submitted by the planning department to the State of Alaska Department of Transportation and Public Facilities (DOT) for its review and comments.

20.30.170. Blocks-Length requirements. Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state-maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

KPB 20.90.010 definition of "Block": means a piece or parcel of land entirely surrounded by public streets, streams, railroads, rights-of-way, parks, and other public dedications, or a combination thereof.

20.30.190. Lots-Dimensions.

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.

Staff recommendation: place the standard note on the plat for the flag lot(s): No structures or wastewater disposal permitted within the panhandle portion of the flag lot(s).

20.30.280. Floodplain requirements.

A. All subdivision plats which are within areas where the floodplain has been identified by the Federal Emergency Management Agency (FEMA), and which involve 50 lots or five acres whichever is lesser, shall include the base flood elevation source.

20.30.290. Anadromous Waters Habitat Protection District. If any portion of a subdivision or replat is located within an anadromous waters' habitat protection district, the plat shall contain the following note:

ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE:

Portions of this subdivision are within the Kenai Peninsula Borough Anadromous Waters Habitat Protection District. See KPB Chapter 21.18, as may be amended, for restrictions that affect development in this subdivision. Width of the habitat protection district shall be in accordance with KPB 21.18.040.

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: 20.40.030

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.

20.60.160. Easements.

A. The plat shall clearly show the location, width, and use of all easements. The easements must be clearly labeled and identified and, if already of record, the recorded reference given. If public easements are being granted by the plat, they shall be properly set out in the owner's certification of dedication.

Staff recommendation: comply with 20.60.160.

- Add source of 10' utility easement to plat note (SW 2001-8).
- Subject to an easement granted to Chugach Electric Association, Inc within Book 45R Page 169, Seward Recording District. No definite location disclosed.
- Subject to an easement for ingress, egress, and regress by foot to existing private cemetery as reserved within a deed recorded on March 7, 2002 within Book 110 Page 821, Seward Recording District. No definite location disclosed.

20.60.170. Other data required by law.

- B. Private covenants and restrictions of record in effect at the time the final plat is approved shall be referenced on the plat. The borough will not enforce private covenants, easements, or deed restrictions. The borough will not enforce private covenants, easements, or deed restrictions.

EXCEPTIONS REQUESTED:

A. KPB 20.30.280 (A) Base Flood Elevation Source

Surveyor's Discussion:

Exception to KPB 20.30.280 (A), to locate the BFE for the subdivision due to the large size of the lots being created and additional per lot usable area. This exception is necessary due to the owner's having no use for the BFE to be located. Granting of the exception will not be detrimental to public welfare or have any effect on adjacent property owners.

Surveyor's Findings:

- 1. The owners have no use for the BFE to be located.
- 2. Granting of the exception will not be detrimental to public welfare or have any effect on adjacent property owners.

Staff Discussion:

KPB 20.30.280 (A) All subdivision plats which are within areas where the floodplain has been identified by the Federal Emergency Management Agency (FEMA), and which involve 50 lots or five acres whichever is lesser, shall include the base flood elevation source. If the base flood elevation is not provided from another authoritative source, it must be generated at the responsibility of the developer and noted on the final plat.

Staff Findings:

- 3. Proposed Tract B1 is 77.831 acres and Proposed Tract B2 is 10.444 acres.
- 4. Firm Map 020012-1125A defines Zone A as "Areas of 100-year; base flood elevations and flood hazard factors not determined"
- 5. The parent plat did not compute a base flood elevation, but only made note it could be needed.
- 6. By not computing the base flood elevation, no structures on the property will be affected.

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 1-3 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, 5 & 6 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, 5 & 6 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:

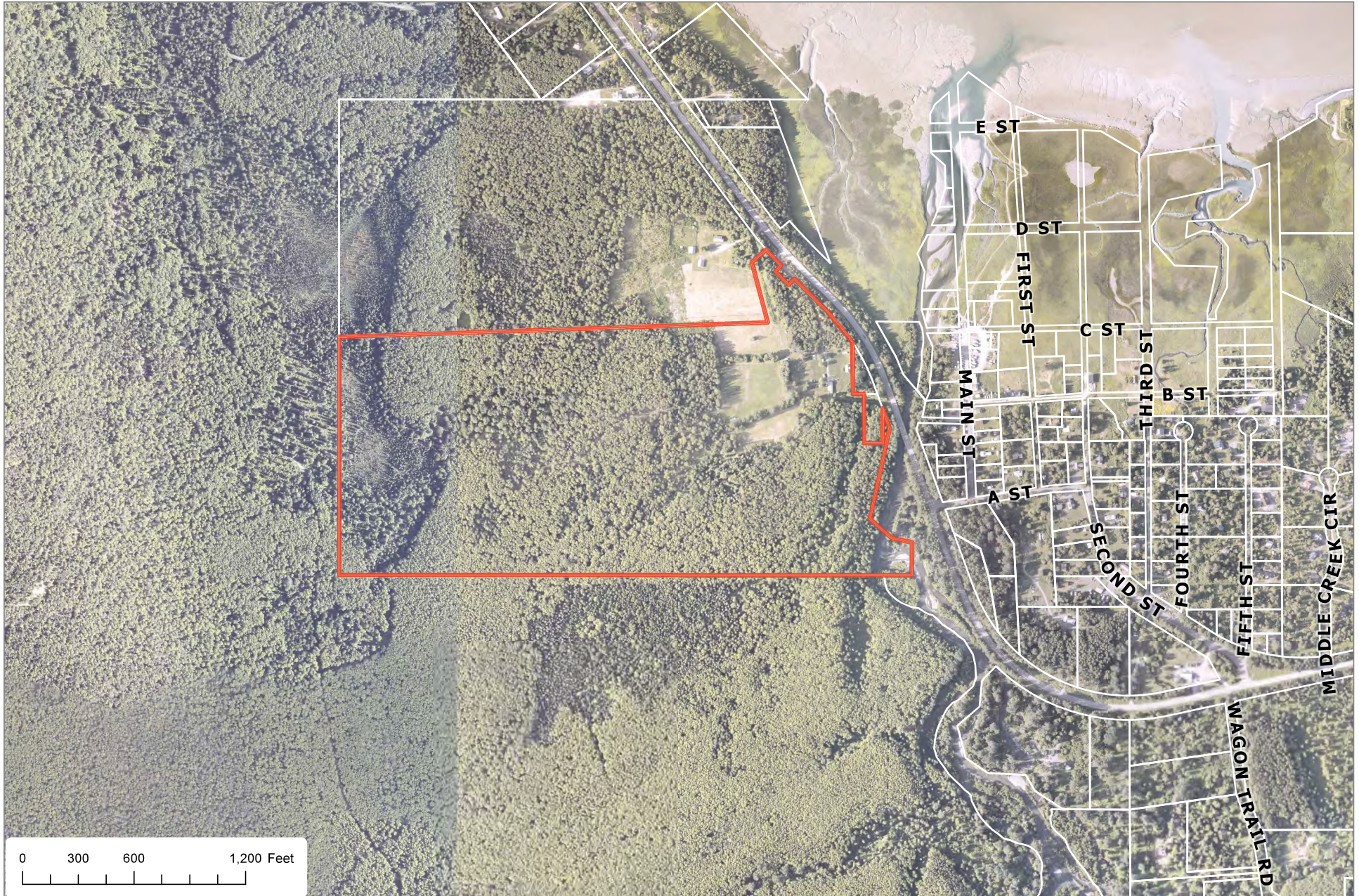
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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

NOTE: 20.25.120. - REVIEW AND APPEAL.

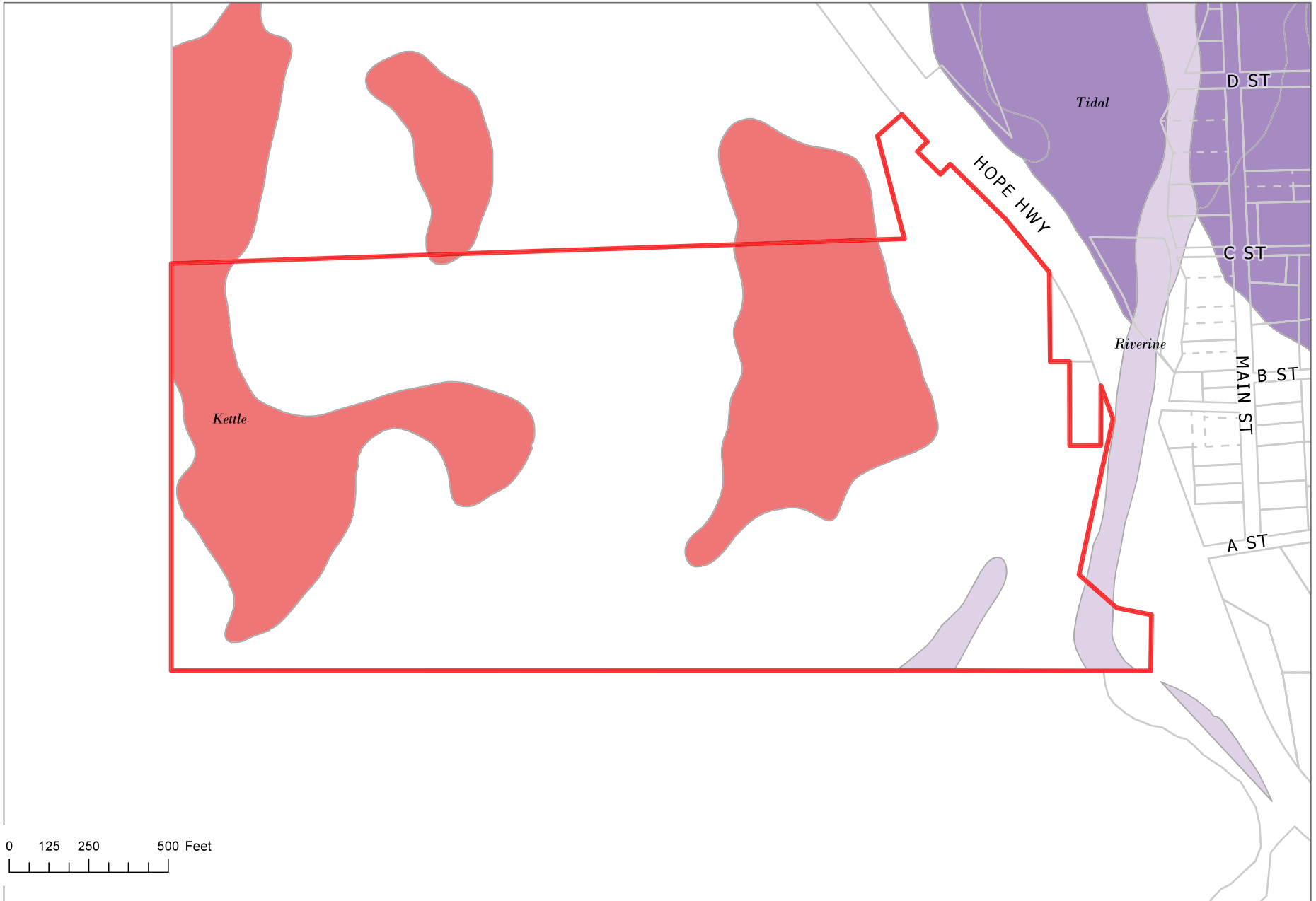
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.

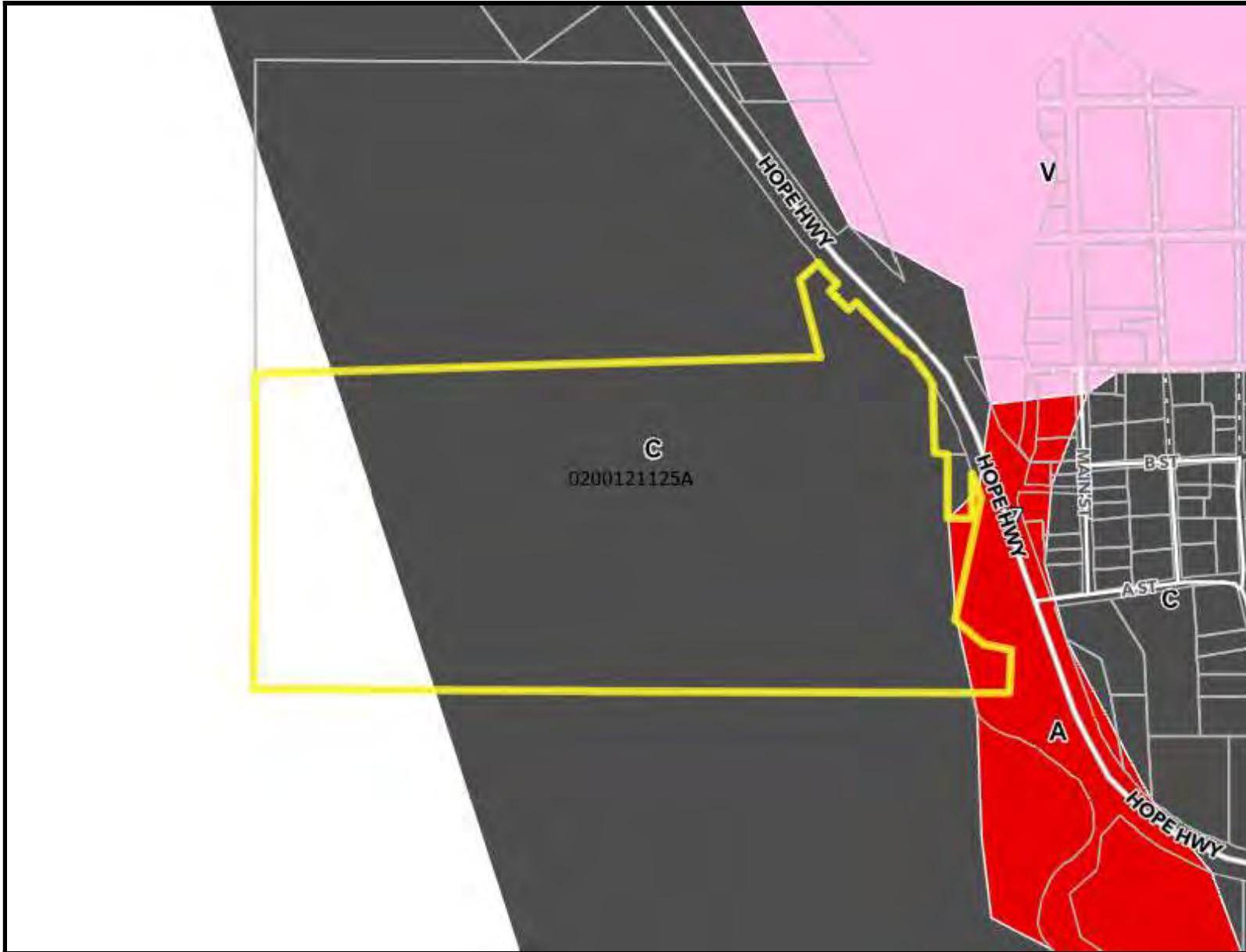
END OF STAFF REPORT



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.




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.



KPB Parcel ID(s):

03504016

 Selected Parcel
Boundary or Boundaries

Regulatory Floodplain

FIRM_Panels



Floodplain

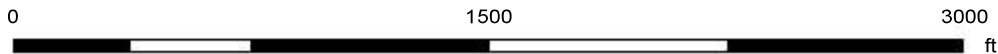
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 C

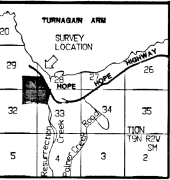
 V

**Community Flood Insurance
Rate Map (FIRM) Panel(s):**

0200121125A



For a detailed description of the mapped floodplain areas, please see the letter accompanying this map.



VICINITY 1" = 100' MAP

2001-8
 RECORDED-~~FILED~~ 20⁰⁰
 Seward REC. DIST.
 DATE 4/14/01
 TPE 1101 P M
 Prepared by
 Johnson Surveying
 Box 27
 Glen Gulch, AK 99568

CARL & EMMA CLARK ESTATE

A subdivision of a portion of LGS 1932 14E 5 471.1
 Located in the NW/4 Section 20, SE/4 Section 09 NE/4 Section 30 &
 NW/4 Section 31, T10N R07W 30 Hope Alaska,
 Seward Recording District, WPP 140 2001-007

Prepared for
 Annette B. Miller
 19252 2nd Street
 Eagle River, AK 99577

Prepared by
 Johnson Surveying
 Box 27
 Glen Gulch, AK 99568



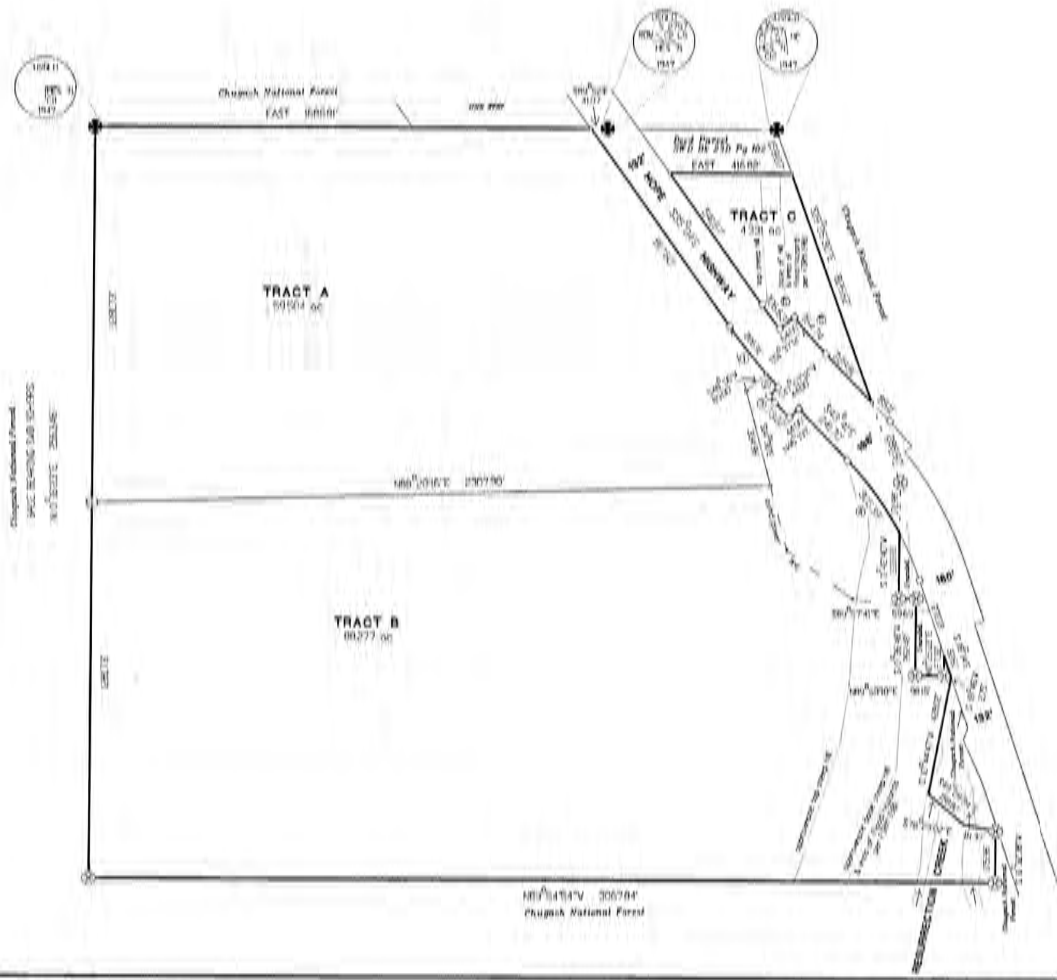
SCALE 1" = 200' AREA = 162,112 acres 3 November, 2000

- LEGEND**
- ★ 1947 USGLD brass cap monument Found
 - ⊙ 1990 USDA 3/4" brass cap monument Found
 - 1/2" x 48" rebar with P plastic cap set
 - () indicates record information 1947 USGLD

- NOTES**
1. A building setback of 20' from all street RDVs is required unless a lesser standard is approved by a resolution of appropriate planning commission. Front 10' of building setback is also a utility easement as is the entire setback within 5' of side lot lines.
 2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
 3. No direct access to State maintained RDVs permitted unless approved by State of Alaska Dept. of Transportation.
 4. Hope Highway RDV is as shown on State RDV Plot FH-14 (H).
 5. Lots in this subdivision may be located within a designated flood hazards area; if such is the case, development must comply with Title 21, Chapter 05 of the Kenai Peninsula Borough of Ordinances. A survey to determine the elevation of the property may be required prior to construction.
 6. Area of this subdivision within the Resurrection Creek Fishery is within the Anadromous Streams Protection Area and may be subject to Chapter 21 Borough Code of Ordinances.

- CURVES**
- | | |
|----------------|------------------|
| ① Δ = 0°00' | ② Δ = 10°27'00" |
| R = 197584' | R = 107632' |
| C = 20537' | C = 32437' |
| CB = 330°04'E | CB = 50°30'SE |
| ③ Δ = 1°48'00" | ④ Δ = 5°18'12" |
| R = 175284' | R = 175284' |
| C = 6463' | C = 17662' |
| CB = 62°53' | CB = N47°08'W |
| CB = 34°58'SE | |
| ⑤ Δ = 0°48'27" | ⑥ Δ = 7°18'18" |
| R = 181814' | R = 10662' |
| C = 207884' | C = 10662' |
| L = 2830' | CB = N36°43'30"W |
| CB = 34°17'E | |

WASTEWATER DISPOSAL
 These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.



PLAT APPROVAL
 This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 6 January 2001.
 KENAI PENINSULA BORO. CH
 BY *[Signature]* 10/13/01
 KENNETH J. HARRIS

OWNERSHIP CERTIFICATE & DEDICATION
 I hereby certify that I am the owner of the real property shown and described herein and that I hereby grant the plan of maps and by my free consent grant of easements in the use shown.
[Signature]
 ANNETTE B. MILLER
 19252 2nd Street, Eagle River, Alaska 99577-8405
 Notary Representative of the Estate of Carl & Emma Clark

NOTARY'S ACKNOWLEDGEMENT
 For Annette Barbara (Annette) Miller
 Subscribed and sworn to before me this 14th day of December, 2001.
[Signature]
 Dorene Gault
 Notary Public for Alaska
 My commission expires 02/28/04



Survey Accepted G.L.O.
May 4, 1918

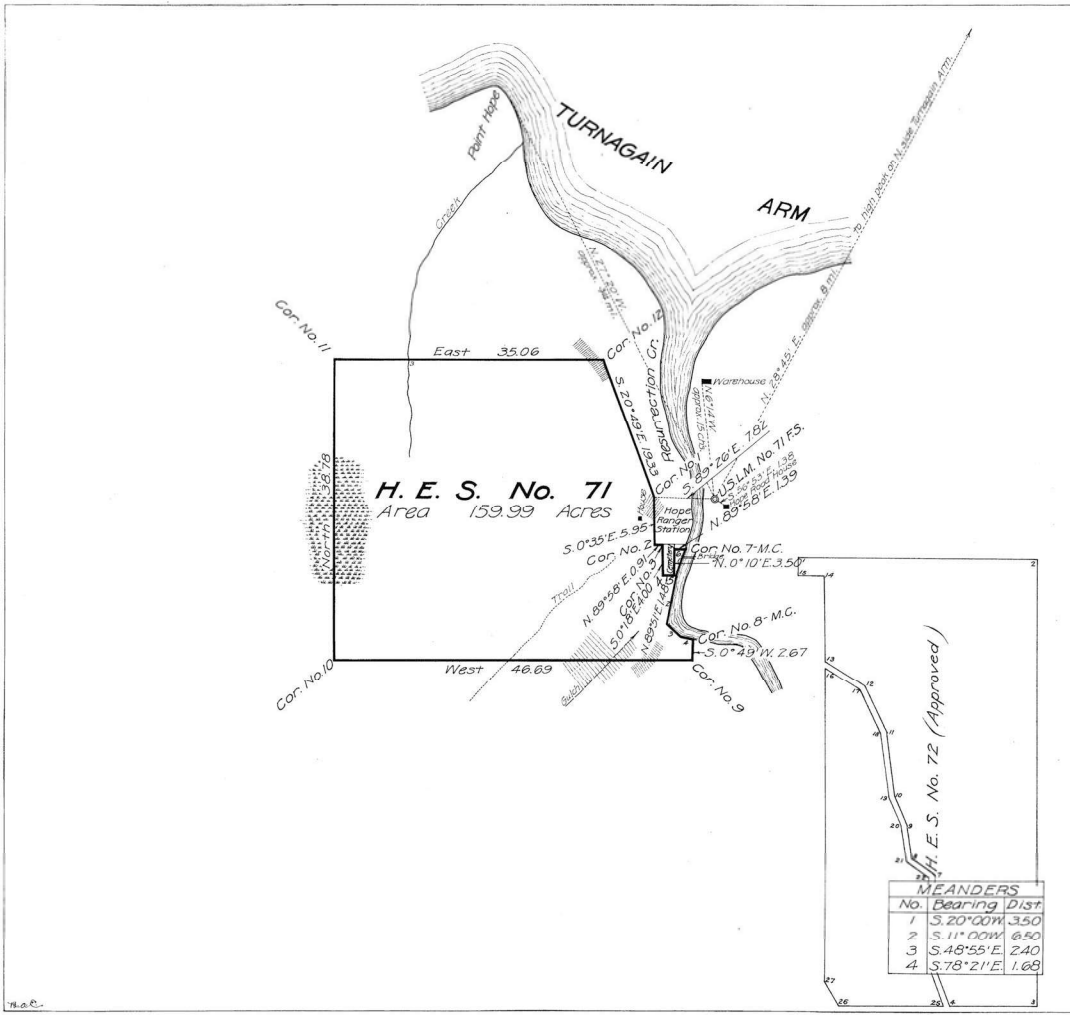
Sur. No. 1092

Plat of
**HOMESTEAD
ENTRY SURVEY**

No. 71

in the

**CHUGACH
NATIONAL FOREST**
Adjacent to town of Hope,
south shore of Turnagain Arm.
Unsurveyed Land.
TERRITORY OF ALASKA



This plat of Homestead Entry Survey No. 71 Territory of Alaska is strictly conformable to the field notes thereof on file in this office, which have been examined and approved.

U.S. Surveyor General's Office
Juneau, Alaska, May 31, 1917.

Charles E. Davidson
U.S. Surveyor General

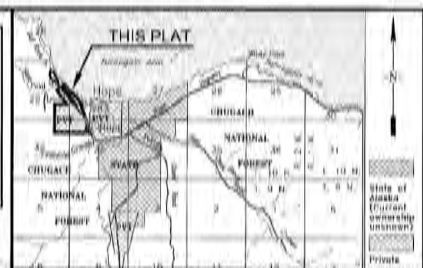
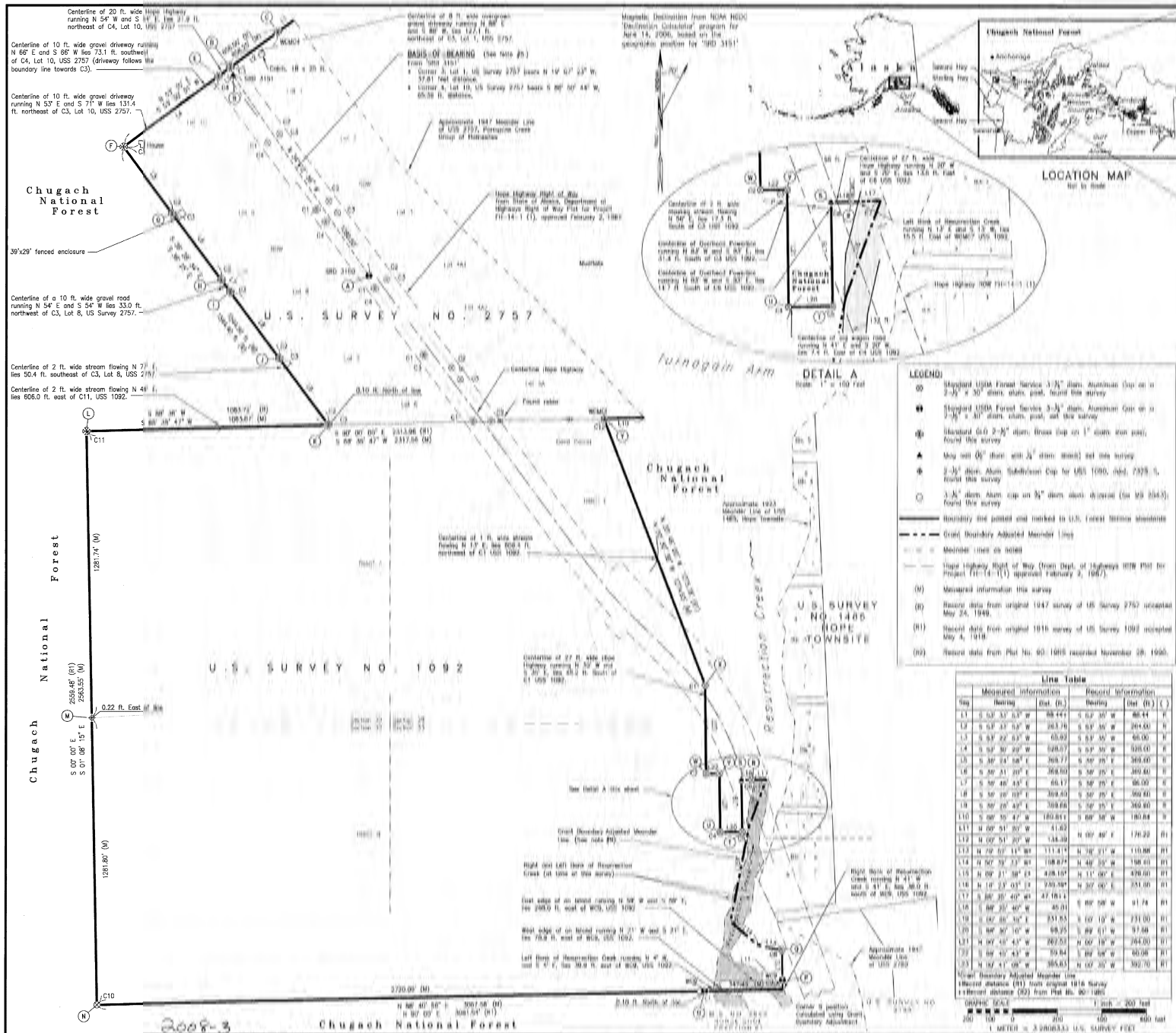
SCALE 10 chains to 1 inch

Surveys Designated	By whom Surveyed	Inst. Cont. Group No.	When Surveyed		Date of Approval
			Date	When Surveyed	
H.E. Survey No. 71	Geo. W. Root Surveyor-Forest Service	71	June 1, 1916	July 21, 1916 July 23, 1916	May 31, 1917

H. E. Survey No.	Areas in Acres	
	71	Conflicts
In Section		
In Section		
In Section		
Total	159.99	

Act of June 11, 1906	Act of Aug. 11, 1916.
List No. 6-1554	Dated Nov. 6, 1914
Latitude 60° 55' 14" N.	Observations at
Longitude 149° 38' W.	U.S.L.M. No. 71 F.S.
Mean Mag. Decl. 27° 50' E.	

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- VICINITY MAP**
 Scale: 1" = 1 Mile
- NOTES:**
- The survey conforms to minimum standards set forth in ASPS (115000).
 - Land ownership shown current as of January 1, 2008.
 - The Forest Service surveying field crew consisted of Randy Suberg, KS; Brent Meyers and Andre Koppala, Survey Technicians.
 - The bearings shown on this plat are true unless otherwise noted.
 - The Geographic Positions for TBM 3167 and TBM 3161 and the facts of bearing between TBM 3167 and TBM 3161 were computed using National Footing System (NFS) methods. The stations were post-processed, adjusted, and fully constrained independently to National Geodetic Survey (NGS) Continuously Operating Reference Stations (CORS) Kona 1 (K1M1) and the Surveyors' Leaning Anemometer (SLA) on east of the 200th Principal Meridian GPS Project Control Station. GPS network solutions were processed and adjusted using Trimble Geomatics Office Software (v.8.1).
 - This survey does not constitute a subdivision as defined by Alaska statute 40.16.100(c).
 - Section line location derived from Bureau of Land Management (BLM) Township and Range, page 3-11.
 - An encumbrance found along the boundary line not shown on this plat was mentioned to Forest Service Districts. Interior encumbrances are not mentioned; interior lines previously posted and marked were obliterated.
 - An Annuity Acton near the southeast corner of US Survey 1092 created the current Resurrection Creek Channel. As a result, a portion of the east boundary (indicated this survey using Grant Boundary Adjustment) follows the original 1916 surveyed member line of US Survey 1092.

SURVEY JUSTICE: US Survey 1092 and US Survey 2757.
 (US Survey 1092 Disposition: Survey No. 21.)
 The original survey of US Survey 1092 was executed by George W. Root, USFS Forest Service Surveyor on July 21 to 25, 1916 under special instructions dated January 15, 1916. The plat was approved May 31, 1917 and accepted by the GLO on May 4, 1918.

A Subdivision (Carl & Emma Clark Estate) of a portion of US Survey 1092 (105.71) was executed by Gerald L. Johnson, Land Surveyor. The plat was recorded on Plat No. 2001-8 on April 5, 2001 in the Seward Recording District.

US Survey 2757
 The original survey of US Survey 2757 was executed by Leonard M. Berlin, Geomatics Engineer on October 14 to November 1, 1947 under special instructions dated May 13, 1947 and approved May 27, 1947. The plat was accepted on May 24, 1948.

A Report of Lots 4 and 5 of US Survey 2757 and section of full Lots 10 and 11 was executed by Gerald L. Johnson, Land Surveyor. The plat was recorded as Plat No. 67-75 on December 19, 1997 in the Seward Recording District.

A Re-division of Lot 4A Porcupine Creek Hamlet's Block #1 was executed by W. Scott Malone, Land Surveyor. The plat was recorded on Plat No. 2003-51 on April 4, 2003 in the Seward Recording District.

US Survey 2757 and 1092
 A Boundary Adjustment Survey of US Survey 1092 and US Survey 2757 was executed by Daniel A. Mohr, Land Surveyor on June 20 to July 30, 1980. The plat was recorded as Plat No. 90-1092 on November 28, 1990 in the Seward Recording District.

Line Table

Sta	Bearing	Dist. (ft.)	Bearing	Dist. (ft.)	Sta
11	S 03° 37' 53" W	88.44	S 67° 38' W	46.44	R
12	S 04° 27' 52" W	263.76	S 67° 38' W	204.60	R
13	S 04° 27' 52" W	65.83	S 67° 38' W	400.00	R
14	S 04° 30' 28" W	628.07	S 67° 38' W	628.00	R
15	S 04° 34' 58" E	268.71	S 67° 38' E	268.00	R
16	S 04° 31' 20" E	368.60	S 67° 38' E	368.00	R
17	S 04° 40' 43" E	66.17	S 67° 38' E	66.00	R
18	S 04° 38' 00" E	369.40	S 67° 38' E	369.00	R
19	S 04° 38' 43" E	383.68	S 67° 38' E	383.00	R
20	S 04° 50' 47" W	180.81	S 68° 38' W	180.84	R
21	S 04° 51' 30" W	41.82	S 68° 40' E	176.22	R1
22	S 04° 51' 30" W	114.30	S 70° 31' W	110.86	R1
23	S 04° 52' 13" W	108.24	S 70° 31' W	106.43	R1
24	S 04° 52' 33" W	428.10	S 71° 00' E	426.00	R1
25	S 04° 53' 03" W	220.84	S 70° 00' E	221.00	R1
26	S 04° 50' 47" W	27.1811	S 70° 00' E	27.00	R1
27	S 04° 50' 47" W	46.01	S 68° 58' W	91.74	R1
28	S 04° 50' 47" W	351.55	S 68° 10' W	231.00	R1
29	S 04° 50' 47" W	68.25	S 68° 51' W	97.86	R1
30	S 04° 50' 47" W	267.51	S 68° 18' W	264.00	R1
31	S 04° 50' 47" W	59.84	S 68° 58' W	60.08	R1
32	S 04° 47' 00" W	385.83	S 68° 30' W	392.70	R1

DATE OF SURVEY:	SEWARD RECORDING DISTRICT
RESPONSE: June 14, 2008	
PERM: June 30, 2008	EQUIPMENT: Leica TS 06 Total Station Vic Survey Data Collector software Ver.
RECORD OF SURVEY	
RETRACEMENT SURVEY OF	
U.S. SURVEY NO. 1092 AND	
A PORTION OF U.S. SURVEY NO. 2757	
LOCATED IN SURVEYED SECTIONS 28, 29, 32, 33	
T. 10 N., R. 2 W., SEWARD MERIDIAN	
CHUGACH NATIONAL FOREST	
3301 C STREET, SUITE 300	
ANCHORAGE, ALASKA 99503	
DRAWN BY/DATE:	CHECKED BY/DATE:
PROJECT NO:	SHEET NO:
FILE NAME: p02757_1092.dwg	369-06
	1 of 2



A
Set a standard USFS Forest Service 3-3/4" diam. steel cap on a 30" diam. post, flush with ground and surrounded by a mound of stones. Monument is located on the southwest side of the loop Highway near MP 417.6 approximately 0.5 ft. from the southwest side of the loop Highway just 4 ft. north of a private driveway.
A 13" diam. iron pin with lead painted white bears S 18° E, 90.0 ft. dist.
A Metal Signpost with sign that reads 1000 ft. bears N 7° E, 92.8 ft. dist.
Geographic Data:
Loc. - 62° 52' 13.92" N, 140° 03' 10.00" W
Long. 140° 39' 41.663" W (L19001 2003.0)
Elevation: 62.1 ft.
The Inverse between "SRD 3150" and "SRD 3101" is N 34° 12' 00" W (BASIS-OF-BEARING), 1000.0 ft. distance



B
Set a 3/4" diam. iron pin with a 1/2" diam. sharp, flush with the pavement and located in a turnout on the left side of the loop Highway near the entrance to Porcupine Campground. The monument is in the northeast corner of the turnout.
The center of a wooden Chugach National Forest Compartment sign bears N 37° W, 22.4 ft. distance.
C3, Lot 1, S2757 bears N 10° 07' 23" W, 17.8 ft. dist.
C4, Lot 10, S2757 bears S 80° 00' 44" W, 65.32 ft. dist.
Geographic Data:
Loc. - 62° 52' 13.92" N, 140° 03' 10.00" W
Long. 140° 39' 41.663" W (L19001 2003.0)
Elevation: 180.1 ft.



C
Recovered a standard 0.0 2-3/8" diam. brass cap on a 1" diam. iron post, mid. as shown and flush with the ground. The cap is located on top of a bluff overlooking Furusue Creek and Fairway Drive.
An alum. post was placed northwest of the cap approx. 1.5 ft. dist.
B's Recovered.
A 16" diam. steel spruce bears N 80° E, 11.0 ft. dist.
An 11" diam. steel spruce bears S 80° W, 18.8 ft. dist.
B's and B's established.
An 11" diam. steel, fully written, bears S 1° E, 28.0 ft. dist.
A 10" diam. steel, mid. N 87° E, bears S 72° W, 21.2 ft. dist.
The NE corner of a split (25x18") on Lot 1 bears S 37° W, 106.7 ft. dist.



D
Recovered a standard 0.0 2-3/8" diam. brass cap on a 1" diam. iron post, mid. as shown and projecting 1" above the ground. The cap is located on the northeast side of the loop Highway near the entrance to Porcupine Campground and midway down a driveway.
An alum. post was placed east in a forest on a 4" x 4" wooden post northwest of the cap approx. 1.0 ft. dist.
B's Recovered.
A 16" diam. steel, with fully heated white bears N 80° E, 94.0 ft. dist.
A 20" diam. steel, with fully heated white bears S 64° E, 14.2 ft. dist.
B's and B's established.
The NW corner of a cabin (25x18") on Lot 1 bears N 64° E, 136.0 ft. dist.
The center of a 6" x 6" concrete post (DOW marker) bears S 55° E, 32.6 ft. dist.



E
Recovered a standard 0.0 2-3/8" diam. brass cap on a 1" diam. iron post, mid. as shown and projecting 1" above the ground. The cap is located on the south side of the loop Highway near the entrance to Porcupine Campground.
A 4 x 4 wooden post was placed northwest of the cap approx. 3.3 ft. dist.
B's Recovered.
A 14" diam. steel, with fully heated white bears N 7° W, 70.0 ft. dist.
An 11" diam. spruce with fully heated white bears S 77° W, 7.4 ft. dist.



F
Recovered a standard 0.0 2-3/8" diam. brass cap on a 1" diam. iron post, mid. as shown and projecting 2" above the ground. The cap is located southwest of a gravel driveway approx 100 ft. from the end of the driveway.
A 4 x 4 wooden post and found west of the cap approx. 1 ft. dist.
B's Recovered.
An 11" diam. steel spruce bears S 70° E, 24.2 ft. dist.
A 7" diam. steel, with heated white bears S 9° E, 10.0 ft. dist.
B's and B's established.
An 8" diam. steel, mid. N 87° E, bears N 49° W, 53.5 ft. dist.
The SW corner of a split addition bears N 80° E, 68.0 ft. dist.



G
Recovered a standard 0.0 2-3/8" diam. brass cap on a 1" diam. iron post, mid. as shown and flush with the ground. The cap is located southwest of a fence surrounding a large electrical tower.
An alum. post was placed SW of the cap approx. 0.7 ft. dist.
B's Recovered.
A 16" diam. steel, with fully heated white bears N 43° E, 31.1 ft. dist.
A 10" diam. steel, with partially heated white bears S 80° W, 12.5 ft. dist.
B's established.
The SW corner of a fence surrounding an electrical tower bears N 82° E, 15.2 ft. dist.



H
Recovered a standard 0.0 2-3/8" diam. brass cap on a 1" diam. iron post, mid. as shown and flush with the ground. The cap is located on the north side of a gravel road.
A 4' x 4" wooden post was placed SW of the cap approx. 1.7 ft. dist.
B's Recovered.
An 18" diam. spruce with partially heated white bears S 20° W, 26.3 ft. dist.
A 10" diam. spruce with partially heated white bears N 107° W, 12.8 ft. dist.



I
Recovered a standard 0.0 2-3/8" diam. brass cap on a 1" diam. iron post, mid. as shown and flush with the ground. The cap is located on the south side of a gravel road.
A 7" diam. steel, with Forest Service 54 7 and 54 9 signs on SW of the cap approx. 3.5 ft. dist.
B's Recovered.
A 13" diam. spruce with fully heated white bears S 12° E, 31.0 ft. dist.
A 14" diam. spruce with fully heated white bears S 80° W, 18.2 ft. dist.



J
Recovered a standard 0.0 2-3/8" diam. brass cap on a 1" diam. iron post, mid. as shown and projecting 2" above the ground.
An alum. post was placed southwest of the cap approx. 0.7 ft. dist.
B's Recovered.
A spruce stump bears N 20° E, 25.5 ft. dist.
A spruce stump bears N 81° E, 38.0 ft. dist.
A 10" diam. spruce with fully heated white bears N 18° W, 60.0 ft. dist.
B's established.
A 10" diam. spruce, mid. N 87° E, bears S 18° W, 35.4 ft. dist.



K
Recovered a standard 0.0 2-3/8" diam. brass cap on a 1" diam. iron post, mid. as shown and flush with the ground.
An alum. post was placed northwest of the cap approx. 1.6 ft. dist.
B's Recovered.
A 13" diam. steel, mid. with fully heated white bears N 43° E, 14.9 ft. dist.
A 12" diam. spruce with fully heated white bears N 10° W, 11.1 ft. dist.



L
Recovered a standard 0.0 2-3/8" diam. brass cap on a 1" diam. iron post, mid. as shown and projecting 3" above the ground.
An alum. post was placed northwest of the cap approx. 1.2 ft. dist.
B's Recovered.
A 10" diam. steel, with white full white bears N 43° E, 66.8 ft. dist.
An 18" diam. steel spruce with fully heated white bears N 50° E, 32.5 ft. dist.
An 11" diam. steel spruce with fully heated white bears S 17° W, 50.1 ft. dist.
A 6" diam. steel, mid. with white white bears N 50° W, 35.5 ft. dist.
A 10" diam. steel, with white white bears S 74° E, 16.5 ft. dist.



M
Recovered a 2-3/8" diam. brass cap on a 1" diam. iron post, mid. as shown and projecting 2" above the ground. The cap was found approximately halfway between C10 and C11, S1092.
An alum. post was placed west of the cap approx. 1.0 to 1.5 ft. dist.



N
Recovered a standard USFS Forest Service 3-3/4" diam. steel cap on a 2-3/8" x 30" diam. iron post, mid. as shown and projecting 2" above the ground. The cap is located on the west bank of Reclamation Creek approx. 40 ft. from the top of the bank. Center is projected using Great Boundary Adjustment.
An alum. post was placed south of the cap approx. 0.5 ft. dist.
B's and B's established.
A 12" diam. steel, mid. N 87° E, bears N 30° W, 27.0 ft. dist.
A 9" diam. steel, mid. S1092 WCB 81" bears N 20° W, 45.0 ft. dist.
A 5-3/4" diam. steel cap, mid. C11, S1092 WCB 283" bears S 87° 42" W, 18.9 ft. dist.



O
Set a standard USFS Forest Service 3-3/4" diam. steel cap on a 2-3/8" x 30" diam. iron post, mid. as shown and projecting 2" above the ground. The cap is located on the north side of the loop Highway near the west bank of Reclamation Creek. The cap is approx. 30 ft. from the east bank. Center is projected using Great Boundary Adjustment.
A 4 x 4 wooden post was placed west of the cap approx. 1.3 ft. dist.
B's established.
A 13" diam. steel, mid. N 87° E, bears N 72° E, 41.7 ft. dist.
A 24" diam. steel, with heated white bears N 107° W, 23.7 ft. dist.



P
Set a standard USFS Forest Service 3-3/4" diam. steel cap on a 2-3/8" x 30" diam. iron post, mid. as shown and projecting 2" above the ground. The cap is located between the loop Highway and the west bank of Reclamation Creek. The cap is approx. 30 ft. from the east bank. Center is projected using Great Boundary Adjustment.
A 4 x 4 wooden post was placed west of the cap approx. 1.3 ft. dist.
B's established.
A 13" diam. steel, mid. N 87° E, bears N 72° E, 41.7 ft. dist.
A 24" diam. steel, with heated white bears N 107° W, 23.7 ft. dist.



Q
Recovered a standard USFS Forest Service 3-3/4" diam. steel cap on a 2-3/8" x 30" diam. iron post, mid. as shown and projecting 2" above the ground. The cap is located between the loop Highway and the west bank of Reclamation Creek.
An alum. post was placed northwest of the cap approx. 1.2 ft. dist.
B's Recovered.
An 18" diam. steel, with partially heated white bears N 1° E, 47.4 ft. dist.
A 13" diam. steel, with partially heated white bears S 61° E, 11.1 ft. dist.



R
Recovered a standard USFS Forest Service 3-3/4" diam. steel cap on a 2-3/8" x 30" diam. iron post, mid. as shown and projecting 2" above the ground. The cap is located on the northeast side of the loop Highway near the Reclamation Creek bridge. The cap is approx. 15 ft. from the left bank of the creek and 16 ft. from the NE corner of the bridge.
An alum. post was placed north of the cap approx. 0.8 ft. dist.
B's Recovered.
An 18" diam. steel, with white white bears north, 47.7 ft. dist.
A 13" diam. steel, with partially heated white bears N 84° E, 14.0 ft. dist.



S
Set a 3/4" diam. iron pin with a 1/2" diam. sharp, mid. as shown and flush with the pavement. The monument is located on the southwest side of the loop Highway approx. 27 ft. northwest of the Reclamation Creek bridge. The cap is approx. 15 ft. from the left bank of the creek and 16 ft. from the NE corner of the bridge. Center is projected using Great Boundary Adjustment.
An alum. post was placed north of the cap approx. 0.8 ft. dist.
B's Recovered.
An 18" diam. steel, with white white bears north, 47.7 ft. dist.
A 13" diam. steel, with partially heated white bears N 84° E, 14.0 ft. dist.



T
Set a 3/4" diam. iron pin with a 1/2" diam. sharp, mid. as shown and flush with the pavement. The monument is located on the southwest side of the loop Highway approx. 27 ft. northwest of the Reclamation Creek bridge. The cap is approx. 15 ft. from the left bank of the creek and 16 ft. from the NE corner of the bridge. Center is projected using Great Boundary Adjustment.
An alum. post was placed northwest of the cap approx. 1.2 ft. dist.
B's Recovered.
A 10" diam. steel, with white full white bears N 43° E, 66.8 ft. dist.
An 18" diam. steel spruce with fully heated white bears N 50° E, 32.5 ft. dist.
An 11" diam. steel spruce with fully heated white bears S 17° W, 50.1 ft. dist.
A 6" diam. steel, mid. with white white bears N 50° W, 35.5 ft. dist.
A 10" diam. steel, with white white bears S 74° E, 16.5 ft. dist.



U
Recovered a standard USFS Forest Service 3-3/4" diam. steel cap on a 2-3/8" x 30" diam. iron post, mid. as shown and projecting 2" above the ground. The cap is located on the north side of the loop Highway near the west bank of Reclamation Creek. The cap is approx. 30 ft. from the east bank. Center is projected using Great Boundary Adjustment.
An alum. post was placed west of the cap approx. 1.3 ft. dist.
B's Recovered.
A 13" diam. steel, mid. N 87° E, bears N 72° E, 41.7 ft. dist.
A 24" diam. steel, with heated white bears N 107° W, 23.7 ft. dist.
A spruce stump bears N 37° W, 70.8 ft. dist.



V
Recovered a standard USFS Forest Service 3-3/4" diam. steel cap on a 2-3/8" x 30" diam. iron post, mid. as shown and projecting 2" above the ground. The cap is located approx. 100 ft. southwest of station S, S1092 and on the north side of an old gravel road.
An alum. post was placed northwest of the cap approx. 1.0 ft. dist.
B's Recovered.
An 18" diam. steel, with white white bears N 70° E, 15.0 ft. dist.
A 10" diam. steel, with white white bears N 62° W, 24.0 ft. dist.

Note:
All alum. posts and 4 x 4 wooden posts noted above have Forest Service Boundary sign (4-2) and Survey Monument sign (4-3) attached. All recovered and established B's were painted and bearing tree tags attached unless otherwise noted.



W
Recovered a standard USFS Forest Service 3-3/4" diam. steel cap on a 2-3/8" x 30" diam. iron post, mid. as shown and projecting 2" above the ground. The cap is located on the north side of the loop Highway near the west bank of Reclamation Creek. The cap is approx. 30 ft. from the east bank. Center is projected using Great Boundary Adjustment.
An alum. post was placed northwest of the cap approx. 1.0 ft. dist.
B's Recovered.
An 18" diam. steel, with white white bears S 87° E, 8.0 ft. dist.
A 14" diam. steel, with white white bears S 61° W, 14.0 ft. dist.



X
Recovered a standard USFS Forest Service 3-3/4" diam. steel cap on a 2-3/8" x 30" diam. iron post, mid. as shown and projecting 2" above the ground. The cap is located on the northeast side of the loop Highway approx. 14 ft. from the corner.
An alum. post was placed northwest of the cap approx. 0.8 ft. dist.
B's Recovered.
A 10" diam. spruce with fully heated white bears N 1° E, 74.0 ft. dist.
A 18" diam. spruce with fully heated white bears S 80° W, 13.0 ft. dist.



Y
Recovered a standard 0.0 2-3/8" diam. brass cap on a 1" diam. iron post, mid. as shown and projecting 2" above the ground. The cap is located at the bottom of a bluff and at the edge of the loop Highway.
An alum. post was placed northwest of the cap approx. 1.6 ft. dist.
B's Recovered.
An 18" diam. steel, with heated white bears S 10° W, 16.2 ft. dist.
An 11" diam. steel, with white white bears S 80° W, 28.2 ft. dist.
A 14" diam. steel spruce bears N 60° W, 45.5 ft. dist.
B's established.
An 18" diam. spruce, mid. S1092 C12 H1" bears S 81° W, 60.0 ft. dist.

I hereby certify that this official USFS Forest Service survey was prepared in accordance with applicable Federal and State Law, by a Registered Land Surveyor employed by the United States Dept. of Agriculture, Forest Service, and that every error remained in this survey if, by request within the scope of this Federal Employment, the USFS Forest Service shall be responsible for this survey and subsequent government and corrections.

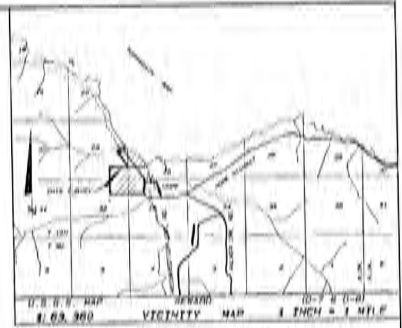
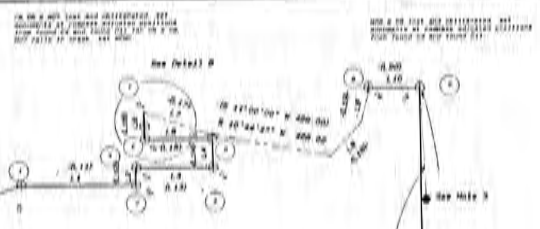
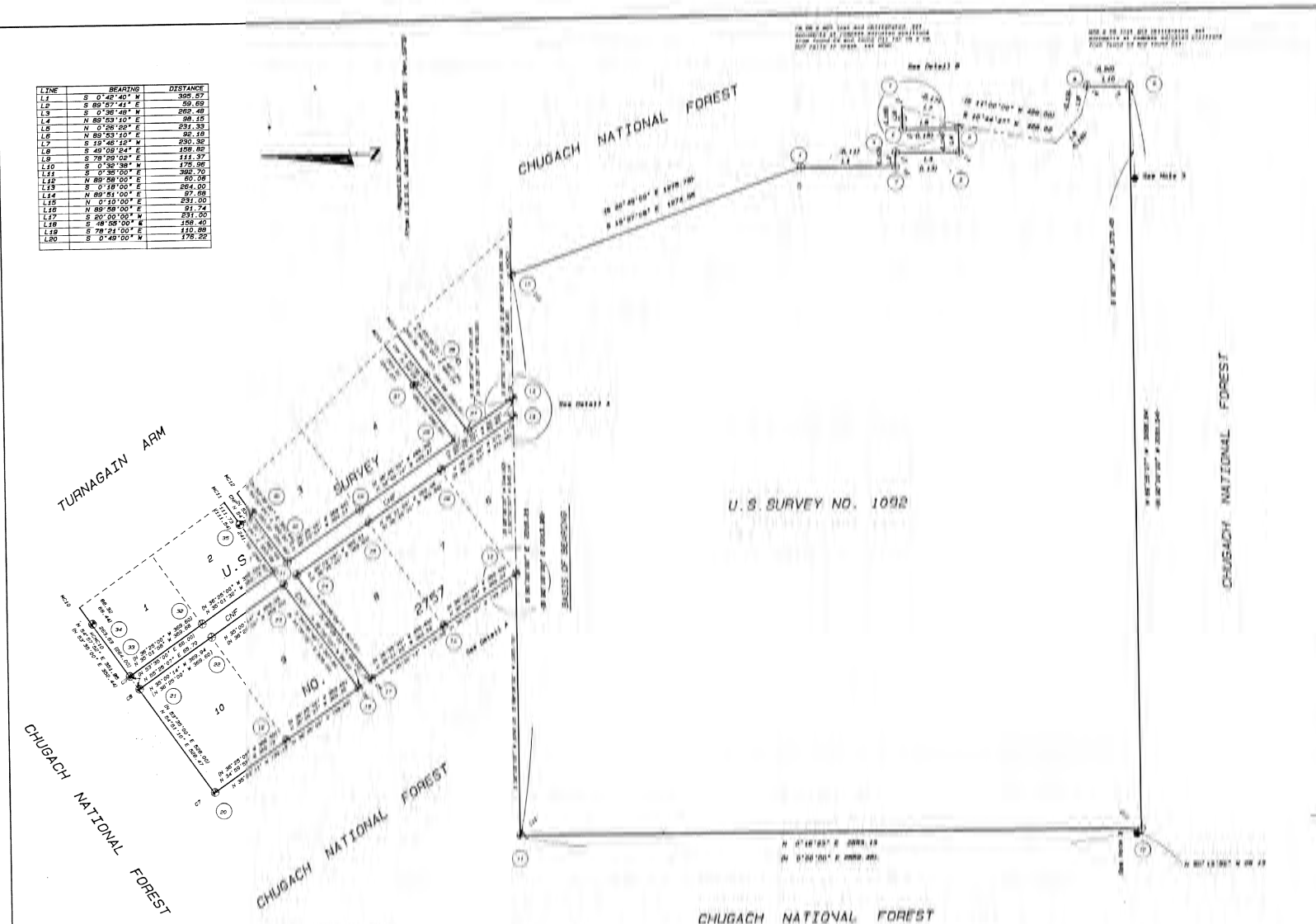
Forest Supervisor
Date: 2-26-2008

SURVEYOR'S DECLARATION
I, Randy D. Schwarz, hereby certify that I am a duly licensed Land Surveyor in the State of Alaska, and that the accompanying plat is a true and correct representation of a survey performed by me or under my direct supervision in accordance with the provisions and other details of this plat are correct to the best of my professional knowledge and belief.

Randy D. Schwarz
Registered Land Surveyor
Alaska License No. 4-26-2008
Date

DATE OF SURVEY: RECORDING: June 14, 2008 INSTRUMENT: June 30, 2008	SEWARD RECORDING DISTRICT EQUIPMENT: JOHN 800-302 TALKER 800 North Data Center e/Seward Pln
RECORD OF SURVEY	
RETRACEMENT SURVEY OF U.S. SURVEY NO. 1092 AND A PORTION OF U.S. SURVEY NO. 2757 LOCATED IN SURVEYED SECTIONS 28, 29, 32, 33 T. 10 N., R. 2 W., SEWARD MERIDIAN	
CHUGACH NATIONAL FOREST 3301 C STREET, SUITE 300 ANCHORAGE, ALASKA 99503	
DRAWN BY/DATE: S. Murray 01-14-2008	CHECKED BY/DATE: J. Schmitt 03-06-2008
PROJECT NO: 369-06	SHEET NO: 2 of 2
FILE NAME: p007107_1007.dwg	

LINE	BEARING	DISTANCE
L1	S 0°42'40" W	350.57
L2	S 89°57'41" E	59.69
L3	S 0°58'58" W	262.48
L4	N 89°53'10" E	58.15
L5	N 0°56'59" E	291.33
L6	N 89°53'19" E	62.10
L7	S 19°46'12" W	290.52
L8	S 49°09'54" E	198.43
L9	S 79°59'02" E	111.37
L10	S 0°36'00" E	162.58
L11	S 0°36'00" E	362.70
L12	N 89°58'00" E	62.58
L13	N 89°58'00" E	264.00
L14	N 89°51'00" E	97.98
L15	N 0°19'00" E	231.00
L16	N 89°58'00" E	91.74
L17	S 89°58'00" W	231.00
L18	S 48°56'00" E	198.40
L19	S 78°21'00" E	110.88
L20	S 1°48'00" W	178.22



SURVEY HISTORY
 This original survey of U.S. Survey 1092 (Homestead Entry Survey No. 128) was performed from July 21 thru July 26, 1928 and was accepted on May 2, 1929.

In 1978 the U.S.F.S. performed an unrecorded retracement survey of a portion of U.S. Survey 1092 and reestablished corners 10 and 11 and monument corner 8. The positions of corners 9 and 10 were reestablished by unrecorded measurements between point 10 and 11 of the survey 1928 and found within 0.5 of U.S. Survey 1484 using National 1983 as a datum was made to duplicate a retracement survey of the part of U.S. Survey 1092.

The original survey of U.S. Survey 2757 was performed from October 14 thru November 2, 1947 and was accepted on May 26, 1948.

- NOTES**
- This Survey does not constitute a subdivision as defined by AS 20.05.010 (d).
 - All distances shown are in U.S. Survey Feet.
 - Monument corner 8 and corner 10 established by the 1928 U.S. Forest Service survey were not reestablished by this survey. The monument 10 is true and they are shown on this plat for informational purposes only.

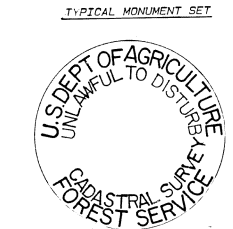
- LEGEND**
- Original 2-1/2" Brass Cap Monument recovered this survey.
 - Original 1-3/4" Brass Nailing in concrete recovered this survey.
 - 1-1/2" Aluminum Cap Monument set in 1978 U.S.F.S. survey, recovered and not accepted by this survey.
 - Standard U.S.F.S. 0-1/2" Aluminum Cap on 0-1/2" Aluminum Post set this survey.
 - U.S. Property line posted to contract specifications this survey.
 - The line
 - Record information original survey of U.S. Survey 1092
 - Record information original survey of U.S. Survey 2757.
 - Distance adjusted monumnt line.



1 INCH = 3,000.000 U.S. SURVEY FEET
 1 U.S. INCH = 0.0254 METERS

Located in Record Book No. 26, PG 50851, V. 100, B. 200, S. M. 11000

RECORD OF SURVEY			
CHUGACH NATIONAL FOREST			
KENAI PENINSULA CADASTRAL SURVEY			
CONTRACT NO. 93-0100-0-05288			
BURNHAM RETRACEMENT OF U.S. SURVEY NO. 1092 & 2757			
DENALI RECORDING DISTRICT			
PREPARED BY			
ALASKAN CONSULTING SURVEYORS, INC			
5841 Arctic Blvd. #201			
Anchorage, Alaska 99518			
(907) 562-7950			
SCALE 1"=300'	DATE 10/12/90	FILE 90-195	PLAT NO. 2000
THOMAS D. W.	DAVID L. D.	F. B. NO. 1, 269	SHEET 1 OF 2



THIS SURVEY WAS MADE BY ME (AGENT FOR NATIONAL FOREST MANAGEMENT) IN ACCORDANCE WITH THE PROVISIONS OF THE FOREST SERVICE ACT AND THE FOREST SERVICE REGULATIONS.

James V. S. 11/16/90
 FOREST SUPERVISOR DATE

90-19RS
 Survey 198
 11/16/90
 JVS

SURVEYING CERTIFICATE

I, David L. Dill, hereby certify that I am a duly licensed land surveyor in the State of Alaska and that the accompanying plat is a true and correct representation of a survey performed by me and that said survey was done from measurements and found to be correct. This survey performed at the request of the U.S.D.A. Forest Service.

David L. Dill 11/27/90
 SURVEYOR A. 1001 L.S. 6718 DATE



DESK PACKET

(MATERIALS SUBMITTED AFTER 6/1126)

- 1. Carl & Emma Clark Estate No. 2; KPB File 2026-056
Johnson Surveying / Wilson
Location: MP 17 Hope Highway
Hope Area / Hope-Sunrise APC**

Date: June 15, 2026

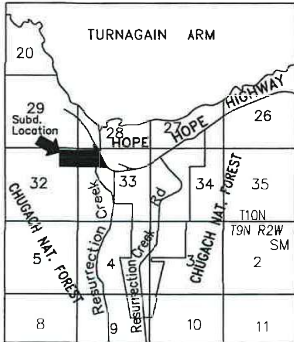
To: Sandee Simons
KPB Plat Review Committee

From: Chugach Electric Association, Inc. (Chugach)

Subject: KPB Case No. 2026-056
Carl & Emma Clark Estate, Tract B
Plat No. 2001-8
SW1/4, Section 28, NE1/4 Section 32 &
NW1/4, Section 33, T10N, R2W, S.M.

Chugach has the following comments:

1. Chugach has no objection to the preliminary plat of Emma & Clark Estate Subdivision #2, a subdivision of Carl & Emma Clark Estate, Tract B, Plat No. 2001-8, located in SW1/4, Section 28, NE1/4 Section 32 & NW1/4, Section 33, T10N, R2W, S.M., Hope, Alaska.
2. Chugach requires a new 10' T&E easement along the north boundary of proposed Tract B-1.
3. Chugach requires a new 20' T&E easement, 10' each side of centerline of existing Chugach distribution line which crosses through the NE boundary of proposed Tract B-1, and the NE boundary of proposed Tract B-2.
4. Once the plat has been finalized, approved, and recorded with the platted T&E easements Chugach has requested in comments 2 and 3, Chugach will release the General Right of Way easement as it affects Tract B-1 and Tract B-2. The Chugach general easement was recorded on January 5, 1968 at Bk. 45R, Pg. 169, Seward Recording District.



VICINITY 1" = 1 mile MAP

NOTES

1. A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. The front 10' adjoining ROW's is also a utility easement, extending to 20' within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
3. Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
4. No direct access to State maintained ROW's permitted unless approved by State of Alaska Dept. of Transportation.
5. Hope Highway ROW is as shown on State ROW Plot FH-14-1(1).
6. Lots in this subdivision may be located within a designated flood hazards area; if such is the case, development must comply with Title 21, Chapter 06 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction.
7. Area of this subdivision within the Resurrection Creek floodway is within the Andromonus Streams Protection Area and may be subject to Chapter 21 Borough Code of Ordinances.
8. Subdivision topography slopes upward toward the west, some slopes around 15%. The area rising from Resurrection Creek between approximate base & top steep hill shown may have slopes over 25%.

CURVES

- ① Δ = 1° 48' 48" R = 1975.84' L = 62.53' C = 62.53' CB = 54° 58' E
- ② Δ = 0° 48' 12" R = 2019.84' L = 28.32' C = 28.32' CB = 54° 31' 17" E
- ③ Δ = 16° 12' 10" R = 1079.82' L = 305.39' C = 304.37' CB = 53° 35' E

Lines

- 1.1 S 47° 07' 12" W 44.00'
- 1.2 S 43° 41' E 73.22'
- 1.3 N 46° 19' E 44.00'
- 1.4 N 89° 53' 10" E 38.15'
- 1.5 N 0° 26' 22" E 67.32'
- 1.6 S 0° 36' 48" W 262.48'
- 1.7 S 89° 57' 41" E 58.69'
- 1.8 S 49° 09' 24" E 158.82'
- 1.9 S 78° 28' 02" E 111.37'

WASTEWATER DISPOSAL

KPB 20.40.030 These lots are at least 200,000 square feet in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

KPB 2026-056

Carl & Emma Clark Estate #2 Preliminary Plat

A subdivision Tract B Carl & Emma Clark Estate, SWD 2001-8. Located in the SW1/4 Section 28, NE1/4 Section 32, & NW1/4 Section 33, T10N R2W, SM, Hope, Alaska. Seward Recording District Kenai Peninsula Borough

Prepared for
 Ronald W. Wilson
 P.O. Box 124
 Hope, AK 99605

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

SCALE 1" = 200' AREA = 88.275 acres 11 May, 2026

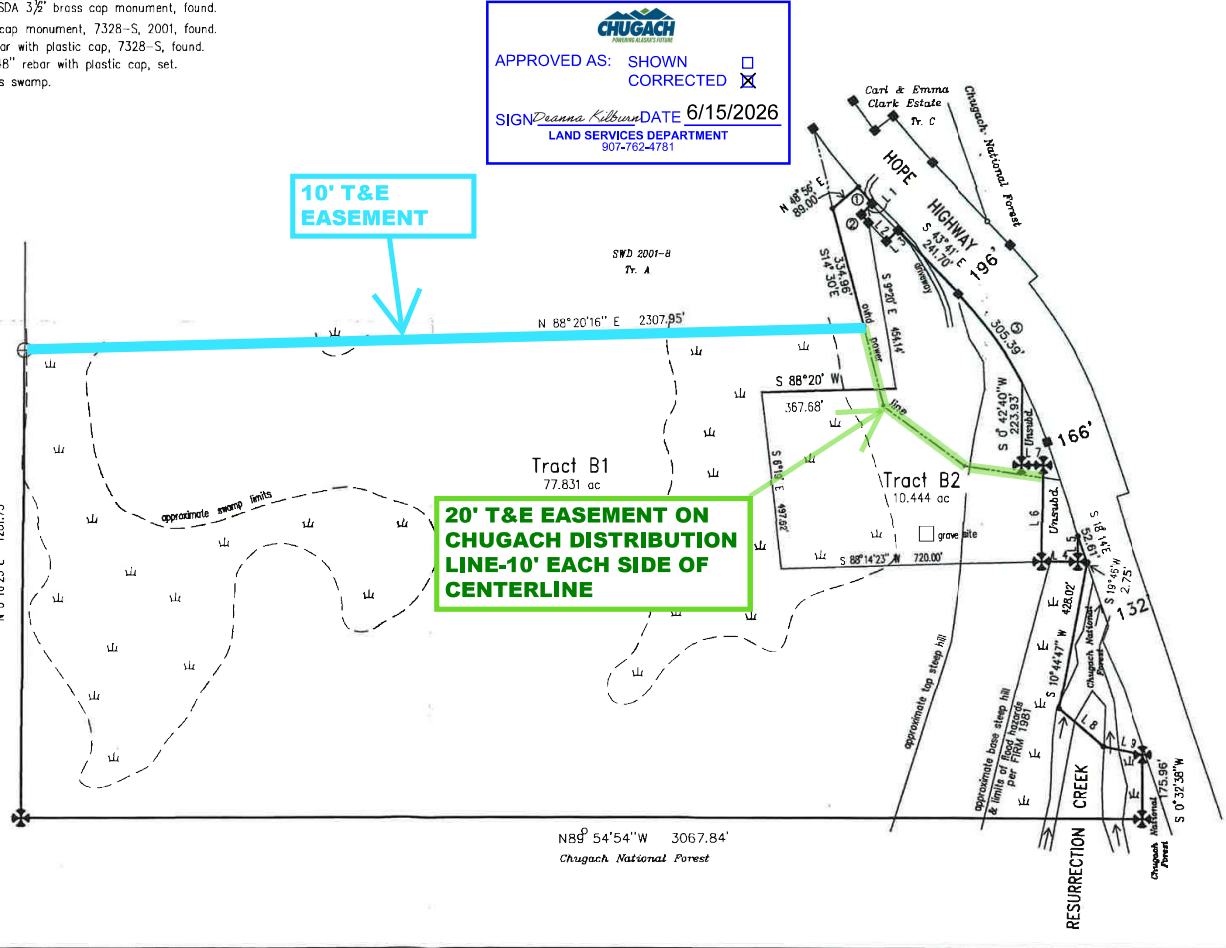
LEGEND

- ✦ - 1990 USDA 3/2" brass cap monument, found.
- ⊕ - 2 1/2" alcap monument, 7328-S, 2001, found.
- - 1/2" rebar with plastic cap, 7328-S, found.
- - 1/2" x 48" rebar with plastic cap, set.
- ⚡ - indicates swamp.

FLOOD HAZARD NOTICE: Some or all of the property within this subdivision has been designated by FEMA as Flood Hazard Area District as of the date this plat is filed with the District Recorders Office. Prior to development, the Kenai Peninsula Borough Floodplain Administrator should be contacted for current information and regulations. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code. A survey to determine the elevation of the property may be required prior to construction. The Floodway and the Flood Hazard Area is shown on FEMA Flood Map No. 020012 Panel 1125 suffix A.

FLOODWAY NOTICE: Portions of this subdivision are within the Floodway. Pursuant to KPB Chapter 21.06, (including fill) in the floodway is prohibited unless certification by an Engineer or Architect is provided demonstrating that encroachments shall not result in any increases in flood levels during the occurrence

CHUGACH
 LAND SERVICES DEPARTMENT
 APPROVED AS: SHOWN
 CORRECTED
 SIGN: *Dranna Kilburn* DATE 6/15/2026
 LAND SERVICES DEPARTMENT
 907-762-4781



10' T&E EASEMENT

20' T&E EASEMENT ON CHUGACH DISTRIBUTION LINE-10' EACH SIDE OF CENTERLINE



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 5/29/2026 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one tract into two tracts.

KPB File No. 2026-056

Petitioner(s) / Land Owner(s): Ronald W Wilson of Hope, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, June 22, 2026**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

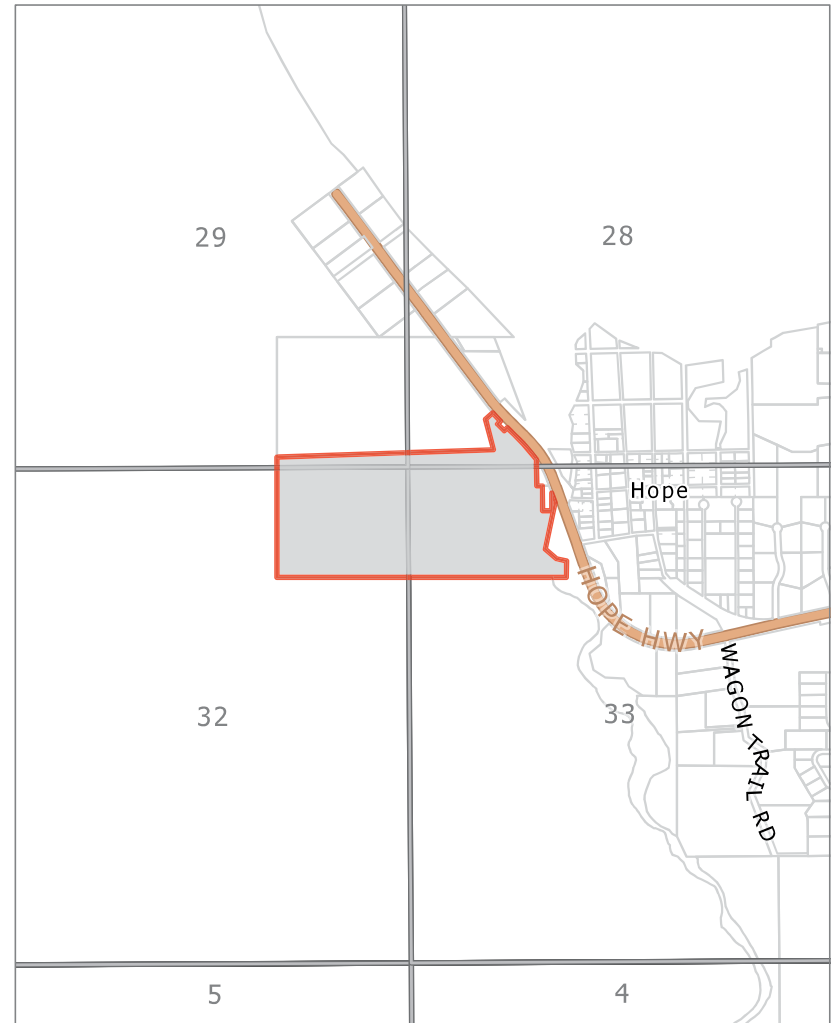
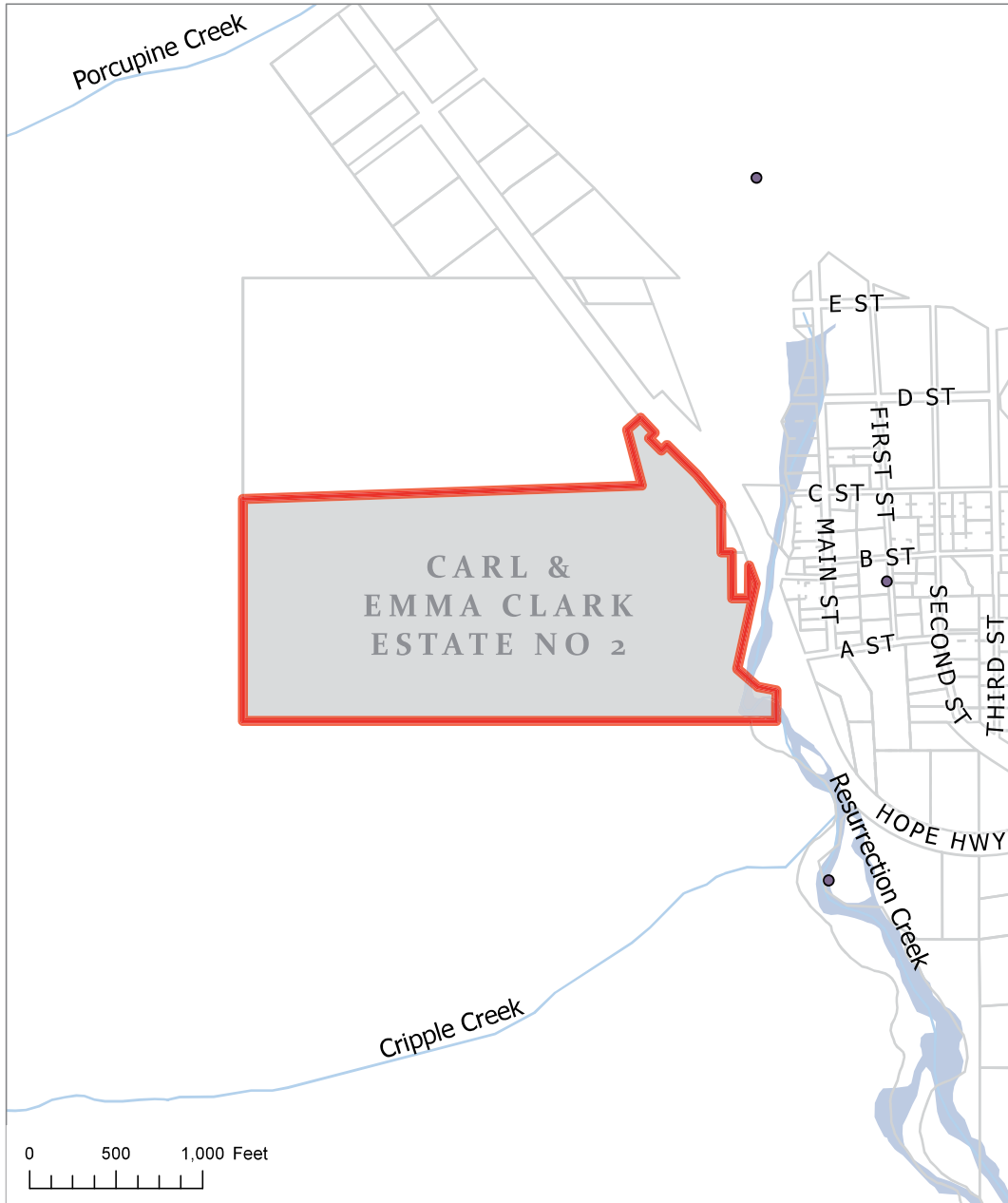
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, June 19, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

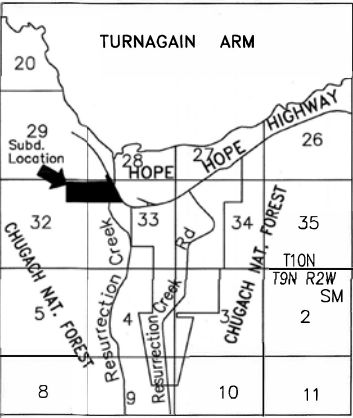
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 6/2/2026



KPB File 2026-056
T10N R02W SEC28, 32 & 33
Hope



VICINITY 1" = 1 mile MAP

Carl & Emma Clark Estate #2 Preliminary Plat

A subdivision Tract B Carl & Emma Clark Estate, SWD 2001-8.
 Located in the SW1/4 Section 28, NE1/4 Section 32, &
 NW1/4 Section 33, T10N R2W, SM, Hope, Alaska.
 Seward Recording District Kenai Peninsula Borough

Prepared for

Ronald W. Wilson
 P.O. Box 124
 Hope, AK 99805

Prepared by

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

SCALE 1" = 200' AREA = 88.275 acres 11 May, 2026

LEGEND

- ⊗ -1990 USDA 3 1/2" brass cap monument, found.
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The Floodway and the Flood Hazard Area is shown on FEMA Flood Map No. 020012 Panel 1125 suffix A.
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NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. The front 10' adjoining ROWs is also a utility easement, extending to 20' within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
3. Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
4. No direct access to State maintained ROWs permitted unless approved by State of Alaska Dept. of Transportation.
5. Hope Highway ROW is as shown on State ROW Plat FH-14--(1).
6. Lots in this subdivision may be located within a designated flood hazards area; if such is the case, development must comply with Title 21, Chapter 06 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction.
7. Area of this subdivision within the Resurrection Creek floodway is within the Anadromous Streams Protection Area and may be subject to Chapter 21 Borough Code of Ordinances.
8. Subdivision topography slopes upward toward the west, some slopes around 15%. The area rising from Resurrection Creek between approximate base & top steep hill shown may have slopes over 25%.

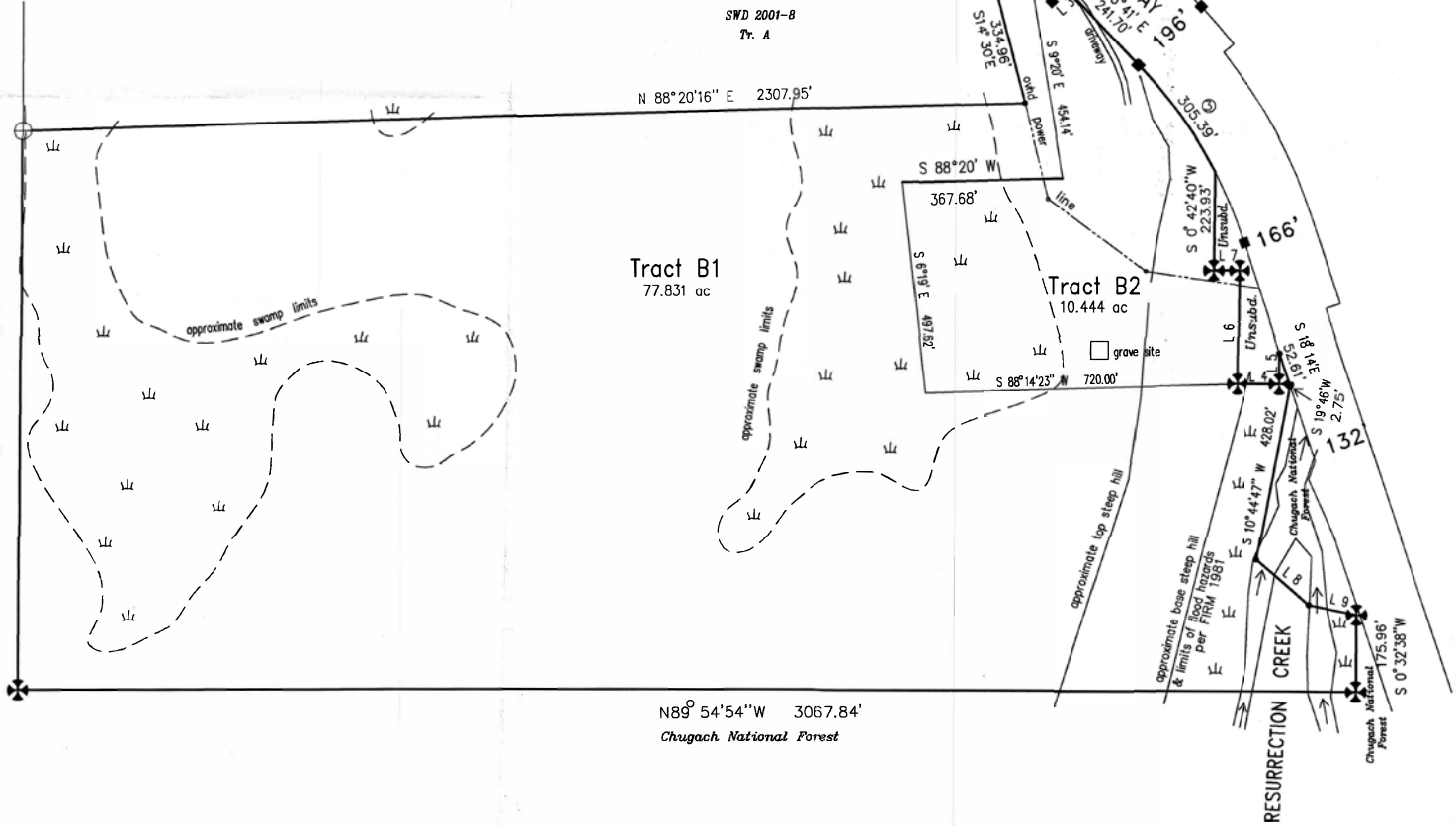
CURVES

- ① Δ = 1° 48' 48"
 R = 1975.84'
 L = 62.53'
 C = 62.53'
 CB = S44° 58' E
- ② Δ = 0° 48' 12"
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 L = 28.32'
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 CB = S43° 17' E
- ③ Δ = 16° 12' 10"
 R = 1079.62'
 L = 305.39'
 C = 304.37'
 CB = S35° 35' E

Lines

- L 1 S 47° 07' 12" W 44.00'
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- L 3 N 46° 19' E 44.00'
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- L 7 S 89° 57' 41" E 59.69'
- L 8 S 49° 09' 24" E 158.82'
- L 9 S 78° 29' 02" E 111.37'

Chugach National Forest
 BASE BEARING SWD 2001-8
 N 0° 16' 23" E 1281.73'

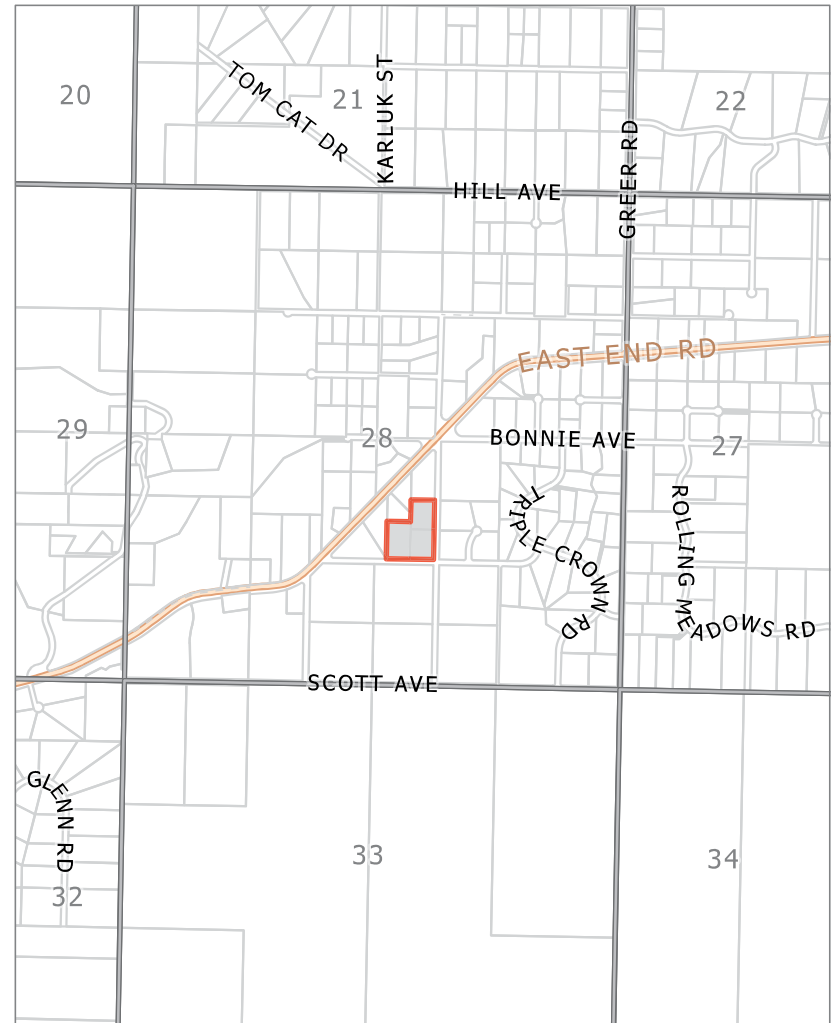


WASTEWATER DISPOSAL

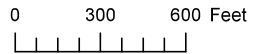
KPB 20.40.030
 These lots are at least 200,000 square feet in size and conditions may not be suitable for onsite wastewater treatment and disposal.
 Any wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

E. NEW BUSINESS

- 2. Fritz Creek Drive No. 2 Sorensen; KPB File 2026-044
Mullikin Surveys / Sorensen
Location: Stuart Avenue & Sorensen Street
Fitz Creek Area**



KPB File 2026-044
T05S R12W SEC28
Fritz Creek



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.

NOTES:

1. A building setback of 20' is required from all street rights-of-way unless a lesser standard is approved by the appropriate Planning Commission.
2. The front 10' and the entire setback within 5 feet of side lot lines is a utility easement. 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. A 5' clearing easement was granted by HM74-2000 adjacent to Sorensen Street and Stuart Avenue. The 5' easement was carried over as a utility easement on HM80-101. This plat will be granting additional utility easements to be 10 feet adjacent to the dedicated rights-of-way that increases to 20 feet within 5 feet of side lot lines.
3. Acceptance of this plat does not indicate acceptance of any encroachments by the borough.
4. There is a general easement to Homer Electric Association recorded at Book 30 Page 51, Homer Recording District. No definite location disclosed.
5. No field survey was performed as allowed by KPB 20.60.20(A). This plat was prepared from record information on plats HM80-101 and HM2007-50.
6. Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetland determination if applicable.



LEGEND

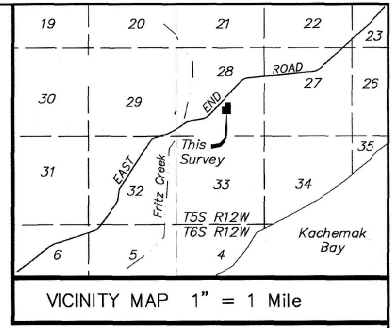
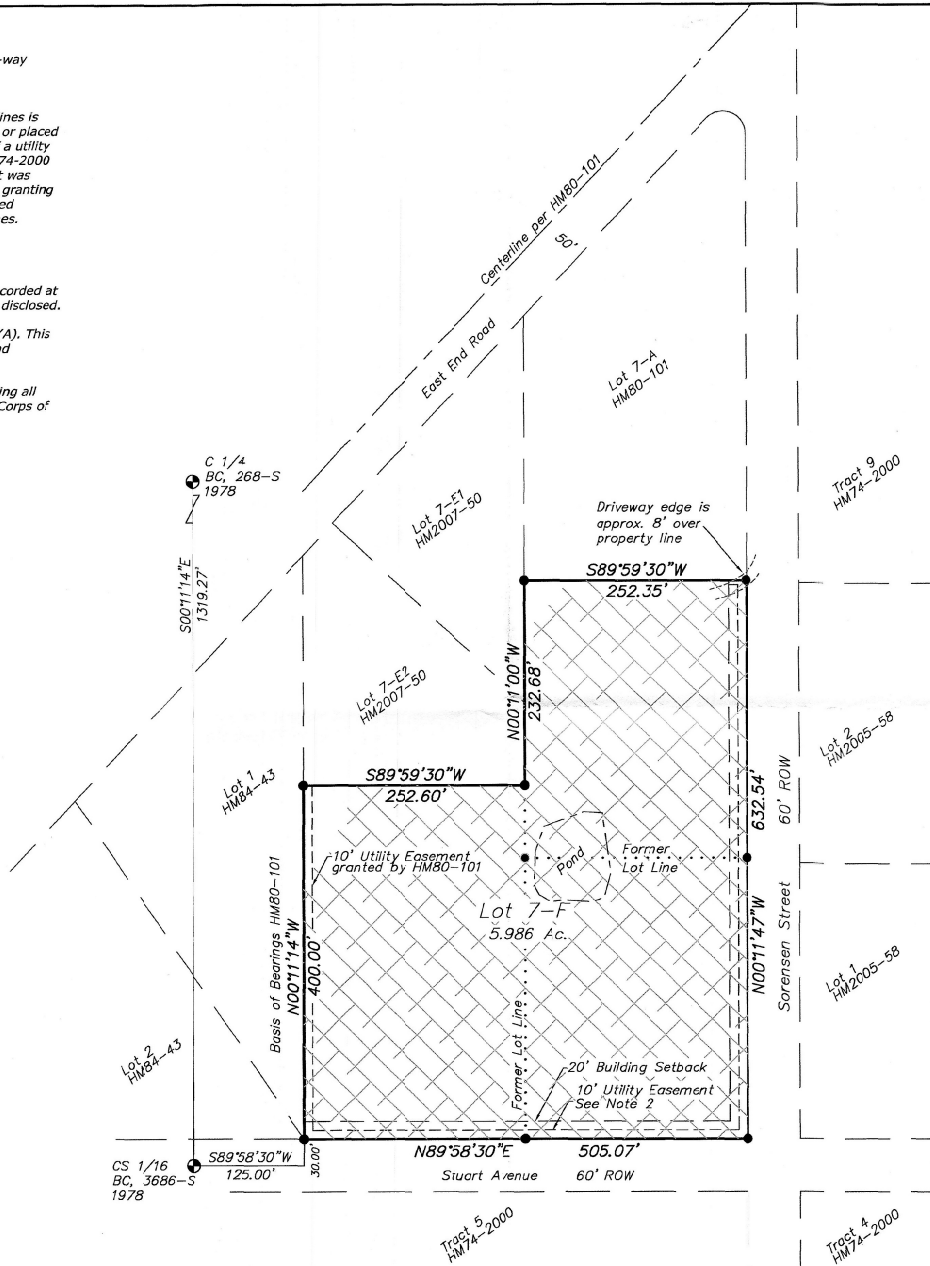
- Primary monument as described
- 1/2 Rebar per HM80-101
- ▨ Wetlands discharge slope per Kenai Watershed Forum Wetlands Assessment

All monumentation and dimensional information is of record per HM80-101

Wastewater Certificate:

This lot is at least 200,000 square feet and may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Conservation.

KPB 2026-044



Ownership Certificate:
I hereby certify that I am the owner of the real property shown and described hereon and I hereby adopt this plan of subdivision and by my free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Albert E. Sorensen III
38627 Sorensen St.
Homer, AK 99603

Notary's Acknowledgement:
For _____
Acknowledged before me this _____ day of _____, 2026.

Notary Public for Alaska
My commission expires: _____

Plat Approval:
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of July 18, 2022.
Kenai Peninsula Borough
By: _____
Authorized Official



FRITZ CREEK DRIVE - SUBD. NO 2 -2022 Addition- SORESEN A replat of Lots 7-B, 7-C, and 7-D Fritz Creek Drive Subdivision No. 2, HM80-101 into a single lot within NW1/4 SE1/4 Section 28, T5S., R12W., S4 Kenai Peninsula Borough, Homer Recording District, Third Judicial District, Alaska Containing 5.986 Acres more or less	
Prepared for: Albert E. Sorensen III 38627 Sorensen St. Homer, AK 99603	Prepared by: Mullikin Surveys LLC Christopher Mullikin, PLS P.O. Box 1923 Homer, AK 99603
Scale: 1"=100' FB: 24	Date: 5/14/2026 Job# 932 KPB File No. 2022-093

AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
FRITZ CREEK DRIVE SUBD NO 2 SORENSEN**

KPB File No.	2026-044
Plat Committee Meeting:	June 22, 2026
Applicant / Owner:	Albert E. Sorensen III of Homer, Alaska
Surveyor:	Christopher Mullikin; Mullikin Surveys, LLC
General Location:	Sorensen Street, Stuart Avenue, Fritz Creek area

Parent Parcel No.:	172-390-02, 172-390-03, and 172-390-04
Legal Description:	T 5S R 12W SEC 28 Seward Meridian HM 0800101 FRITZ CREEK DRIVE SUB NO 2 LOTS 7-B, 7-C, AND 7-D
Assessing Use:	172-390-02: Residential Accessory Building 172-390-03 and 172-390-04: Residential Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	On site
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine three lots of 1.826 acres, 1.841 acres, and 2.319 acres into one lot of 5.986 acres.

Location and Legal Access (existing and proposed):

The proposed plat is located at the corner of Sorensen Street and Stuart Avenue, off East End Road near mile 8.5.

Legal access is provided by Sorensen Street and Stuart Avenue, both 60-foot-wide rights-of-way. Based on available data, the western portion of Stuart Avenue is constructed and maintained by the borough from East End Rd until the northwest boundary of Tract 5 (HM 74-2000) to the south, then stops and is undeveloped for 1400 feet and is constructed out to Triple Crown Road. Sorensen Street is constructed and privately maintained from East End Rd down to the northwest boundary of the proposed subdivision.

No right-of-way dedications or vacations are proposed by this platting action.

No section line easements affect the subject area.

East End Road, Stuart Avenue, and Sorensen Street define the closed block. The lengths along Stuart Avenue and Sorensen Street comply with block length standards. The length along East End Road is slightly longer due to being angled. To the corner of Stuart Ave and Sorensen St from East End Rd down either road is right near 1300 feet, making the block compliant.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT&PF comments	No comments

Site Investigation:

According to available data, improvements are present on parent Lot 7-B. KPB GIS information indicates the possibility of encroachments near the north line. While a field survey is not required, the surveyor visited the site

to verify the location of the structure and determined that no permanent structures encroach on the property lines. A small portion of the driveway appears to cross the property line of Lot 7-A near the connection to Sorensen Street.

The terrain contains gentle slopes with no steep terrain present. The KWF Assessment layer on KPB Imagery shows that the majority of the subdivision is subject to discharge slopes. A pond is located near the center of the proposed lot and was located by the Surveyor. The proper wetland designation note has been added as plat note 6.

The proposed plat is not located within a flood hazard zone nor within a habitat protection district.

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

Staff Analysis

The proposed plat is a replat of land originally subdivided in 1974 by Fritz Creek Drive Subdivision (HM 74-2000) into 9 tracts, which also dedicated the surrounding rights-of-way. In 1980, Tract 7 was further subdivided by Fritz Creek Drive Subd. No. 2 (HM 80-101), resulting in Lots 7-A through 7-E. The proposed plat will combine lots 7-B, 7-C, and 7-D into one Lot.

A soils report was not performed for the parent plats associated with this land. This platting action removes lot lines and adds more than 1,000 square feet to the lot, resulting in a parcel over 200,000 square feet. A soils analysis report will not be required, and the correct Wastewater Disposal Note is present.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The plat is located in the Kachemak Bay Advisory Planning Commission which is inactive at this time.

Utility Easements

Fritz Creek Drive Subdivision (HM 74-2000) granted 5-foot clearing easements adjacent to the dedications of Sorensen Street and Stuart Avenue. These easements were carried forward and noted as 5-foot utility easements on Fritz Creek Drive Subd. No. 2 (HM 80-101). Plat HM 80-101 also granted a 10-foot utility easement along the western property line of Lot 7-D.

Plat note 2 states that there are 10-foot utility easement adjacent to the rights-of-way that increase to 20 feet within 5 feet of the side lot lines and includes the history of the utility easements. **Staff recommends** depicting the 20-foot within 5 feet of the side lot line easement along the west boundary.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner’s land and maximum benefit for both the provider and the public.

NEW EASEMENT BEING PROVIDED ON THE PLAT.
 NEW UTILITY EASEMENT REQUESTS FROM PROVIDERS.

Utility provider review:

HEA	No comments
ENSTAR	
ACS	No objections
GCI	

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 38627 Sorensen St Existing Street Names are Correct: Yes List of Correct Street Names: Sorensen St, Stuart Ave, East End Rd Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 38627 Sorensen St will remain
Code Compliance	Vacant
LOZMS Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment

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

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

- Modify the plat approval date to June 22, 2026.
- Within plat note 6, add a space between “wetland determination.”
- Change “Wastewater Certificate” to “Wastewater Disposal.”
- Identify which reference plat applies to dimensions given.
- C1/4 corner per HM80-101 and HM2007-50 has the year 1968 shown on it. Please correct.

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

- A. Within the Title Block
1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
 2. Legal description, location, date, and total area in acres of the proposed subdivision;
 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

- o Within the legal description, modify the subdivision name to be consistent with the parent plat "Fritz Creek Drive Subd. No. 2"
- o Modify KPB File No. to KPB 2026-044

- 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:

- o Depict and label Stuart Avenue and Sorensen Street

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.

- 20.30.170. Blocks-Length requirements. Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state-maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

- 20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

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

RECOMMENDATION:

STAFF RECOMMENDS:

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

NOTE: 20.25.120. - REVIEW AND APPEAL.

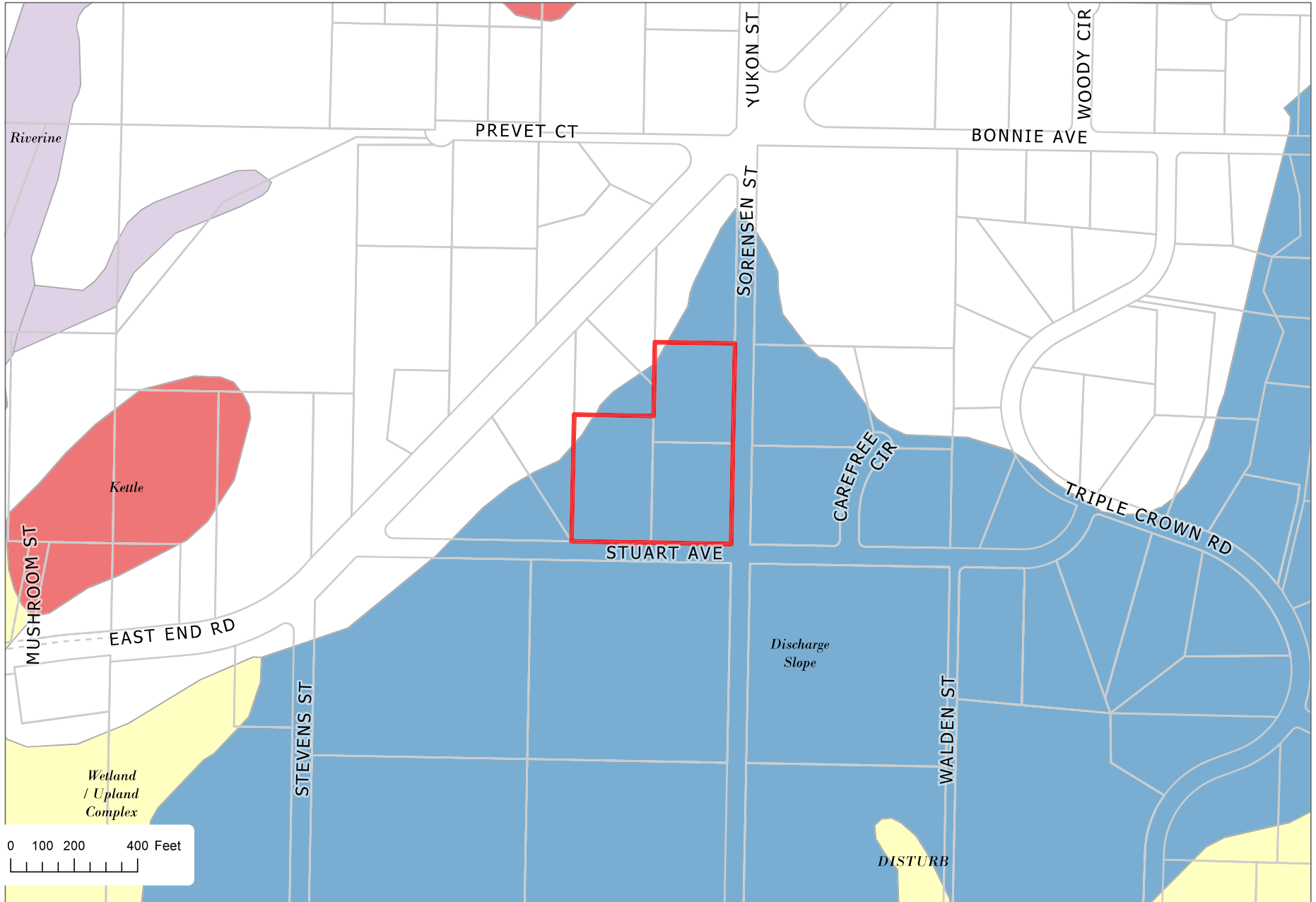
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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

END OF STAFF REPORT

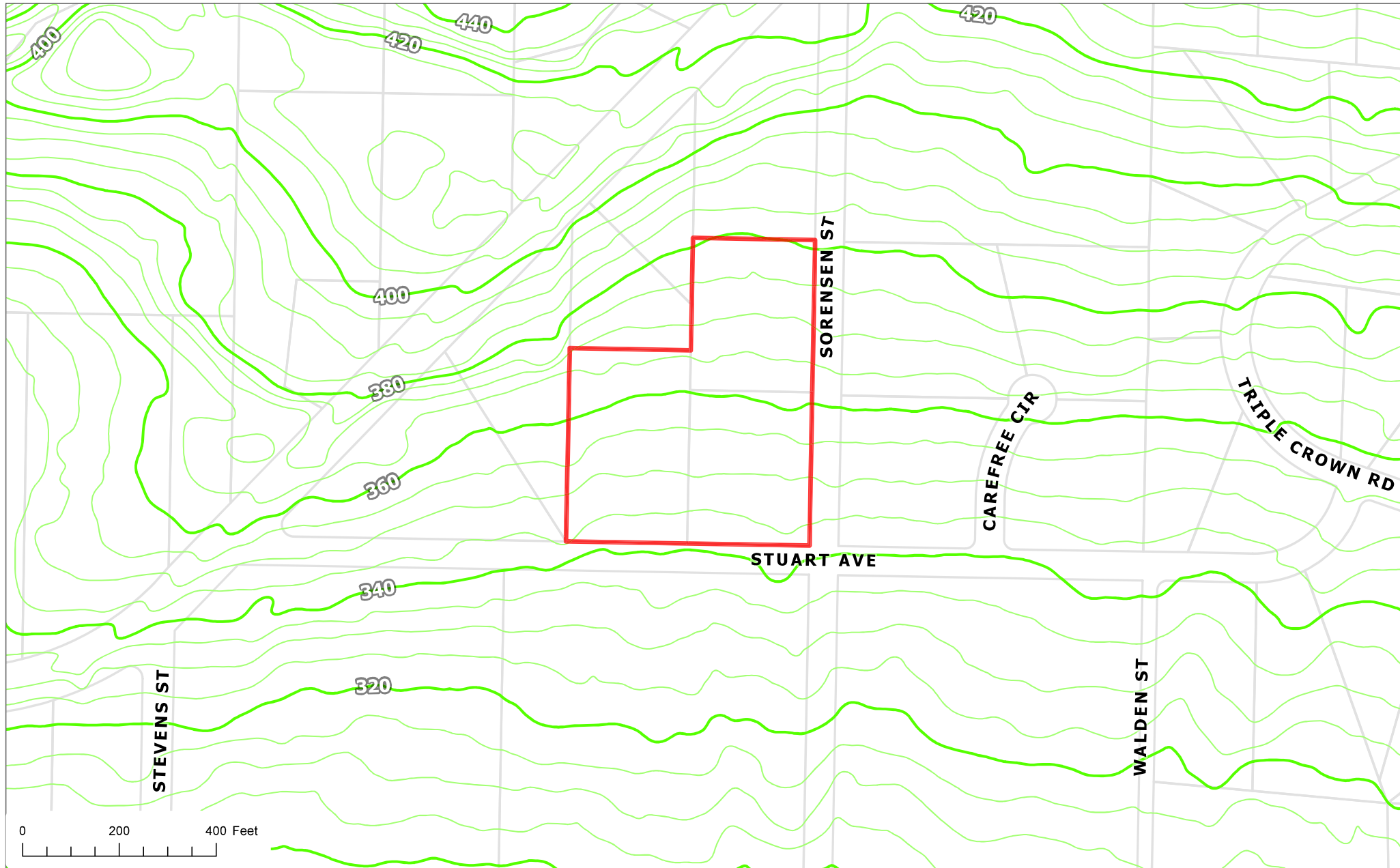


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0 100 200 400 Feet

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CERTIFICATE OF OWNERSHIP
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON I HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES DEDICATED BY ME FOR PUBLIC USE
Gene E. Sneed
 GENE E. SNEED SRA BOX 489-W ANCHORAGE, AK

Sarah Ann Sneed
 SARAH ANN SNEED

NOTARY'S ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF October 1980
Jessie Chelton 12-6-82
 NOTARY PUBLIC FOR ALASKA MY COMMISSION EXPIRES SURVEYORS' CERTIFICATE

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT CORNERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT

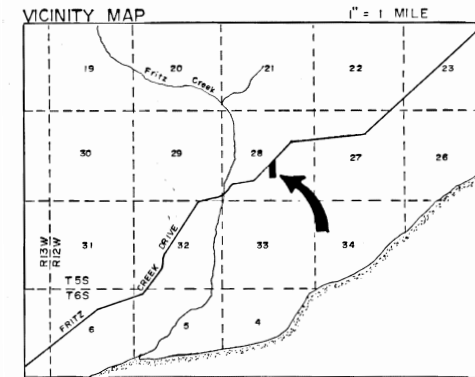
Jerry Anderson 10/21/80
 JERRY ANDERSON, 3686-S DATE

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF September 24, 1980

Philip Waring
 AUTHORIZED OFFICER

80-101
 RECORDED FILED 10
 REC. DIST.
 DATE 11-25 1980
 TIME 8:30 A.M.
 Submitted by RJP
 Address Seldovia

NOTE:
 A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS OF WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 1/2" X 24 REBAR SET AT ALL LOT CORNERS EXCEPT AS SHOWN.
 LOT 7-A SHALL SHARE A COMMON ACCESS TO EAST ROAD WITH LOT 7-E OR SHALL BE RESTRICTED TO ACCESS FROM YUKON AVENUE.



DATE: SEPT., 1980
 SCALE: 1" = 100'
 DRAWN BY: S.W.
 FLD. BK. NO.: 92, 91
 JOB NO.: 1233



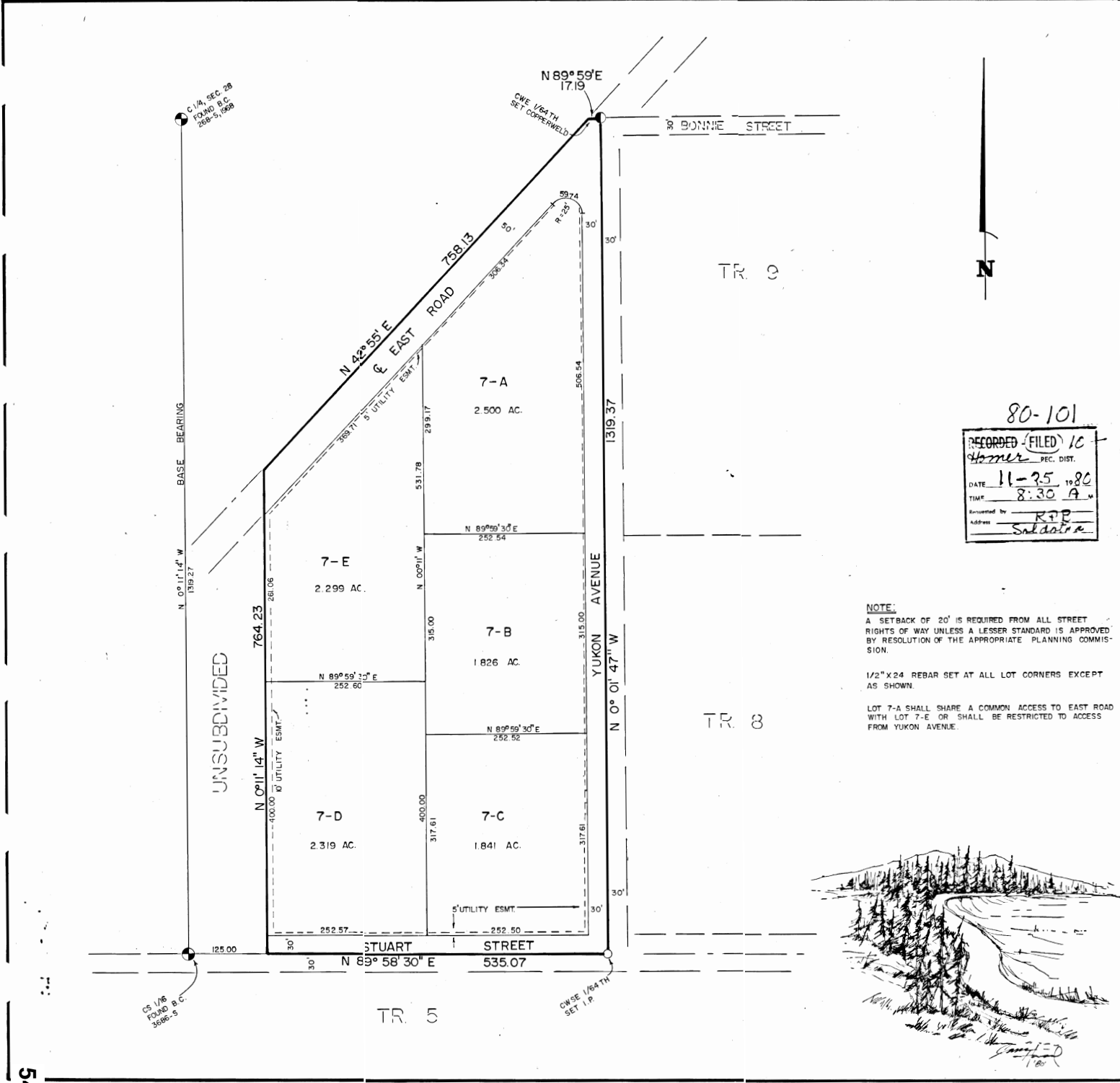
FRITZ CREEK DRIVE SUBD. NO. 2

BEING A RESUBDIVISION OF TR. 7, FRITZ CREEK DRIVE SUBDIVISION, PLAT NO. 74-2000, WITHIN THE NW 1/4 SE 1/4, SEC. 28, T. 5 S., R. 12 W., S. M.

CONTAINING 12.908 ACRES

ABILITY SURVEYS

JERRY ANDERSON, R.L.S. BOX 1263 HOMER, ALASKA

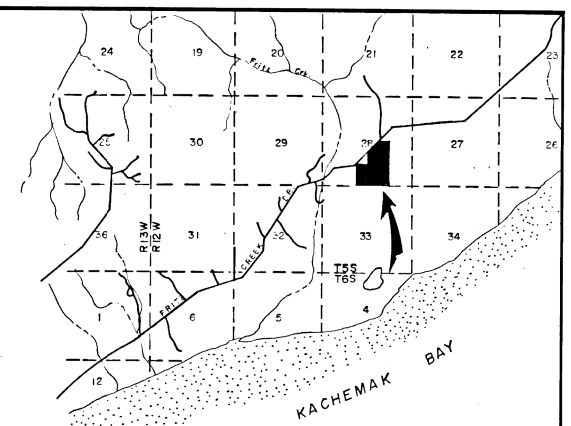
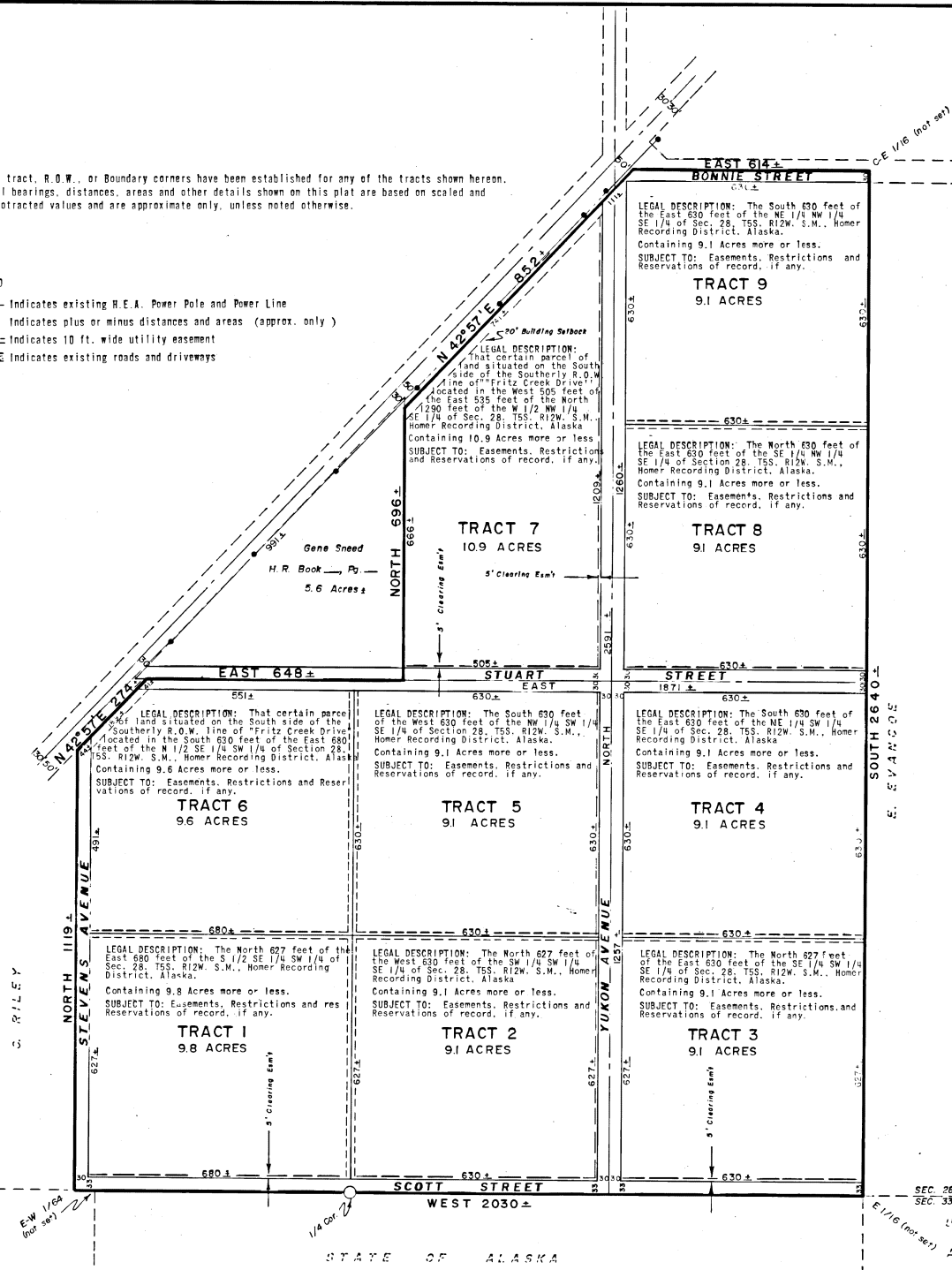


NOTES

1. No tract, R.O.W., or Boundary corners have been established for any of the tracts shown hereon.
2. All bearings, distances, areas and other details shown on this plat are based on scaled and protracted values and are approximate only, unless noted otherwise.

LEGEND

- Indicates existing H.E.A. Power Pole and Power Line
- ± Indicates plus or minus distances and areas (approx. only)
- Indicates 10 ft. wide utility easement
- Indicates existing roads and driveways



CERTIFICATE OF OWNERSHIP

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent and dedicate all streets, easements and other open spaces to public use.

DATE 8-26-1974
OWNER Gene Sneed
Steady Construction
OWNER

NOTARY'S ACKNOWLEDGEMENT

Certificate of ownership subscribed and sworn to before me this 26 day of August 1974.
Jessie Johnson 01-05-75
NOTARY IN AND FOR THE STATE OF ALASKA MY COMMISSION EXPIRES



SURVEYOR'S CERTIFICATE

I hereby certify that I am a Registered Land Surveyor and that this plat was prepared by me and is based on a subdivision by protraction of a portion of the S 1/2 of Section 28, T5S, R12W, S.M., as shown hereon. No corners have been established for any of the Tracts within this subdivision.
DATE 8/21/74
KEN BRANCH, R.L.S. 1301-S

KENAI PENINSULA BOROUGH

I hereby certify that this subdivision plat has been found to comply with the regulations of the Kenai Peninsula Borough and that said plat has been approved by the Kenai Peninsula Borough Planning Commission.
August 19, 1974 Stanley F. Thompson
DATE BOROUGH MAYOR

74-2000
RECORDED (FILED) 324
HOMER REC. DIST.
DATE 10-9-1974
TIME 11:55 A.M.
Requested by KPB
Address Soldatna

FRITZ CREEK DRIVE SUBDIVISION

AN ALIQUOT PARTS SUBDIVISION OF A PORTION OF THE S 1/2 OF SECTION 28, T5S, R12W, S.M., HOMER RECORDING DISTRICT, ALASKA
CONTAINING 93.1 ACRES ±

PREPARED FOR: Gene Sneed, 3838 East 40th St., Anchorage, Alaska
PREPARED BY: Ken Branch, R.L.S., P.O. Box 1295, Homer, Alaska
DRAWN BY: Susan Latta
DATE: August 7, 1974
SCALE: 1" = 200'



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 5/22/2026 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide three lots into one lot.

KPB File No. 2026-044

Petitioner(s) / Land Owner(s): Albert E Sorensen III of Homer, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, June 22, 2026**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

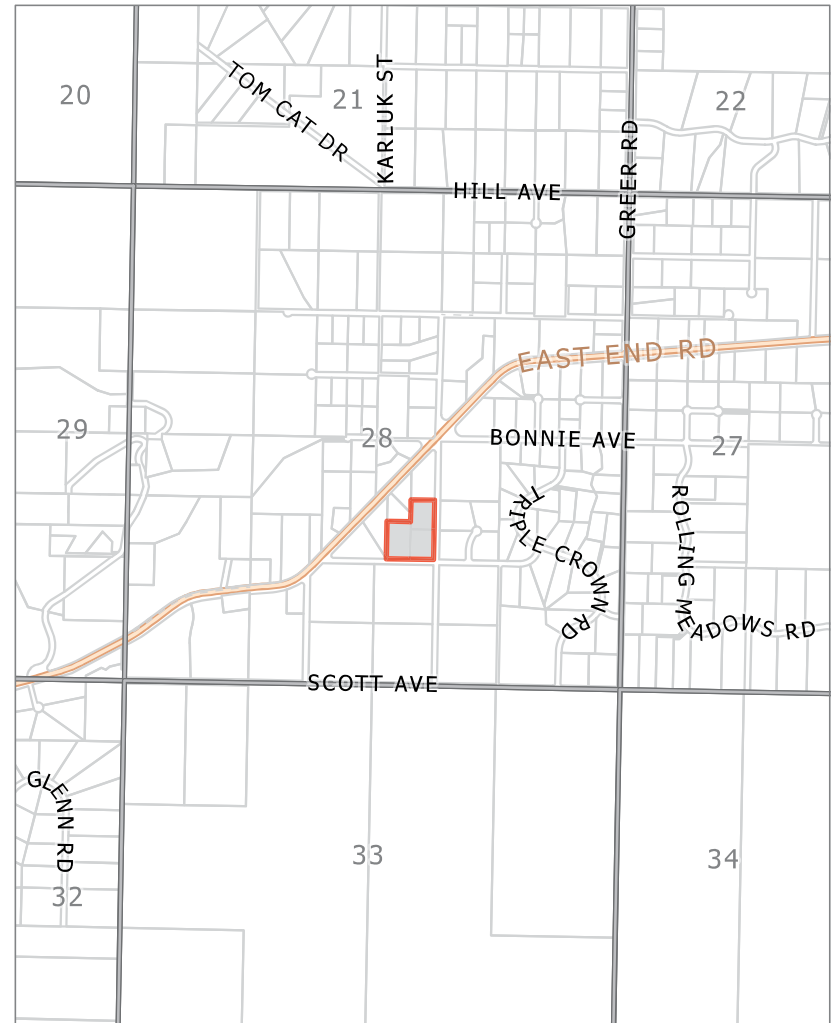
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, June 19, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 6/2/2026



KPB File 2026-044
T05S R12W SEC28
Fritz Creek

NOTES:

1. A building setback of 20' is required from all street rights-of-way unless a lesser standard is approved by the appropriate Planning Commission.
2. The front 10' and the entire setback within 5 feet of side lot lines is a utility easement. 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. A 5' clearing easement was granted by HM74-2000 adjacent to Sorensen Street and Stuart Avenue. The 5' easement was carried over as a utility easement on HM80-101. This plat will be granting additional utility easements to be 10 feet adjacent to the dedicated rights-of-way that increases to 20 feet within 5 feet of side lot lines.
3. Acceptance of this plat does not indicate acceptance of any encroachments by the borough.
4. There is a general easement to Homer Electric Association recorded at Book 30 Page 51, Homer Recording District. No definite location disclosed.
5. No field survey was performed as allowed by KPB 20.60.200(A). This plat was prepared from record information on plats HM80-101 and HM2007-50.
6. Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetland determination if applicable.



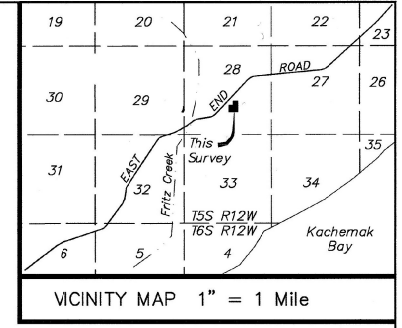
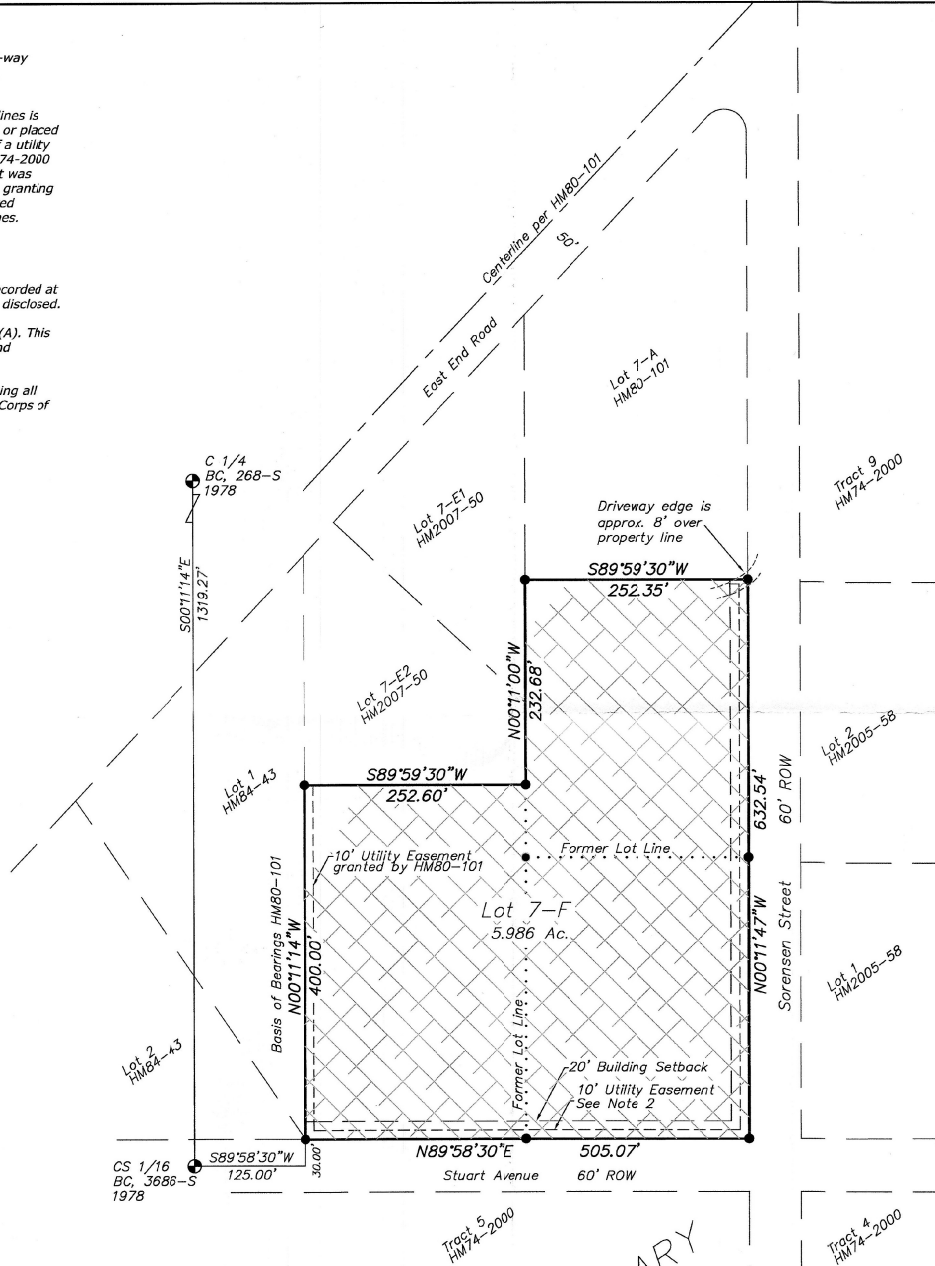
LEGEND

- Primary monument as described
- 1/2 Rebar per HM80-101
- ▨ Wetlands discharge slope per Kenai Watershed Forum Wetlands Assessment

All monumentation and dimensional information is of record per HM80-101

Wastewater Certificate:

This lot is at least 200,000 square feet and may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Conservation.



Ownership Certificate:
I hereby certify that I am the owner of the real property shown and described hereon and I hereby adopt this plan of subdivision and by my free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Albert E. Sorensen III
38627 Sorensen St.
Homer, AK 99603

Notary's Acknowledgement:
For _____
Acknowledged before me this ____ day of _____, 2026.

Notary Public for Alaska
My commission expires: _____

Plat Approval:
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of July 18, 2022.
Kenai Peninsula Borough
By: _____
Authorized Official

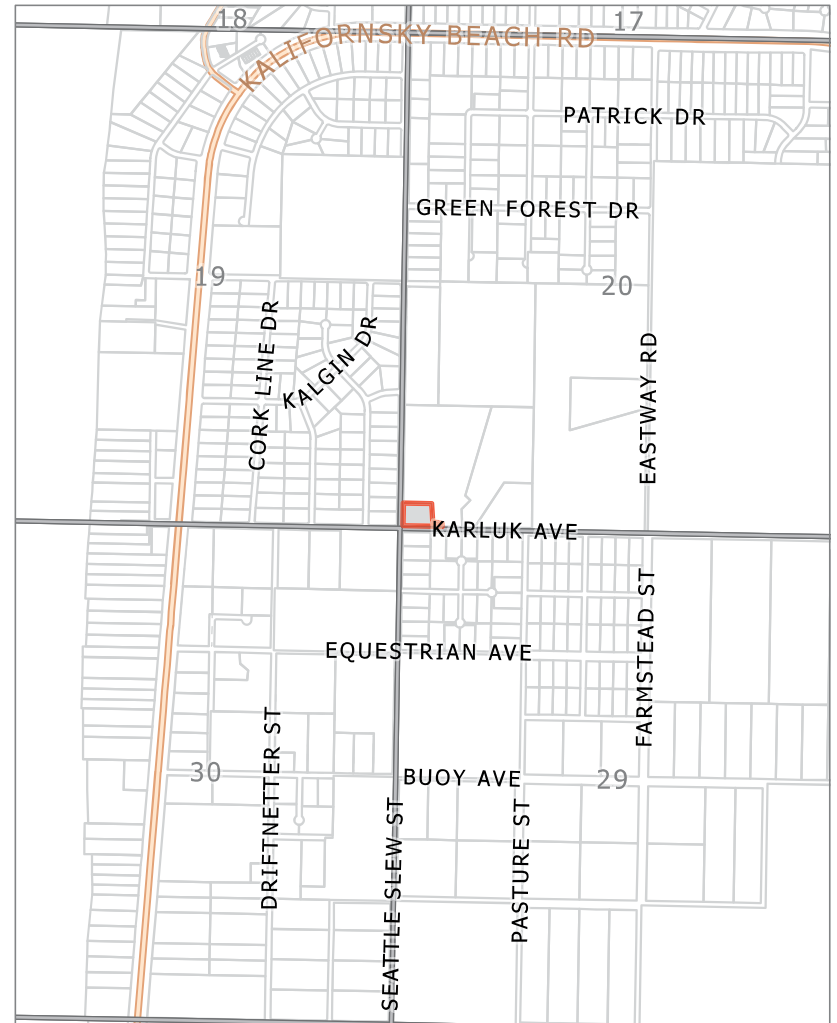
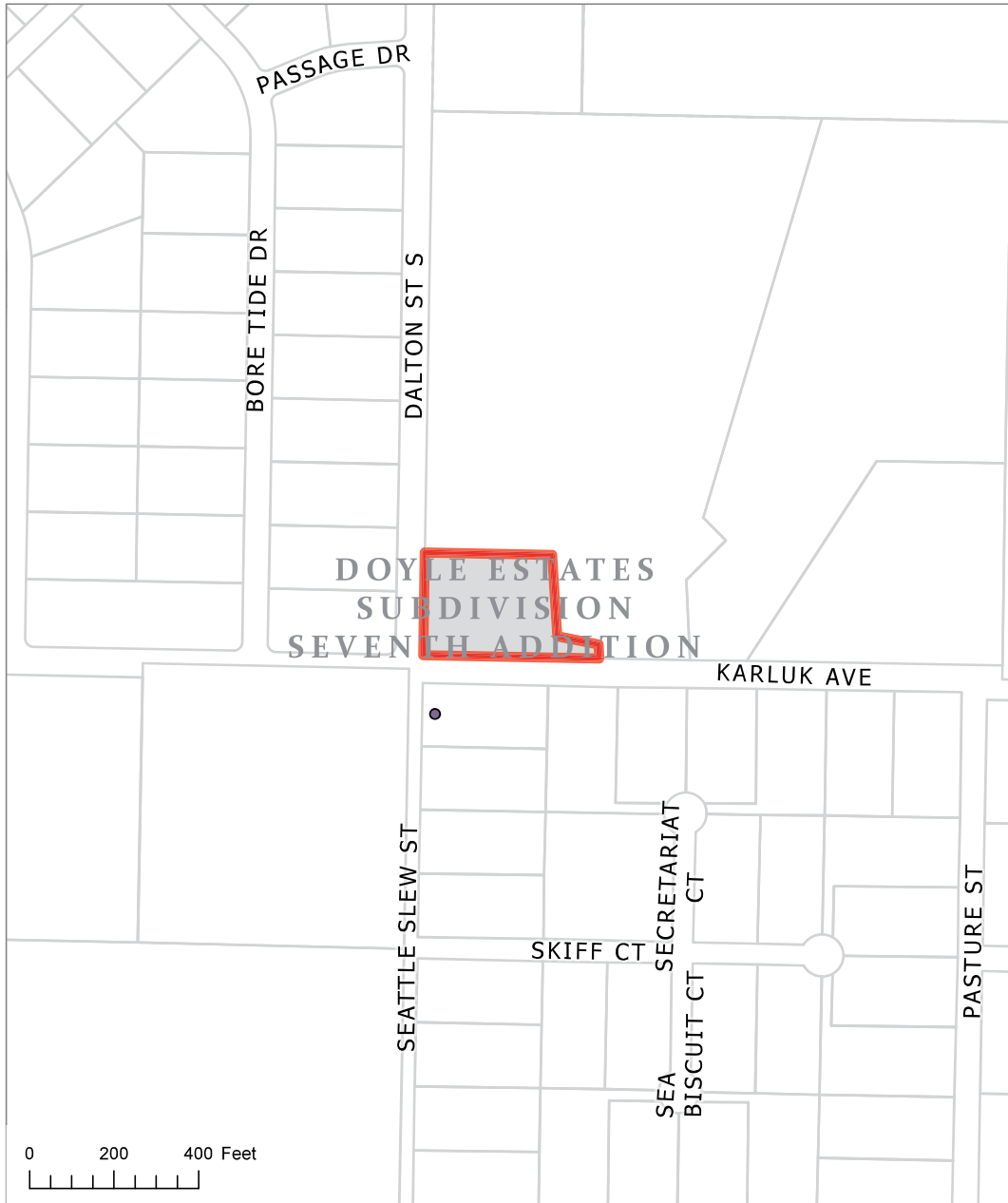


FRITZ CREEK DRIVE SUBD. 2022 Addition	
A replat of Lots 7-B, 7-C, and 7-D Fritz Creek Drive Subdivision No. 2, HM80-101 into a single lot, within NW1/4 SE1/4 Section 28, T5S., R12W., SM Kenai Peninsula Borough, Homer Recording District, Third Judicial District, Alaska Containing 5.986 Acres more or less	
Prepared for: Albert E. Sorensen III 38627 Sorensen St. Homer, AK 99603	Prepared by: Mullikin Surveys LLC Christopher Mullikin, PLS P.O. Box 1023 Homer, AK 99603
Scale: 1"=100'	Date: 3/1/2026
FB: 24	Job# 932
KPB File No. 2022-093	

PRELIMINARY

E. NEW BUSINESS

- 3. Doyle Estates Subdivision Seventh Addition; KPB File 2026-055
McLane Consulting Group / Doyle Family Revocable Trust
Location: Dalton Street S & Karik Avenue
Kalifornsky Area**



KPB File 2026-055
T05N R11W SEC20
Kalifornsky

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.

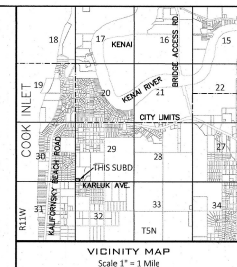


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

WASTEWATER DISPOSAL
 CONDITIONS MIGHT NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. NO WASTEWATER WILL BE GENERATED OR DISPOSED OF ON THESE LOTS AS OF THE DATE OF THIS PLAT. IF CIRCUMSTANCES CHANGE TO ALLOW LAWFUL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS, THOSE SYSTEMS MUST MEET THE WASTEWATER DISPOSAL REQUIREMENTS OF KPB CHAPTER 20.40 AND THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



GRAPHIC SCALE
 0 25 50 100
 1 Inch = 50 ft.

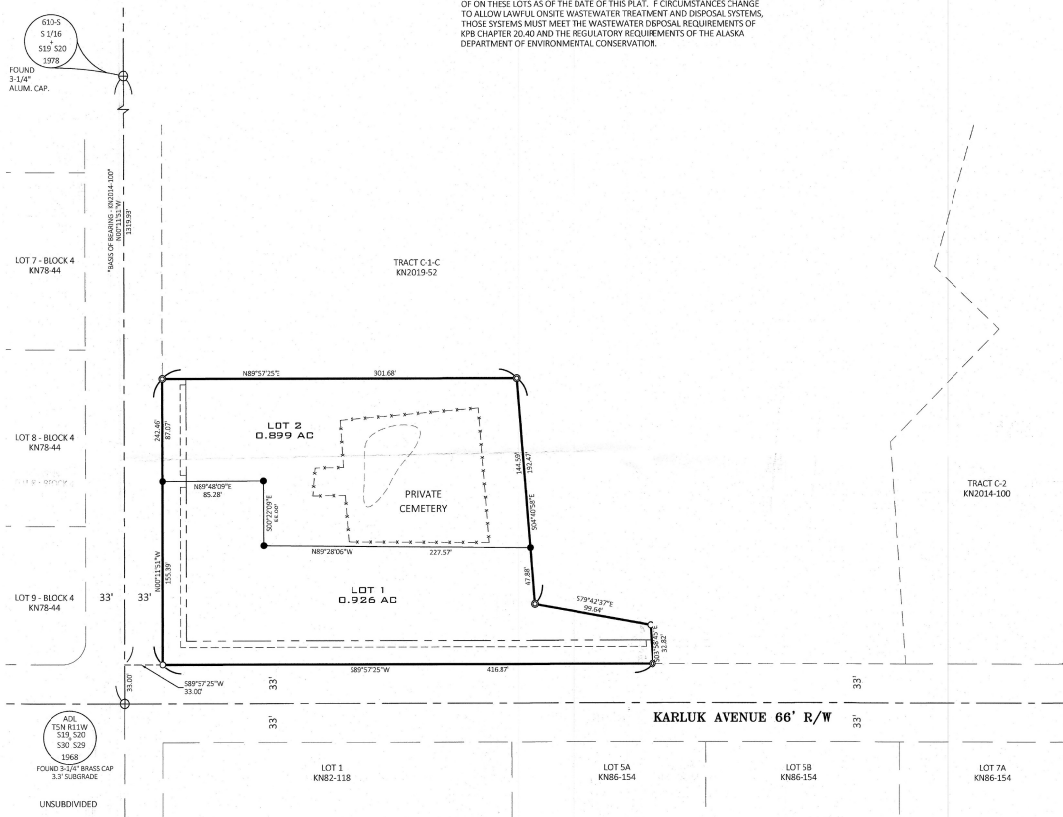


NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 22 AND 18 AAC 80.
2. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
3. 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.
4. THE FRONT 15 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
5. EXCEPTION GRANTED TO KPB 20.30.200 - LOTS MINIMUM SIZE & 20.40.040 - CONVENTIONAL ONSITE SOIL ABSORPTION BY THE KPB PLAT COMMITTEE AT THE MEETING OF OCTOBER 14TH, 2025.
6. ACCEPTANCE OF THE PLAT BY THE BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS BY THE KENAI PENINSULA BOROUGH.
7. LOT 2 IS CURRENTLY USED AS A CEMETERY AND BURIAL SITE ONLY.

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- FOUND 5/8" REBAR w/ 1" STAINLESS STEEL CAP 85032-5
- SE 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP 15-211269
- - - - - CONTOUR INTERVAL = 5'



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT DOYLE FAMILY REVOCABLE TRUST, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF DOYLE FAMILY REVOCABLE TRUST, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JIMMY DOYLE, TRUSTEE
 ADDRESS

KEVIN DOYLE, TRUSTEE
 ADDRESS

STEVE MORRIS, TRUSTEE
 ADDRESS

NOTARY'S ACKNOWLEDGEMENT

FOR: JIMMY DOYLE
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF ALASKA

NOTARY'S ACKNOWLEDGEMENT

FOR: KEVIN DOYLE
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF ALASKA

NOTARY'S ACKNOWLEDGEMENT

FOR: STEVE MORRIS
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF ALASKA

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2026.

AUTHORIZED OFFICIAL

Plat #	
Rec Dat	_____
Date	_____
Time	_____



SEVENTH

DOYLE ESTATES SUBDIVISION SIXTH ADDITION
 A REPLAT OF TRACT C-1-D DOYLE ESTATES SUBDIVISION FIFTH ADDITION [KN2019-52]

OWNER:
 DOYLE FAMILY REVOCABLE TRUST
 PO BOX 582 KENAI, AK 99511

1.825 AC, SITUATED IN THE SW1/4 OF SW1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, ALASKA AND THE KENAI PENINSULA BOROUGH, IN THE KENAI RECORDING DISTRICT.

ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 488 SOLDOTNA, AK 99609 VOICE: (907) 285-4219 FAX: (907) 285-2395 WWW.MCLANES.COM	KPB File No. 2026-XXX
Project No. 262018	

Scale: 1" = 50' Date: MAR, 2026 BOOK: 26-01 Drawn by: AHF

KPB 2026-055

AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT
DOYLE ESTAES SUBDIVISION SEVENTH ADDITION**

KPB File No.	2026-055
Plat Committee Meeting:	June 22, 2026
Applicant / Owner:	Doyle Family Revocable Trust / Kenai
Surveyor:	Andrew Hamilton / McLane Consulting Inc
General Location:	Dalton St S & Karluk Ave / Kalifornsky APC

Parent Parcel No.:	055-181-16
Legal Description:	T 05N R 11W SEC 20 SEWARD MERIDIAN KN 2019052 DOYLE ESTATES SUB FIFTH ADDN TRACT C-1-D
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.40.040, 20.30.200

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 1.825-acre tract into two new lots of size 0.899 acres and 0.926 acres.

Location and Legal Access (existing and proposed):

Legal access to the plat is from Karluk Ave on the south side of the plat, a 66’ dedication being Borough maintained. On the west side of the plat is Dalton St S a 66’ dedication currently undeveloped. Karluk Ave runs west to Kalifornsky Beach Rd a State maintained road, near milepost 13.4.

There are 33’ section line easements on both the west and south section lines adjacent to the plat. Staff recommends the surveyor verify the width of the section line easement and show the section line easement on drawing.

There is also a driveway coming onto the plat from Karluk Ave that splits off going to Tract C-1-C to the east and into the plat at the southeast line of the proposed plat and Lot 1. The drive continues inside the plat and along the east side of proposed Lot 2 providing access to the private cemetery of the lot. The drive then continues north across the plat line into Tract C-1-C turning west towards a large storage building. **Staff recommends** the owners consider access easements being created at the entrance, between Lot 1 and Tract C-1-C and for the driveway crossing the plat to access Tract C-1-C.

Block length is not compliant along both the west and south roads. This plat area is too small to dedicate any roadways. In the north-south direction, Green Forest Dr to Karluk Ave is nearly 3400 feet apart. In the east – west direction, Dalton St S to Eastway Rd is approximately 2600 feet apart. This property is unable to provide a dedication that can add relief to the block length. Staff recommends the Plat Committee concur that an exception to KPB 20.30.170 is not needed at this time.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	No comments

SOA DOT&PF Comments	section numbers in Vicinity Map are shifted by 1 section
---------------------	--

Site Investigation:

There are no steep areas on the plat. The terrain of the plat is flat across the property with a 5 foot contour rise shown on the contour map.

There are improvements on the plat. Proposed Lot 1 has what appears to be a house structure near the southwest corner with access to Karluk Ave. On proposed Lot 2 is a 'Private Cemetery' having access from Karluk Ave by the previously mentioned driveway.

No wetlands are indicated on the property. The River Center review did indicate the plat to be located in a non-regulatory FEMA zone X-unshaded. The note from KPB 20.30.280(D) should be included in the plat notes, including the FEMA FIRM panel and flood zone but no depiction on the drawing is necessary.

The plat is not located in a habitat protection district. No note will be needed.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: Non-regulatory X-Unshaded Zone is present, this is an area of minimal flood hazard. No depiction or note required.</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	

Staff Analysis

The area has gone through many platting processes. The first was Doyle Estates Tracts A, B & C KN81-159. Doyle Estates Subdivision Second Addition KN95-61 replatted this area as Tract C-1. Doyle Estates Subdivision Third Addition KN97-102 replatted this area as Tract C-1A. Doyle Estates Subdivision Fourth Addition KN2014-100 replatted this area as Tract C-1B. Doyle Estates Subdivision Fifth Addition KN19-52 replatted this area as Tract C-1-D. This platting action will create two new lots from Tract C-1-D.

A soils report will be required and an engineer will sign the final plat as the new lots are below 200,000 sq ft. The surveyor has requested an exception to KPB 20.40.040.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The plat is located in the Kalifornsky Advisory Planning Commission which is inactive at this time.

Utility Easements

Easements of record are shown on the drawing, but need to be labeled.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

Utility provider review:

HEA	No comment
ENSTAR	
ACS	No objections
GCI	

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: None Existing Street Names are Correct: No List of Correct Street Names: Karluk Ave, Dalton St S, Seattle Slew St Existing Street Name Corrections Needed: Not all streets are labeled All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: No comment
Code Compliance	
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment

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

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Under the Certificate of Ownership and Dedication and Notary's Acknowledgement, modify the signers' names as per the Second Amendment to the Doyle Family Revocable Trust. Add any "aka" as needed.
- Add to plat note 7, reference to CTP items 10 & 11.
- Plat note 5, change the date to June 22, 2026.
- Modify the Plat Approval with the date of June 22, 2026.
- Show measured data on drawing.

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

- A. Within the Title Block
1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
 2. Legal description, location, date, and total area in acres of the proposed subdivision;
 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.
- Staff recommendation:**
Modify the KPB File No to 2026-055
Change in the name of the plat Sixth to Seventh
- 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:**
Add Dalton St S and ROW width on the west
Label the section line easements on the west and south
- 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:**
On the map label Dalton St S
The section numbers are off, shift down to line up correctly
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
- Staff recommendation:**
A driveway crosses the plat to access the adjacent lot. Will there be an access agreement to cross the plat. Looks to be a joint access from Karluk Ave to the plat and Tract C-1-C
Label the 20' building set and utility easement or provide a detail.
- 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:**
Land to the southwest needs labeled as it was divided by plat waiver PW Res 95-5 as Parcel 1
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;
- Staff recommendation:**
No structures encroaching, driveway runs across east side of plat accessing cemetery and continues north to a shed, north of the plat on the adjacent lot.

KPB 20.30 – Subdivision Design Requirements

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

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

- Supply an asbuilt drawing showing the location of the system on the lot and structures.
-

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.

EXCEPTIONS REQUESTED:

A. KPB 20.40.040 Conventional onsite soils absorption systems

Surveyor's Discussion:

Requesting exception to requiring a soils analysis and report for proposed Lot 1 & 2 of this subdivision.

Surveyor's Findings:

1. Proposed Lot 1 has an existing well & septic to serve the house that is occupied on a full-time basis.
2. The proposed lot meets the required 40,000 square foot minimum lot size and exceed the minimum 20,000 square feet of continuous usable land as describe in KPB 20.40.040(4)(a).
3. It would be redundant and not economically responsible to produce a soils analysis and report for a lot that has an existing well/septic.
4. Lot 2 is reserved as the family cemetery. There will be no future development of the lot.
5. The intent of this subdivision is to separate the family cemetery from the development portion of the existing lot.

Staff Discussion:

20.40.040. - Conventional onsite soil absorption systems.

A. If any lots within a subdivision will utilize conventional onsite soil absorption systems and are less than 200,000 square feet, the following requirements must be met and submitted to the planning director:

1. A soils analysis and report, sealed by a qualified engineer, which meets the requirements of KPB 20.40.100;

Staff Findings:

6. No record is found at ADEC of the installed system.
7. No asbuilt was given with locations of a system.
8. The system can be viewed in aerial photos in the northwest corner of Lot 1, showing it exist.
9. The majority of Lot 2 is taken up by the cemetery.
10. Granting this exception will not deny any adjacent property access to wastewater disposal or a well.
11. Per Assessing records, the house was built in 2025.
12. Lot 2 falls under KPB 20.40.080 – Subdivisions with no wastewater disposal. (A) This section applies to subdivisions where no wastewater will be generated or disposed, and the land use cannot produce

wastewater.

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 1-5, 9 & 12 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 1-5 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 1, 2, 4, 5 9, 10 & 12 appear to support this standard.

B. KPB 20.30.200 - Lots minimum size

Surveyor's Discussion:

Requesting exception to the 40,000 square foot minimum lot size for proposed lot 2.

Surveyor's Findings:

1. Proposed Lot 2 serves as the family cemetery and is not intended for residential development.
2. The proposed lot configuration would create a lot at 39,160.44 SF – jus narrowly missing the 40,000 square foot base line.

Staff Discussion:

20.30.200. - Lots—Minimum size.

Except in cities where zoning and subdivision regulations establish different minimums, lots must be designed to meet the following area requirements:

- B. Lots shall contain at least 40,000 square feet if both the well and wastewater disposal are to be located on the lot unless it can be demonstrated to the satisfaction of the commission that a smaller lot size is adequate for the safe location and operation of an on-site well and wastewater disposal system.

Staff Findings:

3. The overall area of the subdivision is 79,484.94 square feet, below the 80,000 sq ft needed for two lots.
4. Granting this exception will not deny adjacent properties the use of a wastewater disposal system or well.

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 1-3 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 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 1-4 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.

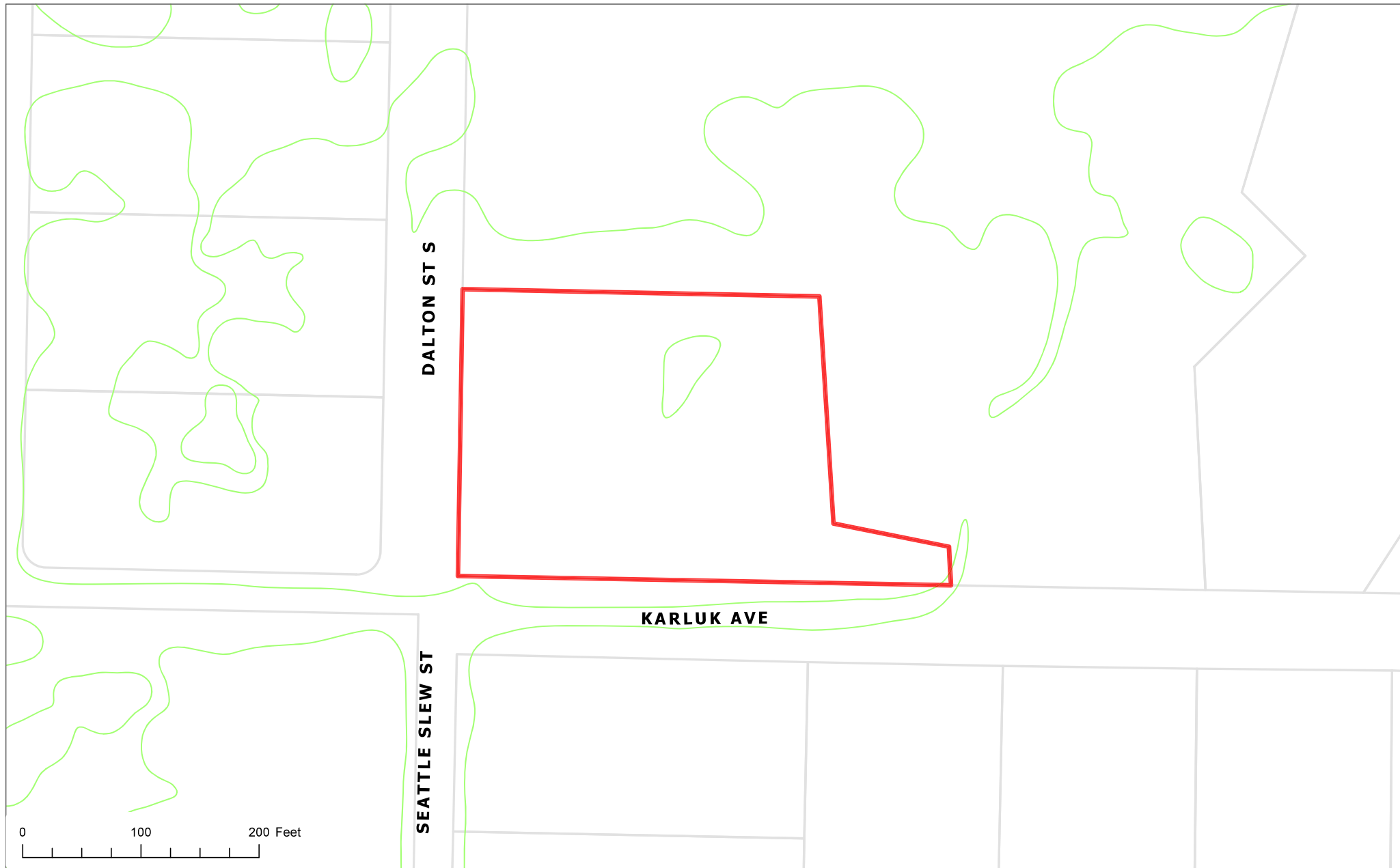
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.



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



NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
2. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
3. 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.
4. THE FRONT 15 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
5. EXCEPTION GRANTED TO BLOCK LENGTH (KPB 20.30 (70)) BY PLANNING COMMISSION MEETING OCTOBER 14TH, 2019.
6. ACCEPTANCE OF THE PLAT BY THE BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENFORCEMENTS BY THE KENAI PENINSULA BOROUGH.
7. TRACT C-1-D IS CURRENTLY USED AS A CEMETERY AND BURIAL SITE ONLY.

WASTEWATER DISPOSAL TRACT C-1-C

THIS TRACT IS AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

WASTEWATER DISPOSAL TRACT C-1-D

CONDITIONS MIGHT NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. NO WASTEWATER WILL BE GENERATED OR DISPOSED OF ON THIS TRACT AS OF THE DATE OF THIS PLAT. IF CIRCUMSTANCES CHANGE TO ALLOW LAWFUL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS, THOSE SYSTEMS MUST MEET THE WASTEWATER DISPOSAL REQUIREMENTS OF KPB CHAPTER 20.40 AND THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

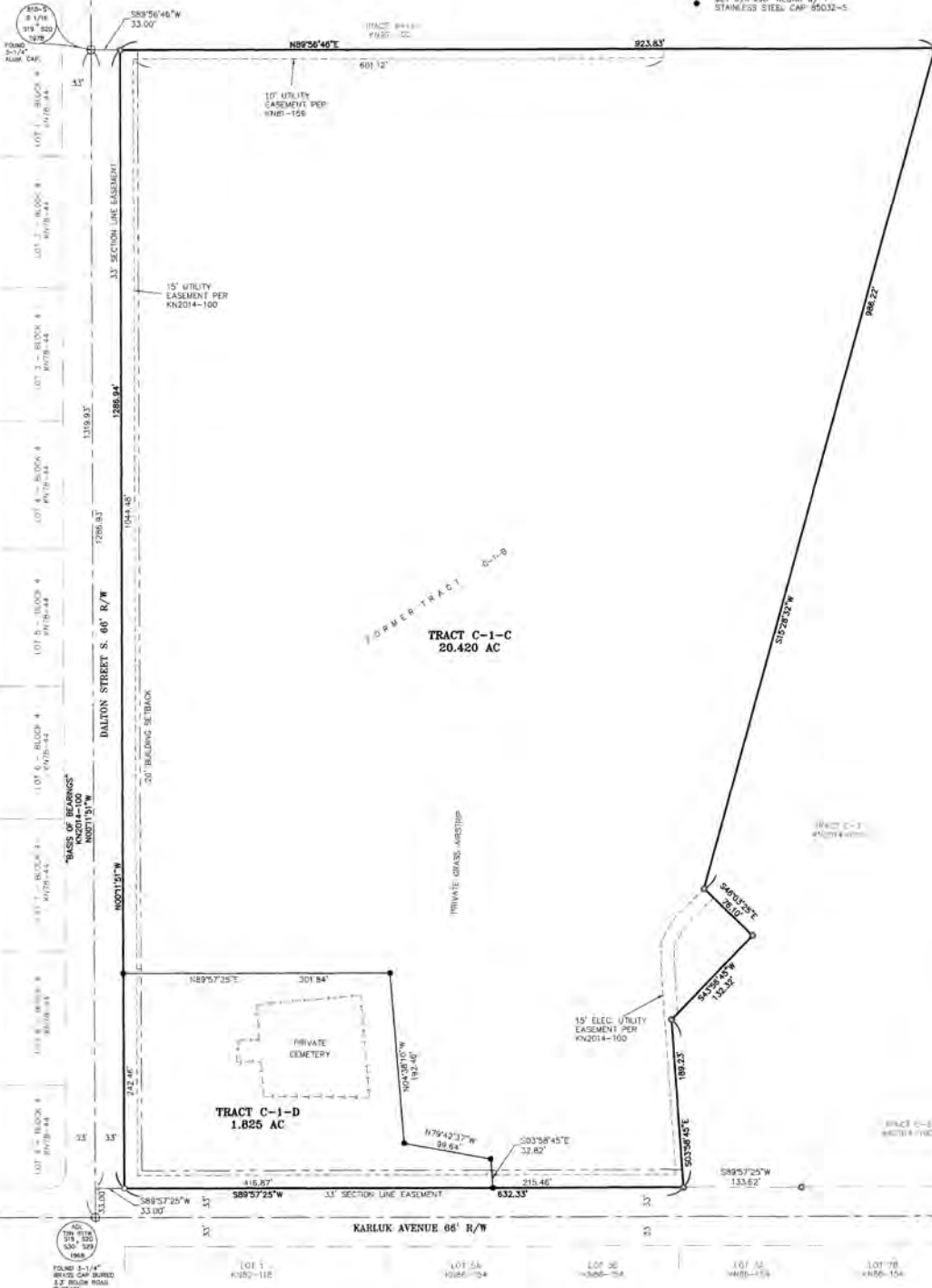
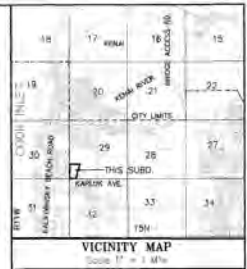


GRAPHIC SCALE



LEGEND

- ① FOUND IRONARY MONUMENT AS DESCRIBED
- FOUND 1/2" REBAR
- FOUND 3" AL-CAP 4928-S
- SET 3/8"x30" REBAR @ 1' STAINLESS STEEL CAP #5032-S



CERTIFICATE OF OWNERSHIP AND DEDICATION

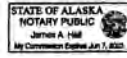
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND WE HEREBY ACCEPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

James H. Doyle
 JAMES H. DOYLE, OWNER
 PO BOX 582, KENAI, AK 99611

Tina Boyle
 TINA DOYLE, OWNER
 PO BOX 582, KENAI, AK 99611

NOTARY'S ACKNOWLEDGEMENT

FOR: JAMES H. DOYLE & TINA DOYLE
 ACKNOWLEDGED BEFORE ME THIS
12th DAY OF NOV, 2019
 MY COMMISSION EXPIRES June 7, 2023
[Signature]
 NOTARY PUBLIC FOR THE STATE OF ALASKA



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 14, 2019.
[Signature] Nov 18, 2019
 AUTHORIZED OFFICIAL

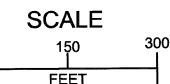
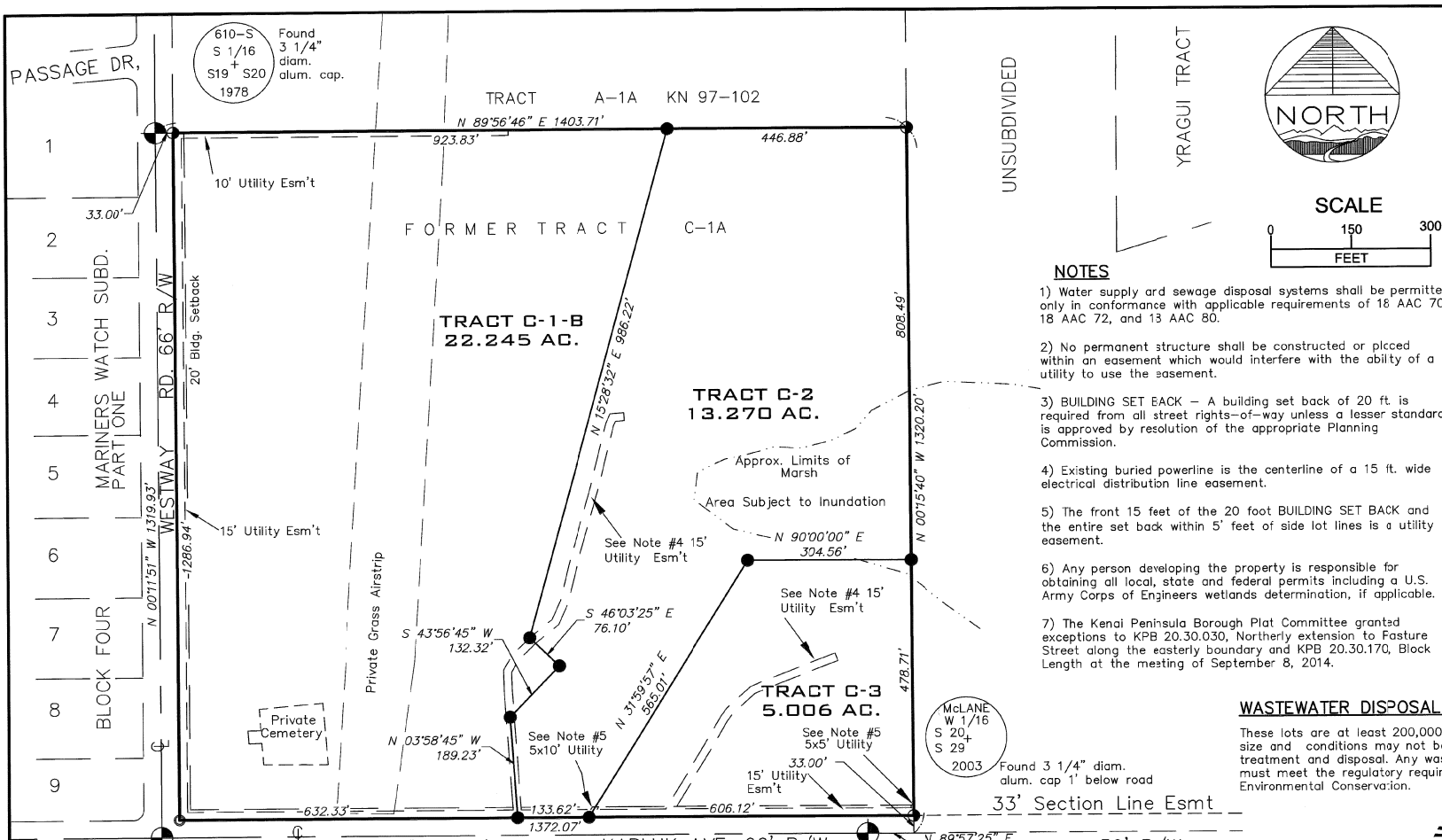
2019-52
 Plat #
 1119
 Date
 11/19/19
 Time 12:58 PM

DOYLE ESTATES SUBDIVISION FIFTH ADDITION
 (A RESUBDIVISION OF TRACT C-1-B DOYLE ESTATES SUBDIVISION FOURTH ADDITION KN2014-100)

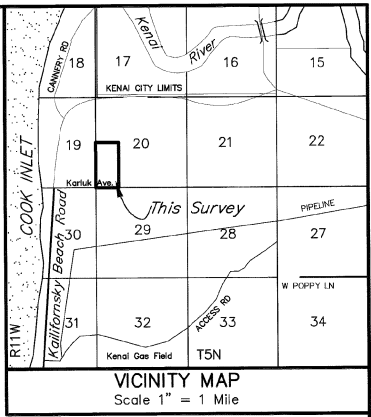
JAMES H. DOYLE, OWNER: TINA DOYLE, OWNER
 PO BOX 582 KENAI, AK 99611 PO BOX 582 KENAI, AK 99611
 32,245 AC. V/LA SITUATED IN THE SW1/4 OF SW1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 17 WEST, SEWARD MERIDIAN, ALASKA AND THE KENAI PENINSULA BOROUGH IN THE KENAI RECORDING DISTRICT.

ENGINEERING FEE: \$1,000.00
 PLANNING FEE: \$1,000.00
 RECORDING FEE: \$1,000.00
 TOTAL: \$3,000.00





- NOTES**
- 1) Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 18 AAC 70, 18 AAC 72, and 13 AAC 80.
 - 2) No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
 - 3) BUILDING SET BACK - A building set back of 20 ft. is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
 - 4) Existing buried powerline is the centerline of a 15 ft. wide electrical distribution line easement.
 - 5) The front 15 feet of the 20 foot BUILDING SET BACK and the entire set back within 5' feet of side lot lines is a utility easement.
 - 6) Any person developing the property is responsible for obtaining all local, state and federal permits including a U.S. Army Corps of Engineers wetlands determination, if applicable.
 - 7) The Kenai Peninsula Borough Plat Committee granted exceptions to KPB 20.30.030, Northerly extension to Fastrure Street along the easterly boundary and KPB 20.30.170, Block Length at the meeting of September 8, 2014.



PLAT APPROVAL
 This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of
 September 8, 2014.
 KENAI PENINSULA BOROUGH by
Mary J. Best
 Authorized Official

WASTEWATER DISPOSAL TRACTS C-1-B, C-2 & C-3
 These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.



2014-100
 Plat #
Kenai
 Rec Dist
 Date 12/20/14
 Time 11:44 AM

ADL TSN R11W S19 + S20 S30 + S29 1968
 Found 3 1/4" diam. brass cap buried 3.3' below road surface.

McLANE W 1/16 S 20 S 29 2003
 Found 3 1/4" diam. alum. cap 1' below road

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 grant all easements to the use shown and dedicate all rights of way to public use.

James H. Doyle *Trina Doyle*
 James H. Doyle Trina Doyle

State of Alaska
NOTARY PUBLIC
 M. Scott McLane
 My Commission Expires Dec 22, 2015

NOTARY'S ACKNOWLEDGEMENT

FOR: James H. & Trina Doyle

Acknowledged before me this
 12th day of Nov., 2014.

My commission expires 12/22/2015
M. Scott McLane
 Notary Public for the State of Alaska

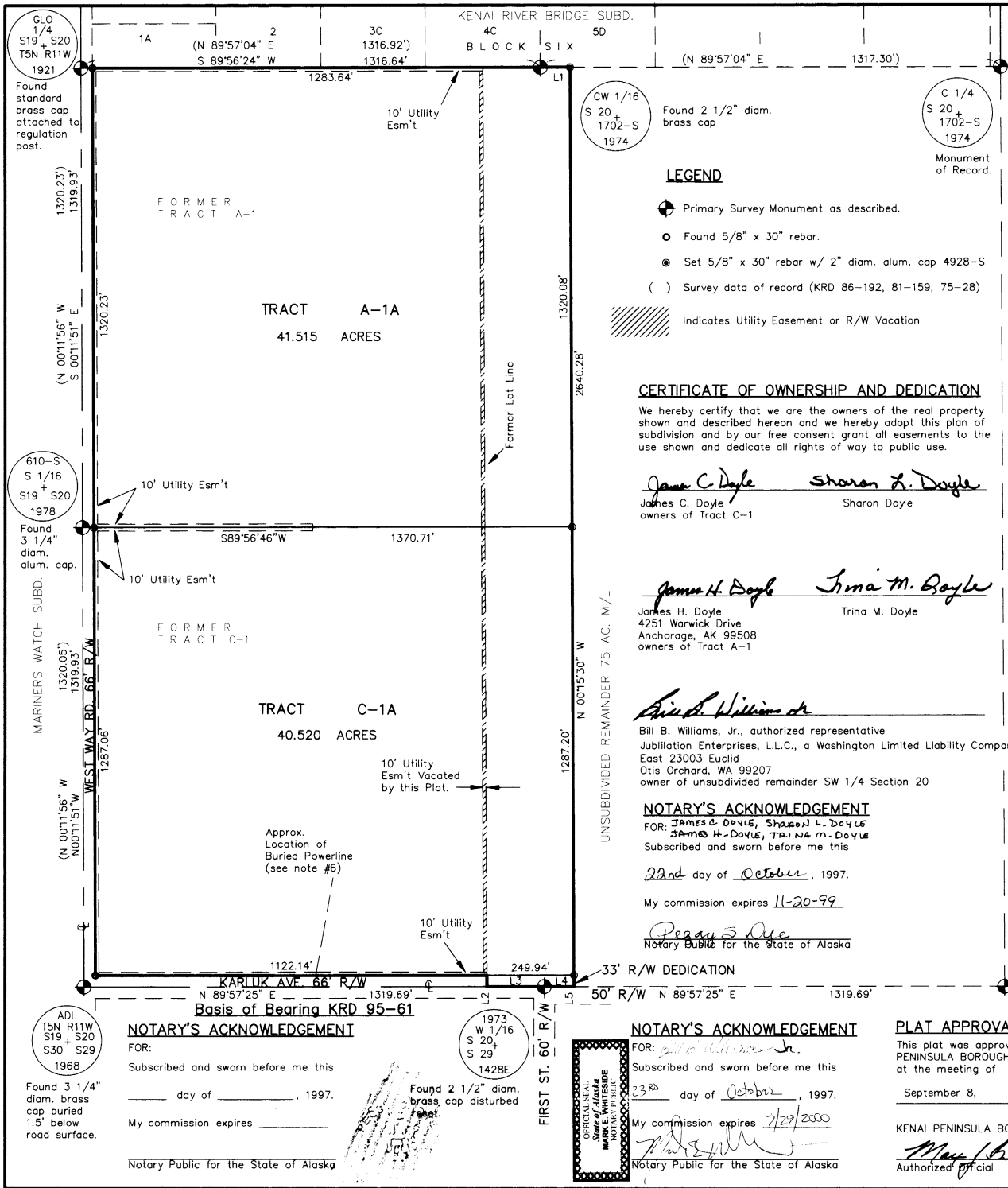
LEGEND

- Primary Survey Monument as described.
- Found 1/2" rebar with YPC LS-1851
- Found 2" diam. alum. cap 4928-S
- Set 5/8" x 30" rebar w/ 2" diam. alum. cap 4928-S
- () Record KN 97-102 and found data agree unless noted.

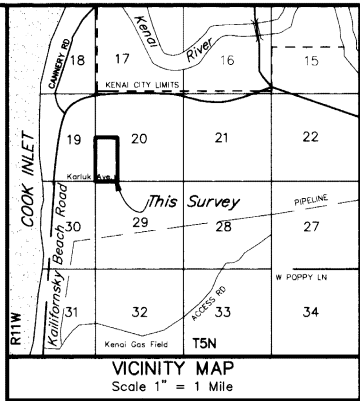
DOYLE ESTATES SUBDIVISION

FOURTH ADDITION
 (A Resubdivision of Tracts C-1A Doyle Estates Subd. Third Addition KN 97-102)
 Jim Doyle
 P.O. Box 582
 KENAI, AK. 99611 LOCATION
 40.520 AC. M/L SITUATED IN THE SW 1/4 SW 1/4 OF SEC. 20, T. 5 N., R. 11 W., S.M., AK. AND THE KENAI PENINSULA BOROUGH IN THE KENAI RECORDING DISTRICT.

	ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 466 SOLDOTNA, AK 99669 VOICE: (907) 283-4218 FAX: (907) 283-3285 WWW.MCLANECONG.COM	KPB FILE NO. 2014-124
	PROJECT NO. 132011	
SCALE 1" = 150'	DATE: NOV. 2014	BOOK NO.: 14-25 10-08 DRAWN BY: MSB



LINE	DIRECTION	DISTANCE
L1	S 89°56'24" W	85.67'
L2	N 00°15'35" W	33.42'
L3	N 89°57'25" E	164.52'
L4	S 89°57'25" W	85.48'
L5	N 00°15'35" W	33.03'



KN 97-102

LEGEND

- Primary Survey Monument as described.
- Found 5/8" x 30" rebar.
- ⊙ Set 5/8" x 30" rebar w/ 2" diam. alum. cap 4928-S
- () Survey data of record (KRD 86-192, 81-159, 75-28)
- ▨ Indicates Utility Easement or R/W Vacation

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 grant all easements to the use shown and dedicate all rights of way to public use.

James C. Doyle Sharon L. Doyle
 James C. Doyle Sharon Doyle
 owners of Tract C-1

James H. Doyle Trina M. Doyle
 James H. Doyle Trina M. Doyle
 4251 Warwick Drive
 Anchorage, AK 99508
 owners of Tract A-1

Bill B. Williams, Jr.
 Bill B. Williams, Jr., authorized representative
 Jubilation Enterprises, L.L.C., a Washington Limited Liability Company
 East 23003 Euclid
 Otis Orchard, WA 99207
 owner of unsubdivided remainder SW 1/4 Section 20

NOTARY'S ACKNOWLEDGEMENT

FOR: JAMES C. DOYLE, SHARON L. DOYLE
 JAMES H. DOYLE, TRINA M. DOYLE
 Subscribed and sworn before me this
22nd day of October, 1997.

My commission expires 11-20-99
Deanna S. Rice
 Notary Public for the State of Alaska

NOTARY'S ACKNOWLEDGEMENT

FOR: Bill B. Williams, Jr.
 Subscribed and sworn before me this
23rd day of October, 1997.
 My commission expires 7/29/2000
Deanna S. Rice
 Notary Public for the State of Alaska

PLAT APPROVAL

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of
 September 8, 1997.
 KENAI PENINSULA BOROUGH by
Mary Lambert
 Authorized Official

NOTES

- 1) Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 18 AAC 70, 18 AAC 72, and 18 AAC 80.
- 2) No direct access to state maintained ROWS permitted unless approved by State of Alaska Department of Transportation.
- 3) No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- 4) BUILDING SET BACK - A building set back of 20 ft. is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- 5) The utility easement vacation shown hereon was approved by Kenai Peninsula Planning Commission at the meeting October 27, 1997.
- 6) Existing buried powerline is the centerline of a 15 ft. wide electrical distribution line easement.

WASTEWATER DISPOSAL

These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environment Conservation.



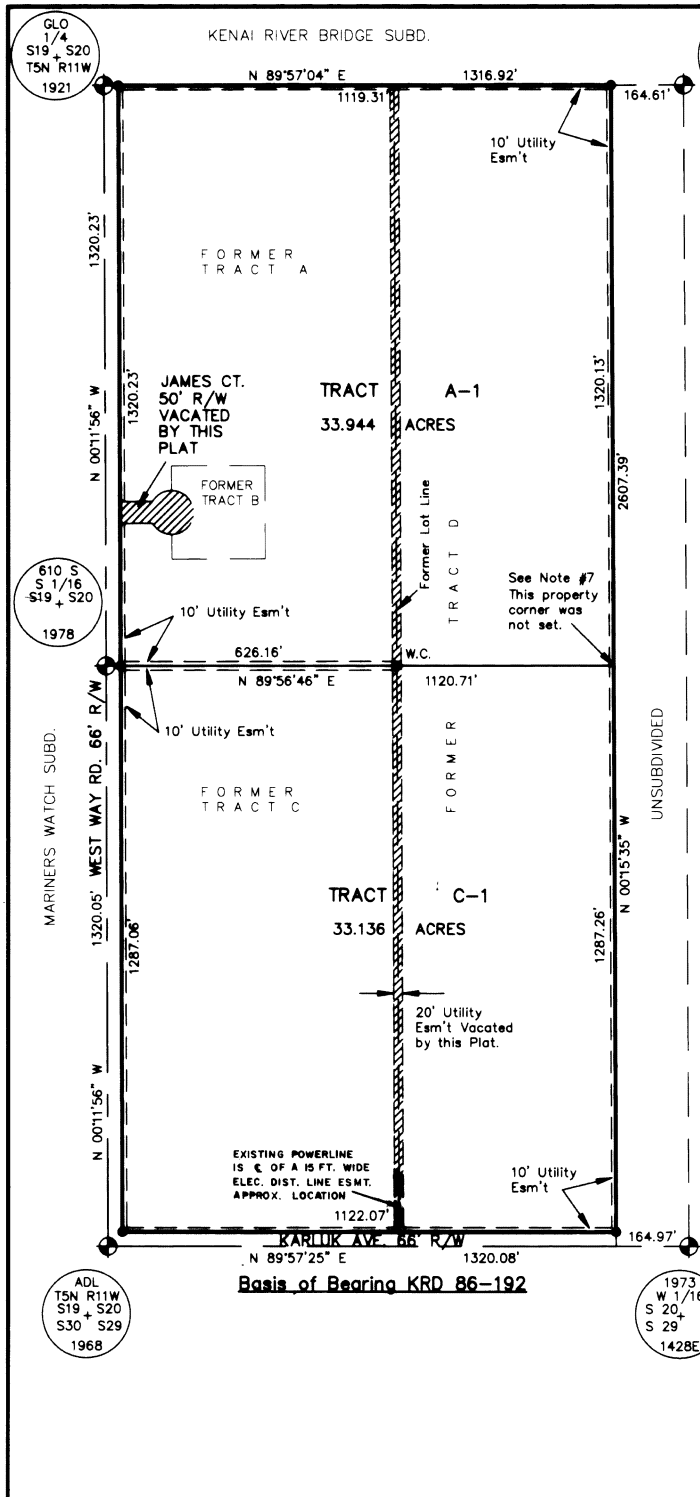
97-102
 RECORDED
 KENAI REC. DIST
 DATE 12/29/97
 TIME 9:53 AM
 REQUESTED BY: McLane Consulting Group
 ADDRESS: P.O. Box 468
 Soldotna, AK 99669

**DOYLE ESTATES SUBDIVISION
 THIRD ADDITION**
 (A Resubdivision of Tracts A-1 & C-1 Doyle Estates Subd. Second Addition and Associated Utility Easement Vacation)

Jim Doyle
 P.O. Box 582
 KENAI, AK. 99611 LOCATION
 82.224 AC. M/L SITUATED IN THE W 1/2 SW 1/4 OF SEC. 20, T. 5 N., R. 11 W., S.M., AK. AND THE KENAI PENINSULA BOROUGH IN THE KENAI RECORDING DISTRICT.

Surveyed by: McLane Consulting Group
 P.O. Box 468
McLANE Soldotna, AK 99669

Date : August 1997	Book No. : 970229	Project No. 972016
Drawn by : msm	Scale 1" = 200'	KPB File No. 97197



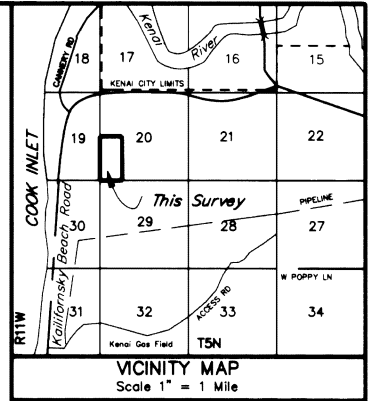
CW 1/16
S 20
1702-S
1974

WASTEWATER DISPOSAL

Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

The Alaska Department of Environmental Conservation approves this subdivision for platting.

James H. Doyle
Signature Title Environmental Eng Date 10-19-95



LEGEND

- Survey Monument of Record.
- 5/8" x 30" Rebar of Record.
- All survey data is of record (KRD 86-192 & 81-159)
- Indicates Utility Easement or R/W Vacation

NOTES

- 1) Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 18 AAC 70, 18 AAC 72, and 18 AAC 80.
- 2) No direct access to state maintained ROWS permitted unless approved by State of Alaska Department of Transportation.
- 3) No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- 4) BUILDING SET BACK - A building set back of 20 ft. is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- 5) The right of way vacation shown hereon was approved by the Kenai Peninsula Borough Planning Commission at the meeting of October 23, 1995.
- 6) The utility easement vacation shown hereon was approved by Kenai Peninsula Planning Commission at the meeting September 25, 1995.
- 7) A partial survey and monumentation waiver was approved by Kenai Peninsula Planning Commission at the meeting August 28, 1995.

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 grant all easements to the use shown.

We further certify that Deed of Trust affecting this property do not contain restrictions which would prohibit this subdivision; or require signature and approval of beneficiaries.

James H. Doyle *Trina M. Doyle*
James H. Doyle Trina M. Doyle

James C. Doyle
James C. Doyle



95-61
RECORDED 20
KENAI REC. DIST
DATE 12-6 19 95
TIME 10:53 AM
RELECTED BY: McLane Consulting Group
ADDRESS: P.O. Box 468
Soldotna, AK. 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: James H. Doyle, Trina M. Doyle
and James C. Doyle
Subscribed and sworn before me this
17th day of OCTOBER, 1995.

My commission expires 11-20-95
James C. Doyle
Notary Public for the State of Alaska

PLAT APPROVAL

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of

October 9, 1995.

KENAI PENINSULA BOROUGH by

James C. Doyle
Authorized Official

DOYLE ESTATES SUBDIVISION SECOND ADDITION

(A Resubdivision of Tracts A, B, C & D Doyle Estates)
Jim Doyle
P.O. Box 582
KENAI, AK. 99611 LOCATION

67.08 AC. M/L SITUATED IN THE W 1/2 SW 1/4 OF SECTION 20, T. 5 N., R. 11 W., S.M., AK. AND THE KENAI PENINSULA BOROUGH IN THE KENAI RECORDING DISTRICT.

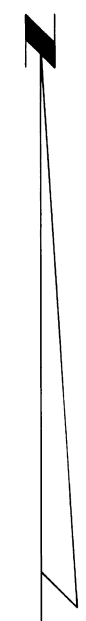
Surveyed by: Consulting Group
P.O. Box 468
Soldotna, AK 99669
McLane

Date : Oct. 1995	Book No. : N/A	Project No. 952017
Drawn by : msm	Scale 1" = 200'	KPB File No. 95123

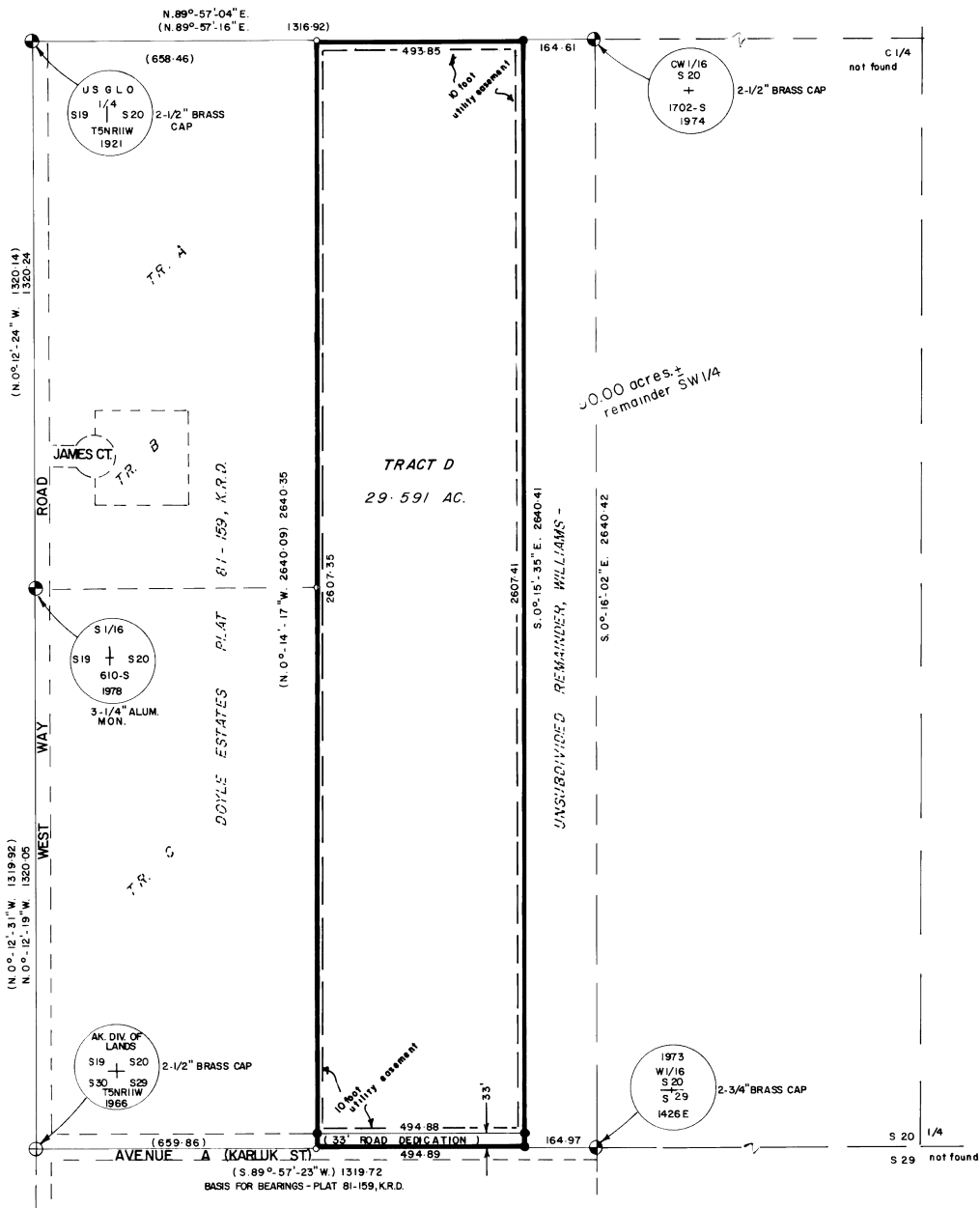
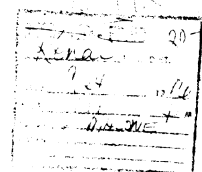
KENAI RIVER BRIDGE SUB.

LEGEND

- OFFICIAL SURVEY MONUMENT RECOVERED
- 3/8" X 24" REBAR SET
- ⊕ BRASS CAP MONUMENT--RESET
- 5/8" REBAR FOUND



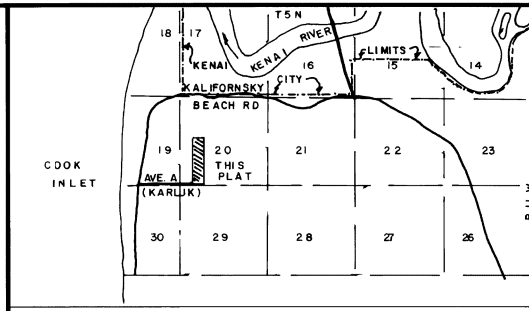
1 inch = 200 feet



NORTH 40 ESTATES PLAT 82-118, K.R.D.

NOTES:

"BUILDING SETBACK--A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION."



VICINITY MAP PORTION T5N R11W S1M ALASKA 1" = 1 MILE

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE ADOPT THIS PLAN OF SUBDIVISION, AND DO HEREBY DEDICATE ALL RIGHTS OF WAY TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Bill B. Williams, Jr. Judith A. Williams
 EAST 23003 EUCLID EAST 23003 EUCLID
 OTIS ORCHARDS, WA. 99207 OTIS ORCHARDS, WA. 99207

NOTARY'S ACKNOWLEDGMENT

FOR Bill and Judith Williams
 SUBSCRIBED TO AND SWORN BEFORE ME THIS 25th
 DAY OF August, 1986.
 MY COMMISSION EXPIRES 3/15/90
 NOTARY PUBLIC

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 8-11-86
 KENAI PENINSULA BOROUGH
 BY [Signature] AUTHORIZED OFFICIAL

NOTE ON SOILS

SOILS ON THESE LOTS MAY OR MAY NOT BE SUITABLE FOR CONVENTIONAL ON SITE WASTE DISPOSAL SYSTEMS. NO PERSON MAY CONSTRUCT, INSTALL, MAINTAIN, OR OPERATE A PRESSURIZED WATER SYSTEM OR A WATER-BORNE WASTE DISPOSAL SYSTEM UNLESS APPROVAL OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION IS OBTAINED.

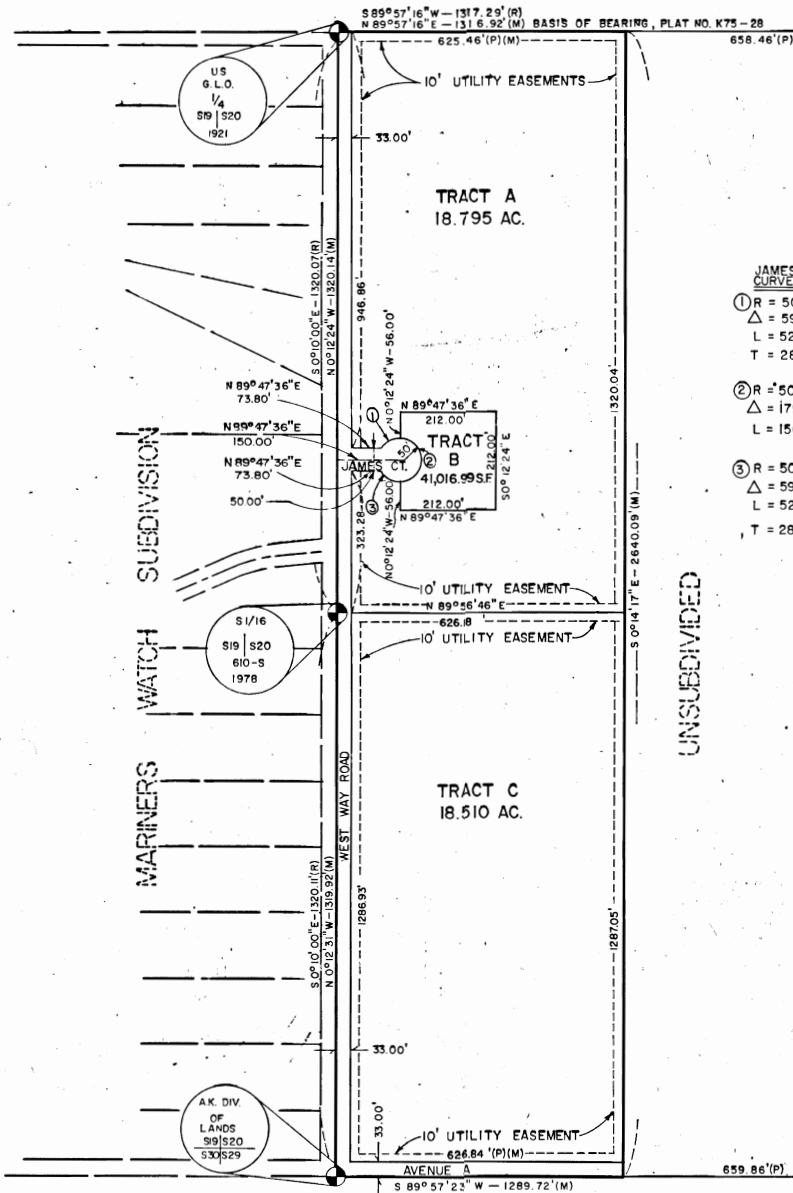
DOYLE ESTATES - FIRST ADDITION

WITHIN THE W1/2 SW1/4, SEC. 20, T. 5 N., R. 11 W.,
 S.M., KENAI RECORDING DISTRICT, KENAI PENINSULA
 BOROUGH, ALASKA.
 CONTAINING 29.966 ACRES, M/ L

OWNERS: Bill B. Williams, Jr. Judith A. Williams East 23003 Euclid Otis Ochar ds, WA. 99 207		MALONE SURVEYING BOX 566 KENAI, ALASKA 99611	
JOB: 86046	FB: 86-14	DATE OF SURVEY: 7/24/86	
DRAWN BY: PJM		CHECKED BY: HM 9/2/86	
SCALE: 1" = 200'		Y.P.B. FILE NO: 86-268	

KN 86-192

KENAI RIVER BRIDGE SUBDIVISION

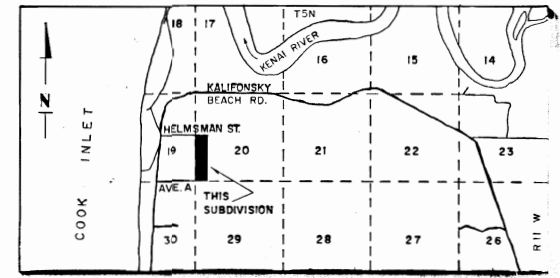


JAMES COURT
CURVE DATA

① R = 50.00'
Δ = 59°56'36"
L = 52.36'
T = 28.87'

② R = 50.00'
Δ = 179°50'17"
L = 156.94'

③ R = 50.00'
Δ = 59°56'36"
L = 52.36'
T = 28.87'



1" = 1 mile
VICINITY MAP
CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND DEDICATE ALL RIGHT-OF-WAYS AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

James H. Doyle
JAMES H. DOYLE
BOX 582
KENAI, AK.

James C. Doyle
JAMES C. DOYLE
BOX 582
KENAI, AK.

Trina M. Doyle
TRINA DOYLE
BOX 582
KENAI, AK.

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 13 DAY OF Nov, 1981, FOR JAMES C. DOYLE, TRINA DOYLE & JAMES H. DOYLE.

James L. Dowling
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 4-21-84

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SIOT 21 1981.

KENAI PENINSULA BOROUGH
BY: *[Signature]*
AUTHORIZED OFFICIAL

81-159
RECORDED - FILED 10⁰⁰
Kenai REC'D DIST.
DATE 12-11-81
TIME 12:27 P.M.
BY *[Signature]*
JAMES KARL DOWLING, R.L.S.
ALASKA



James Karl Dowling
JAMES KARL DOWLING, R.L.S.
REGISTRATION NO. 1564-S

- LEGEND**
- MONUMENT (Existing)
 - T REBAR # 5 x 30" (Set this survey)
 - HUB & TACK (Existing)
 - REBAR # 5 x 30" (Found this survey)
 - ⊕ BRASS CAP MONUMENT (Set this survey)
 - (M)(R)(P) MEASURED, RECORD, PROPORTIONED

- NOTES:**
1. PROPOSED LAND USES ARE RECREATIONAL, RESIDENTIAL AND AGRICULTURAL.
 2. A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 3. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAWS AT THE TIME OF CONSTRUCTION.

DOYLE ESTATES
TRACTS A, B & C
LOCATED IN THE W1/2 W1/2 SW1/4
SEC. 20, T5N, R11W, S.M.
CONTAINING 38.25 ACRES

DOWLING-RICE and ASSOCIATES
P.O. BOX 1974 SOLDOTNA, ALASKA 99669
ENGINEERS 262-9011 SURVEYORS

DATE: AUGUST 27, 1981 SCALE: 1" = 200'
DRAFTED: *ABJ* SHEET: 1 of 1
CHECKED:



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 5/28/2026 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one lot into two lots.

KPB File No. 2026-055

Petitioner(s) / Land Owner(s): Doyle Family Revocable Trust of Kenai, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, June 22, 2026**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

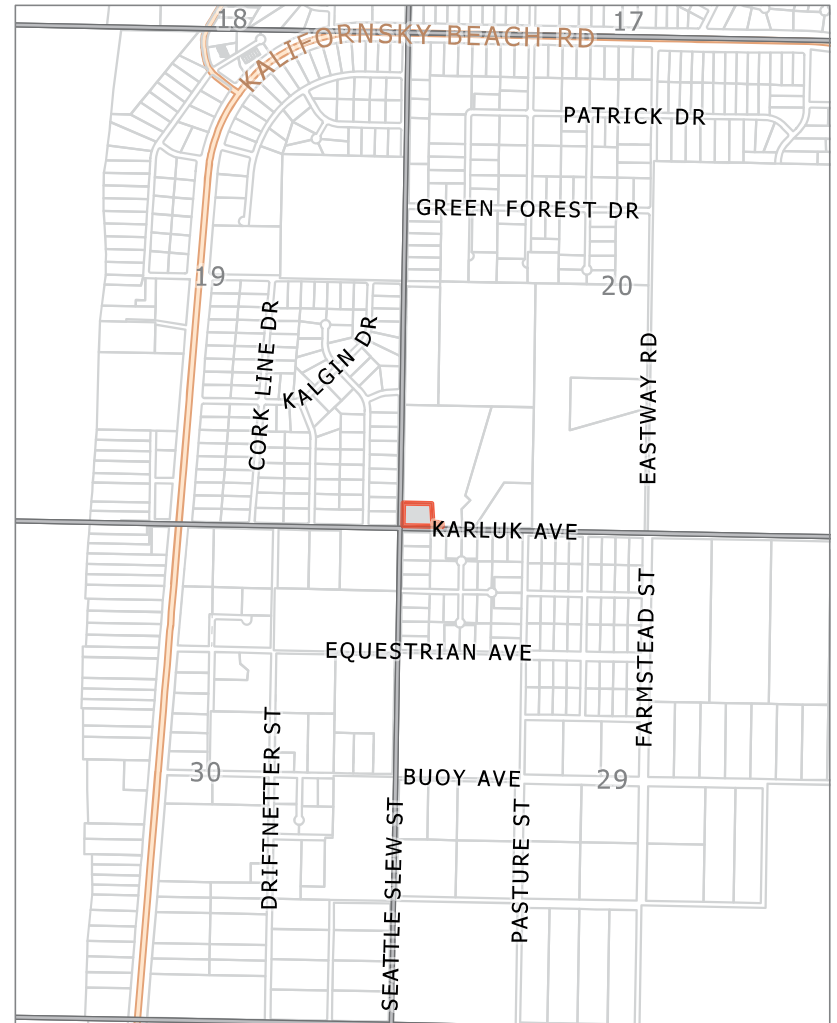
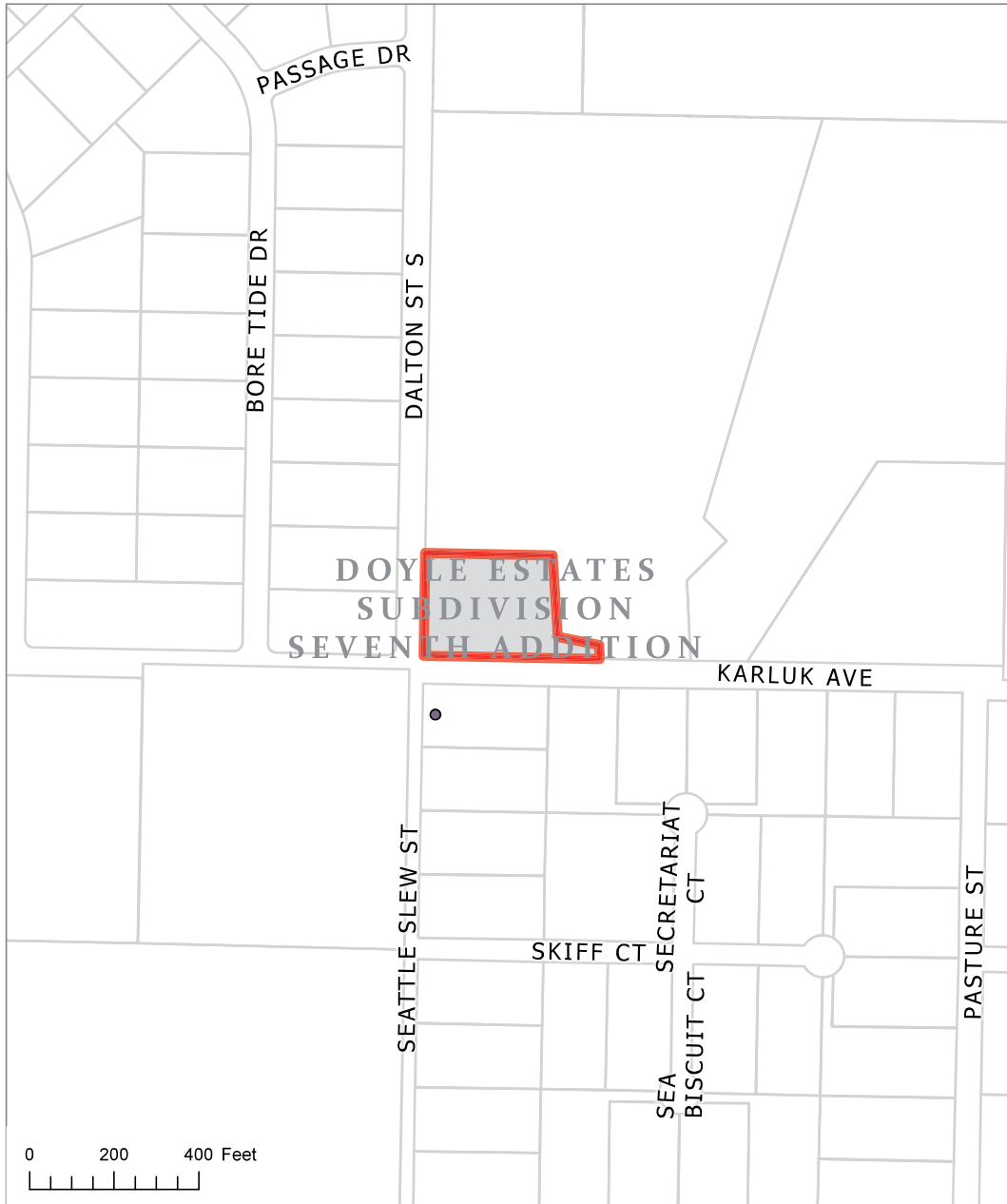
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, June 19, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

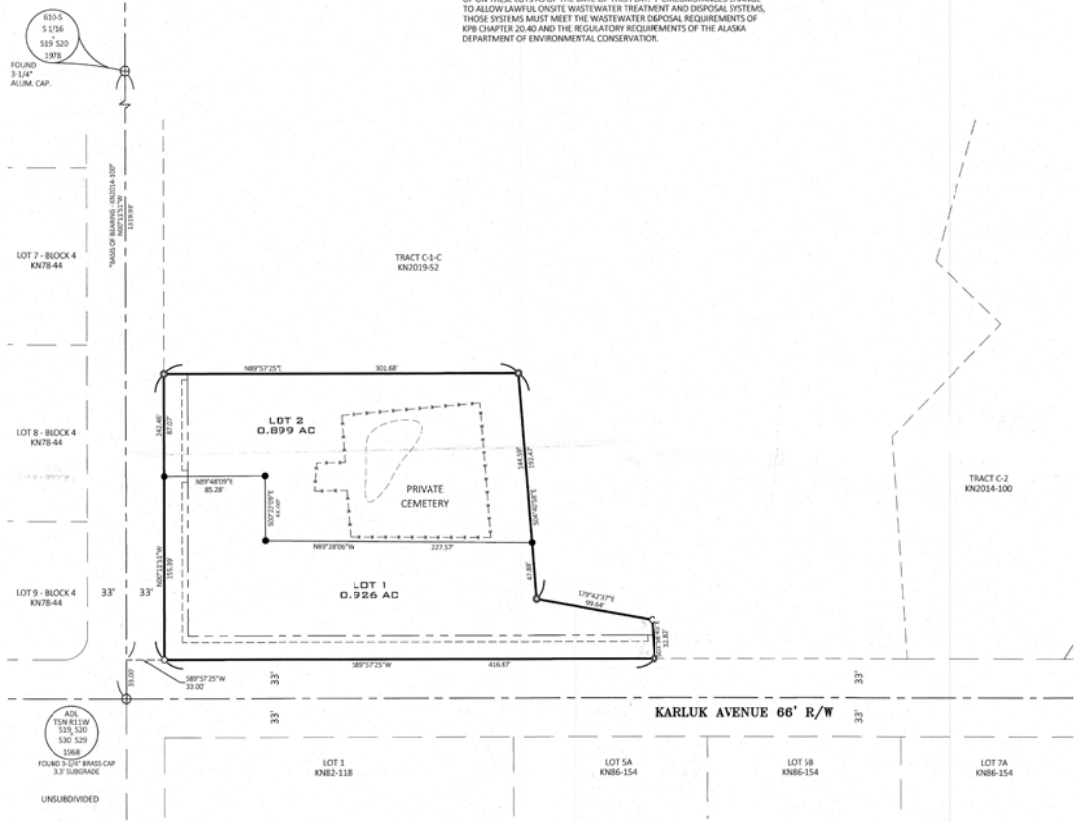
For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 6/2/2026

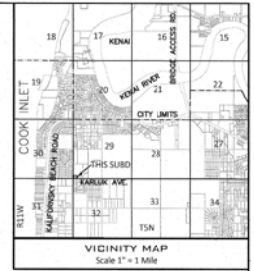


KPB File 2026-055
T05N R11W SEC20
Kalifornsky

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.



WASTEWATER DISPOSAL
 CONDITIONS MIGHT NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. NO WASTEWATER WILL BE GENERATED OR DISPOSED OF ON THESE LOTS AS OF THE DATE OF THIS PLAT. IF CIRCUMSTANCES CHANGE TO ALLOW LAWFUL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS, THOSE SYSTEMS MUST MEET THE WASTEWATER DISPOSAL REQUIREMENTS OF KPB CHAPTER 20.40 AND THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



- NOTES**
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 22 AND 18 AAC 80.
 2. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
 3. BUILDING SETBACK: A BUILDING SETBACK OF 30 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 4. THE FRONT 15 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
 5. EXCEPTION GRANTED TO KPB 20.30.200 - LOTS MINIMUM SIZE & 20.40.040 - CONVENTIONAL ONSITE SOIL ABSORPTION BY THE KPB PLAT COMMITTEE AT THE MEETING OF OCTOBER 14TH, 2025.
 6. ACCEPTANCE OF THE PLAT BY THE BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS BY THE KENAI PENINSULA BOROUGH.
 7. LOT 2 IS CURRENTLY USED AS A CEMETERY AND BURIAL SITE ONLY.

- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND 5/8" REBAR UNLESS NOTED
 - FOUND 5/8" REBAR w/ 1" STAINLESS STEEL CAP #5032-5
 - SE 1/8"x3/8" REBAR w/ 1" BLUE PLASTIC CAP 15-211269
 - - - CONTOUR INTERVAL = 5'

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT DOYLE FAMILY REVOCABLE TRUST, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF DOYLE FAMILY REVOCABLE TRUST, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JIMMY DOYLE, TRUSTEE
 ADDRESS _____
 KEVIN DOYLE, TRUSTEE
 ADDRESS _____
 STEVE MORRIS, TRUSTEE
 ADDRESS _____

NOTARY'S ACKNOWLEDGEMENT
 FOR: JIMMY DOYLE
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026
 MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC FOR THE STATE OF ALASKA

NOTARY'S ACKNOWLEDGEMENT
 FOR: KEVIN DOYLE
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026
 MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC FOR THE STATE OF ALASKA

NOTARY'S ACKNOWLEDGEMENT
 FOR: STEVE MORRIS
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026
 MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC FOR THE STATE OF ALASKA

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2026.
 AUTHORIZED OFFICIAL _____

Plat #
 File No: _____
 Date: _____
 Time: _____

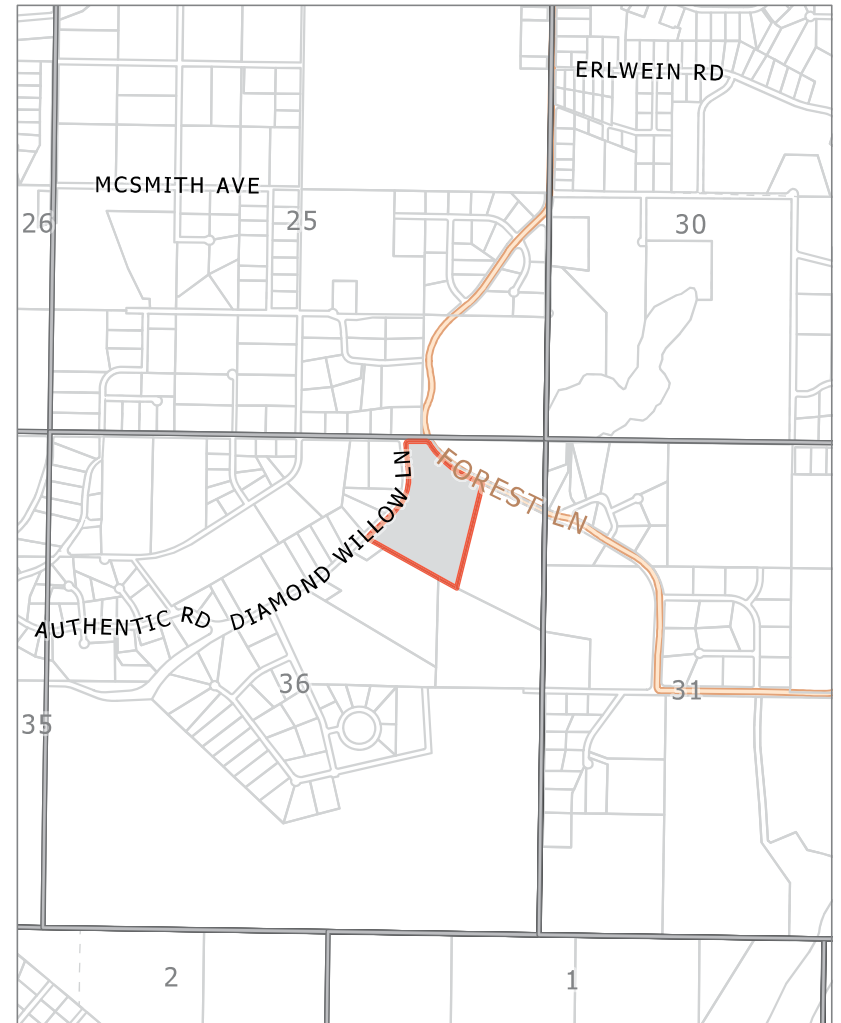
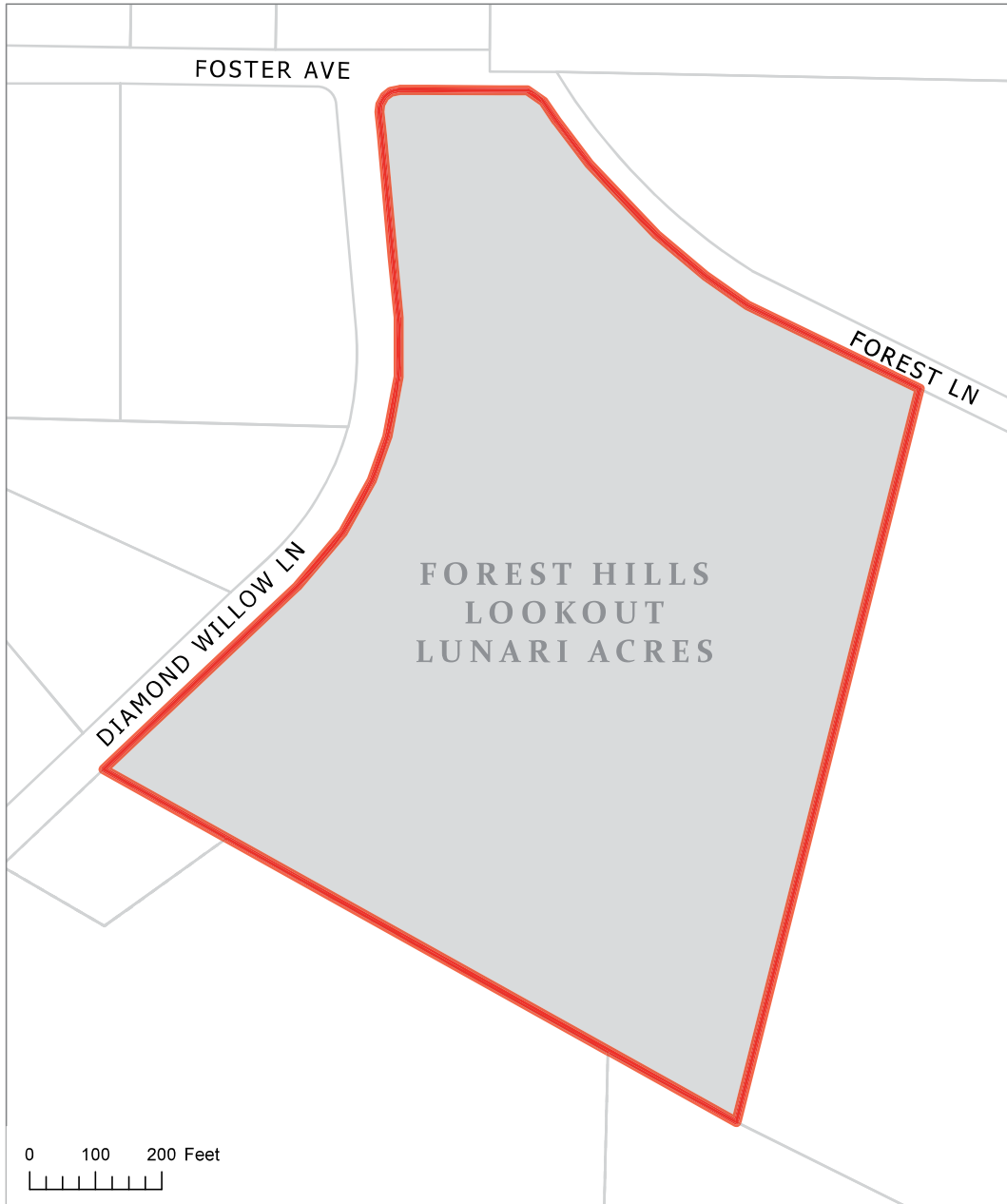


SEVENTH			
DOYLE ESTATES SUBDIVISION SIXTH ADDITION A REPLAT OF TRACT C-1-D DOYLE ESTATES SUBDIVISION FIFTH ADDITION (DN2019-52)			
OWNER: DOYLE FAMILY REVOCABLE TRUST PO BOX 582 KENAI, AK 99511			
1.825 AC. SITUATED IN THE SW1/4 OF SW1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 13 WEST, SEWARD MERIDIAN, ALASKA AND THE KENAI PENINSULA BOROUGH, IN THE KENAI RECORDING DISTRICT.			
ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 488 SOLDOTNA, AK 99588 VOICE: (907) 285-4219 FAX: (907) 285-2395 WWW.MELANC.COM	KPB File No: 2026-XXX	Project No: 262018	
Scale: 1" = 50'	Date: MAR. 2026	BOOK: 26-01	Drawn by: APH

KPB 2026-055

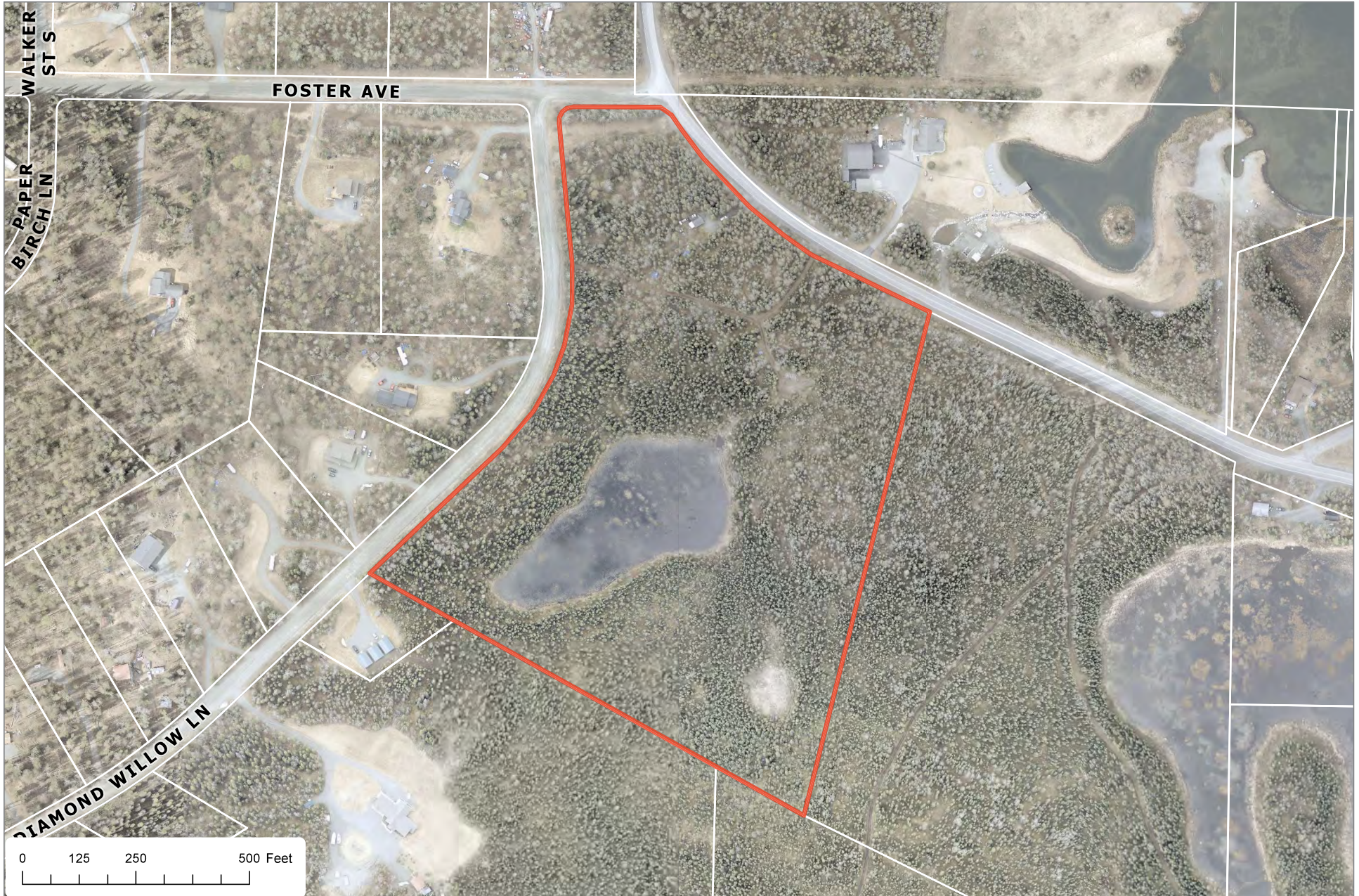
E. NEW BUSINESS

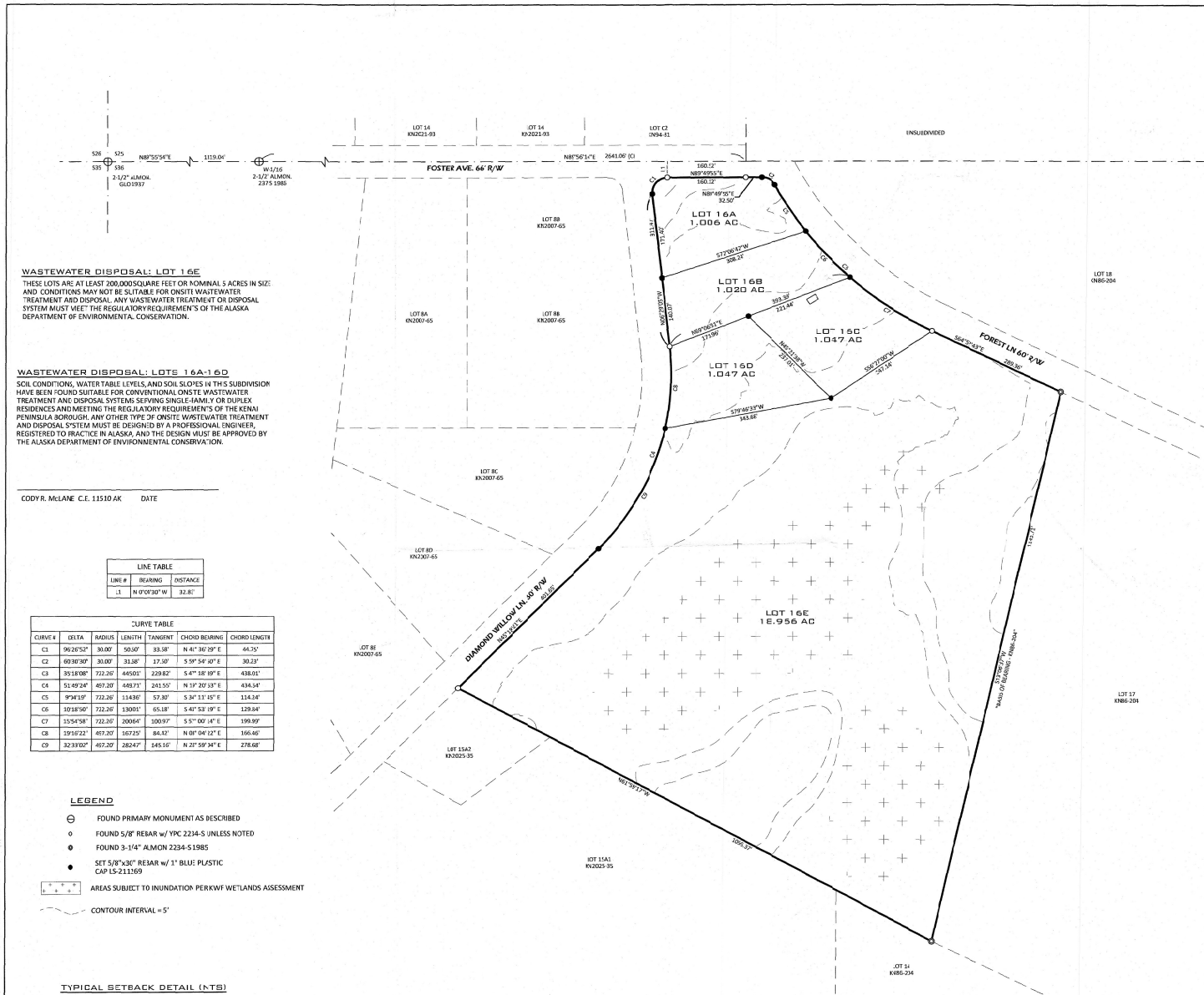
- 4. Forest Hills Lookout Lunari Acres; KPB File 2026-058
McLane Consulting Group / Atkinson
Location: Foster Avenue & Diamond Willow Lane
Sterling Area**



KPB File 2026-058
T05N R10W SEC36
Sterling

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.





WASTEWATER DISPOSAL: LOT 16E
 THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

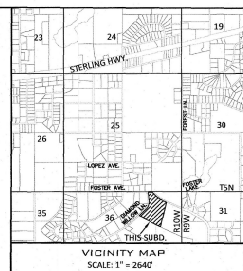
WASTEWATER DISPOSAL: LOTS 16A-16D
 SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE 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.

CODY R. McLANE C.E. 11510 AK DATE

LINE #	BEARING	DISTANCE
1	N 0° 03' 30" W	32.87

CURVE #	DELTA	CHORD	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	96°25'24"	30.00	50.50	83.38	N 41° 30' 59" E	44.75
C2	60°30'30"	30.00	31.88	17.50	S 58° 54' 40" E	30.23
C3	35°18'08"	722.26	44500	229.82	S 47° 18' 10" E	438.01
C4	51°49'24"	467.20	48877	241.55	N 37° 20' 33" E	434.34
C5	9°34'19"	722.26	114367	57.30	S 34° 11' 15" E	114.34
C6	101°8'50"	722.26	130057	65.18	S 47° 53' 09" E	129.84
C7	155°49'38"	722.26	209947	109.97	S 5° 10' 49" E	159.97
C8	32°16'22"	467.20	326725	84.37	N 01° 04' 12" E	166.46
C9	32°33'02"	467.20	382477	145.16	N 20° 59' 34" E	276.68

- LEGEND**
- FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND 5/8" REBAR w/ YPC 2234-S UNLESS NOTED
 - FOUND 3-1/4" ALMON 2234-S1985
 - SET 5/8"x3/8" REBAR w/ 1" BLUE PLUSTIC CAP LS-211169
 - AREAS SUBJECT TO INUNDATION PERKWF WETLANDS ASSESSMENT
 - CONTOUR INTERVAL = 5'



- NOTES**
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 38 AAC 72 AND 18 AAC 80.
 2. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
 3. BUILDING SETBACK - A BUILDING SET BACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. SEE TYPICAL DETAIL.
 4. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN FEET OF THE SIDE LOT LINE IS ALSO A UTILITY EASEMENT. SEE TYPICAL DETAIL.
 5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
 6. ALL BOUNDARY MONUMENTS OF RECORD ESSENTIAL TO THIS SUBDIVISION THAT WERE FOUND TO BE MISSING, DISTURBED, OR DESTROYED DURING THIS SURVEY HAVE BEEN REMONUMENTED IN ACCORDANCE WITH KPB 20.40.200(D).

CERTIFICATE OF OWNERSHIP
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

RAWLEY ATKINSON
 PO BOX 2624
 SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT
 FOR: RAWLEY ATKINSON
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2026
 MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC FOR THE STATE OF ALASKA

Plat #

Rec'd By: _____
 Date: _____ 20____
 Time: _____ M



FOREST HILLS LOOKOUT LUNARI ACRES
 REPLAT OF LOT 16 FOREST HILLS LOOKOUT SUBDIVISION AMENDED (KN88-204)
 OWNER:
 RAWLEY ATKINSON
 PO BOX 2624, SOLDOTNA, AK 99669
 23.072 AC. N/L SITUATED IN THE NE 1/4 OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 13 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 _____, 2026

ENGINEERING - TESTING
 SURVEYING - MAPPING
 P.O. BOX 468
 SOLDOTNA, AK 99669
 VOICE: (907) 263-4218
 FAX: (907) 263-3266
 WWW.MCLANES.COM

KPB File No. 2026-XXX
 Project No. 262000

AUTHORIZED OFFICIAL _____
 Scale: 1" = 100' Date: MAY 2016 BOOK: 26-02 Drawn by: AHH

KPB 2026-058

AGENDA ITEM E. NEW BUSINESS

**ITEM #4 - PRELIMINARY PLAT
FOREST HILLS LOOKOUT LUNARI ACRES**

KPB File No.	2026-058
Plat Committee Meeting:	June 22, 2026
Applicant / Owner:	Rawley Atkinson of Soldotna, Alaska
Surveyor:	Andrew Hamilton; McLane Consulting, Inc.
General Location:	Foster Avenue and Diamond Willow Lane off Forest Lane, Sterling Area

Parent Parcel No.:	058-360-16
Legal Description:	T 5N R 10W SEC 36 Seward Meridian KN 0860204 FOREST HILLS LOOKOUT SUB AMENDED LOT 16
Assessing Use:	Residential Accessory Building
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 23.09-acre lot into five new lots being sized at 1.006 acres, 1.020 acres, two at 1.047 acres, and one at 18.956 acres.

Location and Legal Access (existing and proposed):

The subdivision is located at the intersection of Forest Lane, Foster Avenue, and Diamond Willow Lane.

Legal access is provided by Foster Avenue, a 66-foot right-of-way located to the north, which connects to Diamond Willow Lane to the south, a 60-foot right-of-way. Both rights-of-way are borough-maintained. Foster Avenue is accessed by Forest Lane to the east, a 60' state-maintained right-of-way coming down from Sterling Highway.

The SOA DOT&PF has restricted proposed Lots 16A, 16B, 16D and 16E to only access Foster Avenue and Diamond Willow Lane. **Staff recommends** Adding a plat note to the final plat noting the restricted access to these proposed lots.

No right-of-way dedications or vacations are proposed by this platting action.

KPB records indicate a section line easement located within Foster Avenue, with 33 feet on the north portion and either 33' or 50' on the south portion. **Staff recommends** the applicant confirm and verify the width of the section line easement and provide confirmation with the final plat submittal. The section line easement must be depicted and labeled on the final plat and referenced with a plat note.

There are two trails visible in the KPB GIS aerial viewer. One on the north, just south of Foster Ave that looks like an ATV trail. This should be addressed by the surveyor to staff with how the owner plans to handle this trail, as an easement, or to leave as is. The other trail is located in proposed Lot 16C coming from Forest Ln and crossing Lot 16D to Diamond Lake Ln. The surveyor should note to staff how the owner plans to address this trail also.

The block is irregular in shape and consists of Foster Avenue to the north, Forest Lane to the east, and Diamond Willow Lane to the west. The south end of the block is open, consisting of Bright Side Loop and Bubbas Avenue. The surrounding parcels are at least 20 acres in size and appear to be currently undeveloped. Future subdivision of these parcels could allow Bubbas Avenue to the south. Due to the pond located in the southwest portion of the subject parcel and the parcels' location at the intersection of three roads, **staff recommends** the Plat Committee

concur that an exception to 20.30.170 is not required, but a plat note be added that future development of Lot 16E will add dedication from Diamond Lake Ln.

KPB Roads Dept. comments	<p>Out of Jurisdiction: No</p> <p>Roads Director: Uhlin, Dil</p> <p>Comments:</p> <p>No comments</p>
SOA DOT comments	<ul style="list-style-type: none"> ○ No direct access onto Forest Lane for Lot 16A, Lot 16B, Lot 16D, and Lot 16E. ○ These lots must take access from Foster Avenue and Diamond Willow Lane. ○ Lot 16C must apply for a driveway permit. ○ Apply for driveway permits at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions. <p>All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.</p> <p>We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.</p> <p>If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.</p> <p>If there are any questions regarding these comments, please feel free to contact me at (907) 269-0514 or romoreno.marasigan@alaska.gov.</p>
SOA DOT&PF comments	<p>Plat 2026-58- centerline of Foster Avenue is not parallel to the property line and 33' offset is not being held</p>

Site Investigation:

A structure is shown on the preliminary plat located on Lot 16C. According to available imagery, there appears to be no encroachment issues.

Contours at 5-foot intervals have been depicted and labeled appropriately on the preliminary plat. Proposed Lot 16E contains areas subject to inundation, appearing to be a low area or pond according to public imagery and identified as a depression by KWF. This has been labeled and depicted on the preliminary plat.

The proposed plat lies entirely within a non-regulatory flood zone, Zone X-Unshaded, an area of unknown flood risk. **Staff recommends** Adding the plat note requested by the KPB Floodplain Reviewer to the final plat with the FEMA FIRM panel and flood zone, no depiction on the drawing is needed.

The proposed plat is not within a habitat protection district.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: Non-regulatory zone. Unknown flood risk. No floodplain depiction required. Request the following plat note: "Some or all of the property shown on this plat may have areas subject to inundation. Per FEMA FIRM panel 02122C-0930F, the flood risk is currently unknown. Flooding potential should be considered with development. Contact the Kenai Peninsula Borough floodplain administrator for additional information."</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	No Response

Staff Analysis

In 1985, Forest Hills Lookout Subdivision (KN 85-103) subdivided the area, creating the subject lot and dedicating the surrounding rights-of-way. In 1986, the plat was amended to correct dimensions and typographical errors.

A soils report will be required, and an engineer must sign the final plat for proposed Lots 16A, 16B, 16C, and 16D, as they are all less than 200,000 square feet. The Wastewater Disposal Note will be reviewed upon receipt and review of the soils report.

A soils report will not be required for proposed Lot 16E, as it is greater than 200,000 square feet. The appropriate Wastewater Disposal Note (KPB 20.40.030) has been added to the preliminary plat.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission.

Utility Easements

The parent plat (KN 86-204) granted a 10-foot utility easement along all dedicated rights-of-way. The proposed plat carriers forward this easement but labels it granted this plat. The plat note and detail indicate additional easement to 20' within 5' of the sidelines. If this is to be granted this plat, modify the detail and plat note to specify such granting.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner’s land and maximum benefit for both the provider and the public.

HEA has requested the applicant locate and depict the existing overhead service line that supplies power to the structure located on proposed Lot 16C, where the line crosses neighboring lots. **Staff recommends** the easement be located and added to the final plat along with the requested plat note.

Utility provider review:

HEA	See comments in staff packet
ENSTAR	
ACS	No objections
GCI	

KPB department / agency review:

Addressing	<p>Reviewer: Pace, Rhealyn Affected Addresses: 34785 Forest Ln</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: Forest Ln, Foster Ave, Diamond Willow Ln</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: 34785 Forest Ln will remain with lot 16C</p>
Code Compliance	Vacant
LOZMS 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: Windsor, Heather 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

- Modify KPB file number to 2026-058
- Modify the Plat Approval date to June 22, 2026.

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:
- o Verify SLE located with Foster Avenue. Depict and label on final plat.
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
Staff recommendation:
- o 10' utility easement is granted per KN86-204.
 - o 20' building setback was granted per KN86-204. Please modify detail.
- 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:
- o Modify lot labels to the north: Lot C-2 (KN 94-81), Lot 13, (KN 2021-93), and Government Lot 1 Unsubdivided.
 - o Remove one label for Lot 8B (KN 2007-65)

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.*

20.30.060. Easements-Requirements.

D. Unless a utility company requests additional easements, the front ten feet adjoining rights-of-way shall be designated as a utility easement, graphically or by note. Within the boundaries of an incorporated city, the width and location of utility easements will be determined by the city and affected utility providers.

Staff recommendation: *The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. Grant utility easements requested by the utility providers.*

20.30.170. Blocks-Length requirements. Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state-maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

20.30.280. Floodplain requirements.

D. All subdivisions or replats within the Flood Insurance Rate Map (FIRM) area or SMFDA, as amended, as defined by KPB 21.06.030, shall contain the following note:

- o RC Review:

Request the following plat note: "Some or all of the property shown on this plat may have areas subject to inundation. Per FEMA FIRM panel 02122C-0930F, the flood risk is currently unknown. Flooding potential should be considered with development. Contact the Kenai Peninsula Borough floodplain administrator for additional 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:

Staff recommendation: *comply with 20.40.*

KPB 20.60 – Final Plat

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

20.60.160. Easements.

A. The plat shall clearly show the location, width, and use of all easements. The easements must be clearly labeled and identified and, if already of record, the recorded reference given. If public easements are being granted by the plat, they shall be properly set out in the owner's certification of dedication.

Staff recommendation:

- 10' utility easement adjacent to ROW's granted by KN 86-204. This plat is extending the easement to 20' within 5' of side lot lines.
- HEA easement requested.

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.

- Per AKDOT&PF: Restricted access to Lots 16A, 16B, 16D, and 16E.

RECOMMENDATION:

STAFF RECOMMENDS:

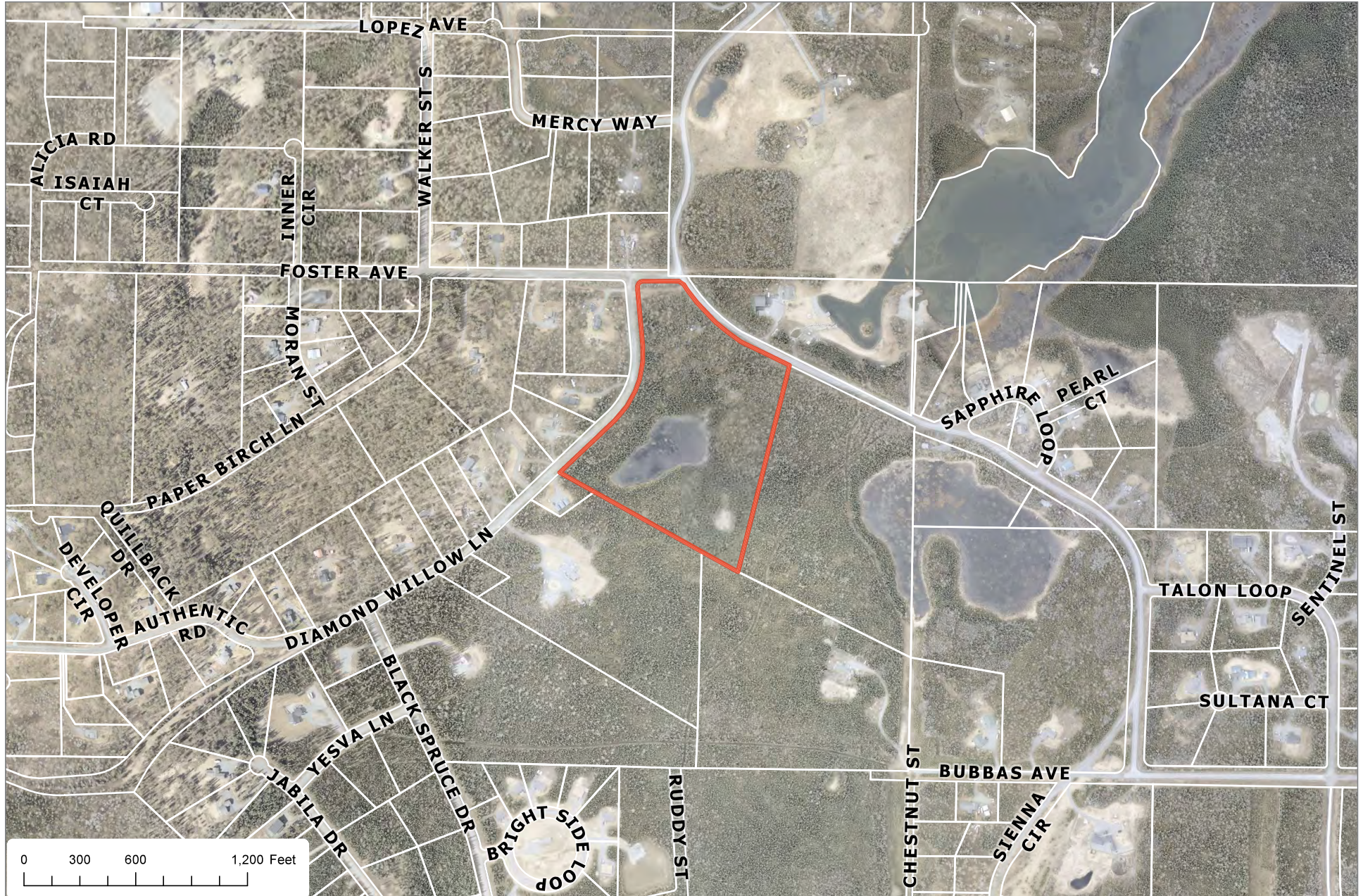
- **GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND**
- **COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND**
- **COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE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

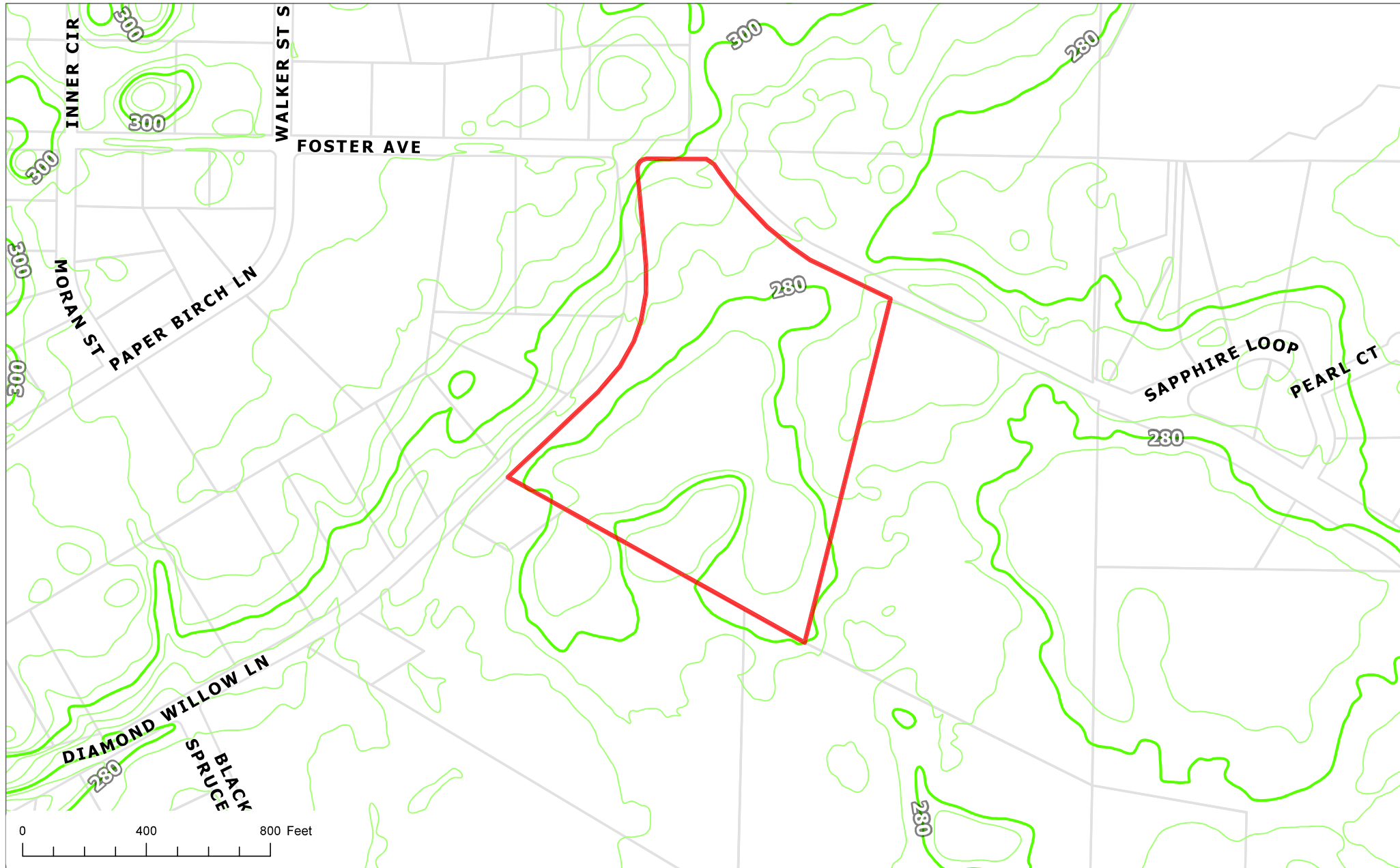
END OF STAFF REPORT



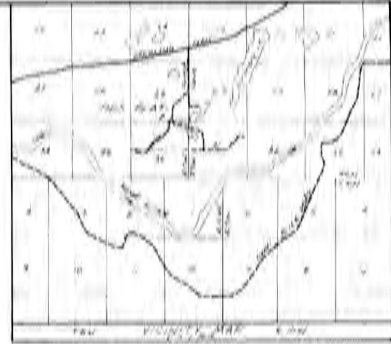
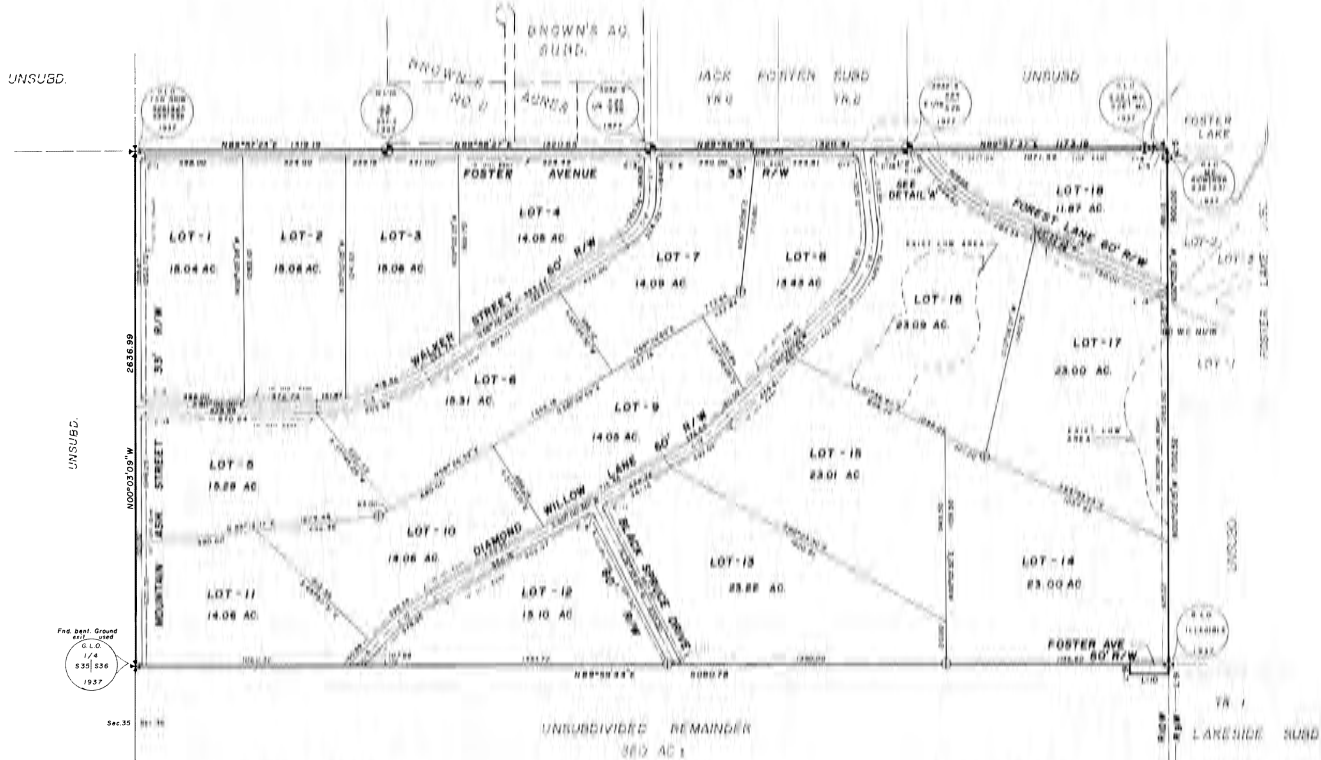
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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.



FOREST HILLS LOOKOUT SUBDIVISION



Certificate of Ownership and Dedication
 WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY GRANT THIS PLAN OF SUBDIVISION AND HEREBY ALL RIGHT OF WAY TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Notary's Acknowledgment
 FOR John A. Johnson and James S. Stead
 SUBSCRIBED AND SWORN BEFORE ME THIS 10th DAY OF NOVEMBER 1997
 My Commission Expires 11/15/99

Plan Approval
 THIS PLAN WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLAN AND COMMISSION AT THE MEETING OF NOVEMBER 10, 1997
 (Kenai Stat., Ch. 10, Sec. 10.01, 10.02) by Resolution No. 1997-01 authorized official

Surveyor's Certificate
 I, John A. Johnson, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF LANDS SURVEYED BY ME UNDER MY DIRECT SUPERVISION, THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THE VARIATION OF CURVING FOR THE CURVED LINES DOES NOT EXCEED ONE PART IN 5000 AND THAT ALL PERMANENT EVIDENT CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LIT POINTS HAVE BEEN SET AND STAKED.

Water Supply and Sewage Disposal
 NO INDIVIDUAL WATER SUPPLY OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS OF STATUTES AND REGULATORY ORDINANCES OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERN THOSE SYSTEMS.

LEGEND
 FOUND OFFICIAL SURVEY MONUMENT
 FOUND 2 1/2" O.D. BRASS CAP MONUMENT
 SET 2" X 30" ALUMINUM MONUMENT
 FOUND 2" ALUMINUM MONUMENT
 ALL LOT CORNERS, ANGLE POINTS AND P.O.'S MONUMENTED WITH 3/4" NEARBY AND YELLOW CAP 2 1/2" X 30"

AMENDED PLAT (see Notes)
FOREST HILLS LOOKOUT SUBDIVISION
 CONTAINING 38.08 ACRES MORE OR LESS AND SITUATED WITHIN THE
 N 1/2 SECTION 30, T8N, R10W, S1M, AK AND THE KENAI PENINSULA BOROUGH

PREPARED FOR **SALAMATOF NATIVE ASSOCIATION INC.**
 NO. 801 4400 KENAI, AK 99501

PREPARED BY **peb** PROFESSIONAL ENGINEER
 REG. NO. 10001 DATE: 11/10/97

DATE: 11/10/97
 CHECKED: J.S.

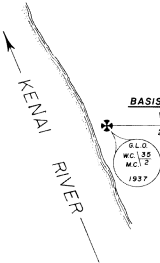
CURVE TABLE

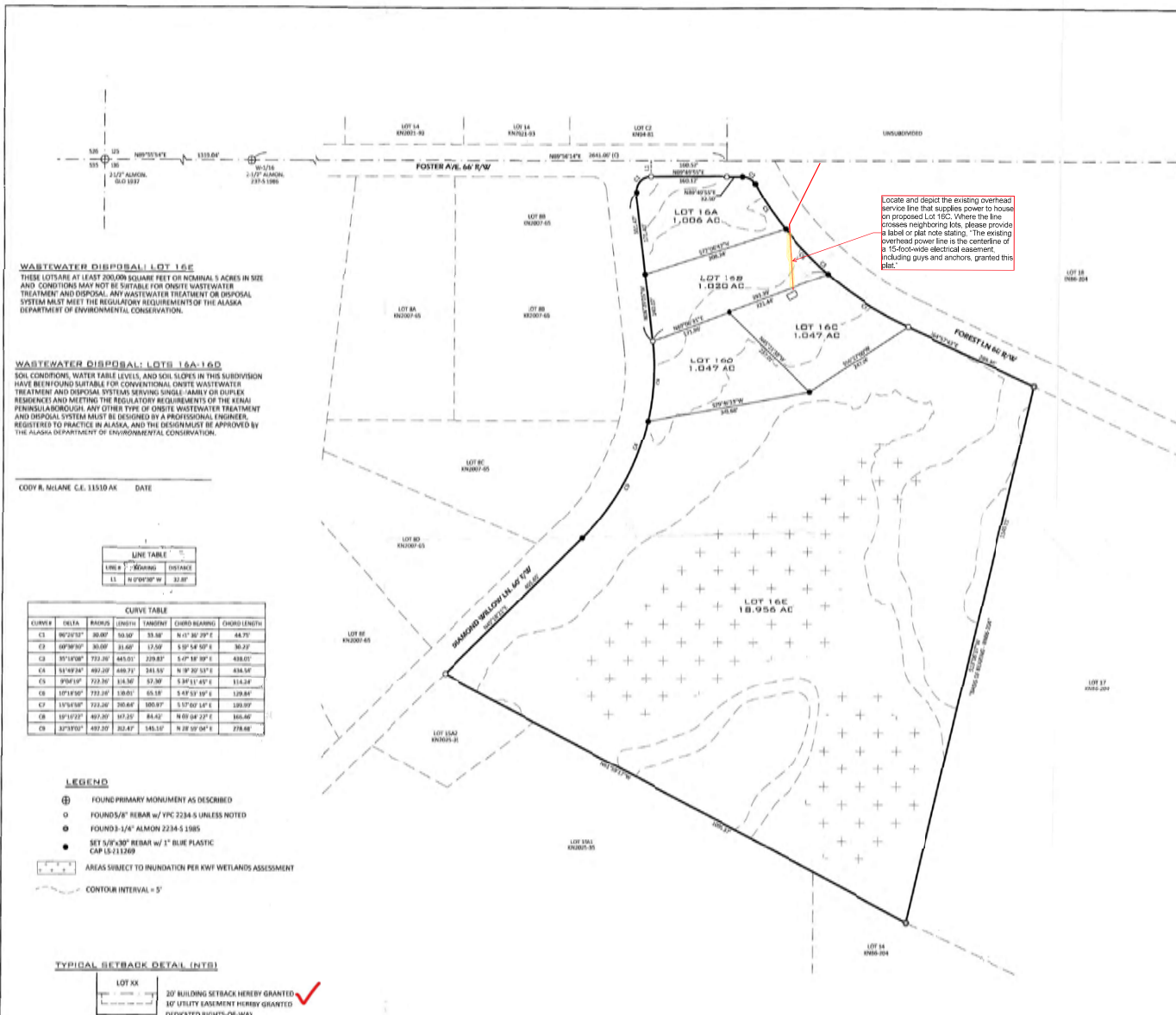
CURVE	DELTA	RADIUS	ARC	TANGENT
01	89°00'33"	25.00	30.07	28.01
02	89°00'51"	25.00	30.20	28.08
03	89°01'09"	25.00	30.33	28.16
04	89°01'27"	250.00	284.84	162.56
05	33°34'30"	1000.00	588.00	301.88
06	89°01'09"	25.00	30.33	28.16
07	89°00'51"	25.00	30.20	28.08
08	89°00'33"	25.00	30.07	28.01
09	78°31'27"	1000.00	588.07	196.09
10	89°01'09"	25.00	30.33	28.16
11	16°40'00"	1000.00	104.34	183.23
12	89°01'09"	25.00	30.33	28.16
13	89°00'51"	25.00	30.20	28.08
14	89°00'33"	25.00	30.07	28.01
15	89°00'51"	25.00	30.20	28.08
16	89°01'09"	25.00	30.33	28.16

NOTES
 1. Each shall be a 20' minimum building setback from all dedicated R/W's unless a lesser standard is approved by resolution of the appropriate planning commission.
 2. There shall be a 10' utility easement along all dedicated right-of-way.
 3. All water control domestic sewage systems shall be designed by an Engineer registered in the State of Alaska and approved by the Alaska Dept. of Environmental Conservation prior to installation.
 Amended 10/8/98
 1. Bearing on centerline of Forest Lane changed from S 89°23'00" W to N 89°23'24" W
 2. Added missing dimension on Lot 3, along R/W of Willow Street - 255.72 feet
 3. Changed dimension of East boundary of Lot 17 from 128.00 feet to 128.00 meters and the dimension of the lot to reflect bearing error of W 1/4 North corner
 4. Changed area of Lot 18 from 23.00 acres to 23.00 acres to reflect correct area of measurement
 5. Changed dimension of curve of Lot 4 from 250.00 feet to 255.72 feet
 6. Changed the line block to reflect the correct spelling of "containing"

LINE TABLE

LINE	BEARING	DISTANCE
1.1	N 00°00'00" W	208.88
1.2	S 89°01'09" W	381.74
1.3	N 89°01'09" E	107.68
1.4	N 89°01'09" E	147.75
1.5	S 00°00'00" E	33.75
1.6	N 89°01'09" E	158.30
1.7	N 89°01'09" E	160.00
1.8	N 89°01'09" E	33.07
1.9	S 00°00'00" E	90.00
2.0	N 89°01'09" E	200.00
2.1	N 89°01'09" E	25.00
2.2	N 89°01'09" E	20.00
2.3	N 89°01'09" E	20.00
2.4	N 89°01'09" E	20.00
2.5	N 89°01'09" E	20.00





WASTEWATER DISPOSAL: LOT 16E
 THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NORMAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

WASTEWATER DISPOSAL: LOTS 16A-16D
 SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCE AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE 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.

CODY R. MELANE C.E. 11510 AK DATE

LINE TABLE

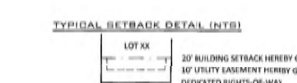
LINE #	BEARING	DISTANCE
11	N 0°00'00" W	32.88'

CURVE TABLE

CURVE	DELTA	RADIUS	CHORD	TANGENT	CHORD BEARING	CHORD LENGTH
C1	90°29'57"	30.80'	30.80'	53.30'	N 41°30'20" E	44.77'
C2	10°00'00"	30.80'	30.80'	11.50'	S 89°14'50" E	30.77'
C3	90°10'00"	722.28'	445.01'	229.82'	S 07°18'50" E	438.02'
C4	51°00'00"	492.20'	488.71'	241.55'	N 0°30'53" E	434.54'
C5	9°04'19"	722.28'	114.36'	57.30'	S 87°11'45" E	114.24'
C6	10°15'00"	722.28'	130.01'	65.18'	S 87°51'49" E	139.84'
C7	17°14'30"	722.28'	200.48'	100.97'	S 73°00'14" E	199.97'
C8	18°10'27"	492.20'	392.35'	184.42'	S 69°04'29" E	386.40'
C9	32°33'00"	492.20'	382.47'	145.10'	N 28°30'04" E	278.68'

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR w/ YPC 2234-5 UNLESS NOTED
- FOUND 3/4" ALMON 2234-5 1985
- SET 1/2"x3/8" REBAR w/ 1" BLUE PLASTIC CAP 12-11-1988
- ▭ AREAS SUBJECT TO INUNDATION PER RWY WETLANDS ASSESSMENT
- CONTOUR INTERVAL = 5'



KPB 2026-058



- NOTES**
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 7; AND 18 AAC 80.
 2. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
 3. BUILDING SET BACK A BUILDING SET BACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LOWER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. SEE TYPICAL DETAIL.
 4. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT. SEE TYPICAL DETAIL.
 5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
 6. ALL BOUNDARY MOVEMENTS OF RECORD ESSENTIAL TO THIS SUBDIVISION THAT WERE FOUND TO BE MISSING, DISTURBED, OR DESTROYED DURING THIS SURVEY HAVE BEEN READJUSTED IN ACCORDANCE WITH KPB 20.60.2003.

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

WAWLEY ATKINSON
 PO BOX 2624
 SELDOTNA, AK 99689

NOTARY PUBLIC ACKNOWLEDGEMENT
 FOR: WAWLEY ATKINSON
 ACKNOWLEDGED BEFORE ME THIS
 DAY OF 2026
 MY COMMISSION EXPIRES _____
 NOTARY PUBLIC FOR THE STATE OF ALASKA

6/3/2026

Plot #
 Name
 Title



FOREST HILLS LOOKOUT LUNARI ACRES
 REPLAT OF LOT 16 FOREST HILLS LOOKOUT SUBDIVISION AMENDED (0986-204)

OWNER:
 WAWLEY ATKINSON
 PO BOX 2624, SELDOTNA, AK 99689

13.072 AC. M/L SITUATED IN THE NE 1/4 OF 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 2026.

ENGINEERING - TESTING
 SURVEYING - MAPPING
 P.O. BOX 408
 SELDOTNA, AK 99686
 U.S.E. 0071-28-008
 FAX: 907-261-8285
 WWW.MELANECOS.COM

KPB File No. 2026-KX
 Project No. 26020

Scale: 1" = 100' Date: MAY 2026 BOOK: 26-02 Drawn by: AHH

AUTHORIZED OFFICIAL



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 5/29/2026 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one lot into five lots.

KPB File No. 2026-058

Petitioner(s) / Land Owner(s): Rawley Atkinson of Soldotna, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, June 22, 2026**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

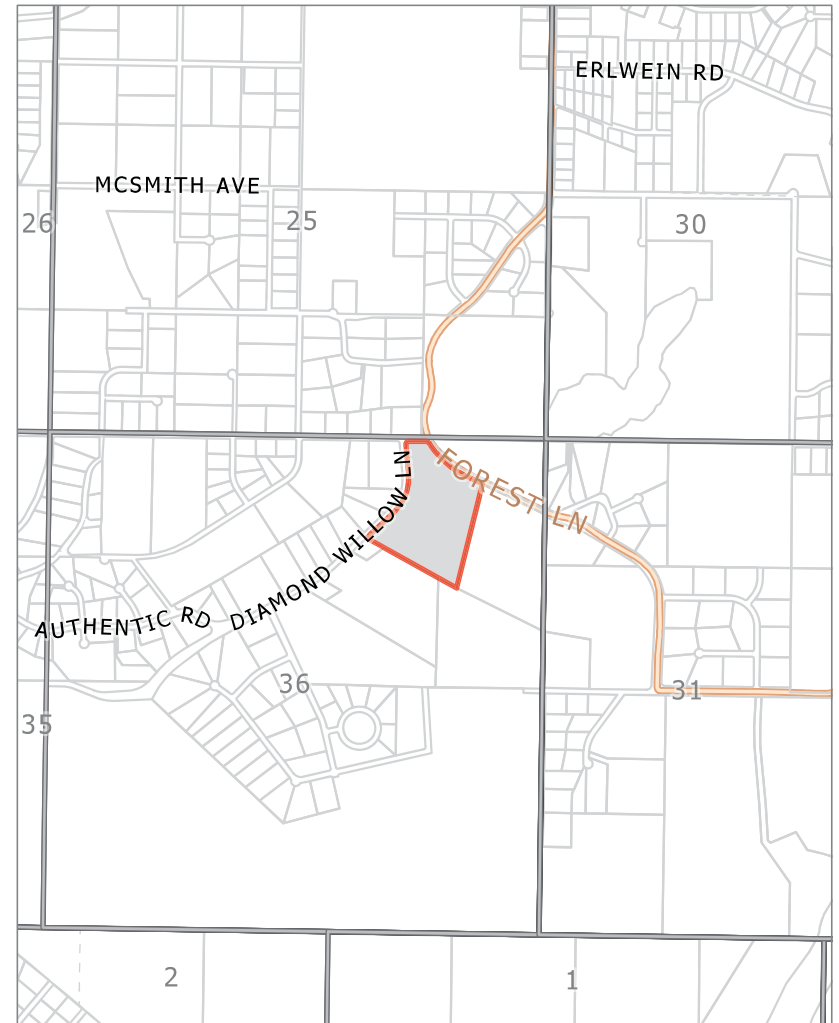
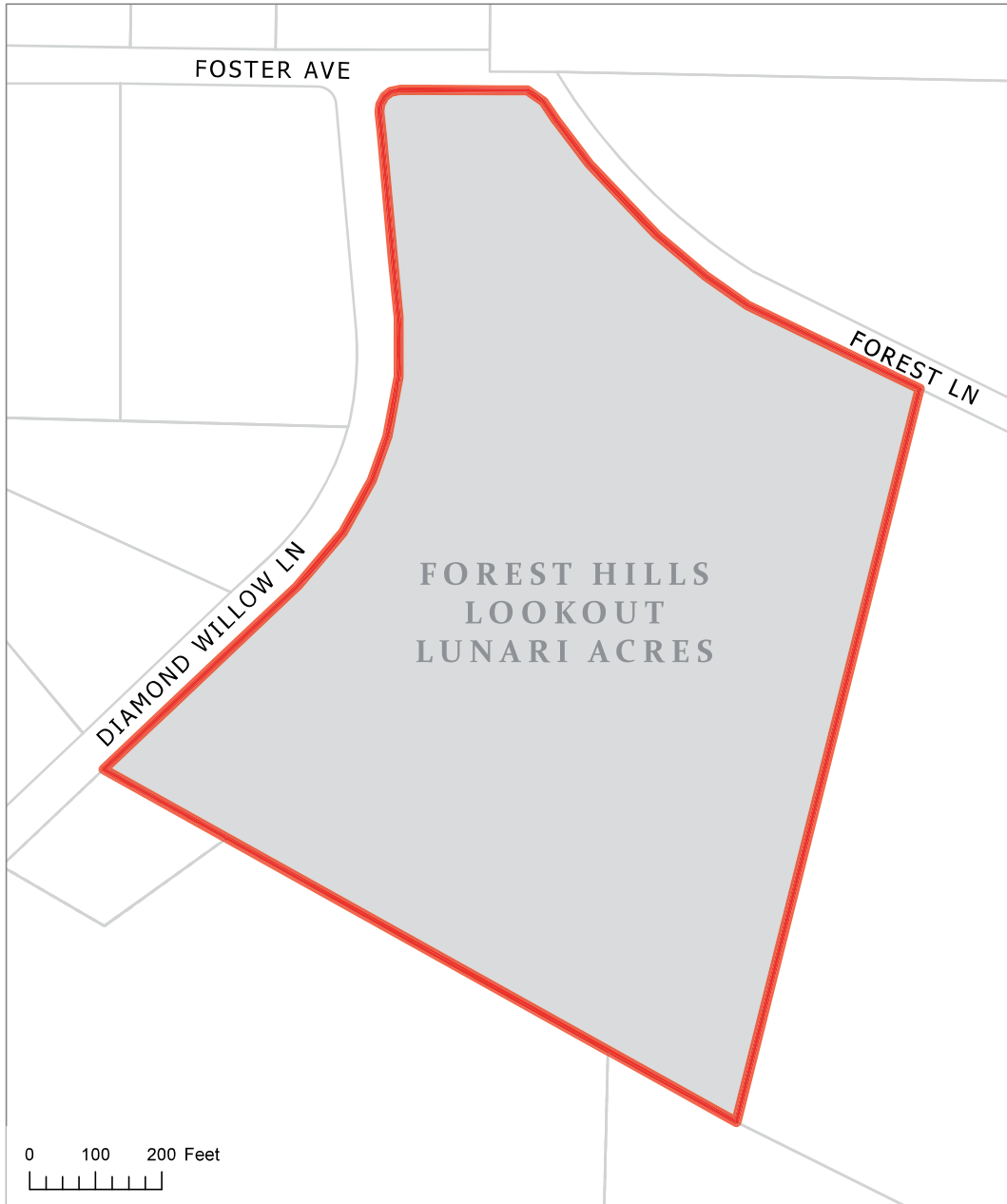
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, June 19, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

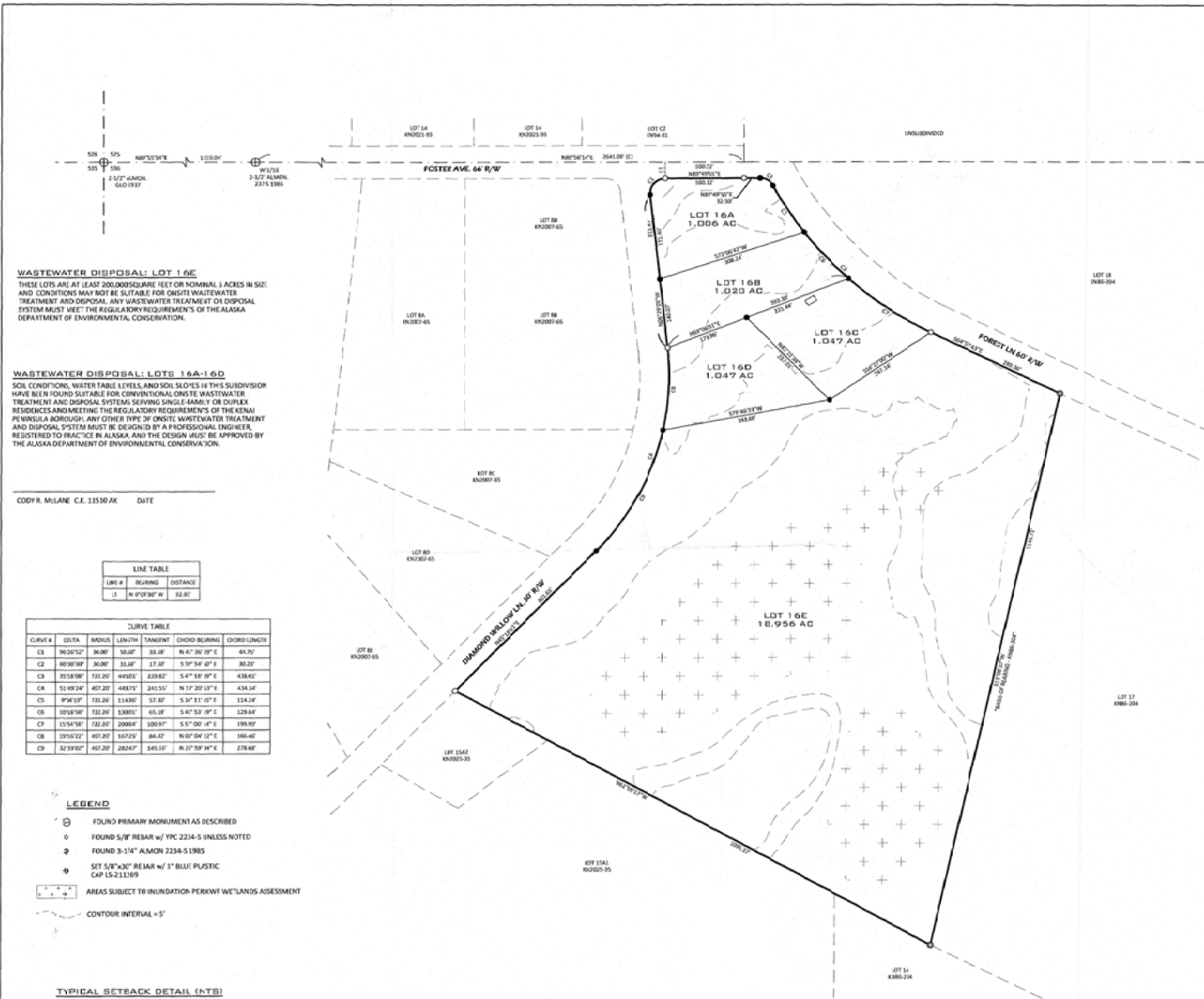
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 6/2/2026



KPB File 2026-058
T05N R10W SEC36
Sterling



WASTEWATER DISPOSAL: LOT 16E
 THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 3 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

WASTEWATER DISPOSAL: LOTS 16A-16D
 SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE 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.

CODY R. McLANE C.I. 11510 AK DATE

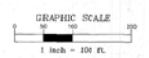
LINE #	BEARING	DISTANCE
1	N 7°03'30" W	32.87

CURVE #	DELTA	ADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	99°25'27"	36.00	50.07	33.38	N 4° 30' 09" E	44.30
C2	40°30'00"	36.00	33.88	17.30	S 5° 54' 00" E	30.27
C3	35°18'00"	732.26	44902	22982	S 4° 18' 00" E	43845
C4	51°49'24"	407.20	48971	24150	N 1° 20' 13" E	43414
C5	9°34'19"	732.26	11497	57.82	S 3° 11' 05" E	134.24
C6	10°18'36"	732.26	13095	65.18	S 4° 53' 09" E	129.88
C7	15°45'00"	732.26	20962	100.97	S 5° 00' 41" E	199.99
C8	19°12'12"	407.20	32979	164.27	N 6° 02' 07" E	166.46
C9	32°18'00"	407.20	26247	145.10	N 2° 59' 34" E	278.68

LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR w/ YPC 2214-S UNLESS NOTED
- FOUND 3-1/4" ALUMN 2234-S UNLESS
- SET 5/8"x3" REBAR w/ 1" BLUE PLASTIC CAP LS-211359
- AREAS SUBJECT TO INUNDATION PERKWF WETLANDS ASSESSMENT
- CONTOUR INTERVAL = 5'

TYPICAL SETBACK DETAIL (TSD)



NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 8 AAC 72 AND 18 AAC 80.
2. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
3. BUILDING SET BACK - A BUILDING SET BACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. SEE TYPICAL DETAIL.
4. THE FRONT 30 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT. SEE TYPICAL DETAIL.
5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
6. ALL BOUNDARY MONUMENTS OF RECORD ESSENTIAL TO THIS SUBDIVISION THAT WERE FOUND TO BE MISSING, DISTURBED, OR DESTROYED DURING THIS SURVEY HAVE BEEN REMONUMENTED IN ACCORDANCE WITH KRS 20.06.200(5).

CERTIFICATE OF OWNERSHIP

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

RAWLEY ATKINSON
 PO BOX 2624
 SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: RAWLEY ATKINSON
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026
 MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC FOR THE STATE OF ALASKA

Plat #
 Sheet # _____
 Date _____
 Title _____



FOREST HILLS LOOKOUT LUNAR ACRES
 RE-PLAT OF LOT 16 FOREST HILLS LOOKOUT SUBDIVISION AMENDED (N86-204)
 OWNER:
 RAWLEY ATKINSON
 PO BOX 2624, SOLDOTNA, AK 99669
 23,072 AC. +/- SITUATED IN THE NE 1/4 OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 13 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 _____, 2026.

ENGINEERING - TESTING - SURVEYING - MAPPING
 P.O. BOX 488
 SOLDOTNA, AK 99669
 VOICE: (907) 261-4219
 FAX: (907) 261-3288
 WWW.MCLANESD.COM

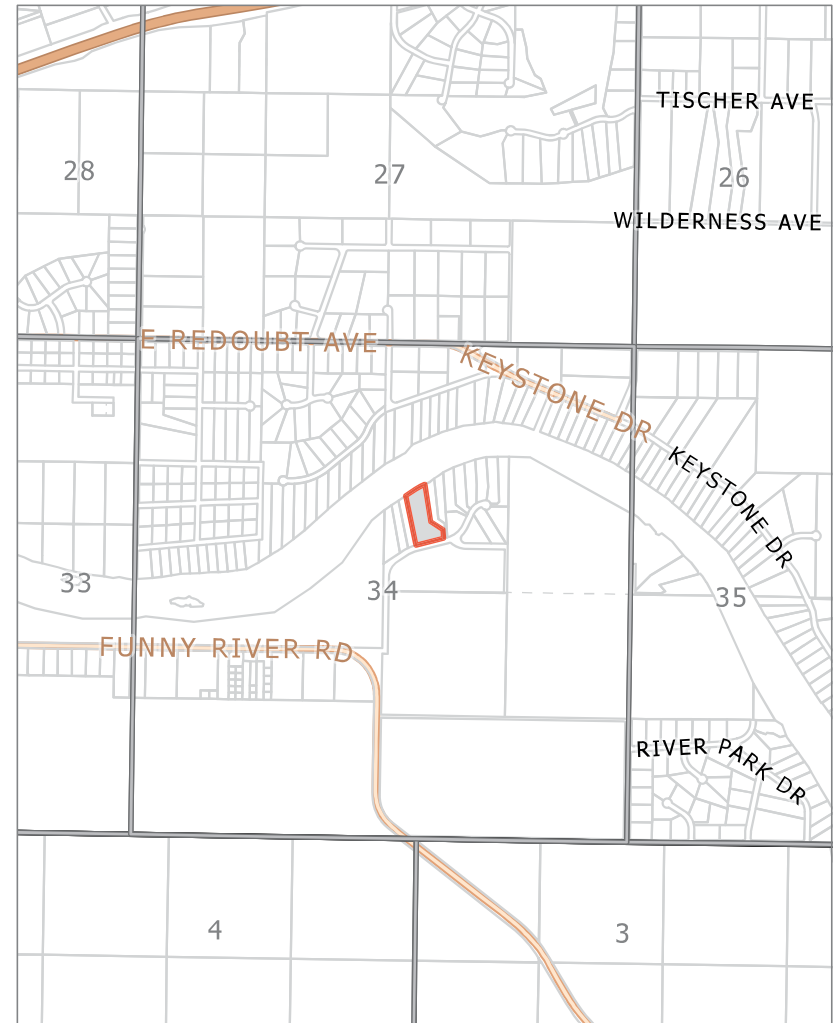
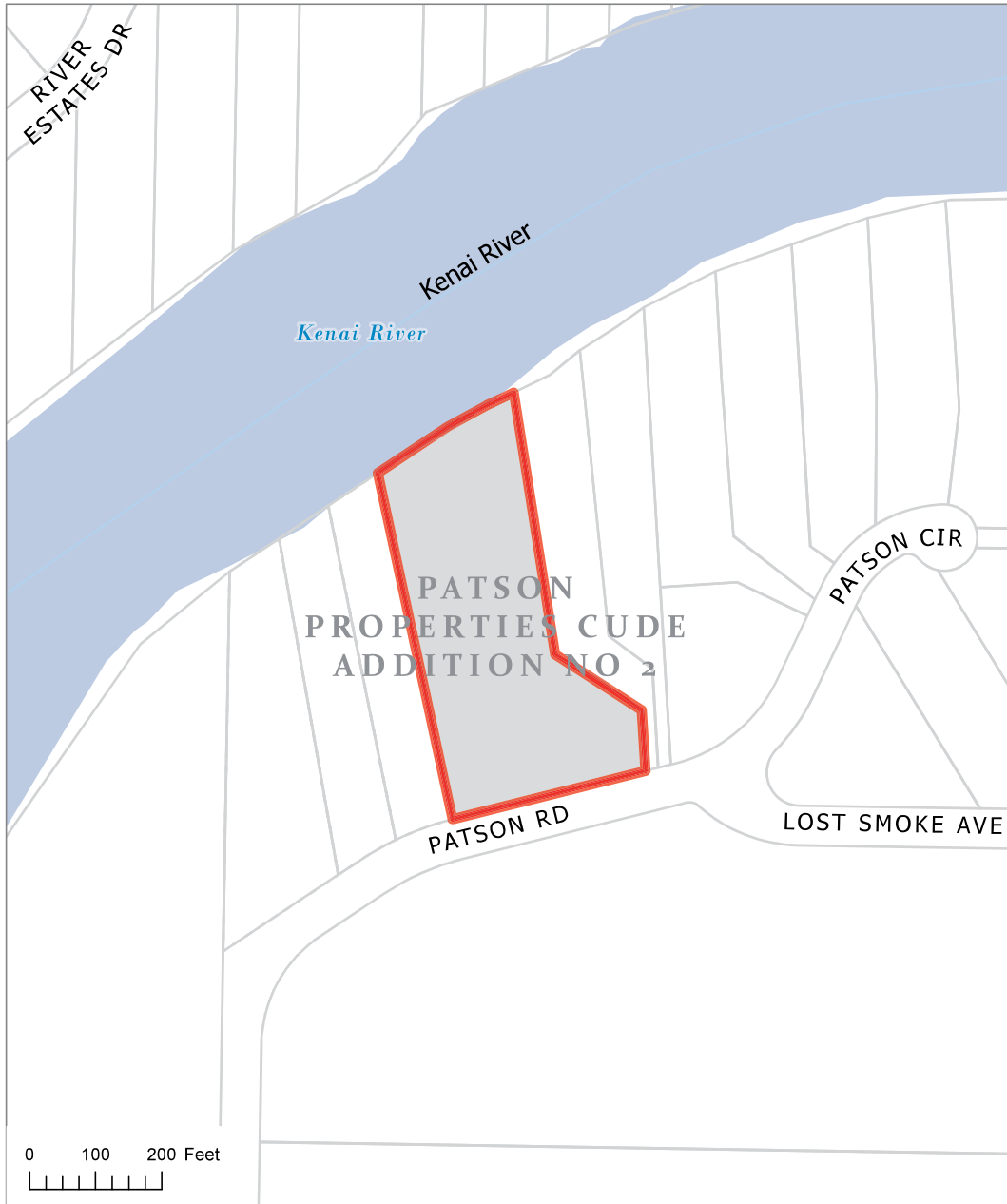
KPB File No. 2026-XXX
 Project No. 262020

AUTHORIZED OFFICIAL _____
 Scale: 1" = 100' Date: MAY 2026 BOOK: 26-02 Drawn by: AHH

KPB 2026-058

E. NEW BUSINESS

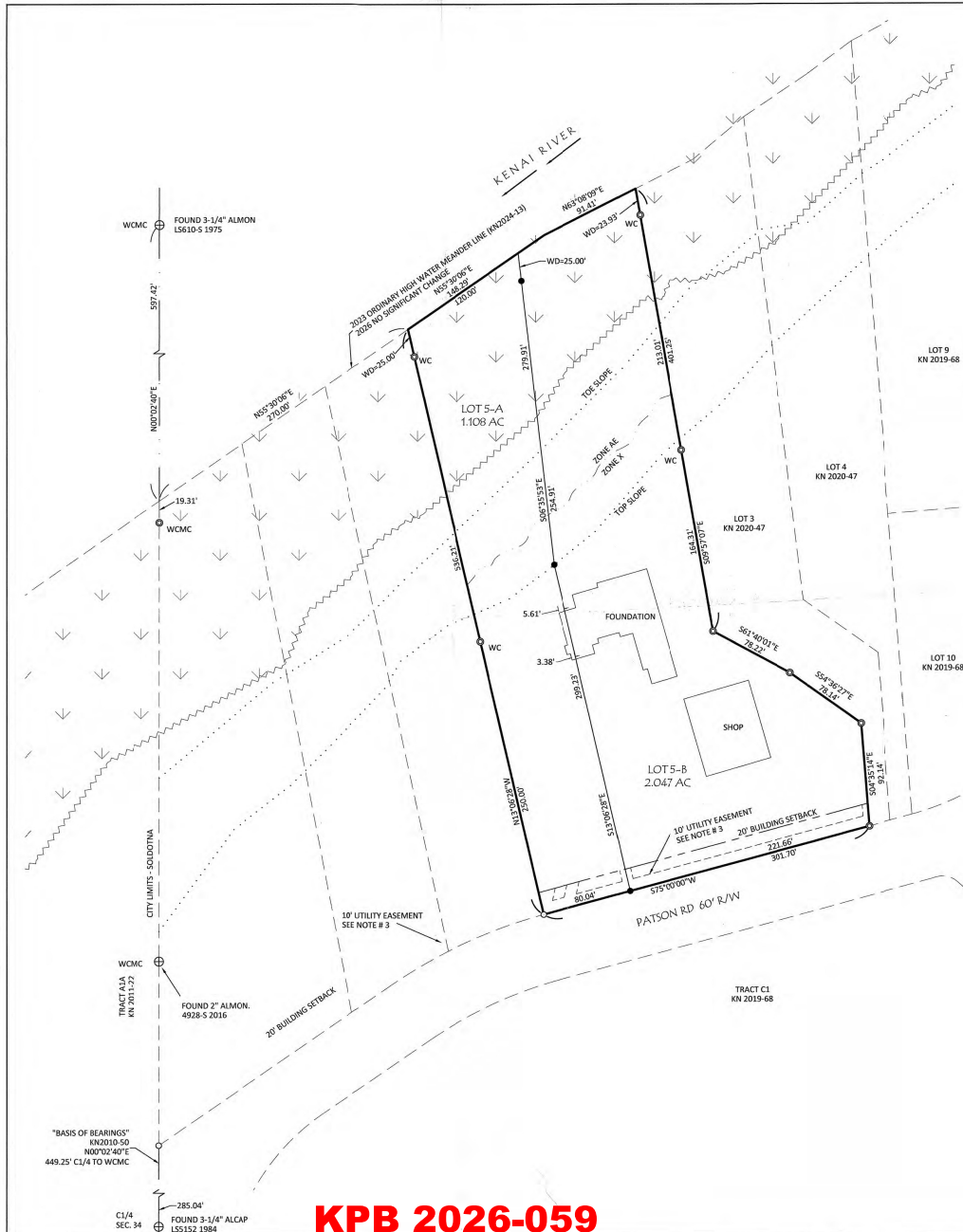
- 5. Patson Properties Cude Addition No. 2; KPB File 2026-059
McLane Consulting Group / SBC 2012 Family Trust
Location: Patson Road**



KPB File 2026-059
T05N R10W SEC34
Funny River

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.





KPB 2026-059

WASTEWATER DISPOSAL LOTS 5 - 8
 SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE 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.

CODY R. McLANE C.E. 11510 AK DATE

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND 1/2" REBAR w/ PLASTIC CAP 3128-S UNLESS NOTED
 - FOUND 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S
 - SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP LS-211269
 - ▭ AREA SUBJECT TO INUNDATION
- RECORD AND MEASURED AGREE UNLESS NOTED OTHERWISE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SBC 2012 FAMILY TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF THE SBC 2012 FAMILY TRUST, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

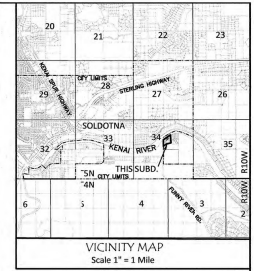
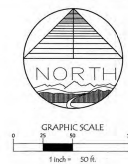
SEAN BRADLEY CUDE, TRUSTEE, THE SBC 2012 FAMILY TRUST
 42115 KALIFORNISKY BEACH ROAD, SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: SEAN BRADLEY CUDE
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF _____



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 SETBACK - 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 10 FEET OF THE 30 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES 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. THE NATURAL MEANDERS OF ORDINARY HIGH WATER FOR THE KENAI RIVER FORM THE TRUE BOUNDS OF LOTS 5A & 5B. THE 2020 MEANDER LINE SHOWN HEREON IS FOR SURVEY COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
6. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH 50-FOOT ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. SEE KPB CHAPTER 21.18, AS MAY BE AMENDED, FOR RESTRICTIONS THAT APPLY TO DEVELOPMENT IN THIS SUBDIVISION.
7. FLOOD HAZARD NOTICE:
 - 7.1. SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAN HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAN IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH TITLE 21.06 OF THE KENAI PENINSULA BOROUGH CODE.
 - 7.2. FLOOD ZONE: AE, X (SHOWN HEREON)
 - 7.3. MAP PANEL: 0322C-0209E
8. FLOODWAY NOTICE:
 - 8.1. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE FLOODWAY. PURSUANT TO KPB TITLE 21.06, ALL DEVELOPMENT (INCLUDING FILL) IN THE FLOODWAY IS PROHIBITED UNLESS CERTIFICATION BY AN ENGINEER IS PROVIDED DEMONSTRATING THAT ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASES IN FLOOD LEVELS DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
9. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
10. THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
 - 10.1. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 23, 2020 IN DOCUMENT NO. 2020-011597-0 KENAI RECORDING DISTRICT AND AMENDED JULY 26, 2024 RECORDED AS DOCUMENT NO. 2024-006431-0. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS FOR KPB 2016.120.B
11. EXCEPTION GRANTED TO LOT DIMENSIONS (KPB 20.30.190A) BY THE KPB PLAT COMMITTEE AT THE _____, 2026 MEETING.

Plat #	
Rec Date	
Date	20
Time	M



PLAT APPROVAL

THIS PLAN WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2026.

AUTHORIZED OFFICIAL _____

PATSON PROPERTIES CUDE ADDITION NO. 2
 A REPLAT OF LOT 5 PATSON PROPERTIES CUDE ADDITION (KN2024-13)
 THE SBC 2012 FAMILY TRUST, COWNER
 42115 KALIFORNISKY BEACH ROAD, SUITE B
 SOLDOTNA, AK 99669
 3.155 AC. M/L SITUATED IN FORMER GOV'T LOT 6 IN THE NE1/4 OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, ALASKA AND THE KENAI PENINSULA BOROUGH, IN THE KENAI RECORDING DISTRICT.

 ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 466 SOLDOTNA, AK 99669 PHONE: (907) 283-8414 FAX: (907) 283-3262 WWW.MLANC.COM	KPB File No. 2026-XXX
	PROJECT NO. 262023
SCALE 1" = 50'	DATE: MAY 2026
	BOOK NO.: XXXXX
	DRAWN BY: AHH

AGENDA ITEM E. NEW BUSINESS

**ITEM #5 - PRELIMINARY PLAT
PATSON PROPERTIES CUDE ADDITION NO 2**

KPB File No.	2026-059
Plat Committee Meeting:	June 22, 2026
Applicant / Owner:	The SBS 2012 Family Trust
Surveyor:	Andrew Hamilton/ McLane Consulting Inc
General Location:	Patson Dr off Funny River Rd /

Parent Parcel No.:	135-243-35
Legal Description:	T 5N R 10W SEC 34 SEWARD MERIDIAN KN 2024013 PATSON PROPERTIES CUDE ADDN LOT 5
Assessing Use:	Accessory Building
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.190(A)

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 3.155-acre lot into two new lots of size 1.108 acres and 2.047 acres.

Location and Legal Access (existing and proposed):

The plat is located on Patson Rd a 60-foot dedication privately maintained. Patson Rd is located off of Funny River Rd near mile post 2.5.

The plat is not proposing to dedicate any right-of-way nor is it vacating any right-of-way.

There are no section line easements affecting the property either.

Block length is not compliant neither is cul-de-sac length. Due to the Kenai River to the north **Staff recommends** the Plat Committee concur an exception to block length and cul-de-sac length is not required as this plat is unable to supply relief.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: The foundation encroaches the new property line.
SOA DOT comments	No comment

Site Investigation:

The subdivision is located along the Kenai River and has steep slopes over 20 percent as indicated with the top of slope and toe of slope. **Staff recommends** the top and toe of slopes remain on the final plat.

There are improvements shown on the drawing of a shop and the start of a foundation for a house. The owner stopped work on the foundation when it was found that the new division crossed through the edge of the foundation. The owner has stated they plan to cut the foundation back from the new property line. **Staff recommends** prior to final approval of the plat that an as-built survey of the foundation be submitted to staff verifying the location of the foundation and clearance from the new property line.

Per the River Center review the plat is located in both a FEMA designated Flood Hazard Area and Flood Zone. Notes from KPB 20.30.280 (D) and (E) should be included on the drawing. They should include the FEMA FIRM Panel and the Flood Zones should be included in 20.30.280(D). **Staff recommends** the FRIM Panels be corrected to the current as listed by the River Center Administrator as noted below.

The plat is also in a Habitat Protection District and the drawing should include the plat note from KPB 20.30.290.

<p>KPB River Center review</p>	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: This property has regulatory and non-regulatory zones present. The Floodway needs to be depicted and labeled. The AE zone requires depictions and labeling. Code required plat notes must be present for both floodplain and floodway.</p> <p>Flood Zone: AE, X (shaded), X (unshaded), Floodway Map Panel: 02122C-0910F In Floodway: True Floodway Panel: *same as FIRM Panel</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: IS totally or partially within HPD Comments: Portions of this plat lie within the jurisdiction of KPB 21.18 and River Center must be consulted prior to any work.</p>
<p>State of Alaska Fish and Game</p>	

Staff Analysis

These parcels have been replatted several times. Originally the land was surveyed as Government Lot 6 in Section 34, Township 5 North, Range 10 West. SM, Alaska. The first subdivision was Patson Properties Part 1 KN2007-24, creating Tract A and B and dedicated Patson Road. Patson Road was partially vacated and realigned by Patson Properties #2, KN 2010-50. Patson Properties McBride Addition KN 2020-47 replats the lots into 4 new lots and a tract. Patson Properties Cude Addition KN2024-13 replated two lots and the tract into four new lots including Lot 5. This platting action is replating Lot 5 into two new lots.

A soils report will not be needed as the report for Patson Properties Cude Addition KN 2024-13 covered this same area. The engineer who completed the soils report for the parent plat was consulted on the report and he noted that they had done the adjacent testing for plats that overlapped into this one also. The same results were achieved for a conventional onsite wastewater treatment system. Staff recommends the Wastewater Disposal note be revised to match the note in KPB 20.40.020(B)(1)

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

Funny River Advisory Planning Commission minutes were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

Utility Easements

All the easements of record are shown on the drawing. The easements shown have all been carried forward from previous plats.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner’s land and maximum benefit for both the provider and the public.

Utility provider review:

HEA	No comment
ENSTAR	
ACS	No objections
GCI	

KPB department / agency review:

Addressing	<p>Reviewer: Pace, Rhealyn Affected Addresses: 34639 Patson Rd</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: Patson Rd</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: 34639 Patson Rd will remain with lot 5B</p>
Code Compliance	
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: Windsor, Heather 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

10' Utility Easement and Boulding Setback notes hanging to the west for no reason, please remove
Add dimensions to the section line to the west to complete line and connect front and back corners of Lot 8.
Change the date in plat note 11 to June 22, 2026
In the Plat Approval, change the date to June 22, 2026

PLAT NOTES

- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

- A. Within the Title Block
1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
 2. Legal description, location, date, and total area in acres of the proposed subdivision;
 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.
- Staff recommendation:**
Modify the KPB File no to 2026-059
In the name, move 'owner' to the first line as the Title.
Verify the mailing address, Suite B is not given on the mailing of the Assessors page.
- 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 Lost Smoke Ave & ROW width to the southeast
- 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:
Vicinity map is showing larger area than being platted, please refine area.
Label Patson Rd
- 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:
Lots to the west need labeling
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;
Staff recommendation:
Encroachment shown. Owner plans to cut foundation back. Will need asbuilt prior to final approval.

KPB 20.30 – Subdivision Design Requirements

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

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

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

EXCEPTIONS REQUESTED:

A. KPB 20.30.190(A) Lots - Dimensions

Surveyor's Discussion:

Proposed Lot 5-A exceeds the 3:1 length to width ratio

Surveyor's Findings:

1. Lot 5-A is encumbered by the following:
 - a. Steep slopes exceeding 20%
 - b. Flood hazard zone AE/X per FEMA Firm panel 02122C-0290F
 - c. Anadromous Habitat Protection District KPB 21.18
2. An exception was granted to adjacent property and previous replat. Lot 5A follows similar acreage/layout as these adjacent lots.
 - a. Patson Properties 2019 Replat KN2019-68 at the meeting of 11/12/2019
 - b. Patson Properties McBride Addition KN2020-47 at the meeting of 08/10/2020
 - c. Patson Properties Cude Addition KN2024-13 at the meeting of 10/3/2023
3. The upland portion of this lot retains full residential functionality, including adequate width for driveways, structures, wastewater systems and utility placement.
4. Proposed lot has sufficient space suitable for a well and wastewater disposal system per the engineering department at McLane Consulting and will be reflected as such in a sealed soils report.
5. Granting this exception does not harm adjacent properties and is consistent with the platting/development patterns in this neighborhood.
6. This configuration will require the owner to alter the existing foundation and granting this exception will minimize how much the owner will have to cut from the existing foundation. Said foundation is shown hereon.

Staff Discussion:

20.30.190. - Lots—Dimensions.

A. The minimum depth shall be no less than 100 feet, and the average depth shall be no greater than three times the average width.

Staff Findings:

7. The proposed lot fronts the Kenai River.
8. Intent of this Code was to reduce the number of long thin lots on plats.
9. Using the usable area, the average depth to the top of the slope from the front line is greater than 3 times the average width at 282' deep by 240' wide (3x80').
10. Lot 5A is 20' wider than the largest flag lot width considered of 60'.
11. The Anadromous Waters Habitat Protection District per KPB 21.18 is the zoning ordinance effective for the area in which the proposed subdivision is located.

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 1-6, 9 & 11 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 1-6, 9 & 11 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 1-6, 9 & 11 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.

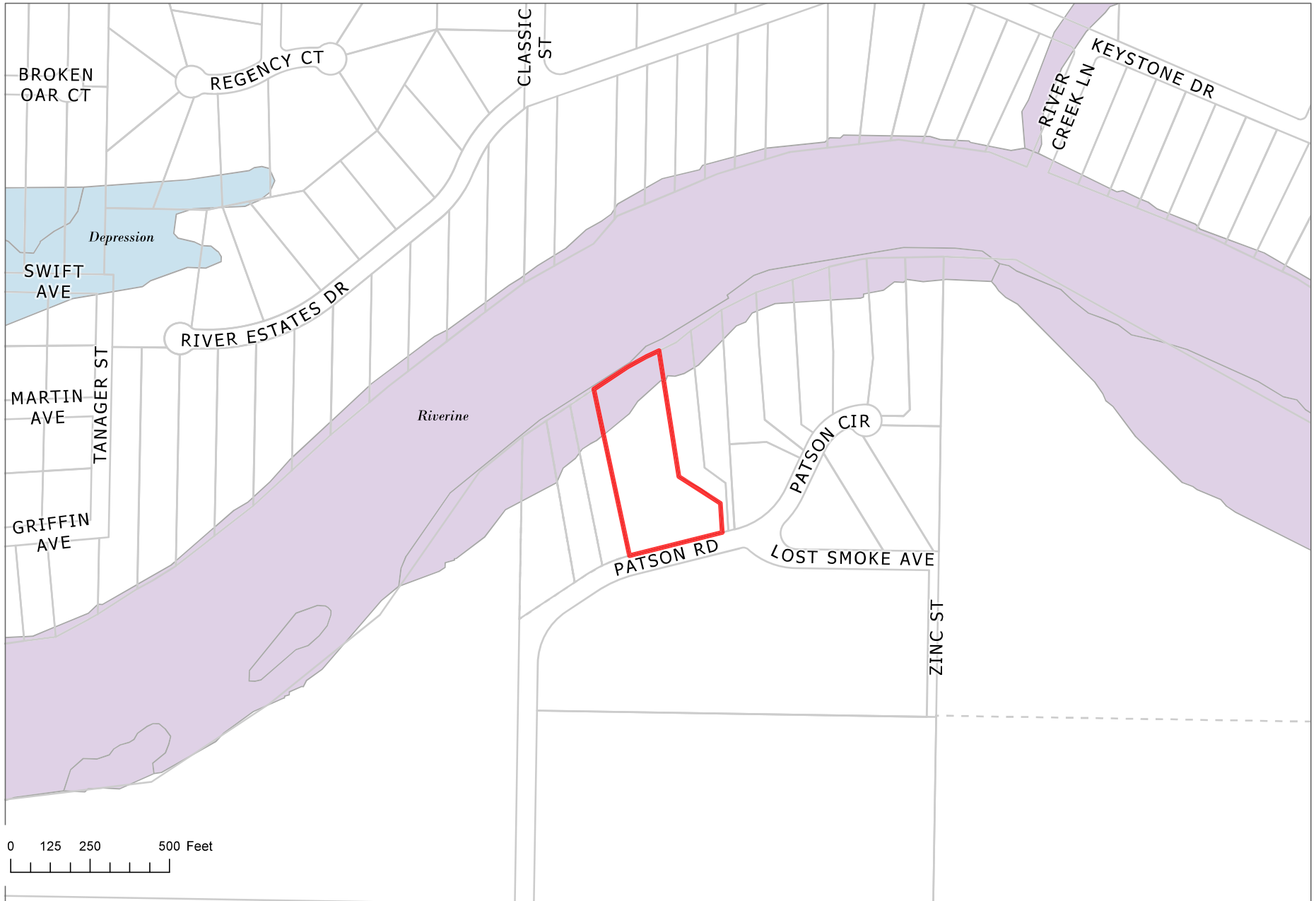
NOTE: 20.25.120. - REVIEW AND APPEAL.

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.

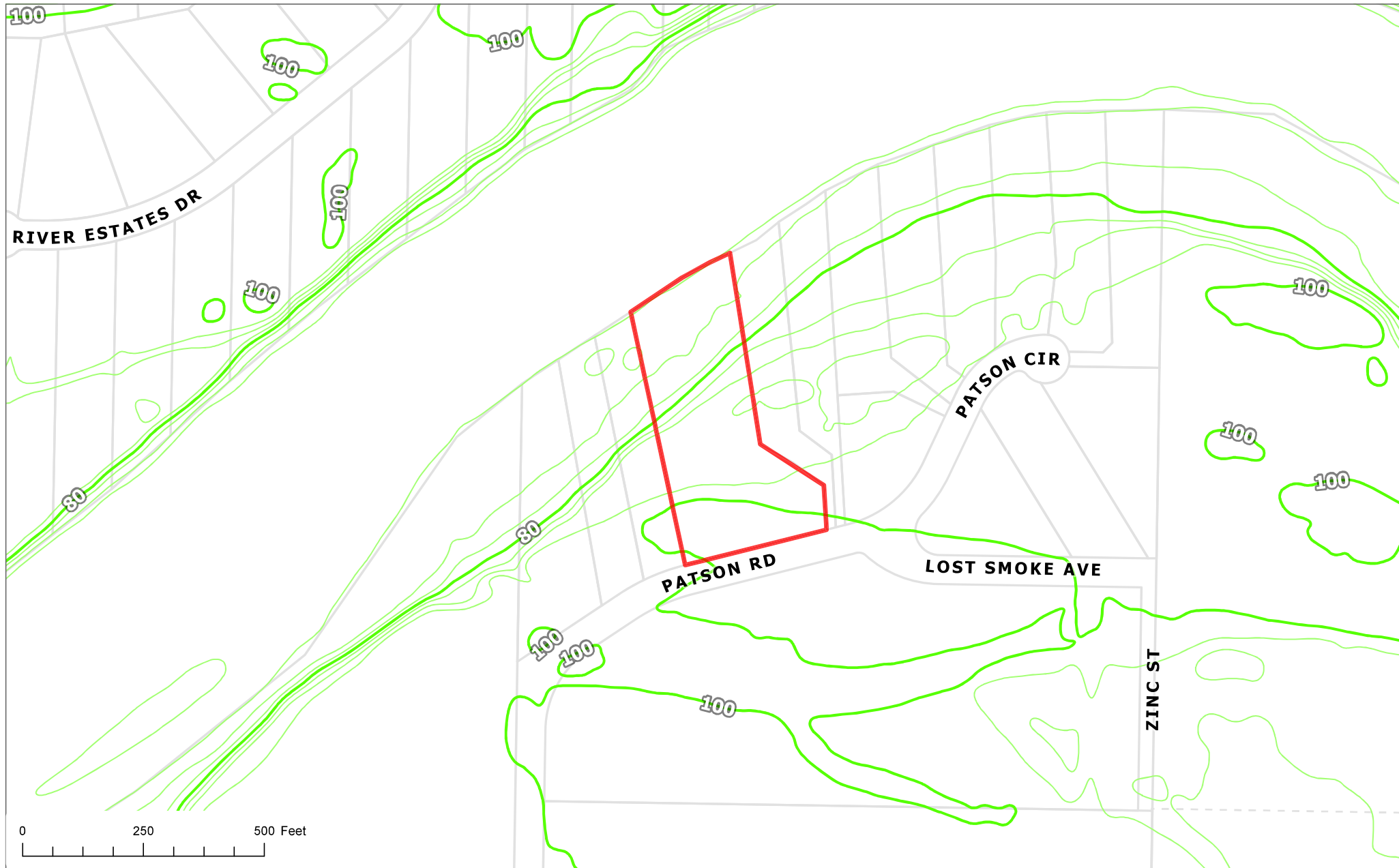
A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT

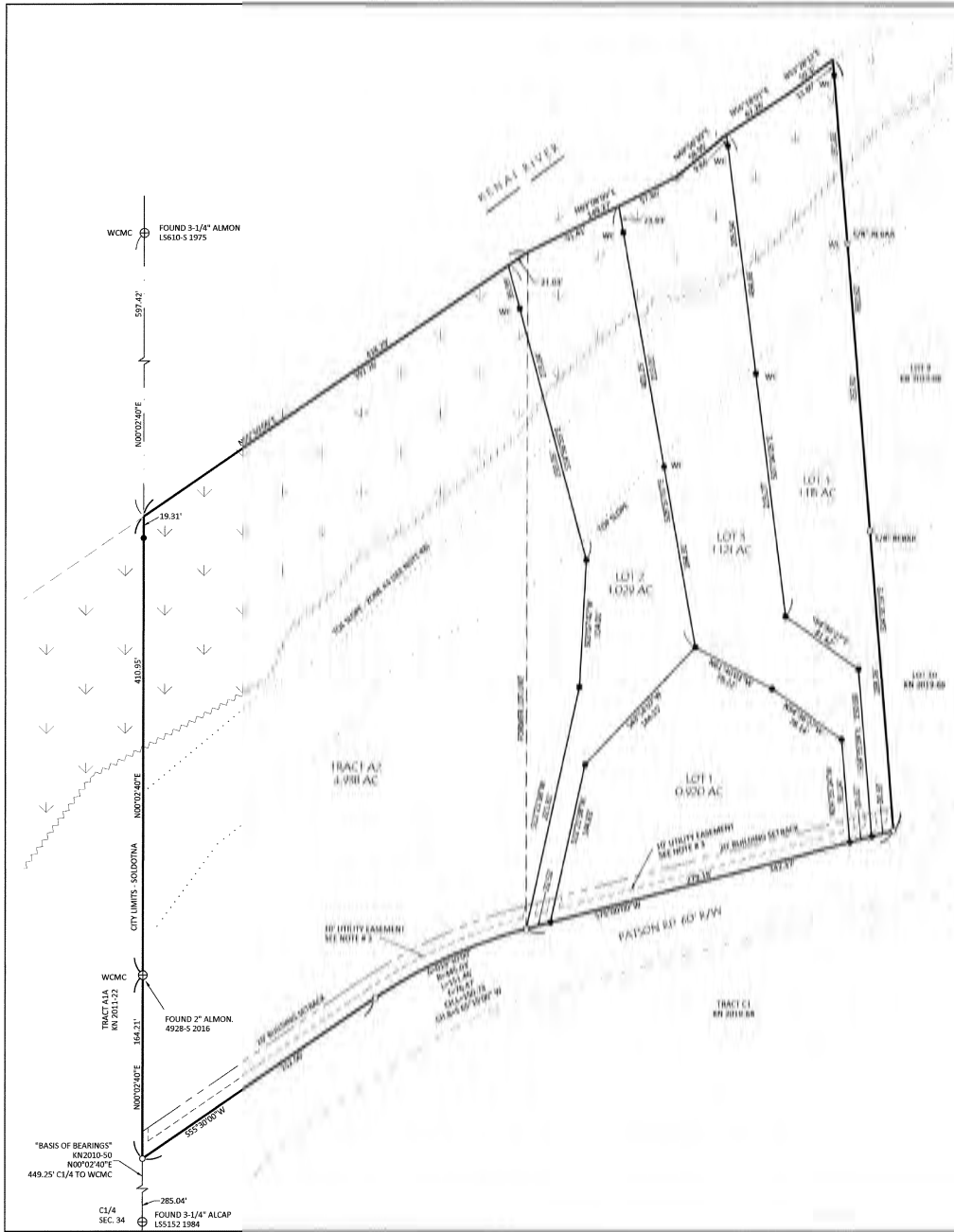




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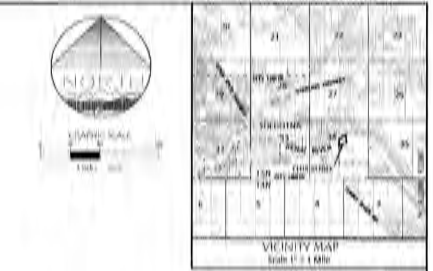


WASTEWATER DISPOSAL LOTS 1-4
 SOIL CONDITIONS, WATER TABLE LEVELS, AND TONNAGE LOADS IN THIS SUBDIVISION HAVE BEEN FIELD SURVEYED FOR CONVENTIONAL ON-SITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE ALASKA PERMITS PROGRAM. 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.

Stan A. Melani
 STAN A. MELANI, C.E. 7683 AS DATE

WASTEWATER DISPOSAL TRACTS A-C
 THIS TRACT IS AT LEAST 200.00 SQUARE FEET OR MINIMAL AS PER THE RULES 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.

- LEGEND**
- EXISTING PRIMARY MONUMENTS AS DEPICTED
 - FOUND 1/2" ALUMINUM W/ BATHS LAP FOUR UNLESS NOTED
 - SET 3/4" DIA. BARS W/ 1" STAINLESS STEEL CAP MARKS
 - ▨ AREA SUBJECT TO HOUSING



- NOTES**
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 27 AND 18 AAC 80.
 2. BUILDING SETBACK: A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS OF WAY UNLESS A LESSER SETBACK IS APPROVED BY REGULATION OF THE APPROPRIATE PLANNING COMMISSION.
 3. THE FRONT SETBACK OF THE 20 FOOT BUILDING SETBACK AND THE FRONT SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
 4. NO PERMITTED 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 NATURAL BOUNDARIES OF SURFACE FRESH WATER FOR THE KENA RIVER FORM THE LINE BOUNDS OF LOTS 1 & 2 AND FRONT 42' OF THE REAR BOUNDARY OF LOTS 3 & 4. SURVEY COMPUTATIONS ONLY. THE TRUE CORNER BEING ON THE EXTENSION OF THE SIDE LINES AND THE INTERSECTION WITH THE NATURAL BOUNDARY.
 6. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BUREAU OF EARTH AND ATMOSPHERIC WATERS HAZARD PROTECTION DISTRICT. SEE RSC CHAPTER 27.36, AS MAY BE AMENDED, FOR REGULATIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION.
 7. SOME OR ALL THE PROPERTY SHOWN ON THIS PLAN HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAN IS RECORDED WITH THE DISTRICT RECORDS OFFICE. THE FLOOD HAZARD AREA IS SHOWN AS SHOWN IN FEMA PANEL 8001-2-0001. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BUREAU OF EARTH AND ATMOSPHERIC WATERS SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENTS MUST COMPLY WITH TITLE 21, CHAPTER 6 OF THE KENAI PENINSULA BUREAU OF EARTH AND ATMOSPHERIC WATERS.
 8. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE FLOODWAY. THE FLOODWAY AS SHOWN IS LIMITED BY FLOODWAY FOR FEMA PANEL 8001-2-0001 PURSUANT TO RSC CHAPTER 27.02. ALL DEVELOPMENT (INCLUDING TELL) IN THE FLOODWAY IS PROHIBITED UNLESS CERTIFICATION BY A PROFESSIONAL ENGINEER OR ARCHITECT IS PROVIDED DEMONSTRATING THAT ENGINEERING DESIGN WILL BEAT IN ANY REGIONS FLOOD LEVELS DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
 9. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL RELEVANT LOCAL STATE AND FEDERAL PERMITS, INCLUDING A 5-DAY AGENCY COMMENT ON THE WETLAND DETERMINATION IF APPLICABLE.
 10. EASEMENTS GRANTED TO LOT LINES BOUND FROM TO BE SHOWN BY THE PLANNING COMMISSION AT THE AUGUST 10, 2020 MEETING.
 11. NO STRUCTURES ARE PERMITTED WITHIN THE EASEMENT PORTION OF LOTS 1, 2, 3 & 4.

CERTIFICATE OF OWNERSHIP AND DESIGNATION
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT BARBARES LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF BARBARES LLC, I HEREBY ACKNOWLEDGE THIS PLAN OF SUBDIVISION AND BY MY PRESENT SIGNATURE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE THEREON.

Rob R. Melani
 ROB R. MELANI, BARBARES LLC OWNER
 PO BOX 187
 BRISTOL TOWN, WV 26025

NOTARY'S ACKNOWLEDGMENT
 FOR DATE & NUMBER ACKNOWLEDGED BEFORE ME THIS

DAY OF 2020
 MY COMMISSION EXPIRES 1/14/21

NOTARY PUBLIC FOR THE STATE OF WV

2020-177
 Plat #
 16004
 10/15/20
 11:51 AM

PLAT APPROVAL
 THIS PLAN WAS APPROVED BY THE KENAI PENINSULA BUREAU OF EARTH AND ATMOSPHERIC WATERS AT THE MEETING OF AUGUST 10, 2020.

Stan A. Melani
 AUTHORIZED BY FEMA

PATSON PROPERTIES ALBANY ADDITION (A RE-DESIGNATED LOT 1 AND 2 ADDED BY EXTENSION OF THE REAR BOUNDARY)	
BARBARES, LLC OWNER PO BOX 187 BRISTOL TOWN, WV 26025	2020-177 Plat # 16004 10/15/20 11:51 AM
3.13 AC. SITUATED IN FORMER GOVT LOT 6 IN THE NE 1/4 OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 10 WEST, Seward Meridian, ALASKA AND THE KENAI PENINSULA BUREAU OF EARTH AND ATMOSPHERIC WATERS RECORDING DISTRICT.	PROJECT ID: 2020-177
 BARBARES, STATION 27.02, 27.03, 27.04, 27.05, 27.06, 27.07, 27.08, 27.09, 27.10, 27.11, 27.12, 27.13, 27.14, 27.15, 27.16, 27.17, 27.18, 27.19, 27.20, 27.21, 27.22, 27.23, 27.24, 27.25, 27.26, 27.27, 27.28, 27.29, 27.30, 27.31, 27.32, 27.33, 27.34, 27.35, 27.36, 27.37, 27.38, 27.39, 27.40, 27.41, 27.42, 27.43, 27.44, 27.45, 27.46, 27.47, 27.48, 27.49, 27.50, 27.51, 27.52, 27.53, 27.54, 27.55, 27.56, 27.57, 27.58, 27.59, 27.60, 27.61, 27.62, 27.63, 27.64, 27.65, 27.66, 27.67, 27.68, 27.69, 27.70, 27.71, 27.72, 27.73, 27.74, 27.75, 27.76, 27.77, 27.78, 27.79, 27.80, 27.81, 27.82, 27.83, 27.84, 27.85, 27.86, 27.87, 27.88, 27.89, 27.90, 27.91, 27.92, 27.93, 27.94, 27.95, 27.96, 27.97, 27.98, 27.99, 28.00, 28.01, 28.02, 28.03, 28.04, 28.05, 28.06, 28.07, 28.08, 28.09, 28.10, 28.11, 28.12, 28.13, 28.14, 28.15, 28.16, 28.17, 28.18, 28.19, 28.20, 28.21, 28.22, 28.23, 28.24, 28.25, 28.26, 28.27, 28.28, 28.29, 28.30, 28.31, 28.32, 28.33, 28.34, 28.35, 28.36, 28.37, 28.38, 28.39, 28.40, 28.41, 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PATSON PROPERTIES #2

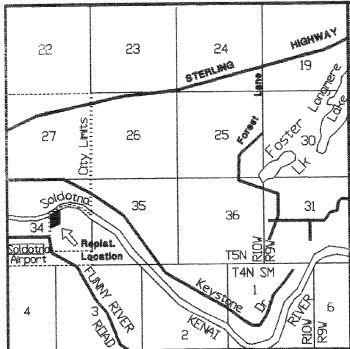
A Replat of Tracts A & B Patson Properties Part 1, KRD 2007-24, including a vacation and rededication of Patson Drive. Located in Gov. Lot 6 in NE1/4 Section 34, T5N R10W, S1M, Alaska. Kenai Recording District: Kenai Peninsula Borough File 2010-125

Prepared for
Elmer & Ellen Patson
1334 Sunrise Drive
Anchorage, AK 99508

Prepared by
Johnson Surveying
Box 27
Clan Gulch, Ak 99568



SCALE 1" = 200' **AREA = 37.430 acres**
28 July, 2010

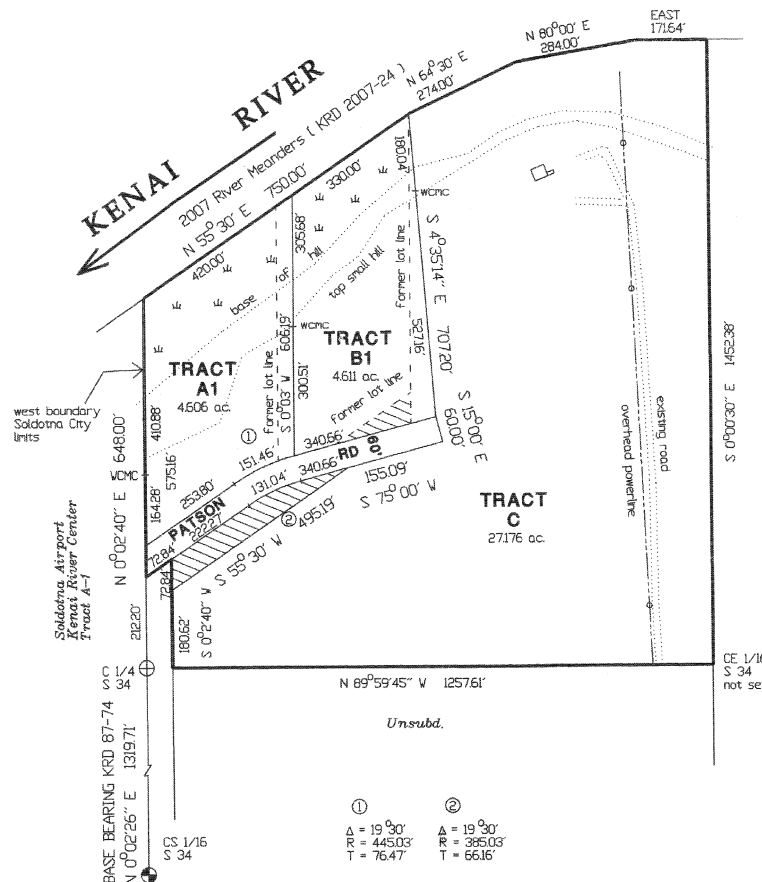


VICINITY 1" = 1 mile MAP

2010-50
RECORDED-FILED
Kenai REC. DIST.
DATE 10/14/2010
TIME 9:13 AM
Requested by:
Johnson Surveying
Box 27
Clan Gulch, Ak 99568

LEGEND

- ⊕ - 2 1/2" brass cap, 4725-S, 1987, found
- ⊕ - 3 1/2" alcap monument, LS-5152, 1984, found
- ⊕ - 1/2" x 4" rebar with 1" plastic cap, set
- ⊕ - indicates swamp
- () - indicates record information, plat KRD 84-43
- ▨ - indicates RDW being vacated by this plat, approved by KPBB Planning Commission at the meeting of 13 September, 2010.



WASTEWATER DISPOSAL

These Tracts are at least 200,000 sq ft or nominal 5 acres in size and conditions may not be suitable for conventional onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 23 August, 2010.

KENAI PENINSULA BOROUGH

BY: Mary Beth October 13, 2010
Authorized Official Date

NOTES

1. A building setback of 20' from all street RDW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement.
2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. 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.
4. Base of bluff shown is limit of Flood hazards (FIRM 1981).
5. Lots within this subdivision may be located within a designated Flood hazards area; if such is the case development must comply with Title 21, Chapter 06 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction. (FIRM Floodplain panel 020012-2045-C, Zones A4 & C, effective date 12/06/99).
6. This property is affected by a Floodway, FIRM Floodplain panel 020012-0012. Parcels within this subdivision are within the floodway, therefore in accordance with KPBB Chapter 21.06, all development (including fill) in the floodway is prohibited unless certification by a registered professional engineer or architect is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of a base flood discharge.
7. Portions of this subdivision are within the Kenai Peninsula Borough 50-Foot Anadromous Stream Habitat Protection Area. See Chapter 21.18 Borough Code of Ordinances for restrictions that affect development of this subdivision.

OWNERSHIP CERTIFICATE & 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 replat, and by our free consent dedicate all RDW's to public use and grant all easements to the use shown.

Elmer A. Patson by Arlene Bishop POA
Elmer A. Patson 1334 Sunrise Drive Anchorage, AK 99508-3021
Trustee, Elmer A. Patson & Ellen L. Patson Revocable Trusts
By: Arlene Bishop, Attorney-in-Fact

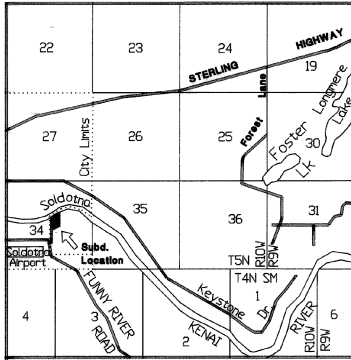
Ellen L. Patson by Arlene Bishop POA
Ellen L. Patson 1334 Sunrise Drive Anchorage, AK 99508-3021
Trustee, Elmer A. Patson & Ellen L. Patson Revocable Trusts
By: Arlene Bishop, Attorney-in-Fact

NOTARY'S ACKNOWLEDGEMENT

For Arlene Bishop
Subscribed and sworn to before me this 13
day of October, 2010.

Karen Fuller
Notary Public for Alaska
My commission expires 9-25-2012





VICINITY 1" = 1 mile MAP

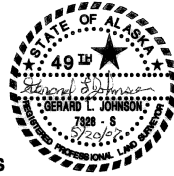
2007-24
RECORDED-FILED
 Kenai REC. DIST.
 DATE 5-24 2007
 TIME 10:27 A M
 Requested by:
 Johnson Surveying
 Box 27
 Clam Gulch, Ak 99568

PATSON PROPERTIES PART 1

Located in Gov. Lot 6 in NE1/4 & NW1/4 SE1/4 Section 34, T5N R10W, S1 Alaska.
 Kenai Recording District Kenai Peninsula Borough File 2007-045

Prepared for
 Elmer & Ellen Patson
 1334 Sunrise Drive
 Anchorage, AK 99508

Prepared by
 Johnson Surveying
 Box 27
 Clam Gulch, Ak 99568



SCALE 1" = 100' **AREA = 11.366 acres**
23 January, 2007

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 26 February, 2007.

KENAI PENINSULA BOROUGH

BY: Mary J. Best May 23, 2007
 Authorized Official Date

NOTES

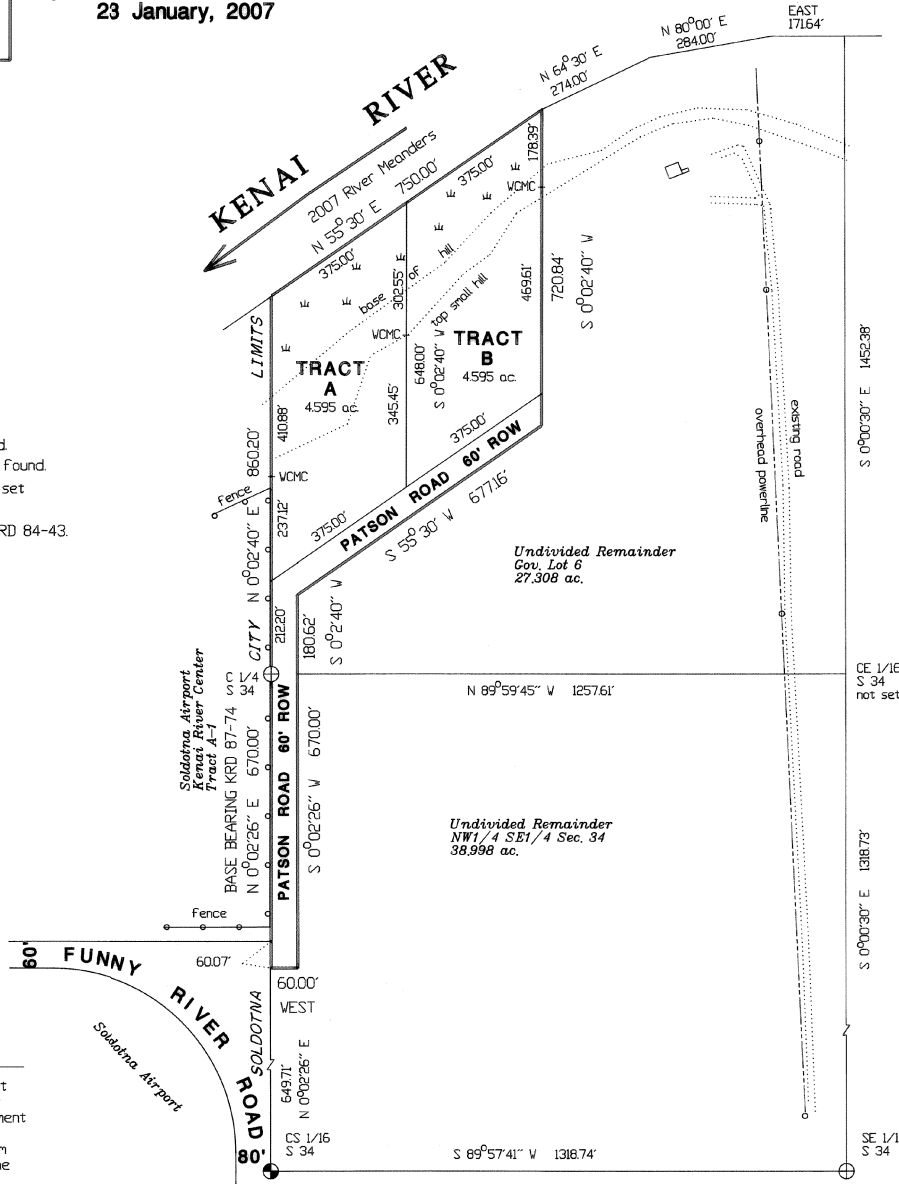
1. A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. 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.
4. No access to State maintained ROW's permitted unless approved by the State of Alaska Dept. of Transportation.
5. Funny River Road ROW is according to plat KR D 87-74.
6. Base of bluff shown is limit of Flood hazards (FIRM 1981).
7. Lots within this subdivision may be located within a designated Flood hazards area; if such is the case development must comply with Title 21, Chapter 06 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction. (FIRM floodplain panel 020012-2045-C, Zones A4 & C.).
8. This property is affected by a Floodway, FIRM floodplain panel 010012-0012A. Parcels within this subdivision are within the Floodway, therefore in accordance with KPB Chapter 21.06, all development (including fill) in the Floodway is prohibited unless certification by a registered professional engineer or architect is provided demonstrating that encroachments shall not result in any increase in Flood levels during the occurrence of a base flood discharge.
9. Portions of this subdivision are within the Kenai Peninsula Borough 50-foot Anadromous Stream Habitat Protection Area. See Chapter 21.18 Borough Code of Ordinances for restrictions that affect development of this subdivision.

LEGEND

- ⊙ - 2 1/2" brass cap, 4725-S, 1987, Found.
- ⊕ - 3 1/2" alcap monument, LS-5152, 1984, Found.
- ⊥ - 1/2"x 4' rebar with 1" plastic cap, set
- sw - indicates swamp
- () - indicates record information, plat KR D 84-43.

WASTEWATER DISPOSAL

These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal.
 Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.



OWNERSHIP CERTIFICATE & 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 ROW's to public use and grant all easements to the use shown.

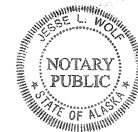
Elmer A. Patson
 Elmer A. Patson 1334 Sunrise Drive Anchorage, AK 99508-3021
 Trustee, Elmer A. Patson & Ellen L. Patson Revocable Trusts

Ellen L. Patson
 Ellen L. Patson 1334 Sunrise Drive Anchorage, AK 99508-3021
 Trustee, Elmer A. Patson & Ellen L. Patson Revocable Trusts

NOTARY'S ACKNOWLEDGEMENT

For: Elmer A. & Ellen L. Patson
 Subscribed and sworn to before me this 17th
 day of May, 2007.

[Signature]
 Notary Public for Alaska
 My commission expires August 17, 2008





KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 6/2/2026 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one lot into two lots.

KPB File No. 2026-059

Petitioner(s) / Land Owner(s): SBC 2012 Family Trust of Soldotna, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, June 22, 2026**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

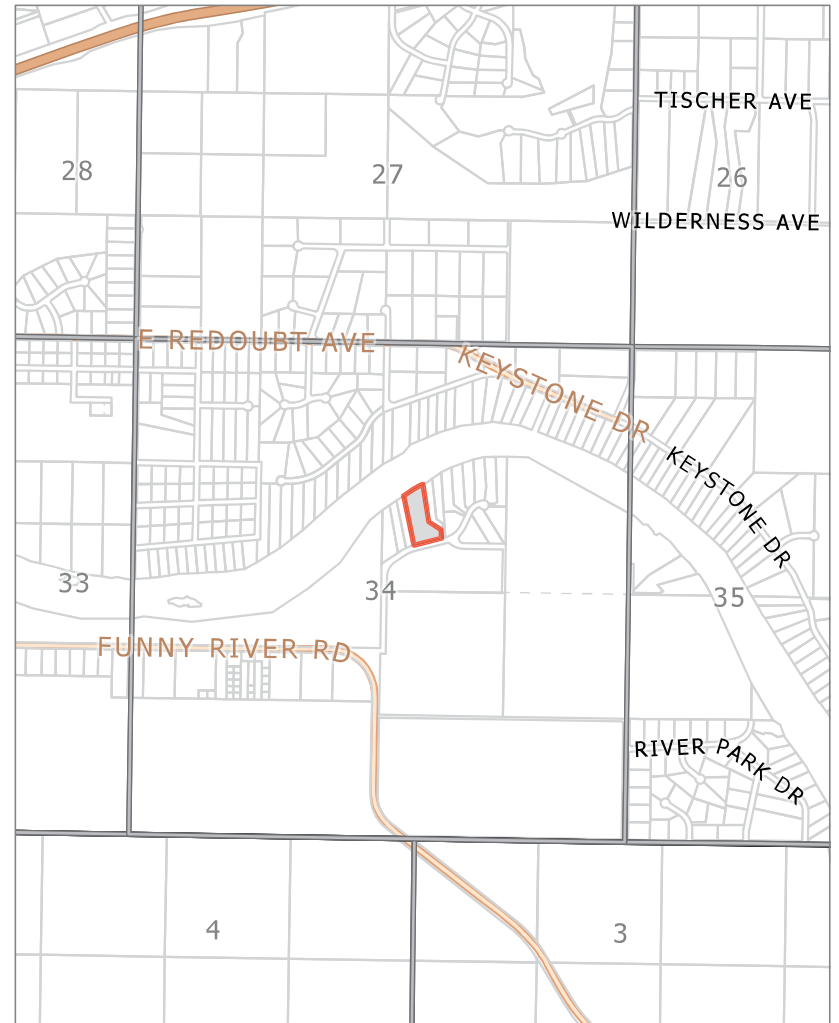
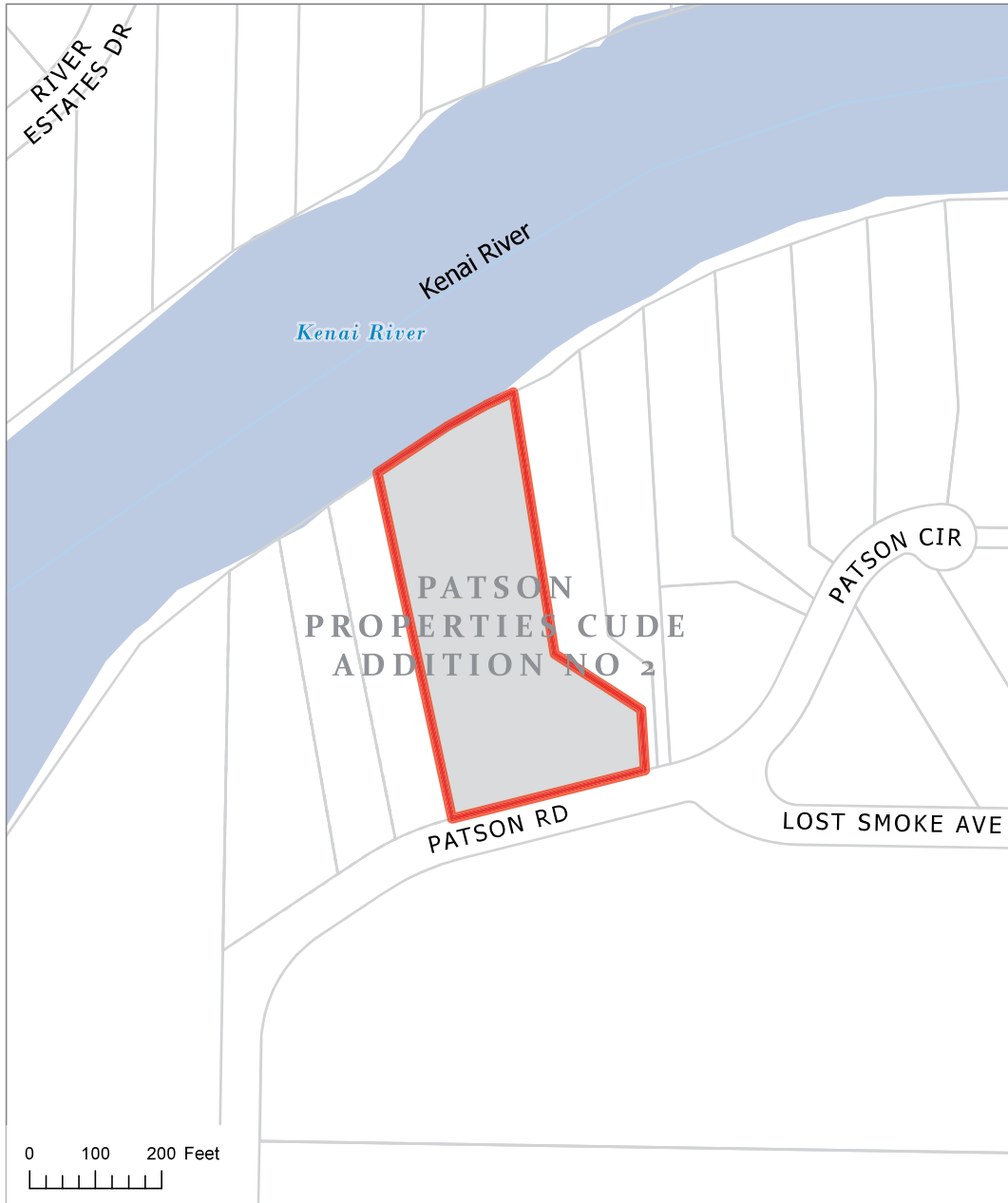
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, June 19, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

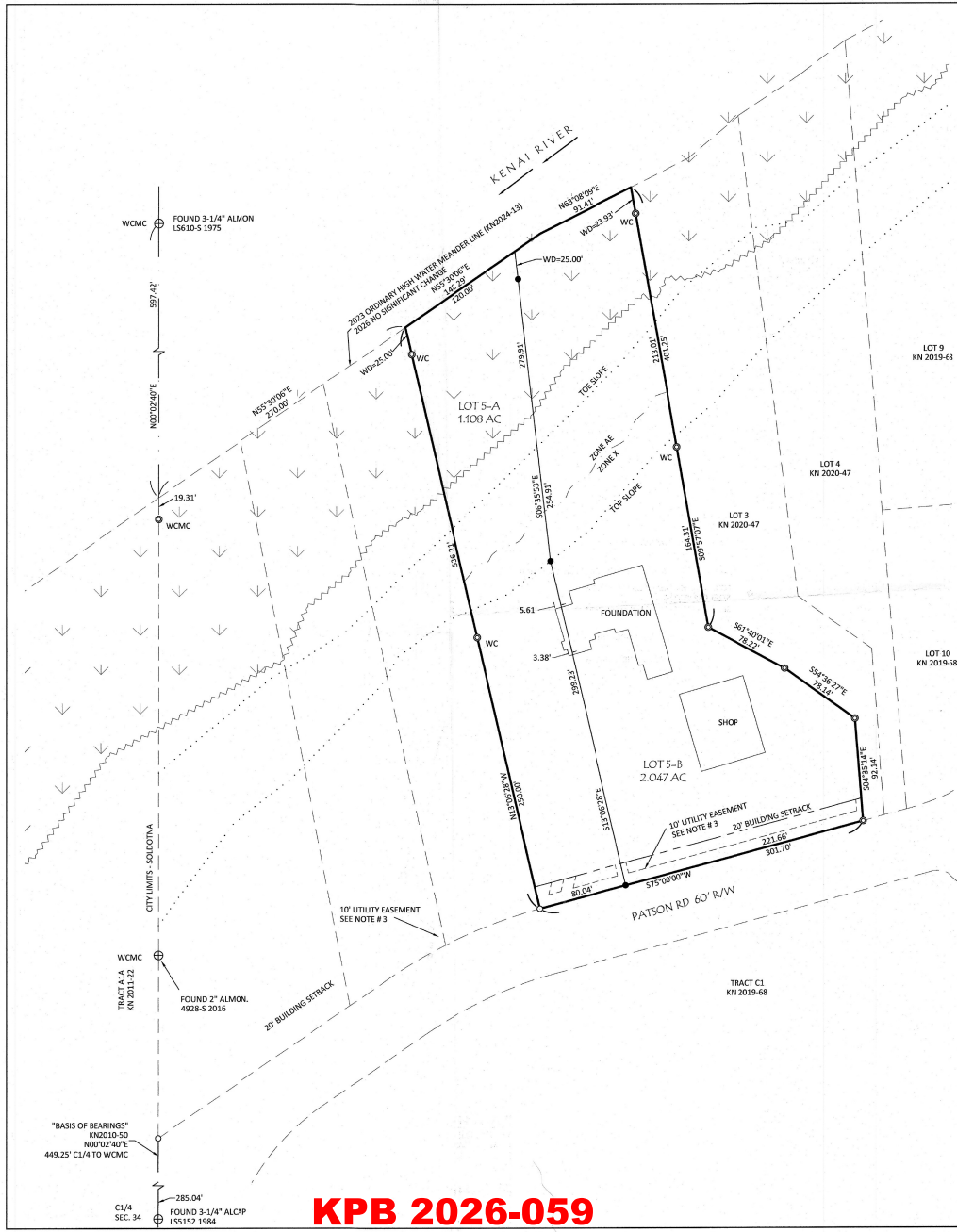
For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 6/2/2026



KPB File 2026-059
T05N R10W SEC34
Funny River

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.



WASTEWATER DISPOSAL: LOTS 5 - 8
 SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE 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.

CODY R. MELANE C.E. 11510 AK DATE _____

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND 1/2" REBAR w/ PLASTIC CAP 328-S UNLESS NOTED
 - FOUND 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S
 - SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP 15-211269
 - ▭ AREA SUBJECT TO INUNDATION
- RECORD AND MEASURED AGREE UNLESS NOTED OTHERWISE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SBC 2012 FAMILY TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBE HEREON AND ON BEHALF OF THE SBC 2012 FAMILY TRUST, I HEREBY ADAPT 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.

SEAN BRADLEY CUDE, TRUSTEE, THE SBC 2012 FAMILY TRUST
 42115 KALIFORNIA BEACH ROAD, SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: SEAN BRADLEY CUDE
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024

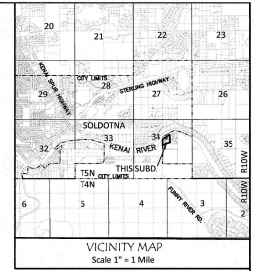
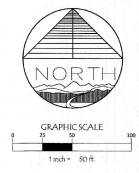
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2026.

AUTHORIZED OFFICIAL _____



NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF .8 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 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES 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. THE NATURAL MEANDERS OF ORDINARY HIGH WATER FOR THE KENAI RIVER FORM THE TRUE BOUNDS OF LOTS 5A & 5B. THE 2020 MEANDER LINE SHOWN HEREON IS FOR SURVEY COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
6. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH 50-FOOT ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. SEE KPB CHAPTER 23.18, AS MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION.
7. FLOOD HAZARD NOTICE:
 - 7.1. SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAN HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH TITLE 21.06 OF THE KENAI PENINSULA BOROUGH CODE.
 - 7.2. FLOOD ZONE: AE, X (SHOWN HEREON)
 - 7.3. MAP PANEL: 0222C-0209E
8. FLOODWAY NOTICE:
 - 8.1. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE FLOODWAY. PURSUANT TO KPB TITLE 21.06, ALL DEVELOPMENT (INCLUDING FILL) IN THE FLOODWAY IS PROHIBITED UNLESS CERTIFICATION BY AN ENGINEER IS PROVIDED DEMONSTRATING THAT ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASES IN FLOOD LEVELS DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
9. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
10. THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
 - 10.1. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 23, 2020 IN DOCUMENT No. 2020-01197-0 KENAI RECORDING DISTRICT AND AMENDED JULY 26, 2024 RECORDED AS DOCUMENT NO. 2024-00561-0. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KPB 20.60.170-B.
11. EXCEPTION GRANTED TO LOT DIMENSIONS (KPB 20.30.190(A)) BY THE KPB PLAT COMMITTEE AT THE _____, 2026 MEETING.

Plat # _____

Rec. File _____

Date _____

Time _____



PATSON PROPERTIES CUDE ADDITION NO. 2
 A REPLAT OF LOT 5 PATSON PROPERTIES CUDE ADDITION (KN2024-13)

THE SBC 2012 FAMILY TRUST, OWNER
 42115 KALIFORNIA BEACH ROAD, SUITE B
 SOLDOTNA AK 99669
 3.155 AC. MFL SITUATED IN FORMER GOV'T LOT 6 IN THE NE1/4 OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 10 WEST, STWARD MERIDIAN, ALASKA AND THE KENAI PENINSULA BOROUGH, IN THE KENAI RECORDING DISTRICT.

	ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 466 SOLDOTNA, AK 99669 PHONE: (907) 268-4218 FAX: (907) 268-5281 WWW.MLANC.COM	KPB File No. 2026-XXX
	PROJECT NO. 262023	
SCALE 1" = 30'	DATE 15 MAY 2026	BOOK NO. 1-XX-XX
		DRAWN BY: AHH1

KPB 2026-059