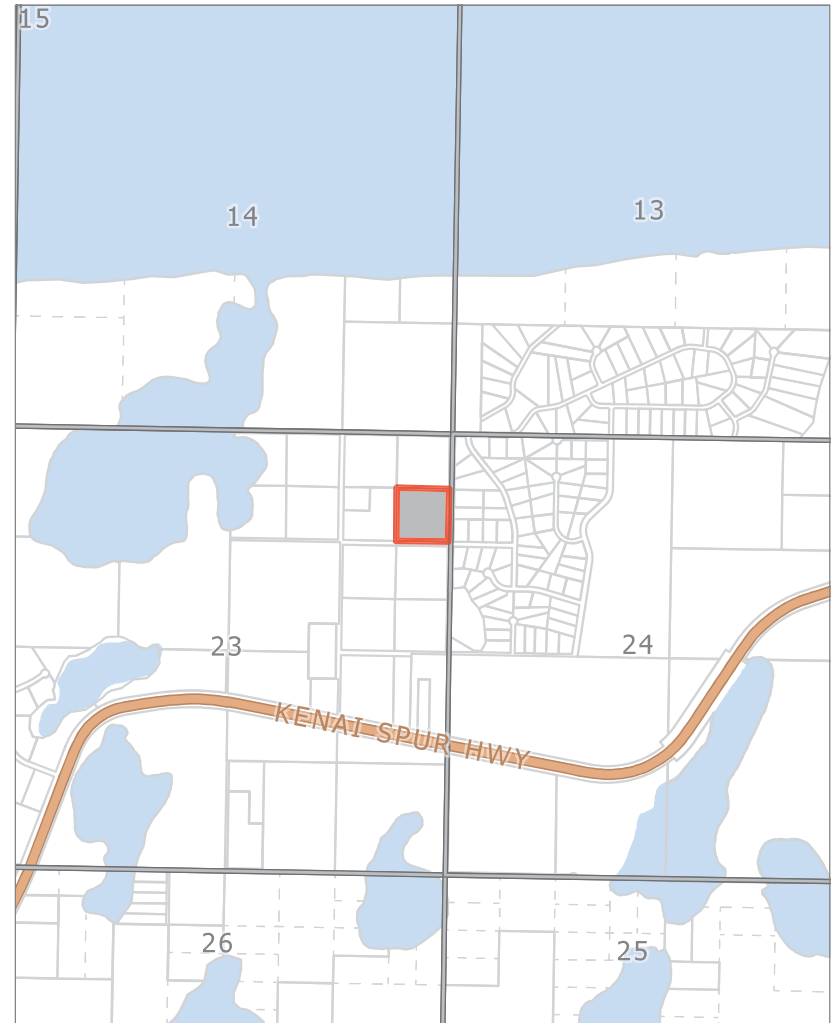
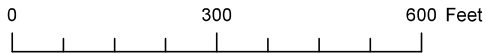


E. NEW BUSINESS

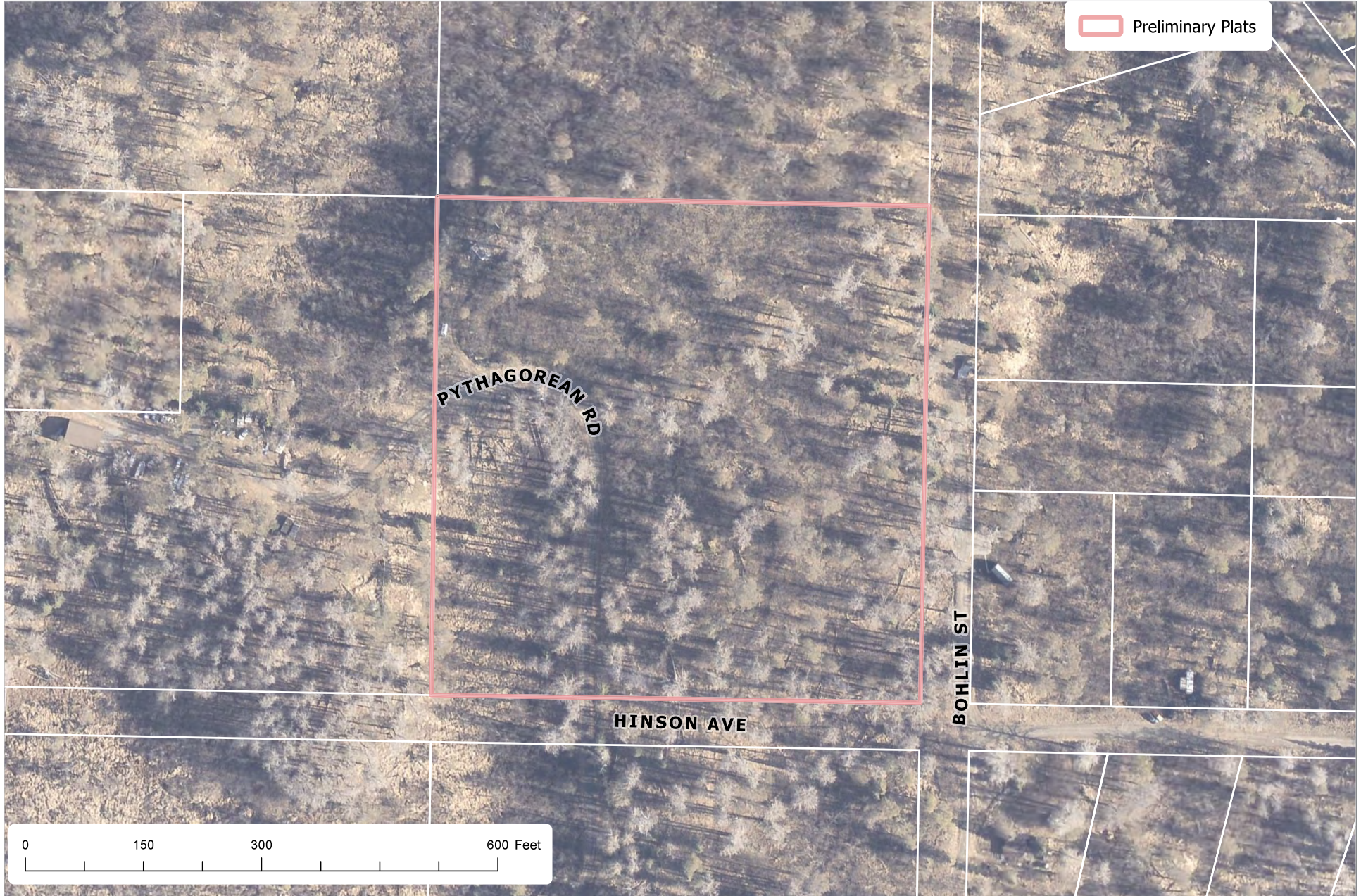
- 1. Nikiski North Subdivision Dyer Addition; KPB File 2024-034
Segesser Surveys / Dyer
Location: Hinson Avenue & Bohlin Street
Nikiski Area / Nikiski APC**



KPB File 2024-034
 T 08N R 11W SEC 23
 Nikiski



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



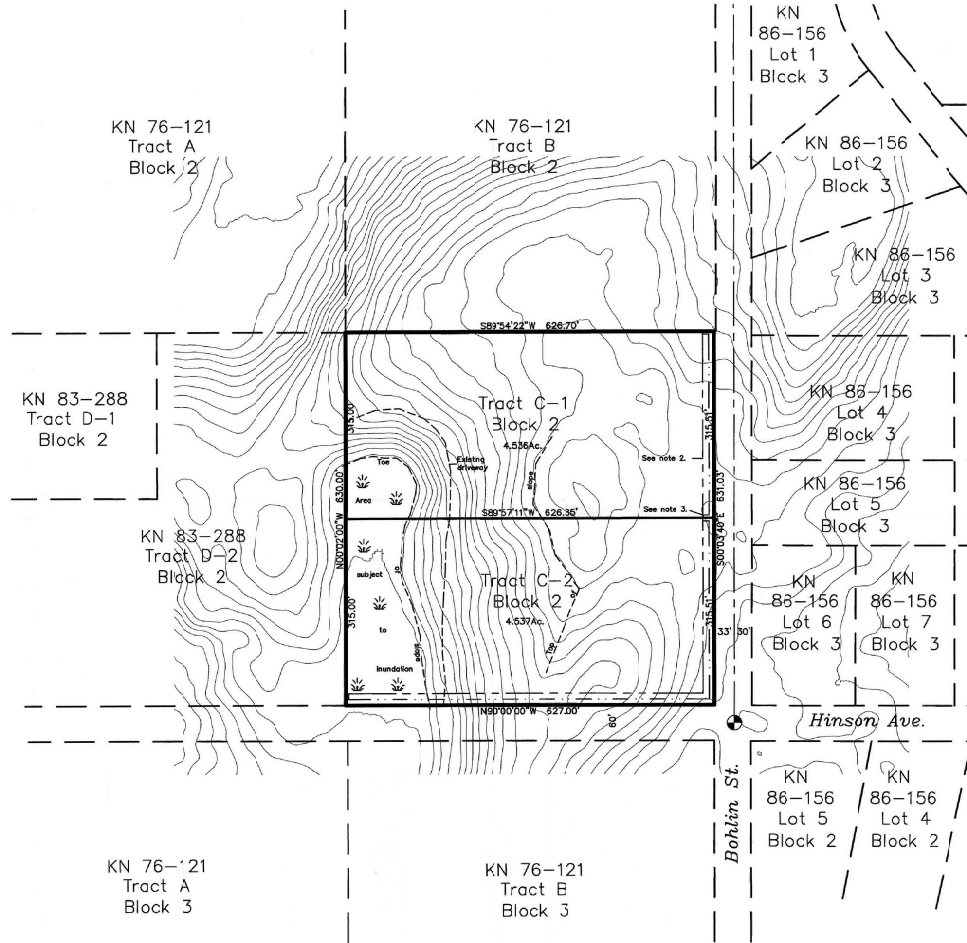
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LEGEND:

- ⊗ 3 1/4" BIM MONUMENT AS SHOWN FOUND
- ⊕ 2 1/2" ALUM. CAP MONUMENT FOUND
- ⊙ 5/8" REBAR w/ALUM. CAP FOUND
- 5/8" REBAR w/PLASTIC CAP FOUND
- 5/8" REBAR w/PLASTIC CAP LS8859 SET
- () RECORD DATUM PLAT 86-156 KR

NOTES:

- 1) Basis of bearing taken from Peninsula Park Estates, Plat 86-156 Kenai Recording District.
- 2) Building setback-A setback of 30 feet is required from all street Right-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) From 10 feet adjacent to right-of-ways and 20 feet within 5 feet of the 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.
- 4) **WASTEWATER DISPOSAL:** These lots are at least 200,000 square feet 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.

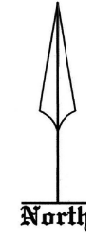
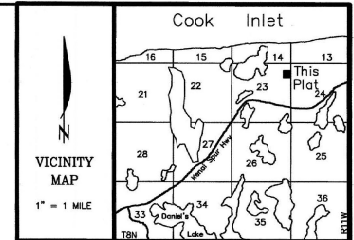


SURVEYOR'S CERTIFICATE

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

Date _____

KPB 2024-034



CERTIFICATE of OWNERSHIP and DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT 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.

RYAN W DYER
47465 SPRUCE HAVEN STREET
KENAI, ALASKA 99611

NOTARY'S ACKNOWLEDGEMENT

FOR _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

PLAT APPROVAL

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

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL _____

KPB FILE No. _____

Nikiski North Subdivision Dyer Addition <small>A resubdivision of Tract C Block 2 Nikiski North Subdivision, Plat 76-121, Kenai Recording District. Located within the SE1/4 NE1/4 NE1/4 Section 23, T8N, R11W, S.M., Kenai Peninsula Borough, Alaska.</small>	
Containing Surveyor Segesser Surveys 30465 Rosland St. Soldotna, AK 96869 (907) 262-3909	Owner Ryan W. Dyer 47465 Spruce Haven St. Kenai, AK 99611
JOB NO. 23125	DRAWN: 4-12-24
SURVEYED: March, 2024	SCALE: 1"=100'
FIELD BOOK:	SHEET: 1 of 1

**ITEM #1 - PLAT
NIKISKI NORTH SUBDIVISION DYER ADDITION**

KPB File No.	2024-034
Plat Committee Meeting:	November 18, 2024
Applicant / Owner:	Ryan Dyer of Kenai
Surveyor:	John Segesser / Segesser Surveys
General Location:	Bohlin St in Nikiski

Parent Parcel No.:	013-350-05
Legal Description:	Tract C Block 2 in Nikiski North Subdivision KN 76-121
Assessing Use:	Vacant
Zoning:	Unrestricted
Water / Wastewater	Onsite
Exception Request	20.40

STAFF REPORT

This is an exception request for the plat Nikiski North Subdivision Dyer Addition that was given preliminary approval by the Plat Committee at the meeting of May 28, 2024. The only consideration being looked at is the exception request.

EXCEPTIONS REQUESTED:

A. KPB 20.40 Wastewater Disposal Soils Report

Surveyor's Discussion:

Request an exception to KPB 20.40 Soils report for these lots.

Findings:

1. These lots are less than 2% under the required 200,000 square feet.

Staff Discussion:

20.40.010. - Wastewater disposal.

A. All lots within a proposed subdivision in the Kenai Peninsula Borough must meet the following applicable standards of this chapter for wastewater disposal.

Findings:

2. Lot C-1 is short by 2,760 sq ft and C-2 by 3849 sq ft.
3. The cost savings is substantial with the exception.
4. Further development of the lots will require soils reports.
5. Granting the exception will cause no harm to the neighbors or the public

Staff reviewed the exception request and recommends granting approval.

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

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial

evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

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

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1 & 2 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 3 & 4 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 5 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.

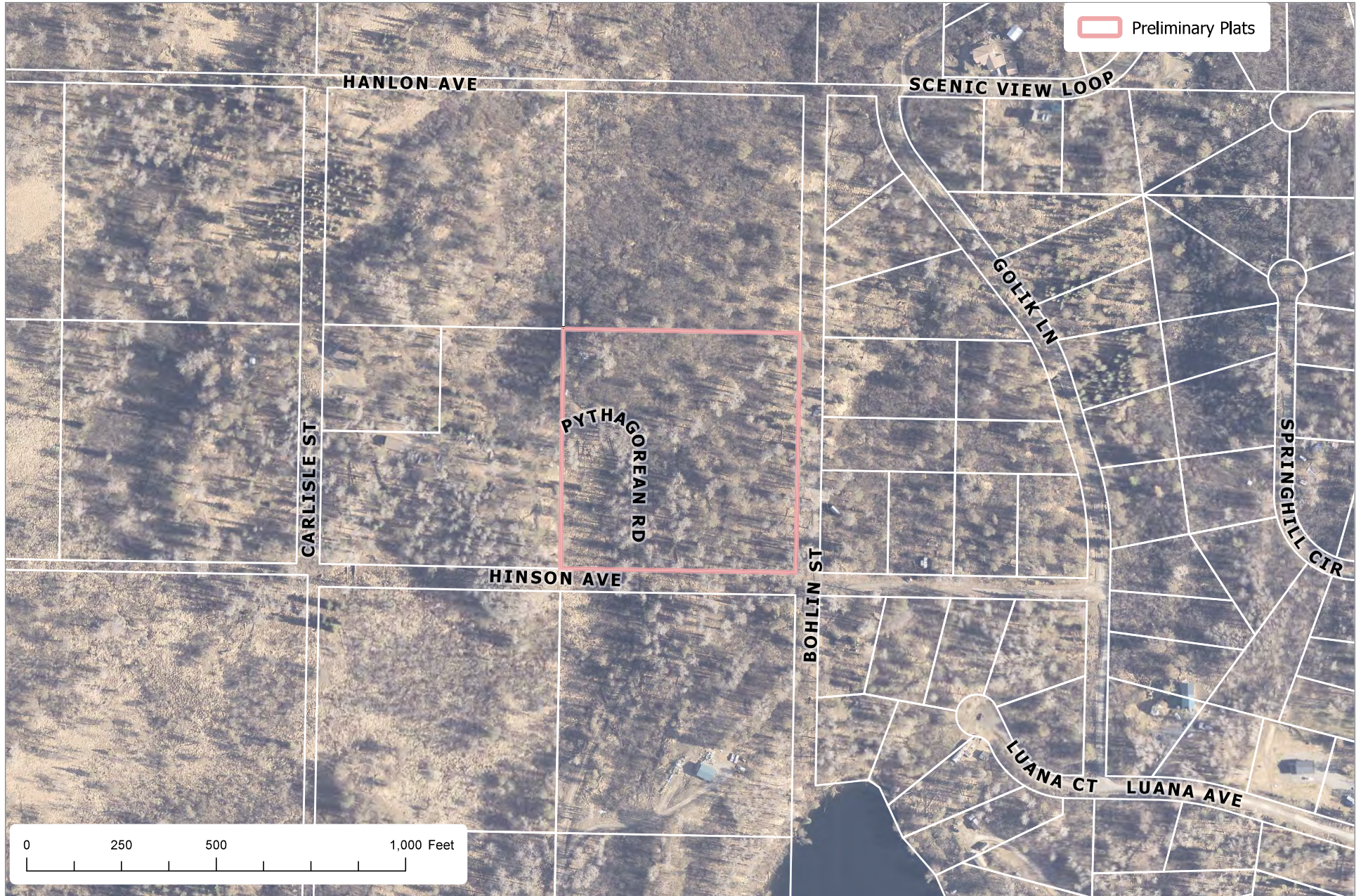
Staff recommends: the wastewater disposal note on the final plat shall match the note shown in 20.40.020(B)2.

“WASTEWATER DISPOSAL: Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.”

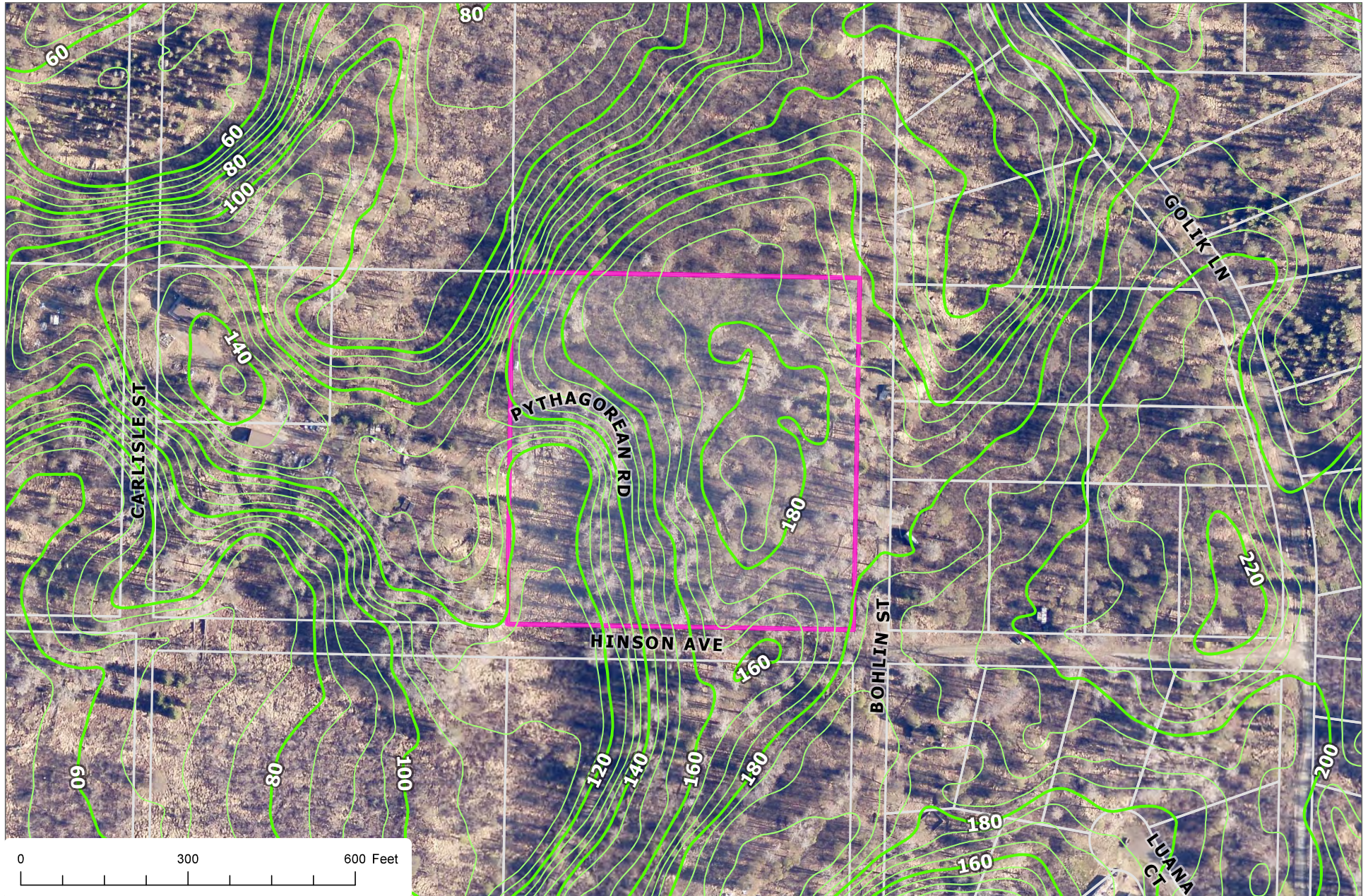
NOTE: 20.25.120. - REVIEW AND APPEAL.

A DECISION OF THE PLAT COMMITTEE 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



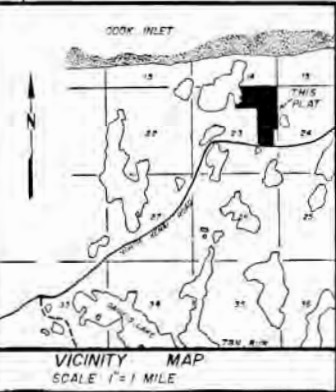
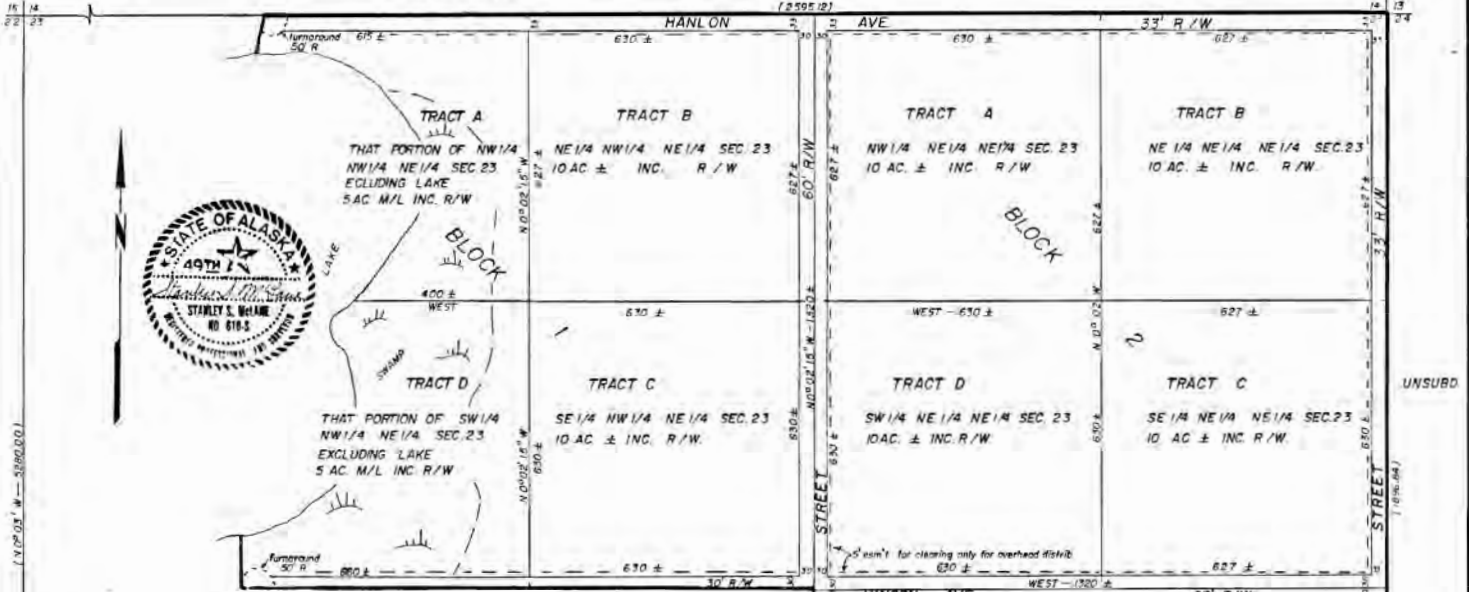
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(WEST-528000)

UNSUBD



NOTES:

This is a paper plat subdivision described by aliquot parts. All bearings and distances refer to the B.L.M. township plat of record and Dept. Highways R/W plans.

Data of record is shown in ()

No field survey was made this date and no monuments or stakes were set.

A minimum building setback of 20 feet exists along all public road right of ways.

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of said property, and request the approval of this plat showing such easements for public utilities, roadways, and or streets dedicated by us for public use.

Date July 23, 1976

Irving R. Carlisle
Irving R. Carlisle R1 3 Kenai, Alaska 99611 - owner
Carla R. Carlisle
Carla R. Carlisle - owner

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 23 day of July, 1976.

My commission expires Sept. 14 1976

Paul M. Benson
Notary Public for Alaska
Karl A. Bohlin
Karl A. Bohlin 3500 Northwood Anchorage, Alaska 99503 - owner
Kathleen D. Bohlin
Kathleen D. Bohlin - owner

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 23 day of July, 1976.

My commission expires _____

Paul M. Benson
Notary Public for Alaska

PLAT APPROVAL

Plat approved by the Commission this 21 day of June, 1976.

Donald E. Silman
Mayor

NIKISKI NORTH SUBDIVISION

owner
Irving R. and Carla R. Carlisle, Karl A. and Kathleen D. Bohlin
R1 3 3500 Northwood
Kenai Ak 99611 Anchorage, Ak 99503

DESCRIPTION
GOV'T LOT 1, E 1/2 NE1/4 NE1/4 SE1/4 SEC 23, T8N, R10W, S1M AK
NORTH OF NORTH KENAI ROAD EXCEPT 5082 FT. OF
E 450 FT. CONTAINING 126 ACRES M/L IN THE
KENAI PENINSULA BOROUGH.

Prepared by - McLane and Associates
Soldotna, Ak.

DATE
JUNE 8, 1976

SCALE
1" = 200'

76-121

FILED
Kenai REC. DIST.
DATE July 23 1976
TIME 2:50 P.M.
Prepared by _____