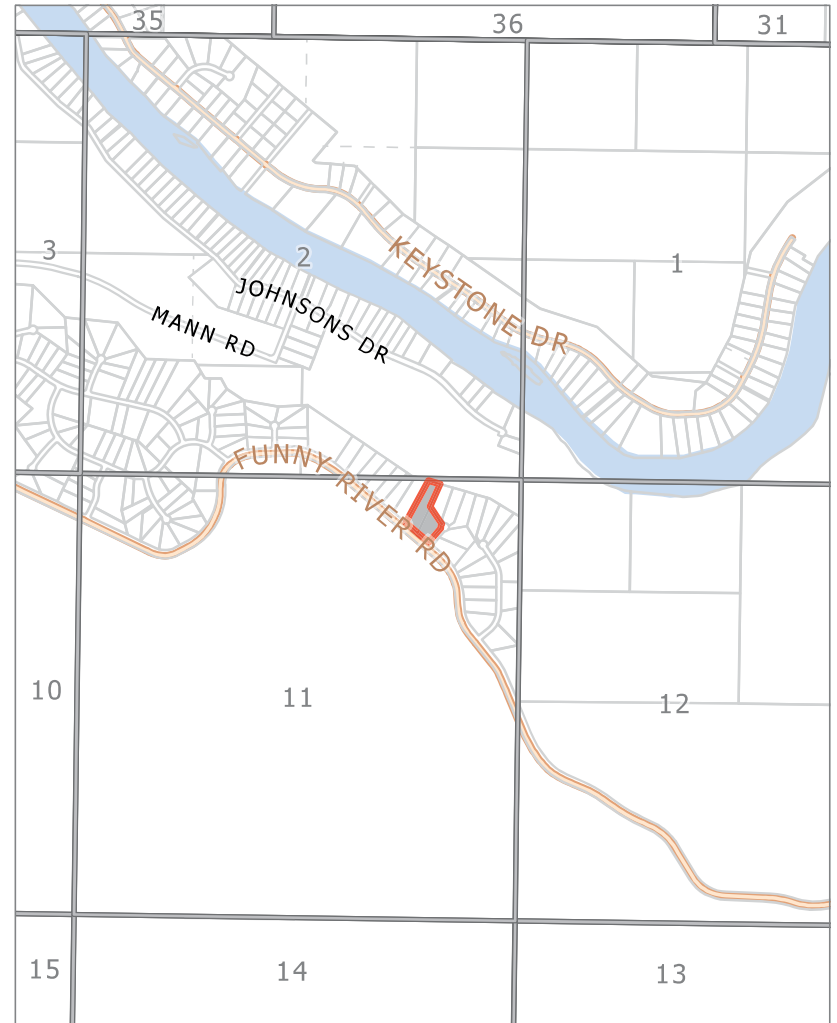
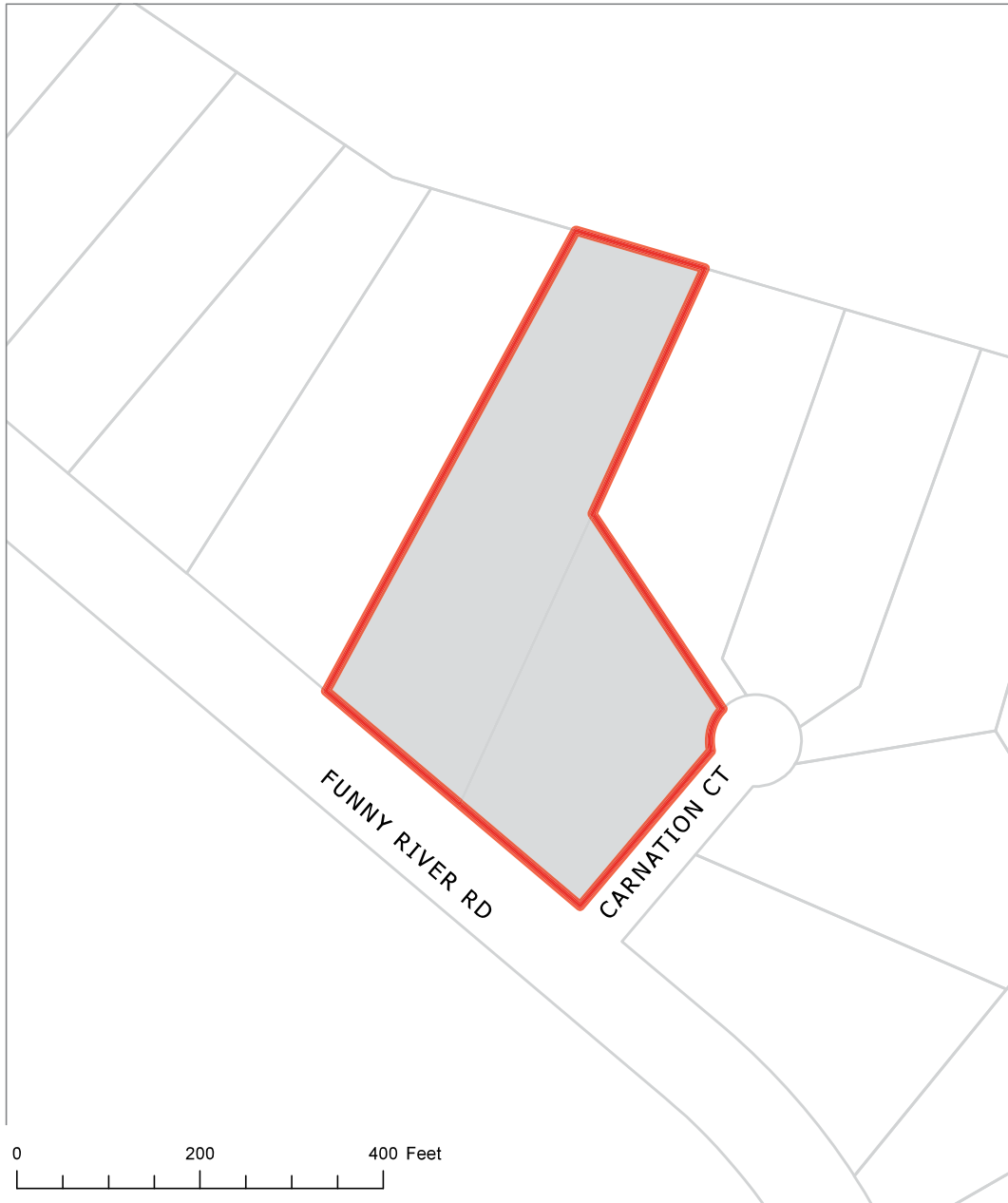


# **E. NEW BUSINESS**

- 2. Moose Range Meadows 2024 Replat; KPB File 2024-059  
Johnson Surveying / Bahr  
Location: Funny River Road & Carnation Court  
Funny River Area**



KPB File 2024-059  
T 04N R 10W SEC 11  
Funny River

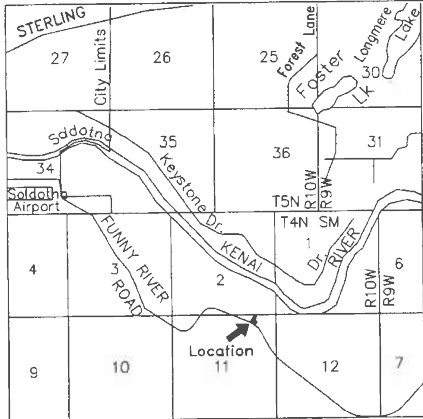
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





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VICINITY MAP 1" = 1.25 miles

# Moose Range Meadows, 2024 Replat Preliminary Plat

A replat of Lots 9 & 10 Moose Range Meadows 2014 Addition, Amended, KR D 2015-5.  
 Located in the NE1/4 Section 11, T4N R10W, SM, Alaska  
 Kenai Recording District Kenai Peninsula Borough

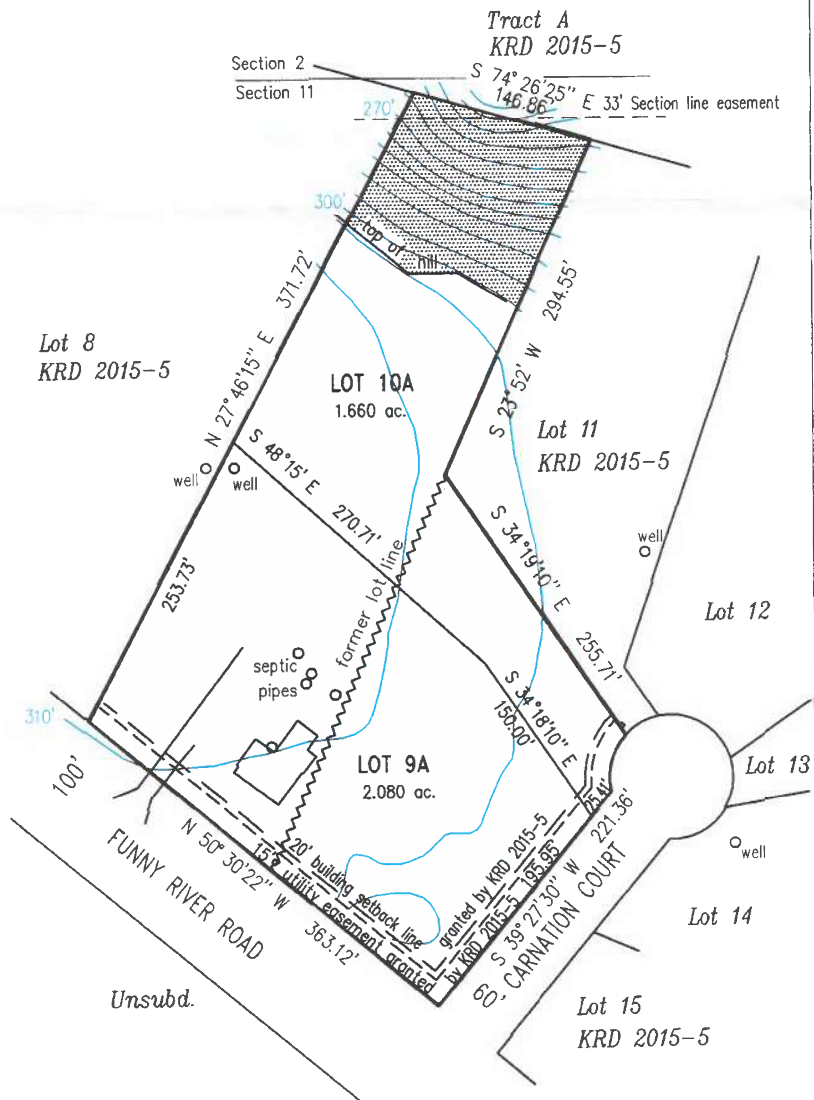
Prepared for  
 Joseph S & Elisabeth A Bahr  
 P.O. Box 3497  
 Soldotna, AK 99669

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

SCALE 1" = 100' AREA = 3.740 13 May, 2024

## NOTES

1. Granted by KR D 2015-5, 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. Also granted by KR D 2015-5 front 15' of building setback is also a utility easement.
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. No access to state maintained ROWs permitted unless approved by the State of Alaska Department of Transportation.
4. No structures permitted within the panhandle portion of the flag lot.
5. Contour interval 5'. Shaded area indicates grade of 25%. there are no wet areas on the property.



**KPB 2024-059**

AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT  
MOOSE RANGE MEADOWS 2024 REPLAT**

|                                |   |
|--------------------------------|---|
| <b>KPB File No.</b>            | 2024-059  |
| <b>Plat Committee Meeting:</b> | June 24, 2024   |
| <b>Applicant / Owner:</b>      | Joseph & Elizabeth Bahr of Soldotna Alaska                            |
| <b>Surveyor:</b>               | Jerry Johnson of Johnson Surveying                                    |
| <b>General Location:</b>       | Funny River Rd in the Kenai National Wildlife Refuge, Funny River APC |

|                           |   |
|---------------------------|---|
| <b>Parent Parcel No.:</b> | 135-012-53 & 135-012-54   |
| <b>Legal Description:</b> | Lots 9 & 10 Moose Range Meadows 2014 Addition, Amended KRD 2015-5 |
| <b>Assessing Use:</b>     | Vacant & Residential  |
| <b>Zoning:</b>            | Rural Unrestricted  |
| <b>Water / Wastewater</b> | Onsite  |
| <b>Exception Request</b>  | None  |

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will combine two lots of 2.301 and 1.439 acres together and reconfigure them into two lots of 1.660 and 2.080 acres.

**Location and Legal Access (existing and proposed):**

Legal access is along Funny River Rd, a 100-foot dedication. On the southeastern side of the plat is Carnation Ct, a 60-foot dedicated cul-de-sac. Funny River Rd is accessed from the Sterling Highway at milepost 96.

There will be no right-of-way vacation or dedication with this plat.

The plat is affected by a 33 foot section line easement in the northerly corner of proposed Lot 10A.

Block length is not compliant from Wik Cir to Carnation Ct.; however, no dedication in this plat could relieve the block length due to the steep hill on the north and close proximity to Carnation Ct. **Staff recommends:** The Plat Committee concur an exception is not needed due to the two listed conditions.

|                          |  |
|--------------------------|--|
| KPB Roads Dept. comments | Out of Jurisdiction: No<br><br>Roads Director: Griebel, Scott<br>Comments:<br>No RSA comments or objections. |
| SOA DOT comments         |  |

**Site Investigation:**

There appears to be a structure on proposed Lot 9A along with a septic system and well according to the plat drawing. The new lot configuration looks to be adjusting the lines to fix the structure from being too close to the previous joint lot line of lot 9 & 10.

There is a steep area indicated in the north portion of the plat located on Lot 10A. The contours can be removed for the final and the shaded portion of the steep area can be left on the final drawing.

There are no wetlands on the property and the River Center review did not identify the plat to be located on a FEMA designated flood hazard area or a Borough habitat protection district.

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

**Staff Analysis**

The plat is a resubdivision of two lots of Moose Range Meadows 2014 Addition, Amended KRD 2015-5. This plat is realigning the lot lines between Lots 9 and 10 of the parent plat to better fit with the house as shown on the preliminary drawing.

The plat name needs to be changed or revised as the extension “2024 Replat” is too similar to a previously approved nearby subdivision having the extension “2024 Addition”.

A soils report will not be required as the parent plat was approved and is on file at KPB Planning Department. The appropriate plat note should be applied to the final plat.

Notice of the proposed plat was mailed to the beneficial interest holder on June 4, 2024. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

Funny River Advisory Planning Commission minutes for the June 5, 2024 meeting were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

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

**Utility Easements**

There is a 10-foot utility easement along the northeastern side of Funny River Rd, as recorded in Book 559, Page 341 KRD, that needs to be depicted on the drawing with the addition of a plat note.

From the parent plat, KRD 2015-5, note 4, there is a 15-foot utility easement along the rights-of-way that is shown on the drawing and the correct note appears to be on the plat as well.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends:** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

**Utility provider review:**

|        |  |
|--------|--|
| HEA    | HEA Reviewed, No comments  |
| ENSTAR | ENSTAR Natural Gas Company has reviewed the preliminary plat and has no comments or recommendations. |

|                  |  |
|------------------|--|
| ACS              | Alaska Communications has no objections. |
| GCI              |  |
| SEWARD ELECTRIC  |  |
| CHUGACH ELECTRIC |  |
| TELALASKA        |  |

**KPB department / agency review:**

|                 |   |
|-----------------|---|
| Addressing      | <p>Reviewer: Leavitt, Rhealyn<br/> Affected Addresses:<br/> 44018 FUNNY RIVER RD</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:<br/> CARNATION CT, FUNNY RIVER 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:<br/> 44018 FUNNY RIVER RD WILL REMAIN WITH LOT 9A</p> |
| Code Compliance | <p>Reviewer: Ogren, Eric<br/> Comments: No comments</p>   |
| Planner         | <p>Reviewer: Raidmae, Ryan<br/> There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments:<br/> There are not any material site issues with this proposed plat.</p>  |
| Assessing       | <p>Reviewer: Windsor, Heather<br/> Comments: No comment</p>   |

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

The well, septic pipes, and house structure can be removed from the final drawing.  
Overall distance on westerly line is off by 200 feet, should be 571.72'.  
Curve data needs to be added along Carnation Ct.

**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:**

- Need new plat name - too similar to previously approved plat. Maybe change "2024 Replat" to "Bahr Replat".
- Add KPB No 2024-059 to Title Block.
- Change the owners' names in Title Block to Joseph Steven & Elisabeth Ann Bahr to match the Certificate to Plat.
- Add a comma in the legal description after T4N.

- 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:**

Show the section line easement on the north side on the section line.

- 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:**

There is an extra "Dr" along Keystone Dr. in the vicinity map.

- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;

**Staff recommendation:**

Possible driveway encroachment from Lot 11 onto proposed Lot 10A, surveyor should note when doing field survey if there is actually an issue.

**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.

20.60.180. Plat notes.

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



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

Carry forward any appropriate existing plat notes from the parent plat.

---

**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.**

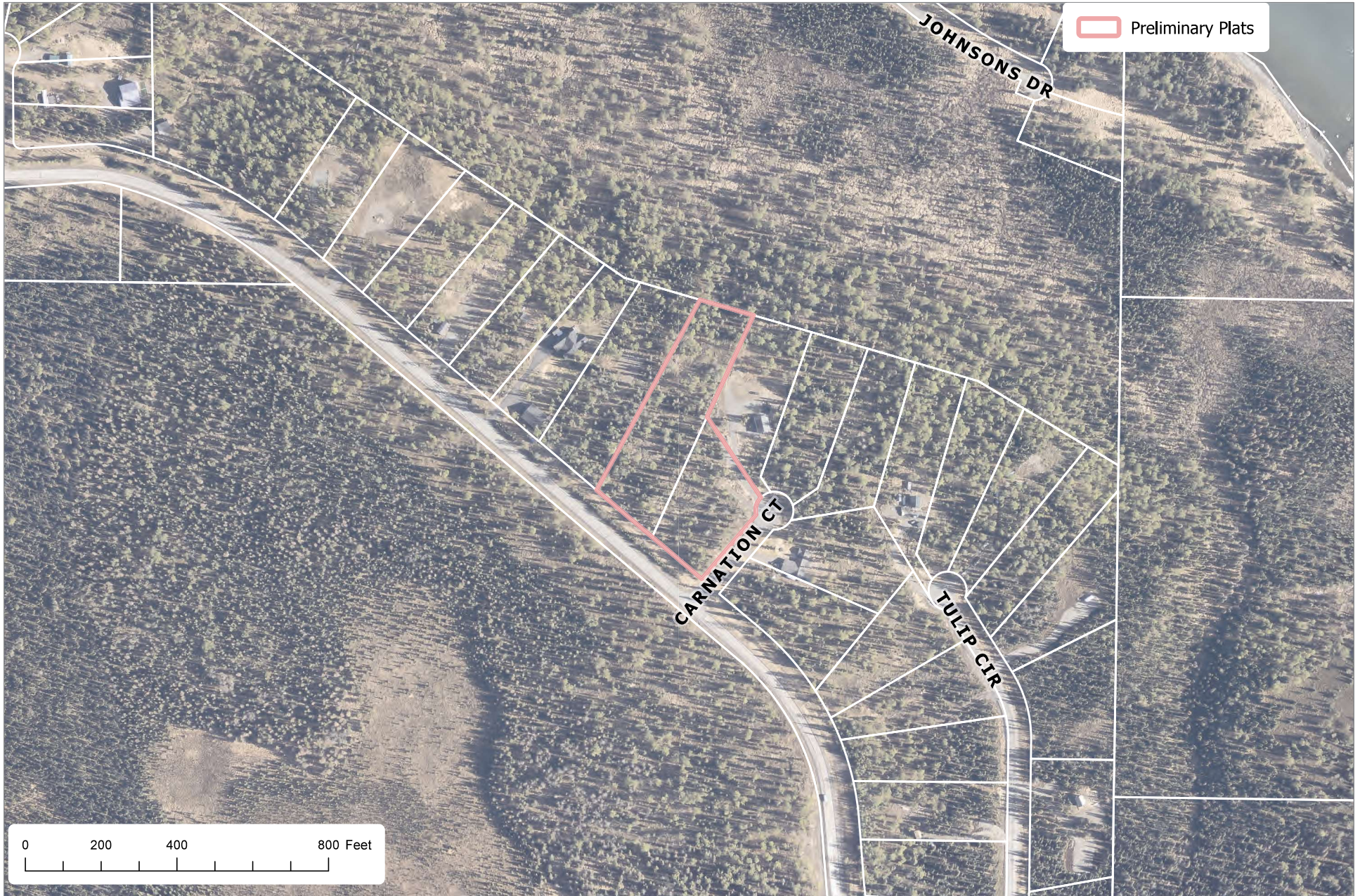
**A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.**

**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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NOTARY'S ACKNOWLEDGMENT

FOR PENNY CARTY ACKNOWLEDGE BEFORE ME THIS 17th DAY OF Dec. 2014

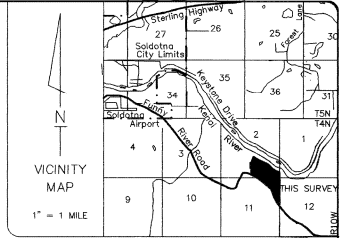
Notary Public for Alaska My Commission Expires 10/31/17



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT SALAMATOF NATIVE ASSOCIATION INC., IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF SALAMATOF NATIVE ASSOCIATION, INC., I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Penny Carty, President and C.E.O. Salamatof Native Association Inc. PO Box 2682, Kenai, AK 99611



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF November 24, 2014

KENAI PENINSULA BOROUGH

Maya Burt, AUTHORIZED OFFICIAL

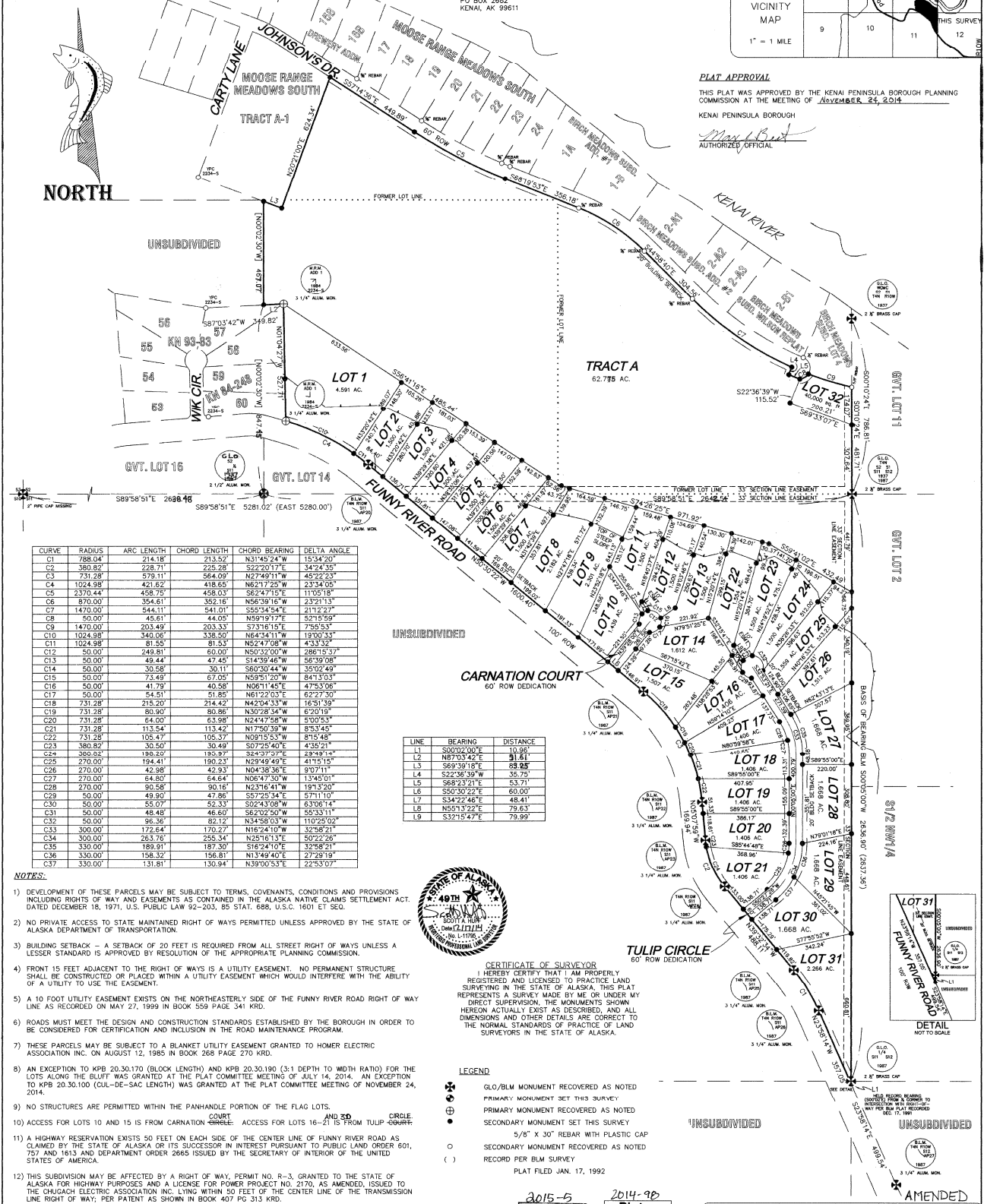


Table with 5 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. It lists curve data for lots 1 through 31.

Table with 3 columns: LINE, BEARING, DISTANCE. It lists line data for lots 1 through 31.

- NOTES: 1) DEVELOPMENT OF THESE PARCELS MAY BE SUBJECT TO TERMS, COVENANTS, CONDITIONS AND PROVISIONS INCLUDING RIGHTS OF WAY AND EASEMENTS AS CONTAINED IN THE ALASKA NATIVE CLAIMS SETTLEMENT ACT... 2) NO PRIVATE ACCESS TO STATE MAINTAINED RIGHT OF WAYS PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA... 3) 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...



CERTIFICATE OF SURVEYOR 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...

LEGEND

- Legend symbols: GLO/BLM MONUMENT RECOVERED AS NOTED, PRIMARY MONUMENT RECOVERED AS NOTED, SECONDARY MONUMENT SET THIS SURVEY, 5/8" X 3/8" REBAR WITH PLASTIC CAP, SECONDARY MONUMENT RECOVERED AS NOTED, RECORD PER BLM SURVEY.

Administrative stamps: 2015-5 Plat # Kenai, 2014-98 Plat # Kenai, 12/24/2014 Date, Time 11:24 AM, KPB FILE NO. 2014-081

INTEGRITY SURVEYS INC.

820 SET NET DRIVE KENAI, AK 99611 PHONE - (907) 283-9047 FAX - (907) 283-9071 SURVEYORS PLANNERS JOB NO: 214077 DRAWN: OCT. 29, 2014 SH SURVEYED: AUG-OCT. 2014 SCALE: 1" = 200' FIELD BK: 2014-8 PG. 1-10 FILE: 214077 FP.DWG

Moose Range Meadows 2014 Addition. A SUBDIVISION OF A PORTION OF NEW SECTION 11 LYING NORTH OF FUNNY RIVER ROAD AND GOVERNMENT LOTS 10, 12 AND 17 OF SECTION 2 EXCLUDING MOOSE RANGE MEADOWS SOUTH ADDITION 1 (84-248 KR), MOOSE RANGE MEADOWS SOUTH AMENDED (85-40 KR), MOOSE RANGE MEADOWS SOUTH ADDITION 1 1993 REPLAT (93-83 KR), BIRCH MEADOWS SUBD. (97-36 KR), BIRCH MEADOWS SUBD. ADDN. NO. 1 (2002-106 KR), BIRCH MEADOWS SUBD. ADDN. NO. 2 (2010-44 KR), MOOSE RANGE MEADOWS SOUTH DREWERY ADDN. (2013-62 KR) AND BIRCH MEADOWS SUBD. WILSON REPLAT (2013-92 KR). LOCATED WITHIN THE NE 1/4 SECTION 11 AND THE SE 1/4 SECTION 2, T04N, R10W, S04R MERIDIAN, KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA. CONTAINING 118.266 ACRES.

ENGINEER C. E. 8300 LICENSE # 12-17-14 DATE



Kenai 2015-5

INTEGRITY SURVEYS INC.  
820 Set Net Drive  
Kenai, AK 99611

MOOSE RANGE MEADOWS  
2014 ADDITION

The above referenced subdivision plat, as filed in the Kenai Recording Office under plat file number 2014-98 has been revised as follows:

The monument information for the 1/4 corner has been updated. Accordingly the distances from this monument were updated as well as the length of L2 and L3. The area for Tract A was corrected. Set rebar symbols were added to the end points on the north side of Lots 1-9, 11-13, and 22-26.

The above revision constitutes the sole change to the plat, aside from its notation in the revision block on the plat. The above revision does not affect any valid existing rights. I am therefore submitting this plat for refiling as corrected.

Date: 3/6/2015

