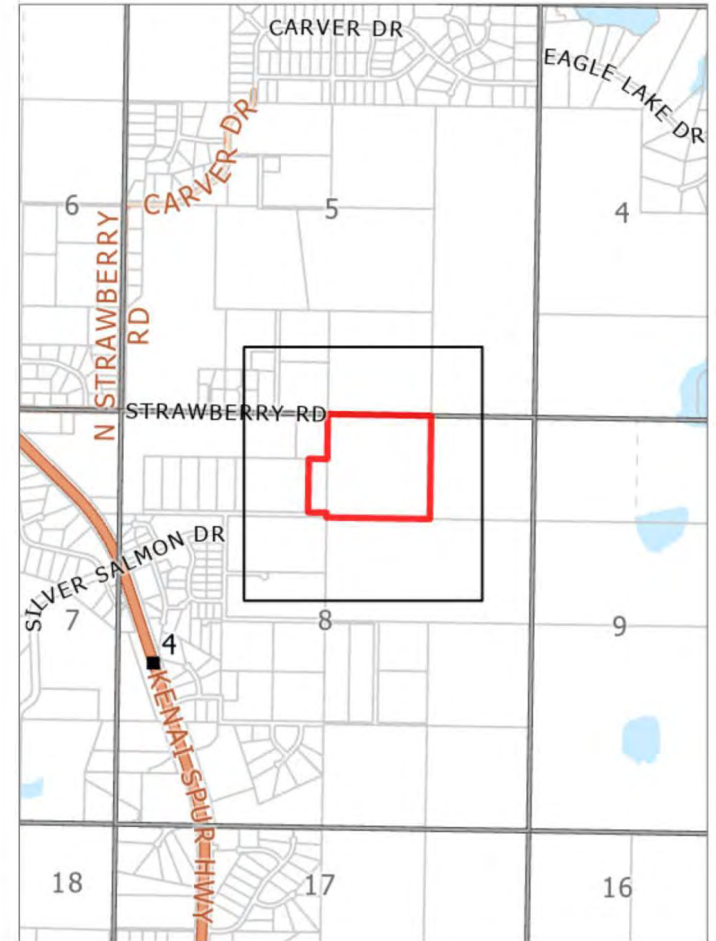


E. NEW BUSINESS

- 1. Barber Heights; KPB File 2023-013R1
Peninsula Surveying / Savage, Barber
Location: King Salmon Drive & Strawberry Road
City of Kenai
Staff Person: Platting Manager Vince Piagentini**

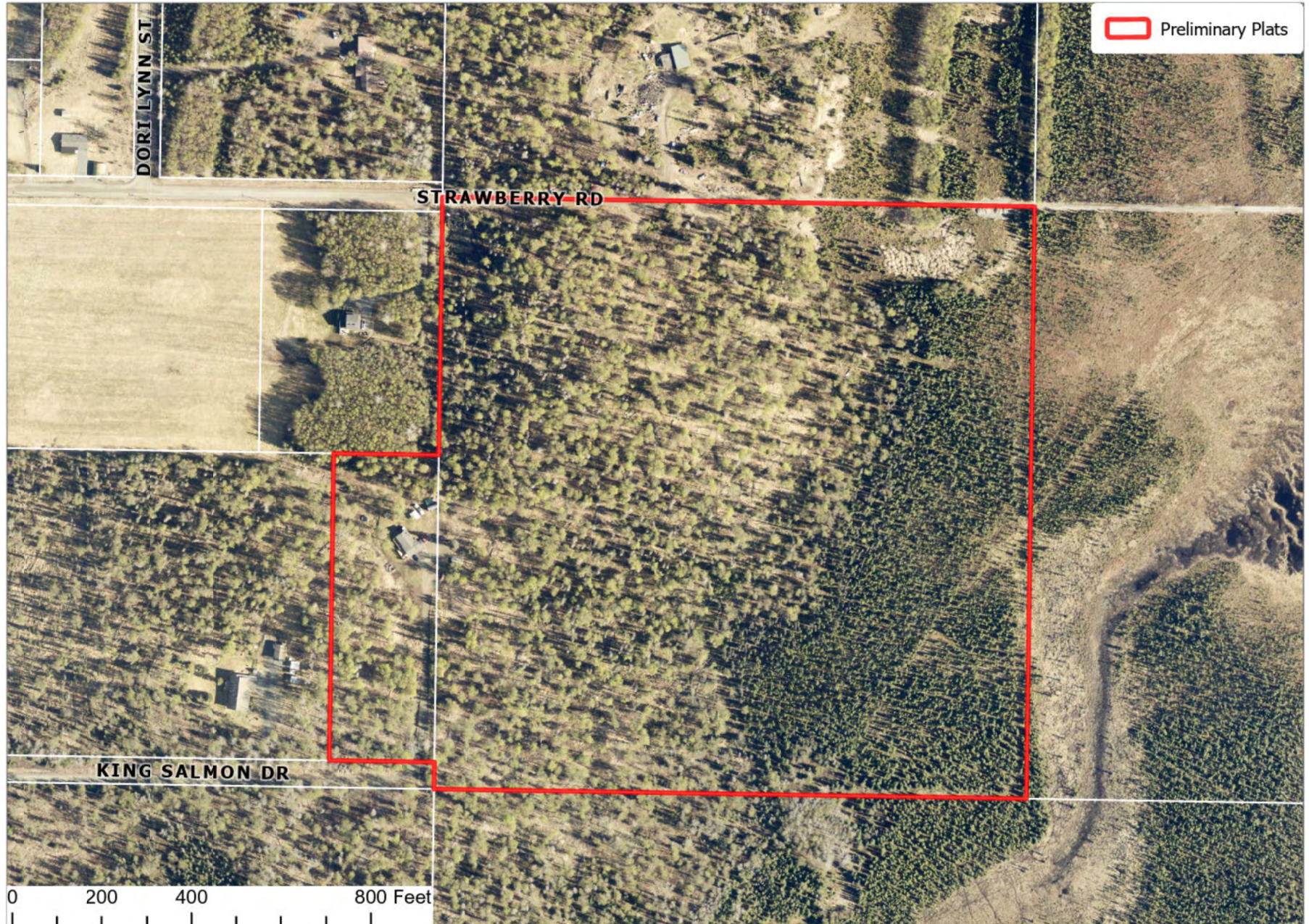


KPB FILE 2023-013R1
T05N R10W
Sec 8
KENAI and RIDGEWAY

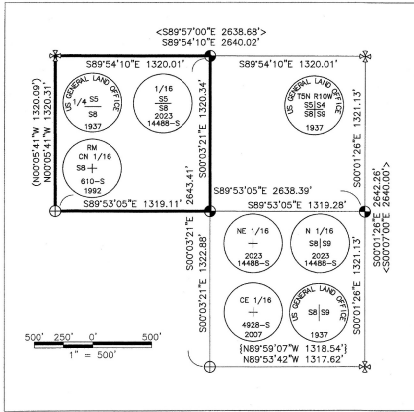
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Aerial Map

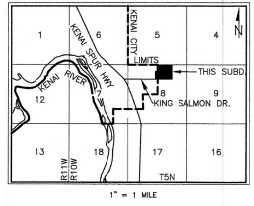
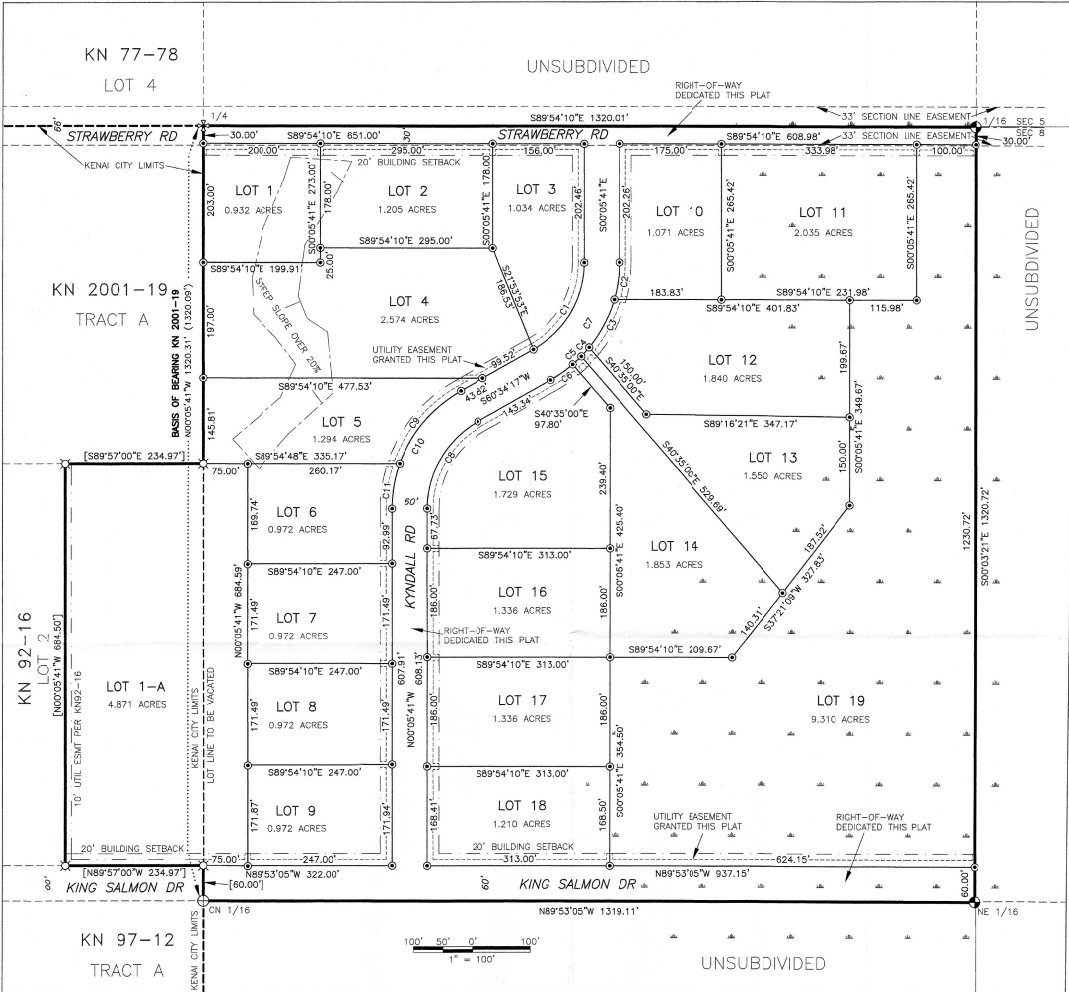


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



- LEGEND**
- ⊕ FOUND 2.5" BLM BRASS CAP MONUMENT
 - ⊕ FOUND ALUMINUM MONUMENT AS DESCRIBED
 - ⊕ FOUND 1/2" REBAR
 - ⊕ SET 5/8" x 36" REBAR WITH 2.5" ALUMINUM CAP AS DESCRIBED
 - ⊕ SET 5/8" x 36" REBAR WITH RED PLASTIC CAP, 14488-S
 - <> GLO RECORD DATA
 - () RECORD DATA PER PLAT KN 2001-19
 - () RECORD DATA PER PLAT KN 2007-101
 - [] RECORD AND MEASURED DATA PER PLAT KN 92-16
 - ▲ WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD	CHORD BEARING
C1	180.00	170.00	060°39'58"	99.47	171.71 N30°14'18"E
C2	63.95	230.00	015°55'51"	32.18	63.74 N07°52'14"E
C3	93.04	230.00	023°10'40"	47.17	92.41 N27°25'30"E
C4	20.20	230.00	005°01'53"	10.11	20.19 N41°31'47"E
C5	20.03	230.00	004°59'24"	10.02	20.03 N46°32'25"E
C6	46.31	230.00	011°32'09"	23.23	46.23 N54°48'12"E
C7	243.53	230.00	060°39'58"	134.58	232.31 N30°14'18"E
C8	180.00	170.00	060°39'58"	99.47	171.71 S30°14'18"W
C9	165.33	230.00	041°11'05"	86.42	161.79 S39°58'45"W
C10	243.53	230.00	060°39'58"	134.58	232.31 S30°14'18"W
C11	78.20	230.00	019°28'53"	39.48	77.83 S09°38'46"W



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

MATTHEW BARBER, OWNER BARBER HOMES, LLC
 NW 1/4 NE 1/4 SEC. 8
 2077 S 64TH CT
 HICKMAN, AK 99612

NOTARY ACKNOWLEDGMENT

FOR: MATT BARBER
 ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2024

NOTARY PUBLIC FOR: _____
 MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

MICHA N SAUSAGE, OWNER
 LOT 1 KN 92-16
 5450 KING SALMON DR
 KENAI AK 99611

ZACHARY M SAUSAGE, OWNER
 LOT 1 KN 92-16
 5450 KING SALMON DR
 KENAI AK 99611

NOTARY ACKNOWLEDGMENT

FOR: MICHA N SAUSAGE
 ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2024

NOTARY PUBLIC FOR: _____
 MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: ZACHARY M SAUSAGE
 ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2024

NOTARY PUBLIC FOR: _____
 MY COMMISSION EXPIRES: _____

- NOTES**
- A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES IS GRANTED AS UTILITY EASEMENTS PER THIS PLAT.
 - 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.
 - ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM (KPB 14.06).
 - 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.
 - NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOTS.

WASTEWATER DISPOSAL

LOTS 1-12: 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 QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LOT 1-26 PER KN92-16: 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 QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER _____ LICENSE # _____ DATE _____

WASTEWATER DISPOSAL

LOT 18: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE 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.

CERTIFICATE OF ACCEPTANCE

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

KINGNALL ROAD RIGHT-OF-WAY
 STRAWBERRY ROAD RIGHT-OF-WAY
 KING SALMON DRIVE RIGHT-OF-WAY

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

BY: _____ DATE: _____

PLAT APPROVAL

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

KENAI PENINSULA BOROUGH

BY: _____ AUTHORIZED OFFICIAL

KPB FILE NUMBER: 2023-013R1

PENINSULA SURVEYING, LLC
 10535 KAFINA BOULEVARD, NINLICHIK, AK 99639
 (907)306-7005

PLAT OF
BARBER HEIGHTS

A SUBDIVISION OF
 NW 1/4 NE 1/4 SEC. 8, AND
 LOT 1, RIEDEL SUBDIVISION, KN 92-16 WITHIN THE CITY OF KENAI,
 LOCATED WITHIN THE NW 1/4 & NE 1/4 SEC. 8, T5N, R10W, S1M,
 KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH
 CONTAINING 43.694 ACRES

OWNERS:
 BARBER HOMES, LLC MICHA N SAUSAGE ZACHARY M SAUSAGE
 NW 1/4 NE 1/4 SEC. 8 LOT 1 KN92-16 LOT 1 KN92-16
 2077 S 64TH CT 5450 KING SALMON DR 5450 KING SALMON DR
 HICKMAN, AK 99612 KENAI, AK 99611 KENAI, AK 99611

SCALE: 1" = 100'
 DRAWN: JLS/BLT SHEET: 1 OF 1



KPB 2023-013R1

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
Barber Heights**

KPB File No.	2023-013R1
Plat Committee Meeting:	February 10, 2025
Applicant / Owner:	Micha N. and Zachary M. Savage of Kenai Alaska and Barber Homes, LLC of Hickman, Nebraska
Surveyor:	Jason Schollenberg – Peninsula Surveying, LLC
General Location:	Strawberry Road and King Salmon Drive – Ridgeway and Kenai

Parent Parcel No.:	049-500-07 and 057-010-06
Legal Description:	The NW1/4 NE1/4 and Township 5 North, Range 10 West, Section 8, Seward Meridian, Kenai and Lot 1, Riedel Subdivision, Plat KN 92-16
Assessing Use:	Residential Dwelling and Vacant
Zoning:	Unrestricted
Water / Wastewater	On-Site – On-Site
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine a 3.692 and a 40 acre parcel together and subdivide them into 20 lots and three road dedications ranging in size from 0.932 acres to 9.310 acres.

Location and Legal Access (existing and proposed):

Th plat is accessed on the north by Strawberry Rd which runs to the Kenai Spur Highway intersecting at approximately mile marker 4.6. Strawberry Rd is a borough maintained road. Access to the south of the plat is from King Salmon Dr which runs out to either Chisik St or Martin Ct which both intersect with Silver Salmon Rd that goes out to Kenai Spur Highway near mile marker 4.2. King Salmon Dr up to the plat is maintained by the City of Kenai.

The plat is dedicating three roads to be accepted by the Kenai Peninsula Borough, running between the King Salmon Dr and Strawberry Rd dedications is Kyndall Rd a 60’ dedication.

The plat is affected by a 33’ section line easement that is identified on the north side of the plat running east west parallel with Strawberry Rd.

Block length is compliant with this plat dedicating Kyndall Rd to complete the block division connection from King Salmon Dr to Strawberry Rd. The dedication of Kyndall Rd is to the west side of the wetlands making better use of the road layout and lot placements.

KPB Roads Dept RSA review	<p>Out of Jurisdiction: Yes</p> <p>Roads Director: Griebel, Scott</p> <p>Comments: The revised development plan provides for access, bypassing the non-compliant road elevation grades associated with the Strawberry Rd ROW. The City of Kenai does not maintain King Salmon Dr, due to lack of ROW dedication leading to its developed portion. For the potential RSA maintenance acceptance of the development, it “...must be contiguous with an existing road system maintained by the borough or other governmental agency.” (KPB 10.06.100.A.1). If municipal maintenance were achieved, via separate permitting and approvals through City of Kenai and the development area was subsequently accepted into maintenance</p>
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	by the RSA, it will result in a service gap between the upper and lower sections of the Strawberry Rd ROW (where the extreme grade issues are present). It is believed that this service gap will result in tensions between the development area residents and the RSA at some point in the future.
SOA DOT comments	No comment

Site Investigation:

There is an existing structure on Lot 1 Riedel Subdivision KN 92-16. When the plat is complete the structure will be located on Lot 1-A of the subdivision. Lot 1-A is acquiring a portion of the NW1/4 NE1/4 of Section 8 as a buffer between to original Lot 1 Riedel Sub and the new neighbors to the east.

There is a steep area identified in the northwest corner of the plat. according to the KPB GIS data there is a high point in the north of the subdivision along Strawberry Rd falling away in all directions. To the west it appears to have a faster drop giving a steeper slope.

There are wetlands shown on the plat. According to the KWF Wetland Assessment these wetlands are split between two types: Drainage and Kettle. Surveyor has included the proper wetlands development note with plat note 4 and it is recommended to provide this note on the final submittal.

The River Center did not identify this plat as being in a FEMA flood hazard area nor in a habitat protection district.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Within City of Kenai 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	

Staff Analysis

The land was originally aliquot parts of the NE1/4 NW1/4 and NW1/4 NE1/4 of Section 8, Township 5 North, Range 10 West S.M. City of Kenai and Kenai Peninsula Borough, Alaska. Riedel Subdivision KN92-16 subdivided a portion of the NE1/4 NW1/4 of said Section 8 into 2 lots. This platting action is taking Lot 1 of KN92-16 and the NW1/4 NE1/4 and combining them to replat into 20 lots and three dedications.

A soils report will be required and an engineer will sign the final plat for proposed lots 1-18. Lot 1-A was previously approved with the Riedel Subdivision platting and had an existing house on it. Lot 19 will not require a soils report as the lot is over 200,000 sq ft in size.

Notice of the proposed plat was mailed to the beneficial interest holder on January 21, 2025. 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. Staff has received one letter of non-objection has of the date of this report's creation.

Lot 1 Riedel Subdivision KN92-16 is located in the City of Kenai with the east edge of the lot being the city limits putting the plat up for review by the City of Kenai. At its regular meeting on January 8, 2025, the City of Kenai Planning and Zoning Commission of the City of Kenai Alaska recommended the replat of Lot 1 Riedel Subdivision

and submitted Resolution PZ2025-01. The east side of the plat was not technically reviewed as it is outside the city limits. The eastern part of the plat is not located within an Advisory Planning Commission area.

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

Utility Easements

Riedel Subdivision granted a 10' utility easement along the west and south line of Lot 1. These are being carried forward to this plat.

Even though the easement in bk 4 pg 48 is release by the document in bk 518 pg 401, there is within the document the reservation of a 20' easement reserved to Homer Electric Association centered on the Electrical Distribution line. **Staff recommends** the surveyor verify the location of the distribution line and show the easement on the drawing and include a plat note.

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 sent a request for an overhead electric line to be located in Strawberry Rd ROW. If any part is located in the lots, a note should be added for a 30' wide electric easement centered on the line including guys and anchors. The request is included in the packet.

Utility provider review:

HEA	See request in packet.
ENSTAR	No comment
ACS	
GCI	
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
FASTWYRE	

KPB department / agency review:

Addressing Review	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 5450 KING SALMON DR, 44545 STRAWBERRY RD</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: STRAWBERRY RD, KING SALMON DR</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: Yes</p> <p>List of Approved Street Names: KYNDALL RD</p> <p>List of Street Names Denied:</p>
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	Comments: 44545 STRAWBERRY RD WILL REMAIN WITH LOT 1.
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Review 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. Review Not Required
Assessing Review	Reviewer: Windsor, Heather Comments: No comments
Advisory Planning Commission	

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Lot numbering starts at 1-A and should proceed from there to 2 instead of 1, so to not have any chance of confusion of Lot 1 and Lot 1-A.

Change the lot numbers in the Wastewater Disposal notes

PLAT NOTES TO ADD

- Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program (KPB 14.06).

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 plat name to include parent plat’s name from west, ‘Riedel Subdivision.’

Modify KPB file number to 2023-013R1

Owner’s names do not need to include the lot ownership with the address, and if included move to after address. (only in the title block)

Modify the legal on the third line to “NE1/4 NW1/4 & NW1/4 NE1/4”

- 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: King Salmon Drive does not extend to the Kenai Spur Highway. Please correct and add additional roads such as Chisik Street, Silver Salmon Drive. And Strawberry 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:

Parcel to the southeast needs a lot label

- 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:

There are depression and kettle wetlands on the plat, not distinguished between.

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.

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: KPB 20.25.120. - REVIEW AND APPEAL.

IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.

A DECISION OF THE PLAT 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.

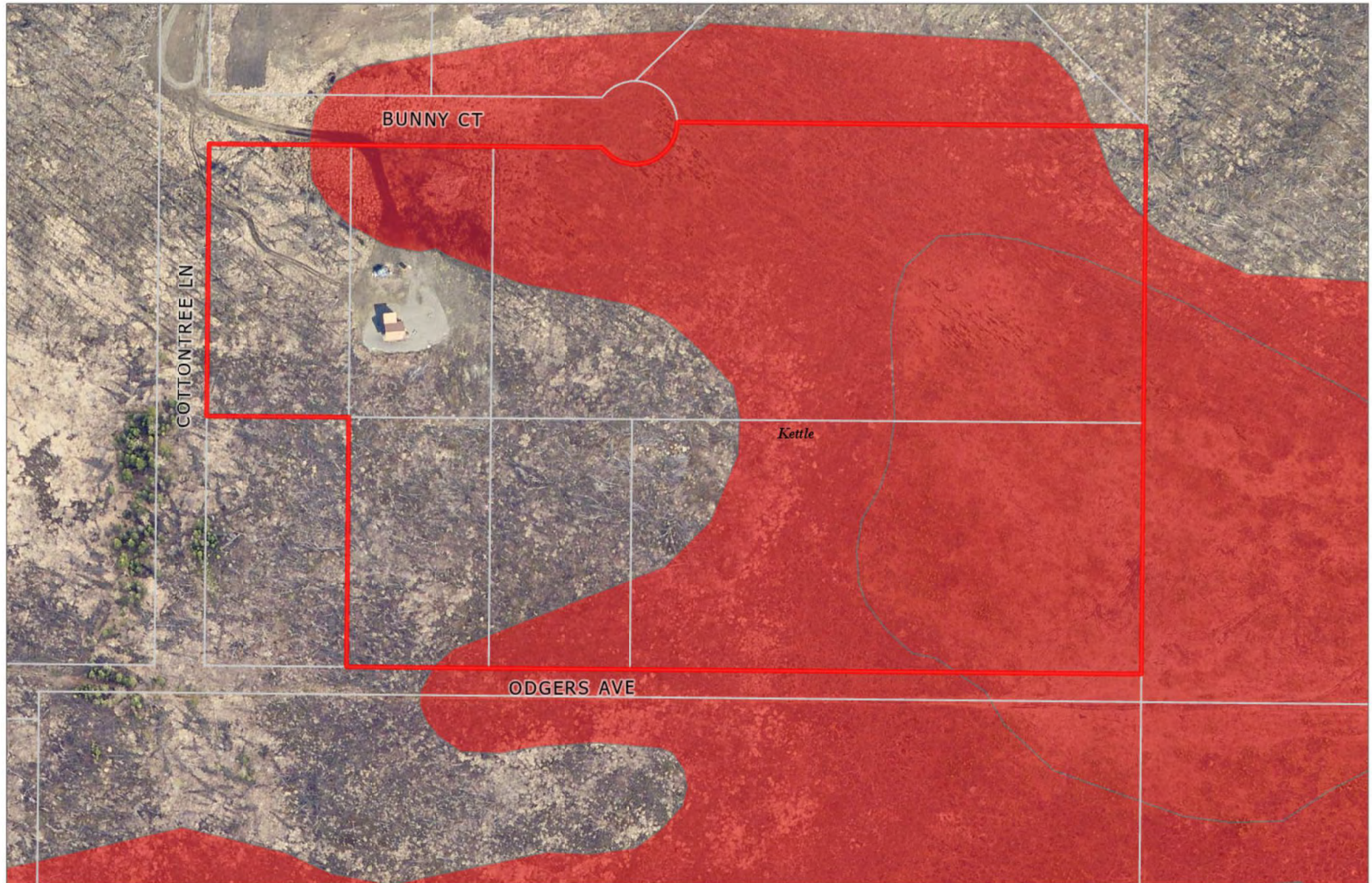
END OF STAFF REPORT



Aerial Map

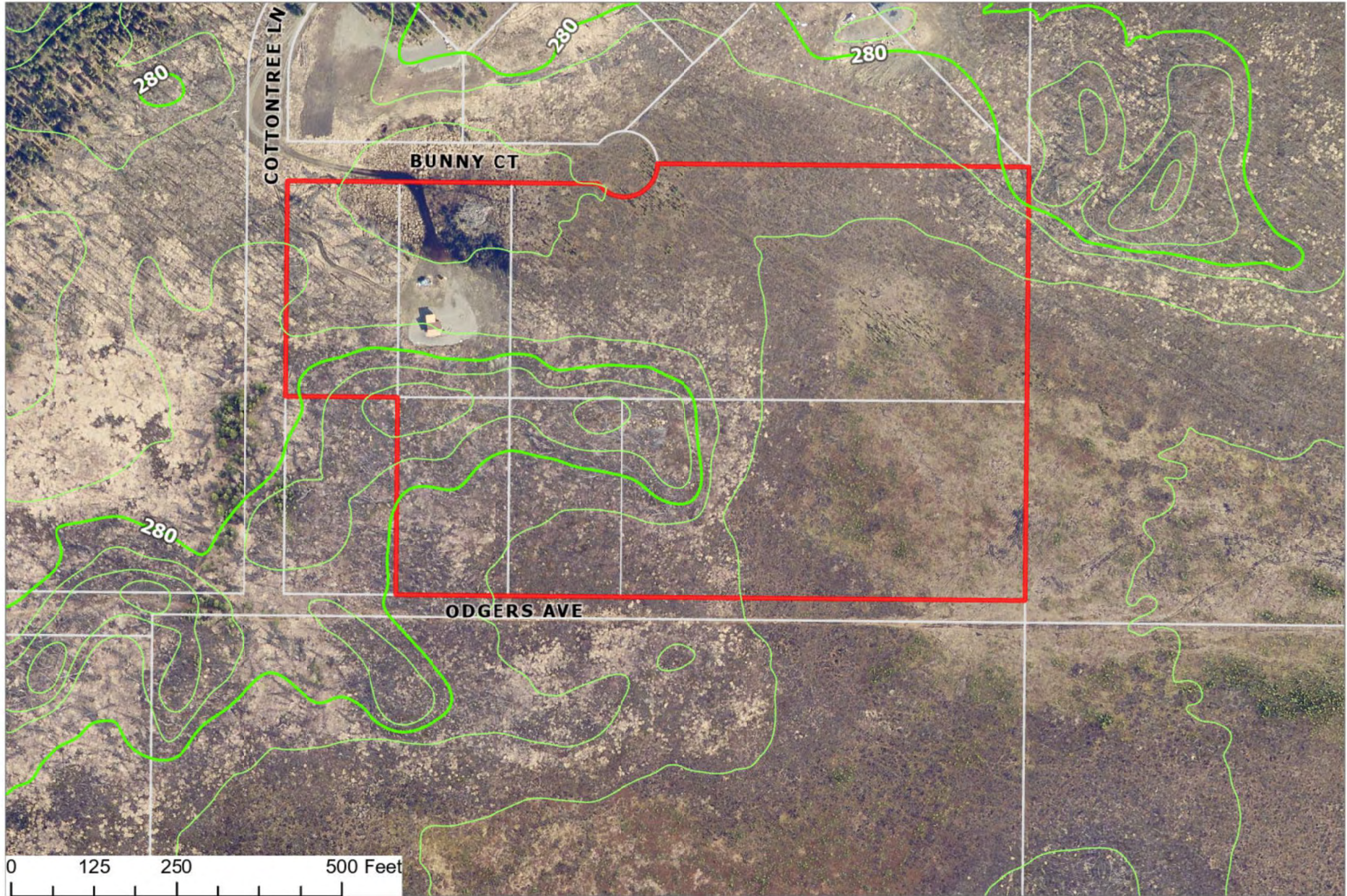


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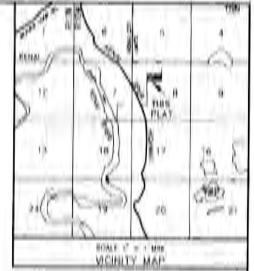
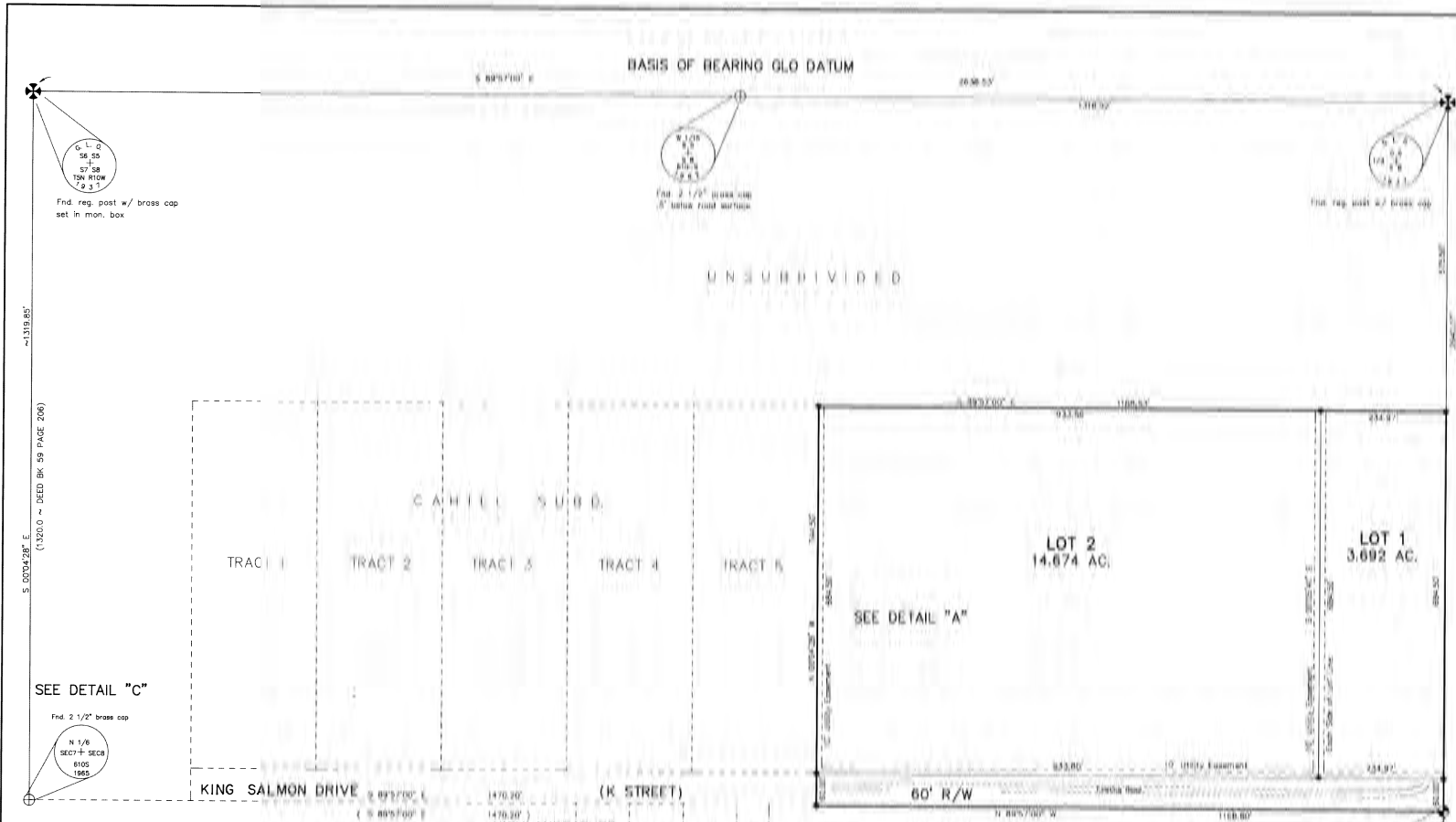


0 75 150 300 Feet

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LEGEND

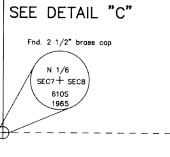
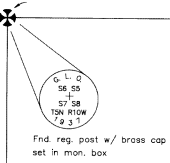
- ⊕ 60' monument at loted corners
- ⊕ Found Office Survey monument
- ⊕ 3/4" Aluminum Man.
- ⊕ 1/2" x 24" later with 1/2" x 1/2" Aluminum cap attached
- () Radius data (Deeds in 99 Pg. 206 and 9)
- ⊕ Found 5/8" (1999)

NOTES

- 1) Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 18 AAC 70, 18 AAC 75, and 18 AAC 80.
- 2) No street 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 or adjacent to any easement unless the ability of a utility to use the easement.
- 4) The City of Kenai will not provide any maintenance on the road in the 60' R/W right of way until the road is upgraded to the City of Kenai Road Construction Specifications at its cost to the City.
- 5) The boundaries of this subdivision were derived from the legal description mentioned in the Deed (Deed No. 99 Pg. 206) and does not agree with the common boundary of the subdivision which was surveyed and plotted in 1999.

Covenant

An installation agreement with the City of Kenai is required upon further subdivision of Lot 2.



NOTARY'S ACKNOWLEDGEMENT

FOR: Francis Riedel & Margaret Riedel

Subscribed and sworn before me this 25th day of May, 1992.

My commission expires 4/29/94

Steve A. Wilson
Notary Public for the State of Alaska

NOTARY PUBLIC
Steve A. Wilson
My Commission Expires 4/29/94

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

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

Francis Riedel Margaret Riedel
Francis Riedel Margaret Riedel

WASTEWATER DISPOSAL

Let 1) Sanitation, 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 Alaska Department of Environmental Conservation. Any other type of wastewater treatment and disposal system must be approved by the Alaska Department of Environmental Conservation.

Let 2) Conditions may not be suitable for onsite wastewater treatment and disposal. Any alternative treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

Subject to any noted restrictions, the Alaska Department of Environmental Conservation approves this subdivision for platting.

Signature: Steve A. Wilson Title: Notary Public Date: 5-21-92

PLAT APPROVAL

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of Dec 2, 1991

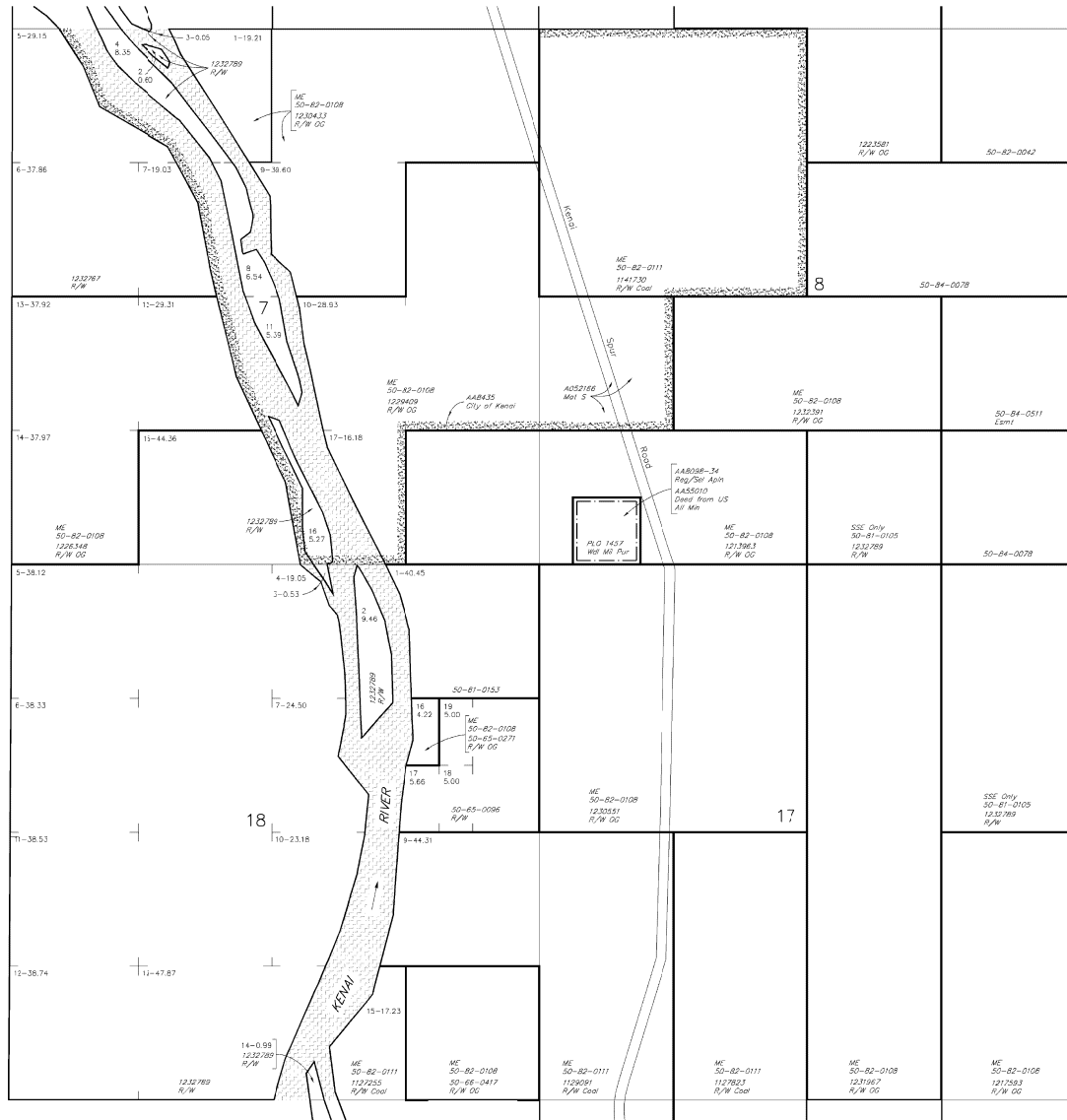
KENAI PENINSULA BOROUGH BY: Richard A. [Signature]
Authorized Officer

92-16

RECORDED 20
APR 11 1992
JUN 3 1992
MAY 11 1992

RIEDEL SUBDIVISION			
FRANCIS RIEDEL, OWNER 5450 KING SALMON DR. KENAI, AK 99511			
LOCATION 18,974 AC. N.E. SITUATED WITHIN THE DE 1/4 NW 1/4, SEC. 1, T. 5 N., R. 10 W., S. 41, ALASKA PENINSULA BOROUGH, THE CITY OF KENAI AND THE KENAI RECORDING DISTRICT			
Surveyed by: <u>MELAM & ASSOCIATES</u> P.O. BOX 488 KENAI, AK 99509			
Date: <u>4/28/92</u>	Book No: <u>92-01</u>	Project No: <u>920104</u>	
Drawn by: <u>MAP</u>	Scale: <u>1" = 100'</u>	Field City No: <u>92-177</u>	
Checked by: <u>BSM</u>			

SURVEYED TOWNSHIP 5 NORTH RANGE 10 WEST OF THE SEWARD MERIDIAN, ALASKA



STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

**MTP
SUPPL SECS 7,8,17,18**
NO 2

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

A058731 SS Reserved Min Estate Only

A050580 SS entre 'p Excl SW1/4NE1/4 Sec 5

PLD 5184 Well CI affects Lds/Interests not conveyed

PL 92-207 Well AAE688

AAG83884 Conservation Esm1 affects:

Sec 18: Lot 15 and SE1/4SE1/4 containing
58.77 acres

Sec 19: approximately 23.72 acres W/4 that portion
of Lots 1,2 and 11

SCALE in chains
0 5 10 20

WARNING:
This plat is the Bureau's Record of Title, and should be used
only as a graphic display of the township survey data. Rec-
ords hereon do not reflect title changes which may have been
effected by lateral movements of rivers or other bodies of water.
Refer to the colonial surveys for official survey information.

CURRENT TO	
9-28-2015	

NO 2

Sew Mer
T 5 N
R 10 W

ACAD



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2025-01**

A RESOLUTION RECOMMENDING THAT PRELIMINARY PLAT FOR BARBER HEIGHTS ATTACHED HERETO BE **APPROVED**.

PROPERTY ADDRESSES: 5450 King Salmon Drive

LEGAL DESCRIPTIONS: Lot 1, Riedel Subdivision

KPB PARCEL NUMBERS: 04950007

WHEREAS, the City of Kenai received a preliminary plat from Peninsula Surveying, LLC, on behalf of the property owners, Zachary and Micha Savage for a replat of Lot 1, Riedel Subdivision; and,

WHEREAS, the preliminary plat meets the minimum lot width and minimum lot depth requirements as outlined in Kenai Municipal Code (KMC) Section 14.10.070(d)(2); and,

WHEREAS, the existing street names are referenced correctly; and,

WHEREAS, the proposed lot has access from King Salmon Drive (a City-maintained gravel road); and,

WHEREAS, City water and sewer lines are not available to the lot; and,

WHEREAS, an installation agreement is not required; and,

WHEREAS, the Planning and Zoning Commission finds:

1. Pursuant to KMC 14.10.070 *Subdivision Design Standards*, the preliminary plat for replat, subject to the listed conditions, provides utilities/access easements, provides a satisfactory and desirable building site, and the on-site water and wastewater systems are subject to the regulatory requirements of ADEC.
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the preliminary plat is a replat of two lots within a subdivision that has dedicated rights-of-way and determined acceptable access, subject to the listed conditions. Therefore, an installation agreement is not required.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the RR zoning district of 20,000 square feet, the resulting lot size of this merger will be approximately 4.871 acres.

4. Pursuant to KMC 14.24.020 *General Requirements*, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

NOW, THEREFORE, BE IT RECOMMENDED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA:

Section 1. That preliminary plat Barber Heights for a replat of Lot 1, Riedel Subdivision be approved subject to the following conditions,

1. Further development of the property will conform to all federal, State of Alaska, and local regulations.
2. Addition of a plat note stating "All lands within the City of Kenai are subject to City of Kenai Zoning regulations. Additionally, all development on Lot 1-A must comply with Kenai Zoning regulations. Landowners must contact the City of Kenai Planning Department prior to development."

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA,
THIS 8TH DAY OF January, 2025.



JOE HALSTEAD, CHAIRPERSON

ATTEST:



Meghan Thibodeau, Deputy City Clerk



STAFF REPORT

PLANNING & ZONING DEPARTMENT

TO: Planning and Zoning Commission
THROUGH: Kevin Buettner, Planning Director
FROM: Brandon McElrea, Planning Technician
DATE: December 23, 2024
SUBJECT: Resolution No. PZ2025-01 – Preliminary Plat – Barber Heights

Request The applicant is proposing a preliminary plat to replat Lot 1, Riedel Subdivision.

Staff Recommendation Adopt Resolution No. PZ2025-01 recommending approval of Preliminary Plat – Barber Heights enlarging Lot 1, Riedel Subdivision to 4.871 acres.

Applicant: Peninsula Surveying, LLC.
Attn: Jason Schollenberg
10535 Katrina Blvd
Ninilchik, AK 99639

Property Owner: Zachary and Micha Savage

Legal Description: Lot 1, Riedel Subdivision

Property Address: 5450 King Salmon Drive

KPB Parcel No.: 04950007

Zoning District: Rural Residential (RR)

Land Use Plan: Low Density Residential (LDR)

Surrounding Uses: Rural Residential

SUMMARY

A preliminary plat has been submitted from Peninsula Surveying, LLC on behalf of Zachary and Micha Savage for a replat of Lot 1, Riedel Subdivision to merge with approximately 1.179 acres of the proposed development to the east. The subject lot is on King Salmon Drive. The subject lot is improved with a single-family dwelling, driveway, private well and septic system. The purpose

of this subdivision is to provide a buffer space between the existing dwelling and the new residential development to the east. Merging these lots will ensure that the dwelling on the subject lot maintains privacy from future development to the east.

As a portion of this proposed lot will reside outside of the Kenai City limits, staff recommends that a plat note be added requiring the entire lot be subject to all City of Kenai Zoning regulations. While the current preliminary plat does not have this note included, staff has been in contact with the surveyor requiring the addition of this note (see Attachment 1).

Kenai Municipal Code (KMC) Chapter 14.10 *Subdivision Regulations* states preliminary plats or replats must first be submitted to the City for review and provide recommendation to the Kenai Peninsula Borough Planning Commission.

ANALYSIS

The proposed parcel merger meets the preliminary plat requirements and development requirements for the Rural Residential (RR) zoning district. At 4.871 acres, the proposed merged parcel exceeds the RR minimum lot size of 20,000 square feet. Access is off of King Salmon Drive, which is a City maintained gravel road. City water and wastewater are not available in this area, however, onsite water and wastewater have been installed on-site and are subject to the regulatory requirements of the State of Alaska, Department of Environmental Conservation (ADEC). The Public Works Director, Fire marshal, and Building Official have reviewed the preliminary replat and have no comments.

Staff finds that the preliminary plat for a replat of Lot 1, Riedel Subdivision meets the following Title 14 of Kenai Municipal Code (KMC) sections and aligns with the intent of the Kenai Zoning Code.

1. Pursuant to KMC 14.10.070 *Subdivision Design Standards*, the preliminary plat for replat, subject to the listed conditions, provides utility/access easements, provides a satisfactory and desirable building site, and the on-site water and wastewater systems are subject to the regulatory requirements of ADEC.
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the preliminary plat is a replat of a lot within a subdivision that has dedicated rights-of-way and determined acceptable access, subject to the listed conditions. Therefore, an installation agreement is not required.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the RR zoning district of 20,000 square feet, the resulting lot size of this merger will be approximately 4.871 acres.
4. Pursuant to KMC 14.24.020 *General Requirements*, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

STAFF RECOMMENDATION

Staff finds that the proposed preliminary plat for Barber Heights to replat Lot 1, Riedel Subdivision meets the general standards of Kenai Municipal Code (KMC), Chapter 14.10 *Subdivision Regulations* and Chapter 14.24 *Development Requirements Table* and hereby recommends that

the Planning and Zoning Commission recommend approval of Resolution No. PZ2025-01 for a replat of Lot 1, Riedel Subdivision to the Kenai Peninsula Borough, subject to the following conditions.

1. Further development of the property will conform to all federal, State of Alaska, and local regulations.
2. Addition of a plat note stating "All lands within the City of Kenai are subject to City of Kenai Zoning regulations. Additionally, all development on Lot 1-A must comply with Kenai Zoning regulations. Landowners must contact the City of Kenai Planning Department prior to development."

ATTACHMENTS

Aerial Map
Application
Preliminary Plat, Barber Heights
Attachment 1

Aerial Map



RECEIVED

CITY OF KENAI



Preliminary Plat
Submittal Form

By: 

City of Kenai
Planning and Zoning Department
210 Fidalgo Avenue
Kenai, AK 99611
(907) 283-8200
planning@kenai.city
www.kenai.city/planning

APPLICANT (SURVEYOR)

Name:	Peninsula Surveying, LLC				
Mailing Address:	10535 Katrina Blvd	City:	Ninilchik	State:	AK
Phone Number(s):	(907)308-7065				
Email:	jason@peninsulasurveying.com				

PROPERTY OWNER

Name:	Zachary and Micha Savage				
Mailing Address:	5450 King Salmon Drive	City:	Kenai	State:	AK
Phone Number(s):	208-724-7237				
Email:	MichaSavage@outlook.com				

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel #:	0495007, 05701006				
Current City Zoning:	Rural Residential				
Use:	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Recreational	<input type="checkbox"/> Commercial		
	<input type="checkbox"/> Other:				
Water:	<input checked="" type="checkbox"/> On Site	<input type="checkbox"/> City	<input type="checkbox"/> Community		
Sewer:	<input checked="" type="checkbox"/> On Site	<input type="checkbox"/> City	<input type="checkbox"/> Community		

PLAT INFORMATION

Preliminary Plat Name:	Barber Heights				
Revised Preliminary Plat Name:					
Vacation of Public Right-of-Way:	<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No		
Street Name (if vacating ROW):					

Exceptions Required and Requested:

--	--	--	--	--	--

Comments:

Other Property Owner - not in City Limits:
Barber Homes LLC
20777 S 64th CT
Hickman, NE 68372
402-889-3665
mattbarber500@gmail.com

REQUIRED ATTACHMENTS

<input checked="" type="checkbox"/> Certificate to Plat	<input checked="" type="checkbox"/> (1) 24" x 36" Plat	<input checked="" type="checkbox"/> (2) 11" x 17" Plats
---	--	---

SIGNATURE

Signature:				Date:	11/25/2024
Print Name:	Jason Schollenberg	Title/Business:	Peninsula Surveying, LLC		

Stewart Title of the Kenai Peninsula, Inc.

35681 Kenal Spur Hwy., Unit B
Soldotna, AK 99669

Tel: (907) 260-8031 Fax: (907) 260-8036

UPDATE NO. 1 - To update the effective date; to add parcel 2; and to add to and update changes in the exceptions

CERTIFICATE TO PLAT

Peninsula Surveying
10535 Katrina Blvd
Ninilchik, AK 99639
Attention:

File Number: 22651
Premium: \$250.00
Tax:

Gentlemen:

This is a certificate as of November 26, 2024 at 8:00 A.M. for a plat out of the following property:

PARCEL 1:

The Northwest One-quarter of the Northeast One-quarter (NW1/4NE1/4) of Section 8, Township 5 North, Range 10 West, Seward Meridian, Kenai Recording District, Third Judicial District, State of Alaska.

PARCEL 2:

Lot One (1), RIEDEL SUBDIVISION , according to Plat No. 92-16, Kenai Recording District, Third Judicial District, State of Alaska.

The Company certifies that record title is vested in

Barber Homes, LLC as to Parcel 1; and
Zachary M. Savage and Micha N. Savage, husband and wife
an estate in fee simple, free from all liens, encumbrances, and objections except for as follows:

1. **RESERVATIONS** and exceptions as contained in U.S. Patent, and/or acts authorizing the issuance thereof.
2. **RESERVATIONS AND EXCEPTIONS** as contained in Mineral Patent from the United States of America to the State of Alaska
Dated: August 30, 1982
Recorded: September 27, 1982
Volume/Page: 194/756

FURTHER, no other examination of the excepted title to minerals has been made herein and no insurance nor responsibility therefore is implied or assumed.
Affects Parcel 2
3. **TAXES AND ASSESSMENTS**, if any, due the taxing authority indicated:
Taxing Authority: KENAI PENINSULA BOROUGH
4. **SUBJECT TO A ROAD RESERVATION** of 33 feet along each side of the section line as created by 43 U.S.C. 932.
Affects Parcel 1
5. **EASEMENTS, SET-BACKS AND DEDICATIONS** as delineated on Plat No. 92-16. Affects Parcel 2.
6. **EFFECT** of the notes on said Plat No. 92-16. Affects Parcel 2.

7. **EASEMENT** for electric lines or system and/or telephone lines together with right to enter, maintain, repair and clear shrubbery:
Recorded: September 11, 1959
Volume/Page: 4/48
Granted To: Homer Electric Association, Inc.
Affects: General Easement, no definite location disclosed

Release of Right of Way, including the terms and conditions therein:
Recorded: November 20, 1997
Volume/Page: 518/401
Affects Parcel 1

8. **EASEMENT** for electric lines or system and/or telephone lines together with right to enter, maintain, repair and clear shrubbery:
Recorded: September 18, 1959
Volume/Page: 4/92
Granted To: Homer Electric Association, Inc.
Affects: General Easement, no definite location disclosed
Affects Parcel 2

9. **EASEMENT** for electric lines or system and/or telephone lines together with right to enter, maintain, repair and clear shrubbery:
Recorded: June 7, 1962
Volume/Page: 8/168
Granted To: Kenai Power Corporation
Affects: General Easement, no definite location disclosed
Affects Parcel 2

10. **RESERVATION** of oil, gas and mineral rights constructive notice of which is given by recital in deed:
Recorded: September 9, 1992
Volume/Page: 405/240
Affects Parcel 2

FURTHER, no other examination of the excepted title to minerals has been made herein and no insurance nor responsibility therefore is implied or assumed.

11. **DEED OF TRUST**, including terms and provisions thereof, to secure an indebtedness of the amount herein stated and for any other amounts payable under the terms thereof:
Amount: \$255,102.00
Dated: June 6, 2014
Recorded: June 9, 2014
Serial No.: 2014-004569-0
Trustor: Zachary M. Savage and Micha N. Savage, husband and wife
Trustee: Stewart Title of the Kenai Peninsula, Inc.
Beneficiary: Homestate Mortgage Company, LLC

THE BENEFICIAL INTEREST under said Deed of Trust assigned by instrument:
Dated: June 6, 2014
Recorded: June 9, 2014
Serial No.: 2014-004570-0
Assigned To: Alaska Housing Finance Corporation, its successors and/or assigns
Affects Parcel 2

12. **MORTGAGE RECOVERY ADVANCE**, between the parties herein named and according to the terms and provisions thereof:
 Executed by: Zachary M. Savage Married, Micha N. Savage; and the United States of America, acting through the Rural Housing Service and its successors
 Amount: \$9,207.88
 Dated: September 13, 2021
 Recorded: October 25, 2021
 Serial Number: 2021-011748-0
 Affects Parcel 2
13. **DEED OF TRUST**, including terms and provisions thereof, to secure an indebtedness of the amount herein stated and for any other amounts payable under the terms thereof:
 Amount: \$330,000.00
 Dated: May 20, 2024
 Recorded: May 21, 2024
 Serial No.: 2024-003412-0
 Trustor: Barber Homes LLC
 Trustee: Cedar Rapids State Bank
 Beneficiary: Cedar Rapids State Bank
 Affects Parcel 1
14. **DEED OF TRUST**, including terms and provisions thereof, to secure an indebtedness of the amount herein stated and for any other amounts payable under the terms thereof:
 Amount: \$225,000.00
 Dated: May 20, 2024
 Recorded: May 21, 2024
 Serial No.: 2024-003413-0
 Trustor: Barber Homes, LLC
 Trustee: Cedar Rapids State Bank
 Beneficiary: Cedar Rapids State Bank
 Affects Parcel 1

Stewart Title of the Kenai Peninsula, Inc.

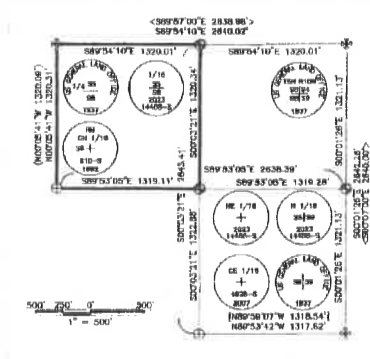
By



Authorized Countersignature

Mary Frengle
 Authorized Signator

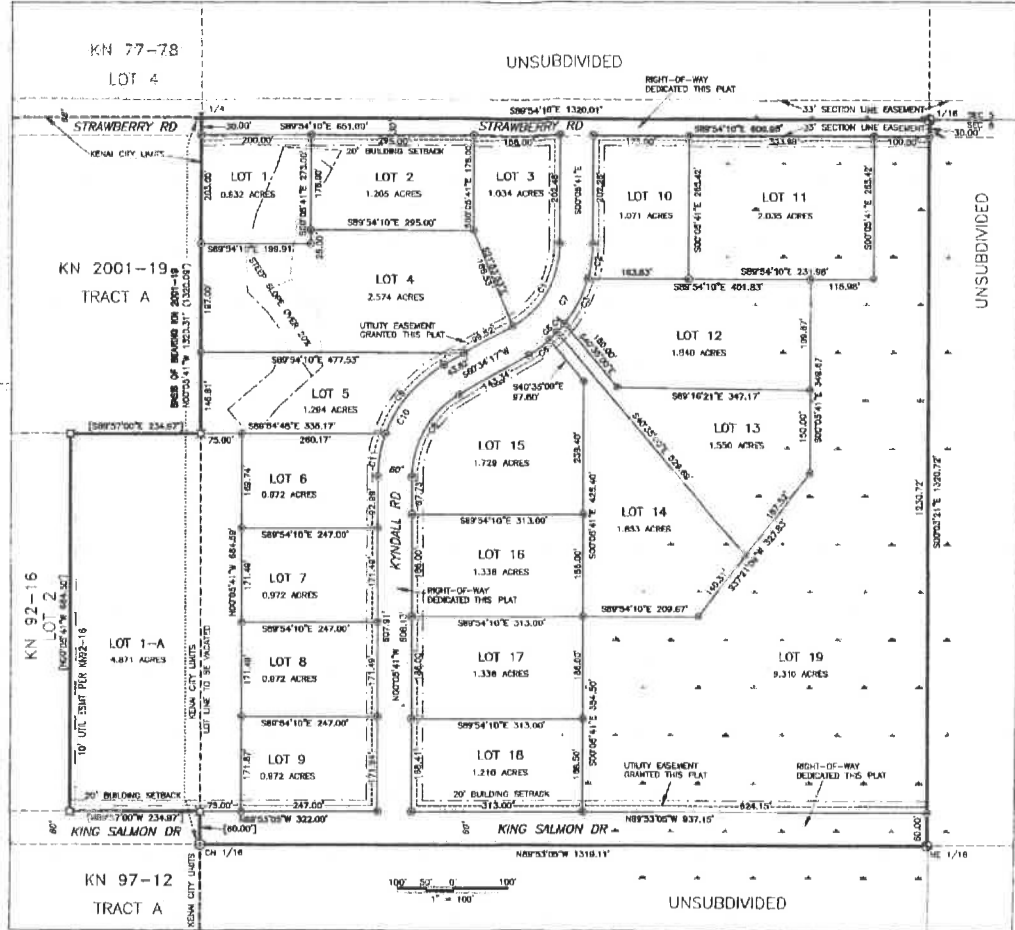
NOTE: We will update this certificate to comply with Kenai Peninsula Borough Ordinance 90-38 upon notification from surveyor.



- LEGEND**
- ⊕ FOUND 2.5" GUM BRASS CAP MONUMENT
 - ⊕ FOUND ALUMINUM MONUMENT AS DESCRIBED
 - ⊕ FOUND 1/2" REBAR
 - ⊕ SET 5/8" X 38" REBAR WITH 2.5" ALUMINUM CAP AS DESCRIBED
 - ⊕ SET 5/8" X 38" REBAR WITH RED PLASTIC CAP, 14488-S
 - ⊕ OLD RECORDED DATA
 - () RECORD DATA PER PLAT KN 2001-19
 - () RECORD DATA PER PLAT KN 2007-161
 - () RECORD AND MEASURED DATA PER PLAT KN 92-16
 - () WETLANDS PER THE KENAI WATERSHED FORM 2013 COOK INLET WETLANDS MAPPING

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD	CHORD BEARING
C1	180.00	170.00	060°39'58"	88.47	171.71	N02°14'18"E
C2	83.95	230.00	015°50'51"	32.18	83.74	N07°22'14"E
C3	93.04	230.00	023°10'40"	47.17	82.41	N27°29'30"E
C4	20.20	230.00	005°01'33"	10.11	20.19	N41°31'47"E
C5	20.03	230.00	004°56'24"	10.02	20.03	N46°32'25"E
C6	40.31	230.00	011°32'09"	20.23	40.23	N54°44'12"E
C7	243.53	230.00	060°38'50"	134.58	232.31	N30°14'18"E
C8	190.00	170.00	060°38'58"	98.47	171.71	S30°14'18"W
C9	189.33	230.00	041°11'08"	86.42	181.29	S38°58'45"W
C10	243.53	230.00	060°38'58"	134.58	232.31	S30°14'18"W
C11	78.20	230.00	019°39'53"	36.48	77.83	S09°38'48"W

- NOTES**
- A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSEE STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' BUILDING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES IS GRANTED AS UTILITY EASEMENTS FOR THIS PLAT.
 - 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.
 - ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR DEDICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM (DPR 14.08).
 - 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.
 - NO STRUCTURES ARE PERMITTED WITHIN THE BANHAMULE PORTION OF THE PLAT LOTS.



WASTEWATER DISPOSAL

LOTS 1-12, 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 QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LOTS 1-9 FOR PLOTS 1-9, 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 QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER: _____ LICENSE #: _____ DATE: _____

WASTEWATER DISPOSAL

LOTS 10-19 WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

MATTHEW BARBER, OWNER BARBER HOMES, LLC
 NW 1/4 NE 1/4 SEC. 8
 20777 S 84TH CT
 HICKMAN, NE 68372

NOTARY ACKNOWLEDGMENT

FOR: MATTHEW BARBER
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024

NOTARY PUBLIC FOR: _____
 MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

MICHA M. SAWAGE, OWNER LOT 1 KN 92-16
 3450 KING SALMON DR
 KENAI, AK 98111

ZACHARY M. SAWAGE, OWNER LOT 1 KN 92-16
 3450 KING SALMON DR
 KENAI, AK 98111

NOTARY ACKNOWLEDGMENT

FOR: MICHA M. SAWAGE
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024

NOTARY PUBLIC FOR: _____
 MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: ZACHARY M. SAWAGE
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024

NOTARY PUBLIC FOR: _____
 MY COMMISSION EXPIRES: _____

KNP FILE NUMBER: 2023-013

PENINSULA SURVEYING, LLC
 10355 KATINA ROAD, KENAI, ALASKA 99555
 (907) 906-1005

PLAT OF
BARBER HEIGHTS

A SUBDIVISION OF
 NW 1/4 NE 1/4 SEC. 8 AND
 LOT 1, REBEL SUBDIVISION, KN 92-16 WITHIN THE CITY OF KENAI,
 LOCATED WITHIN THE NW 1/4 & NE 1/4 SEC. 8, T29N, R10W, S14E,
 KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH,
 CONTAINING 43.84 ACRES

OWNERS:
 BARBER HOMES, LLC MICHA M. SAWAGE ZACHARY M. SAWAGE
 NW 1/4 NE 1/4 SEC. 8 LOT 1 KN 92-16 LOT 1 KN 92-16
 20777 S 84TH CT 3450 KING SALMON DR 3450 KING SALMON DR
 HICKMAN, NE 68372 KENAI, AK 98111 KENAI, AK 98111

SCALE: 1" = 100'
 DATE: SEPTEMBER 26, 2024
 DRAWN: JLS/BLT SHEET: 1 OF 1

Brandon McElrea

From: Brandon McElrea
Sent: Monday, December 23, 2024 8:32 AM
To: 'JASON SCHOLLENBERG'
Subject: RE: Barber Heights

Jason,

An edit to the final plat will work just fine. I will include this email in my staff report to P&Z confirming the addition of the note at that time.

Thank you,
Brandon

Brandon McElrea
Planning Technician

City of Kenai | [210 Fidalgo Avenue](#) | Kenai, AK 99611
O: (907)283-8233 | bmcelrea@kenai.city



From: JASON SCHOLLENBERG <jason@peninsulasurveying.com>
Sent: Tuesday, December 17, 2024 12:52 PM
To: Brandon McElrea <bmcelrea@kenai.city>
Subject: Re: Barber Heights

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Brandon,
That's not a problem. Do you need an updated copy before you can bring it to the meeting? We normally don't submit multiple hard copies to the City. Any edits are usually made to the final plat that the KPB reviews, since one of the KPB requirements is that we make any edits that are requested by the City.

Thank You

Jason Schollenberg, PLS

Peninsula Surveying, LLC
10535 Katrina Blvd
Ninilchik, AK 99639

Phone: (907)306-7065

Fax: (907) 567-1017

On Tue, Dec 17, 2024 at 11:20 AM Brandon McElrea <bmcelrea@kenai.city> wrote:

Jason,

It was good to meet you face to face yesterday! In reviewing the Barber Heights preliminary plat I have a request. Can you add the following to the notes:

- All lands within the City of Kenai are subject to City of Kenai Zoning regulations. Additionally, all development on Lot 1-A must comply with Kenai Zoning regulations. Landowners must contact the City of Kenai Planning Department prior to development.

Once this is added I will wrap up the staff report. I am hoping to present Barber Heights and Beaver Loop Acres No. 3 at the same meeting. I am aiming for the January 8th P&Z meeting, but it may be pushed to January 22nd. I'll keep you posted.

Thank you,

Brandon

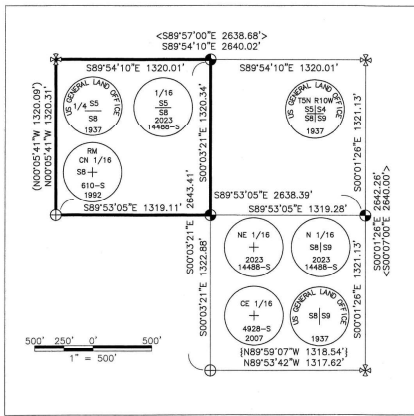
Brandon McElrea

Planning Technician

City of Kenai | 210 Fidalgo Avenue | Kenai, AK 99611

O: (907)283-8233 | bmcelrea@kenai.city

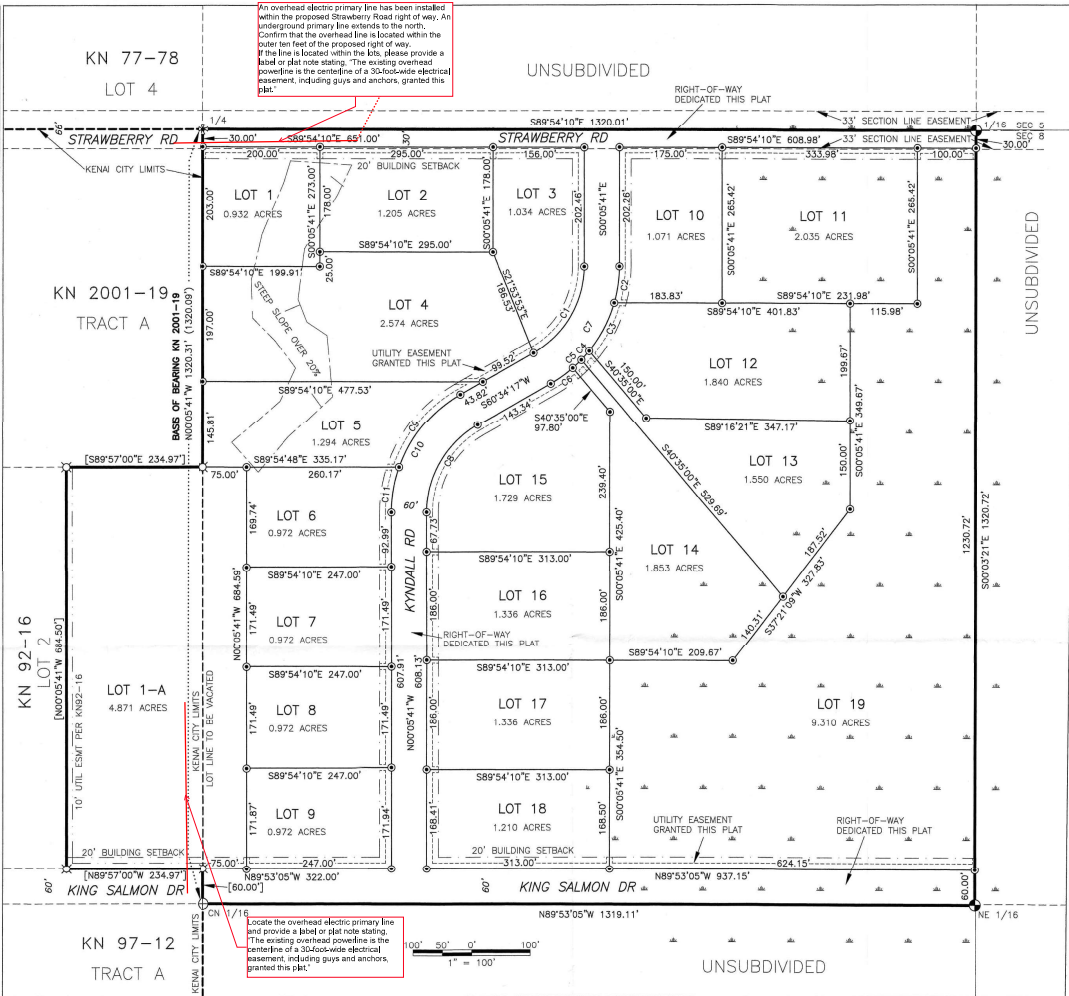




- LEGEND**
- ⊕ FOUND 2.5" BLM BRASS CAP MONUMENT
 - ⊕ FOUND ALUMINUM MONUMENT AS DESCRIBED
 - ⊕ FOUND 1/2" REBAR
 - ⊕ SET 5/8" x 36" REBAR WITH 2.5" ALUMINUM CAP AS DESCRIBED
 - ⊕ SET 5/8" x 36" REBAR WITH RED PLASTIC CAP, 14488-S
 - <> GLO RECORD DATA
 - [] RECORD DATA PER PLAT KN 2001-19
 - [] RECORD DATA PER PLAT KN 2007-101
 - [] RECORD AND MEASURED DATA PER PLAT KN 92-16
 - ▲ WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD	CHORD BEARING
C1	180.00	170.00	060°39'58"	99.47	171.71	N30°14'18"E
C2	63.95	230.00	015°55'51"	32.18	63.74	N07°52'14"E
C3	93.04	230.00	023°10'40"	47.17	92.41	N27°25'30"E
C4	20.20	230.00	005°01'53"	10.11	20.19	N41°31'47"E
C5	20.03	230.00	004°59'24"	10.02	20.03	N46°32'25"E
C6	46.31	230.00	011°32'09"	23.23	46.23	N54°48'12"E
C7	243.53	230.00	060°39'58"	134.58	232.31	N30°14'18"E
C8	180.00	170.00	060°39'58"	99.47	171.71	S30°14'18"W
C9	165.33	230.00	041°11'05"	86.42	161.79	S39°58'45"W
C10	243.53	230.00	060°39'58"	134.58	232.31	S30°14'18"W
C11	78.20	230.00	019°28'53"	39.48	77.83	S09°38'46"W

- NOTES**
- A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES IS GRANTED AS UTILITY EASEMENTS PER THIS PLAT.
 - 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.
 - ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM (KPB 14.06).
 - 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.
 - NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOTS.



WASTEWATER DISPOSAL

LOTS 1-12: 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 QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LOTS 13-19: 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 QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER _____ LICENSE # _____ DATE _____

WASTEWATER DISPOSAL

LOT 18: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE 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.

BY: _____ AUTHORIZED OFFICIAL

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

MATTHEW BARBER, OWNER BARBER HOMES, LLC
 NW 1/4 NE 1/4 SEC. 8
 2077 S 64TH CT
 HICKMAN, AK 99612

NOTARY ACKNOWLEDGMENT

FOR: MATT BARBER
 ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024

NOTARY PUBLIC FOR: _____
 MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

MICHA N SAVAGE, OWNER
 LOT 1 KN 92-16
 5450 KING SALMON DR
 KENAI AK 99611

ZACHARY N SAVAGE, OWNER
 LOT 1 KN 92-16
 5450 KING SALMON DR
 KENAI AK 99611

NOTARY ACKNOWLEDGMENT

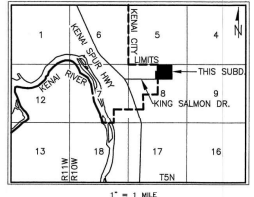
FOR: MICHA N SAVAGE
 ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024

NOTARY PUBLIC FOR: _____
 MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: ZACHARY N SAVAGE
 ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024

NOTARY PUBLIC FOR: _____
 MY COMMISSION EXPIRES: _____



KPB 2023-013R1

KPB FILE NUMBER: 2023-013R1

PENINSULA SURVEYING, LLC
 10535 KATRINA BOULEVARD, NINLIICHIK, AK 99639
 (907)306-7065

PLAT OF BARBER HEIGHTS

A SUBDIVISION OF NW 1/4 NE 1/4 SEC. 8, AND LOT 1, REIDEL SUBDIVISION, KN 92-16 WITHIN THE CITY OF KENAI, LOCATED WITHIN THE NW 1/4 & NE 1/4 SEC. 8, T.5N., R.10W., S.M., KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH CONTAINING 43.694 ACRES

BARBER HOMES, LLC
 NW 1/4 NE 1/4 SEC. 8
 2077 S 64TH CT
 HICKMAN, AK 99612

MICHA N SAVAGE
 LOT 1 KN92-16
 5450 KING SALMON DR
 KENAI, AK 99611

ZACHARY M SAVAGE
 LOT 1 KN92-16
 5450 KING SALMON DR
 KENAI, AK 99611

SCALE: 1" = 100'
 DATE: SEPTEMBER 25, 2024
 DRAWN: JLS/BLT
 SHEET: 1 OF 1