

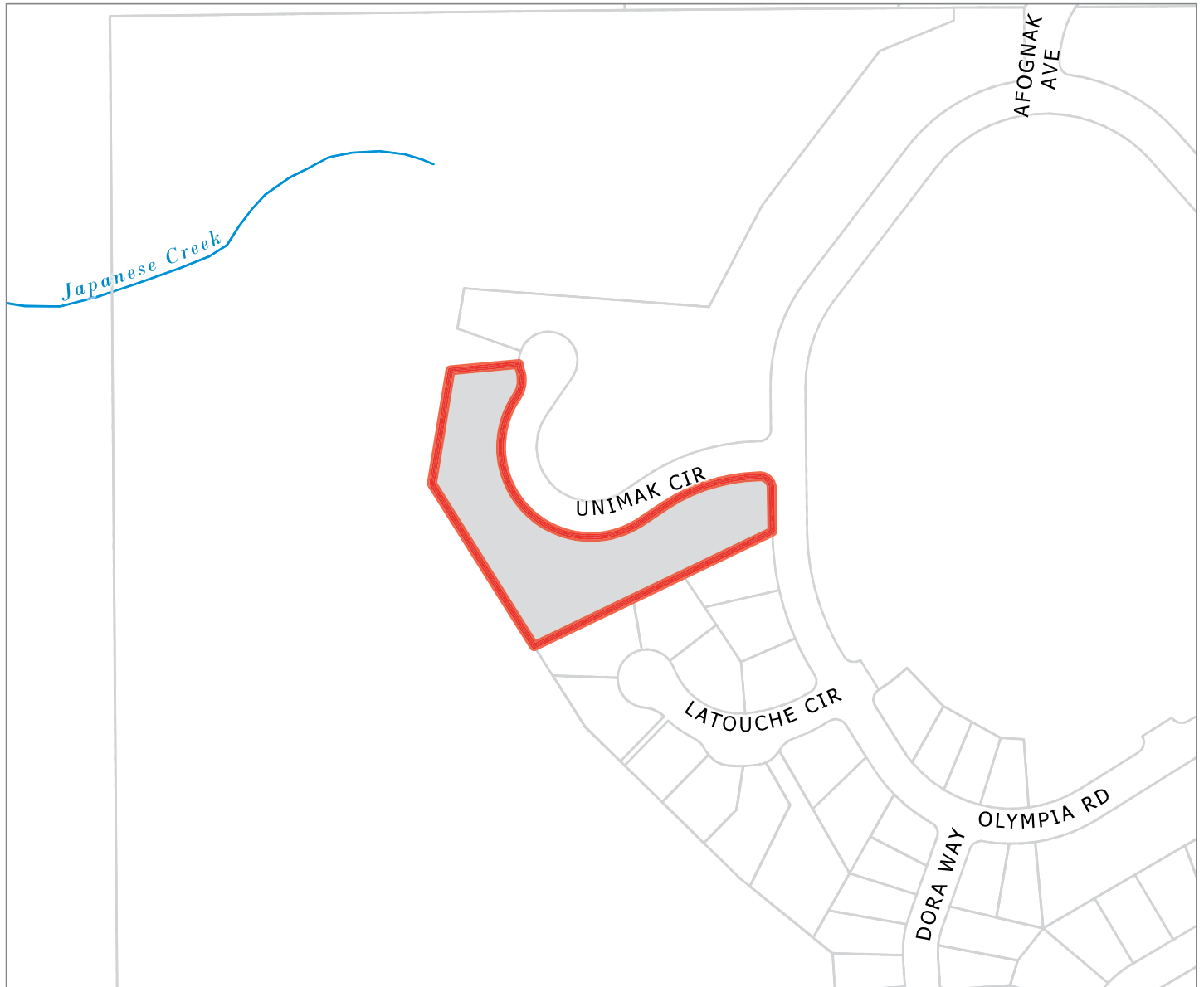
E. NEW BUSINESS

- 1. Gateway Subdivision 2022 Lindquist Addition
KPB File 2022-164**



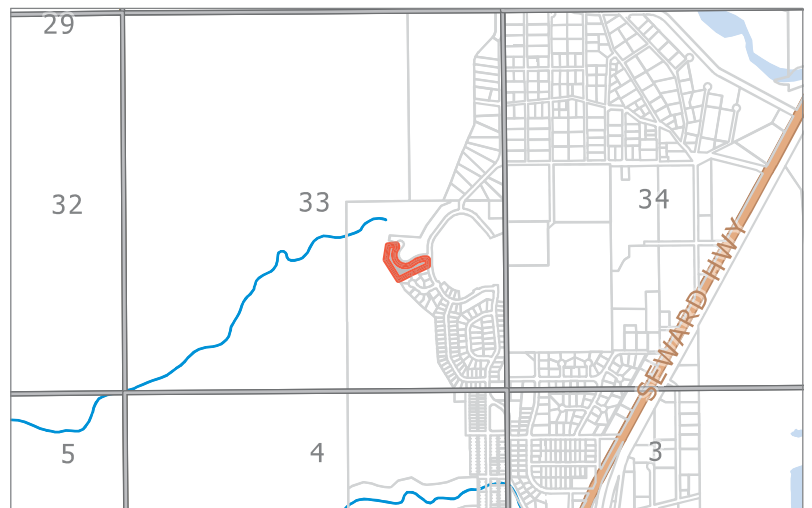
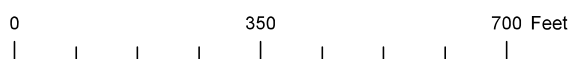
Kenai Peninsula Borough Planning Department

Vicinity Map



KPB File 2022-164
T 01N R 01W SEC 33
Seward

11/10/2022





Aerial View



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

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we), hereby certify that I (we) 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-ways and public areas to public use and grant all easements to the use shown.

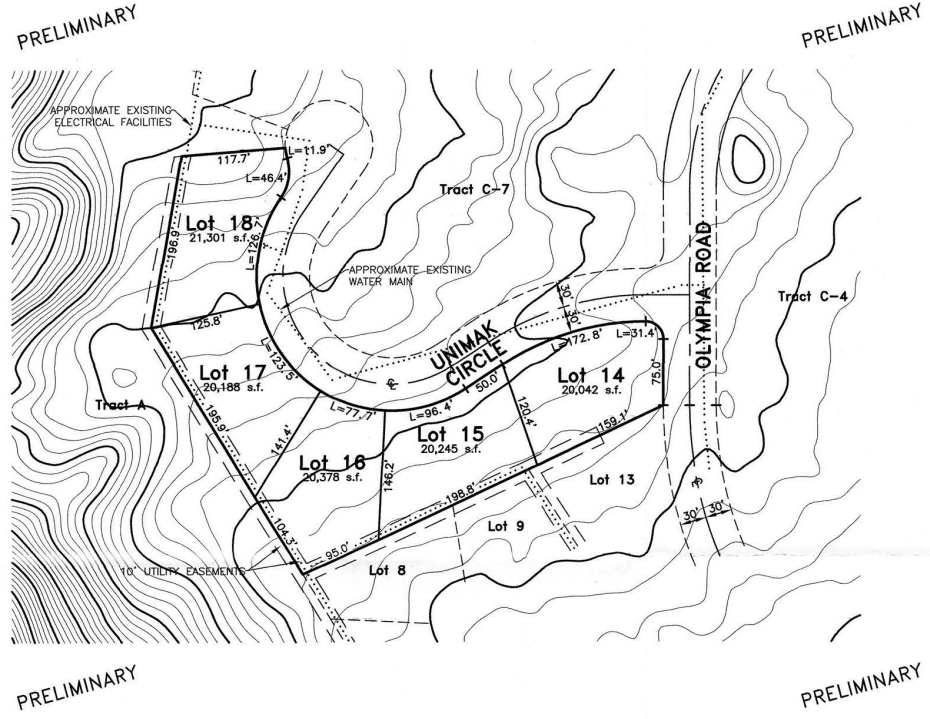
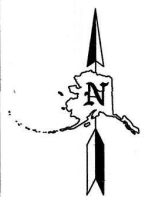
Owner

THOMAS A. LINDQUIST
P.O. Box 133
Moose Pass, Alaska 99631

HEATHER A. LINDQUIST
P.O. Box 133
Moose Pass, Alaska 99631

Notary Acknowledgement

for _____ Subscribed and
sworn to before me this _____ day _____
Notary Public for the State of Alaska My Commission Expires _____



WASTEWATER DISPOSAL

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

PLAT APPROVAL

Plat approved by the Kenai Peninsula Borough Planning Commission at the meeting of _____

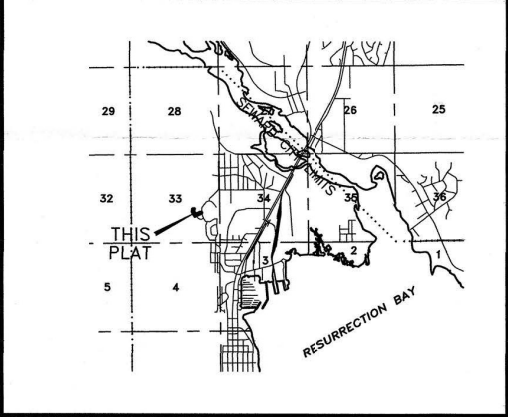
Borough Official _____

SURVEYOR'S CERTIFICATE

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



Vicinity Map Scale: 1" = 1 Mile



PLAT OF
GATEWAY SUBDIVISION
2022 LINDQUIST ADDITION
Lots 14 thru 18, Block 8 - CONTAINING 2.345 Acres
A SUBDIVISION OF TRACT B
GATEWAY SUBDIVISION (Plat No. 84-18)
LOCATED WITHIN THE SE 1/4, SECTION 33, T1N, R1W,
SEWARD MERIDIAN, ALASKA
KENAI PENINSULA BOROUGH
SEWARD RECORDING DISTRICT

PREPARED BY:
Lang & Associates, inc.
Professional Land Surveyors
11500 Daryl Avenue
Anchorage, Alaska 99515-3049
(907) 522-6476
ken@langsurvey.com
jonathan@langsurvey.com
travis@langsurvey.com

OWNERS
THOMAS A. LINDQUIST &
HEATHER A. LINDQUIST
P.O. BOX 133
MOOSE PASS, ALASKA
99631

GRID: N/A	SCALE: 1" = 100'	DATE: 02 NOVEMBER 2022
DRAWN: JCL	SHEET 1 OF 1	PROJECT #: 22-452
JOB FILE: L22452pp.dwg		

KPB 2022-164

AGENDA ITEM E. NEW BUSINESS

ITEM 1 - GATEWAY SUBDIVISION 2022 LINQUIST ADDITION

KPB File No.	2022-164
Plat Committee Meeting:	December 12, 2022
Applicant / Owner:	Thomas & Heather Lindquist of Moose Pass, Alaska
Surveyor:	Kenneth Lang / Lang & Associates
General Location:	Unimak Circle, City of Seward

Parent Parcel No.:	145-353-18
Legal Description:	Tract B Gateway Subdivision Amended SW 84-18
Assessing Use:	Residential
Zoning:	Single-Family Residential
Water / Wastewater	City

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 2.345 acres parcel into 5 lots ranging in size from 20,042 square feet to 21,301 square feet.

Location and Legal Access (existing and proposed): The proposed subdivision is located on the west side of the City of Seward. The subdivision fronts along the constructed 60 foot wide right-of-way Unimak Circle. One lot will be on the corner of Unimak Circle and Olympia Road. Miles 1.5 to 2.5 of state maintained Seward Highway contains multiple right-of-way dedications that provide access to Olympia Road and thus Unimak Circle and the proposed subdivision. Not all dedications are constructed but numerous routes are currently constructed. There will be no new dedications with this plat.

The block containing the proposed subdivision is incomplete due to this subdivision being accessed by a cul-de-sac as well as other nearby cul-de-sacs. The property to the west is a 64 acre parcel owned by the City of Seward. Beyond that parcel is a 424 acre parcel owned by Alaska DNR. Steep terrain is found west of this subdivision and Japanese Creek runs through portions of the neighboring properties. **Staff recommends the plat committee concur an exception to block length is not required as any required dedications will not improve the block.**

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

Site Investigation: There are no steep areas on this plat. Steep areas exist to the west of this property. There are no low wet areas present within the subdivision.

A portion of the subdivision is within the Seward Mapped Flood Data area. **Staff recommends the area be depicted and labeled on the plat and a plat note be added that includes the map panel information.**

There are no current improvements on the site and there does not appear to be any encroachment issues with neighboring properties.

KPB River Center review	A. Floodplain Reviewer: Carver, Nancy Floodplain Status: IS in flood hazard area Comments: Flood Zone: X (shaded),SMFDA Map Panel: 020012-4539D
-------------------------	---

	<p>In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p> <p>C. State Parks Reviewer: Russell, Pam Comments: No Comments</p>
State of Alaska Fish and Game	

Staff Analysis The property included within this subdivision was originally part of very old surveys done to layout the City of Seward. Gateway Subdivision, Plat SW 84-18, replatted the subject lot to its current configuration and dedicated Unimak Circle. A plat note on SW 84-18 stated that it vacated all of the right-of-way, lot lines and dedicated utility easements with U.S.S. 931 Terminal Addition. This proposed plat will now subdivide the tract into five lots that are similar to those done by Plat SW 84-18 in size and design.

Per the City of Seward Planning and Zoning Commission Resolution 2022-019, water is available but there is no current direct access to sewer. Per City of Seward code, required public improvements must be done prior to the sale of the lots. As the intent is to connect to city services, a soils report will not be required. An installation agreement or documentation from the city must be provided prior to final approval. If the City will not require installation prior to final, **staff recommends the surveyor verify with the City of Seward if the plat note from the parent plat "No building construction to occur until sewer and water is available to lots." or if a similar note regarding their current code requirements should be added.**

The City of Seward Planning and Zoning Commission heard the proposed plat at their October 11, 2022 meeting. They recommended approval and adopted their Resolution 2022-019. In addition to the Resolution recommending approval it contained the stipulation regarding the connection to water and sewer as stated above.

Utility Easements Gateway Subdivision Amended SW84-18 granted 10' utility easements along the west line and a portion of the south line of this plat as shown on the plat. **Staff recommends the label for the easement include "granted by SW 84-18" or a plat note be added.**

There are no easements by recorded documents to be shown.

10 foot utility easements are required by code to be granted adjacent to dedicated rights-of-way. The easement should be depicted and a plat note added. If depiction is difficult due to other required information a detail may be provided that shows the easement in relationship to the lot line and dedication.

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	Not within HEA's service area
ENSTAR	No comment or recommendations
ACS	No objections. ACS has no utilities in Seward area.
GCI	
SEWARD ELECTRIC	

CHUGACH ELECTRIC	No comments. Not located in our service area.
TELALASKA	

KPB department / agency review:

Addressing	<p>Reviewer: Haws, Derek Affected Addresses: 2109 UNIMAK CIR</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: UNIMAK CIR OLYMPIA 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: The city of Seward will advise on the affected address.</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat. Review Not Required</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

Staff would like to note that a curve table should be provided that shows all required curve data as outlined in code.

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: *The lots being created are not required within the title block and may be removed but if they are to remain it should be clarified by adding "Creating". Revise the parent subdivision by adding Amended at end. At the end of Seward Recording District, add City of Seward. Add KPB 2022-164 to title block or near title block.*

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;
Staff recommendation: *Add road names to map and some major sites for detail. There are overstrikes that should be corrected. Add another City Limits label along the western limit boundary as it is difficult to make out the symbology as it coincides with the section lines.*
- 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: *Adjacent lands need plat filings added. Lots to the south need Block 8 added.*
- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;
Staff recommendation: *Add Block 8 to this plat since extending lot numbers*
- K. Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;
Staff recommendation: *Per the city resolution the lots will have access to water but there is no current direct access to sewer.*

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.*

- 20.30.270. Different standards in cities. Where cities have enacted by ordinance different subdivision design standards than those set forth in this chapter, the planning commission shall apply the city standards in lieu of those set forth in this chapter. Any appeal of a city design standard is subject to KPB 21.01.020(E).
Staff recommendation: *The City of Seward does not meet the specified requirements for the application and consideration of different standards.*

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: If not connecting to city sewer a soils report will be required. If installation note required by the City prior to final, work with the city for any additional plat notes that may be required about future connections.
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.*

20.60.080. Improvements-Installation agreement required. A final plat of a subdivision located within city limits shall not be recorded with the district recorder prior to compliance with any city ordinances concerning the installation of improvements. Evidence of compliance shall be provided by the subdivider in the form of a written statement from the appropriate city official that improvements required by city ordinance are or will be installed. Evidence of compliance shall be a part of the final plat submission and the time for action required by KPB 20.60.210 shall not commence until evidence of compliance is submitted.

Staff recommendation: *The City states water is available and sewer must be connected prior to selling of lots. An installation agreement or documentation from the city that one is not required will need to be provided.*

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.

1. Special purpose easements being granted by the plat shall be clearly defined for allowed use. Special purpose easements may require a signed acceptance statement on the plat.

B. Private easements may not be granted on the plat.

Staff recommendation: *The pedestrian easement granted by Plat SW 84-18 should be depicted and noted on the plat. Comply with 20.60.160.*

20.60.180. Plat notes.

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

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

Staff recommendation: *Place the following notes on the plat.*

- *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.*
- *This subdivision is subject to the City of Seward's Zoning and Land Use Regulations.*
- *Lots are served by city water and sewer.*
- *The front 10 feet adjoining dedicated rights-of-way are granted by this plat as utility easements.*
- **FLOOD HAZARD NOTICE:**

Some or all of the property shown on this plat has been designated by the Kenai Peninsula Borough Seward Mapped Flood Data Area 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 Chapter 21.06 of the Kenai Peninsula Borough Code. (Map Panel 020012-4539D).

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: *comply with 20.60.190. Revise the Certificate of Ownership and Dedication to be only plural, not both singular and plural. The current notary is a combination of acknowledgement and jurat. Revise to be either acknowledgment or jurat.*

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.

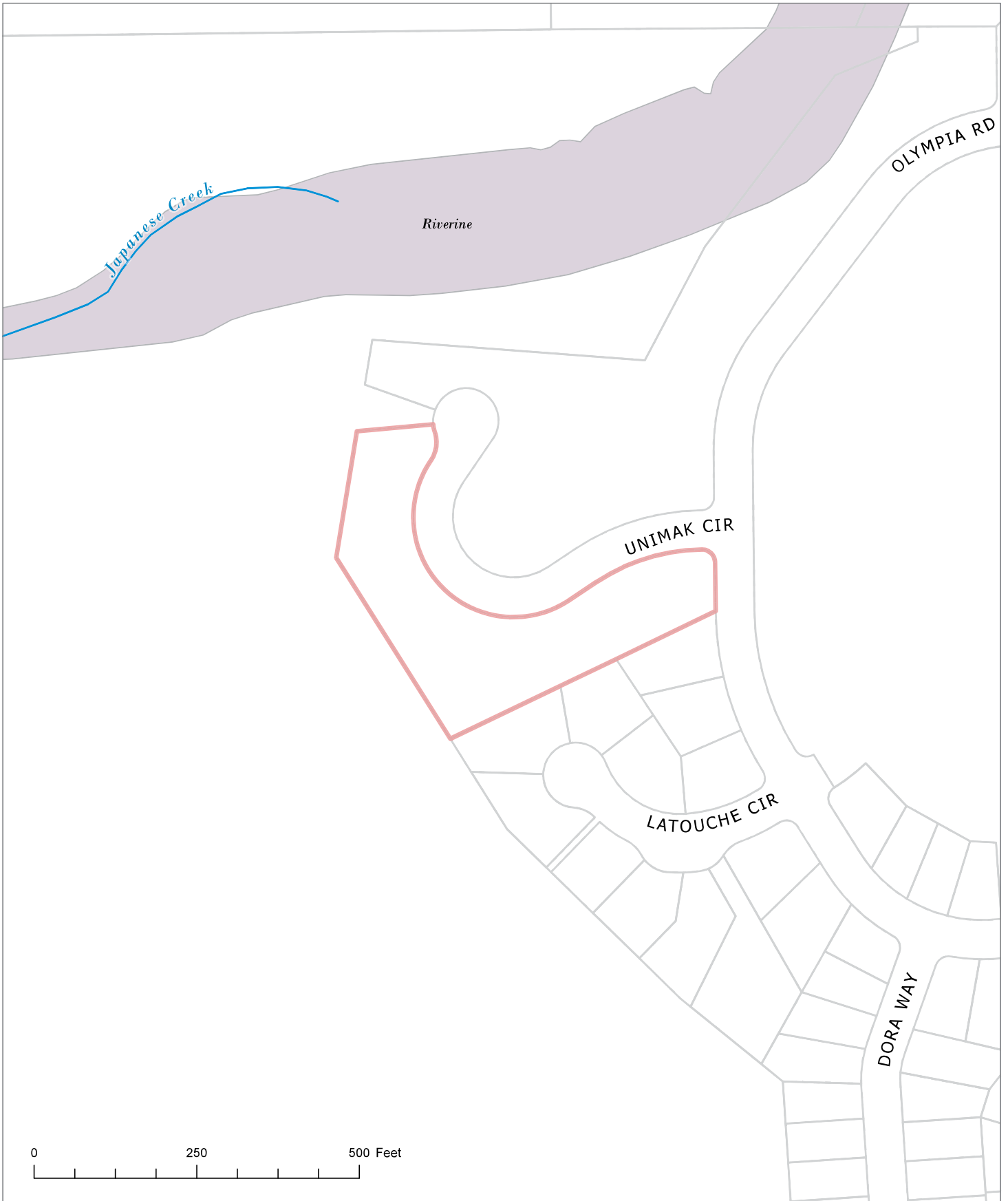
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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



Wetlands



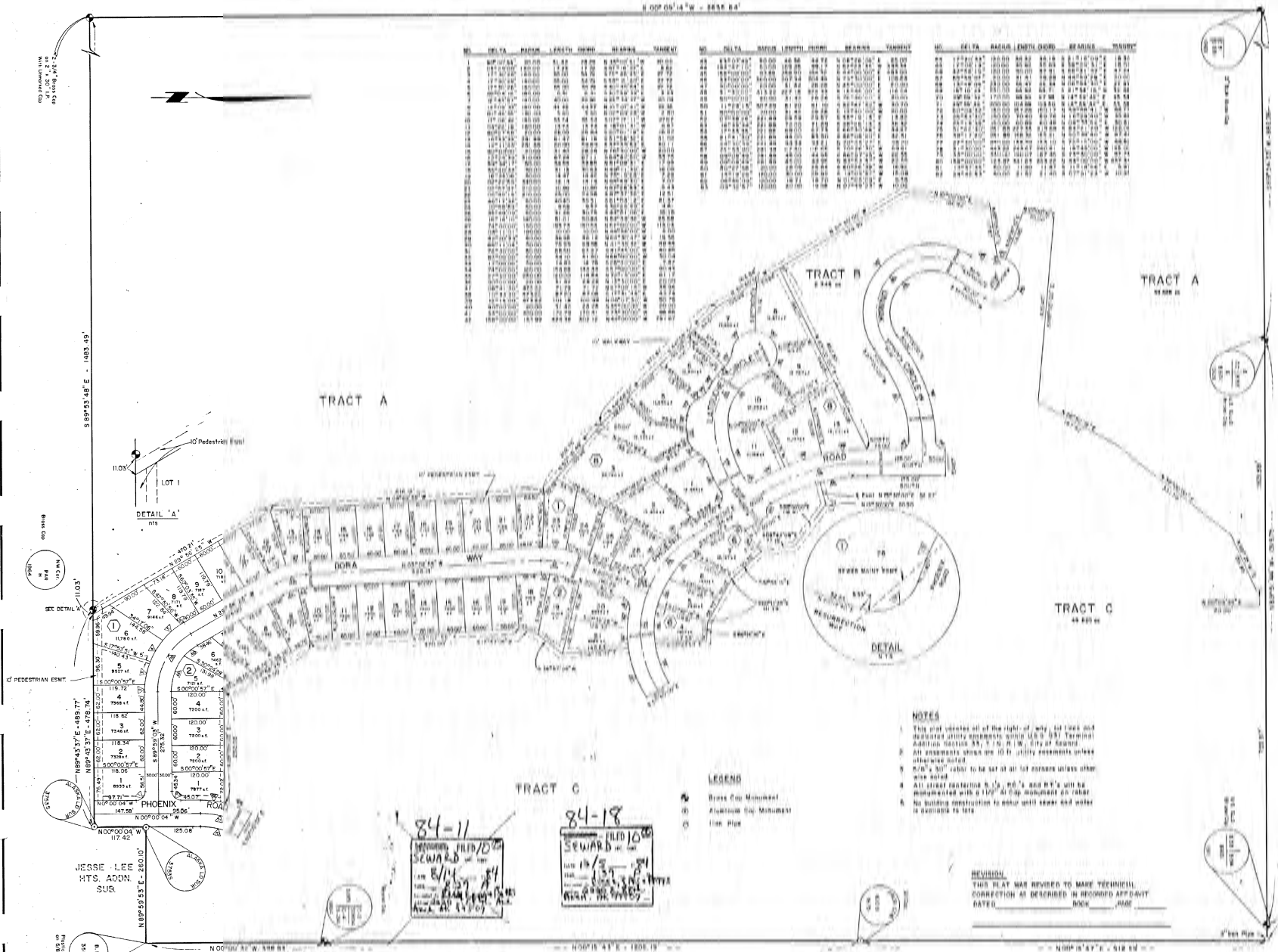
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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UNDIVIDED
S 00°00'14"W - 855.84'

NO.	DELTA	BEGIN	LENGTH	END	BEARING	TANGENT	NO.	DELTA	BEGIN	LENGTH	END	BEARING	TANGENT	NO.	DELTA	BEGIN	LENGTH	END	BEARING	TANGENT
1	0°00'00"	00.00	100.00	100.00	0°00'00"	0.00	1	0°00'00"	00.00	100.00	100.00	0°00'00"	0.00	1	0°00'00"	00.00	100.00	100.00	0°00'00"	0.00



CERTIFICATE OF OWNERSHIP
We hereby certify that we are the owners of the property shown and described herein 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 lot shown.

OWNERS
Ronald A. Gresham
City Manager
As Represented By: Edward P. Frazee, President
P.O. Box 107, Green Bay, Alaska 99801

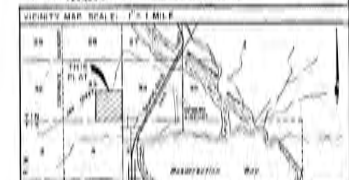
Ronald A. Gresham Date: 8/2/84

NOTARY ACKNOWLEDGEMENT
Subscribed and sworn to before me personally appeared *Ronald A. Gresham* this 2nd day of August 1984.
By Commission Expires: *August 27, 1987*
Notary Public: *Henry P. Peltier*

CERTIFICATE OF APPROVAL BY THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
This subdivision has been reviewed in accordance with 18A C.F.R. 500 and is approved subject to any special conditions:
William A. Gresham 8/2/84
Director

PLAT APPROVAL
This plat was reviewed by the Road Planning Bureau Planning Commission at the meeting of 11/21/83 on 8/2/84.
RECALCULATED BY: *William A. Gresham*
BY: *William A. Gresham*
SURVEYOR'S CERTIFICATE

The seal and signature of the surveyor on the plat certifies that he is properly qualified and has taken to practice land surveying in the State of Alaska, that the plat represents a survey made by him or under his direct supervision, and that the measurements shown thereon as truly made to the best of his knowledge.
William A. Gresham 8/2/84
Surveyor



PLAT OF
GATEWAY SUBDIVISION
Lots 1 thru 8, Block 1, Lots 1 thru 21, Block 2,
Lots 4 thru 7, Block 3, Lots 1 thru 13, Block 4 & Tracts A, B & C
LOCATED IN
SE 1/4 Section 32, T.14, N. 6 W. 10, S.M. Alaska
CONTAINS UNIMPROVED LOTS OR LOTS

BESE, FRENCH & POTTS
2720 FOUR MILE AVE
ANCHORAGE, ALASKA 99507

Date	Scale: 1" = 100'	Date: 8/2/84
Drawn: C.W.	Drawn by: B.M.	Drawn by: B.M.
FILED IN PUBLIC RECORDS AT GREEN BAY, ALASKA ON August 2, 1984		

- NOTES**
- This plat conveys all of the right-of-way, lot lines and easements shown on this subdivision within U.S. 95, Terminal Addition Section 33, T.14, N. 6 W. City of Seward.
 - All easements shown are to be utility easements unless otherwise noted.
 - Lot's 50' (about) to be set at all lot corners unless other wise noted.
 - All street markers to be 6" dia. and 12" high to be monumented with a 1 1/2" dia. cap monument on color.
 - No building construction to occur until sewer and water is available to lots.

LEGEND

- Street Cap Monument
- Aluminum Cap Monument
- Iron Pipe

84-11
RECORDED FILED 10/20/84
SEWARD
DATE 8/14/84
BY [Signature]
ALASKA DEPT. OF REVENUE

84-18
RECORDED FILED 10/20/84
SEWARD
DATE 8/14/84
BY [Signature]
ALASKA DEPT. OF REVENUE

REVISION
THIS PLAT WAS REVISED TO MAKE TECHNICAL CORRECTION AS DESCRIBED IN PROPOSED ATTACHED GATED ROAD NAME

Proclamations and Awards – None

City Administration Report. Community Development Director Jason Bickling stated the department had been busy preparing for tonight’s meeting. He announced that on October 17, 2022 the commission would have a joint work session with the Seward Bear Creek Flood Service Area Board (SBCFSAB) at the Seward Community Library. He said the November 1, 2022 P&Z meeting would be rescheduled to November 8, 2022 and would also be held at the Seward Community Library.

Other Reports and Announcements – None

Presentations – None

PUBLIC HEARINGS

Resolutions Requiring Public Hearing

Resolution 2022-019, Recommending Kenai Peninsula Borough Approval Of The Preliminary Replat Of Gateway Subdivision, Amended Tract B; Located At 2109 Unimak Circle; Creating Gateway Subdivision 2022 Lindquist Addition, Lots 14-18, Block 8.

Motion to Approve (Charbonneau/Verhey) Approve Resolution 2022-019

City Planner Courtney Bringhurst recited the information in the agenda statement, reviewed the conditions being proposed, and recommended approval.

Notice of the public hearing being posted and published as required by law was noted and the public hearing was opened.

Thomas Lindquist, outside the city, supported this resolution.

Carol Griswold, inside city limits, requested the parcel widths and frontages in the resolution be corrected to say 60 feet.

No one else appeared and the public hearing was closed.

Motion to Amend (Charbonneau/Verhey) Amend Resolution 2022-019 in the 5th Whereas by striking the words “30’-60’ and” and “respectively” so that it reads, “...the parcels widths and frontages meet the required minimum of 60’.”

Motion to Amend Passed Unanimous

Main Motion Passed Unanimous

**CITY OF SEWARD, ALASKA
PLANNING AND ZONING COMMISSION
RESOLUTION 2022-019**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEWARD, ALASKA RECOMMENDING KENAI PENINSULA BOROUGH APPROVAL OF THE PRELIMINARY REPLAT OF GATEWAY SUBDIVISION, AMENDED TRACT B; LOCATED AT 2109 UNIMAK CIRCLE; CREATING GATEWAY SUBDIVISION 2022 LINDQUIST ADDITION, LOTS 14-18, BLOCK 8.

WHEREAS, Thomas and Heather Lindquist have submitted a preliminary replat to the City of Seward for review and recommendation to the Kenai Peninsula Borough; and

WHEREAS, this replat creates 5 new parcels, Lots 14-18, Block 8 by subdividing Gateway Subdivision, Amended Tract B, also known as 2109 Unimak Circle, Seward, Alaska; and

WHEREAS, the parcels are zoned Single-Family Residential (R1); and

WHEREAS, the parcels are each approximately 20,000 square feet, which meets the required minimum buildable lot size of 6,000 square feet; and

WHEREAS, the parcel frontages meet the required minimum of 30'; and

WHEREAS, each of the subdivided parcels currently have access to a platted 60-foot public right of way; and

WHEREAS, each of the subdivided parcels currently have access to electric and water; and

WHEREAS, the subdivided parcels do not have direct access to sewer; and

WHEREAS, the developer will work with City administration according to Seward City Code §16.05.015(a) to complete the required public improvements, as outlined in §16.05.010, prior to any sales of the lots; and

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

WHEREAS, it is the Planning and Zoning Commission's responsibility to act in an advisory capacity to the Kenai Peninsula Borough regarding subdivision plat proposals.

NOW, THEREFORE, BE IT RESOLVED by the Seward Planning and Zoning Commission that:

Section 1. The developer will work with City administration according to Seward City Code §16.05.015(a) to complete the required public improvements, as outlined in §16.05.010, before any sales of the lots.

Section 2. The Commission hereby recommends that, in accordance with Seward City Code Section 16.01.015 (B), the Kenai Peninsula Borough approve the submittal of the Replat of Gateway Subdivision, Amended Tract B; Located at 2109 Unimak Circle; Creating Gateway Subdivision 2022 Lindquist Addition, Lots 14-18, Block 8.

Section 3. This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by the Seward Planning and Zoning Commission this 11th day of October, 2022.

THE CITY OF SEWARD, ALASKA


Clare Sullivan, Chair

AYES: Ulman, Hornseth, Charbonneau, Verhey, Staggs, Sullivan
NOES: None
ABSENT: Monaco
ABSTAIN: None
VACANT: None

ATTEST:


Brenda Ballou, MMC
City Clerk



Planning and Zoning Agenda Statement



Meeting Date: October 11, 2022

To: Planning and Zoning Commission

Through: Jason Bickling, Community Development Director

From: Courtney Bringhurst, Planner

Agenda Item: Resolution 2022-019: Recommending Kenai Peninsula Borough Approval of the Preliminary Replat of Gateway Subdivision, Amended Tract B; Located at 2109 Unimak Circle; Creating Gateway Subdivision 2022 Lindquist Addition, Lots 14-18, Block 8.

Background and justification:

Attached for the Commission's review and recommendation to the Kenai Peninsula Borough Planning Commission is a preliminary replat submitted by Thomas and Heather Lindquist. This platting action will create Gateway Subdivision 2022 Lindquist Addition, Lots 14-18, Block 8, by subdividing Gateway Subdivision, Amended Tract B, also known as 2109 Unimak Circle.

This replat will create five (5) parcels available for development in a Single-Family Residential zoning district. The parcels already have access to a road, water, and electricity. The developer will work with City administration to ensure that sewer lines are connected to the five (5) parcels prior to any sales of the lots. This will satisfy the requirements listed in Seward City Code §16.05.010.

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

Subdivision Review:

Zoning: The property is zoned Single-Family Residential (R1).

Size: Lots 14-18 are between 20,042 s.f. and 21,301 s.f. (Required: Minimum of 7,000 s.f)

Utilities: The lots currently have access to water and electricity. Sewer will be connected by the developer prior to the sale of the properties.

Existing Use: The parcel is currently vacant.

Access: Primary access to the five (5) parcels will be from Unimak Circle, which connects to Olympia Road.

Flood Zone: According to the Kenai Peninsula Borough Floodplain map, the lots are not within a Flood Zone.

Comprehensive and Strategic Plan Consistency Information

This legislation is consistent with (citation listed):

Comprehensive Plan: Vol 1, Chapter 2.2.11 – "Promote infill development by encouraging and

promoting construction on vacant sites in areas of the City which are already established."

Vol 1, Chapter 3.2.1 – "Promote residential and commercial development within the City of Seward and its vicinity in accordance with community values."

Vol 1, Chapter 3.3.1 – "Encourage development of new housing in Seward."

Vol 1, Chapter 3.3.1.2 – "Create incentives to provide land for housing development within the City of Seward."

Vol 1, Chapter 3.7.1.3 – "Continue to upgrade and expand utilities to meet existing needs and encourage future development"

- Strategic Plan: Promote Residential and Commercial Development Inside the City (Page 9-10)
- Encourage construction of residential and seasonal housing at all market levels
 - Develop infrastructure and utility expansion for currently undeveloped residential and commercial property
 - Reduce utility costs
- Promote in-fill development by encouraging and promoting construction on vacant sites in already established areas of the City. (Page 10)

Staff Comments

Department	Comments	No Comment	N/A
Building Department		X	
Fire Department		X	
Public Works Department		X	
Harbor Department		X	
Police Department		X	
Electric Department		X	
Telecommunications		X	

Public Comment

Property owners within three hundred (300) feet of the proposed platting action were notified of this public hearing. Public notice signs were posted on the property and all other public hearing requirements of Seward City Code §15.01.040 were complied with.

At the time of this publication the Community Development Department has received public inquiries. If any correspondence is received after publication of this agenda statement, it will be submitted to the Commissioners for their review.

Recommendation

Commission approve Resolution 2022-019, recommending Kenai Peninsula Borough Approval of the Preliminary Replat of Gateway Subdivision, Amended Tract B; Located at 2109 Unimak Circle; Creating Gateway Subdivision 2022 Lindquist Addition, Lots 14-18, Block 8.

**CITY OF SEWARD, ALASKA
PLANNING AND ZONING COMMISSION
RESOLUTION 2022-019**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEWARD, ALASKA RECOMMENDING KENAI PENINSULA BOROUGH APPROVAL OF THE PRELIMINARY REPLAT OF GATEWAY SUBDIVISION, AMENDED TRACT B; LOCATED AT 2109 UNIMAK CIRCLE; CREATING GATEWAY SUBDIVISION 2022 LINDQUIST ADDITION, LOTS 14-18, BLOCK 8.

WHEREAS, Thomas and Heather Lindquist have submitted a preliminary replat to the City of Seward for review and recommendation to the Kenai Peninsula Borough; and

WHEREAS, this replat creates 5 new parcels, Lots 14-18, Block 8 by subdividing Gateway Subdivision, Amended Tract B, also known as 2109 Unimak Circle, Seward, Alaska; and

WHEREAS, the parcels are zoned Single-Family Residential (R1); and

WHEREAS, the parcels are each approximately 20,000 square feet, which meets the required minimum buildable lot size of 7,000 square feet; and

WHEREAS, the parcels widths and frontages meet the required minimum of 30'-60' and 60' respectively; and

WHEREAS, each of the subdivided parcels currently have access to a platted 60-foot public right of way; and

WHEREAS, each of the subdivided parcels currently have access to electric and water; and

WHEREAS, the subdivided parcels do not have direct access to sewer; and

WHEREAS, the developer will work with City administration according to Seward City Code §16.05.015(a) to complete the required public improvements, as outlined in §16.05.010, prior to any sales of the lots; and

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

WHEREAS, it is the Planning and Zoning Commission's responsibility to act in an

advisory capacity to the Kenai Peninsula Borough regarding subdivision plat proposals.

NOW, THEREFORE, BE IT RESOLVED by the Seward Planning and Zoning Commission that:

Section 1. The developer will work with City administration according to Seward City Code §16.05.015(a) to complete the required public improvements, as outlined in §16.05.010, before any sales of the lots.

Section 2. The Commission hereby recommends that, in accordance with Seward City Code Section 16.01.015 (B), the Kenai Peninsula Borough approve the submittal of the Replat of Gateway Subdivision, Amended Tract B; Located at 2109 Unimak Circle; Creating Gateway Subdivision 2022 Lindquist Addition, Lots 14-18, Block 8.

Section 3. This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by the Seward Planning and Zoning Commission this 11th day of October, 2022.

THE CITY OF SEWARD, ALASKA

Clare Sullivan, Chair

AYES:
NOES:
ABSENT:
ABSTAIN:
VACANT:

ATTEST:

Brenda Ballou, MMC
City Clerk

(City Seal)



Community Development/ Planning & Zoning
 410 Adams St, Seward, Alaska 99664 • (907) 224-4048 • (907) 224-4020
 or email: planning@cityofseward.net

PRELIMINARY PLAT SUBMITTAL FORM

- PRELIMINARY PLAT REVISED PRELIMINARY PLAT (no fee required)
 PHASED PRELIMINARY PLAT PRELIMINARY PLAT FOR PRIVATE STREETS / GATED SUBDIVISION

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

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

Gateway Subdivision, 2022 Addition

PROPERTY INFORMATION:

legal description	Gateway Subdivision, Tract B	
Section, Township, Range	Section 33, T1N, R1W	
General area description	Unimak Circle and Phoenix Road	
City	Seward	Total Acreage 2.345

SURVEYOR

Company: Lang & Associates, Inc	Contact Person: Ken Lang
Mailing Address: 11500 Daryl Avenue	City, State, Zip Anchorage, Ak 99515
Phone: 907 522-6476	e-mail: ken@langsurvey.com

PROPOSED WASTEWATER AND WATER SUPPLY

WASTEWATER on site City WATER on site City

SUBMITTAL REQUIREMENTS

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

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

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

1. _____ 2. _____ 3. _____

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

OWNER(s)

Name (printed): Thomas A. Lindquist	Signature:
Phone: 907 288-3150	e-mail: thlj@arctic.net

Name (printed): Heather A. Lindquist	Signature:
Phone: 907 288-3150	e-mail: thlj@arctic.net

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

FOR OFFICE USE ONLY

RECEIVED BY _____ DATE SUBMITTED _____ Receipt # _____

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

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

Subdivision Name: GATEWAY, 2022 LINDRUSZ ADD Date 8/30/22



**Preliminary Replat of Gateway Subdivision,
Amended Tract B; Creating Gateway Subdivision
2022 Lindquist Addition, Lots 14-18, Block 8**

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



2109 Unimak Circle

Drawn By: **Selena Soto**

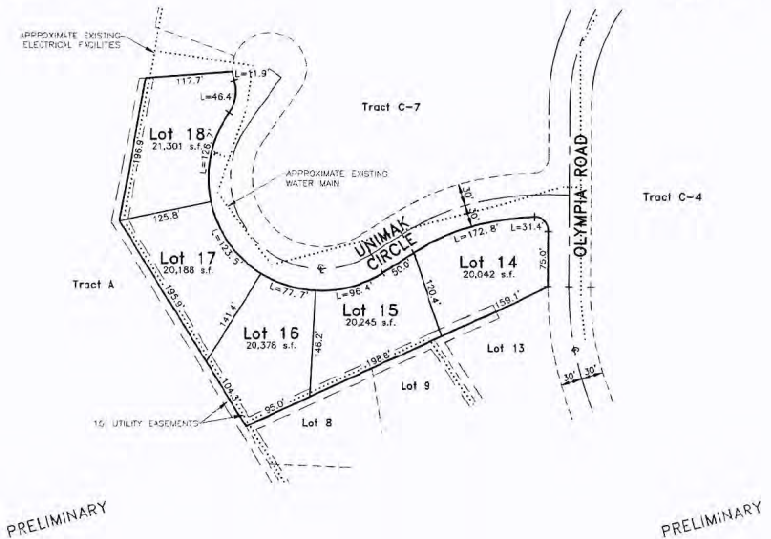
0 60 120 240 Feet

Mapping Assistance by Alaska Map Company, LLC



PRELIMINARY

PRELIMINARY



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we), hereby certify that I (we) 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-ways and public areas to public use and grant all easements to the use shown.

Owner

THOMAS A. LINDQUIST
P.O. Box 133
Moose Pass, Alaska 99631

HEATHER A. LINDQUIST
P.O. Box 133
Moose Pass, Alaska 99631

Notary Acknowledgement

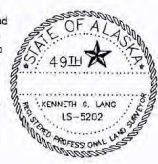
for _____ Subscribed and
sworn to before me this _____ day _____

Notary Public for the State of Alaska My Commission Expires _____

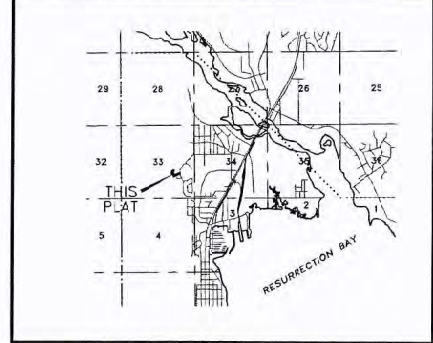
WASTEWATER DISPOSAL
Plans for wastewater disposal, that meet regulatory requirements are on file at the Department of Environmental Conservation.

PLAT APPROVAL
Plat approved by the Kenai Peninsula Borough Planning Commission at the meeting of _____
Borough Official _____

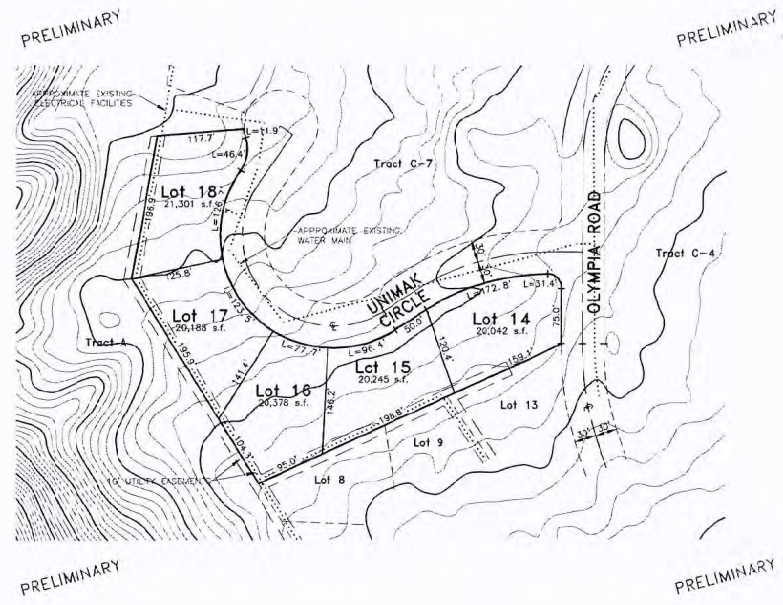
SURVEYOR'S CERTIFICATE
I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska. This plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are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



Vicinity Map Scale: 1" = 1 Mile



PLAT OF GATEWAY SUBDIVISION 2022 LINDQUIST ADDITION Lots 14 thru 18, Block 8 - CONTAINS 2,345 Acres A SUBDIVISION OF TRACT 9 GATEWAY SUBDIVISION (Plat No. 84-18) LOCATED WITHIN THE SE 1/4, SECTION 33, T11N, R11W, SEWARD MERIDIAN, ALASKA KENAI PENINSULA BOROUGH SEWARD RECORDING DISTRICT		
Lang & Associates, inc. 11500 Bary Avenue Anchorage, Alaska 99515 Registered Land Surveyors (907) 522-6476 (907) 522-4625 Fax		
GRID: N/A	SCALE: 1" = 100'	DATE: 22 AUGUST 2022
DRAWN: JCL	SHEET 1 OF 1	PROJECT #: 22-452
JOB FILE: L22452pp.dwg		



CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (we), hereby certify that I (we) 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-ways and public areas to public use and grant all easements to the use shown.

Owner

 THOMAS A LINDQUIST HEATHER A LINDQUIST
 P.O. Box 133 P.O. Box 133
 Moose Pass, Alaska 99631 Moose Pass, Alaska 99631

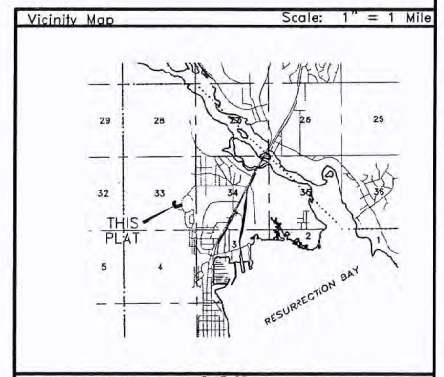
Notary Acknowledgement
 for _____ Subscribed and
 sworn to before me this _____ day _____

 Notary Public for the State of Alaska My Commission Expires _____

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

PLAT APPROVAL
 Plat approved by the Kenai Peninsula Borough Planning Commission at the meeting of _____
 Borough Official _____

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



PLAT OF
GATEWAY SUBDIVISION
2022 LINDQUIST ADDITION
 Lots 14 thru 18, Block 3 - CONTAINING 2.345 Acres
 A SUBDIVISION OF TRACT B
 GATEWAY SUBDIVISION (Plat No. 84-18)
 LOCATED WITHIN THE SE 1/4, SECTION 33, T14, R1W
 SEWARD MERIDIAN, ALASKA
 KENAI PENINSULA BOROUGH
SEWARD RECORDING DISTRICT

Lang & Associates, Inc. 11500 Jari Avenue
 Anchorage, Alaska 99515
 Registered Land Surveyors (907) 522-6476
 (907) 522-4625 Fax

GRID: N/A	SCALE: 1" = 100'	DATE: 22 AUGUST 2022
DRAWN: JCL	SHEET 1 OF 1	PROJECT #: 22-452

JOB FILE: L22452pp.dwg



First American

First American Title Insurance Company

PO Box 469 / 500 Adams St, Ste 100
Seward, AK 99664
Phn - (907)224-5272
Fax - (907)224-5281

CERTIFICATE TO PLAT

To: Lang & Associates Inc
11500 Daryl AVE
Anchorage, AK 99515

Order No.: 0227-3979877
Plat: GATEWAY SUBDIVISION

Attn: Ken Lang

Fee: \$300.00

This is a Certificate as of July 19, 2022 at 8:00 A.M. for a proposed plat of the following described property:

Tract "B", GATEWAY SUBDIVISION, according to the official plat thereof, filed under Plat Number 84-18, Records of the Seward Recording District, Third Judicial District, State of Alaska.

The Company certifies that title is vested in:

THOMAS A. LINDQUIST and HEATHER A. LINDQUIST, husband and wife

free from all liens, encumbrances and objections EXCEPT AS FOLLOWS:

1. Reservations or exceptions in patents or in acts authorizing the issuance thereof.
2. Taxes due the Kenai Peninsula Borough, if any.
3. The effect of the notes which appear on the plat of said subdivision. (Copy Attached)
4. Easements as dedicated and shown on the plat of said subdivision. (Copy Attached)

This report is restricted to the use of the addressee, and is not to be used for closing any transaction affecting title to said property. Liability of the Company is limited to the amount of fee paid herein.

First American Title Insurance Company

Kristi A. Larson, Title Officer

Limitation of Liability for Informational Report

IMPORTANT - READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN TITLE INSURANCE COMPANY'S PRIOR WRITTEN CONSENT. FIRST AMERICAN TITLE INSURANCE COMPANY DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN TITLE INSURANCE COMPANY'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN TITLE INSURANCE COMPANY WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN TITLE INSURANCE COMPANY MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

A
L
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S
K
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2022-000329-0

Recording Dist: 314 - Seward
4/12/2022 09:34 AM Pages: 1 of 4



File for Record at Request of:
First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: THOMAS A. LINDQUIST and HEATHER A. LINDQUIST
Address: PO Box 133
Moose Pass, AK 99631
File No.: 0224-3918269 (NBH)

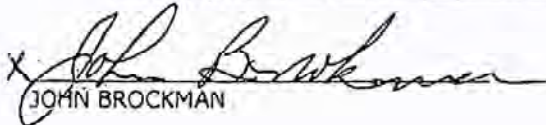
STATUTORY WARRANTY DEED

THE GRANTOR, **JOHN BROCKMAN**, an unmarried man, whose mailing address is **1750 NE 17th Ave., Payette, ID 83661**, and **YVONNE RICHARDSON**, an unmarried woman, whose mailing address is **513 Winding Oak Court, Henderson, NV 89012**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **THOMAS A. LINDQUIST and HEATHER A. LINDQUIST, husband and wife**, residing at **PO Box 133, Moose Pass, AK 99631**, the following described real estate, situated in the **Seward** Recording District, **Third** Judicial District, State of **Alaska**:

Tract "B", GATEWAY SUBDIVISION, according to the official plat thereof, filed under Plat Number 84-18, Records of the Seward Recording District, Third Judicial District, State of Alaska.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

Dated: March 31st, 2022


JOHN BROCKMAN

YVONNE RICHARDSON

File for Record at Request of:
First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: THOMAS A. LINDQUIST and HEATHER A. LINDQUIST
Address: PO Box 133
Moose Pass, AK 99631
File No.: 0224-3918269 (NBH)

STATUTORY WARRANTY DEED

THE GRANTOR, JOHN BROCKMAN, an unmarried man, whose mailing address is 1750 NE 17th Ave., Payette, ID 83661, and YVONNE RICHARDSON, an unmarried woman, whose mailing address is 513 Winding Oak Court, Henderson, NV 89012, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, conveys and warrants to THOMAS A. LINDQUIST and HEATHER A. LINDQUIST, husband and wife, residing at PO Box 133, Moose Pass, AK 99631, the following described real estate, situated in the Seward Recording District, Third Judicial District, State of Alaska:

Tract "B", GATEWAY SUBDIVISION, according to the official plat thereof, filed under Plat Number 84-18, Records of the Seward Recording District, Third Judicial District, State of Alaska.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

Dated: April 7, 2022

JOHN BROCKMAN


YVONNE RICHARDSON



STATE OF Idaho)
) SS.
Payette County)

THIS IS TO CERTIFY that on this 31st day of March, 2022, before me the undersigned Notary Public, personally appeared JOHN BROCKMAN, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.



Skylar Paul
Notary Public in and for Idaho
My commission expires 9/25/2026

STATE OF Nevada)
) SS.
_____ County)

THIS IS TO CERTIFY that on this _____ day of March, 2022, before me the undersigned Notary Public, personally appeared YVONNE RICHARDSON, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Notary Public in and for Nevada
My commission expires _____



STATE OF Idaho)
) ss.
 _____ County)

THIS IS TO CERTIFY that on this _____ day of March, 2022, before me the undersigned Notary Public, personally appeared JOHN BROCKMAN, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Notary Public in and for Idaho
My commission expires

STATE OF Nevada)
) ss.
Clark County)

THIS IS TO CERTIFY that on this 7th day of ~~March~~ ^{April}, 2022, before me the undersigned Notary Public, personally appeared YVONNE RICHARDSON, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

[Signature]
Notary Public in and for Nevada
My commission expires November 20, 2023





CITY OF SEWARD
410 ADAMS STREET
PO BOX 167
SEWARD AK 99664
phone: (907) 224-4050

RECEIPT # 43737
9/01/2022

Received
From

<u>Lookup</u>	<u>Name</u>	<u>Payment Type</u>	<u>Check #</u>	<u>Amounts</u>
11122	COMMUNITY DEVELOPMENT	Check	0010499	Due 75.00 Tendered 75.00 Change Due

Description:

Preliminary Plat Review-
Unimak Circle

Taxes Payable - Sales	4.90
Zoning Fees	70.10

CITY OF SEWARD, ALASKA

AFFIDAVIT OF MAILING

PUBLIC HEARING NOTICE



Courtney Brighthouse, upon oath, deposes and states:

That she is employed in the Community Development Office of the City of Seward, Alaska; and that on Sept 20, 2022 she mailed a Notice of Public Hearing to the real property owners within a 300-foot periphery of **Amended Tract B, Gateway Subdivision; Located at 2109 Unimak Circle** as prescribed by Seward City Code 15.01.040/16.01.015.

Affirmed and signed this 19 day of Sept 2022.

Courtney Brighthouse

AFFIDAVIT OF POSTING

PUBLIC HEARING NOTICE



I, Thomas Lindqvist, hereby certify that I have posted a Notice of Public Hearing, as prescribed by Seward City Code ' 15.01.040/16.01.015 on the property located at **Amended Tract B, Gateway Subdivision; physical address 2109 Unimak Circle**, the owners of which have petitioned for a Public Hearing to Subdivide Amended Tract B; Creating Gateway Subdivision 2022 Lindquist Addition, Lots 14-18, Block 8.

The notice was posted on 9/21/22, which is 19 days prior to the public hearing on this petition. I acknowledge this Notice must be posted in plain sight, maintained and displayed until all public hearings have been completed.

Affirmed and signed this 21st day of September 2022.

A handwritten signature in blue ink, appearing to read 'Thomas Lindqvist', is written over a horizontal line.

Signature