

E. NEW BUSINESS

- 4. Ruth Haven Estates Debby's Addition; KPB File 2025-167**
Edge Survey & Design / Hansen
Location: Spruce Haven Street & Onyx Avenue
Nikiski Area

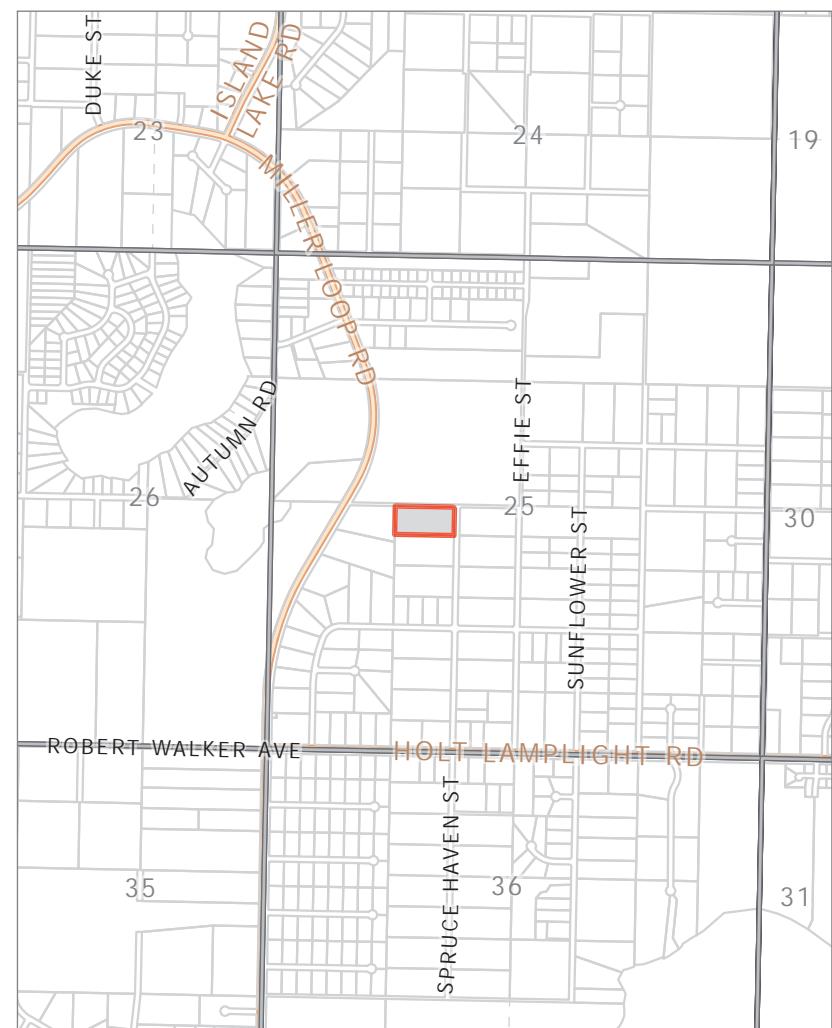
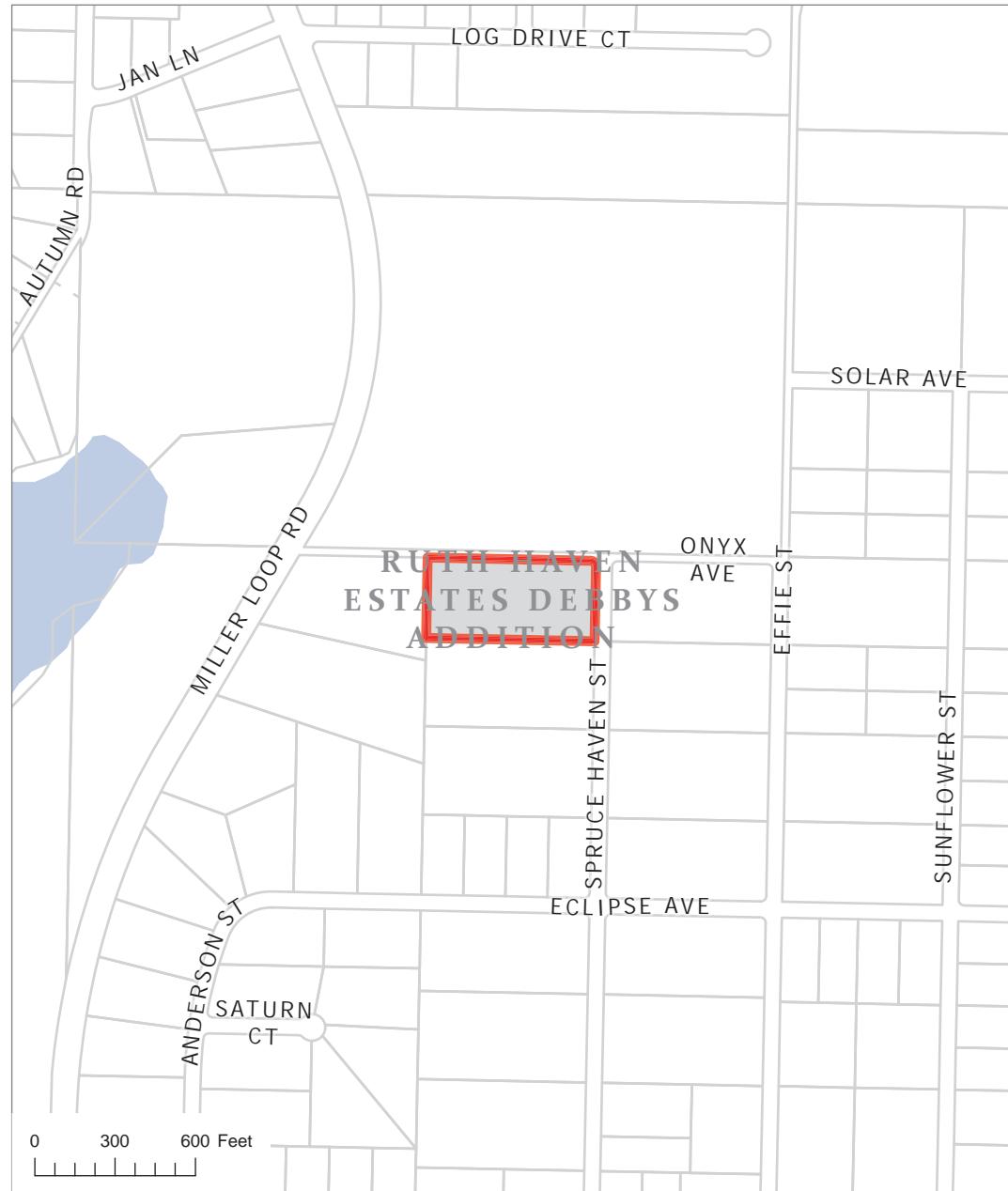


KENAI PENINSULA BOROUGH

Planning

Vicinity Map

11/14/2025



KPB File 2025-167
T07N R12W SEC25
Nikiski

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



KENAI PENINSULA BOROUGH

Planning

Aerial Map

KPB File 2025-167
11/14/2025



ONYX AVE

SPRUCE HAVEN ST



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AGENDA ITEM E. NEW BUSINESS

**ITEM #4 - PRELIMINARY PLAT
RUTH HAVEN ESTAETS DEBBY'S ADDITION**

KPB File No.	2025-167
Plat Committee Meeting:	January 26, 2026
Applicant / Owner:	Debra M. Hansen of Kenai, Alaska
Surveyor:	Jason Young, Edge Survey and Design, LLC
General Location:	Onyx Avenue and Spruce Haven Street off Miller Loop Road, Nikiski

Parent Parcel No.:	015-180-10
Legal Description:	T 7N R 12W SEC 25 Seward Meridian KN 0760131 RUTH HAVEN ESTATES SUB LOT 4 BLK 4
Assessing Use:	Residential Dwellings
Zoning:	Rural Unrestricted
Water / Wastewater	On-Site / On-Site
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide one 4.399-acre parcel into three new parcels consisting of 2.000 acres, 1.422 acres and 0.918 acres (40,000 square feet).

Location and Legal Access (existing and proposed):

The proposed plat is located off Miller Loop Road in Nikiski.

Legal access is provided by Spruce Haven Street to the east and Onyx Avenue to the north. All proposed lots will have legal access via both rights-of-ways.

North Haven Street is a 60-foot, borough-maintained road that intersects Onyx Avenue to the north and connects to Holt Lamplight Road to the south, a state-maintained road.

Onyx Avenue is a 30-foot platted road that is currently unconstructed. It provides access to Miller Loop Road to the west, a state-maintained road, and continues to the east. Ruth Haven Estates (KN 76-131) dedicated 30 feet to Onyx Avenue. The parcel to the north is an unsubdivided 44-acre parcel owned by Twin Rivers Resource Inc, and is an active material site. It is reasonable to expect the matching 30-feet to be dedicated with future subdivision of the parcel.

Ruth Haven Estates (KN 76-131) also included a 50-foot-radius temporary turnaround at the northwest corner of former Lot 4. In 1968, KPB subdivision design requirements (20.15.075(19)) required temporary dead end streets at the end of stub streets intended for future connection to adjoining areas. Current code (KPB 20.30.100) states that Temporary turnarounds and self-vacating turnarounds shall not be granted or reserved on plats.

In 2011, North Star Subdivision No. Three (KN 2011-40) dedicated the west extension of Onyx Avenue, establishing the intended future connection. The existing rights-of-way provide sufficient legal access for surrounding properties and emergency response. **Staff recommends** that the Plat Committee concur that a right-of-way vacation petition is not required to remove the temporary turnaround, and that the 50-foot-radius temporary turnaround may be removed through this platting action. **If approved**, a plat note should be added stating that the 50-foot-radius temporary turnaround shown on the KN 2011-40 plat was removed in accordance with KPB 20.30.100, as approved by the Plat Committee on January 26, 2026. The turnaround should be hatched, and a label should be provided referencing the corresponding plat note.

The block is defined by Onyx Avenue to the north, Spruce Haven Street to the east, Eclipse Avenue to the south and Miller Loop Road to the west. The block length complies with code, as the distances between intersections are less than 1,320 feet each.

No section line easement or patent easements affect the proposed plat.

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

Site Investigation:

No structures are depicted on the submitted preliminary plat. According to available data, multiple structures are located on the subject property, situated on the eastern portion and near the center of the former Lot. Upon finalization of the plat, it appears these structures will be located on proposed lots 4A and 4B. A driveway appears to extend from Spruce Haven Street to access proposed Lot 4B. Based on staff calculations, this driveway does not appear to encroach into the proposed area of Lot 4A. **Staff recommends** the applicant provide clarification with the final plat submittal regarding whether the driveway encroaches, and if so, how the encroachment will be addressed.

The subject area is relatively flat, with no slopes exceeding 20% according to available contour data.

No wetlands affect the parcel according to the KPB GIS KWF Wetlands Assessment Layer. **Staff recommends** that plat note #3 be removed from the final plat.

According to staff review and available information, portions of the proposed plat are located within non-regulatory Zone D, an undetermined flood risk area. **Staff recommends** that the KPB 20.30.280 Flood Hazard Notice be added to the final plat, referencing the flood zone and FEMA map panel 02122C0040E.

*To maintain consistency with KPB 21.06.050, **staff requests** the surveyor ensure the proposed subdivision have adequate drainage to reduce exposure to flood damage.*

Staff reminds the owner, that it is the responsibility of the subdivider to provide all necessary information regarding flood protection measures at the time the preliminary plat is presented for consideration by the planning commission (21.06.050).

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Within non-regulatory Zone D, area with undetermined flood risk.</p> <p>Flood Zone: D Map Panel: 02122C-0040E In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	No response

Staff Analysis

In 1976, Ruth Haven Estates was the first subdivision of the East 1/2 of the SW 1/4 of Section 25, Township 7 North, Range 12 West, Seward Meridian. The proposed plat will further subdivide Lot 4, Block 4, into three parcels.

Proposed Lot 4A is a flag lot, with the access portion measuring 20 feet in width and 75 feet in length, meeting the requirements of KPB 20.30.190 (B). The lot design allows for double-frontage, and exceeds the minimum depth width required under KPB 20.30.230. **Staff recommends** that plat note #5 be revised to state: *No wastewater disposal or structures are permitted within the panhandle portion of flag lot 4A.*

Proposed Lot 4C is 40,000 square feet (0.918 acres), meeting the minimum lot size requirement in KPB 20.30.200(B).

A soils report will be required, and an engineer will be required to sign the final plat, as each of the new lots are less than 200,000 square feet and do not meet the criteria set forth in KPB 20.40.020. The Wastewater Disposal Note will be reviewed once the soils report has been submitted.

Notice of the proposed plat was mailed to the beneficial interest holder on December 29, 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.

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

Utility Easements

Ruth Haven Estates (KN 76-131) granted a 5-foot utility easement along Spruce Haven Street and a 10-foot utility easement along the western boundary of former Lot 4. The proposed plat grants an additional 5-foot utility easement adjoining the existing easement, resulting in a total easement width of 10-feet. **Staff recommends** modifying plat note #2 to correct typos (*bringing* and *plattng*.) Additionally, **staff recommends** depicting and labeling the existing 5-foot easement on the plat with a reference to plat note #2.

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.

The proposed plat grants a 10-foot utility easement adjacent to Onyx Avenue, as depicted and reference in plat note #2.

HEA reviewed the preliminary plat and provided a modification to the electric line easement as depicted on proposed Lots 4A and 4B. **Staff recommends** revising the easement in accordance with the HEA review.

ENSTAR has requested an easement for an existing natural gas service line that crosses proposed Lot 4C to serve proposed Lot 4B. **Staff recommends** that this easement request be resolved with ENSTAR prior to final plat approval.

Utility provider review:

HEA	Provided in staff packet.
ENSTAR	Provided in staff packet.
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 47465 SPRUCE HAVEN ST Existing Street Names are Correct: Yes List of Correct Street Names: SPRUCE HAVEN ST, ONYX AVE Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 47465 SPRUCE HAVEN ST WILL REMAIN WITH LOT 4B
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Conditional Land Use Permit CLUP Resolution Number: 2012-15 CLUP Approval Date: 5/29/2012 Material Site Comments: Material site, MS2012-001, owed by Twin River Resources Inc, PID: 015-150-04, is located North of the subject parcel, separated by the undeveloped right-of-way of Onyx Ave.
Assessing	Reviewer: Windsor, Heather Comments: No comment
Advisory Planning Commission	

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

STAFF RECOMMENDATIONS**CORRECTIONS / EDITS**

- o Modify the KPB File Number to 2025-167
- o Add the following plat note, "Acceptance of this plat by the Borough does not indicate acceptance of any encroachments."

KPB 20.25.070 – Form and contents required

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

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.

2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

- o Modify the legal description parent plat to *Plat 76-131*

D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

Staff recommendation:

- o Modify lake label from *Arness Lake* to *Salamatof Lake*

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

Staff recommendation:

Drive for Lot 4B from Spruce Haven Street appears to be close to the lot line with 4A. Confirmation whether the drive encroaches to be submitted with final plat.

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.*

20.30.050. Legal access.

B. The following situations may qualify for a waiver of the legal access requirement:

2. Where only a 30-foot dedication exists over all or a portion of the legal access to a subdivision, the provisions of KPB 20.30.050(A) may be considered met if it is reasonable to expect that the other 30 feet will be dedicated in the future.

20.30.100. Cul-de-sacs.

C. Temporary turnarounds and self-vacating turnarounds shall not be granted or reserved on plats.

20.30.120. Streets-Width requirements.

A. The minimum right-of-way width of streets shall be 60 feet.

1. Half streets shall generally not be allowed except to provide the logical extension of a right-of-way where the remaining half street can reasonably be expected to be dedicated in the future.

20.30.190. Lots-Dimensions.

B. The access portion of a flag lot shall not be less than 20 feet wide. A flag lot with the access portion less than 60 feet wide may be subject to a plat note indicating possible limitations on further subdivision based on access issues, development trends in the area, or topography. If the access portion is less than 60 feet wide, it may not exceed 150 feet in length. The access portion may not be used for permanent structures or wastewater disposal area, must meet the design standards of KPB 20.30.030(A) and 20.30.090 for access, and, if at least 60 feet wide, will be subject to the building setback restrictions of KPB 20.30.240.

20.30.200. Lots-Minimum size.

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

20.30.230. Lots-Double frontage prohibited when. Double frontage lots with depths less than 250 feet will not be approved except where necessitated by topographic or other physical conditions, or to provide reverse frontage along arterial streets. Corner lots are not subject to the double frontage prohibition.

20.30.280. Floodplain requirements.

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

FLOOD HAZARD NOTICE:

Some or all of the property shown on this plat has been designated by FEMA or 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.

KPB 20.40 – Wastewater Disposal

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

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: *comply with 20.40.*

KPB 20.60 – Final Plat

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

20.60.160. Easements.

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

Staff recommendation:

- Add 5-foot utility easement

20.60.190. Certificates, statements, and signatures required.

Staff recommendation:

- Within the Notary's Acknowledgement, modify the year to 2026.
- Within the Plat Approval, modify the meeting date to January 26, 2026.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

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

NOTE: 20.25.120. - REVIEW AND APPEAL.

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

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

END OF STAFF REPORT



KENAI PENINSULA BOROUGH

Planning

Aerial Map

KPB File 2025-167
11/14/2025



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KENAI PENINSULA BOROUGH

Planning

Wetlands

KPB File 2025-167

11/14/2025



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KENAI PENINSULA BOROUGH

Planning

Aerial with 5-foot Contours

KPB File 2025-166

11/14/2025

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RUTH HAVEN ESTATES

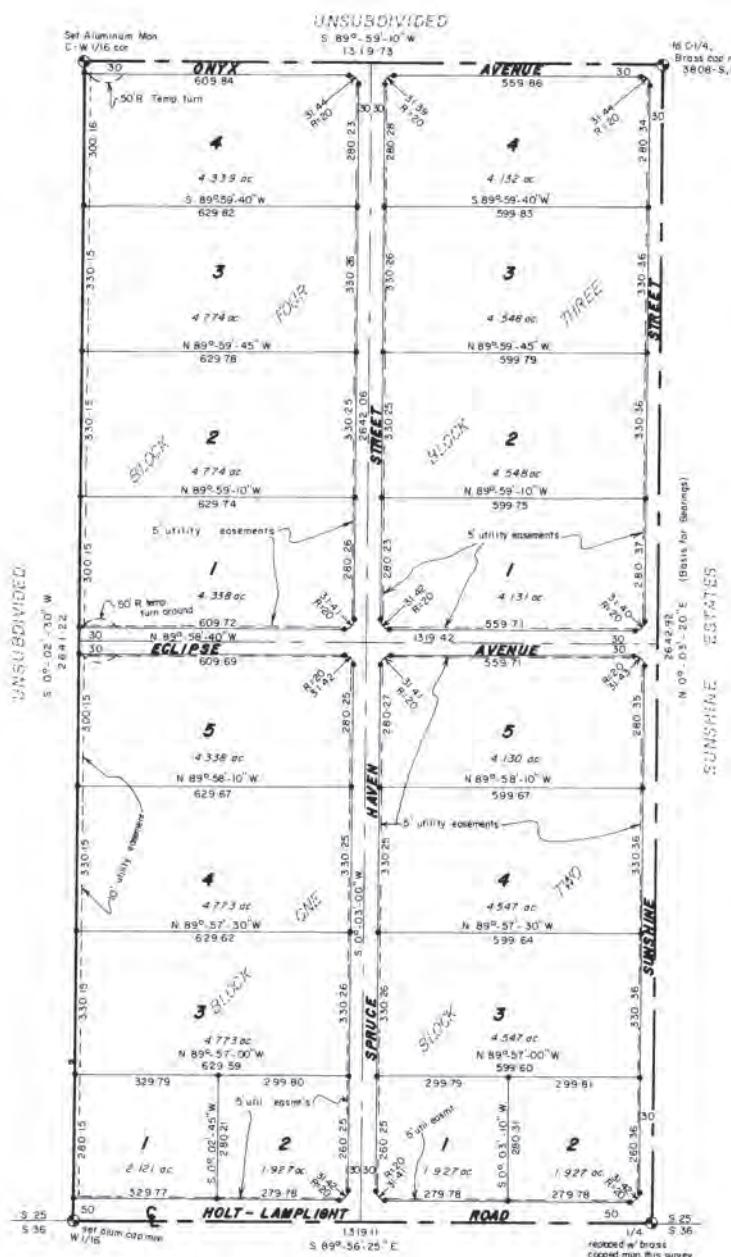
WITHIN THE EAST 1/2 OF THE
SW 1/4, SEC. 25, T.7N., R.12W., S.M.,
KENAI PENINSULA BOROUGH, AK.



YICINITY MAP - POR. 17N.R 12W, S.M.



DEPENDENT RESURVEY SW 1/4
SEC 25, T 7 N, R 12 W, S. M.



CERTIFICATE OF OWNERSHIP & DEDICATION

WE HEREBY CERTIFY THAT WE ARE THAT WE
ARE THE OWNERS OF THE PROPERTY SHOWN HEREON,
THAT WE ADOPT THIS PLAN OF SUBDIVISION WITH
OUR FREE CONSENT, AND DO HEREBY DEDICATE TO
PUBLIC USE, AND THE USE OF PUBLIC UTILITIES,
THE STREETS, AND EASEMENTS AS SHOWN

OWNER: BRIGGS CORPORATION

STAR RTE. BOX 65

EAGLE RIVER, AK

Dale D. Briggs
DALE D. BRIGGS, PRESIDENT
Ruth A. Briggs
RUTH A. BRIGGS, SECRETARY

SWORN & SUBSCRIBED TO BEFORE ME, A NOTARY PUBLIC,
THIS 6th DAY OF January, 1922,

MY COMMISSION EXPIRES 1/1/2011

KENAI PENINSULA BOROUGH APPROVAL

PLAT APPROVED BY THE PLANNING

THIS 4th DAY OF August, 1970

MAY

NOTE 20' bldg set-back along all streets

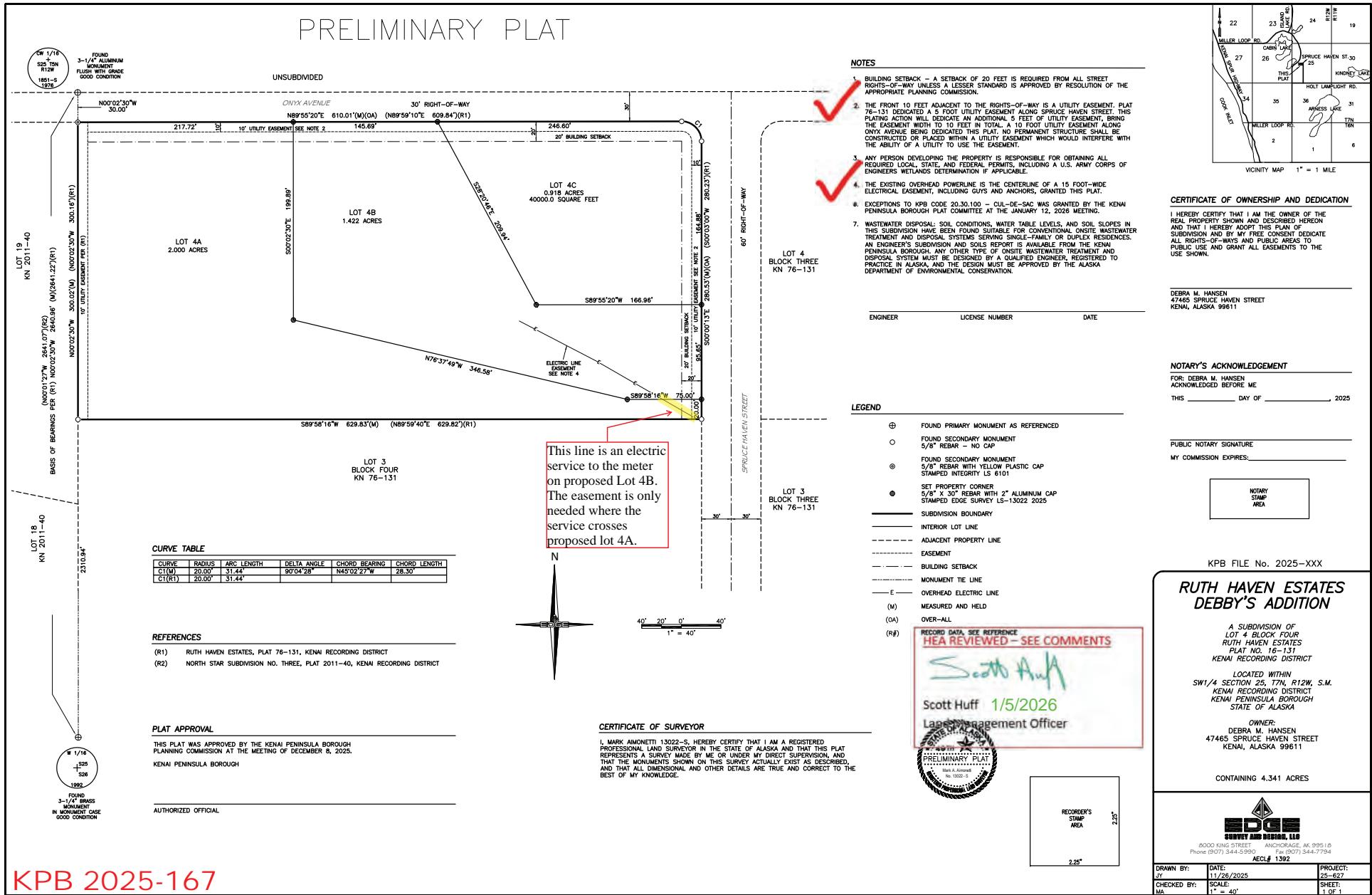
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KENAL JUD. DEPT.
ATT 9-1 10-22
MPC 2-30 P
Date Brigg

DATE 8/24/76

BRIGGS CORP
STAR RTE. BOX 65
EAGLE RIVER, AK.

MALONE SURVEYING
BOX 565,
KENAI, ALASKA

PRELIMINARY PLAT



KPB 2025-167



ENSTAR Natural Gas Company, LLC
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

January 14, 2026

Kenai Peninsula Borough, Platting Division
144 North Binkley Street
Soldotna, AK 99669

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed preliminary plat RUTH HAVEN ESTATES DEBBY'S ADDITION (KPB Case# 2025-167) and advises that there is an existing natural gas service line that crosses proposed Lot 4C to serve proposed Lot 4B. Attached is an approximate as built for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

1. Add a ten foot (10 FT) wide natural gas easement, centered on the existing natural gas service line on proposed Lot 4C.
2. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location.

If you have any questions, please feel free to contact me at 907-714-7521 or by email at Skylar.furlong@enstarnaturalgas.com.

Sincerely,

A handwritten signature in blue ink that reads "Skylar Furlong".

Skylar Furlong
Environmental Permitting & Compliance
ENSTAR Natural Gas Company, LLC



30

Approximate location of 10FT natural gas easement of natural gas line that appears to cross proposed lot 4C to serve proposed Lot 4B.

4

5/8PL84

16 (M)
15
22
71

80

70

5/8PL12

(M)

30

30 30

ONYX

Spruce Haven St

2PL

ENSTAR As-Built
Ruth Haven Estates Debby's Addition
KPB Case# 2025-167
1/14/2025



2 1/2" ALUM
CAP MON

BUILDING SET BACK - A setback of 20' feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate planning commission.

The front 10 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot lines is a utility easement.

No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.

The location of Miller Loop Road right-of-way determined by an asbuilt survey of the existing centerline. DOT does not have any additional right-of-way information available at this time.

No access to state maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.

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.

Restrictive covenants that may affect this subdivision were recorded on 3/23/2008 serial #2008-002912-0 & 10/12/2010 serial #2010-008872-0.



CURVE	DELTA	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	3°18'04"	2871.07'	163.74'	163.72'	S 27°46'45" W

WASTEWATER DISPOSAL: Soil conditions, water table levels, and soils slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

M. T. Lawrence 3380-E 28 Jun 11
Engineer License No. Date

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(14) Street Widths. The minimum right-of-way width of streets shall be as follows:

Primary arterial street	100'
Community arterial	80'
Neighborhood collector street	70'
Commercial access street	60'
Residential access street	50'
Cul-de-sacs	50'
Marginal access street	40'
Alleys	20'

(15) Curves. Where a deflection angle of more than ten degrees in the alignment of a street occurs, a curve of reasonable radius shall be introduced. On streets 60 feet or more in width, the center line radius of curvature shall be not less than 300 feet; on other streets not less than 100 feet.

(16) Reverse curve. Between reversed curves on all streets there should be a tangent at least 100 feet long.

(17) Street Intersection. Street intersections shall be as nearly at right angles as possible, and no intersection shall be at an angle of less than 60 degrees.

(18) Grade at Intersection. Flat grades are preferred from 50 to 100 feet away from an intersection, but in no case shall grades exceed four per cent for a distance of at least 100 feet from all intersections.

(19) Temporary Dead End Streets. Streets which are stub streets designed to provide future connection with adjoining areas must provide some type of temporary turnaround at the stub end.

(20) Street Names. Streets shall be named in such a manner as to conform to adjacent areas and to avoid duplication.

(21) Layout. The length, width, and shapes of blocks shall be determined with due regard to the special needs of the types of use contemplated; to needs for convenient access and circulation; to topography; and to the conservation of building sites.

(22) Long Blocks. Long blocks shall be provided adjacent to main thoroughfares for the purpose of reducing the number of intersections; however, blocks shall not be less than 300 feet or more than 1400 feet in length unless existing conditions justify a variation from this requirement.

(23) Block Width. Blocks shall be wide enough to allow two tiers of lots of minimum depth, except when fronted on major streets, prevented by topographical conditions or size of the property, or other particular conditions.