

Kenai Peninsula Borough  
Planning Department – Land Management Division

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**MEMORANDUM**

**TO:** Wayne Ogle, Assembly President  
Members, Kenai Peninsula Borough Assembly

**THRU:** Dale Bagley, Assembly Vice President *DLB*  
Charlie Pierce, Mayor *CP*  
Max Best, Planning Director *MB*

**FROM:** Marcus Mueller, Land Management Officer *MM*

**DATE:** March 21, 2019

**RE:** Amendment to Ordinance 2019-07, Amending KPB 21.46.040 Zoning a 160-Acre Parcel Creating the Murwood South Single Family Residential R-1 District (Bagley, Mayor)

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Ordinance 2019-07 would amend KPB 21.46.040 to create the Murwood South Single Family Residential R-1 District. The 160-acre parcel subject of this ordinance is currently being platted to separate out the southwest 40-acres to be withheld from the upcoming land sale. The remaining 120-acres is included in the land sale ordinance 2019-03 (substitute), as amended. As a technical note, through the platting action, perimeter right-of-ways are being dedicated so the resulting tract will be slightly less than a full 120-acres. As reported on the preliminary plat, Tract A Murwood South Subdivision will contain approximately 111.8 acres.

For the purpose of this ordinance, to establish a Residential Local Option Zone on the land to be offered for sale, amending the legal description of the zone to the 120-acre perimeter consistent with the land sale ordinance is recommended. [Please note the bold underlined language is new and the bold strikeout language in brackets is to be deleted.]

➤ Amend the title, as follows:

An Ordinance Amending KPB 21.46.040 Zoning a ~~[160]~~ **120**-Acre Parcel Creating the Murwood South Single Family Residential R-1 Local Option Zoning District

- Amend Section 2, as follows:

**SECTION 2.** That KPB 21.46.040 is hereby amended as follows:

**21.46.040. - Single-Family Residential (R-1) Districts.**

- A. The following Single-Family Residential (R-1) districts and official maps are hereby adopted:

...

11. Murwood South is described as follows:

**[NW<sup>1</sup>/<sub>4</sub>] NW<sup>1</sup>/<sub>4</sub>NW<sup>1</sup>/<sub>4</sub>, NE<sup>1</sup>/<sub>4</sub>NW<sup>1</sup>/<sub>4</sub>, and SE<sup>1</sup>/<sub>4</sub>NW<sup>1</sup>/<sub>4</sub>,**  
Section 27, T5N, R11W, Seward Meridian, Alaska

- a. The local option zoning applies to any further replats within the Murwood South LOZD.

# LEGEND:

- ✱ 2 1/2" OLD MONUMENT FOUND
- ⊙ 2 1/2" BRASS CAP MON. 4828-S 2002 FOUND
- ⊙ 2 1/2" BRASS CAP MON. 1975 FOUND
- ⊙ 3 1/4" ALUM. CAP MONUMENT 3932-S 1978 FOUND
- ⊙ 2 1/2" ALUM. CAP MONUMENT L58856 SET
- 5/8" REBAR w/PLASTIC CAP L58856 SET
- ( ) RECORD DATUM PLAT 79-159 KRO

## NOTES:

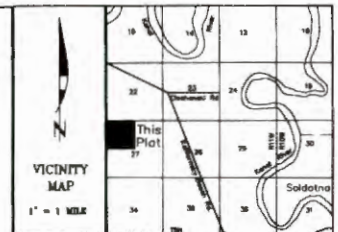
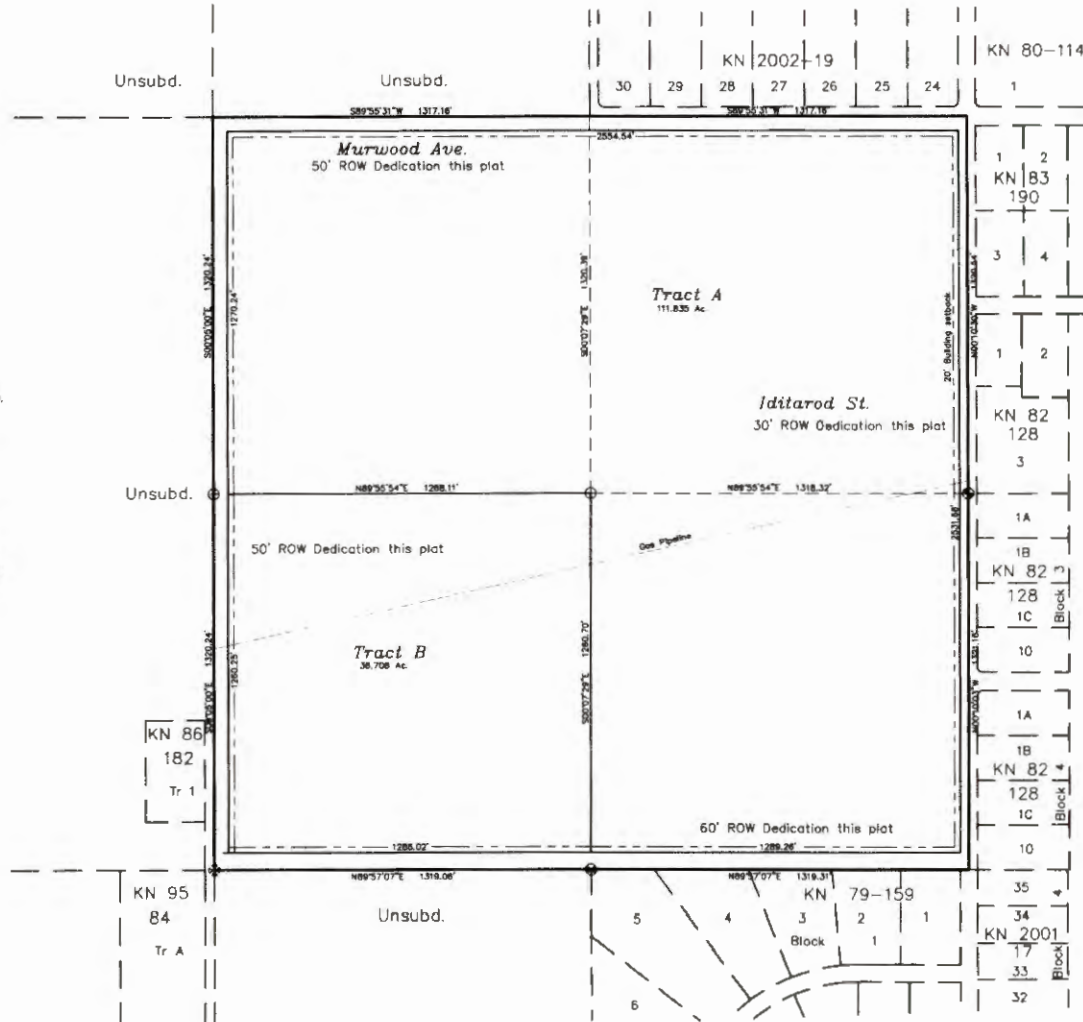
- 1) Proposed land uses are recreational, residential, agricultural, and commercial.
- 2) Base of bearing taken from Centennial Subdivision Part One, Plat 79-159, Kenai Recording District.
- 3) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 4) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
- 5) Front 15 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 a utility easement which would interfere with the ability of a utility to use the easement.
- 10) WASTEWATER DISPOSAL: These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.



## SURVEYOR'S CERTIFICATE

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

Date \_\_\_\_\_



## CERTIFICATE of OWNERSHIP and DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

CHARLES PERCIE MAYOR  
KENAI PENINSULA BOROUGH  
144 N. BINKLEY ST.  
SOLDOTNA, AK 99689

## NOTARY'S ACKNOWLEDGMENT

FOR \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

## PLAT APPROVAL

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

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL \_\_\_\_\_

KPB FILE No. \_\_\_\_\_

Murwood South Subdivision

Located within the NW 1/4 Section 27, T3N, R11E, S4M.  
Kenai Peninsula Borough, Alaska.

Containing 150,000 Ac.

Surveyor Segesser Surveys 30455 Roseland St. Soldotna, AK 99689 (907) 282-3909	Owner Kenai Peninsula Borough 144 N. Binkley St. Soldotna, AK 99689
JOB NO. 19027	DRAWN: 3-2-19
SURVEYED: March, 2019	SCALE: 1"=200'
FIELD BOOK: 18-4	SHEET: 1 of 1

KPB 2019-020