

E. NEW BUSINESS

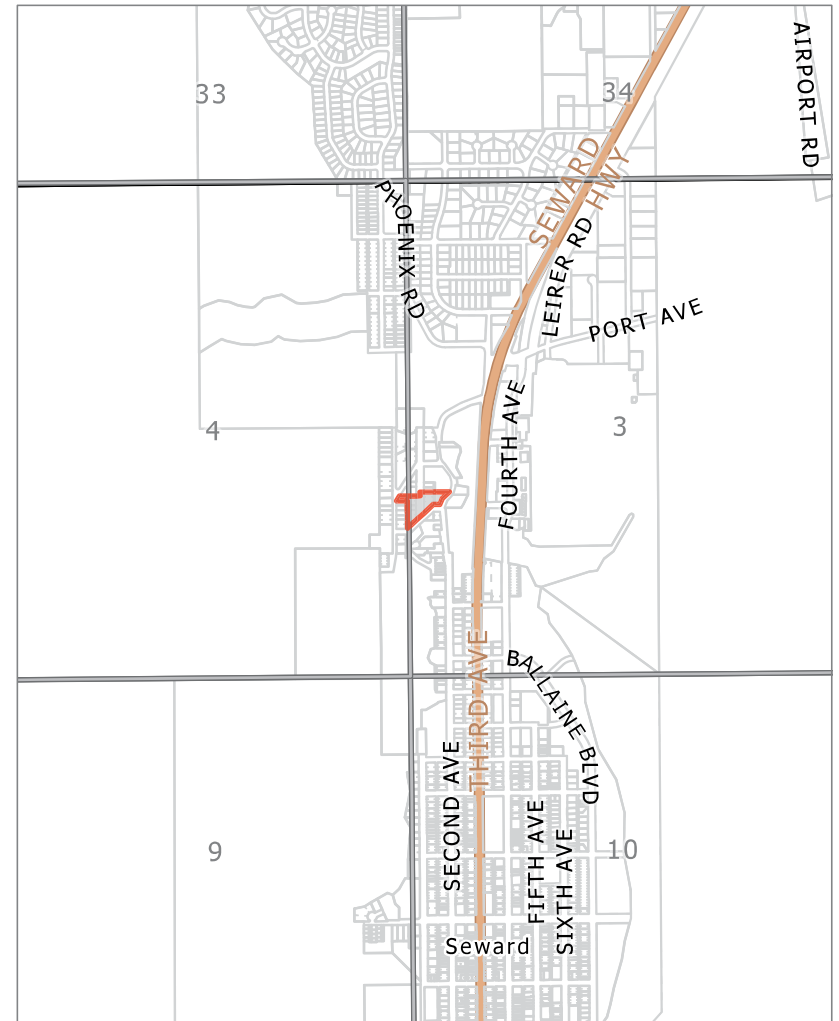
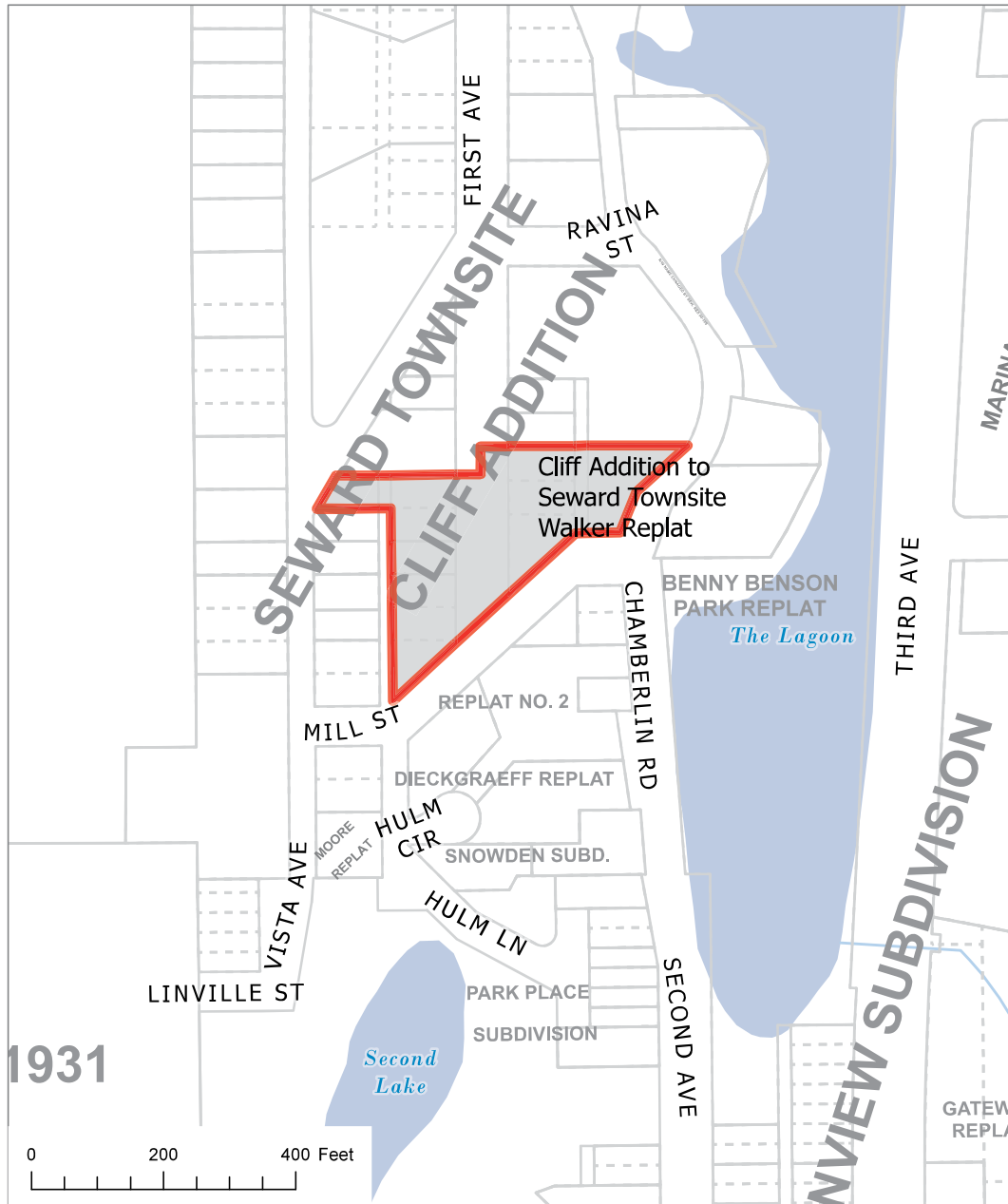
5. Cliff Addition to Seward Townsite Walker Replat

KPB File 2025-094

AK Lands / Walker, Davis

Location: Vista Avenue, Ravina Avenue & Mill Street

City of Seward



KPB File 2025-94
T 1S R 1W Sec 3
Seward



6/13/2025



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT THE CITY OF SEWARD IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I ON BEHALF OF THE CITY OF SEWARD 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.

OWNER: LOTS 1-6, & 12 BLOCK 6 & LOTS 1, 12-14, BLOCK 9

ERIC JOHN WALKER
2600 N AURORA LN.
PALMER, AK 99645

AUTHORIZED OFFICIAL SIGNATURE DATE

TITLE PRINTED NAME

NOTARY'S ACKNOWLEDGMENT

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

NOTARY PUBLIC FOR A-ASKA

MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

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OWNER: LOTS 1-3, 5-6, BLOCK 6 & LOTS 1, 12-14, BLOCK 9

GREGG GEORGE WALKER
P.O. BOX 4381
HOUSTON, TEXAS 77210

AUTHORIZED OFFICIAL SIGNATURE DATE

TITLE PRINTED NAME

NOTARY'S ACKNOWLEDGMENT

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

NOTARY PUBLIC FOR A-ASKA

MY COMMISSION EXPIRES: _____

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OWNER: LOTS 1-3, 5-6, BLOCK 6 & LOTS 1, 12-14, BLOCK 9

KATHLEEN MARIE STUBBLEFIELD DAVIS
2600 N AURORA LN.
PALMER, ALASKA 99645

AUTHORIZED OFFICIAL SIGNATURE DATE

TITLE PRINTED NAME

NOTARY'S ACKNOWLEDGMENT

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

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MY COMMISSION EXPIRES: _____

CERTIFICATE OF ACCEPTANCE

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

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.

AUTHORIZED OFFICIAL SIGNATURE DATE

TITLE PRINTED NAME

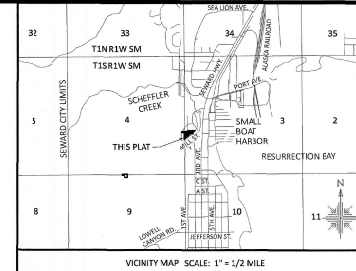
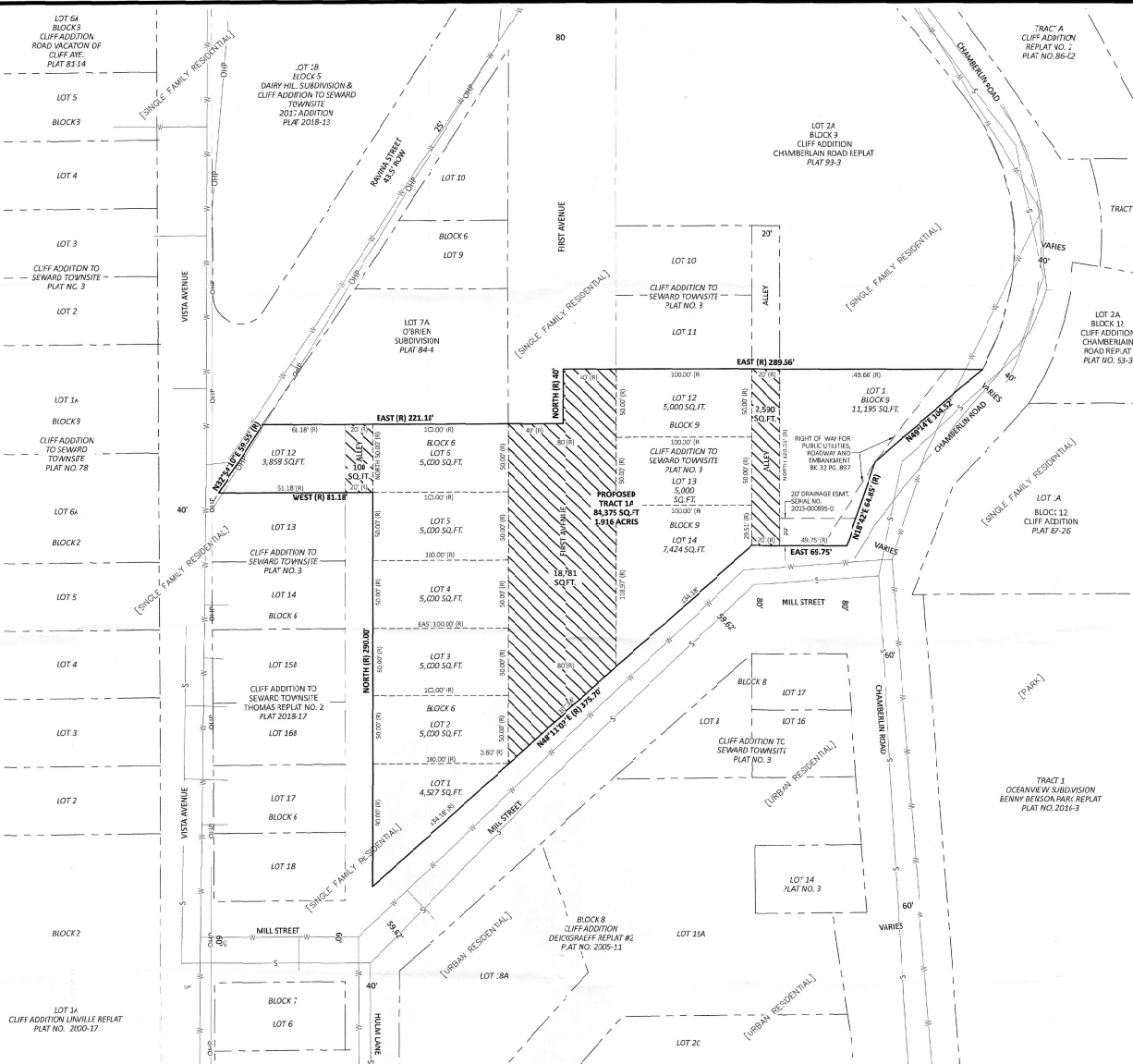
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETINGS OF DECEMBER 11, 2023.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL SIGNATURE

KPB 2025-094



NOTES:

1. THIS IS A PROPOSED PLATTING ACTION. NO BOUNDARY SURVEY HAS BEEN PERFORMED. THE BOUNDARY IS RECORDED PER PLAT NO. 3.
2. NO EASEMENTS VACATED THIS PLAT.
3. ZONING INFORMATION, WATER LINES, AND SEWER LINES ARE BASED ON THE CITY OF SEWARD'S INTERACTIVE MAP AND ARE APPROXIMATE.
4. OTHER UNDERGROUND UTILITIES, NOT SHOWN HEREON, MAY EXIST ON THE SUBJECT PARCELS.
5. THERE ARE OTHER SITE FEATURES ON LOT 10 THAT IS NOT SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, STACY M. WESSEL, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA. THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

PRELIMINARY PLAT



Flat of:

CLIFF ADDITION TO SEWARD TOWNSITE WALKER REPLAT

CREATING TRACT 1A CONTAINING 1.935 ACRES

A SUBDIVISION OF:
LOTS 1-4, AND 12, BLOCK 6 AND LOTS 1, AND 12-14, BLOCK 9
CLIFF ADDITION TO SEWARD TOWNSITE PLAT NO. 3

WITH ALLEYWAY RIGHTS OF WAY AND FIRST AVENUE RIGHT OF WAY VACATIONS

CITY OF SEWARD
SEWARD RECORDING DISTRICT
KENAI PENINSULA BOROUGH

LOCATED WITHIN: SE 1/4 OF SECTION 4 AND THE SW 1/4 OF SECTION 3,
T19S, R19W, S19M, AK.

OWNER:
LOTS 1-3, 5-6, BLOCK 6
GREGG GEORGE WALKER
P.O. BOX 4381
HOUSTON, TEXAS 77210

OWNER:
LOTS 1-4, 12, BLOCK 6
KATHLEEN MARIE STUBBLEFIELD DAVIS
2600 N AURORA LN.
PALMER, ALASKA 99645

AK Lands, Land Surveying LLC
PO Box 110485
Anchorage, AK 99511
aklands@aklands.com
http://aklands.com
(907) 744-LAND

Date: 03/17/2025 Scale: 1" = 40' Date of Survey: N/A Sheet: 1 of 1
Drawn: SMW P/N: 1470 Field Book: N/A KPB No. 1/A

CERTIFICATE OF OWNERSHIP AND DEDICATION

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OWNER (LOTS 1-6, BLOCK 6 & LOTS 1, 12-14, BLOCK 9)

ERIC JOHN WALKER
2600 N AURORA LN.
PALMER, AK 99645

AUTHORIZED OFFICIAL SIGNATURE

DATE

TITLE

PRINTED NAME

NOTARY'S ACKNOWLEDGMENT

FOR:

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

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HOUSTON, TEXAS 77230

AUTHORIZED OFFICIAL SIGNATURE

DATE

TITLE

PRINTED NAME

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FOR:

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

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TITLE

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ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

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AUTHORIZED OFFICIAL SIGNATURE

DATE

TITLE

PRINTED NAME

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF DECEMBER 11, 2023.

KENAI PENINSULA BOROUGH

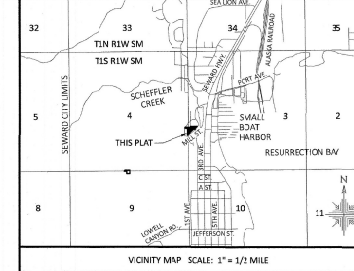
AUTHORIZED OFFICIAL SIGNATURE

CHP
OVERHEAD POWER LINE (G/S)
SEWER LINE (G/S)
WATER LINE (G/S)
VACATE LOT LINES

LEGEND

RIGHT OF WAY
VACATION
CITY OF SEWARD
ZONING
DESIGNATION
5' CONTOUR

KPB 2025-094



NOTES:

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- NO EASEMENTS VACATED THIS PLAT.
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PRELIMINARY PLAT

Plat of:

CLIFF ADDITION TO SEWARD TOWNSITE WALKER REPLAT

CREATING TRACT 3A
CONTAINING 1.916 ACRES

A SUBDIVISION OF
LOTS 1-6, AND 12, BLOCK 6 AND LOTS 1, AND 12-14, BLOCK 9
CLIFF ADDITION TO SEWARD TOWNSITE
"LAT NO. 3"

WITH ALLEYWAY RIGHTS OF WAY AND FIRST AVENUE RIGHT OF WAY VACATIONS

CITY OF SEWARD
SEWARD RECORDING DISTRICT
KENAI PENINSULA BOROUGH

LOCATED WITHIN: SE1/4 OF SECTION 4 AND THE SW1/4 OF SECTION 3,
T15, R1W, S4M, AK

OWNER
LOTS 1-3, 5-6, BLOCK 6
LOTS 1, 12-14, BLOCK 9
GREGG GEORGE WALKER KATHLEEN MARIE STUBBLEFIELD DAVIS
2600 N AURORA LN.
PALMER, ALASKA 99645

OWNER
LOTS 1-5, 12, BLOCK 6
LOTS 1, 12-14, BLOCK 9
ERIC JOHN WALKER
2600 N AURORA LN.
PALMER, AK 99645

AK Lands
- Land Surveying LLC
PO Box 11045
Anchorage, AK 99511
aklands@aklands.com
http://aklands.com
(907) 744-LAND

Date: 03/17/2025 Scale: 1"=40' Date of Survey: N/A Sheet: 1 of 1
Drawn: SMW PLS: 1470 Field Book: N/A KPB No: N/A

AGENDA ITEM E. NEW BUSINESS

**ITEM #5 - PRELIMINARY PLAT
CLIFF ADDITION TO SEWARD TOWNSITE WALKER REPLAT**

KPB File No.	2025-094
Plat Committee Meeting:	July 14, 2025
Applicant / Owner:	Gregg George Walker, Eric J Walker, Kathleen M S Davis / Seward
Surveyor:	Stacy Wessel / AK Lands, Land Surveying LLC
General Location:	West of Seward Lagoon

Parent Parcel No.:	147-050-06 thru 147-050-08, 147-050-16, 147-210-01, 147-210-07
Legal Description:	T 1S R 1W SEC 4 SEWARD MERIDIAN SW 0000003 ORIGINAL TOWNSITE OF SEWARD CLIFF ADDN LOTS 1-6 & 12 BLK 6 AND LOT 1, 12, 13, & 14 BLK 9
Assessing Use:	Vacant
Zoning:	City of Seward
Water / Wastewater	City / City
Exception Request	20.30.120

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine six parcels and three vacations into one approximately 1.96-acre parcel.

Location and Legal Access (existing and proposed):

Mill Street provides access to the proposed rights-of-way to be vacated. Mill Street is maintained by the City of Seward varying from 60-feet to 80-feet in width. It connects to Chamberlin Road to the east and Vista Avenue to the west.

The proposed lot will have access to Mill Street, Ravina Street and Chamberlin Road. First Ave from the north is not developed at this time.

The existing block is compliant with KPB code; however, it is irregular in shape consisting of Vista Avenue to the west, Mill Street to the south, Chamberlin Road to the east and Ravina Street to the north. The vacation of the proposed dedications will not affect the block length.

The plat is not proposing any new right-of-way and is finalizing the vacation of three portions of right-of-way as shown on the drawing. two portions of 20' alley and a part of First St. the portions being requested to vacate are all adjacent to the lots that the applicants own.

It is noted on the east alley being vacated; this will leave a portion of alley owned by the City of Kenai land locked for access to the north of this piece being vacated.

No section line easement affects the plat.

A right-of-entry permit was granted to the City of Seward for a portion of Lot 1, adjacent to Chamberlin Road per Book 34, Page 897, Seward Recording District. As part of the agreement, the City agreed to support vacation of the alley right-of-way between Lots 1 and 12-14, Block 9 and the First Avenue right-of-way between Lots 12-14, Block 9 and Lots 2-6, Block 6, Plat S-3, in the event of a replat being submitted. It should be noted the agreement mentions granting area to City at time of replating of alley, but no mention by the City was made in their staff report. **Staff recommends** the surveyor verify with the City of Seward if this part of the agreement needs to be fulfilled by granting said area to the City of Seward.

KPB Roads Dept RSA review	Out of Jurisdiction: Yes Roads Director: Uhlin, Dil Comments: ty of Seward's jurisdiction
SOA DOT comments	
Seward EMS	No concerns

Site Investigation:

There are no structures currently located on the plat. with the vacation of the three spaces and the combination of the area into one large tract, the site will have greater potential for development by the land owners.

There are steep areas as shown on the drawing with the shaded areas shown. the darker the shading the steeper the slopes.

No wetlands affect the plat according to the KWF Wetland assessment

A portion of the plat is noted by the City of Seward to be located within the Seward Mapped Flood Data Area (SMFD). The City of Seward should be contacted to verify the noted to be present on the plat.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Within City of Seward Comments: No comments B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	

Staff Analysis

The plat was surveyed as Cliff Addition to the Seward Townsite in September 1915. These lots have not been replatted until this time.

A soils report will not be required as the plat has access to city water and sanitary sewer as noted in the city staff report.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

There do not appear to be any encroachments visible. Staff recommends the surveyor note any encroachments when doing the field survey and note them to staff if found and how they will be rectified.

The plat is located in the City of Seward. On April 28, 2025 the Seward City Council reviewed and approved the vacation of the three right-of-ways and the subdivision of the Cliff Addition to Seward Townsite Walker Replat. City of Seward Resolution2025-040 is included in the packet recommending to the Kenai Peninsula Borough approval of said plat.

Utility Easements

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. No comments were received from utility providers. **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.

No recommendations were made and per KPB 20.30.060.D, the front 10' along right-of-way shall be designated a utility easement unless the City of Seward has further requirements. **Staff recommends** the surveyor verify with the City of Seward on this issue.

Utility provider review:

HEA	Out of jurisdiction
ENSTAR	No comment of Recommendations
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing Review	<p>Reviewer: Pace, Rhealyn</p> <p>Affected Addresses: 1312 VISTA AVE, 1305 FIRST AVE, 1303 FIRST AVE, 104 MILL ST, 112 MILL ST, 1303 CHAMBERLIN RD</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: VISTA AVE, RAVINA ST, MILL ST, CHAMBERLIN RD, FIRST AVE</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: CITY OF SEWARD WILL ADVISE ON ADDRESSING</p>
Code Compliance	<p>Reviewer: Ogren, Eric</p> <p>Comments: No comments</p>
LOZMS Review Planner	<p>Reviewer: Raidmae, Ryan</p> <p>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.</p> <p>Review Not Required</p>
Assessing Review	<p>Reviewer: Windsor, Heather</p> <p>Comments: No comments</p>
Advisory Planning Commission	

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

City of Seward is listed as the owner in all three of the Certificate of Ownership and Dedications and should be corrected as needed.

Notary's Acknowledgement needs the year corrected to 2025 in all three.

Change the date in the Plat Approval to July 14, 2025.

In the legend, the City of Seward Zoning Designation is not needed and can be removed.

In the plat notes, there is reference to Lot 10. This note either needs removed or modified to the plat for better referencing.

PLAT NOTES TO ADD

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

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 KPB File No to 2025-094

Add to Eric John Walker, aka Eric J Walker under owner in *Title Block and in Certificate of Ownership*
City of Seward needs to be added as owners for the vacated portions of right-of-way.

C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff recommendation:

Add to the alley on the west, the size of right-of-way and label 'Alley'

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:

The numbered road names are spelled out and should be changed on the vicinity map.

F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;

Staff recommendation:

The portion hatched as right-of-way vacation needs to be notated as being finalized this plat. and a plat note added, that this plat is finalizing the Vacation request being heard at the Planning Commission meeting of July 14, 2025 and on the KPB Assembly for consent on August 5, 2025.

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:

The adjacent lots need to be better identified with the block labeling and lots on the north need plat labeling.

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;
Staff recommendation:
Label the tract including the total area on the drawing.

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.

EXCEPTIONS REQUESTED:

A. KPB 20.30.120 Streets – Width requirements

Surveyor's Discussion:

On behalf of AK Lands and the Walker family, I am pleased to submit for a replat of multiple parcels within the Cliff Addition to the Seward Townsite, Plat No. 3. Our goal is to consolidate several steep and largely inaccessible lots into a single lot that meets single-family residential zoning requirements while addressing the area's extreme topography.

Exception to ROW Widths

- Vista Ave: 40-46.5 feet wide (Plats 2018-17, 2018-13)
- Mill Street: 59.62 feet wide (Plats 2002-21, 2005-11)
- Ravina Street: 43.5 feet wide (Plat 2018-13)
- Chamberlain Road: 59.7 feet wide plus an embankment / utility easement effectively exceeding 60 feet

The Surveyor/Applicant has submitted the following proposed Findings in support of the exception request.

1. Extreme topography: Slopes range from 30% to over 60%, making standard road construction infeasible.
2. Minimal traffic: These segments do not serve high-traffic corridors.
3. Existing infrastructure: Roads such as Mill Street, Chamberlain Road, and Vista Avenue already provide utilities and drainage; requiring a few extra feet for ROW width offers little improvement.
4. Preservation of usable lot: Strictly enforcing a 60-foot ROW would force impractical dedication, preventing feasible construction on already steep parcels.
5. Previously granted exceptions: Past plats (2002-21, 2018-17, 2018-3) have recognized similar challenges and provided exceptions ranging from 40 to 59.62 feet.
6. Not a main thoroughfare: Vista Avenue, Ravina Street and other ROWs in question are low-traffic.
7. No public need for additional ROW: Fractional differences from 60 feet do not hinder public access or utility installation; existing infrastructure is sufficient.
8. Steep, undeveloped corridors: Retaining unused steep ROWs creates maintenance liabilities without public benefit.

Surveyor's Conclusion:

We believe the proposed replat and associated ROW exceptions serve both private and public interest. Extreme slopes, minimal traffic, and existing infrastructure, along with prior plat exceptions, confirm that strict 60-foot ROW compliance is unnecessary. Granting this request allows the property to be responsibly developed without compromising public safety or welfare.

Staff Discussion:

20.30.120. - Streets—Width requirements.

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

Staff reviewed the exception request and recommends granting approval

Staff recommends the Committee (or Commission, as applicable) select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under KPB Title 20, the Committee may authorize exceptions to any of the requirements set forth in KPB Title 20. A request for an exception shall be in writing and presented to the Committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The Committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown
Findings 1-3 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 4 & 5 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 6-8 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

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: KPB 20.25.120. - REVIEW AND APPEAL.

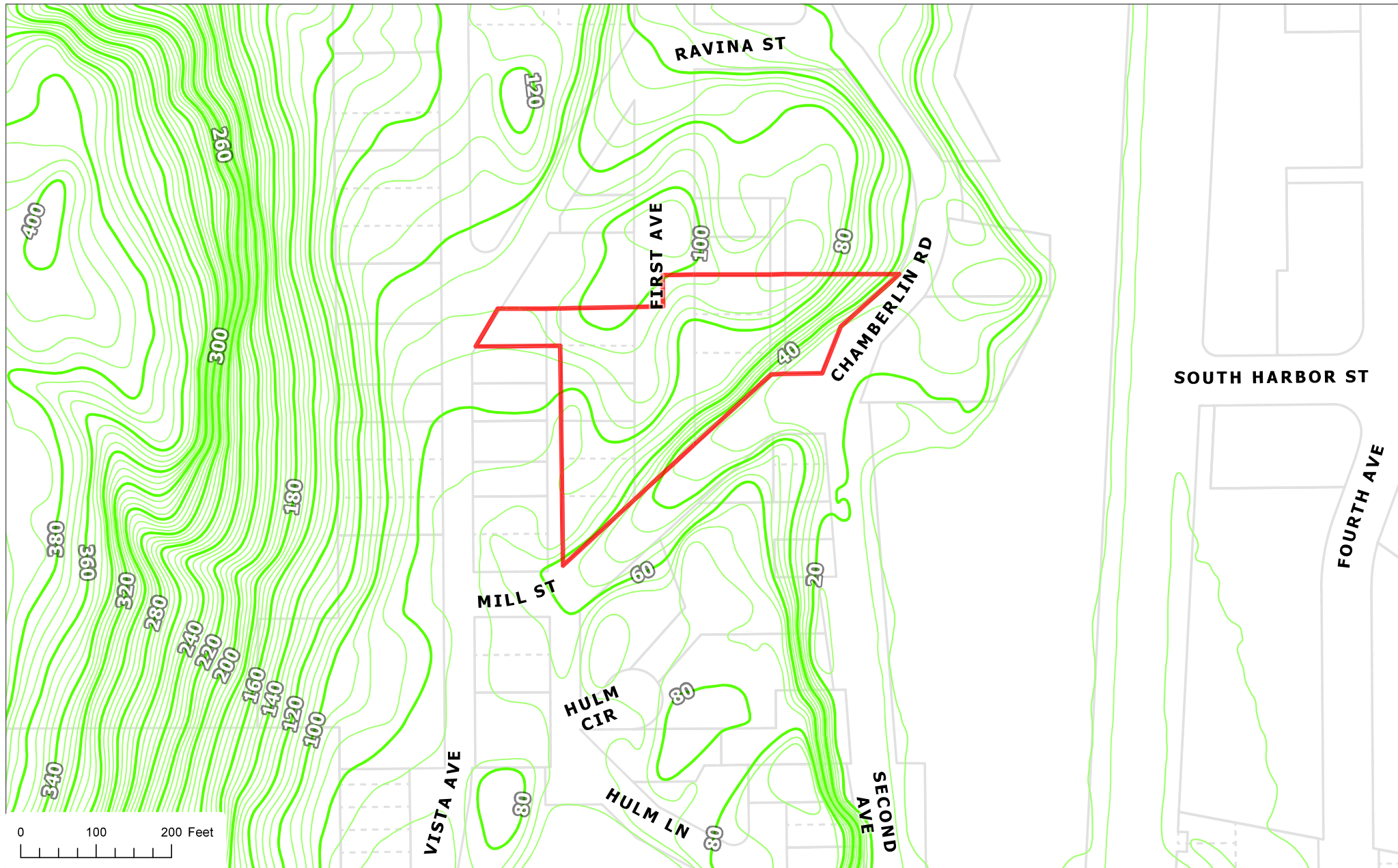
IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION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



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.



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.

Survey No. 1117
PLAT OF

CLIFF ADDITION TO SEWARD TOWNSITE

T. 1 S. R. 1 W., Seward Meridian
ALASKA

Scale: 1 inch = 100 feet
Survey commenced July 28, Completed Sept. 27, 1915.
Area Subdivided, 25.15 Acres.

LEGEND:

Block corners are five posts 3X3X30 inches, but corners 8X8X30 inches, from post reference monuments 1 inch diameter 14 inches long, sunk 1 foot beneath surface of the ground are located at intersection of center lines of streets and indicated thus

DEPARTMENT OF THE INTERIOR
GENERAL LAND OFFICE

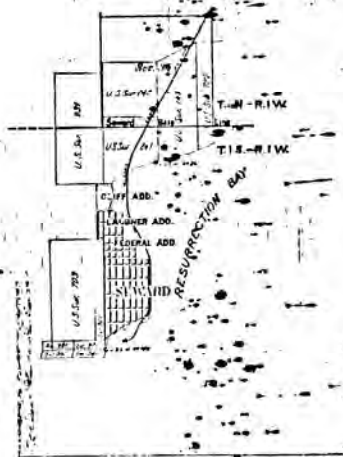
Washington, D.C., May 22, 1916
I hereby certify that this plat of CLIFF ADDITION TO SEWARD TOWNSITE in T. 1 S., R. 1 W., Seward Meridian, Alaska, as surveyed and under instructions dated May 15, 1915, by A. Frank Warner and V. H. Wheeler, U.S. Surveyors, in accordance with the provisions of the act of March 12, 1914 (38 Stat. 305) is strictly conformable to the field notes of the survey thereof on file in this office which have been examined and approved.

Approved May 22, 1916

William C. Edes
Chief of Alaska Engineering Commission

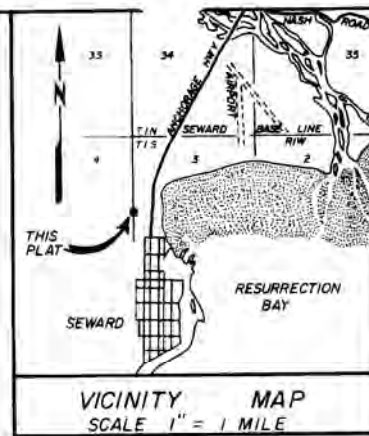
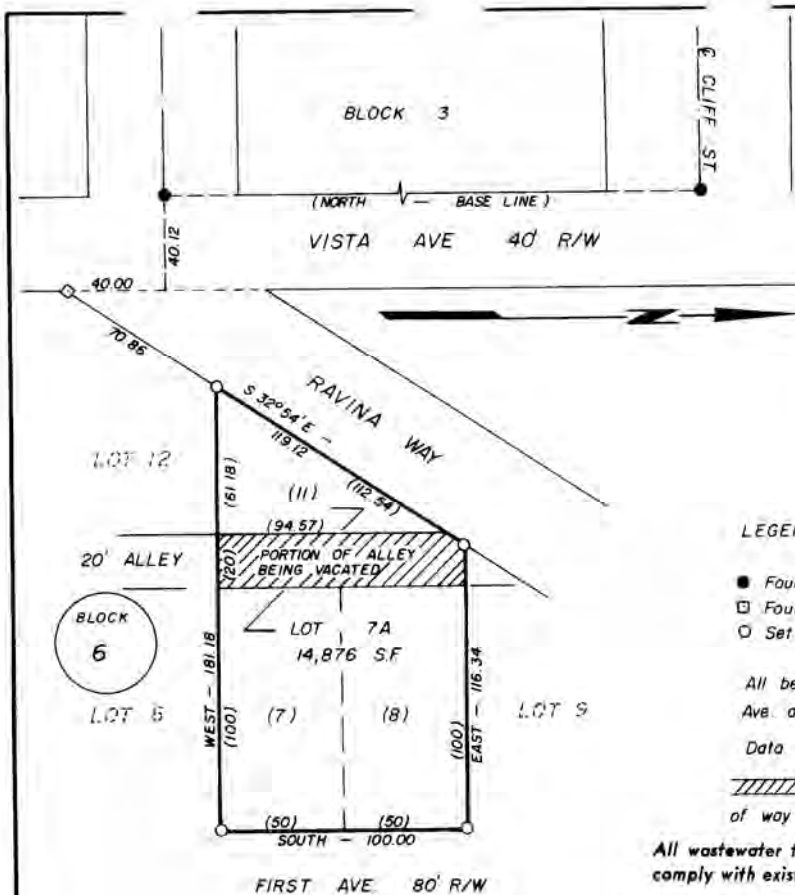
Division of Alaska
Third Division
Ketchikan Recording District } ss
This Plat was filed at the request of J. Christensen, Manager of Land and Industrial Department, Alaska Engineering Commission at 2 o'clock P.M. April 22, 1916 as of Dec. 3, 1916.
Wm. H. Holmstrom
U.S. Commissioner and Co.
Official Recorder

CLIFF ADDITION
TO SEWARD TOWNSITE
TOWNSHIP 1 SOUTH
RANGE 1 WEST PLAT NO. 3
#32



3000 MS

SW 84-4



LEGEND AND NOTES

- Found 1" iron rod (post)
- Found wood hub and tack
- Set 1/2" x 24" steel rebar

All bearings refer to Vista Ave. as being North.

Data of record shown in ()

////// indicates alley right of way being vacated by this plat.

All wastewater treatment and disposal systems shall comply with existing law at time of construction.

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereon adopt this plan of subdivision and dedicate all right-of-ways to use and grant all easements to the use shown.

Patrick D. O'Brien
Patrick D. O'Brien

CLERK OF DISTRICT COURT
JAN 4 1984
FILED

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 9TH day of December 1983.

My commission expires 8/12/85

Brenda J. Lynch
notary public for Alaska

84-4

RECORDED - FILED 10²⁹
Seward REC. DIST.
DATE 3/30 1984
TIME 2:45 P.M.
Surveyed by McLane & Assoc.
Address Box 468
Soldotna 99669



PLAT APPROVAL

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of

November 14, 1983.

KENAI PENINSULA BOROUGH

By [Signature]
Authorized Official

O'BRIEN SUBDIVISION
REPLAT OF LOTS 7, 8, 11 OF BLOCK 6
CLIFF ADDITION TOWNSITE OF
SEWARD, ALASKA

Patrick D. O'Brien — owner
Box 45, Seward, Ak 99664

DESCRIPTION

0.342 ACRES SITUATED WITHIN E1/2 SE1/4 SEC. 4,
W1/2 SW1/4 SEC. 3, T1S, R1W, S.M. AK AND CITY
CITY OF SEWARD, AK.

Surveyed by — McLane & Associates
Soldotna, Ak.

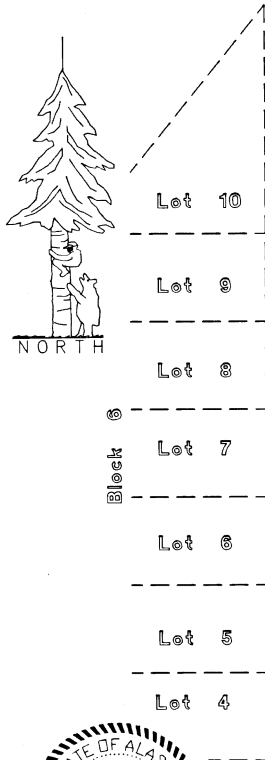
DATE OF SURVEY
July 2, 1975

SCALE
1" = 50'

BK. NO.
74-6

LEGEND:

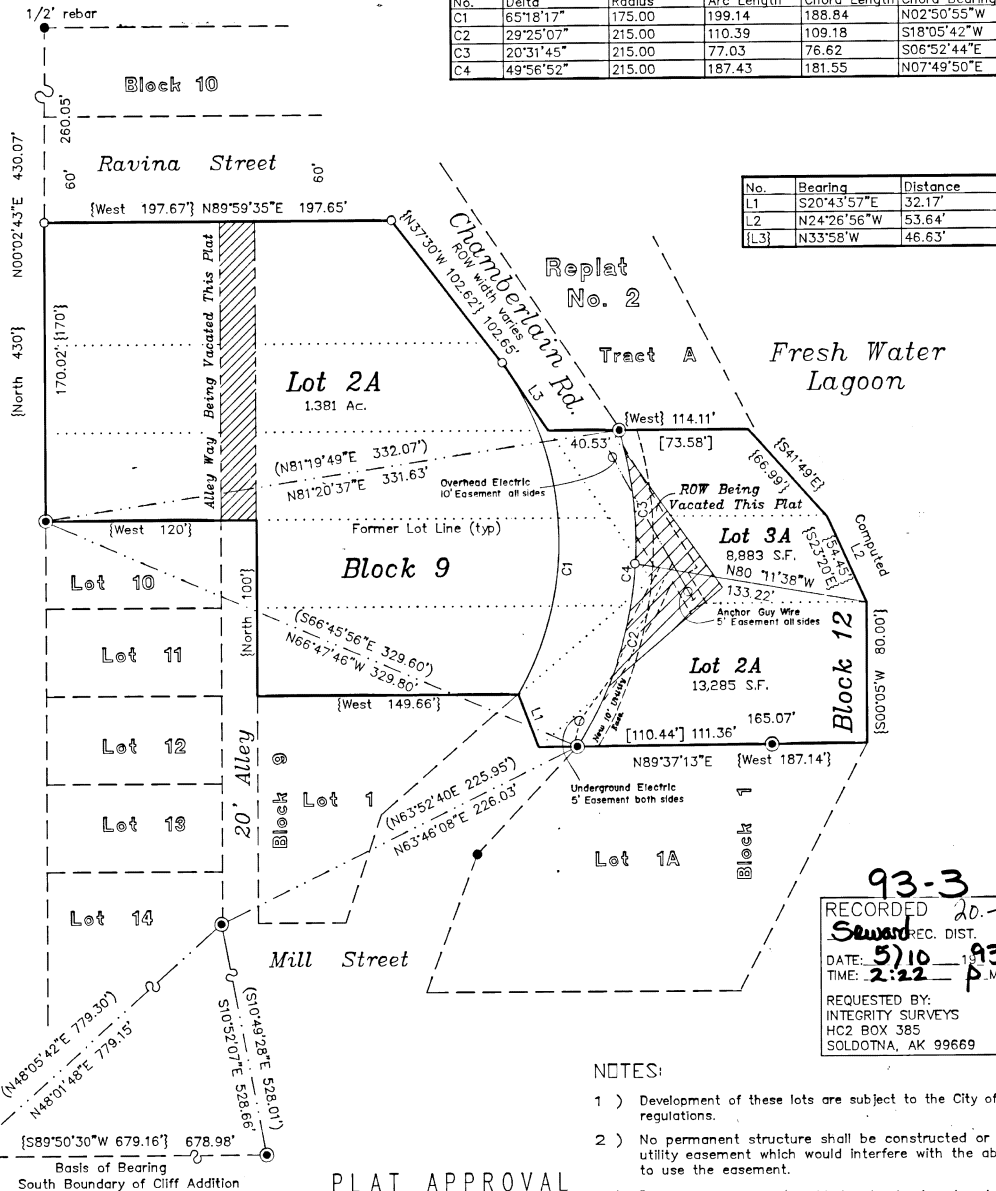
- Iron Pipe (found this survey)
- 1 1/2" Alum. Cap (found this survey)
- 5/8" Rebar (found this survey)
- 5/8" Rebar (set this survey)
- Record Datum - Cliff Addition to Seward Townsite Plat #3 SRD
- Computed Datum from Record
- Record Datum - Seward Townsite Cliff Addition Lot 1A Block 12 Replat Plat #87-26 SRD



SURVEYOR'S CERTIFICATE

I hereby certify that: I am properly registered and licensed to practice land surveying in the State of Alaska, this sketch 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.

Date 2/16/93



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF September 28, 1992

KENAI PENINSULA BOROUGH
Richard B. Wagner
 AUTHORIZED OFFICIAL

NOTES:

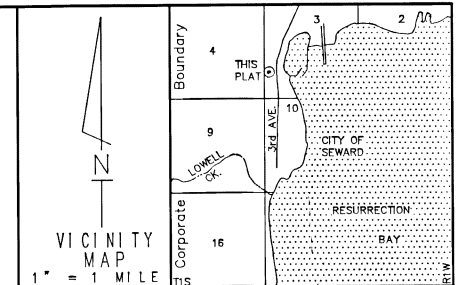
- Development of these lots are subject to the City of Seward's zoning regulations.
- No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- "WASTEWATER DISPOSAL: Wastewater treatment and disposal systems 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."

Scott Figure
 signature title date 11/12/92

93-3
 RECORDED 20-1
 Seward REC. DIST.
 DATE: 5/10/93
 TIME: 2:22 P.M.
 REQUESTED BY:
 INTEGRITY SURVEYS
 HC2 BOX 385
 SOLDOTNA, AK 99669



CERTIFICATE OF OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

WE FURTHER CERTIFY THAT DEED(S) OF TRUST AFFECTING THIS PROPERTY DO NOT CONTAIN RESTRICTIONS WHICH WOULD PROHIBIT THIS REPLAT; OR REQUIRE SIGNATURE AND APPROVAL OF BENEFICIARY(IES).

John C. Anderson III 2/1/93
 John C. Anderson III
 aka John C. Anderson
 P. O. Box 1315 Seward, AK 99664
Sharon E. Anderson 11/14/92
 Sharon E. Anderson
 P. O. Box 689 Seward, AK 99664
Blaine Bardarson 11/17/92
 Blaine Bardarson
 P. O. Box 167 Seward, AK 99664
Jean M. Bardarson 11/17/92
 Jean M. Bardarson
 P. O. Box 167 Seward, AK 99664
 City Manager, City of Seward

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 16th DAY OF November 1992 FOR *John C. Anderson III* and *Sharon E. Anderson* and *Blaine Bardarson* and *Jean M. Bardarson* Notary for State of Alaska. This notary is for the signature of *John C. Anderson III* and *Sharon E. Anderson* and *Blaine Bardarson* and *Jean M. Bardarson*.
Carol S. Butte
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 2/17/94
 (This notary is for the signature of *Blaine Bardarson* and *Jean M. Bardarson*)

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 9th DAY OF February 1993 FOR *JOHN C. ANDERSON III*

Denise A. Murray
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 7-17-96

KPB FILE No. 92-096

Seward Townsite - Cliff Addition Chamberlain Road Replat

A replat of Lots 2-6 & 7-9 Block 9, Lots 2-4 Block 12 and partial vacation of Chamberlain Road (formerly Government Rd) & 20' Alley.

Located within the SW1/4Sec. 3, T1S, R1W, S. M., City of Seward, Seward Recording District, Kenai Peninsula Borough, Alaska.

Containing 2.072 Acres

INTEGRITY SURVEYS

HC2 BOX 385 SOLDOTNA, ALASKA 99669
 SURVEYS 2629461 PLANNERS
 JOB NO. 92124 PLATTED: August 31, 1992
 SURVEYED: Sept.-Oct. 1992 SCALE: 1" = 50'
 FIELD BK: 91-7 DISK: Seward Townsite



RESOLUTION 2025-040

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEWARD, ALASKA RECOMMENDING KENAI PENINSULA BOROUGH APPROVAL OF THE PRELIMINARY PLAT OF 1312 VISTA AVENUE, 1305 FIRST AVENUE, 1303 FIRST AVENUE, 104 MILL STREET, 112 MILL STREET, AND 1303 CHAMBERLIN ROAD, VACATING A PORTION OF FIRST AVENUE RIGHT-OF-WAY AND ALLEYWAY RIGHTS-OF-WAY AND COMBINING THE SIX LOTS AND VACATED RIGHTS-OF-WAY INTO ONE TRACT OF LAND

Documents:

- Agenda Statement
- Resolution 2025-040
- Attachments:
 - Application



City Council Agenda Statement

Meeting Date: April 28, 2025

To: City Council

Through: Kat Sorensen, City Manager

From: Planning and Zoning Commission

Subject: Resolution 2025-040: Recommending Kenai Peninsula Borough Approval of the Preliminary Plat of 1312 Vista Avenue, 1305 First Avenue, 1303 First Avenue, 104 Mill Street, 112 Mill Street, and 1303 Chamberlin Road, Vacating a Portion of First Avenue Right-of-Way and Alleyway Rights-of-Way and Combining the Six Lots and Vacated Rights-of-Way into One Tract of Land

Background and justification:

Attached for the Council's review and recommendation to the Kenai Peninsula Borough Planning Commission is a preliminary plat submitted by AK Lands, Land Surveying LLC on behalf of the City of Seward.

The proposed plat is subdividing Lots 1-6 & 12, Block 6 and Lots 1 & 12-14, Block 9, Cliff Addition to Seward Townsite with alleyway rights-of-way and First Avenue right-of-way vacations, creating Tract 1A, Cliff Addition to Seward Townsite, Walker Replat.

The property owners began cutting a driveway into Lot 1, Block 6 (104 Mill Street) in early 2024. Due to the steep terrain, the construction of the driveway encroached onto the platted right-of-way (ROW) of First Avenue. Even though this is an undeveloped ROW, the development of a private driveway is not permitted in a ROW. The city does not have plans to develop this ROW due to the steep terrain, and recommended that the property owners work with a surveyor to vacate the ROW.

Vacating the ROW and creating one single parcel of land will allow the owners to complete the development of their driveway, which will give them better access to their land to explore the best locations for a residential dwelling and the necessary utility connections.

On August 28, 1984, the property owner of Lot 1, Block 9, Cliff Addition signed an agreement granting the City of Seward a portion of Lot 1 adjacent to Chamberlin Road for the construction, maintenance, repair and expansion of public utilities, roadway and embankment. As part of this agreement, the City agreed to support vacation of the alley right-of-way between Lots 1 and 12, 13, and 14 of Block 9 and the First Avenue right-of-way north of Mill Street between Lots 12, 13, and 14 of Block 9 and Lots 2, 3, 4, 5, and 6 of Block 6, Cliff Addition in the future event of a replat being submitted for the above property.

Seward City Code §16.01.015(A) states that "No preliminary or final plat for the subdivision or

resubdivision of land located within the city limits shall be approved by the city unless all of the required improvements set forth in section 16.05.010 are provided for by the subdivider, owner, proprietor or developer in the manner described in sections 16.05.015.”

The proposed plat has access to developed rights-of-way and city water, sewer, and electricity. Thus, a subdivision agreement will not be required with this plat.

All conditions required by Seward City Code §16.01.015(C), Conditions to plat approval, were met. The property owners within 300 feet of the requested preliminary plat were notified of the proposed subdivision, and the property was posted with public notice signage.

On April 8, 2025, the Seward Planning and Zoning Commission reviewed this preliminary plat and recommended the City Council and Kenai Peninsula Borough approval through Resolution 2025-015.

Seward City Code §7.05.510(D) states that “The city manager may, at the direction of the City Council convey, quitclaim, release, cancel, or otherwise relinquish any real property easement, right-of-way, permit or license the city may have or hold for the purpose of installing, constructing or maintaining a public improvement or utility, whenever the interest is no longer used or useful for that purpose.”

In accordance with City and Borough requirements, the Seward City Council must review and comment on a preliminary plat of city-owned land before submittal to the Borough for approval.

Subdivision Review:

Zoning: *The property is currently zoned single-family residential (R1).*

Size: Tract 1A will be 1.913 acres or 84,375 square feet.

Utilities: Tract 1A has access to city water, sewer, and electricity

Existing Use: *Tract 1A is currently vacant.*

Access: Tract 1A has access to Mill Street and the intersection of Ravina Street and Vista Avenue.

Flood Zone: The south edge of the property adjacent to Mill Street is located within the Seward Mapped Flood Data Area (SMFD). Development in this area is unlikely due to the very steep terrain, however, development within the SMFD may require additional permitting.

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.”

Strategic Plan: N/A

Other: _____

Certification of Funds

Total amount of funds listed in this legislation: \$ 0

This legislation (✓):

- | | | |
|-------------------------------------|-------------------------------------|----------|
| <input type="checkbox"/> | Creates revenue in the amount of: | \$ _____ |
| <input type="checkbox"/> | Creates expenditure in amount of: | \$ _____ |
| <input type="checkbox"/> | Creates a savings in the amount of: | \$ _____ |
| <input checked="" type="checkbox"/> | Has no fiscal impact | |

Funds are (✓):

- | | | |
|--------------------------|----------------|---------------------|
| <input type="checkbox"/> | Budgeted | Line item(s): _____ |
| <input type="checkbox"/> | Not budgeted | _____ |
| <input type="checkbox"/> | Not applicable | |

Fund Balance Information

Affected Fund (✓):

- | | | | | | | | |
|--------------------------|-------------|--------------------------|---------|--------------------------|----------|--------------------------|------------|
| <input type="checkbox"/> | General | <input type="checkbox"/> | SMIC | <input type="checkbox"/> | Electric | <input type="checkbox"/> | Wastewater |
| <input type="checkbox"/> | Boat Harbor | <input type="checkbox"/> | Parking | <input type="checkbox"/> | Water | <input type="checkbox"/> | Healthcare |
| <input type="checkbox"/> | Motor Pool | <input type="checkbox"/> | Other | _____ | | | |

Note: amounts are unaudited

Available Fund Balance \$ _____

Finance Director Signature: _____

Attorney Review

- | | | |
|-------------------------------------|----------------|---------------------------|
| <input checked="" type="checkbox"/> | Yes | Attorney Signature: _____ |
| <input type="checkbox"/> | Not applicable | Comments: _____ |
| | | _____ |
| | | _____ |

Administration Recommendation

- | | |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | Adopt Resolution |
| <input type="checkbox"/> | Other: _____ |

Sponsored by: Planning and Zoning Commission
Public Hearing: April 28, 2025
Enacted:

**CITY OF SEWARD, ALASKA
RESOLUTION 2025-040**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEWARD, ALASKA, RECOMMENDING KENAI PENINSULA BOROUGH APPROVAL OF THE PRELIMINARY PLAT OF 1312 VISTA AVENUE, 1305 FIRST AVENUE, 1303 FIRST AVENUE, 104 MILL STREET, 112 MILL STREET, AND 1303 CHAMBERLIN ROAD, VACATING A PORTION OF FIRST AVENUE RIGHT-OF-WAY AND ALLEYWAY RIGHTS-OF-WAY AND COMBINING THE SIX LOTS AND VACATED RIGHTS-OF-WAY INTO ONE TRACT OF LAND

WHEREAS, AK Lands, Land Surveying LLC has submitted a preliminary plat on behalf of the City of Seward for review and recommendation to the Kenai Peninsula Borough; and

WHEREAS, the proposed plat is a subdivision of Lots 1-6 & 12, Block 6 and Lots 1 & 12-14, Block 9, Cliff Addition to Seward Townsite with alleyway rights-of-way and First Avenue right-of-way vacations, creating Tract 1A, Cliff Addition to Seward Townsite, Walker Replat; and

WHEREAS, all of the Lots are currently vacant and zoned single-family residential (R1); and

WHEREAS, the property owners began construction of a driveway from Mill Street in 2024; and

WHEREAS, due to the steep terrain, the driveway ended up encroaching substantially into the First Avenue right-of-way (ROW); and

WHEREAS, the First Avenue ROW in the Cliff Addition is undeveloped and the City of Seward does not have plans to develop it; and

WHEREAS, the Public Works Director and Community Development staff recommended that the property owner work with a surveyor to vacate the ROW; and

WHEREAS, vacating the ROW and creating one single parcel of land will allow the owners to complete the development of their driveway; and

WHEREAS, a completed driveway will give the owners better access to their land to explore the feasibility for residential dwellings and the necessary utility connections; and

WHEREAS, a portion of Lot 1, Block 9 was granted to the City of Seward in an agreement dated August 28, 1984, for the construction, maintenance, repair and expansion of public utilities, roadway and embankment; and

**CITY OF SEWARD, ALASKA
RESOLUTION 2025-040**

WHEREAS, in consideration of this dedication of land for city use, the 1984 agreement stated that the City agrees to support vacation of the alley right-of-way between Lots 1 and 12, 13, and 14 of Block 9 and the First Avenue right-of-way north of Mill Street between Lots 12, 13, and 14 of Block 9 and Lots 2, 3, 4, 5, and 6 of Block 6, Cliff Addition in the future event of a replat of the above property; and

WHEREAS, the size of proposed Tract 1A meets the required minimum lot size and lot width for the single-family residential zoning district; and

WHEREAS, according to the Kenai Peninsula Borough Floodplain map, Tract 1A is not within a FEMA mapped flood zone; and

WHEREAS, the southern edge of Tract 1A is within the Seward Mapped Flood Data Area (SMFD); and

WHEREAS, development on the southern edge of Tract 1A is unlikely due to the steep terrain, however, development within the SMFD may require additional permitting; and

WHEREAS, Tract 1A has access to city water, sewer, and electricity; and

WHEREAS, Tract 1A has access to Mill Street and the intersection of Ravina Street and Vista Avenue; and

WHEREAS, a subdivision agreement will not be required with this plat; 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, the Seward Planning and Zoning Commission reviewed this preliminary plat on April 8, 2025, and recommended the City Council and Kenai Peninsula Borough approval through Resolution 2025-015; and

WHEREAS, Seward City Code §7.05.510(D) requires City Council approval for the vacation of city-owned rights-of-way; and

WHEREAS, the Seward City Council must review and comment on a preliminary plat of city-owned land before submittal to the Borough for approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEWARD, ALASKA, that:

Section 1. The Council hereby recommends that, in accordance with Seward City Code Section 16.01.015, the Kenai Peninsula Borough approves the submittal of the preliminary plat of

**CITY OF SEWARD, ALASKA
RESOLUTION 2025-040**

Lots 1-6 & 12, Block 6 and Lots 1 & 12-14, Block 9, Cliff Addition to Seward Townsite with alleyway rights-of-way and First Avenue right-of-way vacations, creating Tract 1A, Cliff Addition to Seward Townsite, Walker Replat.

Section 2. This resolution shall take effect immediately upon adoption.

PASSED AND APPROVED by the City Council of the City of Seward, Alaska, this 28th day of April 2025.

THE CITY OF SEWARD, ALASKA

Sue McClure, Mayor

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Kris Peck
City Clerk

(City Seal)



Context Map



Preliminary Plat Application Property Map

RES 2025-0XX - Vacating a portion of First Avenue ROW and alley to the east, and combining Lots 1-6 & 12, Block 6 and Lots 1 & 12-14, Block 9, Cliff Addition to Seward Townsite

Location: 1312 Vista Ave, 1305 First Ave, 1303 First Ave, 104 Mill St, 112 Mill St, 1303 Chamberlin Rd

Parcel #: 14705016, 14705008, 14705007, 14705006, 14721001, 14721007





Community Development/ Planning & Zoning

410 Adams Street, Seward, Alaska 99664 • (907) 224-4049 • (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.

CLIFF ADDITION TO SEWARD TOWNSITE WALKER REPLAT

PROPERTY INFORMATION:

legal description	LOTS 1-6, AND 12, BLOCK 6 AND LOTS 1, AND 12-14, BLOCK 9 CLIFF ADDITION TO SEWARD TOWNSITE PLAT NO. 3	
Section, Township, Range	SE1/4 OF SEC. 4 AND THE SW1/4 OF SEC 3, T1S, R1W	
General area description	West of Seward Lagoon	
City	Seward	Total Acreage 1.916 acres

SURVEYOR

Company: AK Lands Land Surveying	Contact Person: Stacy Wessel
Mailing Address: PO Box 110485	City, State, Zip Anchorage, AK 99511
Phone: (907) 744-LAND	e-mail: stacy@aklands.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 \$200.00-
☒ 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.

KPB Code 20.130.120

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 KPB staff for clarification if needed.

OWNER(s)

Name (printed): Stacy Wessel	Signature: <i>Stacy Wessel</i>
Phone: (907) 744-LAND	e-mail: stacy@aklands.com

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

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: _____ Date _____



January 16, 2025

City of Seward and
Kenai Peninsula Borough

Subject: CLIFF ADDITION TO SEWARD TOWNSITE WALKER REPLAT – Letter of Authorization

To whom it may concern,

We, GREGG GEORGE WALKER & KATHLEEN MARIE STUBBLEFIELD DAVIS^{kd}, are the owners, or authorized agents of LOTS 1-3, 5-6, BLOCK 6 and LOTS 1,12-14, BLOCK, Cliff Addition to Seward Townsite Plat no. 3 and authorize AK Lands, Land Surveying LLC to represent us before the City of Seward and Kenai Peninsula Borough for all requests related to the platting action, right of way vacation, and its related activities.

KATHLEEN MARIE DAVIS

Name

Kathleen Marie Davis

Signature

1-20-2025

Date

Name

Signature

Date



PO Box 110485
Anchorage, AK 99515
(907) 744-LAND
aklands@aklands.com
<http://aklands.com>

January 16, 2025

City of Seward and
Kenai Peninsula Borough

Subject: CLIFF ADDITION TO SEWARD TOWNSITE WALKER REPLAT – Letter of Authorization

To whom it may concern,

I, ERIC JOHN WALKER, is the owner, or authorized agent of LOTS 1-6, 12 BLOCK 6 and LOTS 1,12-14, BLOCK 9, Cliff Addition to Seward Townsite Plat no. 3 and authorize AK Lands, Land Surveying LLC to represent us before the City of Seward and Kenai Peninsula Borough for all requests related to the platting action, right of way vacation, and its related activities.

ERIC J WALKER

Name

EJ Walker

Signature

JAN 29, 2025

Date



PO Box 110485
Anchorage, AK 99515
(907) 744-LAND
aklands@aklands.com
http://aklands.com

January 16, 2025

City of Seward and

Kenai Peninsula Borough

Subject: CLIFF ADDITION TO SEWARD TOWNSITE

WALKER REPLAT - Letter of Authorization

To whom it may concern,

We, GREGG GEORGE WALKER & KATHLEEN MARIE STUBBLEFIELD DAVIS, are the owners, or authorized agents of LOTS 1-3, 5-6, BLOCK 6 and LOTS 1,12-14, BLOCK, Cliff Addition to Seward Townsite Plat no. 3 and authorize AK Lands, Land Surveying LLC to represent us before the City of Seward and Kenai Peninsula Borough for all requests related to the platting action, right of way vacation, and its related activities.

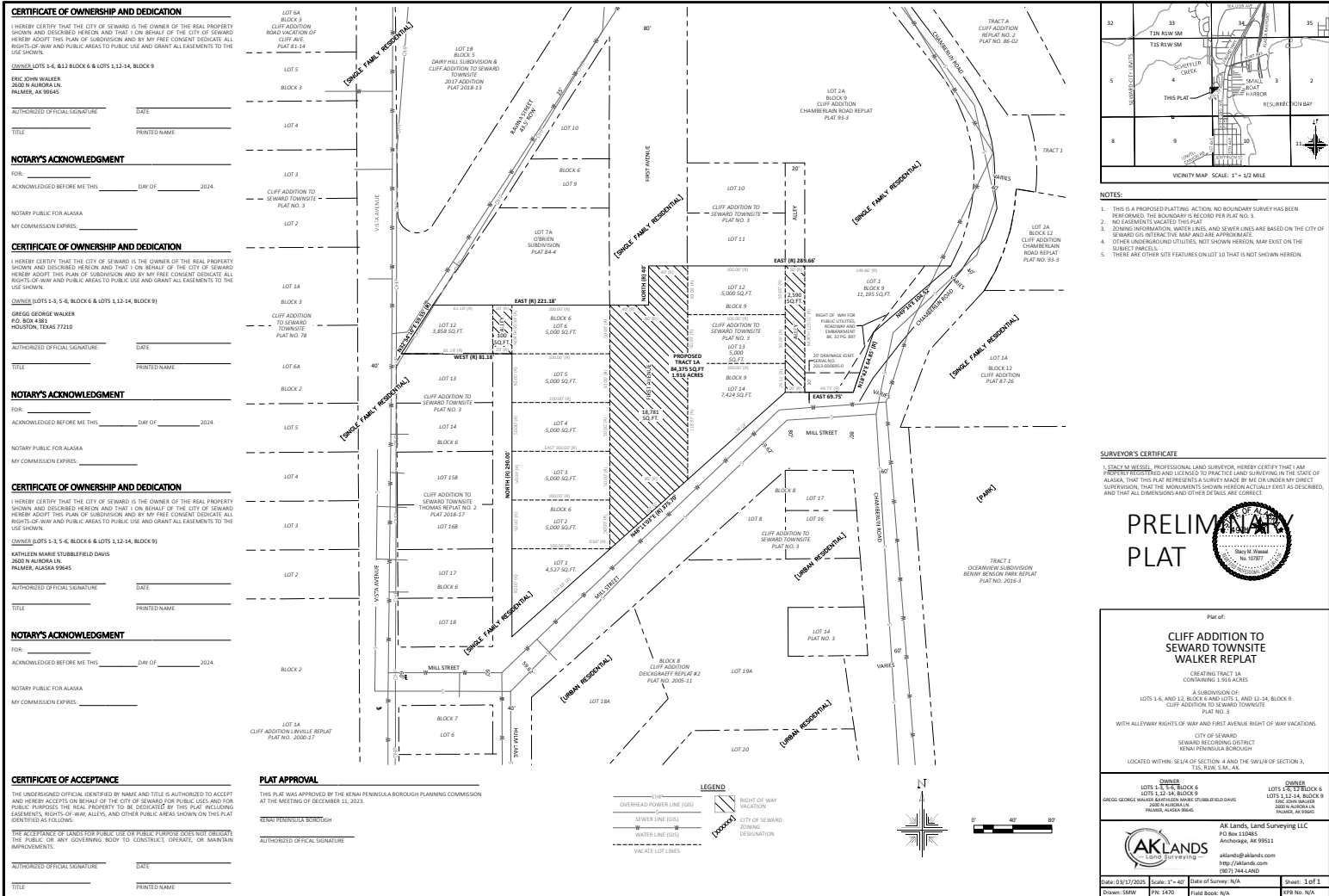
Gregg George WALKER
Name

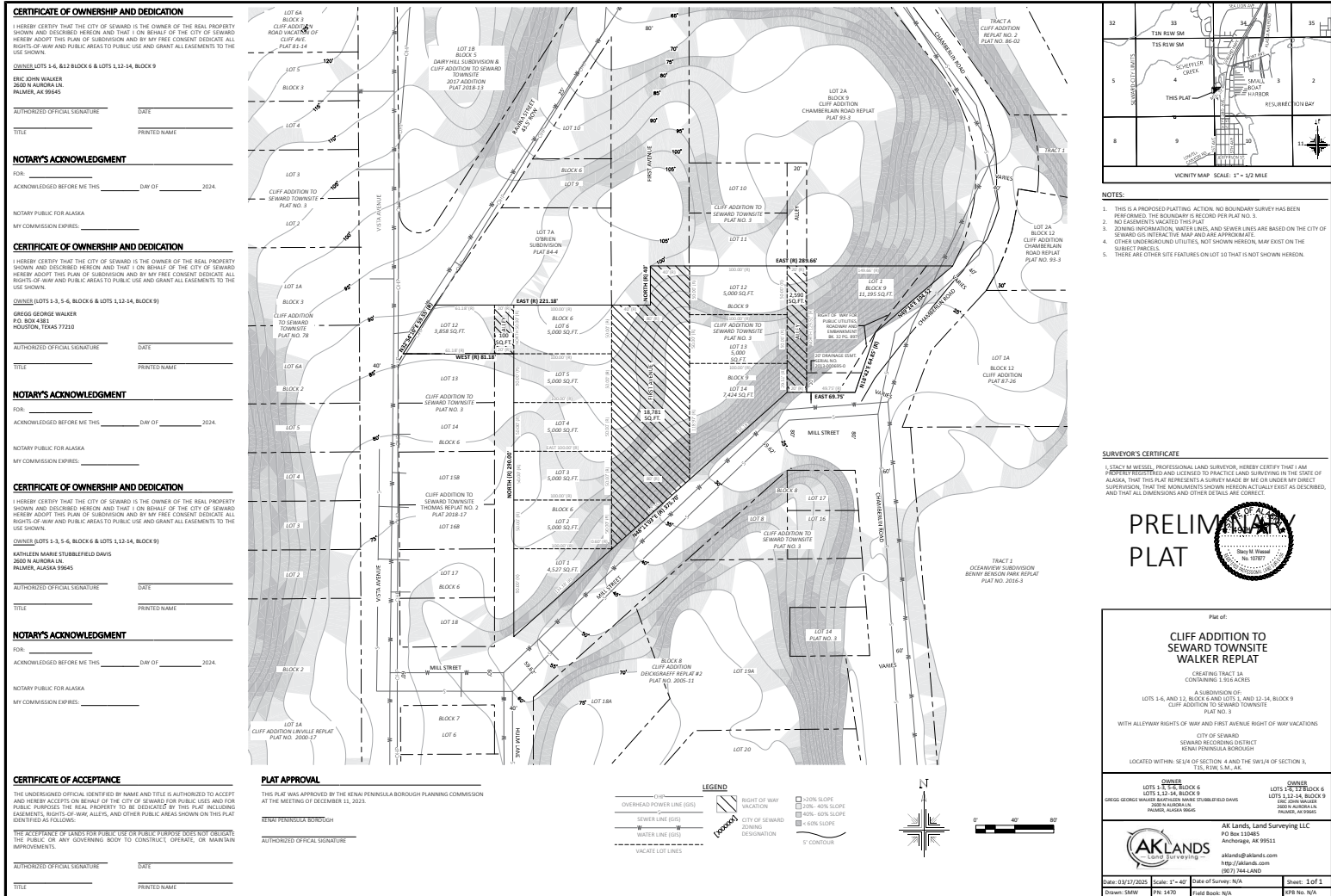
Gregg George Walker
Signature
1-18-2025
Date

Name

Signature

Date







PO Box 110485
Anchorage, AK 99515
(907) 744-LAND
aklands@aklands.com
<http://aklands.com>

March 17, 2025

City of Seward
Planning Commission
410 Adams St.
Seward, AK 99664

Subject: Cliff Addition to Seward Townsite-ROW Vacation

Dear Kenai Peninsula Borough and City of Seward,

On behalf of AK Lands and the Walker family, I am pleased to submit this request for a **replat** of multiple parcels located within the **Cliff Addition to the Seward Townsite, Plat No. 3**. Our goal is to consolidate several steep and largely inaccessible lots into one lot that meets single-family residential zoning requirements while addressing the challenges posed by the area's extreme topography.

Overview of Proposed Replat

The replat involves **two blocks, and the vacation of First Avenue right-of-way and 2 alleyways into one newly configured lot**, specifically:

1. **Proposed Tract A-1-1.916 acres**
 - o Created by **combining Lots 1-6, and 12, Block 6**, plus the adjoining **alleyway** and a **portion of First Avenue** and **combining Lots 12-14, and 1, Block 9**, plus the **remaining portion of First Avenue** and **the alleyway**.

Supporting Materials

- **Three Preliminary Plats:**
 1. Without contours or slope shading (to clearly depict the subdivision boundaries)
 2. With topographic contours
 3. With both contours and hatched slope areas
- Additionally, an **exhibit** is provided as a close-up view of the proposed parcel, highlighting contours and slope hatch areas that exceed 20%, 40%, and even 60% in some places.
- **Easement Document** (Book 34, Page 897, dated August 24, 1984)

In 1984, an easement was granted to the City for the expansion of public utilities, roadway, and embankment. Within this document, the City expressed support for vacating the alley right-of-way between Lots 1 and 12, 13, 14, Block 9 and the First Avenue right-of-way north of Mill Street between Lots 12, 13, 14, Block 9 and Lots 2, 3, 4, 5, 6, Block 6. The current request aligns with that earlier intent by consolidating steep, underutilized corridors and providing more manageable access.

Reason for Replat and Right-of-Way Vacations

Steep Terrain and Inaccessibility

- **Lots 1, 2, and 3, Block 6:**
Sarah Walker intends to build a single-family home on these lots, yet **access is currently impractical**. The slopes approach **30% to the north** (where First Avenue is platted) and **over 60% to the south** (where we are vacating), making a driveway virtually impossible. Alley access is also rendered unsafe by similarly steep grades.
- **Lots 12, 13, 14, and 1, Block 9:**
These lots face comparable challenges, with slopes exceeding **60%**. Road connections from Mill Street or Chamberlain Road cannot be developed feasibly due to extreme terrain, which is in some places essentially a cliff.
- **Lots 6, 5, and 4, Block 6:**
These lots also lack viable access from either First Avenue or existing alleys because of the high grades.

Because of this topography, maintaining platted but undeveloped roads and alleys is neither practical nor beneficial to the public. Currently, there are no existing utilities within the lots and vacated rights-of-ways. Sewer, water and electric utilities will be served from Vista Avenue and Ravina Street.

Responses to Right-of-Way Vacation Criteria

1. **Current Use:** The rights-of-way to be vacated are not being used and are unlikely to be developed for public traffic due to severe slopes.
2. **Construction Impracticability:** Road construction on 20%–60%+ grades is impossible or unreasonably hazardous; therefore, alternative access has been proposed through private easements.
3. **Fully Developed Surrounding Area:** The steep topography limits further road network expansion. Combining parcels into one makes them more suitable for single-family use.
4. **Public Access to Valued Resources:** No public resources (lakes, rivers, etc.) exist here, so vacating these unused rights-of-way does **not** affect public access.
5. **Potential Interconnectivity:** Prospects of interconnection with adjacent parcels are impractical due to intense slopes. Other property owners in this area may similarly vacate First Ave. and reconfigure, if needed.
6. **Alternative Access:** The proposed lot has access off of Vista Avenue and Ravina St.
7. **Utility Requirements:** This is vacant land. There are no existing utilities. Water, sewer, and electric can be served off of Vista Avenue and Ravina St.
8. **No Other Public Need:** Retaining these steep, undeveloped corridors creates undue maintenance burdens and does not support safe or feasible public use.

Conclusion and Request

Due to the extreme terrain, current parcel boundaries and rights-of-way are not conducive to practical development. By reconfiguring the lots into Proposed Tract A-1, we will ensure a suitable residential parcel that is safer to develop and access. We therefore respectfully request:

1. **Approval of the Replat:** Adoption of the attached preliminary plat configuration.
2. **Right-of-Way Vacations:** Allowance for vacation of unused, steep portions of alleys and First Avenue.

Thank you for considering our proposal. We look forward to working with the City of Seward and the Kenai Peninsula Borough to ensure a successful and responsible subdivision.

Stacy Wessel

AK Lands, Land Surveying by

Stacy Wessel , Professional Land Surveyor

This agreement is made this 24th day of August, 1984, by and between Gregg G. Walker, Executor for the estate of Mark C. Walker, hereinafter referred to as "Grantor", and the City of Seward, Alaska, a municipal corporation organized and existing under the laws of the State of Alaska, hereinafter referred to as "City".

WITNESSETH:

WHEREAS, Grantor is the fee simple owner of certain real property described below which is located within the City of Seward, Alaska; and

WHEREAS, the City desires to construct improvements to the public road on grantor's property, and install public utilities in the roadway;

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. Grantor does hereby grant to the City a Right-of-Entry in the real property described below for the location, construction, maintenance, repair and expansion of public utilities, roadway and embankment.
2. The said Right-of-Entry shall exist in favor of City, its successors and assigns for so long as the City, its successors or assigns deem the presence of public utilities, roadway and embankment.
3. The said agreement shall and does hereby exist in the following described real property:

PARCEL 7A

Real property in the City of Seward, Alaska, being a portion of Lot 1, Block 9, Cliff Addition as described on Survey Plat #1117 recorded at the Seward Recording Office; more particularly described as follows:

Beginning at the Northeast corner of Lot 1 and also being on the South line of Lot 2, Block 9, Cliff Addition and West line of Government Road; thence along the North line of Lot 1 West 26.69 feet; thence leaving said North line South $37^{\circ}33'26''$ West 86.12 feet to the angle point of the East line of Lot 1 and the West line of Government Road; thence leaving said East and West lines South $31^{\circ}58'29''$ West 72.19 feet to the South line of Lot 1; thence along the South line of Lot 1 East 17.5 feet to the East line of Lot 1; thence leaving said South line along the East line of Lot 1, also being the West line of Government Road North $18^{\circ}42'$ East 64.65 feet to the angle point of the East line of Lot 1 and North $49^{\circ}14'$ East 104.55 feet to the North line of Lot 1 and the point of beginning; containing 1446.9 square feet.

4. City agrees to hold Grantor harmless from claims arising out of injuries to persons or property caused by City's defective utility fixtures, construction and repairs to roadway and embankment.

5. In consideration of the foregoing, the City agrees to support vacation of the alley Right-of-Way between Lots 1 and 12, 13, and 14 of Block 9 and the First Avenue Right-of-Way North of Mill Street between Lots 12, 13, and 14 of Block 9 and Lots 2, 3, 4, 5, and 6 of Block 6, Cliff Addition at the time application for a replat of the above property is submitted to the Kenai Peninsula Planning Commission.

6. Grantor agrees to grant to the City title and all rights to the property described as Parcel 7A above at such time when the property is replatted by owner.

GRANTOR:

Gregg G. Walker
 Gregg G. Walker, Executor for the
 Estate of Mark C. Walker.

Ronald A. Gargini
 CITY MANAGER

ATTEST:

Shirley S. Simpson
 CITY CLERK
 (CITY SEAL)

STATE OF ALASKA)
 THIRD JUDICIAL DISTRICT) ss.
)

BEFORE ME, the undersigned Notary Public in and for the State of Alaska,
 personally appeared Gregg Walker, known to me and
 to me known to be the Grantor herein named and who executed the foregoing
 instrument and who acknowledged to me that he signed and sealed the
 same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS MY HAND AND SEAL this 24th day of August, 1984.

Robert R. Lewis
 NOTARY PUBLIC in and for Alaska
 My Commission Expires: 4-18-85

STATE OF ALASKA)
 THIRD JUDICIAL DISTRICT) ss.
)

BEFORE ME, the undersigned Notary Public in and for the State of Alaska,
 personally appeared RONALD A. GARGINI, known to me and to me known to
 be the City Manager of the City of Seward, Alaska, and who executed the foregoing
 instrument and who acknowledged to me that he signed and
 sealed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS MY HAND AND SEAL this 28th day of AUGUST, 1984.

84-1569

11⁰⁰

RECORDED FILED
 SEWARD RECORDING
 DISTRICT

Aug 28 8 25 AM '84

REQUESTED BY City of SewardADDRESS Box 167, Seward AK 99664

CHRISTY AUDETTE
 NOTARY PUBLIC in and for Alaska
 My Commission Expires: 4/21/87



PO Box 110485
Anchorage, AK 99515
(907) 744-LAND
aklands@aklands.com
<http://aklands.com>

April 2, 2025

City of Seward
Planning Commission
410 Adams St.
Seward, AK 99664

Subject: Cliff Addition to Seward Townsite-KPB exception Request

Dear Kenai Peninsula Borough and City of Seward Officials:

On behalf of AK Lands and the Walker family, I am pleased to submit this request for a replat of multiple parcels within the Cliff Addition to the Seward Townsite, Plat No. 3. Our goal is to consolidate several steep and largely inaccessible lots into a single lot that meets single-family residential zoning requirements while addressing the area's extreme topography.

In conjunction with this replat, we respectfully request an exception to Kenai Peninsula Borough (KPB) Code 20.30.120—which generally requires a 60-foot right-of-way (ROW) width for streets—due to the following unique conditions:

1. Overview of Proposed Replat

1. Proposed Tract A-1 (1.916 Acres)

- Combines Lots 1–6 and 12 of Block 6 (including the adjoining alleyway and part of First Avenue) with Lots 12–14 and 1 of Block 9 (including the remaining portion of First Avenue and an alleyway).
- Vacating First Avenue and two alleyways will create one consolidated parcel better suited for single-family residential use.

2. Request for Exception to ROW Widths

- **Vista Avenue:** 40–46.5 feet wide (Plats 2018-17, 2018-13)
- **Mill Street:** 59.62 feet wide (Plats 2002-21, 2005-11)
- **Ravina Street:** 43.5 feet wide (Plat 2018-3)
- **Chamberlain Road:** 59.7 feet wide plus an embankment/utility easement effectively exceeding 60 feet

2. Responses to Required Criteria for Exception (KPB Code)

Criterion 1: *"That special circumstances or conditions affecting the property have been shown by application."*

- **Extreme Topography:** Slopes range from 30% to over 60%, making standard road construction infeasible.
- **Minimal Traffic:** These segments do not serve high-traffic corridors.
- **Existing Infrastructure:** Roads such as Mill Street, Chamberlain Road, and Vista Avenue already provide utilities and drainage; requiring a few extra feet for ROW width offers little improvement.

Criterion 2: *"That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title."*

- **Preservation of Usable Lot:** Strictly enforcing a 60-foot ROW would force impractical dedication, preventing feasible construction on already steep parcels.
- **Previously Granted Exceptions:** Past plats (2002-21, 2005-11, 2018-17, 2018-3) have recognized similar challenges and provided exceptions ranging from 40 to 59.62 feet.

Criterion 3: *"That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated."*

- **Not a Main Thoroughfare:** Vista Avenue, Ravina Street, and other ROWs in question are low-traffic.
- **No Public Need for Additional ROW:** Fractional differences from 60 feet do not hinder public access or utility installation; existing infrastructure is sufficient.
- **Steep, Undeveloped Corridors:** Retaining unused steep ROWs creates maintenance liabilities without public benefit.

3. Conclusion

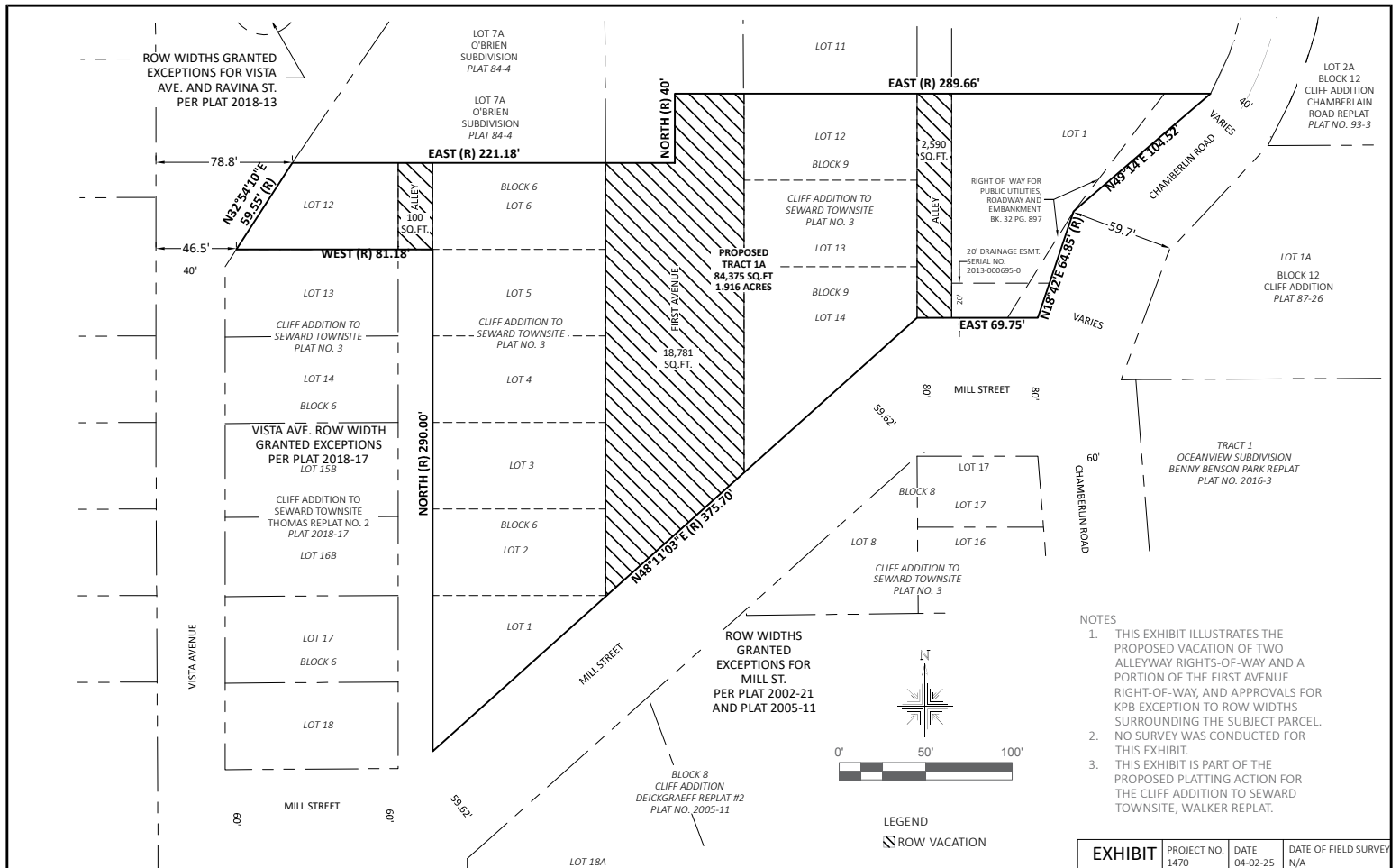
We believe the proposed replat and associated ROW exceptions serve both private and public interests. Extreme slopes, minimal traffic, and existing infrastructure, along with prior plat exceptions, confirm that strict 60-foot ROW compliance is unnecessary. Granting this request allows the property to be responsibly developed without compromising public safety or welfare.

Thank you for your time and consideration. Please contact me with any questions or if further information is needed.

Stacy Wessel

AK Lands, Land Surveying by

Stacy Wessel, Professional Land Surveyor



Ravina Street

GOVERNMENT ROAD

MILL STREET

LOT 1A
25,295 s.f.

Fresh Water Lagoon
old portion of Resurrection Bay

DETAIL

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am ~~owner~~ the owner of the property shown and described herein and that I am hereby dedicating this plan of subdivision, and dedicate all right-of-way to public use, and grant all easements to the use shown.

Karena Adler
KARENA ADLER Owner
P.O. Box 1121
SEWARD, AK 99664

NOTARY'S ACKNOWLEDGMENT
Subscribed and sworn before me this 5 day of June 1987, for KARENA ADLER.

[Signature]
My commission expires

87-26
RECORDED
Seward
Dec. 9 87
4:16
Aqua Fria Surveyors

SURVEYOR'S CERTIFICATE

I, GERALD B. KURTZ, Surveyor, do hereby certify that this plat is a true and correct representation of the lands actually surveyed and that the distances and bearings are shown correctly and that all lot corners have been set and staked.

[Signature]
GERALD B. KURTZ
LS-6297

PLAT APPROVAL
This plat was approved by the Ketchikan Peninsula Borough Planning Commission at the meeting of April 6, 1987.
Ketchikan Peninsula Borough by *[Signature]*
Authorized Official

VICINITY MAP

PLAT OF
SEWARD TOWNSITE, CLIFF ADDITION
LOT 1A BLOCK 12 REPLAT & VACATION

A REPLAT OF LOT 1 BLOCK 12 CLIFF ADDITION TO SEWARD TOWNSITE, UNITED STATES SURVEY No. 1117. Located within T.1S. R.1W., S.4M. Containing 1 lot in 0.63 Ac. more or less. SEWARD RECORDING DISTRICT.

AQUA FRIA SURVEYORS
3024 VANGUARD DRIVE
ANCHORAGE, AK 99507 349-4688

UTM: 18S 01 10E	Scale: 1"=50'	N.D.: 87-03	E.D.: 87-01 Pg. E
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K.P.B. File No. 87-030

CALL TO ORDER

The April 28, 2025, regular meeting of the Seward City Council was called to order at 7:00 p.m. by Mayor Sue McClure.

OPENING CEREMONY

Police Chief Louis Tiner led the Pledge of Allegiance to the flag.

ROLL CALL

There were present:

Sue McClure, presiding, and
John Osenga
Randy Wells
Kevin Finch
~~Robert Barnwell~~
Julie Crites
Cassie Warner

comprising a quorum of the Council; and

Kat Sorensen, City Manager
Jason Bickling, Deputy City Manager
Kris Peck, City Clerk
Jodi Kurtz, Deputy City Clerk

Excused – Barnwell
Absent – None

PROCLAMATIONS AND AWARDS

Recognition of Service for HR Manager Tammy Nickell was read by Mayor McClure.

Recognition of Service for Police Chief Alan Nickell was read by Mayor McClure.

Recognition of Service for Sgt. Patrick Messmer was read by Vice Mayor Osenga.

CITIZEN COMMENTS ON ANY SUBJECT EXCEPT THOSE ITEMS SCHEDULED FOR PUBLIC HEARING – None

APPROVAL OF AGENDA AND CONSENT AGENDA

Motion (Osenga/Wells)

Approval of Agenda and Consent Agenda

Finch requested Resolution 2025-039 be removed from the consent agenda.

Motion as Amended Passed

Unanimous

The clerk read the following approved consent agenda items:

Approval of the April 14, 2025, City Council Meeting Minutes

Resolution 2025-038: Requesting the State of Alaska Legislators Make a Meaningful Increase to the Base Student Allocation (BSA) for Public Schools

Resolution 2025-040: Recommending Kenai Peninsula Borough Approval of the Preliminary Plat of 1312 Vista Avenue, 1305 First Avenue, 1303 First Avenue, 104 Mill Street, 112 Mill Street, and 1303 Chamberlin Road, Vacating a Portion of First Avenue Right-of-Way and Alleyway Rights-of-Way and Combining the Six Lots and Vacated Rights-of-Way into One Tract of Land

Resolution 2025-041: Authorizing the City Manager to Purchase Electric Utility Materials from Anixter and General Pacific for the Electric Department's Annual Material Restocking in the Amount of \$138,676.94 with a 10% Contingency on Each Order Not to Exceed \$152,544.63 Total

Resolution 2025-042: Authorizing the City Manager to Enter into a Contract with Ingersoll Enterprises for Custodial Services at the Harbormaster's Office and Restrooms in the Harbor Area, in the Amount of \$45,345 Annually for a Term of Three Years

Resolution 2025-043: Authorizing the City Manager to Enter into a Contract for Custodial Services with Ravenquest Housing & Maintenance for the Seward Community Library & Museum in the Amount of \$72,000 Annually for a Term of Two Years

Resolution 2025-044: Authorizing the City Manager to Accept the Proposal from KPFF Consulting Engineers to Provide Project Management for the Shore Power Project at the Port of Seward in the Amount of \$398,039 with a 5% Contingency with Funding Provided Entirely through the Environmental Protection Agency Grant

IN-PERSON REPORTS AND PRESENTATIONS

City Manager Report

City Manager Kat Sorensen said that city staff had recently attended training on effective communication and emotional intelligence. In addition to the training, Sorensen noted it had been a whirlwind week with lots of events including the Chugachmiut open house and the US Coast Guard *Mustang* decommissioning ceremony. In between all the events and training, the city conducted interviews for the Chief of Police and she introduced Louis Tiner to council.

Deputy City Manager Jason Bickling updated council on the Jesee Lee Home site. There would be more core samples required. There will be a work session in the near future for council input on the site.

Electric Operations Supervisor Taylor Crocker updated council on the recent power outage that was caused by falling trees during a windstorm. This was a continual hazard because the trees kept blowing down in the Kenai Lake area. The city was back on backup generators in 40 minutes.

Sorensen added that it was one of the windiest, scariest drives back from Anchorage that day.

City Clerk Report - None

City Attorney Report - None

Other Reports and Announcements- None

Presentations - None

PUBLIC HEARINGS - None

UNFINISHED BUSINESS

Ordinances for Enactment

Ordinance 2025-007: Amending Seward City Code §15.10.140 Definition of an Efficiency Apartment; §15.10.226 Land Uses Allowed Table, Adding Attached and Detached Accessory Dwelling Units; and Updating §15.10.215 Parking for Accessory Dwelling Units

[This item had a public hearing on April 14, 2025, and was postponed]

Motion (already on the floor)

Approve Ordinance 2025-007

Sorensen explained the two laydowns provided by Community Development that were labeled as Substitute Ordinance 2025-007 Version 1 and Substitute Ordinance 2025-007 Version 2.

McClure motioned to amend Ordinance 2025-007 by adopting the changes in Substitute Ordinance 2025-007 Version 2. This amendment passed.

Main Motion as Amended Passed

Unanimous

NEW BUSINESS

Resolutions

Resolution 2025-037: Authorizing the City Manager to Create the Full-Time Position of Utility Billing Specialist in the Electric Department to Provide Services Currently Outsourced to the Util-Assist Contractor

Motion (Osenga/Wells)

Approve Resolution 2025-037

Crocker explained how the city was outsourcing billing services to Util-Assist in Canada and how customers had to call a 1-800 number for billing questions. He would rather see this money spent towards hiring a local to fill this position. This newly hired billing specialist could also provide backup support to the front desk staff at the Electric Department.

Wells recalled being on council in 2023 when the billing services was outsourced to Util-Assist. He said it was mainly done out of desperation because the job posting was vacant for such a long time. He wondering what the current odds were of being able to fill this position.

Sorensen said she was confident the city would be able to fill the position this time around due to the wage increase.

Crocker added with a smile that people also knew how great the Electric Department was now.

Motion Passed

Unanimous

Resolution 2025-039: Recommending Kenai Peninsula Borough Approval of the Preliminary Plat of 204 Lowell Canyon Road and 206 Lowell Court, Vacating the Eastern Portion of the Lowell Court Right-of-Way and Vacating the Southern 10' of the Property Located at 204 Lowell Canyon Road

Motion (Osenga/Wells)

Approve Resolution 2025-039

City Planner Courtney Bringham stated this was a recommendation in the 2023 Muni Lands Plan. She summarized from the agenda statement in the packet.

Finch declared a potential conflict of interest due to being one of the affected property owners. McClure ruled a conflict of interest did exist and she excused Finch from discussion and voting.

Motion Passed

Yes: Osenga, Warner, Wells, Crites, McClure

No: None

Abstain: Finch

Other New Business

Initiate by Council a Special Improvement District for Forest Acres Afognak Subdivision [City Administration]

Bickling described the Special Improvement District by petition that had been done twice already and failed. He said per code for council to initiate an improvement district there needed to be an official motion made by council. This would save time compared to the property owners doing another petition.

Motion (McClure/Osenga)

**Initiate by Council a Special Improvement
District for Forest Acres Afognak
Subdivision**

Motion Passed

Unanimous

INFORMATIONAL ITEMS AND REPORTS

Other Items

Timely Receipt of Annual Financial Disclosure Forms [City Clerk]

Upcoming City Council Meetings - City Council Meeting Monday, May 12, 2025, at 7:00 p.m.

CITIZEN COMMENTS – None

COUNCIL AND ADMINISTRATION COMMENTS & RESPONSE TO CITIZEN COMMENTS

Bickling said he had already been working on the Special Improvement District and just needed this official go ahead.

Sorensen thanked all the retirees tonight for their service. This weekend she will be heading to Washington, D.C. with Vice Mayor Osenga, and they had lots of good meetings lined up.

Crites congratulated the retirees and said welcome to Police Chief Tiner.

Warner echoed the previous comments from Crites.

Finch thanked the US Coast Guard *Mustang* for years of service to Seward. He congratulated the retirees and welcomed Police Chief Tiner.

Wells said he also drove on the Seward Highway during that windstorm and saw the electric crews on site working to restore the power. He was impressed with their scary job and was grateful for their work. He attended the town hall meeting at bear creek and gave a shout out to comm dev. The presentations were incredible and community participation. The first cruise ship has come and

gone and it was a great couple days for local businesses. It was very busy and he was looking forward to a busy summer season.

Osenga echoed previous comments and thanked the retirees and wished them the best in future endeavors. He appreciated the *Mustang* for the years of service in Seward. Lastly, he extended a warm welcome to Police Chief Tiner.

McClure echoed previous comments and congratulated the retirees and welcomed Police Chief Tiner. She attended several events lately such as: the decommissioning of the *Mustang*, the Chugachmiut open house, and the Comprehensive Plan town hall meetings. She noted the town halls were very well run, and May 3, 2025 was last chance for comments on the surveys. McClure was already looking ahead to the Solstice Cemetery Tour in June, and she has a great lineup planned out for the tour.

ADJOURNMENT

The meeting was adjourned at 7:46 p.m.

Kris Peck
City Clerk

Sue McClure
Mayor

(City Seal)

**CITY OF SEWARD, ALASKA
RESOLUTION 2025-040**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEWARD, ALASKA, RECOMMENDING KENAI PENINSULA BOROUGH APPROVAL OF THE PRELIMINARY PLAT OF 1312 VISTA AVENUE, 1305 FIRST AVENUE, 1303 FIRST AVENUE, 104 MILL STREET, 112 MILL STREET, AND 1303 CHAMBERLIN ROAD, VACATING A PORTION OF FIRST AVENUE RIGHT-OF-WAY AND ALLEYWAY RIGHTS-OF-WAY AND COMBINING THE SIX LOTS AND VACATED RIGHTS-OF-WAY INTO ONE TRACT OF LAND

WHEREAS, AK Lands, Land Surveying LLC has submitted a preliminary plat on behalf of the City of Seward for review and recommendation to the Kenai Peninsula Borough; and

WHEREAS, the proposed plat is a subdivision of Lots 1-6 & 12, Block 6 and Lots 1 & 12-14, Block 9, Cliff Addition to Seward Townsite with alleyway rights-of-way and First Avenue right-of-way vacations, creating Tract 1A, Cliff Addition to Seward Townsite, Walker Replat; and

WHEREAS, all of the Lots are currently vacant and zoned single-family residential (R1); and

WHEREAS, the property owners began construction of a driveway from Mill Street in 2024; and

WHEREAS, due to the steep terrain, the driveway ended up encroaching substantially into the First Avenue right-of-way (ROW); and

WHEREAS, the First Avenue ROW in the Cliff Addition is undeveloped and the City of Seward does not have plans to develop it; and

WHEREAS, the Public Works Director and Community Development staff recommended that the property owner work with a surveyor to vacate the ROW; and

WHEREAS, vacating the ROW and creating one single parcel of land will allow the owners to complete the development of their driveway; and

WHEREAS, a completed driveway will give the owners better access to their land to explore the feasibility for residential dwellings and the necessary utility connections; and

WHEREAS, a portion of Lot 1, Block 9 was granted to the City of Seward in an agreement dated August 28, 1984, for the construction, maintenance, repair and expansion of public utilities, roadway and embankment; and

WHEREAS, in consideration of this dedication of land for city use, the 1984 agreement stated that the City agrees to support vacation of the alley right-of-way between Lots 1 and 12, 13,

CITY OF SEWARD, ALASKA
RESOLUTION 2025-040
Page 2 of 3

and 14 of Block 9 and the First Avenue right-of-way north of Mill Street between Lots 12, 13, and 14 of Block 9 and Lots 2, 3, 4, 5, and 6 of Block 6, Cliff Addition in the future event of a replat of the above property; and

WHEREAS, the size of proposed Tract 1A meets the required minimum lot size and lot width for the single-family residential zoning district; and

WHEREAS, according to the Kenai Peninsula Borough Floodplain map, Tract 1A is not within a FEMA mapped flood zone; and

WHEREAS, the southern edge of Tract 1A is within the Seward Mapped Flood Data Area (SMFD); and

WHEREAS, development on the southern edge of Tract 1A is unlikely due to the steep terrain, however, development within the SMFD may require additional permitting; and

WHEREAS, Tract 1A has access to city water, sewer, and electricity; and

WHEREAS, Tract 1A has access to Mill Street and the intersection of Ravina Street and Vista Avenue; and

WHEREAS, a subdivision agreement will not be required with this plat; 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, the Seward Planning and Zoning Commission reviewed this preliminary plat on April 8, 2025, and recommended the City Council and Kenai Peninsula Borough approval through Resolution 2025-015; and

WHEREAS, Seward City Code §7.05.510(D) requires City Council approval for the vacation of city-owned rights-of-way; and

WHEREAS, the Seward City Council must review and comment on a preliminary plat of city-owned land before submittal to the Borough for approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEWARD, ALASKA, that:

Section 1. The Council hereby recommends that, in accordance with Seward City Code Section 16.01.015, the Kenai Peninsula Borough approves the submittal of the preliminary plat of Lots 1-6 & 12, Block 6 and Lots 1 & 12-14, Block 9, Cliff Addition to Seward Townsite with

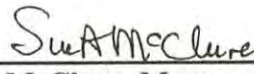
CITY OF SEWARD, ALASKA
RESOLUTION 2025-040
Page 3 of 3

alleyway rights-of-way and First Avenue right-of-way vacations, creating Tract 1A, Cliff Addition to Seward Townsite, Walker Replat.

Section 2. This resolution shall take effect immediately upon adoption.

PASSED AND APPROVED by the City Council of the City of Seward, Alaska, this 28th day of April 2025.

THE CITY OF SEWARD, ALASKA



Sue McClure, Mayor

AYES: Osenga, Finch, Crites, Warner, Wells, McClure
NOES: None
ABSENT: Barnwell
ABSTAIN: None

ATTEST:



Kris Peck
City Clerk

(City Seal)

