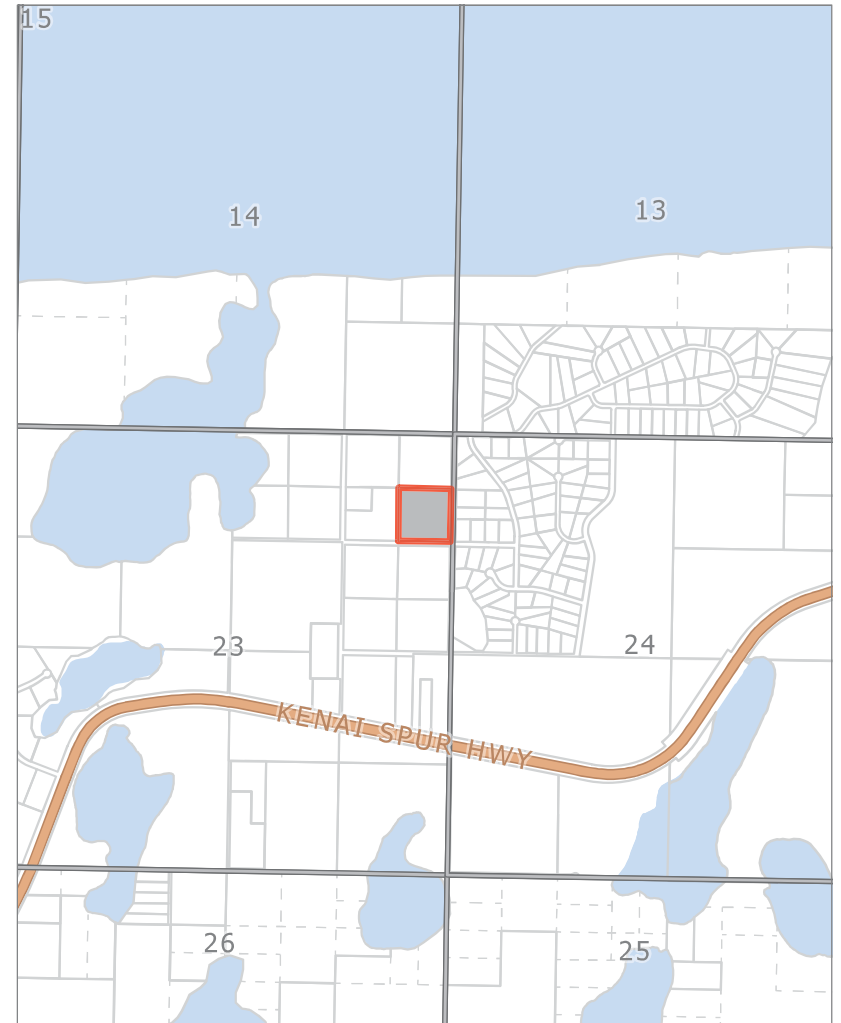


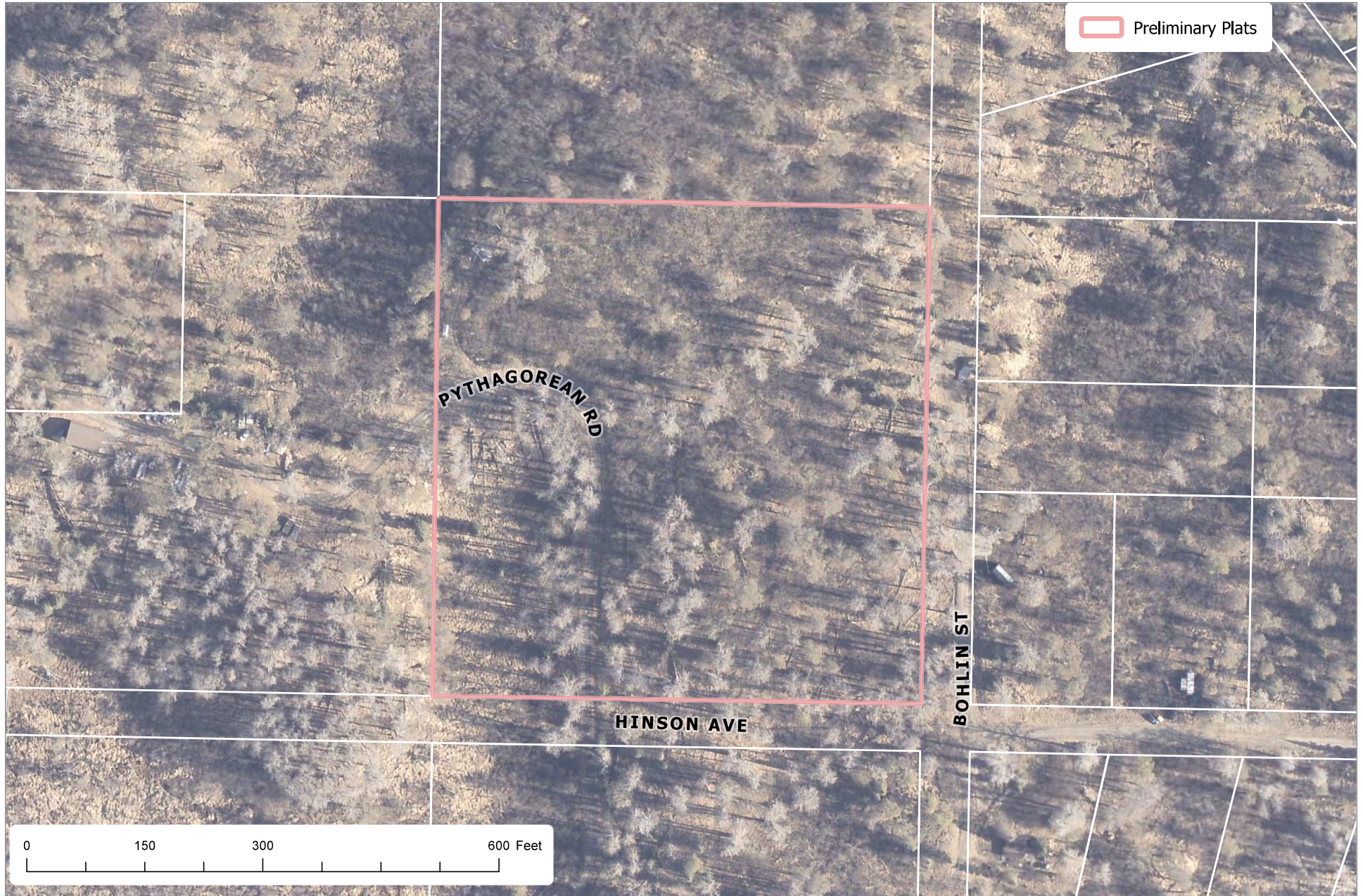
E. NEW BUSINESS

- 6. Nikiski North Subdivision Dyer Addition
KPB File 2024-034
Segesser Surveys / Dyer
Location: Hinson Avenue & Bohlin Street
Nikiski Area / Nikiski APC**



KPB File 2024-034
T 08N R 11W SEC 23
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.



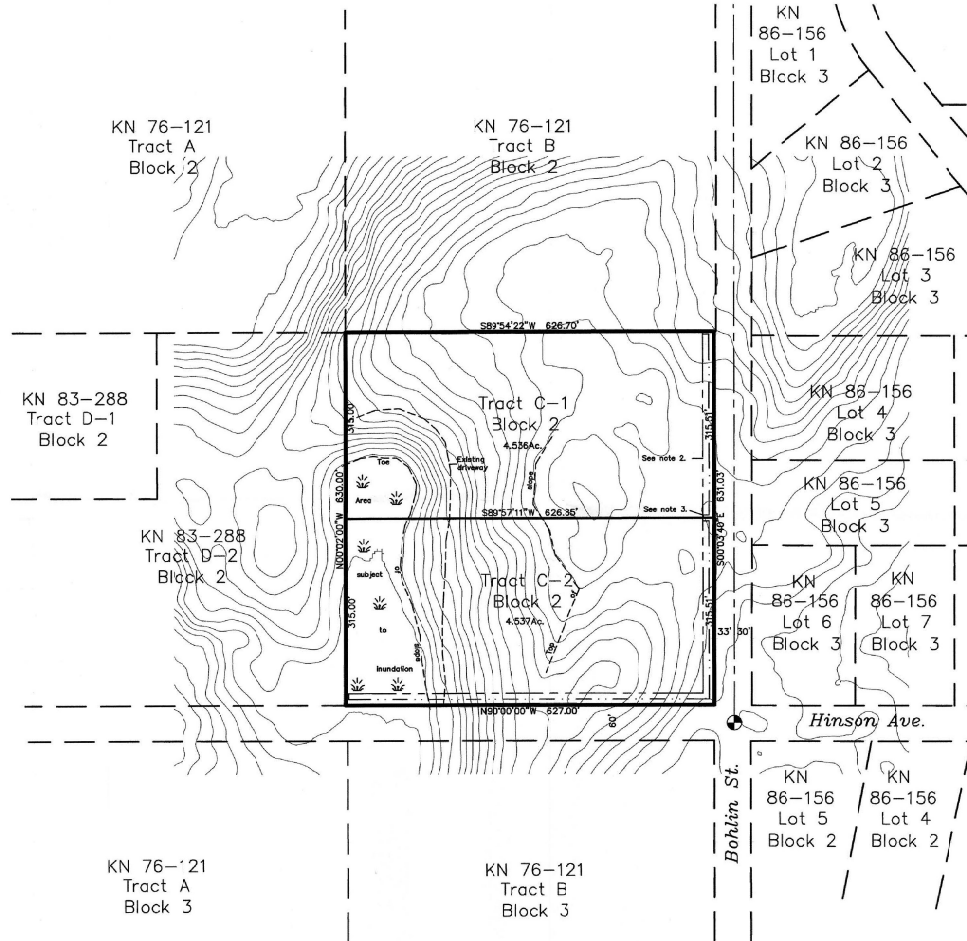
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

LEGEND:

- ⊗ 3 1/4" BIM MONUMENT AS SHOWN FOUND
- ⊕ 2 1/2" ALUM. CAP MONUMENT FOUND
- ⊙ 5/8" REBAR w/ALUM. CAP FOUND
- 5/8" REBAR w/PLASTIC CAP FOUND
- 5/8" REBAR w/PLASTIC CAP LS8859 SET
- () RECORD DATUM PLAT 86-156 KR

NOTES:

- 1) Basis of bearing taken from Peninsula Park Estates, Plat 86-156 Kenai Recording District.
- 2) Building setback-A setback of 30 feet is required from all street Right-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) From 10 feet adjacent to right-of-ways and 20 feet 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.
- 4) **WASTEWATER DISPOSAL:** These lots are at least 200,000 square feet 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.

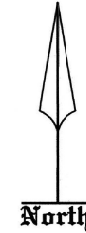
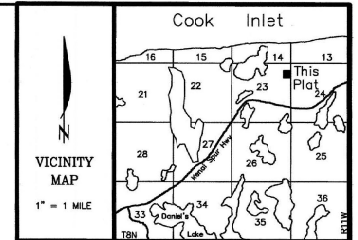


SURVEYOR'S CERTIFICATE

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 hereon actually exist as described, and all dimensions and other details are correct.

Date _____

KPB 2024-034



CERTIFICATE of OWNERSHIP and DEDICATION

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

RYAN W DYER
47465 SPRUCE HAVEN STREET
KENAI, ALASKA 99611

NOTARY'S ACKNOWLEDGEMENT

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. _____

Nikiski North Subdivision Dyer Addition A resubdivision of Tract C Block 2 Nikiski North Subdivision, Plat 76-121, Kenai Recording District. Located within the SE1/4 NE1/4 NE1/4 Section 23, T8N, R11W, S.M., Kenai Peninsula Borough, Alaska.	
Containing Surveyor Segesser Surveys 30465 Rosland St. Soldotna, AK 96869 (907) 262-3909	Owner Ryan W. Dyer 47465 Spruce Haven St. Kenai, AK 99611
JOB NO. 23125	DRAWN: 4-12-24
SURVEYED: March, 2024	SCALE: 1"=100'
FIELD BOOK:	SHEET: 1 of 1

AGENDA ITEM E. NEW BUSINESS

**ITEM #6 - PRELIMINARY PLAT
NIKISKI NORTH SUBDIVISION DYER ADDITION**

KPB File No.	2024-034
Plat Committee Meeting:	May 13, 2024
Applicant / Owner:	Ryan Dyer of Kenai
Surveyor:	John Segesser / Segesser Surveys
General Location:	Bohlin St in Nikiski, Nikiski APC

Parent Parcel No.:	013-350-05
Legal Description:	Tract C Block 2 in Nikiski North Subdivision KN 76-121
Assessing Use:	Vacant
Zoning:	Unrestricted
Water / Wastewater	Onsite
Exception Request	none

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 9.073 acre parcel in half make two 4.536 acres tracts.

Location and Legal Access (existing and proposed):

Access to the subdivision is off of Kenai Spur Highway at Ral St to Riley Avenue to Seascapes St, to Luana Ave to Golik Ln to Hinson Ave to Bohlin St. Kenai Spur Highway is state maintain while all the other dedications are borough maintained. On the south of the plat is Hinson Ave which is not developed at this time. Bohlin St is currently developed three-fourths the way up the east side of the subdivision.

There is a private drive shown on the drawing coming from the south into the property that crosses both tracts and turns west to the property next door. There is no easement listed in the certificate to plat for this driveway. It would be suggested that access easements be drawn up amongst the owners of these two tracts and adjacent properties using this private drive for continued joint use of the drive.

The subdivision is affected by a section line easement located in Bohlin St on the east side of the plat. **Staff recommends:** the surveyor label the section line easement on the drawing on both sides of the section line.

Block length is compliant, being completed by Bohlin St, Hinson Ave Carlisle St and Hanlon Ave.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: No RSA comments or objections.
SOA DOT comments	

Site Investigation:

There appears to be a structure in the northwest corner of the property.

There are steep areas shown on the plat. the contours identify the area of steepness and the top and toe of slope show the direction of the slope. The contours can be removed for the final but the labels of top and toe of slope should be left on the final submittal.

There are no wetlands identified on the property. The review by the River Center did not identify the property to be in a FEMA Flood Hazard Area or a Habitat Protection district., so no flood hazard or anadromous area notes will be needs on the plat.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	

Staff Analysis

The land was previously described as Lot 1 and the E1/2 NE1/4 Section 23 Township 8 North Range 11 West SM AK. Nikiski North Subdivision KN 76-121 subdivided the area into parcels along mostly ¼ ¼ lines with several dedications. This platting action is dividing Tract C of Block 2.

A soils report will be required and an engineer will sign the final plat.

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.

Nikiski Advisory Planning Commission minutes for the May 9th, 2024 meeting were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

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

Utility Easements

HEA has submitted a comment concerning a underground primary electric line following the existing drive crossing the property and having the line either located or a note added about it being the center of a 15’ wide easement. A copy of the comment is in the packet.

The plat is proposing a 10’ utility easement adjacent to the right-of-way and 20’ within 5’ of the side lot lines as noted on the plat.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

Utility provider review:

HEA	Show Primary Electric line, comment in packet
ENSTAR	
ACS	
GCI	

KPB department / agency review:

Addressing	Reviewer: Leavitt, Rhealyn Affected Addresses: NONE Existing Street Names are Correct: Yes List of Correct Street Names: HINSON AVE, BOHLIN ST Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: No other comments
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. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment
Advisory Planning Commission	

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

- *The icons in the legend are not all used and should be removed if not planned to be.*
- *Plat note #1 states the basis of bearing is from 86-156 KRD, no bearing matches from that plat can be identified, please verify the basis of bearings.*

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:

Add to KPB no. 2024-034
Add the area to the title block

- 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 Golik Ln and width to the east
Add the adjacent road names closer to the subdivision north and west.
- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;
Staff recommendation:
Add road names adjacent to site and to get to site.

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.

20.60.200. Survey and monumentation.

Staff recommendation: comply with 20.60.200

Tie subdivision to BLM monuments

Label monuments with full information on cap

Label found and set monuments

RECOMMENDATION:

SUBJECT TO STAFF RECOMMENDS:

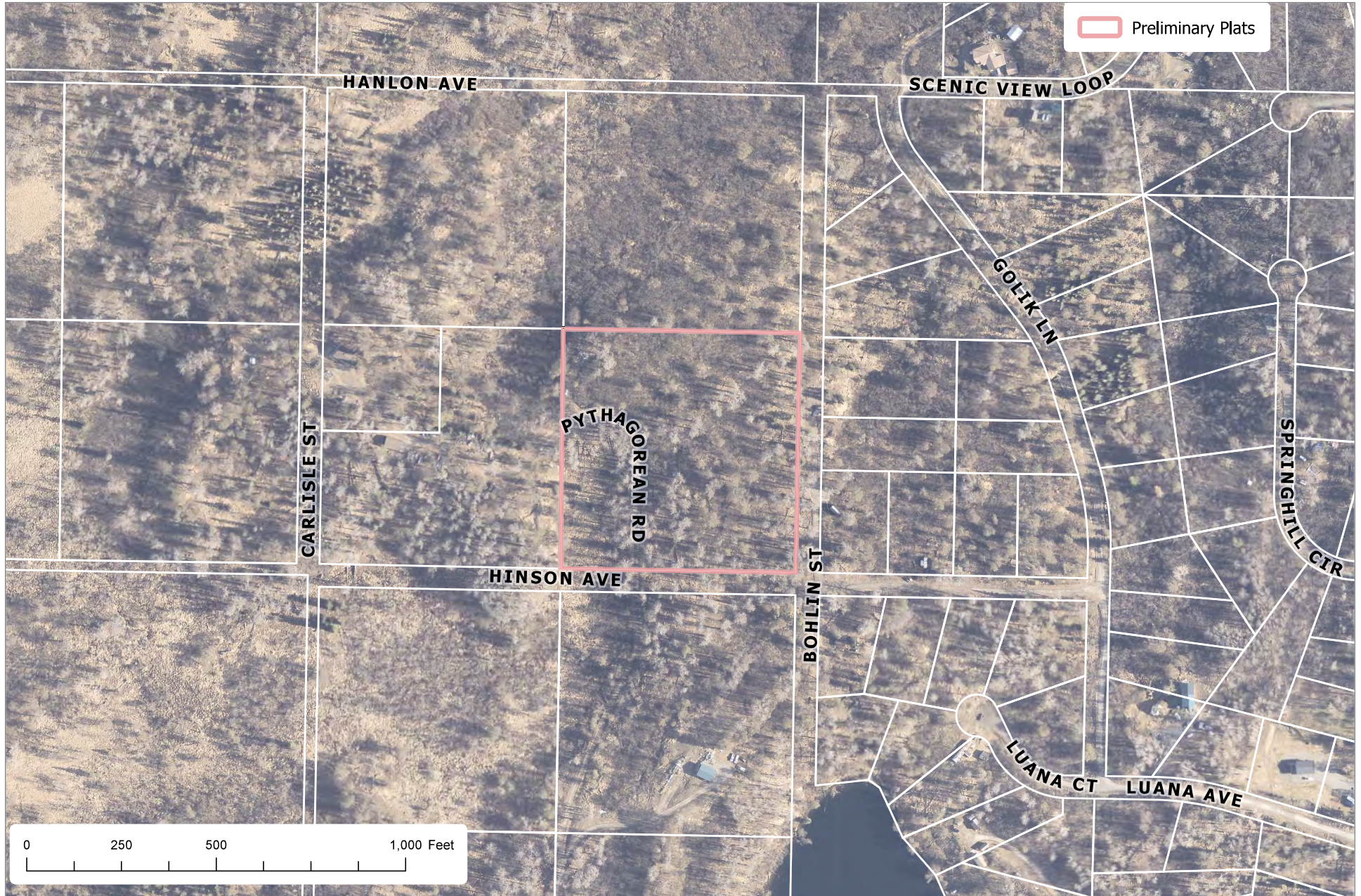
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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

NOTE: 20.25.120. - REVIEW AND APPEAL.

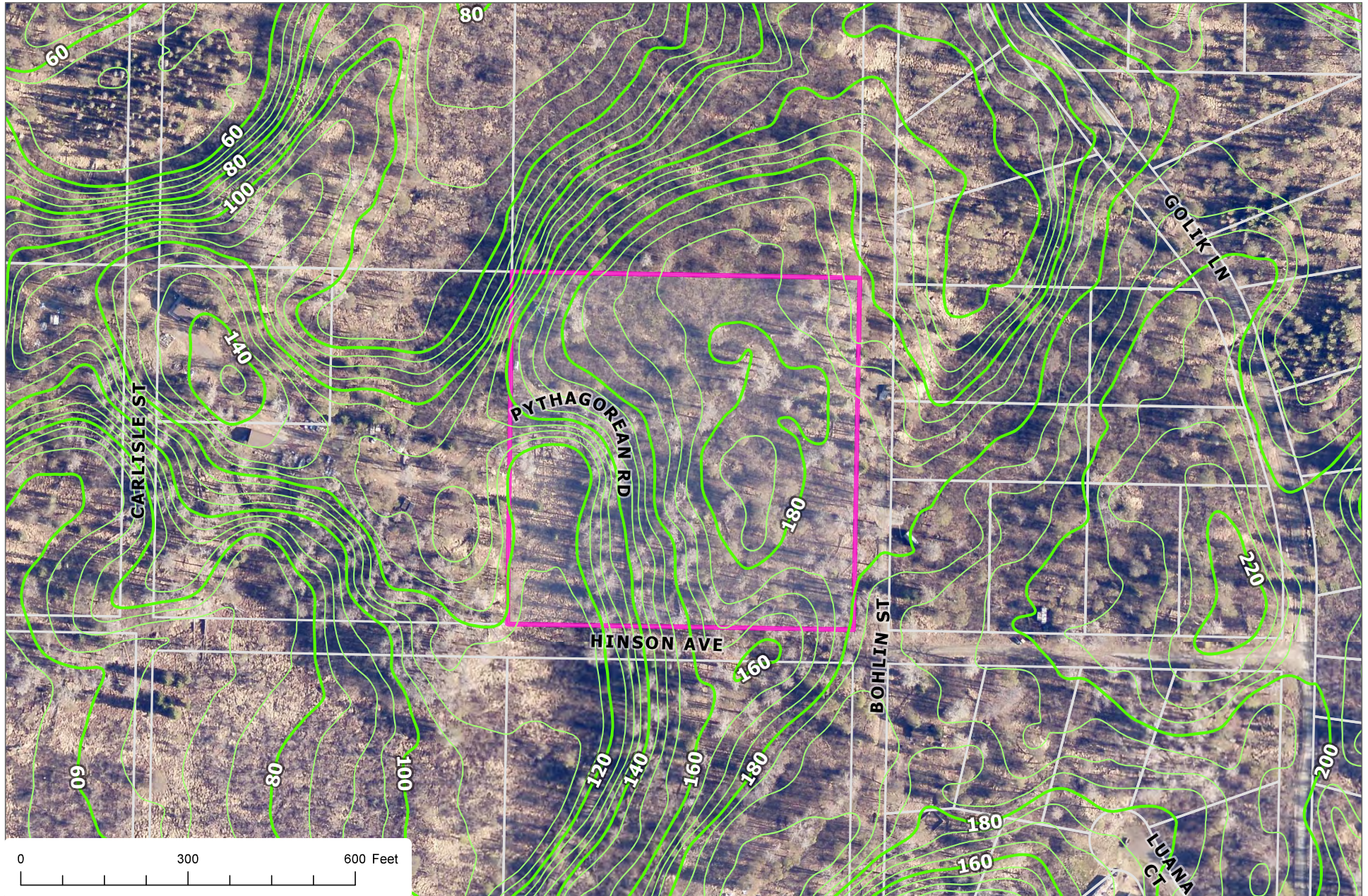
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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



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

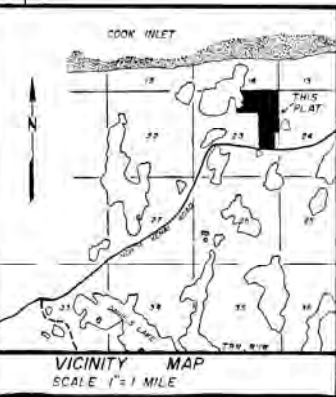
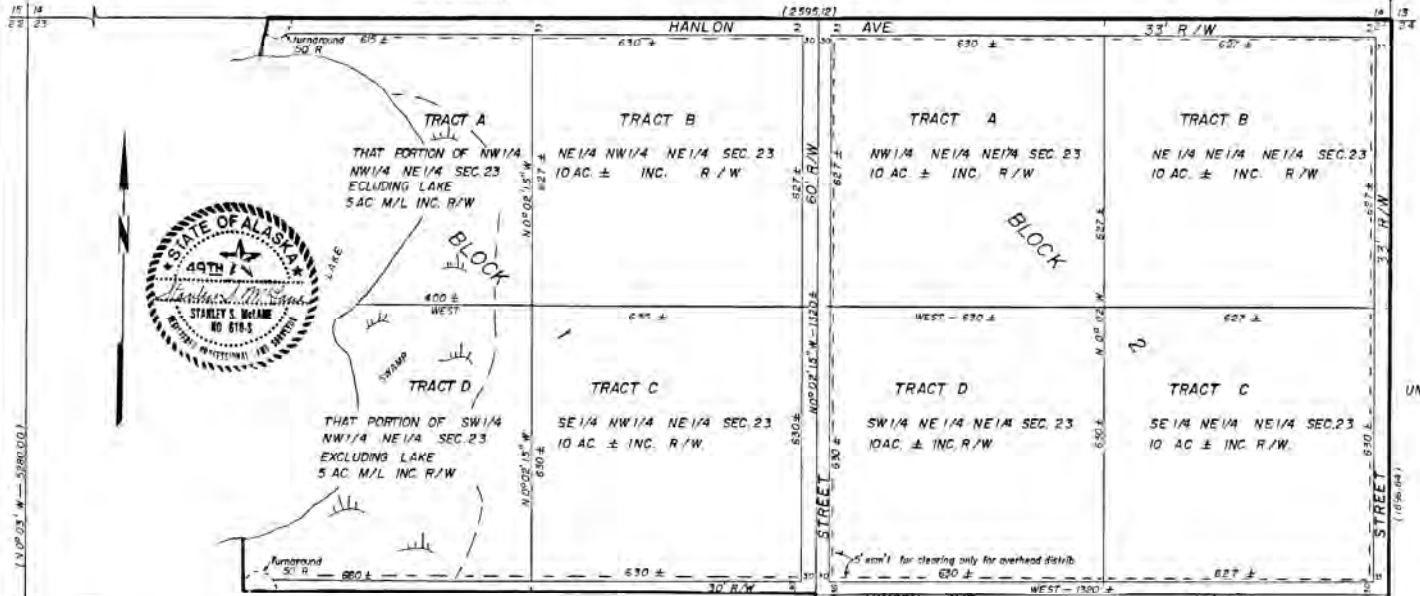


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(WEST-528000)

UNSUBD

(2595.2)



NOTES:

This is a paper plat subdivision described by aliquot parts. All bearings and distances refer to the B.L.M. township plat of record and Dept. Highways R/W plans. Data of record is shown in ()
 No field survey was made this date and no monuments or stakes were set.
 A minimum building setback of 20 feet exists along all public road right of ways.

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of said property, and request the approval of this plat showing such easements for public utilities, roadways, and or streets dedicated by us for public use

Date July 23, 1976

Irving R. Carlisle
 Irving R. Carlisle R1 3 Kenai, Alaska 99611 - owner
Carla R. Carlisle
 Carla R. Carlisle - owner

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 23 day of July, 1976

My commission expires Sept 14 1978

Paula M. Russell
 Paula M. Russell
 Notary Public for Alaska
Karl A. Bohlin
 Karl A. Bohlin 3500 Northwood Anchorage, Alaska 99503 - owner
Kathleen D. Bohlin
 Kathleen D. Bohlin - owner

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 22 day of July, 1976

My commission expires

Paula M. Russell
 Paula M. Russell
 Notary Public for Alaska

PLAT APPROVAL

Plat approved by the Commission this 21st day of June, 1976

Ronald E. Silman
 Ronald E. Silman
 Mayor

22 23
 27 28

(EAST-528000)

NIKISKI NORTH SUBDIVISION

owner
 Irving R. and Carla R. Carlisle, Karl A. and Kathleen D. Bohlin
 R1 3 3500 Northwood
 Kenai Ak 99611 Anchorage, Ak 99503

DESCRIPTION

GOV'T LOT 1, E 1/2 NE 1/4 NE 1/4 SE 1/4 SEC. 23, T8N, R14W, S1M AK NORTH OF NORTH KENAI ROAD EXCEPT 592 FT. OF E 450 FT. CONTAINING 126 ACRES M/L IN THE KENAI PENINSULA BOROUGH.

Prepared by — McLane and Associates
 Soldota, Ak.

DATE SCALE
 JUNE 8, 1976 1" = 200'

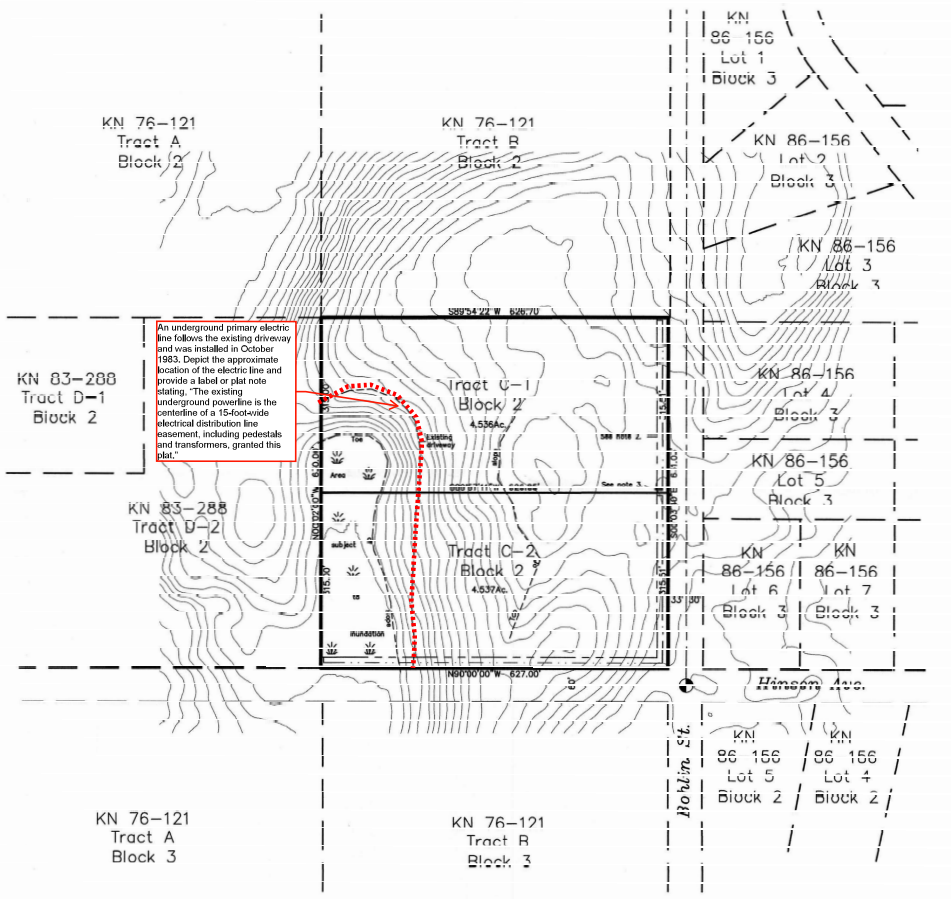
76-121
 FILED
 Kenai, AK DIST.
 DATE 8/26 1976
 TIME 2:50 P.M.
 RECORDER

LEGEND:

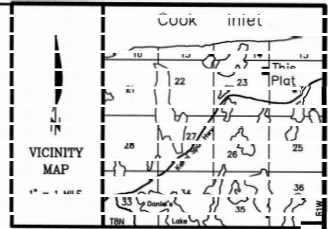
- ⊗ 3 1/4" BLM MONUMENT AS SHOWN FOUND
- ⊕ 2 1/2" ALUM. CAP MONUMENT FOUND
- 5/8" REBAR w/ALUM. CAP FOUND
- 5/8" REBAR w/PLASTIC CAP FOUND
- 5/8" REBAR w/PLASTIC CAP LS885 SET
- () RECORD DATUM PLAT 86-156 KR9

NOTES:

- 1) Baseline bearing taken from Peninsula Park Cemetery, Plat 05-105 Kenai Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street Right-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) Front 10 feet adjacent to right-of-ways and 20 feet 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.
- 4) **WASTEWATER DISPOSAL:** These lots are at least 200,000 square feet 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.



An underground primary electric line follows the existing driveway and was installed in October 1985. Depict the approximate location of the electric line and provide a label or plat note stating: "The existing underground powerline is the centerline of a 15-foot-wide electrical distribution line easement, including pedestals and transformers, granted this plat."



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN HEREON ACCORDING TO THE RECORD PLAT OF THE PLAT 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.

RYAN W. DYER
30485 Rosland St.
Kenai, Alaska 99511

NOTARY'S ACKNOWLEDGEMENT

FOR _____
PUBLICLY BEFORE ME THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

PLAT APPROVAL

THIS PLAT WAS PREPARED BY THE READING ENGINEER SHOWN HEREON IN ACCORDANCE WITH THE REQUIREMENTS OF

KENAI PENINSULA BOROUGH
APPROVED OFFICIAL

KPB FILE No.

Initial Map Submission
Dense Addition

A RESUBMISSION OF TRACT C, BLOCK 2 RUSSELL NORTH SUBDIVISION, PLAT 76-121, Kenai Recording District.

Filed within the OFFICE OF THE CLERK OF THE SUPERIOR COURT, Kenai Peninsula Borough, Alaska.

Containing	
SURVEYOR Sagebrush Surveyors 30485 Rosland St. SIDDONA, AK 99504 (907) 969-9090	USER RYAN W. DYER 47465 Service Haven St. Kenai, AK 99511
JOB NO 24196	DATE 2-15-24
SUBJECT Block 9994	SCALE AS SHOWN
DATE DRAWN 2-15-24	DATE 2-15-24



SURVEYOR'S CERTIFICATE

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

Date _____

KPB 2024-034