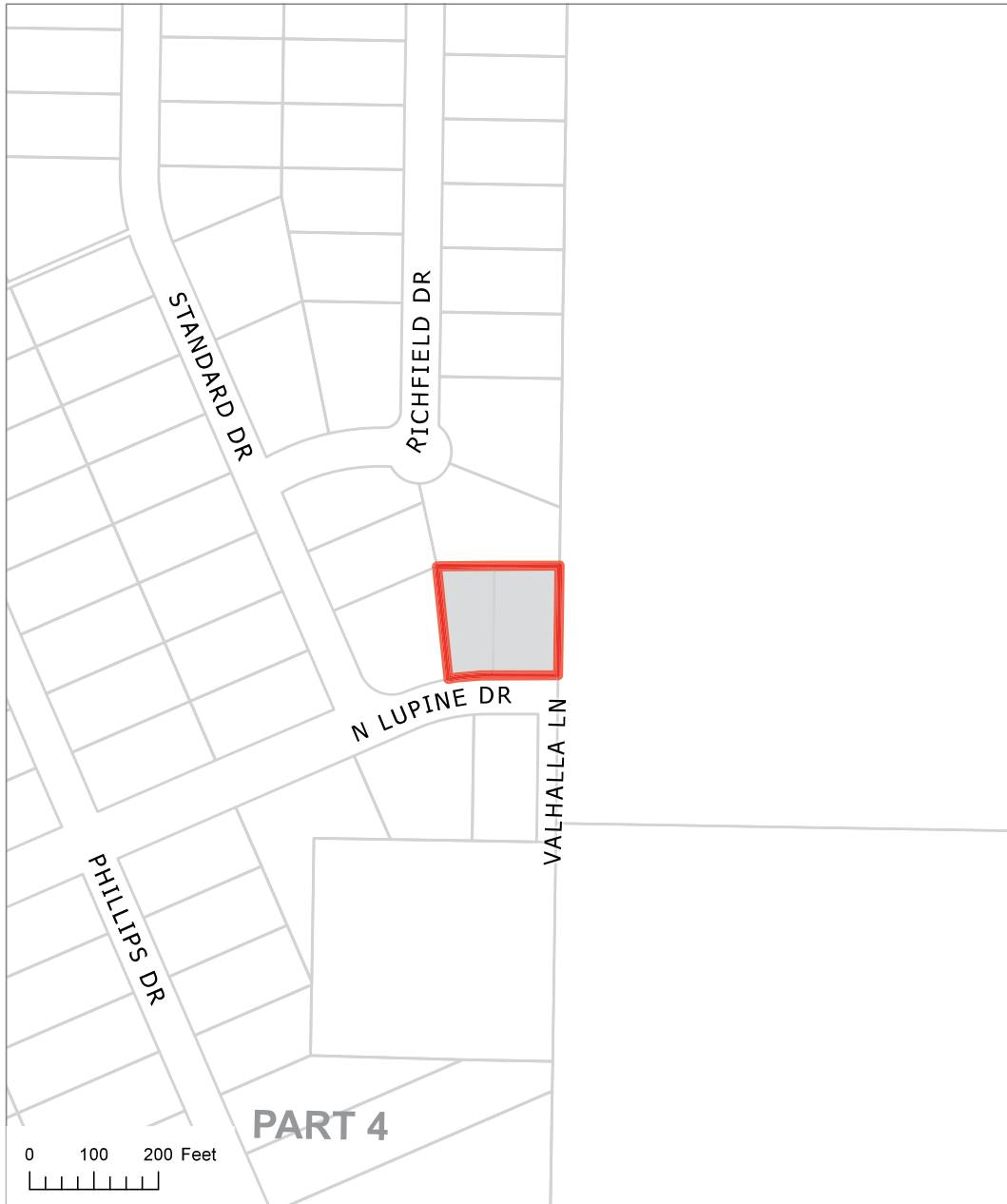


# **E. NEW BUSINESS**

- 2. Valhalla Heights Subdivision Egan Replat; KPB File 2025-022  
Edge Survey & Design / Egan  
Location: Off Kenai Spur Highway on North Lupin Drive  
City of Kenai**



KPB File 2025-022  
T 5N R 10W Sec 6  
Kenai

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.

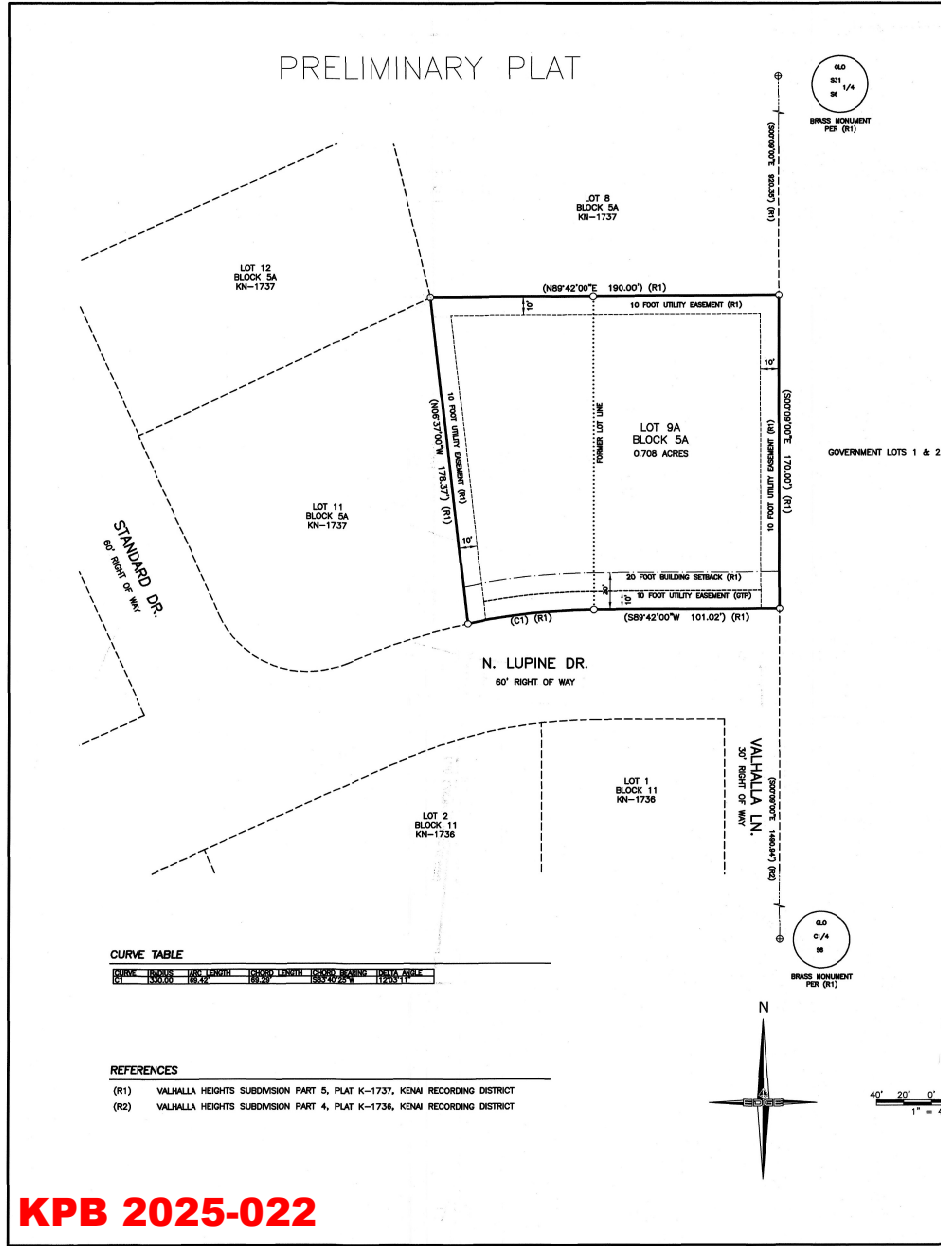


Aerial Map



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.

# PRELIMINARY PLAT



GOVERNMENT LOTS 1 & 2

**CURVE TABLE**

| CHORD  | BEARING         | ARC LENGTH | CHORD BEARING   | ARC BEARING | CHORD BEARING   | ARC BEARING |
|--------|-----------------|------------|-----------------|-------------|-----------------|-------------|
| 110.00 | S 89° 42' 00" W | 130.22     | S 89° 42' 00" W | 160.00      | S 89° 42' 00" W | 196.00      |

- REFERENCES**
- (R1) WALHALLA HEIGHTS SUBDIVISION PART 5, PLAT K-1737, KENAI RECORDING DISTRICT
  - (R2) WALHALLA HEIGHTS SUBDIVISION PART 4, PLAT K-1734, KENAI RECORDING DISTRICT

**NOTES**

- DEVELOPMENT OF THIS PARCEL MUST COMPLY WITH THE CITY OF KENAI ZONING REGULATIONS.
- PER THIS PLATTING ACTION THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY 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.
- THIS SUBDIVISION IS SUBJECT TO A GENERAL ELECTRICAL LINE EASEMENT, WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED ON JULY 11, 1999 IN MISC. BOOK 35 PAGE 187 KENAI RECORDING DISTRICT.
- THIS PLATTING ACTION ELIMINATED EXISTING PROPERTY LINES. NO FIELD SURVEY WAS PERFORMED OR REQUIRED PER MPB CODE 20.60.200A.
- WASTEWATER DISPOSAL: THE PARENT SUBDIVISION, (PLAT K-1737, KR), FOR THE LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON JANUARY 5, 1998. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**LEGEND**

- ⊗ RECORD MONUMENT - AS SHOWN
- RECORD PROPERTY CORNER PER (R1)  
1/2" X 18" STEEL ROD
- SUBDIVISION BOUNDARY
- - - ADJACENT PROPERTY LINE
- ..... FORMER LOT LINE
- - - UTILITY EASEMENT
- - - BUILDING SETBACK
- - - MONUMENT TIE LINE
- (R1) RECORD DATA
- (GTP) GRANTED THIS PLAT

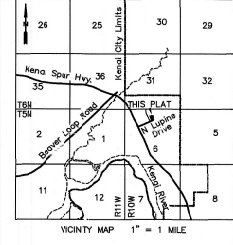
**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 14, 2025.  
KENAI PENINSULA BOROUGH

**AUTHORIZED OFFICIAL**

**CERTIFICATE OF SURVEYOR**

I, MARK ANONETTI 13622-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



**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-WAYS AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

CONNAN EGAN  
PO BOX 1060  
CORVALLIS, MT 59828

**NOTARY ACKNOWLEDGEMENT**

FOR: EGAN CONAN  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

PUBLIC NOTARY SIGNATURE \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_



CPB FILE No. 2025-??

**VALHALLA HEIGHTS SUBDIVISION CONAN REPLAT**

A REPLAT OF  
LOTS 3 AND 10 BLOCK 5A  
VALHALLA HEIGHTS SUBDIVISION PART 5  
PLAT NO. K-1737  
KENAI RECORDING DISTRICT

LOCATED WITHIN  
NE 1/4 NW 1/4 SECTION 5, T5N, R10W, S1M  
CITY OF KENAI  
KENAI RECORDING DISTRICT  
KENAI PENINSULA BOROUGH  
STATE OF ALASKA

OWNER:  
CONNAN EGAN  
PO BOX 1060  
CORVALLIS, MT 59828  
CONTAINING 3.708 ACRES



8000 KING STREET ANCHORAGE, AK 99518  
Phone (907) 344-5930 Fax (907) 344-7734  
AEL# 1392

|                |                  |                 |
|----------------|------------------|-----------------|
| DRAWN BY: JY   | DATE: 02/19/2025 | PROJECT: 25-503 |
| CHECKED BY: MA | SCALE: 1" = 30'  | SHEET: 1 OF 1   |

**KPB 2025-022**

AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT  
VALHALLA HEIGHTS SUBDIVISION EGAN REPLAT**

|                                |   |
|--------------------------------|---|
| <b>KPB File No.</b>            | 2025-022                                  |
| <b>Plat Committee Meeting:</b> | March 24, 2025                            |
| <b>Applicant / Owner:</b>      | Conan Egan, Corvallis, MT                 |
| <b>Surveyor:</b>               | Jason Young / Edge Survey and Design, LLC |
| <b>General Location:</b>       | MP 5.5 Kenai Spur / City of Kenai         |

|                           |  |
|---------------------------|--|
| <b>Parent Parcel No.:</b> | 049-330-09 & 049-330-10  |
| <b>Legal Description:</b> | T 5N R 10W SEC 6 SEWARD MERIDIAN KN 0001737 VALHALLA HEIGHTS SUB PART 5 LOTS 9 & 10 BLK 5A |
| <b>Assessing Use:</b>     | Residential & Vacant   |
| <b>Zoning:</b>            | Unrestricted   |
| <b>Water / Wastewater</b> | Onsite / Onsite  |
| <b>Exception Request</b>  | None   |

**STAFF REPORT**

\*Note this plat was reviewed by the City of Kenai at their meeting of February 26, 2025 and approved under the name of Valhalla Heights Subdivision Conan Replat but has no issue with the name change to Valhalla Heights Subdivision Egan Replat and not needing to review again.

**Specific Request / Scope of Subdivision:** The proposed plat will combine two individual lots into one single lot of size 0.71 acres

**Location and Legal Access (existing and proposed):**

Legal access is along N. Lupine Drive a developed 60' dedication on the south side of the property maintained by the City of Kenai. N. Lupine Dr exits off of Kenai Spur Highway at milepost 5.5. N. Lupine Dr is an existing dedication that the City of Kenai has determined as an acceptable access and therefore an installation agreement will not be needed.

The plat is not proposing a dedication of right-of-way nor is it finalizing a road vacation.

Block length is compliant even though N. Lupine Dr ends at this plat. Standard Drive to the west connects to Richard Dr going north connecting to E. Richfield Dr which turns east to the same open area that N Lupine Dr comes out to. This plat is unable to provide relief. Future development of the area to the east will most likely provide roads that will connect N. Lupine Dr and E Richfield Dr together. **Staff recommends** the Plat Committee concur an exception to KPB 20.30.170 Blocks – Length requirements is not needed at this time.

|                           |   |
|---------------------------|---|
| KPB Roads Dept RSA review | Out of Jurisdiction: Yes<br><br>Roads Director: Griebel, Scott<br>Comments:<br>Within the City of Kenai. No RSA comments or objections. |
| SOA DOT comments          | No comment  |

**Site Investigation:**

There are structures located on the plat. The main living structure looks to have been lying across the lot lines into both lots 9 and 10. His platting action will alleviate the issue of the encroachment across the joint line.

There are no steep areas located on the plat. The terrain of this plat is relatively flat with the slope across the plat going from the northwest to the southeast at a rate of approximately 1%. There are no wetlands noted on the plat by the surveyor or KWF Wetlands Assessment. The City of Kenai did not identify the plat to be located in a FEMA designated flood hazard area and the River Center review did not identify the plat to be in a habitat protection district.

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

**Staff Analysis**

The land was originally part of the E1/2 NW1/4 of Section 6, Township 5 North, Range 10 West and the SE1/4 SW1/4 of Section 31, Township 6 North, Range 10 West S.M., City of Kenai, Alaska. Valhalla Heights Subdivision Part 5 K-1737 subdivided the land into four blocks having 45 lots total. This platting action is combining two of the lots in Block 5A to make one single lot.

The lot does not meet KPB 20.30.200(B) Lots-Minimum size requirements but is located in the City of Kenai and is subject to City of Kenai standards. Per KMC 14.25.010 Minimum lot area requirements the plat meets the needed minimum of 20,000 sq ft with 30,840 sq ft.

A soils report will not be needed as this platting action is vacating lot lines. Per KPB 20.40.020 (A)1a Wastewater system review not required when vacating lot lines.

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.

The plat is located in the City of Kenai and was reviewed on February 26, 2025 at the regular scheduled meeting of the City of Kenai Planning and Zoning Commission. Planning and Zoning Commission Resolution No. PZ2025-09 recommending approval of Preliminary Plat Valhalla Heights Subdivision Conan Replat. The City of Kenai Resolution and staff report are in the packet for viewing.

The plat shows a 20’ building setback line on the drawing, being carried forward from the parent plat. The plat is subject to the City of Kenai building requirements currently. The parent plat was and still is within the city limits of the City of Kenai, so staff believes to remove this note a Plat Note Removal Request would need to be applied for as found at [www.kpb.us](http://www.kpb.us) in the Planning Department/ Platting/ Permits & Forms site.

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

**Utility Easements**

The parent plat granted a 10’ utility easement around the perimeter of joint lots 9 & 10 on the west, north and east as shown on this plat. Staff recommends this easement be added to plat notes.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **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.

The plat is proposing a new 10’ utility easement along the right-of-way. The correct plat note is in place along with the proper utility easement notation is also within plat notes.

**Utility provider review:**

|                     |  |
|---------------------|--|
| HEA                 |  |
| ENSTAR              |  |
| ACS                 |  |
| GCI                 |  |
| SEWARD<br>ELECTRIC  |  |
| CHUGACH<br>ELECTRIC |  |
| FASTWYRE            |  |

**KPB department / agency review:**

|                              |  |
|------------------------------|--|
| Addressing Review            | <p>Reviewer: Leavitt, Rhealyn<br/> Affected Addresses:<br/> 4311 N LUPINE DR, 4315 N LUPINE DR</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:<br/> N LUPINE DR, VAHALA LN, STANDARD DR</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:<br/> CITY OF KENAI WILL ADVISE ON ADDRESSES</p> |
| Code Compliance              | <p>Reviewer: Ogren, Eric<br/> Comments: No comments</p>  |
| LOZMS Review Planner         | <p>Reviewer: Raidmae, Ryan<br/> There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments:<br/> There are not any material site issues with this proposed plat.<br/> Review Not Required</p>  |
| Assessing Review             | <p>Reviewer: Windsor, Heather<br/> Comments: No comments</p>   |
| Advisory Planning Commission |  |

**STAFF RECOMMENDATIONS**  
**CORRECTIONS / EDITS**

Change the date in the Plat Approval to March 24, 2025.

---

**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 2025-022

- 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:**

Show Standard Dr

Label the Kenai City Limits as they go further south.

---

**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.

---

**RECOMMENDATION:**

**STAFF RECOMMENDS:**



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

NOTE: 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

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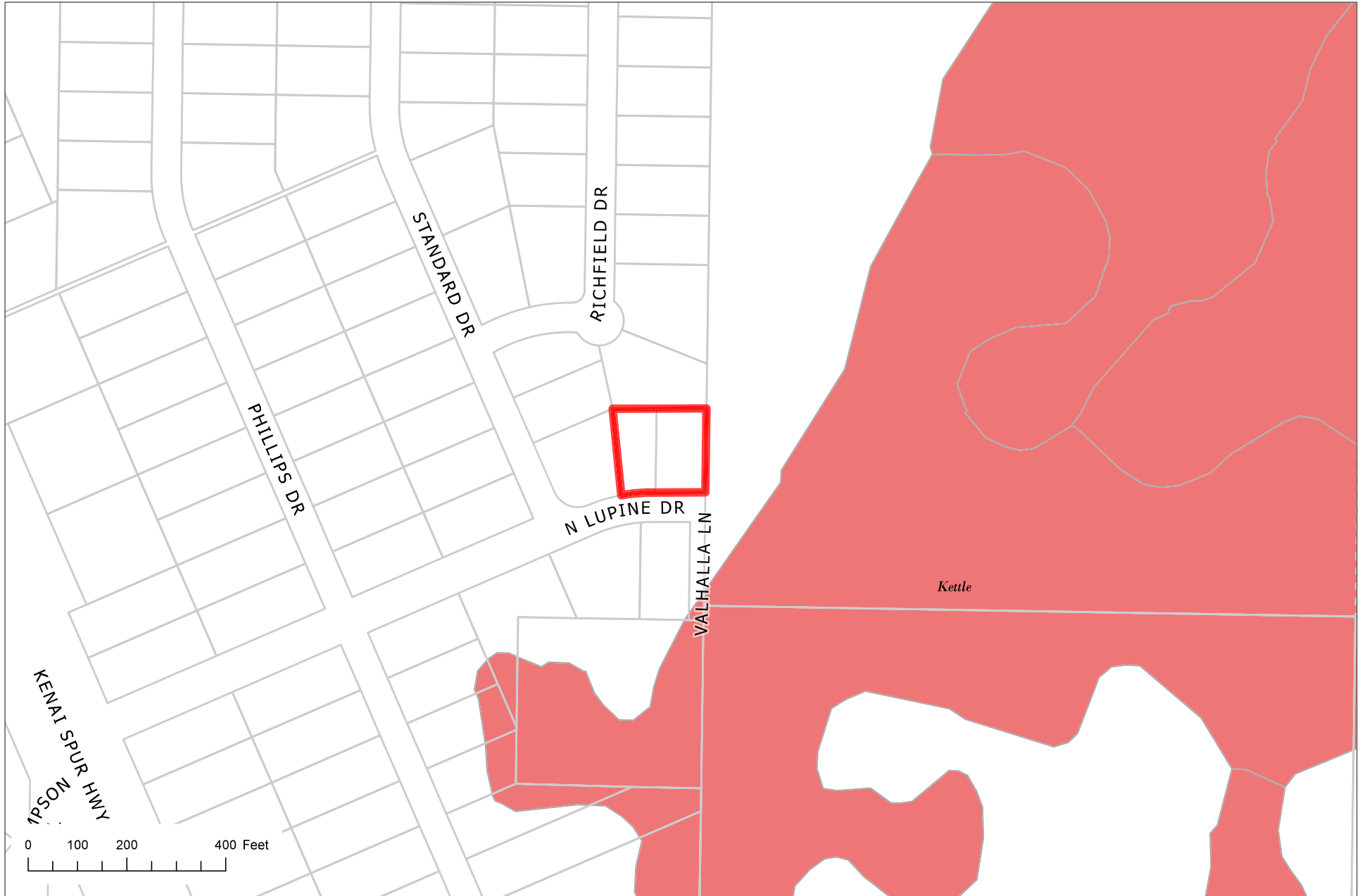
Aerial Map



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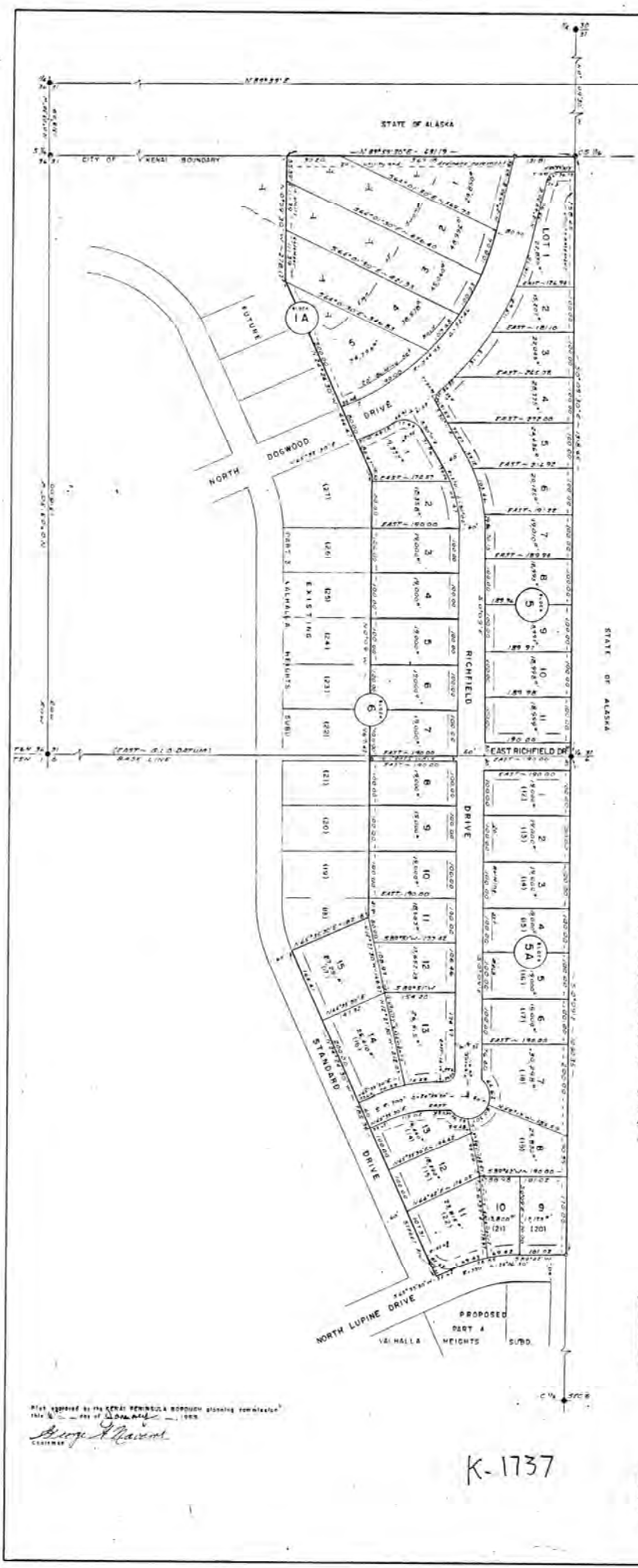
Wetlands



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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 AND NOTES**

- Found US L.C. or official survey brass cap monument
- 6" x 6" x 4" monument
- 6" x 6" x 4" monument
- △ 3" x 1/2" x 1/2" steel rod or other permanent

All bearings refer to the S.D. datum of East for the North boundary of the NW 1/4 of Section 6.

Lot numbers shown to apartments (1) were the numbers used on the preliminary plat, and were changed due to street and block measurements.

**LEGAL DESCRIPTION:**

COMMENCING FROM THE U.S.G.L.C. CORNER OF SECTION 6, T5N, R10W, OF THE SEWARD MERIDIAN, ALASKA, (FOUND BRASS CAP MONUMENT) THIS IS THE TRUE POINT OF BEGINNING, THENCE S09°06'00"W, 10 FEET ALONG THE NORTH-SOUTH CENTER LINE OF SECTION 6 TO A POINT, THENCE S10°02'00"W, 100 FEET TO THE BEGINNING OF A TANGENT CHAIN OF 140,00 FEET RADIIUS CURVATURE TO THE SOUTH-EAST CORNER OF SECTION 6, THENCE THROUGH A CENTRAL ANGLE OF 74°12'00" A DISTANCE OF 370.00 FEET TO THE TOP OF CURVE, THENCE S02°11'00"W, 100 FEET TO A POINT, THENCE N04°12'00"W, 10 FEET TO A POINT, THENCE N02°55'00"W, 10 FEET TO A POINT, THENCE N04°12'00"W, 10 FEET TO A POINT, THENCE N02°55'00"W, 10 FEET TO A POINT ON THE SOUTH 570' LINE OF SECTION 11, THENCE N02°55'00"W, 10 FEET TO THE CENTER ADJUSTED CORNER OF SECTION 11, THENCE S09°06'00"W, 170.00 FEET TO THE TRUE POINT OF BEGINNING, THIS DESCRIBING 26.968 ACRES OF LAND.

**COVENANT:**

EACH OF THE LOTS IN THIS SUBDIVISION SHALL BE SUBJECT TO AGREEMENTS FOR IMPROVEMENTS REQUIRED BY ORDINANCE OF THE CITY OF KENAI, AND INSTALLED BY THE CITY OF KENAI.

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**

WE HEREBY CERTIFY THAT WE AND THE OWNERS OF THE PROPERTY ABOVE AND HEREINAFTER MENTIONED, DO HEREBY THE APPROVAL OF THIS PLAT DONATING SUCH INTEREST FOR PUBLIC UTILITIES, HIGHWAYS, AND OR STREETS GRANTED BY US FOR PUBLIC USE.

Date 11-30-70 - *Basill Bolstridge* Elizabeth Bolstridge

**NOTARIAL AFFIDAVIT:**

SUBSCRIBED AND SWORN BEFORE ME THIS 30th DAY OF November, 1970.

My COMMISSION EXPIRES 11-11-72

NOTARY PUBLIC FOR ALASKA

**RECORDED - FILED**

*Kenai*

DATE 11-30-70

FILED 11-30-70

BY Basill Bolstridge

Map prepared by the KENAI PENINSULA BORDOUM planning commission  
 Date 11-30-70  
*Borge A. Havent*  
 Chairman

K-1737



**PART 5**  
**VALHALLA HEIGHTS SUBDIVISION**  
 BLOCKS 5, 5A AND PART OF 1A, 6

NASIL S BOLSTRIDGE and ELIZABETH BOLSTRIDGE  
 of the State of Alaska - owners

26.968 ACRES SITUATED IN THE E 1/2 NW 1/4 OF SECTION 6, T5N, R10W, AND SE 1/4 SW 1/4 OF SECTION 11, T6N, R10W, S.M. ALASKA, AND IN THE CITY OF KENAI, ALASKA.

SURVEYED & PREPARED BY: **SS Wallace**, Kenai, Alaska

DATE OF SURVEY: Sept 17 to Oct 18, 1969 SCALE: 1" = 100'



*SENT VIA ELECTRONIC MAIL*

February 27, 2025

Edge Survey and Design  
PO Box 208  
Kasilof, AK 99641  
jason@edgesurvey.net

**RE: Notice of Recommendation - Resolution PZ2025-09 – Preliminary Plat – Valhalla Heights Subdivision Conan replat**

Dear Edge Survey and Design:

On Wednesday, February 26, 2025, the City of Kenai Planning and Zoning Commission recommended approval of Resolution PZ2025-09 for Preliminary Plat Valhalla Heights Subdivision Conan Replat. An installation agreement is not required. Enclosed is a copy of the resolution.

If you have any questions, please contact Planning & Zoning Department at 907-283-8237 or [planning@kenai.city](mailto:planning@kenai.city).

Sincerely,

Beth McDonald  
Planning Administration

Enclosure

cc: Beverly Carpenter, KPB Planning Department ([bcarpenter@kpb.us](mailto:bcarpenter@kpb.us))



**CITY OF KENAI  
PLANNING AND ZONING COMMISSION  
RESOLUTION NO. PZ2025-09**

A RESOLUTION RECOMMENDING THAT PRELIMINARY PLAT VALHALLA HEIGHTS SUBDIVISION CONAN REPLAT ATTACHED HERETO BE **APPROVED**.

PROPERTY ADDRESSES: 4311 North Lupine Drive  
4315 North Lupine Drive

LEGAL DESCRIPTIONS: Lot 9 and Lot 10, Block 5A, Valhalla Heights  
Subdivision Part 5

KPB PARCEL NUMBERS: 0933010 and 04933009

WHEREAS, the City of Kenai received a preliminary plat from Edge Survey and Design, on behalf of the property owner, Conan Egan for a replat of Lot 9 and Lot 10, Block 5A, Valhalla Heights Subdivision Part 5; and,

WHEREAS, the preliminary plat meets the minimum lot width and minimum lot depth requirements as outlined in Kenai Municipal Code (KMC) Section 14.10.070(d)(2); and,

WHEREAS, the existing street names are referenced correctly; and,

WHEREAS, the proposed lot will have access from North Lupine Drive (a City-maintained gravel road); and,

WHEREAS, City water and sewer lines are not available to the lots; and,

WHEREAS, a 10-foot easement for utilities is located along all boundaries of the proposed lot; and,

WHEREAS, an installation agreement is not required; and,

WHEREAS, the Planning and Zoning Commission finds:

1. Pursuant to KMC 14.10.070 *Subdivision design standards*, the preliminary plat for replat, subject to the listed conditions, provides utilities/access easements as denoted in plat notes 2 and 3, provides a satisfactory and desirable building site, and the on-site water and wastewater systems are subject to the regulatory requirements of the City of Kenai Public Works Department.
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the preliminary plat is a replat of a lot within a subdivision that has dedicated rights-of-way and determined acceptable

access, subject to the listed conditions. Therefore, an installation agreement is not required.

3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the RR zoning district of 20,000 square feet, the resulting lot size of this merger will be approximately 30,840 square feet.
4. Pursuant to KMC 14.24.020 *General Requirements*, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

NOW, THEREFORE, BE IT RECOMMENDED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA:

**Section 1.** That preliminary plat Valhalla Heights Subdivision Conan Replat for a replat of Lot 9 and Lot 10, Block 5A, Valhalla Heights Subdivision Part 5 be approved.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, THIS 26<sup>TH</sup> DAY OF FEBRUARY, 2025.

  
\_\_\_\_\_  
JOE HALSTEAD, CHAIRPERSON

ATTEST:

  
\_\_\_\_\_  
Meghan Thibodeau, Deputy City Clerk





# STAFF REPORT

PLANNING & ZONING DEPARTMENT

**TO:** Planning and Zoning Commission  
**THROUGH:** Kevin Buettner, Planning Director  
**FROM:** Brandon McElrea, Planning Technician  
**DATE:** February 18, 2025  
**SUBJECT:** Resolution No. PZ2025-09 – Preliminary Plat – Valhalla Heights Subdivision Conan Replat

---

**Request** The applicant is proposing a preliminary plat to replat Lots 9 & 10, Block 5A, Valhalla Heights Subdivision Part 5.

**Staff Recommendation** Adopt Resolution No. PZ2025-09 recommending approval of Preliminary Plat – Valhalla Heights Subdivision Conan Replat for the parcel merger of Lots 9 and 10, Block 5A, Valhalla Heights Subdivision Part 5.

---

**Applicant:** Edge Survey and Design  
Attn: Jason Young  
P.O. Box 208  
Kasilof, AK 99610

**Property Owner:** Conan Egan

**Legal Descriptions:** Lot 9 and Lot 10, Block 5A, Valhalla Heights Subdivision Part 5.

**Property Addresses:** 4311 North Lupine Drive  
4315 North Lupine Drive

**KPB Parcel Nos.:** 04933010 and 04933009

**Zoning District:** Rural Residential (RR)

**Land Use Plan:** Suburban Residential (SR)

**Surrounding Uses:** Vacant and Improved Residential

## SUMMARY

The City received a preliminary plat from Edge Survey and Design, Inc. on behalf of the property owner for a replat of Lots 9 and 10, Block 5A, Valhalla Heights Subdivision Part 5, to merge lots 9 and 10 into one (1) lot of approximately 30,840 square feet (0.708 acre). Currently, a single-family dwelling is situated on the lot line between lots 9 and 10, with private water well and private septic residing on lots 10 and 9, respectively.

Kenai Municipal Code (KMC) Chapter 14.10 *Subdivision Regulations* states preliminary plats or replats must first be submitted to the City for review and provide recommendation to the Kenai Peninsula Borough Planning Commission.

## ANALYSIS

The proposed parcel merger meets the preliminary plat requirements and development requirements for the Rural Residential (RR) zoning district. Access to the subject lots is via North Lupine Drive, which is a City maintained gravel road. At 30,840 square feet, the proposed merged parcel exceeds the RR minimum lot size of 20,000 square feet. City water and wastewater are not available in this area, however onsite water on lot 10, and wastewater on lot 9, are installed and subject to the regulatory requirements of the State of Alaska, Department of Environmental Conservation (ADEC). The Public Works Director, Fire Marshal, and Building Official have reviewed the preliminary plat and have no comments.

Staff finds that the preliminary plat meets the following Title 14 of Kenai Municipal Code (KMC) sections and aligns with the intent of the Kenai Zoning Code.

1. Pursuant to KMC 14.10.070 *Subdivision Design Standards*, the preliminary plat for replat, subject to the listed conditions, provides utilities/access easements, provides a satisfactory and desirable building site, and the on-site water and wastewater systems are subject to the regulatory requirements of the ADEC.
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the preliminary plat is a replat of a lot within a subdivision that has dedicated rights-of-way and determined acceptable access, subject to the listed conditions. Therefore, an installation agreement is not required.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the RR zoning district of 20,000 square feet, the resulting lot size of this merger will be approximately 30,840 square feet.
4. Pursuant to KMC 14.24.020 *General Requirements*, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

## STAFF RECOMMENDATION

Staff finds that the proposed preliminary plat for Valhalla Heights Subdivision Conan Replat to replat Lots 9 and 10, Block 5A, Valhalla Heights Subdivision Part 5 meets the general standards for Kenai Municipal Code (KMC) Chapter 14.10 *Subdivision Regulations* and Chapter 14.24 *Development Requirements Table* and hereby recommends that the Planning and Zoning

Resolution No. PZ2025-09

Preliminary Plat

Valhalla Heights Subdivision Conan Replat

Page 2 of 3

Commission recommends approval of Resolution No. PZ2025-09 to the Kenai Peninsula Borough, subject to the following condition:

1. Further development of the property will conform to all Federal, State of Alaska, and local regulations.

## **ATTACHMENTS**

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Aerial Map

Application

Preliminary Plat, Valhalla Heights Subdivision Conan Replat

**Aerial Map**





# Preliminary Plat Submittal Form

City of Kenai  
Planning and Zoning Department  
210 Fidalgo Avenue  
Kenai, AK 99611  
(907) 283-8200  
planning@kenai.city  
www.kenai.city/planning

### APPLICANT (SURVEYOR)

|                  |                        |       |         |        |    |           |       |
|------------------|------------------------|-------|---------|--------|----|-----------|-------|
| Name:            | Edge Survey and Design |       |         |        |    |           |       |
| Mailing Address: | POB 208                | City: | Kasilof | State: | AK | Zip Code: | 99610 |
| Phone Number(s): | 907-283-9047           |       |         |        |    |           |       |
| Email:           | jason@edgesurvey.net   |       |         |        |    |           |       |

### PROPERTY OWNER

|                  |                          |       |           |        |    |           |       |
|------------------|--------------------------|-------|-----------|--------|----|-----------|-------|
| Name:            | Conan Egan               |       |           |        |    |           |       |
| Mailing Address: | POB 1060                 | City: | Corvallis | State: | MT | Zip Code: | 59828 |
| Phone Number(s): | 707-695-8800             |       |           |        |    |           |       |
| Email:           | cecorp.offices@gmail.com |       |           |        |    |           |       |

### PROPERTY INFORMATION

|                                   |   |  |                                     |  |  |  |  |
|-----------------------------------|---|--|-------------------------------------|--|--|--|--|
| Kenai Peninsula Borough Parcel #: | 04933010 and 04933009                       |  |                                     |  |  |  |  |
| Current City Zoning:              | Rural Residential                           |  |                                     |  |  |  |  |
| Use:                              | <input type="checkbox"/> Residential        | <input checked="" type="checkbox"/> Recreational | <input type="checkbox"/> Commercial |  |  |  |  |
|                                   | <input type="checkbox"/> Other:             |  |                                     |  |  |  |  |
| Water:                            | <input checked="" type="checkbox"/> On Site | <input type="checkbox"/> City                    | <input type="checkbox"/> Community  |  |  |  |  |
| Sewer:                            | <input checked="" type="checkbox"/> On Site | <input type="checkbox"/> City                    | <input type="checkbox"/> Community  |  |  |  |  |

### PLAT INFORMATION

|                                  |  |  |  |  |  |  |  |
|----------------------------------|--|--|--|--|--|--|--|
| Preliminary Plat Name:           | Valhalla Heights Subdivision Egan Replat |  |  |  |  |  |  |
| Revised Preliminary Plat Name:   |  |  |  |  |  |  |  |
| Vacation of Public Right-of-Way: | <input type="checkbox"/> Yes             |  | <input checked="" type="checkbox"/> No |  |  |  |  |
| Street Name (if vacating ROW):   |  |  |  |  |  |  |  |

### Exceptions Required and Requested:

None

### Comments:

### REQUIRED ATTACHMENTS

Certificate to Plat       (1) 24" x 36" Plat       (2) 11" x 17" Plats

### SIGNATURE

|             |            |                 |                   |
|-------------|------------|-----------------|-------------------|
| Signature:  |            | Date:           | 1/20/25           |
| Print Name: | Conan Egan | Title/Business: | Property Division |

*Stewart Title of the Kenai Peninsula, Inc.*

35681 Kenai Spur Hwy., Unit B  
Soldotna, AK 99669  
Tel: (907) 260-8031 Fax: (907) 260-8036

**CERTIFICATE TO PLAT**

Edge Survey and Design, LLC.  
PO Box 208  
Kasilof, AK 99610  
Attention: Jason Young

File Number: 25213  
Premium: \$300.00  
Tax:

Gentlemen:

This is a certificate as of January 21, 2025 at 8:00 A.M. for a plat out of the following property:

Lots Nine (9) and Ten (10), Block Five "A" (5A), VALHALLA HEIGHTS SUBDIVISION PART 5, according to Plat No. K-1737, Kenai Recording District, Third Judicial District, State of Alaska.

The Company certifies that record title is vested in

Conan Egan, a married man  
an estate in fee simple, free from all liens, encumbrances, and objections except for as follows:

1. **RESERVATIONS** and exceptions as contained in U.S. Patent, and/or acts authorizing the issuance thereof.
2. **TAXES AND ASSESSMENTS**, if any, due the taxing authority indicated:  
Taxing Authority: KENAI PENINSULA BOROUGH
3. **EASEMENTS, SET-BACKS AND DEDICATIONS** as delineated on Plat No. K-1737.
4. **EFFECT** of the notes on said Plat No. K-1737.
5. **THE RIGHTS** to the public in and to that portion of the premises herein described lying within the limits of roads, streets and highways.
6. **RESERVATION** of oil, gas and mineral rights constructive notice of which is given by recital in deed:  
Recorded: June 9, 1969  
Volume/Page: Deed Book 56/19  
**FURTHER**, no other examination of the excepted title to minerals has been made herein and no insurance nor responsibility therefore is implied or assumed.
7. **EASEMENT** for electric lines or system and/or telephone lines together with right to enter, maintain, repair and clear shrubbery:  
Recorded: July 11, 1969  
Volume/Page: Misc. 35/187  
Granted To: Homer Electric Association, Inc.  
Affects: General Easement, no definite location disclosed

8. **THE RIGHT TITLE AND INTEREST OF PAMELA D. ANDERSON**, by Quit Claim Deed:

Grantor: Gary E. Anderson  
Grantee: Gary E. and Pamela D. Anderson  
Recorded: January 11, 2001  
Volume/Page: 597/820

**THE EFFECTS, OF THAT CERTAIN QUIT CLAIM DEED:**

Grantor: Gary E. Anderson and Pamela D. Anderson  
Grantee: Pamela D. Bass  
Recorded: April 24, 2001  
Volume/Page: 604/669

**NOTE:** Pamela D. Anderson did not sign said Quit Claim Deed, therefore it acts as Gary E. Anderson's release of interest in the property only, and does not change Ms. Anderson's name as it appears in title to the subject property.

**THE EFFECTS OF THAT CERTAIN QUIT CLAIM DEED:**

Grantor: Pamela D. Rickard WTTA Pamela D. Bass, an unmarried woman  
Grantee: Conan Egan, a married man  
Recorded: May 13, 2024  
Serial No.: 2024-003239-0

**NOTE:** Said Deed should be re-recorded to correct the Grantor's name, to read: Pamela D. Rickard, who acquired title as Pamela D. Anderson, also known of record as Pamela D. Bass, an unmarried woman. Ms. Rickard will need to sign and execute a correct deed.

**Stewart Title of the Kenai Peninsula, Inc.**

By

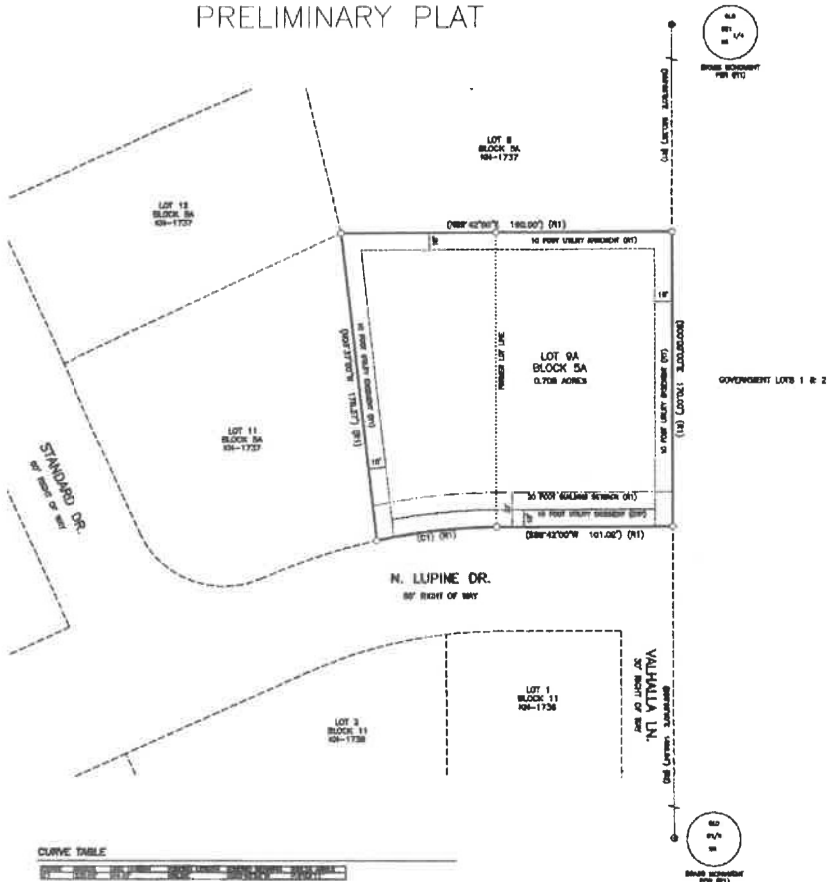


Authorized Countersignature

Mary Frengle  
Authorized Signator

**NOTE:** We will update this certificate to comply with Kenai Peninsula Borough Ordinance 90-38 upon notification from surveyor.

# PRELIMINARY PLAT



- REFERENCES**
- (01) VALHALLA HEIGHTS SUBDIVISION PART 8, PLAT K-1737, KENAI RECORDING DISTRICT
  - (02) VALHALLA HEIGHTS SUBDIVISION PART 4, PLAT K-1736, KENAI RECORDING DISTRICT



- NOTES**
- DEVELOPMENT OF THIS PARCEL MUST COMPLY WITH THE CITY OF KENAI ZONING REGULATIONS.
  - PER THIS PLATING ACTION THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY 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.
  - THIS SUBDIVISION IS SUBJECT TO A GENERAL ELECTRICAL LINE EASEMENT, WITH NO DEFINED LOCATION GRANTED TO KENAI ELECTRIC BROADCASTING, INC. RECORDED ON JULY 11, 1998 IN 1980, BOOK 33 PAGE 187 KENAI RECORDING DISTRICT.
  - THIS PLATING ACTION ELIMINATED EXISTING PRIORITY LINES. NO FIELD SURVEY WAS PERFORMED OR REQUIRED PER KRS CODE 20.80.300A.
  - REGISTERED SURVEYOR THE PRESENT SUBDIVISION (PLAT K-1737, 1992), FOR THE LOTS RESULTING FROM THIS PLATING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON JANUARY 8, 1996. FURTHER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

- LEGEND**
- RECORD MONUMENT - AS SHOWN
  - RECORD PROPERTY CORNER PER (01)
  - 1/2" X 16" STEEL ROD
  - SUBDIVISION BOUNDARY
  - ADJACENT PROPERTY LINE
  - ..... FORMER LOT LINE
  - UTILITY EASEMENT
  - - - - - BUILDING SETBACK
  - MONUMENT TO THE LINE
  - (01) RECORD DATA
  - (01P) GRANTED THIS PLAT

**PLAT APPROVAL**

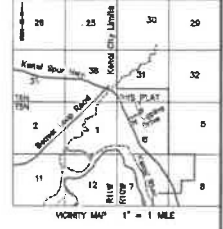
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 14, 2025.

KENAI PENINSULA BOROUGH

**AUTHORIZED OFFICIAL**

**CERTIFICATE OF SURVEYOR**

I, MARK AMONETTI 13085-6, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



**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 ACCEPT 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.

CONAN REPL  
PO BOX 1080  
CORNWALLIS, MT 59628

**NOTARY ACKNOWLEDGMENT**

FOR EDNA CONAN  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

**PUBLIC NOTARY SIGNATURE**  
BY COMMISSION EXPIRES \_\_\_\_\_

KPB FILE No. 2025-77

## VALHALLA HEIGHTS SUBDIVISION CONAN REPLAT

A REPLAT OF  
LOTS 9 AND 10 BLOCK 5A  
VALHALLA HEIGHTS SUBDIVISION PART 3  
PLAT NO. K-1737  
KENAI RECORDING DISTRICT

LOCATED WITHIN  
NE1/4 NW1/4 SECTION 6, T24N, R10W, S4M  
CITY OF KENAI  
KENAI RECORDING DISTRICT  
KENAI PENINSULA BOROUGH  
STATE OF ALASKA

OWNER:  
CONAN EDNA  
PO BOX 1080  
CORNWALLIS, MT 59628

CONTAINING 0.708 ACRES



ES&S SURVEY AND CONSULTING, LLC  
6000 1360 STREET ANCHORAGE, AK 99516  
Phone (907) 344-5990 Fax (907) 944-7794

|             |            |         |
|-------------|------------|---------|
| OWNER'S     | DATE       | PROJECT |
| NO.         | 04/15/2025 | ES-202  |
| CHECKED BY: | SCALE:     | SHEET:  |
| MA          | 1" = 20'   | 1 OF 1  |