



# Kenai Peninsula Borough

144 North Binkley Street  
Soldotna, AK 99669

## Meeting Agenda Plat Committee

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Monday, June 24, 2024

7:00 PM

Betty J. Glick Assembly Chambers

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**Zoom Meeting ID: 907 714 2200**

**Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible**

The hearing procedure for the Plat Committee public hearings are as follows:

- 1) Staff will present a report on the item.
- 2) The Chair will ask for petitioner's presentation given by Petitioner(s) / Applicant (s) or their representative – 10 minutes
- 3) Public testimony on the issue. – 5 minutes per person
- 4) After testimony is completed, the Planning Commission may follow with questions. A person may only testify once on an issue unless questioned by the Planning Commission.
- 5) Staff may respond to any testimony given and the Commission may ask staff questions.
- 6) Rebuttal by the Petitioner(s) / Applicant(s) to rebut evidence or provide clarification but should not present new testimony or evidence.
- 7) The Chair closes the hearing and no further public comment will be heard.
- 8) The Chair entertains a motion and the Commission deliberates and makes a decision.

All those wishing to testify must wait for recognition by the Chair. Each person that testifies must write his or her name and mailing address on the sign-in sheet located by the microphone provided for public comment. They must begin by stating their name and address for the record at the microphone. All questions will be directed to the Chair. Testimony must be kept to the subject at hand and shall not deal with personalities. Decorum must be maintained at all times and all testifiers shall be treated with respect.

*Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible.*

### **A. CALL TO ORDER**

### **B. ROLL CALL**

## C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

*All items marked with an asterisk (\*) are consent agenda items. Consent agenda items are considered routine and noncontroversial by the Plat Committee and may be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner removes the item from the consent agenda. The removed item will then be considered in its normal sequence on the regular agenda. If you wish to comment on a consent agenda item, please advise the recording secretary before the meeting begins, and she will inform the Chair of your wish to comment.*

1. Agenda
2. Member / Alternate Excused Absences
3. Minutes

[KPB-6143](#) 06-10-24 Plat Committee Meeting Minutes

Attachments: [C3. 061024 Plat Meeting Minutes](#)

4. Grouped Plats

[KPB-6144](#) Grouped Plats Staff Report

E1. Kenaitze Estates Subdivision Fall Addition No. 2; KPB File 2024-058

E2. Moose Range Meadows 2024 Replat; KPB File 2024-059

Attachments: [C4. Grouped Plats](#)

## D. OLD BUSINESS

## E. NEW BUSINESS

1. [KPB-6145](#) Kenaitze Estates Subdivision Fall Addition No. 2; KPB File 2024-058  
Johnson Surveying / Fall  
Location: Funny River Road & Anglers Roost Street  
Funny River Area / Funny River APC

Attachments: [E1. Kenaitze Estates Sub Fall AddN No 2 Packet](#)

2. [KPB-6146](#) Moose Range Meadows 2024 Replat; KPB File 2024-059  
Johnson Surveying / Bahr  
Location: Funny River Road & Carnation Court  
Funny River Area

Attachments: [E2. Moose Range Meadows 2024 Replat Packet](#)  
[E2. Moose Range Meadows Desk](#)

**F. PUBLIC COMMENT**

*(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made)*

**G. ADJOURNMENT****MISCELLANEOUS INFORMATIONAL ITEMS****NEXT REGULARLY SCHEDULED PLAT COMMITTEE MEETING**

The next regularly scheduled Plat Committee meeting will be held Monday, July 22, 2024 in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at 7:30 p.m.

**KENAI PENINSULA BOROUGH PLANNING DEPARTMENT**

Phone: 907-714-2215

Phone: toll free within the Borough 1-800-478-4441, extension 2215

Fax: 907-714-2378

e-mail address: [planning@kpb.us](mailto:planning@kpb.us)

website: <http://www.kpb.us/planning-dept/planning-home>

Written comments will be accepted until 1:00 p.m. on the last business day (usually a Friday) before the day of the Plat Committee meeting in which the item is being heard. If voluminous information and materials are submitted staff may request seven copies be submitted. Maps, graphics, photographs, and typewritten information that is submitted at the meeting must be limited to 10 pages. Seven copies should be given to the recording secretary to provide the information to each Committee member. If using large format visual aids (i.e. poster, large-scale maps, etc.) please provide a small copy (8 ½ x 11) or digital file for the recording secretary. Audio, videos, and movies are not allowed as testimony. If testimony is given by reading a prepared statement, please provide a copy of that statement to the recording secretary.

An interested party may request that the Planning Commission review a decision of the Plat Committee by filing a written request within 10 days of the written notice of decision in accordance with KPB 2.40.080.

## **C. CONSENT AGENDA**

### **\*3. Minutes**

#### **a. June 10, 2024 Plat Committee Meeting**

# Kenai Peninsula Borough Plat Committee

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Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

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June 10, 2024  
6:30 PM  
UNAPPROVED MINUTES

## A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 6:30 p.m.

## B. ROLL CALL

### *Plat Committee Members/Alternates*

Jeffrey Epperheimer, Nikiski District

Pamela Gillham, Kalifornsky/Kasilof District

Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District

Jeremy Brantley, Sterling/Funny River District

### *Staff Present*

Robert Ruffner, Planning Director

Vince Piagentini, Platting Manager

Chris Van Slyke, Platting Specialist

Jenny Robertson, Land Management Administrative Assistant

Ann Shirnberg, Planning Administrative Assistant

With 4 members of a 4-member committee in attendance, a quorum was present.

## C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

### \*3. Approval of Minutes

- a. May 28, 2024 Plat Committee Meeting Minutes

### \*4. Grouped Plats

E1. Bear Run Subdivision; KPB File 2024-051

E2. Humpy Point Subdivision; KPB File 2024-052

E5. Quartz Creek Subdivision Wilkes Addition; KPB File 2024-053

Chair Gillham asked if anyone from the public wished to speak to any of the items under the consent agenda. Hearing no one wishing to comment discussion was opened among the commission.

**MOTION:** Commissioner Epperheimer moved, seconded by Commissioner Brantley to approve the agenda, the May 28, 2024 Plat Committee meeting minutes and grouped plats based on staff recommendations and compliance to borough code.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

### **MOTION PASSED BY UNANIMOUS VOTE**

Yes - 4	Brantley, Epperheimer, Gillham, Morgan
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**E. NEW BUSINESS****ITEM #1 - PRELIMINARY PLAT  
Bear Run Subdivision 2024**

<b>KPB File No.</b>	2024-051
<b>Plat Committee Meeting:</b>	June 10, 2024
<b>Applicant / Owner:</b>	William & Susan Wilkinson
<b>Surveyor:</b>	Stephen C. Smith – Geovera, LLC
<b>General Location:</b>	East End Road, Homer, AK
<b>Parent Parcel No.:</b>	172-160-26
<b>Legal Description:</b>	T 05S R 12W SEC 22 SEWARD MERIDIAN HM 2019028 BEAR RUN SUB 2019 LOT 10B
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

\*Passed Under Consent Agenda

**ITEM #2 - PRELIMINARY PLAT  
HUMPY POINT SUBDIVISION**

<b>KPB File No.</b>	2024-052
<b>Plat Committee Meeting:</b>	June 10, 2024
<b>Applicant / Owner:</b>	Kenai Peninsula Borough
<b>Surveyor:</b>	Jason Schollenberg – Peninsula Surveying, LLC
<b>General Location:</b>	Kalifornsky Beach Area, Kasilof, AK
<b>Parent Parcel No.:</b>	133-010-34 & 133-010-38
<b>Legal Description:</b>	T 3N R 12W SEC 9 SEWARD MERIDIAN KN GOVT LOTS 13 THRU 19 and T 3N R 12W SEC 9 SEWARD MERIDIAN KN 2010005 ALASKA STATE LAND SURVEY NO 2005-6 TRACT C
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

\*Passed Under Consent Agenda

**ITEM #3 - PRELIMINARY PLAT  
CARIBOU CROSSING SUBDIVISION**

<b>KPB File No.</b>	2024-054
<b>Plat Committee Meeting:</b>	June 10, 2024
<b>Applicant / Owner:</b>	Kenia Peninsula Borough
<b>Surveyor:</b>	James Young / Edge Survey & Design Inc
<b>General Location:</b>	Northeast end of Kalifornsky area near high end of Kenai River bow.
<b>Parent Parcel No.:</b>	055-010-16
<b>Legal Description:</b>	S1/2 SW1/4 SE1/4 Sec 12 T 5N R 11W SM
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	KPB 20.30.030 - Street Layout & KPB 20.30.170 – Block Length

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

**MAIN MOTION:** Commissioner Brantley moved, seconded by Commissioner Epperheimer to grant preliminary approval to Caribou Crossing Subdivision, based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

**EXCEPTION REQUEST:** Commissioner Brantley moved, seconded by Commissioner Epperheimer to grant the exception request to KPB 20.30.030 - Street Layout Requirements and KPB 20.30.170 - Block Length Requirements, citing findings 1, 4 & 6 in support of standard one, findings 1, 2 & 4 in support of standard two and findings 1, 4, 6 & 7 in support of standard three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

**EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE**

Yes - 4	Brantley, Epperheimer, Gillham, Morgan
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**MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE**

Yes - 4	Brantley, Epperheimer, Gillham, Morgan
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**ITEM #4 - PRELIMINARY PLAT  
OWL PERCH SUBDIVISION**

<b>KPB File No.</b>	2024-049
<b>Plat Committee Meeting:</b>	June 10, 2024
<b>Applicant / Owner:</b>	Kenai Peninsula Borough
<b>Surveyor:</b>	Mark Aimonetti – Edge Survey & Design, LLC
<b>General Location:</b>	Sterling, AK

<b>Parent Parcel No.:</b>	063-011-11
<b>Legal Description:</b>	T 5N R 9W SEC 4 SEWARD MERIDIAN KN SW1/4 NE1/4
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	KPB 20.30.030 - Street Layout & KPB 20.30.170 – Block Length

Staff report given by Platting Manager Vince Piagentini.

Chair Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

**MAIN MOTION:** Commissioner Epperheimer moved, seconded by Commissioner Brantley to grant preliminary approval to Owl Perch Subdivision, based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

**EXCEPTION REQUEST:** Commissioner Epperheimer moved, seconded by Commissioner Brantley to grant the exception request to KPB 20.30.030 - Street Layout Requirements and KPB 20.30.170 - Block Length Requirements, citing findings 1 & 2 in support of standard one, findings 3, 5 & 6 in support of standard two and findings 3 & 5-7 in support of standard three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

**EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE**

Yes - 4	Brantley, Epperheimer, Gillham, Morgan
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**MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE**

Yes - 4	Brantley, Epperheimer, Gillham, Morgan
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**ITEM #5 - PRELIMINARY PLAT  
QUARTZ CREEK SUBDIVISION WILKES ADDITION**

<b>KPB File No.</b>	2024-053
<b>Plat Committee Meeting:</b>	June 10, 2024
<b>Applicant / Owner:</b>	Onie Ray Wilkes / Cooper Landing, AK
<b>Surveyor:</b>	Jason Young / Edge Surveying and Design, LLC
<b>General Location:</b>	Sterling Highway, Persistent Way, Cooper Landing AK

<b>Parent Parcel No.:</b>	119-124-21
<b>Legal Description:</b>	Tract D-2 Quartz Creek Subdivision James Addition SW 2005-14
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

**\*Passed Under Consent Agenda**

**F. ADJOURNMENT**

Commissioner Epperheimer moved to adjourn the meeting 6:51 P.M.

\_\_\_\_\_  
Ann E. Shirnberg  
Administrative Assistant



## **C. CONSENT AGENDA**

**\*4. Grouped Plats**

**E1. Kenaitze Estates Subdivision Fall Addition No. 2**

**KPB File 2024-058**

**E2. Moose Range Meadows 2024 Replat; KPB File 2024-059**



# Plat Committee Grouped Plats Staff Report

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

## GROUPED PLATS KPB Plat Committee Meeting June 24, 2024

Staff has grouped the following plats located under **AGENDA ITEM C4 – Grouped Plats (AGENDA ITEM F - FINAL PLATS WILL NEED SEPARATE REVIEW)**. They are grouped as:

- A. The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The group plats on the consent agenda are as follows. – 3 Plats

E1. Kenaitze Estates Subdivision Fall Addition No. 2: KPB File 2024-058

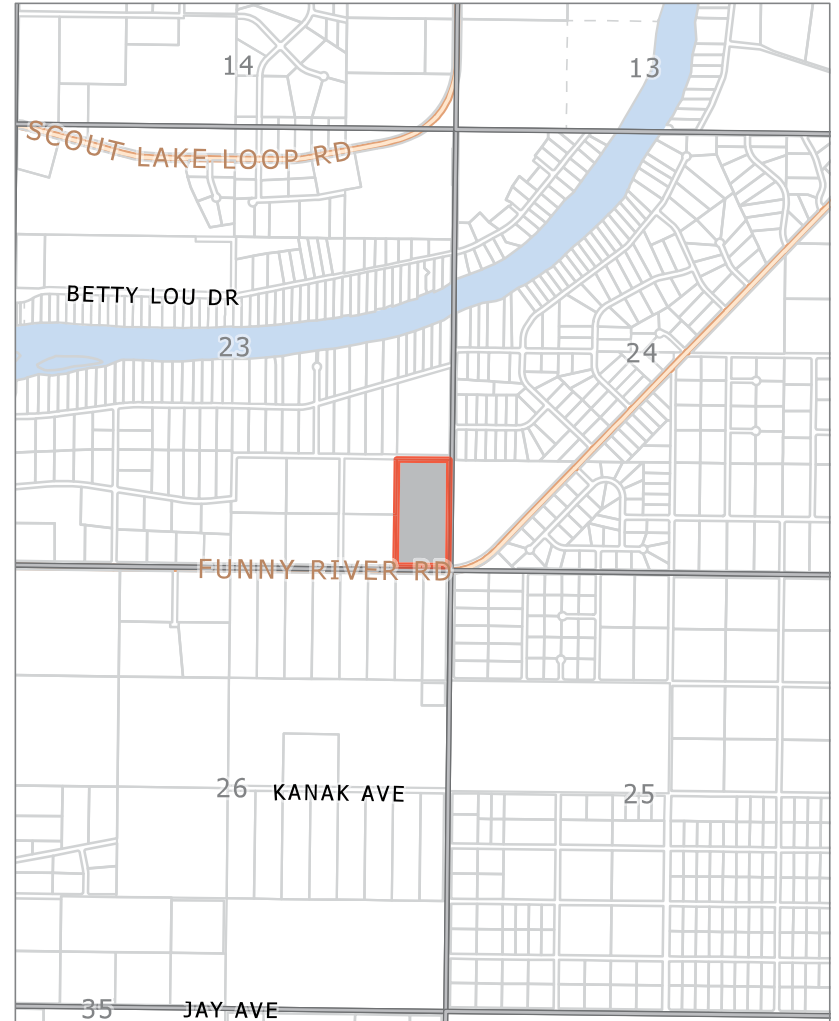
E2. Moose Range Meadows 2024 Replat; KPB File 2024-059

**Staff recommends** the committee determine whether any members of the public, surveyors or committee members wish to speak to any of the plats in this **group (A)** and remove the specific plats from the group, voting on the remainder of plats in the group in a single action to grant preliminary approval to the plats subject to staff recommendations and the conditions noted in the individual staff reports.

- B. Plats needing specific actions or controversial - (public comments received, major staff concerns, exceptions required) – 0 Plat

## **E. NEW BUSINESS**

- 1. Kenaitze Estates Subdivision Fall Addition No. 2**  
**KPB File 2024-058**  
**Johnson Surveying / Fall**  
**Location: Funny River Road & Anglers Roost Street**  
**Funny River Area / Funny River APC**



KPB File 2024-058  
T 05N R 09W SEC 23  
Funny River

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:**

- 2 1/2" BRASS, CAP MON. FOUND
- 3 1/4" ALUM. CAP MONUMENT FOUND
- REBAR FOUND
- 5/8" REBAR w/PLASTIC CAP LS859 SET
- ( ) RECORD DATUM PLAT 2011-41 KRD
- WETLANDS

**NOTES:**

- 1) Basis of bearing taken from Kenaitze Estates Subdivision, Plat 75-123 Kenai Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
- 4) No private access to State maintained ROW's permitted unless approved by the State of Alaska Department of Transportation.
- 5) 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.
- 6) **WASTEWATER DISPOSAL:** Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

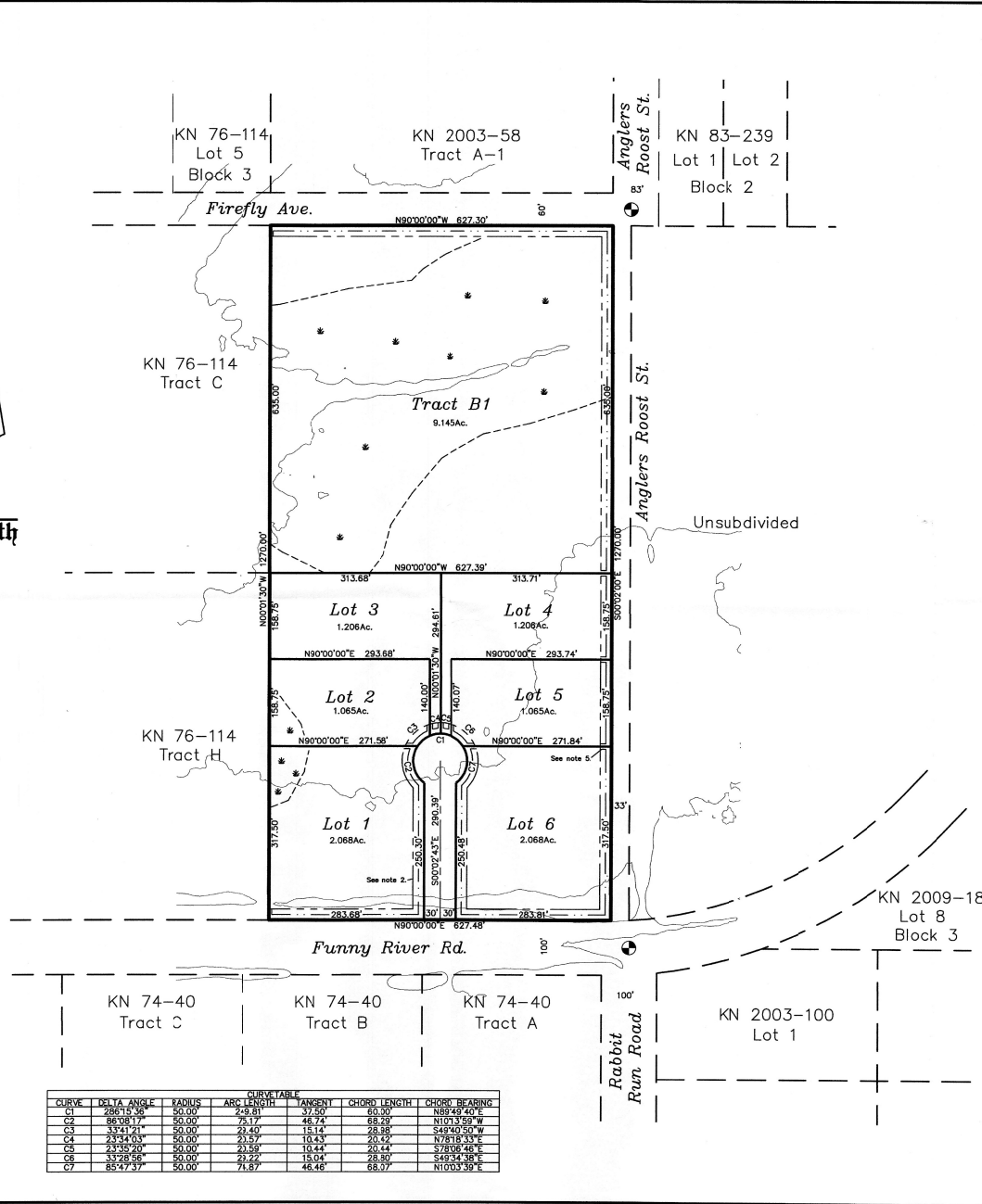
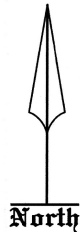
Engineer \_\_\_\_\_ License No. \_\_\_\_\_ Date \_\_\_\_\_



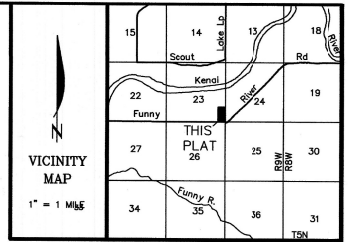
**SURVEYOR'S CERTIFICATE**

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 \_\_\_\_\_



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	286°15'36"	50.00'	249.81'	37.50'	60.30'	N88°49'40"E
C2	86°08'17"	50.00'	75.17'	48.74'	58.29'	N103°35'59"W
C3	33°41'21"	50.00'	22.40'	15.14'	28.88'	S49°40'50"W
C4	233°41'03"	50.00'	23.57'	10.43'	20.42'	N78°18'33"E
C5	233°35'20"	50.00'	23.58'	10.44'	20.44'	S78°03'46"E
C6	33°28'56"	50.00'	22.22'	15.04'	28.30'	S49°34'38"E
C7	85°47'37"	50.00'	71.87'	48.46'	68.07'	N100°03'59"E



**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.

RANDY FALL  
34915 POPPY WOOD STREET  
SOLDOTNA, ALASKA 99669

**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. \_\_\_\_\_

**Kenaitze Estates Subdivision  
Fall Addition No. 2**

A resubdivision of Tract B Kenaitze Estates Subdivision,  
Plat 75-123, Kenai Recording District.

Located within the E1/2 SE1/4 SE1/4 Section 23 T5N, R9W, S.M.,  
Kenai Peninsula Borough, Alaska.  
Containing 18.292 Ac.

Surveyor <b>Seccesser Surveys</b> 30455 Rosland St. Soldotna, AK 99669 (907) 262-3909	Owner Randy Fall 34915 Poppy Wood St. Soldotna, Alaska 99669
JOB NO. 23165	DRAWN: 6-5-24
SURVEYED:	SCALE: 1"=100'
FIELD BOOK:	SHEET: 1 of 1

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT  
Kenaitze Estates Subdivision No. 2**

<b>KPB File No.</b>	2024-058
<b>Plat Committee Meeting:</b>	June 24, 2024
<b>Applicant / Owner:</b>	Randy Fall – 34915 Poppy Wood St., Soldotna, AK 99669
<b>Surveyor:</b>	John Segesser – Segesser Surveys
<b>General Location:</b>	Funny River Road Mile 14, Soldotna, AK / Funny River APC

<b>Parent Parcel No.:</b>	066-260-01
<b>Legal Description:</b>	T 5N R 9W SEC 23 SEWARD MERIDIAN KN 0750123 KENAITZE ESTATES SUB TRACT B
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide an 18.292-acre parcel into six lots, one tract, and one cul-de-sac dedication. The proposed lots and tract will range in size from 1.065 acres to 9.145 acres.

**Location and Legal Access (existing and proposed):** Existing access to the proposed subdivision is from the north side of Funny River Road at approximately mile 14. There is a 50 foot section line easement along Funny River Road that the surveyor needs to verify and show if confirmed.

Anglers Roost St. is a 33’ undeveloped dedication provided by dedication along the east of the proposed subdivision and also as a possible 33 foot section line easement then needs verification and shown if confirmed. Firefly Ave. is a 60’ undeveloped dedication lying to the north providing access for Tract B1. Funny River Road is a 100’ paved and developed state-maintained dedication, accessed from the Sterling Highway.

A 250’ foot cul-de-sac dedication is proposed by this platting action which will be accessed from Funny River Road for proposed Lots 1-6. The cul-de-sac is currently unnamed. Staff recommends: the surveyor contact the Addressing Officer and confirm a suitable name for the cul-de-sac to meet standards for a name.

Block length is compliant with the dedications of Pahron St., Firefly Ave, and Anglers Root St. completing the block along Finny River Road.

*DESCRIBE THE EXISTING LEGAL ACCESS TO THE SUBDIVISION AND WHAT ACCESS WILL BE DEDICATED BY THE SUBDIVISION.*

*WILL THIS PLAT BE COMPLETING A ROW VACATION?*

*IS THE SUBDIVISION AFFECTED BY A SLE?*

*ANY SPECIFIC ACCESS EASEMENTS GRANTED BY PATENT?*

*ANY PRIVATE TRAILS? IF SO, LABEL AS ‘PRIVATE USE ONLY, NOT DEDICATED THIS PLAT.’*

*IS BLOCK LENGTH COMPLIANT?*

*PUT A REMINDER ON THE CALENDAR FOR THESE PLATS AFTER PLAT COMMITTEE REVIEW: IF WE REQUEST A HALF DEDICATION AND THE COMMITTEE APPROVES IT BUT IT WAS NOT ON THE PRELIMINARY PLAT DISTRIBUTED FOR THE PUBLIC HEARING, SEND THE MEETING MINUTES & COPY OF THE REVISED PLAT TO THE ADJOINERS PER 20.30.120 ASAP*

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Griebel, Scott
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	Comments: Additional permitting will be required through AK DOT for connecting access to Funny River Rd. No other RSA comments or objections.
SOA DOT comments	

**Site Investigation:**

A leased tower structure appears on the proposed Lot 1 in the southwest corner, as indicated on KPB GIS data. This is consistent with the beneficial interest holder list from the certificate to plat.

There are no areas of steep slope indicated on KPB GIS data which is consistent with what is indicated on the plat.

There are wetlands identified by KPB wetland assessment data the area of drainageway is shown as wetlands but the area of Kettle is not labeled. KPB River Center review did not identify the property to be located in a FEMA flood hazard area or a habitat protection district.

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**

This parcel was originally an aliquot part consisting of the E1/2, SE¼, SE¼ of Section 23, Township 5 North, Range 9 West, Seward Meridian, Alaska. Kenaitze Estates Subdivision, KN 75-123, established Tract B which is now being subdivided by this platting action.

A soils report will be required and an engineer will sign the final plat for lots 1 – 6. A soils report will not be needed for Tract B1 as it is over 200,000 sq ft.

Notice of the proposed plat was mailed to the beneficial interest holders on June 03, 2024. The beneficial interest holders will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

There does appear to be a tower located on proposed lot 1. Filing 2017-010961-0 mentions a occupancy agreement and an exclusive easement that appear to affect this property. Surveyor needs to clarify and note on the plat these items.

There does not appear to be any encroachments to or from property across lines, however, there are structures located on proposed Lot 1 and any possibility of encroachments should be verified by the surveyor.

Funny River Advisory Planning Commission minutes for the June 5<sup>th</sup> 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**

Utility easements of record appear to be depicted and noted correctly on the plat. Utility easements granted along the proposed cul-de-sac dedication appear to be correctly depicted and noted on the plat as well.

*UTILITY EASEMENTS OF RECORD? ARE THEY DEPICTED AND NOTED ON THE PLAT?  
 NEW UTILITY EASEMENT REQUESTS FROM PROVIDERS.  
 UTILITY EASEMENT VACATIONS SHOWN ON THIS 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	HEA Reviewed, No Comments
ENSTAR	ENSTAR Natural Gas Company has reviewed the preliminary plat and has no comments or recommendations.
ACS	Alaska Communications has no objections.
GCI	
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

**KPB department / agency review:**

Addressing	Reviewer: Leavitt, Rhealyn Affected Addresses: 35060 FUNNY RIVER RD  Existing Street Names are Correct: Yes  List of Correct Street Names: FIREFLY AVE, ANGLERS ROOST ST, FUNNY RIVER RD, RABBIT RUN RD  Existing Street Name Corrections Needed:  All New Street Names are Approved: No  List of Approved Street Names: NO NAMES PROVIDED TO REVIEW  List of Street Names Denied:  Comments: 35060 FUNNY RIVER RD WILL BE DELETED AND NEW ADDRESS ASSIGNED UPON OWNER REQUEST
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
Planner	Reviewer: Raidmae, Ryan

	<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.          Communication Tower, driveway and utilities should be shown/labeled in the Southwest corner of Lot 1.</p>
Assessing	<p>Reviewer: Windsor, Heather          Comments: No comment</p>
Advisory Planning Commission	

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

- Update KPB file number to 2024-058.
- Lot 8 to the east needs Block changed to 1
- Provide KPB approved name for cul-de-sac.
- Add Certificate of Acceptance.
- Depict and provide detail on plat to match items in legend.

**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:** Update KPB file number to 2024-058.
- 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:**  
 Depict section line easement along eastern & southern boundary of section.
- 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:**  
 Label Anglers Roost St and remove Lake St on 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:** Provide name for cul-de-sac.

**KPB 20.30 – Subdivision Design Requirements**

**Staff recommendation:** final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

20.30.160. Streets-Name requirements. Streets shall be named to conform to KPB Chapter 14.10

**Staff recommendation:** Provide name for cul-de-sac.

20.30.190. Lots-Dimensions.

A. The size and shape of lots shall provide usable sites appropriate for the locality in which the subdivision is located and in conformance with the requirements of any zoning ordinance effective for the area in which the proposed subdivision is located. Generally, lots shall be square or rectangular. Lots shall be at least 60 feet wide on the building setback line. The minimum depth shall be no less than 100 feet, and the average depth shall be no greater than three times the average width.

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

**Staff recommendation:** place the standard note on the plat for the flag lot(s): No structures are permitted within the panhandle portion of the flag lot(s).

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#### **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.

20.60.180. Plat notes.

A. Plat notes shall not be placed on a final plat unless required by borough code or by the planning commission in order to promote or protect the public health, safety, and welfare consistent with borough and state law.

B. Revision of, or not carrying forward, an existing plat note from the parent plat will adhere to KPB 20.50.010. Separate advertising of the plat note removal is not required, Notification of the requested change will be sent by regular mail to all owners within the subdivision (parent plat and subsequent replats) as shown on the borough tax rolls. Upon approval by the planning commission, the revision or removal of the record plat note shall be finalized by recording a planning commission resolution or subdivision plat.

**Staff recommendation:** Place the following notes on the plat.

- Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program (KPB 14.06).
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.
- Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetland determination

20.60.200. Survey and monumentation.

**Staff recommendation:** *comply with 20.60.200*

Depict and provide detail on plat to match items in legend.

20.60.210. Approval-Authority-Certificate issued when.

*Platting Staff Comments:* If the Plat Committee conditionally approves the preliminary plat, staff will comply with, and follow, 20.60.210.

**Staff recommendation:**

Add Certificate of Acceptance.

---

**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: 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.

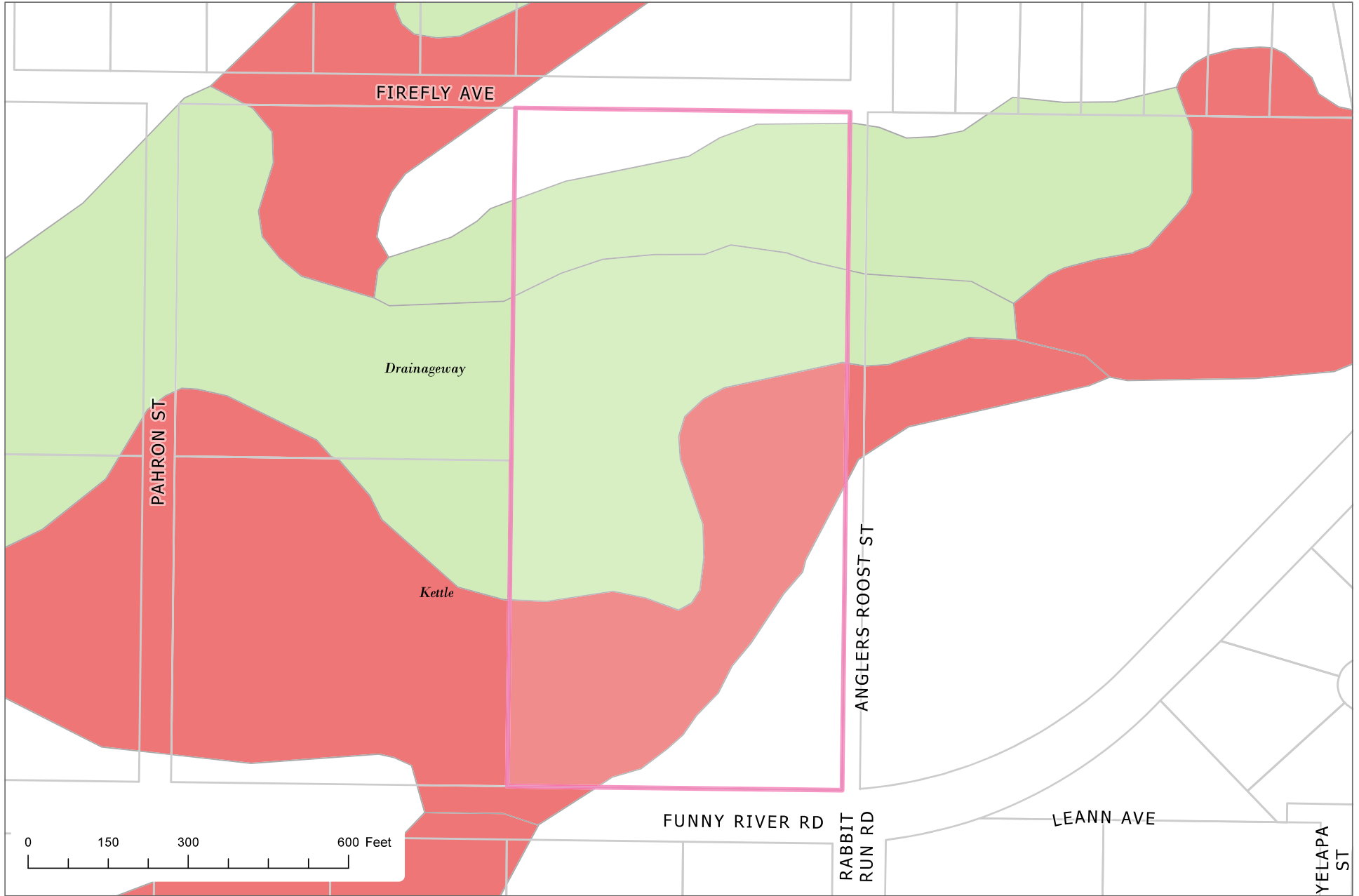
A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT

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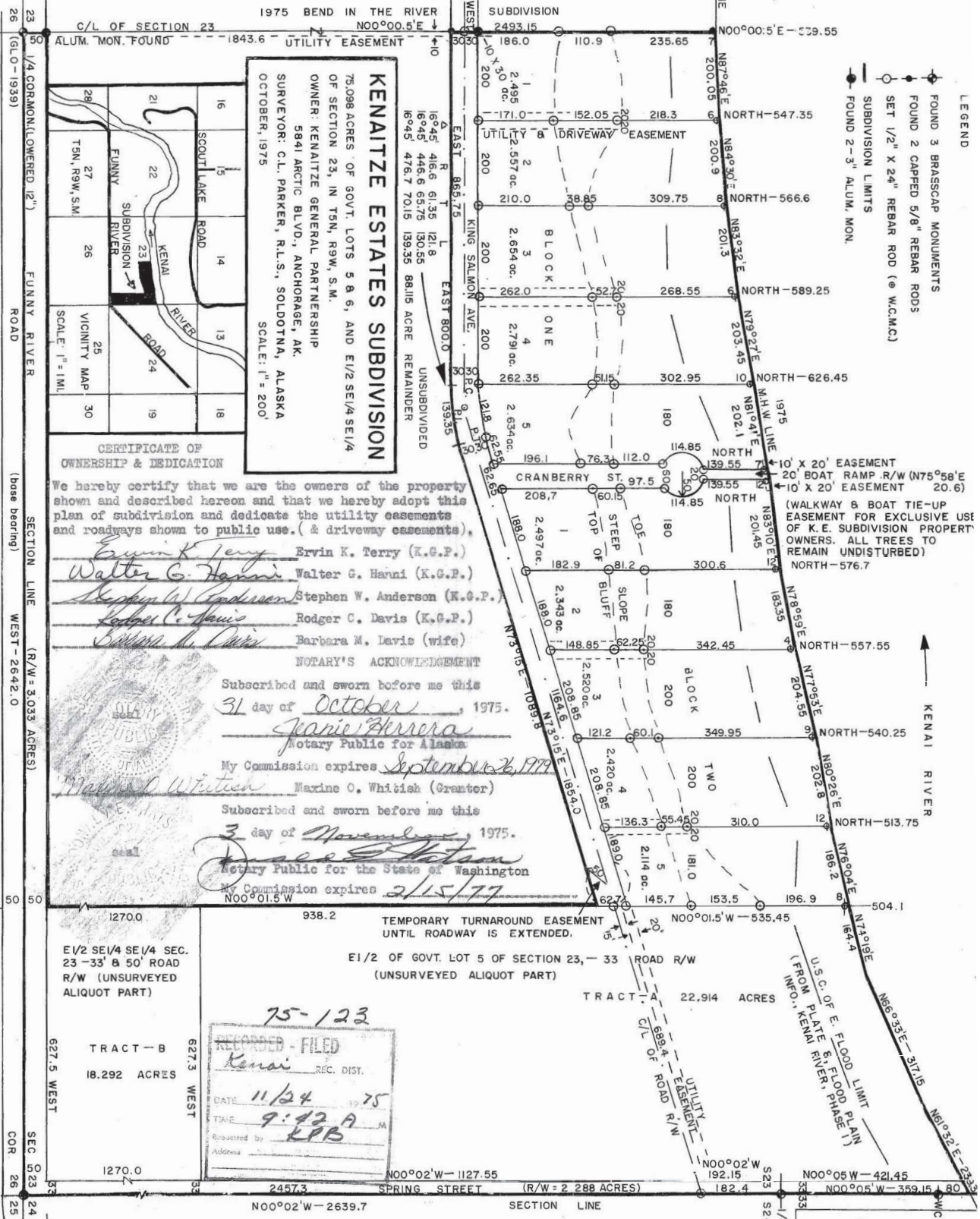


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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NOTES: 1. THE FIRST FLOOR OF ANY BUILDING SHALL BE CONSTRUCTED THREE (3) FEET ABOVE THE U.S. CORPS OF ENGINEERS FLOOD LEVEL.  
 2. MINIMUM BUILDING SETBACK FROM ALL STREET PROPERTY LINES IS 20 FEET.



**KENAITEZ ESTATES SUBDIVISION**  
 75.098 ACRES OF GOVT. LOTS 5 & 6, AND E1/2 SE1/4 SE1/4 OF SECTION 23, IN T5N, R9W, S.M.  
 OWNER: KENAITEZ GENERAL PARTNERSHIP  
 5841 ARCTIC BLVD., ANCHORAGE, AK  
 SURVEYOR: C.L. PARKER, R.L.S., SOLDOTNA, ALASKA  
 OCTOBER, 1975  
 SCALE: 1" = 200'

**CERTIFICATE OF OWNERSHIP & DEDICATION**

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision and dedicate the utility easements and roadways shown to public use. (& driveway easements),

*Ervin K. Terry* Ervin K. Terry (K.G.P.)  
*Walter G. Hanni* Walter G. Hanni (K.G.P.)  
*Stephen W. Anderson* Stephen W. Anderson (K.G.P.)  
*Roder C. Davis* Roder C. Davis (K.G.P.)  
*Barbara M. Davis* Barbara M. Davis (wife)

**NOTARY'S ACKNOWLEDGEMENT**

Subscribed and sworn before me this 31 day of October, 1975.  
*Janie Herrera*  
 Notary Public for Alaska

My Commission expires September 26, 1977  
*Maxine O. Whitish* Maxine O. Whitish (Grantor)

Subscribed and sworn before me this 3 day of November, 1975.  
*James H. Wilson*  
 Notary Public for the State of Washington  
 My Commission expires 2/15/77

E1/2 SE1/4 SE1/4 SEC. 23 - 33' & 50' ROAD R/W (UNSURVEYED ALIQUOT PART)

TEMPORARY TURNAROUND EASEMENT UNTIL ROADWAY IS EXTENDED.  
 E1/2 OF GOVT. LOT 5 OF SECTION 23, - 33 ROAD R/W (UNSURVEYED ALIQUOT PART)

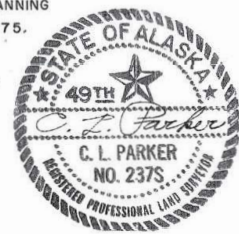
TRACT - B  
 18.292 ACRES

75-123  
 RECORDED - FILED  
 Kenai REC. DIST.  
 DATE 11/24 1975  
 TIME 9:12 A.M.  
 Requested by KPB  
 Address

UNSUBDIVIDED 80 ACRES  
 PLAT APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION THIS 20 DAY OF October, 1975.

*Thomas E. Selman*  
 MAYOR

SURVEY CREW: GORLAC, MESNER, LUPTON  
 DRAWN BY: SUE PINK



- LEGEND**
- FOUND 3 BRASSCAP MONUMENTS
  - FOUND 2 CAPPED 5/8" REBAR RODS
  - SET 1/2" X 24" REBAR ROD (@ W.C.M.C.)
  - SUBDIVISION LIMITS
  - FOUND 2-3" ALUM. MON.

10' X 20' EASEMENT  
 20' BOAT RAMP R/W (N75°58'E 20.6)  
 10' X 20' EASEMENT  
 (WALKWAY & BOAT TIE-UP EASEMENT FOR EXCLUSIVE USE OF K.E. SUBDIVISION PROPERTY OWNERS. ALL TREES TO REMAIN UNDISTURBED)

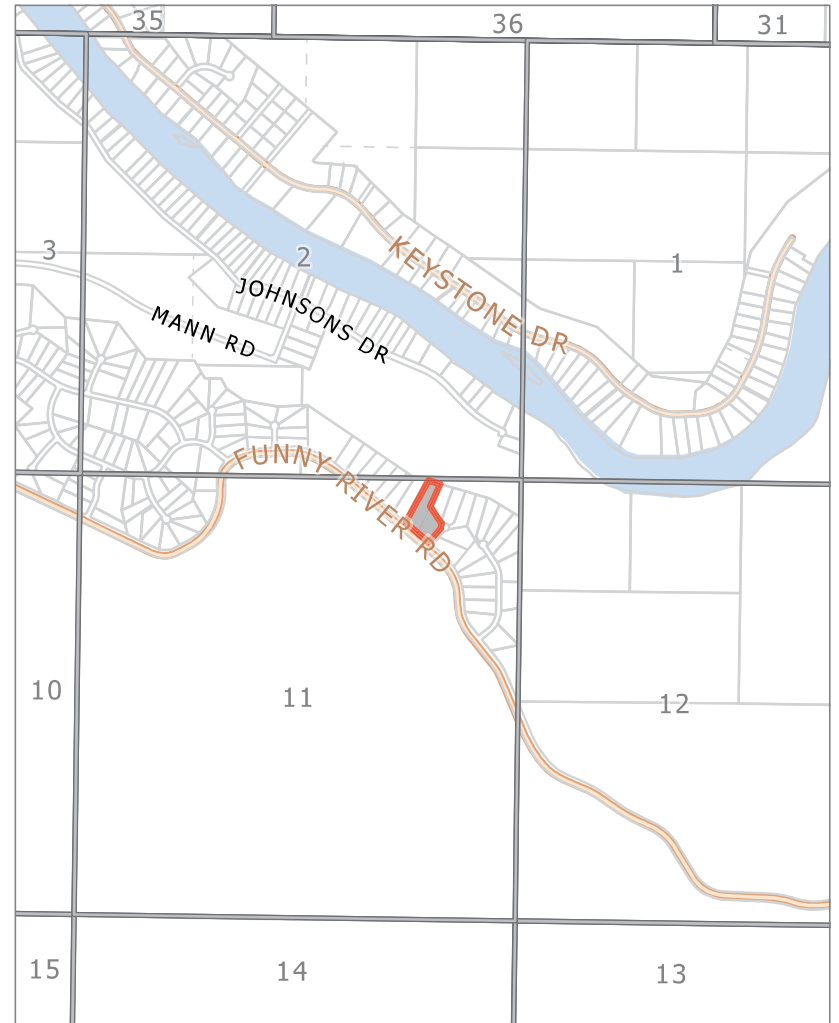
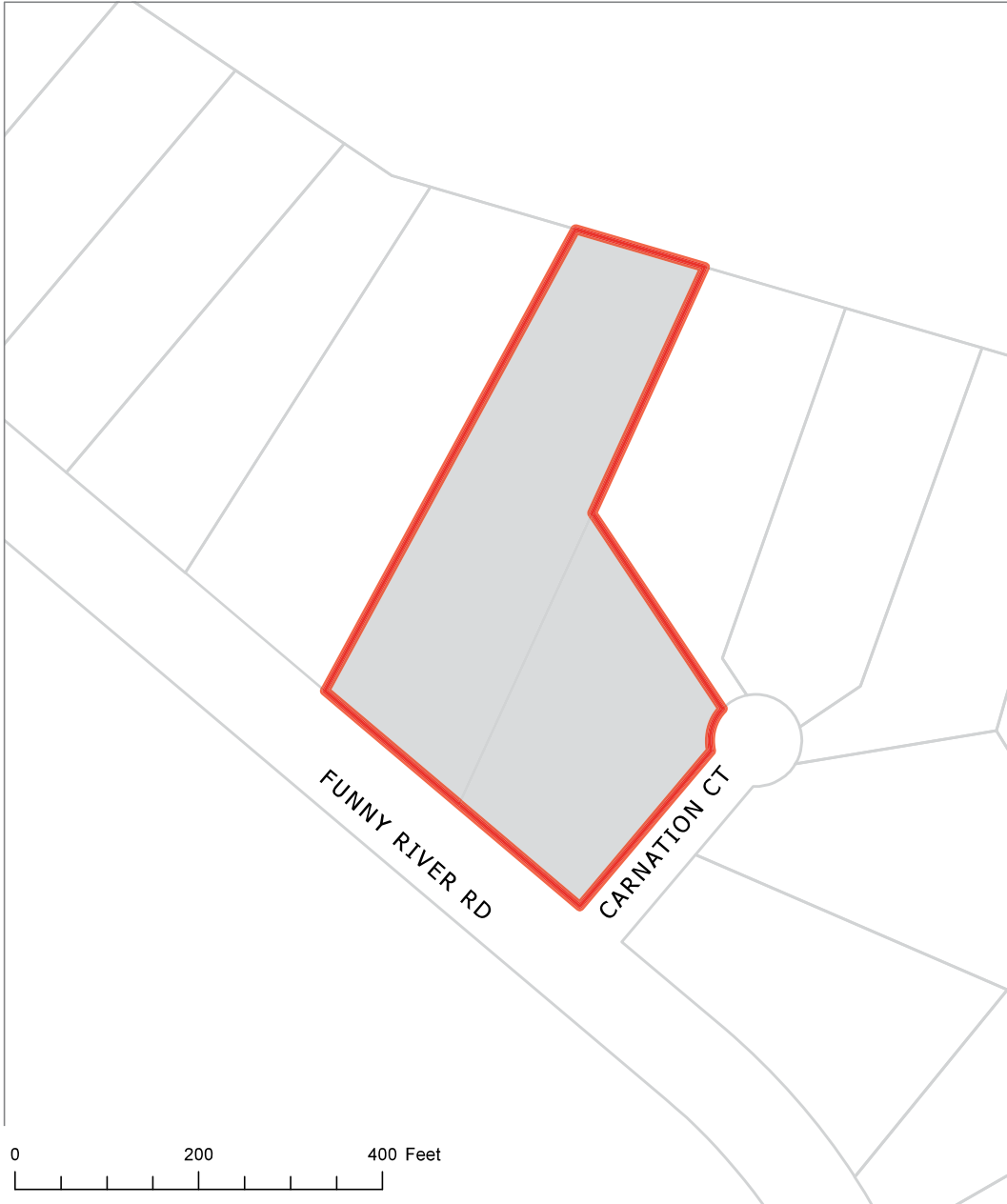
26 23 50 50 50 26 25  
 1/4 CORNER LOWERED 12"  
 FUNNY RIVER ROAD  
 SECTION LINE (R/W = 3.033 ACRES)  
 WEST - 2642.0  
 COR 523 24 FOUND 3/4" ROD BURIED 12"  
 25 SET ALUM. MON 12" DEEP

M.H.W. LINE 1975  
 N87°45'E 200.05  
 N84°30'E 200.9  
 N83°02'E 201.3  
 N79°27'E 203.45  
 N81°02'E 202.1  
 N83°10'E 204.45  
 N78°59'E 183.35  
 N71°55'E 204.55  
 N80°26'E 202.8  
 N76°04'E 186.2  
 N74°05'E 184.4  
 N60°33'E - 317.15  
 N61°32'E - 233.3  
 W.C.M.C. (G.L.O. - 1929)  
 RIVER BEND RIDGE SUBDIVISION 1974  
 U.S.C. OF E. FLOOD LIMIT (FROM PLATE 5, FLOOD PLAN INFO. KENAI RIVER, PHASE I)

# **E. NEW BUSINESS**

- 2. Moose Range Meadows 2024 Replat; KPB File 2024-059  
Johnson Surveying / Bahr  
Location: Funny River Road & Carnation Court  
Funny River Area**



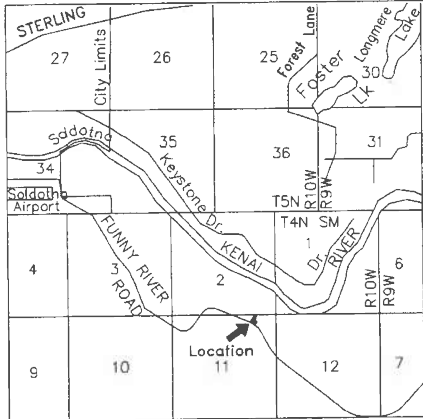


KPB File 2024-059  
 T 04N R 10W SEC 11  
 Funny River

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VICINITY MAP 1" = 1.25 miles

# Moose Range Meadows, 2024 Replat Preliminary Plat

A replat of Lots 9 & 10 Moose Range Meadows 2014 Addition, Amended, KR D 2015-5.  
 Located in the NE1/4 Section 11, T4N R10W, SM, Alaska  
 Kenai Recording District Kenai Peninsula Borough

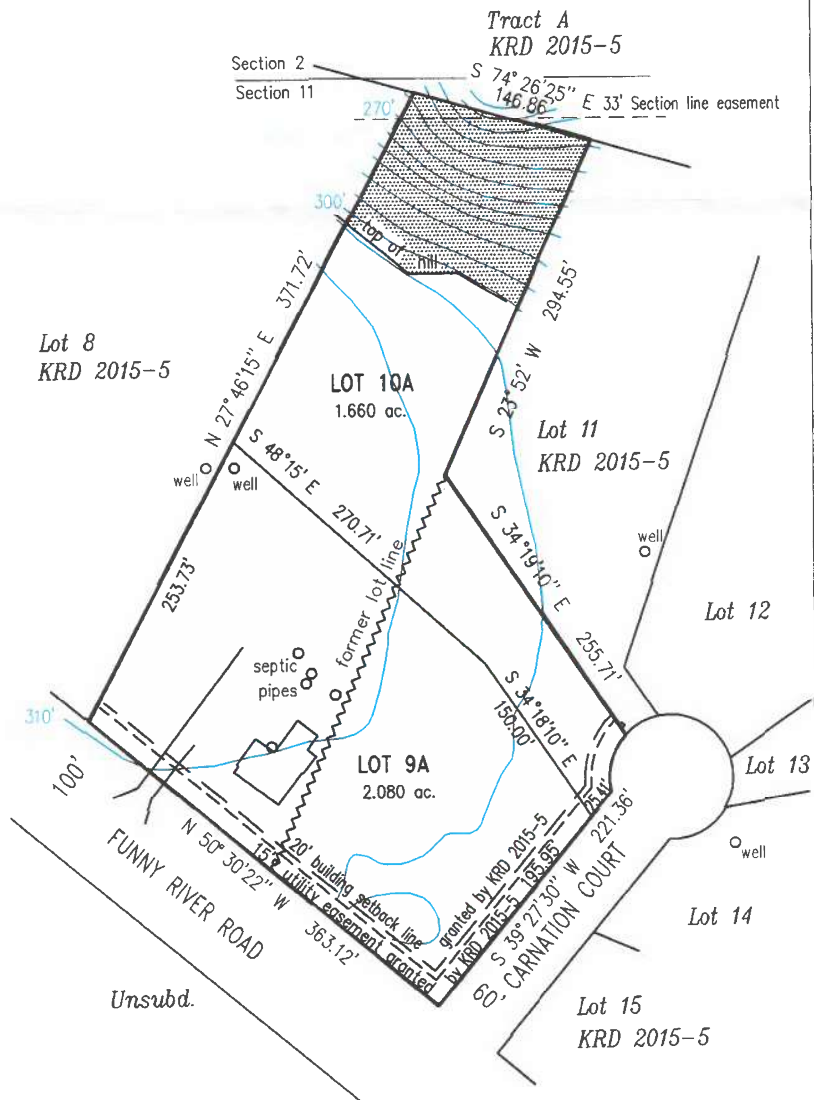
Prepared for  
 Joseph S & Elisabeth A Bahr  
 P.O. Box 3497  
 Soldotna, AK 99669

Prepared by  
 Johnson Surveying  
 P.O. Box 27  
 Clam Gulch, Ak 99568  
 (907) 262-5772

SCALE 1" = 100' AREA = 3.740 13 May, 2024

## NOTES

1. Granted by KR D 2015-5, a building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Also granted by KR D 2015-5 front 15' of building setback is also a utility easement.
2. 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.
3. No access to state maintained ROWs permitted unless approved by the State of Alaska Department of Transportation.
4. No structures permitted within the panhandle portion of the flag lot.
5. Contour interval 5'. Shaded area indicates grade of 25%. there are no wet areas on the property.



**KPB 2024-059**

AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT  
MOOSE RANGE MEADOWS 2024 REPLAT**

<b>KPB File No.</b>	2024-059
<b>Plat Committee Meeting:</b>	June 24, 2024
<b>Applicant / Owner:</b>	Joseph & Elizabeth Bahr of Soldotna Alaska
<b>Surveyor:</b>	Jerry Johnson of Johnson Surveying
<b>General Location:</b>	Funny River Rd in the Kenai National Wildlife Refuge, Funny River APC

<b>Parent Parcel No.:</b>	135-012-53 & 135-012-54
<b>Legal Description:</b>	Lots 9 & 10 Moose Range Meadows 2014 Addition, Amended KRD 2015-5
<b>Assessing Use:</b>	Vacant & Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will combine two lots of 2.301 and 1.439 acres together and reconfigure them into two lots of 1.660 and 2.080 acres.

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

Legal access is along Funny River Rd, a 100-foot dedication. On the southeastern side of the plat is Carnation Ct, a 60-foot dedicated cul-de-sac. Funny River Rd is accessed from the Sterling Highway at milepost 96.

There will be no right-of-way vacation or dedication with this plat.

The plat is affected by a 33 foot section line easement in the northerly corner of proposed Lot 10A.

Block length is not compliant from Wik Cir to Carnation Ct.; however, no dedication in this plat could relieve the block length due to the steep hill on the north and close proximity to Carnation Ct. **Staff recommends:** The Plat Committee concur an exception is not needed due to the two listed conditions.

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 on proposed Lot 9A along with a septic system and well according to the plat drawing. The new lot configuration looks to be adjusting the lines to fix the structure from being too close to the previous joint lot line of lot 9 & 10.

There is a steep area indicated in the north portion of the plat located on Lot 10A. The contours can be removed for the final and the shaded portion of the steep area can be left on the final drawing.

There are no wetlands on the property and the River Center review did not identify the plat to be located on a FEMA designated flood hazard area or a Borough habitat protection district.

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 plat is a resubdivision of two lots of Moose Range Meadows 2014 Addition, Amended KRD 2015-5. This plat is realigning the lot lines between Lots 9 and 10 of the parent plat to better fit with the house as shown on the preliminary drawing.

The plat name needs to be changed or revised as the extension “2024 Replat” is too similar to a previously approved nearby subdivision having the extension “2024 Addition”.

A soils report will not be required as the parent plat was approved and is on file at KPB Planning Department. The appropriate plat note should be applied to the final plat.

Notice of the proposed plat was mailed to the beneficial interest holder on June 4, 2024. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

Funny River Advisory Planning Commission minutes for the June 5, 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**

There is a 10-foot utility easement along the northeastern side of Funny River Rd, as recorded in Book 559, Page 341 KRD, that needs to be depicted on the drawing with the addition of a plat note.

From the parent plat, KRD 2015-5, note 4, there is a 15-foot utility easement along the rights-of-way that is shown on the drawing and the correct note appears to be on the plat as well.

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	HEA Reviewed, No comments
ENSTAR	ENSTAR Natural Gas Company has reviewed the preliminary plat and has no comments or recommendations.

ACS	Alaska Communications has no objections.
GCI	
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

**KPB department / agency review:**

Addressing	<p>Reviewer: Leavitt, Rhealyn  Affected Addresses:  44018 FUNNY RIVER RD</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:  CARNATION CT, FUNNY RIVER RD</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:  44018 FUNNY RIVER RD WILL REMAIN WITH LOT 9A</p>
Code Compliance	<p>Reviewer: Ogren, Eric  Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan  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>
Assessing	<p>Reviewer: Windsor, Heather  Comments: No comment</p>

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

The well, septic pipes, and house structure can be removed from the final drawing.  
Overall distance on westerly line is off by 200 feet, should be 571.72'.  
Curve data needs to be added along Carnation Ct.

**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:**

- Need new plat name - too similar to previously approved plat. Maybe change "2024 Replat" to "Bahr Replat".
- Add KPB No 2024-059 to Title Block.
- Change the owners' names in Title Block to Joseph Steven & Elisabeth Ann Bahr to match the Certificate to Plat.
- Add a comma in the legal description after T4N.

- 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:**

Show the section line easement on the north side on the section line.

- 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:**

There is an extra "Dr" along Keystone Dr. in the vicinity map.

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

**Staff recommendation:**

Possible driveway encroachment from Lot 11 onto proposed Lot 10A, surveyor should note when doing field survey if there is actually an issue.

**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.

20.60.180. Plat notes.

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Carry forward any appropriate existing plat notes from the parent plat.

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**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: 20.25.120. - REVIEW AND APPEAL.**

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**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.**

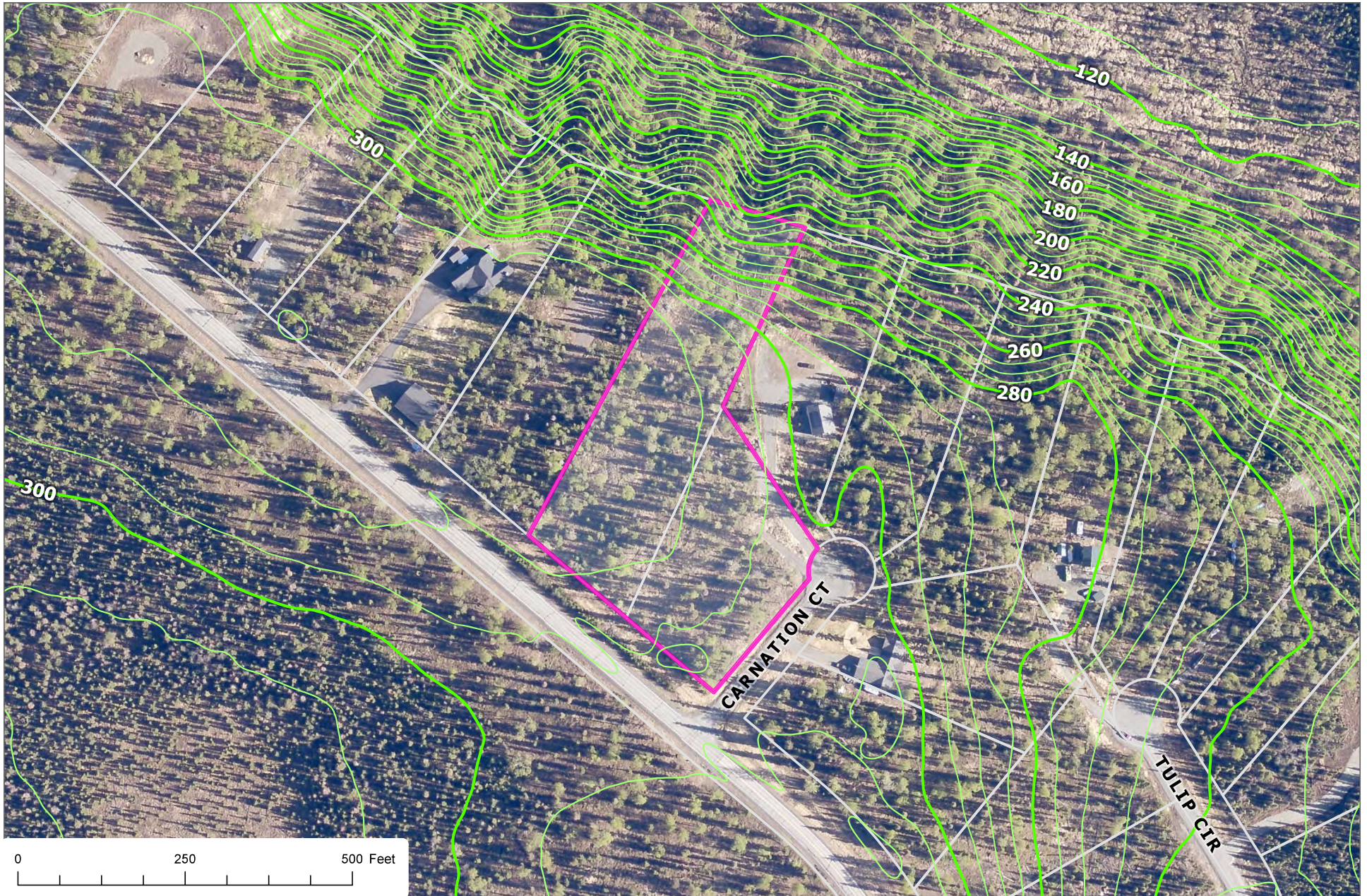
**END OF STAFF REPORT**

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NOTARY'S ACKNOWLEDGMENT

FOR PENNY CARTY ACKNOWLEDGE BEFORE ME THIS 17th DAY OF Dec. 2014

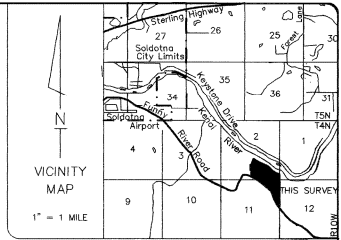
Notary Public for Alaska My Commission Expires 10/31/17



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT SALAMATOF NATIVE ASSOCIATION INC., IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF SALAMATOF NATIVE ASSOCIATION, INC., I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Penny Carty, President and C.E.O. Salamatof Native Association Inc. PO Box 2682 Kenai, AK 99611



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF November 24, 2014

KENAI PENINSULA BOROUGH

Maya Burt, AUTHORIZED OFFICIAL

NORTH

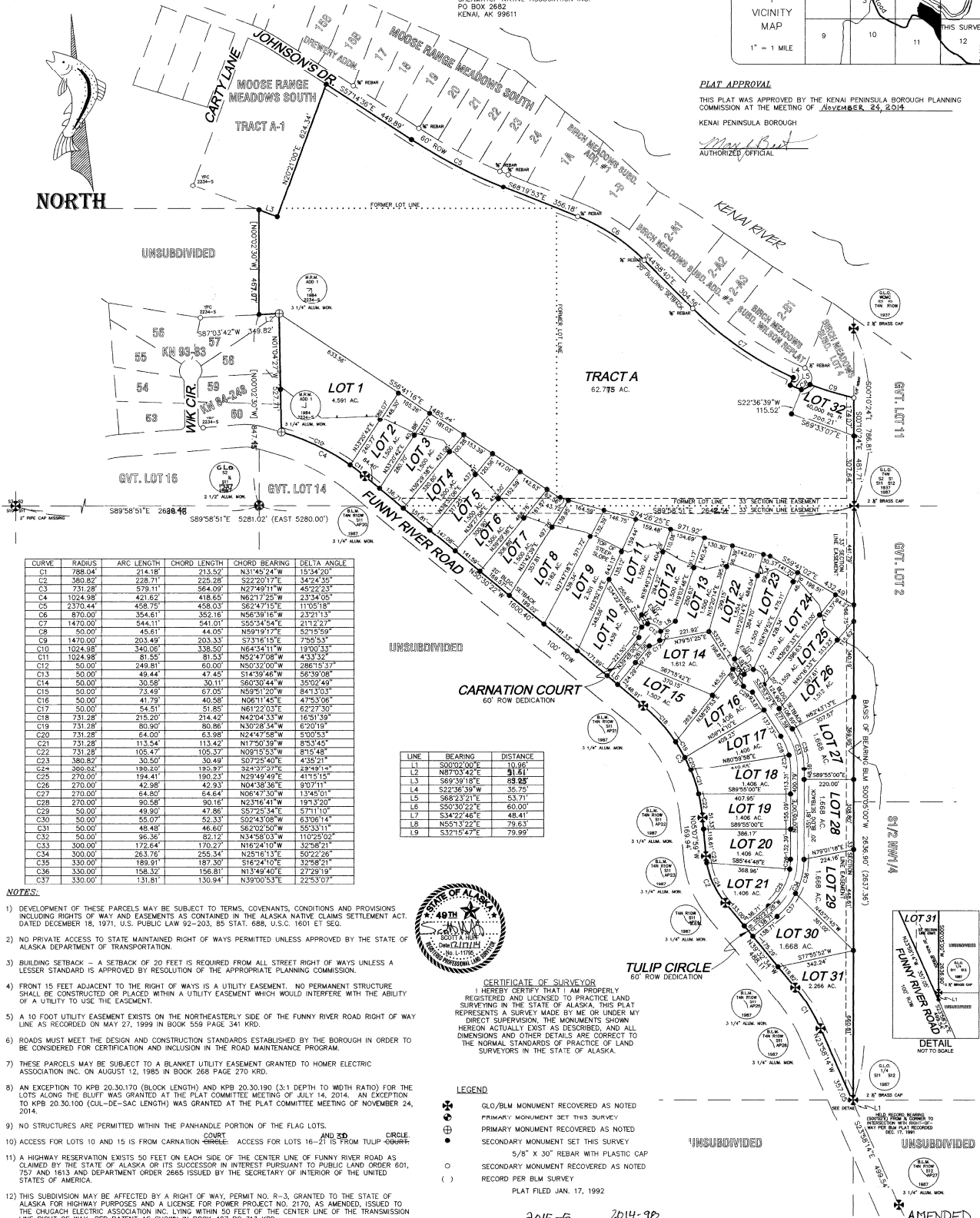


Table with 5 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. It lists curve data for lots 1 through 31.

Table with 3 columns: LINE, BEARING, DISTANCE. It lists line data for lots 1 through 31.

NOTES:

- 1) DEVELOPMENT OF THESE PARCELS MAY BE SUBJECT TO TERMS, COVENANTS, CONDITIONS AND PROVISIONS INCLUDING RIGHTS OF WAY AND EASEMENTS AS CONTAINED IN THE ALASKA NATIVE CLAIMS SETTLEMENT ACT...
2) NO PRIVATE ACCESS TO STATE MAINTAINED RIGHT OF WAYS PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA...
3) BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHT OF WAYS UNLESS A LESSER STANDARD IS APPROVED...
4) FRONT 15 FEET ADJACENT TO THE RIGHT OF WAYS IS A UTILITY EASEMENT...
5) A 10 FOOT UTILITY EASEMENT EXISTS ON THE NORTHEASTERLY SIDE OF THE FUNNY RIVER ROAD...
6) ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM...
7) THESE PARCELS MAY BE SUBJECT TO A BLANKET UTILITY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION INC. ON AUGUST 12, 1985 IN BOOK 268 PAGE 270 KRD...
8) AN EXCEPTION TO KPB 20.30.170 (BLOCK LENGTH) AND KPB 20.30.190 (3:1 DEPTH TO WIDTH RATIO) FOR THE LOTS ALONG THE BLUFF WAS GRANTED AT THE PLAT COMMITTEE MEETING OF JULY 14, 2014...
9) NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOTS...
10) ACCESS FOR LOTS 10 AND 15 IS FROM CARNATION COURT AND 30' AND 30' CIRCLE DRIVE...
11) A HIGHWAY RESERVATION EXISTS 50 FEET ON EACH SIDE OF THE CENTER LINE OF FUNNY RIVER ROAD...
12) THIS SUBDIVISION MAY BE AFFECTED BY A RIGHT OF WAY, PERMIT NO. R-3, GRANTED TO THE STATE OF ALASKA FOR HIGHWAY PURPOSES...
13) WASTEWATER DISPOSAL: LOT 1 AND TRACT A - THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR A NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS...



CERTIFICATE OF SURVEYOR

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 TO THE NORMAL STANDARDS OF PRACTICE OF LAND SURVEYORS IN THE STATE OF ALASKA.

LEGEND

- GLO/BLM MONUMENT RECOVERED AS NOTED
PRIMARY MONUMENT RECOVERED AS NOTED
PRIMARY MONUMENT SET THIS SURVEY
5/8" X 3/8" REBAR WITH PLASTIC CAP
SECONDARY MONUMENT RECOVERED AS NOTED
RECORD PER BLM SURVEY

Administrative stamps including '2015-5 Plat # Kenai', '2014-98 Plat # Kenai', and 'KPB FILE NO. 2014-081'.

INTEGRITY SURVEYS INC.

820 SET NET DRIVE KENAI, AK 99611
PHONE - (907) 283-3047
FAX - (907) 283-3071
SURVEYORS PLANNERS
JOB NO: 214077 DRAWN: OCT. 29, 2014 SH
SURVEYED: AUG-OCT. 2014 SCALE: 1" = 200'
FIELD BK: 2014-8 PG. 1-10 FILE: 214077 FP.DWG

Moose Range Meadows 2014 Addition. A subdivision of a portion of new section 11 lying north of Funny River Road and Government Lots 10, 12 and 17 of section 2... EXCLUDING MOOSE RANGE MEADOWS SOUTH ADDITION 1 (84-248 KRD), MOOSE RANGE MEADOWS SOUTH AMENDED (85-40 KRD), MOOSE RANGE MEADOWS SOUTH ADDITION 1 1993 REPLAT (93-83 KRD), BIRCH MEADOWS SUBD. (97-36 KRD), BIRCH MEADOWS SUBD. ADDN. NO. 1 (2002-106 KRD), BIRCH MEADOWS SUBD. ADDN. NO. 2 (2010-44 KRD), MOOSE RANGE MEADOWS SOUTH DREWERY ADDN. (2013-62 KRD) AND BIRCH MEADOWS SUBD. WILSON REPLAT (2013-92 KRD)

ENGINEER: [Signature] LICENSE # 8300 DATE: 12-17-14

Kenai 2015-5

INTEGRITY SURVEYS INC.  
820 Set Net Drive  
Kenai, AK 99611

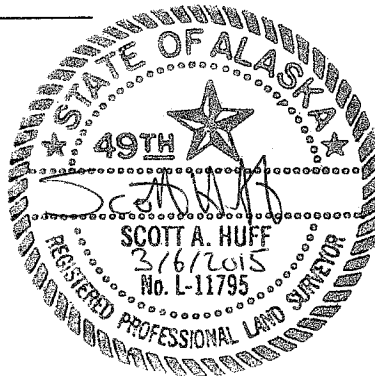
MOOSE RANGE MEADOWS  
2014 ADDITION

The above referenced subdivision plat, as filed in the Kenai Recording Office under plat file number 2014-98 has been revised as follows:

The monument information for the 1/4 corner has been updated. Accordingly the distances from this monument were updated as well as the length of L2 and L3. The area for Tract A was corrected. Set rebar symbols were added to the end points on the north side of Lots 1-9, 11-13, and 22-26.

The above revision constitutes the sole change to the plat, aside from its notation in the revision block on the plat. The above revision does not affect any valid existing rights. I am therefore submitting this plat for refiling as corrected.

Date: 3/6/2015



# **DESK PACKET**

**(MATERIALS SUBMITTED AFTER MEETING PACKET PUBLICATION)**

## **E. NEW BUSINESS**

- 2. Moose Range Meadows 2024 Replat; KPB File 2024-059  
Johnson Surveying / Bahr  
Location: Funny River Road & Carnation Court  
Funny River Area**

**From:** [Roger Phillips](#)  
**To:** [Planning Dept.](#)  
**Subject:** <EXTERNAL-SENDER>KPB File No. 2024-059  
**Date:** Wednesday, June 19, 2024 7:29:56 AM

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**CAUTION:** This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

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Attn: Beverly Carpenter

This letter is in reference to proposed replat of Lot 9 and Lot 10 of Moose Range Meadows and noted as KPB File No. 2024-059 scheduled for public hearing on June 24, 2024.

I am the owner of Lot 8 in the subdivision, adjacent and west of Lot 9. There are two concerns I have regarding the proposed replat.

The first concern is what I assume is a clerical error. The replat document dimension for the length of the lot line between Lot 8 and Lot 9A is depicted as 253.73'. The document dimension for the length between Lot 8 and Lot 10A is depicted as 372.72'. Those two dimensions combined would total a combined length of 626.45'. The length of the existing lot line separating existing Lot 8 and existing Lot 9 is 571.72'.

The second concern is the ability for the proposed Lot 10A to accommodate a wastewater disposal system that would be in compliance with Chapter 20.40 Wastewater Disposal of the KPB Code of Ordinances and regulations set forth by AKDEC. Our well providing domestic drinking water is located in close proximity to both of the proposed lots. I obviously want to ensure the safety and protection of that well.

Respectfully,

A Roger Phillips  
5501 E 142<sup>nd</sup>  
Anchorage, Ak 99516  
907-953-4663