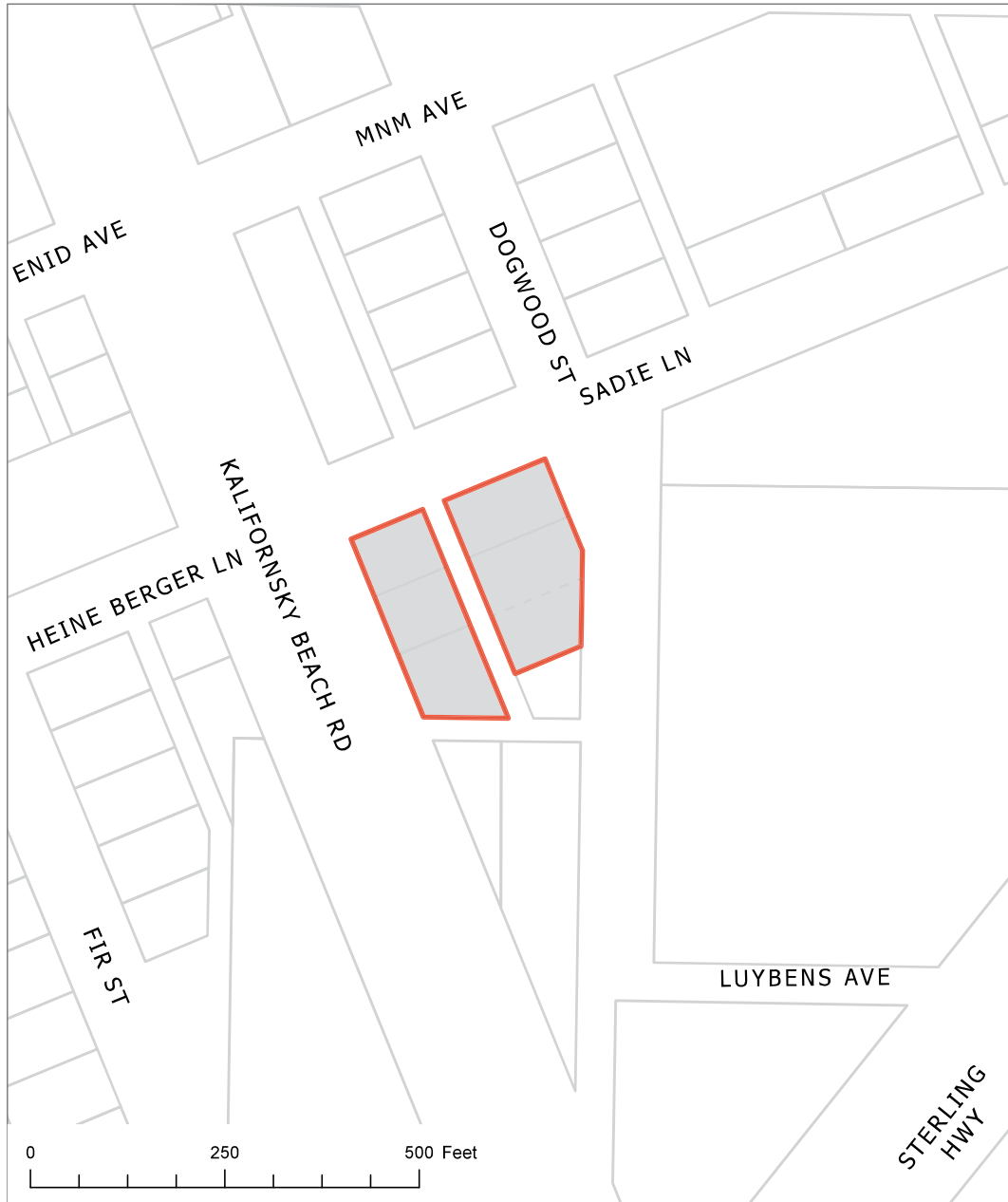


# **E. NEW BUSINESS**

- 1. US Survey 3564; KPB File 2023-141  
McLane Consulting Group / Zimmerman  
Location: Kalifornsky Beach Road  
Kasilof Area**



KPB File 2023-141  
T 35N R 11W SEC 30  
Kasilof

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.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

PAUL ZIMMERMAN aka PAUL C. ZIMMERMAN  
PO BOX 414, KASLOF, AK 99610

MARCIA ZIMMERMAN aka MARCIA C. ZIMMERMAN  
PO BOX 414, KASLOF, AK 99610

**NOTARY'S ACKNOWLEDGEMENT**

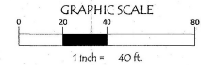
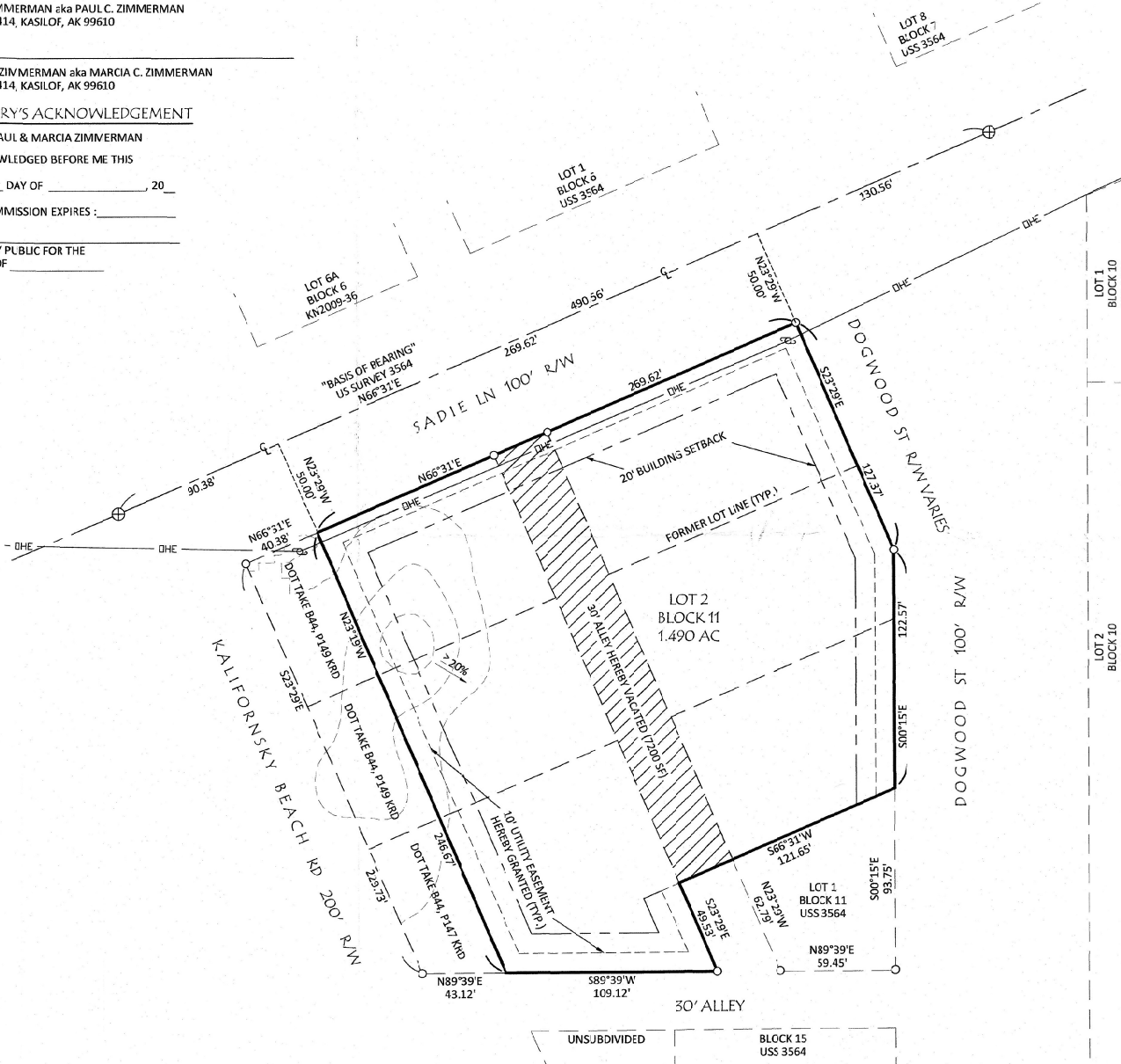
FOR: PAUL & MARCIA ZIMMERMAN

ACKNOWLEDGED BEFORE ME THIS

DAY OF \_\_\_\_\_, 20\_\_

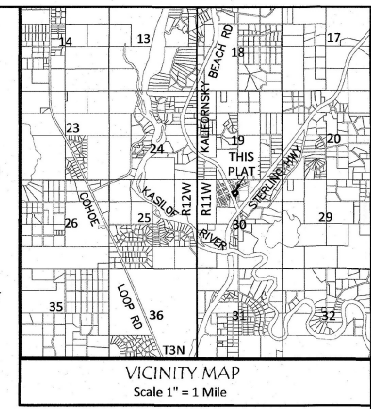
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR THE  
STATE OF \_\_\_\_\_



**LEGEND**

- ⊕ RECORD BRASS TABLET
- RECCRD BATHEY MONUMENT
- ⊕ POWER POLE
- OVERHEAD ELECTRIC
- ~ CONTOUR INTERVAL = 4'



**NOTES**

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80. BUILDING SETBACK- A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10 FEET ADJOINING DEDICATED RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT HEREBY GRANTED.
3. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
4. NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
5. THIS PLAT WAS PREPARED FROM DATA OF RECORD (US SURVEY 3564). NO ADDITIONAL FIELD SURVEY WAS PERFORMED THIS DATE.
6. KALIFORNISKY BEACH ROAD EASEMENT RESERVED BY PUBLIC LAND ORDER NO.601 DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER NO.757 DATED OCTOBER 10, 1959, PUBLIC LAND ORDER NO.1613 DATED APRIL 7, 1958 AND DEPARTMENT OF THE INTERIOR ORDER NO.2665 DATED OCTOBER 16, 1951 AMENDMENT NO.1 DATED JULY 17, 1952 AND AMENDMENT NO.2 DATED SEPTEMBER 15, 1956 FILED IN THE FEDERAL REGISTER.
7. THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
  - 8.1. AN ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON OCTOBER 31, 1968 IN MISC. BOOK 33, PAGE 173, KENAI RECORDING DISTRICT, LOCATION NOT DEFINED.

**WASTEWATER DISPOSAL**

WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



<b>Plat #</b>	
Rec Dist	_____
Date	_____ 20__
Time	_____ M

**US SURVEY 3564 REPLAT**  
 REPLAT OF LOTS 2 THRU 7 BLOCK 11 US SURVEY 3564 AND THE ASSOCIATED 30' ALLEYWAY VACATION  
 PAUL ZIMMERMAN MARCIA ZIMMERMAN  
 PO BOX 414 PO BOX 414  
 KASLOF, AK 99610 KASLOF, AK 99610  
 1.490 AC. M/L SITUATED IN THE NW1/4 OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.



KPB FILE NO. 2023-141V  
 PROJECT NO. 242002

**PLAT APPROVAL**

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

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

SCALE: 1" = 40' DATE: DEC 2023 DRAWN BY: JAM

**KPB 2023-141**

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT  
US SURVEY 3564 REPLAT**

<b>KPB File No.</b>	2024-141
<b>Plat Committee Meeting:</b>	February 12, 2024
<b>Applicant / Owner:</b>	Paul and Marcia Zimmerman of Kasilof
<b>Surveyor:</b>	James Hall / McLane Consulting LLC
<b>General Location:</b>	Kalifornsky Beach Rd and Sadie Lane in Kasilof

<b>Parent Parcel No.:</b>	133-130-21, 133-130-07, 133-130-01, 133-130-02 & 133-130-03
<b>Legal Description:</b>	Lots 2 – 7 Block 11 US Survey No 3564 Alaska Townsite of Kasilof KN 3564 SEC 30 T 3N R 11W & Vacated 30' Alley Adj to Lots 2-4
<b>Assessing Use:</b>	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 6 lots and a vacation of alley into 1 lots in size of 1.490 acres. This plat is finalizing a vacation that was approved by the Planning Commission on January 8, 2024 and the KPB Assembly gave consent to the vacation on January 16, 2024.

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

Current access is by Kalifornsky Beach Rd a 200 foot right-of-way is on the westerly side of the lots, which is constructed. Sadie Ln a 100 foot right-of-way is on the north side of the block is also constructed. On the east is Dogwood St a varied width right-of-way, which is unconstructed. To the south is an unconstructed 30 foot alley.

No new dedication is proposed with this vacation as the block is surrounded by dedicated roads. A new dedication is not necessary.

The block length is compliant with Kalifornsky Beach Rd, Sadie Ln, and Dogwood St creating a compliant block.

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Griebel, Scott Comments: No RSA comments
SOA DOT comments	The ROW of Kalifornsky Beach Road appears to be shown correctly

**Site Investigation:**

There are no steep areas on the property and the land is relatively flat across the plat.

There are no wetlands identified on the property.

The property is identified as being in a Flood Insurance Rate Map (FIRM) area designated flood zone labeled as Zone D. Drawing shall contain the following note:

**FLOOD HAZARD NOTICE:**

Some or all of the property shown on this plat has been designated by FEMA or the Kenai Peninsula Borough Seward Mapped Flood Data Area as a flood hazard area district as of the date this plat is recorded with the district recorder's office. Prior to development, the Kenai Peninsula Borough floodplain

administrator should be contacted for current information and regulations. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code.

KPB River Center review	<p>See attachments</p> <p>A. Floodplain</p> <p>Reviewer: Hindman, Julie  Floodplain Status: IS in flood hazard area  Comments: Flood Zone: D  Map Panel: 02122C-0860E  In Floodway: False  Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan  Habitat Protection District Status: Is NOT within HPD  Comments: No comments</p> <p>C. State Parks</p> <p>Reviewer:  Comments:</p>
State of Alaska Fish and Game	

**Staff Analysis**

The subdivision is located in the Townsite of Kasilof surveyed as US Survey 3564. Previously the land had been aliquot parcel in Section 30 Township 3 North Range 11 West SM Alaska. The subdivision is located in Block 11 of the US Survey 3564 and will be combining 6 lots and the vacation of the 30 foot alley running the length between the lots into one large lot.

The 20' building setback line needs to be extended east across the alley on the south end of the lot.

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

Notice of the proposed plat was mailed to the beneficial interest holder on January 10, 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.

The property is not within an advisory planning commission area.

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

There appears to be a possible encroachment on the south line near Lot 1 to line or building setbacks and utility easement. **Staff recommends:** the surveyor verify the location of the structure and either show the location to the lot line on the drawing or give a written report to staff.

**Utility Easements**

No additional easements have been requested. The 10' utility easement needs to be extended across the alley right of way to the east.

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	No comments
ENSTAR	No comments
ACS	
GCI	Approved as shown
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

**KPB department / agency review:**

Addressing	
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.  Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment
Advisory Planning Commission	

**STAFF RECOMMENDATIONS**

**CORRECTIONS / EDITS**

Change the KPB File No to 2023-141 in title block  
Label 30' alley between Lot 1 and portion of new lot 2A on drawing

**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.

- 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:**  
Adjust wording of Kalifornsky Beach Rd, Kalifornsky looks to be going up the section line
- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;  
**Staff recommendation:**  
New lot number should be unique from previous, make it Lot 2A

- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;  
**Staff recommendation:**  
 Contours can be removed and shade the areas of steep grade on final
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;  
**Staff recommendation:**  
 There looks to be an encroachment near the lot line with Lot 1 Block 11, surveyor should verify and give staff a report on the findings.

**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.

20.30.280. Floodplain requirements.

- A. All subdivision plats which are within areas where the floodplain has been identified by the Federal Emergency Management Agency (FEMA), and which involve 50 lots or five acres whichever is lesser, shall include the base flood elevation source.
- B. Any area of the subdivision within the floodplain, floodway or Seward Mapped Flood Data Area (SMFDA) is to be shown and labeled on the plat.
- C. All subdivisions which are wholly or partially located within flood hazard areas as defined by KPB 21.06.030 must comply with KPB 21.06.050 standards for Floodplain Management.
- D. All subdivisions or replats within the Flood Insurance Rate Map (FIRM) area or SMFDA, as amended, as defined by KPB 21.06.030, shall contain the following note:

**FLOOD HAZARD NOTICE:**

Some or all of the property shown on this plat has been designated by FEMA or the Kenai Peninsula Borough Seward Mapped Flood Data Area as a flood hazard area district as of the date this plat is recorded with the district recorder's office. Prior to development, the Kenai Peninsula Borough floodplain administrator should be contacted for current information and regulations. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code.

- E. All subdivisions or replats that include any portion of the mapped floodway shall contain the following note:

**FLOODWAY NOTICE:**

Portions of this subdivision are within the floodway. Pursuant to KPB Chapter 21.06, all development (including fill) in the floodway is prohibited unless certification by an engineer or architect is provided demonstrating that encroachments shall not result in any increases in flood levels during the occurrence of the base flood discharge. .

**Staff recommendation:** Any area of the subdivision within the floodplain, floodway or Seward Mapped Flood Data Area (SMFDA) is to be shown and labeled on the plat.



**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.

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#### 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.

20.60.110. Dimensional data required.

C. Any discrepancy between the survey and the record description, and the source of all information used in making the survey shall be indicated. When an inconsistency is found including a gap or overlap, excess or deficiency, erroneously located boundary lines or monuments, or when any doubt as to the location on the ground of the true boundary or property rights exists, the nature of the inconsistency shall be clearly shown on the drawing.

**Staff recommendation:** comply with 20.60.110.

**Record distance on west line is 246.66'**

20.60.160. Easements.

A. The plat shall clearly show the location, width, and use of all easements. The easements must be clearly labeled and identified and, if already of record, the recorded reference given. If public easements are being granted by the plat, they shall be properly set out in the owner's certification of dedication.

1. Special purpose easements being granted by the plat shall be clearly defined for allowed use. Special purpose easements may require a signed acceptance statement on the plat.

B. Private easements may not be granted on the plat.

**Staff recommendation:** comply with 20.60.160.

Easement listed in plat note 8.1 is located in lot 7 block 11 according to the description. Please modify appropriately.

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.

- "No access to state maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation."
- Add a note concerning the approval of the vacation of the 30' alley by the Planning Committee on January 8, 2024 and the Assembly on January 16, 2024.
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.

20.60.190. Certificates, statements, and signatures required.

**Staff recommendation:** comply with 20.60.190.

Add to the Plat Approval the date of February 12, 2024

**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.**

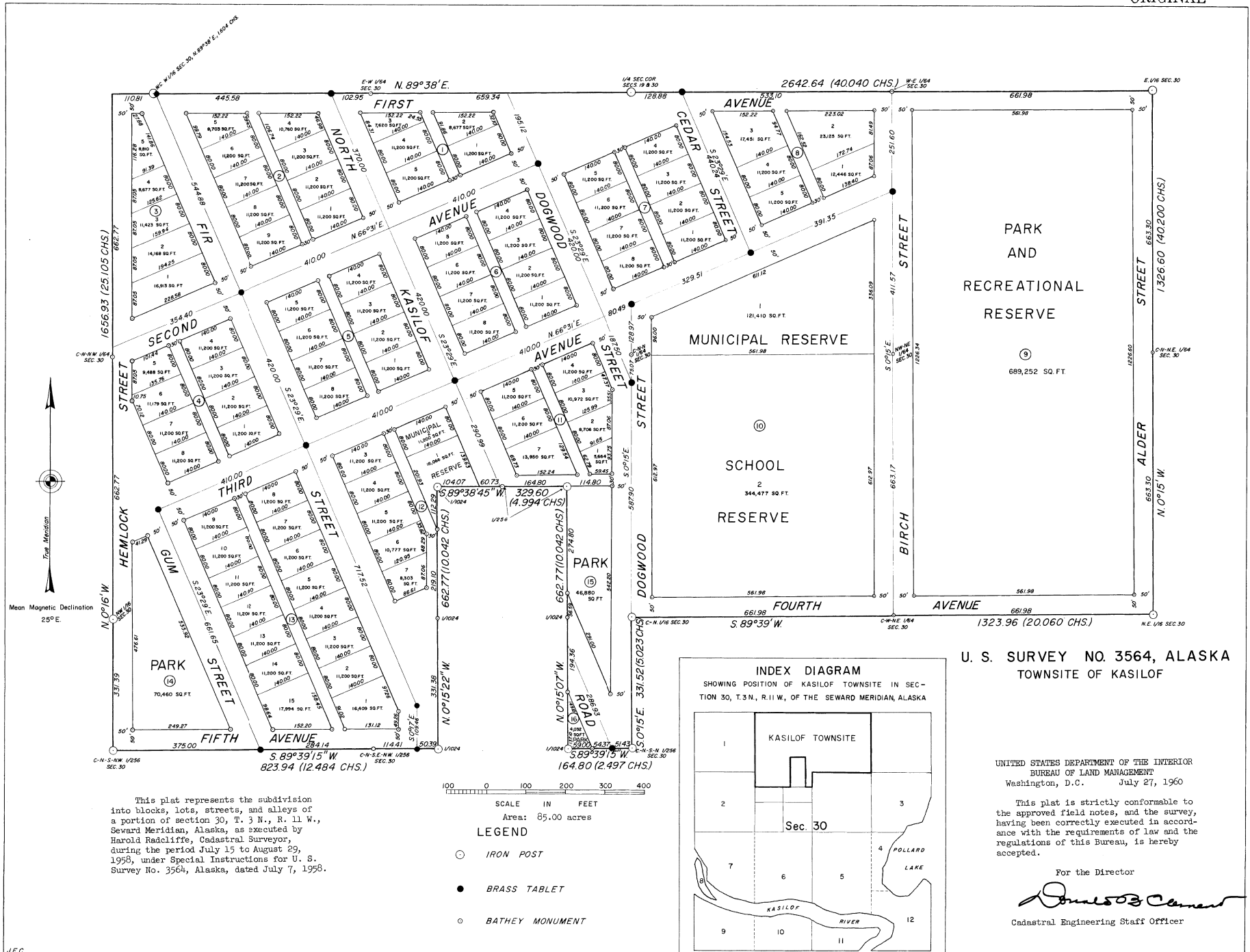
**A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.**

**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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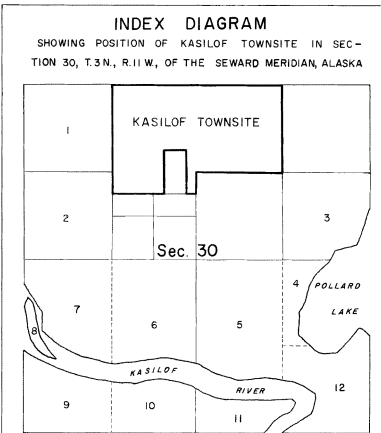


This plat represents the subdivision into blocks, lots, streets, and alleys of a portion of section 30, T. 3 N., R. 11 W., Seward Meridian, Alaska, as executed by Harold Radcliffe, Cadastral Surveyor, during the period July 15 to August 29, 1958, under Special Instructions for U. S. Survey No. 3564, Alaska, dated July 7, 1958.

SCALE IN FEET  
0 100 200 300 400

Area: 85.00 acres  
**LEGEND**

- IRON POST
- BRASS TABLET
- BATHEY MONUMENT



**U. S. SURVEY NO. 3564, ALASKA  
TOWNSITE OF KASILOF**

UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Washington, D.C. July 27, 1960

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director  
*Donald B. Clement*  
Cadastral Engineering Staff Officer

NOTE: Chain distance on line between NE 1/16 Sec.30 and E 1/16 Sec.30 should read (20,100 CHS.)  
Memo. 5.04b 5/19/61

SUPPLEMENTAL PLAT  
U. S. SURVEY  
No. 3564, ALASKA  
TOWNSITE OF KASLOF

This plat removes the following designations:

"Park and Recreational Reserve" from Block 9; "Municipal Reserve" from Block 10, Lot 1, and Block 12, Lots 1 and 2; "School Reserve" from Block 10, Lot 2; and "Park" from Blocks 14, 15, and 16.

This plat is based upon the plat accepted July 27, 1960, for U.S. Survey No. 3564, Alaska.

UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Anchorage, Alaska April 22, 1982

This plat is based upon the official records and, having been correctly prepared in accordance with the regulations of this Bureau, is hereby accepted.

For the Director

*Francis P. [Signature]*

Chief, Division of Cadastral Survey, Alaska

