



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Plat Committee

Monday, October 27, 2025

7:00 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID: 907 714 2200

ZOOM MEETING DETAILS

Zoom Meeting Link: <https://us06web.zoom.us/j/9077142200>

Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247

Zoom Meeting ID: 907 714 2200

Remote participation will be available through Zoom, or other audio/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.

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-7247](#) October 13, 2025 Plat Committee Meeting Minutes

Attachments: [C3. 101325 Plat Minutes](#)

4. Grouped Plats

[KPB-7248](#) October 27, 2025 Grouped Plats Staff Report

Attachments: [C4. Grouped Plats Staff Report](#)

D. OLD BUSINESS

1. [KPB-7249](#) Apache Acres Part Nine; KPB File 2024-123
Johnson Surveying / Stevens
Location: Apache Avenue & Sara Street
Funny River Area / Funny River APC

Attachments: [D1. Apache Acres Part Nine Packet](#)

E. NEW BUSINESS

1. [KPB-7250](#) Fleming Giles Estates Lunoe 2025 Replat; KPB File 2025-133
Seabright Survey & Design / Lunoe
Location: Spring Street, Spruce Street & Vista Avenue
City of Seldovia

Attachments: [E1. Fleming Giles Estes Lunoe 2025 Replat Packet](#)
[PHN Fleming Giles Estates Lunoe 2025 Replat](#)

2. [KPB-7251](#) Valhalla Heights Subdivision Thomsen Replat; KPB File 2025-129
Edge Survey & Design / Thomsen
Location: Standard Drive & Phillips Drive
City of Kenai

 Attachments: [E2. Valhalla Heights Sub Thomsen Replat_Packet 2](#)
 [PHN_Valhalla Heights Sub Thomsen Replat](#)
3. [KPB-7252](#) Trust Land Survey 2025-06 Jasper Subdivision; KPB File 2025-134
Fixed Height / Alaska Mental Health Trust Authority
Location: Bastien Drive
Nikiski Area / Nikiski APC

 Attachments: [E3. Trust Land Survey 2025-06_Packet](#)
 [PHN_Trust Land Survey 2025-06 Jasper Sub](#)
4. [KPB-7253](#) Sholin Subdivision 2025 Replat; KPB File 2025-148
Peninsula Surveying / Vadla
Location: W. Riverview Avenue & S. Sterling Street
City of Soldotna

 Attachments: [E4. Sholin Sub 2025 Replat_Packet](#)
 [PHN_Sholin Subdivision](#)
5. [KPB-7254](#) Virginia Lyn 2025 Replat; KPB File 2025-062
Mullikin Surveys / Mustard Seed iTrust
Location: Virginia Lyn Way Near Beluga Lake
City of Homer

 Attachments: [E5. Virginia Lyn 2025 Replat_Packet](#)
 [PHN_Virginia Lyn 2025 Replat](#)
6. [KPB-7255](#) Pioneer Vistas Unit No. 6 Young Subdivision POSTPONED
KPB File 2025-135
Mullikin Surveys / Young
Location: Herndon Drive & Svedlund Street
City of Homer

 Attachments: [E6. Pioneer Vistas Unit No. 6 Young Sub](#)
 [PHN_Pioneer Vistas Unit No. 6 Young Sub](#)

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, November 17, 2025 in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at 6:30 p.m.

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2215

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

e-mail address: 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. October 13, 2025 Plat Committee Meeting Minutes

Kenai Peninsula Borough Plat Committee

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

October 13, 2025
7:00 PM
UNAPPROVED MINUTES

A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 7:00p.m.

B. ROLL CALL

Plat Committee Members/Alternates

Karina England, City of Seward

Pamela Gillham, Kalifornsky/Kasilof District

Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District

Franco Venuti, City of Homer

Paul Whitney, City of Soldotna

Staff Present

Robert Ruffner, Planning Director

Vince Piagentini, Platting Manager

Jenny Robertson, LMD Administrative Assistant

Ann Shirnberg, Planning Administrative Assistant

With 5 members in attendance, a quorum was present.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

*3. Approval of Minutes

a. September 22, 2025 Plat Committee Meeting Minutes

- *4. Grouped Plats: 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 grouped plats on the consent agenda are as follows:

E3. Seward Original Townsite Wisel Replat; KPB File 2025-102

E4. Nine Mile No. 2 2026 Replat; KPB File 2025-137

E5. Robertson Subdivision Tract 2 2026 Replat; KPB File 2025-138

E6. Carikens 2026 Replat; KPB File 2025-139

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 Whitney moved, seconded by Commissioner Venuti to approve the agenda, the minutes from the September 22, 2025 Plat Committee and grouped plats based on staff recommendations and compliance to borough code, adopting and incorporating by reference the staff reports and staff recommendations.

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

MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	England, Gillham, Morgan, Whitney, Venuti
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E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
CRANE-FRANCE SUBDIVISION ADDITION NO. 1**

KPB File No.	2025-145
Plat Committee Meeting:	October 13, 2025
Applicant / Owner:	Dan L France III
Surveyor:	Andrew Hamilton / McLane Consulting, Inc.
General Location:	Forest Lane / Sterling Area

Parent Parcel No.:	063-850-23
Legal Description:	T 05N R 09W SEC 31 SEWARD MERIDIAN KN 2022083 CRANE-FRANCE SUB TRACT A
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	20.30.100(A) – Cul-de-sacs & 20.30.170 – Block Length Requires.

Staff report given by Platting Vince Piagentini.

Chair Gillham opened the item for public comment.

Dan Musgrove; 35555 Kenai Spur Highway, Soldotna AK 99669: Mr. Musgrove is a neighboring landowner and expressed concerns related to the area roads not being able to accommodate the potential increase in traffic.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Whitney moved, seconded by Commissioner England to grant preliminary approval to Crane-France Subdivision Addition No. 1 based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Whitney moved, seconded by Commissioner England to grant the exception request to KPB 20.30.100(A) Cul-de-Sacs & KPB 20.30.170 Block – Length Requirements, citing findings 1 – 5 in support of standard one, findings 1 – 4 & 6 in support of standard two and findings 3, 4 & 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 - 5	England, Gillham, Morgan, Venuti, Whitney
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Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MAIN MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	England, Gillham, Morgan, Venuti, Whitney
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**ITEM #2 - PRELIMINARY PLAT
BARNETT LOT 1-A 2025 RESUB**

KPB File No.	2025-140
Plat Committee Meeting:	October 13, 2025
Applicant / Owner:	Range Group LLC
Surveyor:	Christopher Mullikin, Mullikin Surveys LLC
General Location:	East Hill Road & Barnett Place / City of Homer

Parent Parcel No.:	177-230-09
Legal Description:	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0990015 BARNETT RESUB LOTS 1-3 UNIT 1 LOT 1-A
Assessing Use:	Residential Dwelling
Zoning:	City of Homer - Rural Residential
Water / Wastewater	City
Exception Request	None Requested

Staff report given by Platting Vince Piagentini.

Commissioner Venuti informed the commissioner that he had voted on this item in his role as a planning commissioner for the City of Homer and requested to be recused from this matter.

Chair Gillham opened the item for public comment.

Christopher Mullikin, Mullikin Surveys; P.O. Box 1023, Homer AK 99603: Mr. Mullikin was the surveyor for this project and made himself available for questions.

Seeing and hearing no one Else wishing to comment, public comment was closed and discussion was opened among the committee.

MOTION: Commissioner England moved, seconded by Commissioner Whitney to grant preliminary approval to Barnett Lot 1-A 2025 Replat based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

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

MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	England, Gillham, Morgan, Venuti, Whitney
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**ITEM #3 PRELIMINARY PLAT
SEWARD ORIGINAL TOWNSITE WISEL REPLAT**

KPB File No.	2025-102
Plat Committee Meeting:	October 13, 2025
Applicant / Owner:	Grace Group Properties 1 LLC of Seward, Alaska
Surveyor:	Jerry Johnson, Johnson Land Surveying
General Location:	Church Street & Fourth Ave / City of Seward

Parent Parcel No.:	149-090-11 & 149-090-12
Legal Description:	T 1S R 1W SEC 10 SEWARD MERIDIAN SW 0000001 ORIGINAL TOWNSITE OF SEWARD LOT 12, 13, 14 AND N1/2 LOT 15 BLOCK 15
Assessing Use:	149-090-11: General Commercial 149-090-12: Commercial Parking Lot
Zoning:	City of Seward
Water / Wastewater	City
Exception Request	None Requested

PASSED UNDER THE CONSENT AGENDA

**ITEM #4 - PRELIMINARY PLAT
NINE MILE NO. 2 2026 REPLAT**

KPB File No.	2025-137
Plat Committee Meeting:	October 13, 2025
Applicant / Owner:	Dina Gherman
Surveyor:	Katherine Kirsis, Seabright Survey & Design
General Location:	Old Sterling Hwy & Rosehip Dr / Anchor Point Area
Parent Parcel No.:	171-024-44

Legal Description:	T 5S R 14W SEC 19 SEWARD MERIDIAN HM 2002068 NINE MILE SUB NO 2 LOT 1-A
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None Requested

PASSED UNDER THE CONSENT AGENDA

**ITEM #5 PRELIMINARY PLAT
ROBERTSON SUBDIVISION TRACT 2 NEWBY 2026 REPLAT**

KPB File No.	2025-138
Plat Committee Meeting:	October 13, 2025
Applicant / Owner:	Newby Revocable Trust
Surveyor:	Katherine Kirsis, Seabright Survey & Design
General Location:	Brookie Road, Shelton Avenue & Durst Street / Diamond Ridge Area

Parent Parcel No.:	173-641-17
Legal Description:	T 6S R 14W SEC 1 Seward Meridian HM 0770042 ROBERTSON SUB TRACT 2
Assessing Use:	Residential Improved Land
Zoning:	Rural Unrestricted
Water / Wastewater	On Site
Exception Request	None Requested

PASSED UNDER THE CONSENT AGENDA

**ITEM #6 - PRELIMINARY PLAT
CARIKENS 2026 REPLAT**

KPB File No.	2025-139
Plat Committee Meeting:	October 13, 2025
Applicant / Owner:	Mike & Kari Arno
Surveyor:	Katherine Kirsis, Seabright Survey & Design
General Location:	North Fork Road / Anchor Point

Parent Parcel No.:	165-250-64, 165-250-65, and 165-250-66
Legal Description:	T 4S R 15W SEC 25 SEWARD MERIDIAN HM 0830050 CARIKENS SUB TRACTS 3, 4 & 5
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None Request

PASSED UNDER THE CONSENT AGENDA

**ITEM #7 - PRELIMINARY PLAT
TULIN TERRACE SUB. WEST TERRACE UNIT 1 FLOYD 2026 REPLAT**

KPB File No.	2025-141
Plat Committee Meeting:	October 13, 2025
Applicant / Owner:	Craig & Susan Floyd Family Trust
Surveyor:	Katherine Kirsis, Seabright Survey & Design
General Location:	Tulin Bluff West Court & Tulin Bluff East Court / City of Homer
Parent Parcel No.:	173-090-37 & 173-090-38
Legal Description:	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2002003 TULIN TERRACE SUB WEST TERRACE UNIT 1 LOTS 55 & 56

Staff report given by Platting Manager Vince Piagentini. This item was postponed as it is being sent back to the City of Homer for addition review. No action was required by the committee.

Chair Gillham open the item for public comment. Seeing and hearing no one wishing to comment public comment was closed.

G. ADJOURNMENT

Commissioner X moved to adjourn the meeting at 7:30 P.M.

Ann E. Shirnberg
Administrative Assistant

C. CONSENT AGENDA

***4. Grouped Plats**

- E1. Fleming Giles Estates Lunoe 2025 Replat; KPB File 2025-133**
- E2. Valhalla Heights Subd. Thomsen Replat; KPB File 2025-129**
- E3. Trust Land Survey 2025-06 Jasper Subd.; KPB File 2025-134**
- E4. Sholin Subdivision 2025 Replat; KPB File 2025-148**
- E5. Virginia Lyn 2025 Replat; KPB File 2025-062**



October 27, 2025

Plat Committee

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

Jeremy Brantley, Chair
Sterling/Funny River
Term Expires 2027

Pamela Gillham, Vice Chair
Kalifornsky / Kaslof District
Term Expires 2026

Virginia Morgan
Cooper Landing / Hope
Eastern Peninsula District
Term Expires 2025

Diane Fikes
City of Kenai
Term Expires 2025

Paul Whitney
City of Soldotna
Term Expires 2027

Franco Venuti
City of Homer
Term Expires 2025

Karina England
City of Seward
Term Expires 2026

Jeffrey Epperheimer
Nikiski District
Term Expires 2026

Dawson Slaughter
South Peninsula District
Term Expires 2025

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 – 5 Plats

- E1. Fleming Giles Estates Lunoe 2025 Replat; KPB File 2025-133
- E2. Valhalla Heights Subd. Thomsen Replat; KPB File 2025-129
- E3. Trust Land Survey 2025-06 Jasper Subd.; KPB File 2025-134
- E4. Sholin Subdivision 2025 Replat; KPB File 2025-148
- E5. Virginia Lyn 2025 Replat; KPB File 2025-062

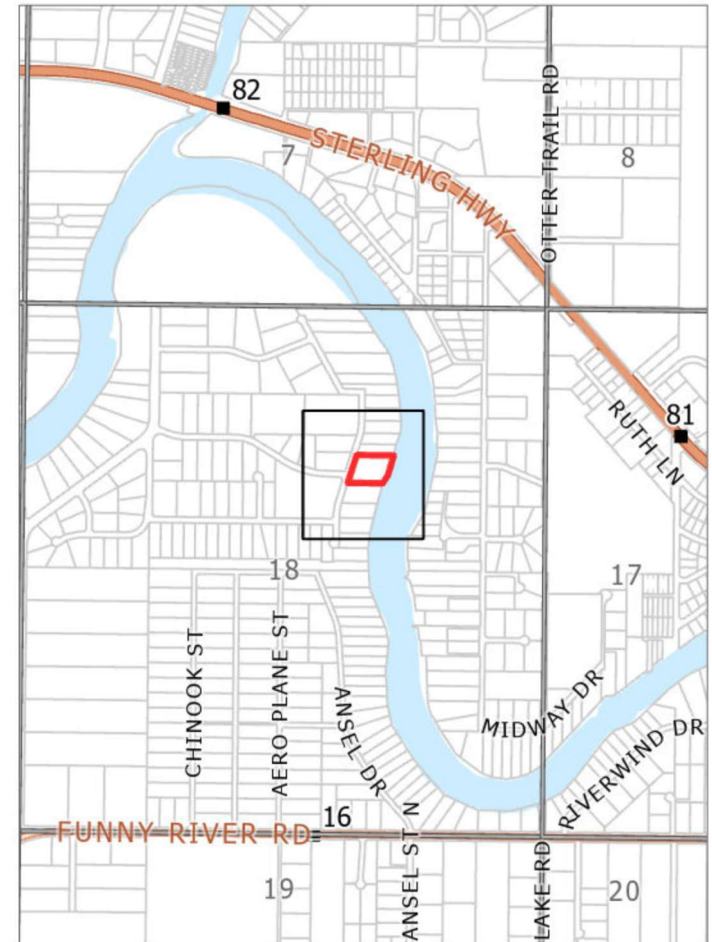
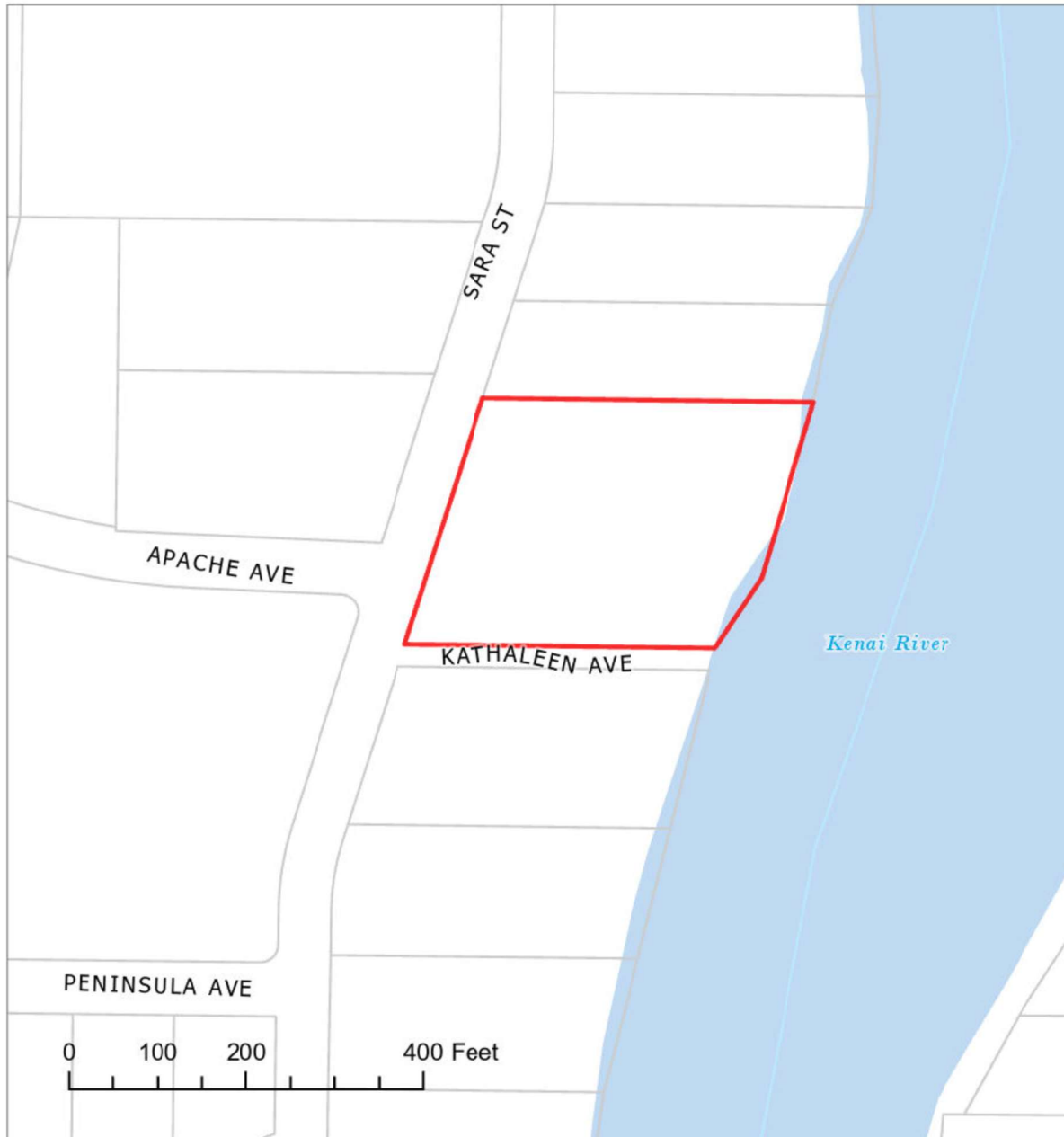
Staff recommends the committee determine whether any members of the public, surveyors or committee members wish to speak to any of the plats in this **group (A)** and remove the specific plats from the group, voting on the remainder of plats in the group in a single action to grant preliminary approval 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) – 1 Plat

- D1. Apache Acres Part Nine; KPB File 2024-123

D. UNFINISHED BUSINESS

- 1. Apache Acres Part Nine; KPB File 2024-123**
Johnson Surveying / Stevens
Location: Apache Avenue & Sara Street
Funny River Area / Funny River APC



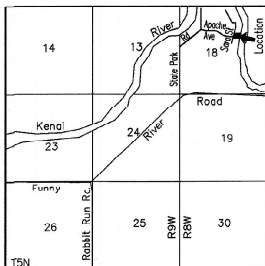
KPB File 2024-123
T05N R08W SEC 18
Funny River



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.



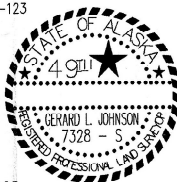
VICINITY 1" = 1 mile MAP

Apache Acres Part Nine

A subdivision of a portion of the North 440' of Government Lot 6 lying East of Sara St. and Excepting Apache Acres Part 8 (KRD 89-50). Located in the NE 1/4, Section 18, T5N, R6W, S6M, Alaska. Kenai Recording District Kenai Peninsula Borough File 2024-123

Prepared for
John Robert Stevens
P.O. Box 3171
Erina, NSW 2250
Australia

Prepared by
Johnson Surveying
P.O. Box 27
Clam Gulch, AK 99588
(907) 262-5772



SCALE 1" = 100' 2.392 Acres 30 August, 2025

NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement, extending to 20' within 5' of side lot lines. Existing building shown predates the granting of this setback and easement and is not subject to them. Any additional or replacement construction will then be subject to the setback and 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. Driveway shown is also location of a mutual private access easement as described by Kenai Records Deeds Serial #2007-009015-0. Per KPB 20.16.17(U)(B), the borough will not enforce private covenants, easements, or deed restrictions.
4. Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
5. Overhead power line shown is the centerline of a 30' wide utility easement, 15' each side, including guys and anchors.
6. Meander line shown is for area computations only. The true corners being on the extensions of the side lot lines and the intersections with the natural meanders.
7. Acceptance of this plat by the borough does not indicate acceptance of any encroachments.
8. All bearings and distances shown herein are measured and agree with record information unless noted otherwise.
9. Top river bank shown is the approximate limit of Flood Zone X.

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 16 December, 2024.

KENAI PENINSULA BOROUGH

BY: _____ Date _____
Authorized Official

Plat #
Rec. Dist.
DATE 20
TIME M

LEGEND

- ⊕ - 3" Alcapon monument, 3255-S, 2002, per KRD 2002-76, found
- ⊙ - 3" Alcapon monument, 4928-S, 2000, per KRD 2002-76, found
- - 1/2" rebar, found
- ▲ - 1/2" x 4' rebar with plastic cap, set.

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 (Flood Panel 02122C-0390F), flood zones AE & X, as of the date this plat is recorded with the district recorders office. Prior to development, the Kenai Peninsula Borough floodplain administrator should be contacted for current information and restrictions. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code.

FLOODWAY NOTICE

Portions of this subdivision are within the floodway, (floodway panel 020012-0008). Pursuant to KPB Chapter 21.06, all development (including fill) in the floodway is prohibited unless certification by an engineer is provided demonstrating that encroachments shall not result in any increases in flood levels during the occurrence of the base flood discharge.

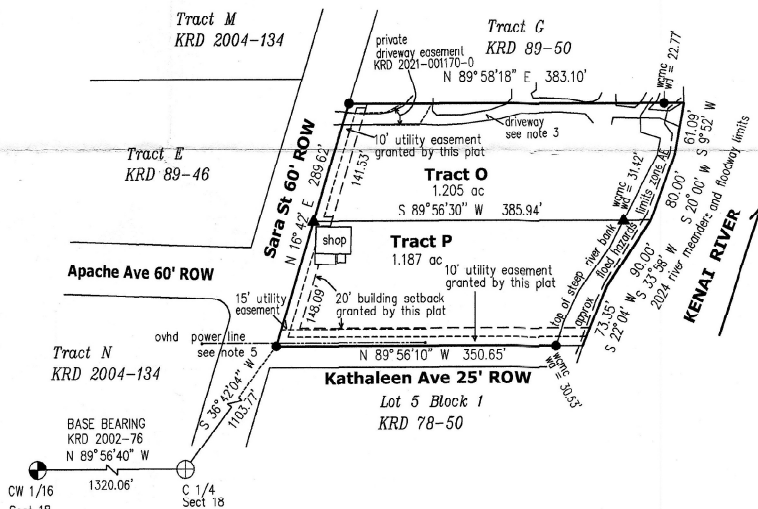
ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE

Portions of this subdivision are within the Kenai Peninsula Borough Anadromous Waters Habitat Protection District. See KPB Chapter 21.18 as may be amended for restrictions that affect development in this subdivision.

Width of the Habitat Protection District shall be in accordance with KPB 20.18.040.

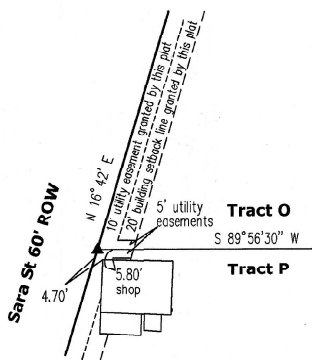
WASTEWATER DISPOSAL

20.40.040
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. An Engineer's Subdivision and Soils Report is available from the Kenai Peninsula Borough.
Any other type of onsite wastewater treatment and disposal system must be designed by a qualified engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.



DETAIL OF SHOP

Scale 1" = 50'



OWNERSHIP CERTIFICATE

I hereby certify that I am the owner of the real property shown and described herein; and that I hereby adopt this plan of subdivision and by my free consent grant all easements to the use shown.

John Robert Stevens
P.O. Box 3171 Erina, NSW 2250 Australia

NOTARY'S ACKNOWLEDGEMENT

For: John Robert Stevens
Acknowledged before me this _____

day of _____, 202____

Notary Public for _____

My commission expires _____

Engineer License # Date

AGENDA ITEM D. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
APACHE ACRES PART NINE**

KPB File No.	2024-123
Plat Committee Meeting:	October 27, 2025
Applicant / Owner:	John Robert Stevens of Erina, Australia
Surveyor:	Jerry Johnson – Johnson Surveying
General Location:	Funny River Area – Funny River APC

Parent Parcel No.:	066-280-22
Legal Description:	Township 5 North, Range 8 West, Section 18, Seward Meridian, KN, That portion of the north 440 feet of government Lot 6, lying east of Sara Street, except Apache Acres Subdivision Part 6
Assessing Use:	Residential Dwelling
Zoning:	Unrestricted
Exception:	20.60.150(B) limited area

STAFF REPORT

The plat of Apache Acres Part Nine was given preliminary approval by the Plat Committee at the meeting of December 16, 2024, so this will be a reduced staff report as previous review comments have been addressed. The plat has been submitted for Final Submittal and Review in house and has been determined to have a shop and carport structure sitting inside the 20' building setback line in conflict with KPB 20.30.240 Building Setbacks which has submitted a Building setback Encroachment Permit Application and is being reviewed by the Planning Commission. The surveyor and applicant are requesting an exception to 20.60.150(B) Utility Easements (note requirement).

Specific Request: Exception to KPB Code 20.60.150(B)

Scope of Subdivision: The plat is subdividing a 2-acre parcel into two lots: one of 1.206 acres and another of 1.187 acres.

Location and Legal Access (existing and proposed):

Legal access is provided by Sara Street on the west and Kathaleen Avenue on the south. Sara Street connects to Apache Avenue going west, which then connects to State Park Road,

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

Site Investigation:

Multiple structures are depicted on the plat. Three structures appear to be located on proposed Tract P and one structure is located on proposed Tract O. According to KPB imagery, a house on the east side and what appears to be a shop building and carport are located to the west side of Tract P. A cabin appears to be on the east side of proposed Tract O per KPB imagery. The drawing shows the northwest shop corner to be 4.7' from the property line and 5.3' into the utility easement.

KPB River Center review	See attachments A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Portions of this subdivision are within the regulatory floodway and floodplain. Both should be depicted and labeled. Attached is the new regulatory information and the new map panel is 02122C-0390F Flood Zone: AE,X Zone, Floodway Map Panel: In Floodway: True Floodway Panel: B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: IS totally or partially within HPD Comments: Portions of this plat lie within the jurisdiction of KPB 21.18 due to the Kenai River being an anadromous stream
State of Alaska Fish and Game	No response

Staff Analysis

The land originally was surveyed as Government Lot 6 in the NE1/4 of Section 18, Township 5 North, Range 5 North, SM Alaska, and then was reduced to a portion of the North 440 feet of Government Lot 6, lying east of Sara Street and excepting Apache Acres Part 6, KN 89-50. The subdivision will subdivide the parcel into two parcels.

Utility Easements

The proposed plat grants a 10 foot utility easement, extending to 20 feet within 5 feet of side lot lines adjacent to all rights-of-way per plat note number one. The shop is located in the utility easement. No comment was made concerning the shop location. This easement is encroached into by the shop structure.

Utility provider review:

HEA	See comments
ENSTAR	No response
ACS	No objections
GCI	No response

KPB department / agency review:

Addressing Review	Reviewer: Windsor, Heather Comments: No comment
Code Compliance	Reviewer: Ogren, Eric Comments: The structure nearest Sara St is within the 20ft building set back. this will need to be addressed in addition to the replat
LOZMS Review 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 Review	Reviewer: Windsor, Heather Comments: No comment

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

EXCEPTIONS REQUESTED:

A. KPB 20.60.150(B) Utility Easement (note to be shown-limited area)

Surveyor's Discussion:

For existing structure that will encroach into the 10' utility easement.

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

1. The shop is existing.
2. Utilities are within the existing street ROW.
3. These exceptions will not adversely affect the public or cause any hazards.
4. This is necessary for the owners to continue to use the structure.

Staff Discussion:

20.60.150. - Utility easements.

A. The utility easements approved by the planning commission shall be clearly shown on the final plat in dimensioned graphic form or as a note.

B. The following note shall be shown on the final plat:

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.

The request is to limit the note in (B) to the area of the shop structure located in the 10' utility easement as shown while in existence and use.

Findings.

5. No objectionable utility comments were received about the shop location.
6. The road is on the farther west side of the right-of-way and a driveway utilizes the closer side to the structure
7. The structure does not appear to be an causing a sight issue.
8. Apache Acres Subdivision Part Two KN 79-157 dedicated Sara Street as a 60' dedication.
9. Roberts Subdivision Addition No One Part One KN 78-50 dedicated Kathaleen Ave as a varied right-of-way dedication.

Staff reviewed the exception request and recommends granting approval

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

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

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

1. That special circumstances or conditions affecting the property have been shown

Findings 1-7 appear to support this standard.

2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1-4, 6 & 7 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 2, 3 & 6 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date. The note shall reference that the exception is for only the structures shown on the plat in the 10' utility easement and their current location and life of the structure.

RECOMMENDATION:

STAFF RECOMMENDS:

- GRANT APPROVAL OF THE EXCEPTION REQUEST SUBJECT TO STAFF RECOMMENDATIONS, AND
- IF THE COMMISSION DETERMINES THE PETITIONER HAS NOT MET THE BURDEN OF PROVING BY SUBSTANTIAL EVIDENCE THAT EACH OF THE STANDARDS IS MET, THE COMMISSION SHOULD DENY THE APPLICATION, AND IT SHOULD EXPLAIN ITS REASONS. THE PETITIONER SHOULD EITHER APPEAL AS STATED BELOW OR FILE A BUILDING SETBACK ENCROACHMENT PERMIT AS NOTED IN KPB 20.10.110
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

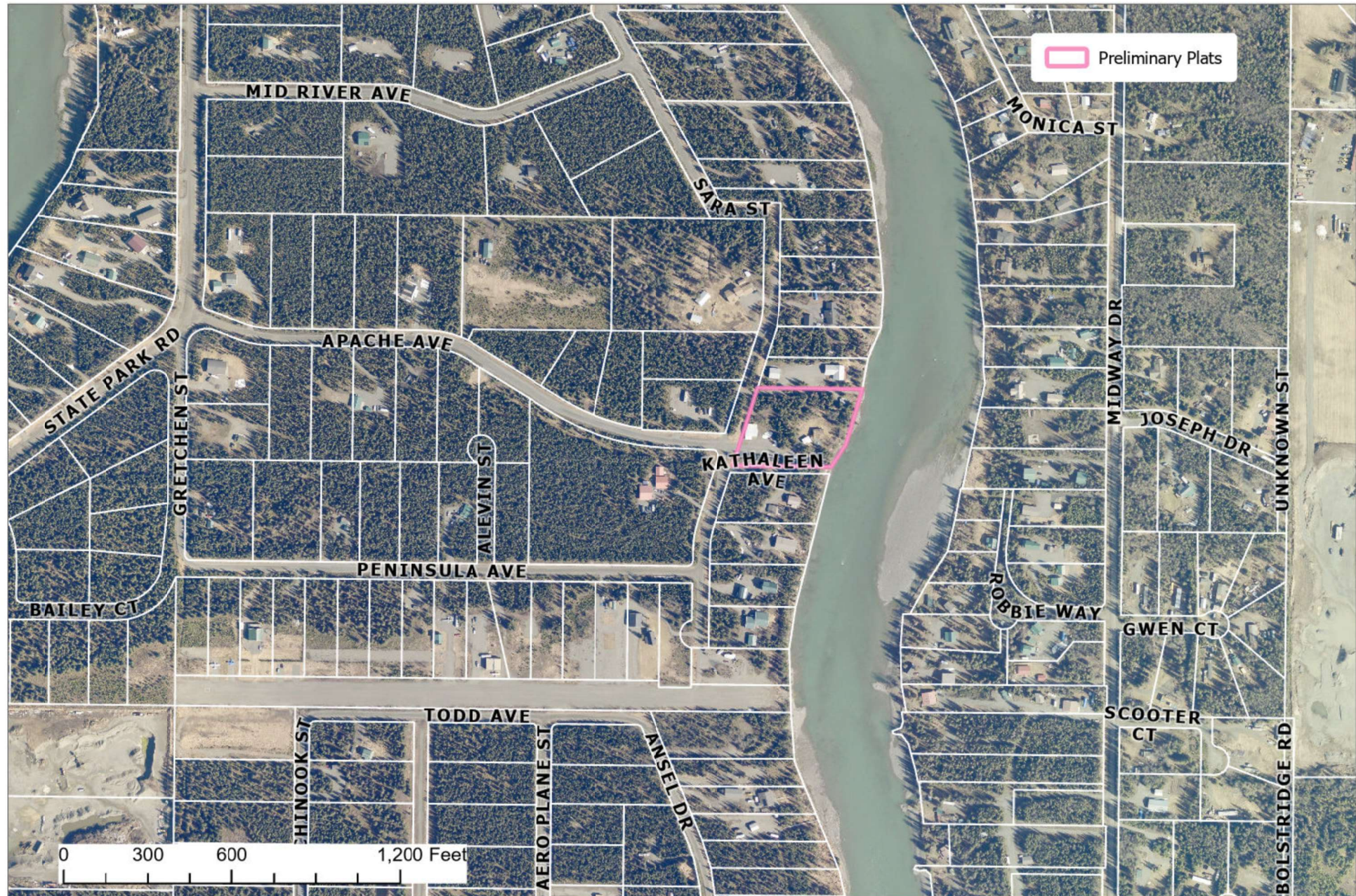
NOTE: 20.25.120. - REVIEW AND APPEAL.

A DECISION OF THE PLAT COMMITTEE 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.

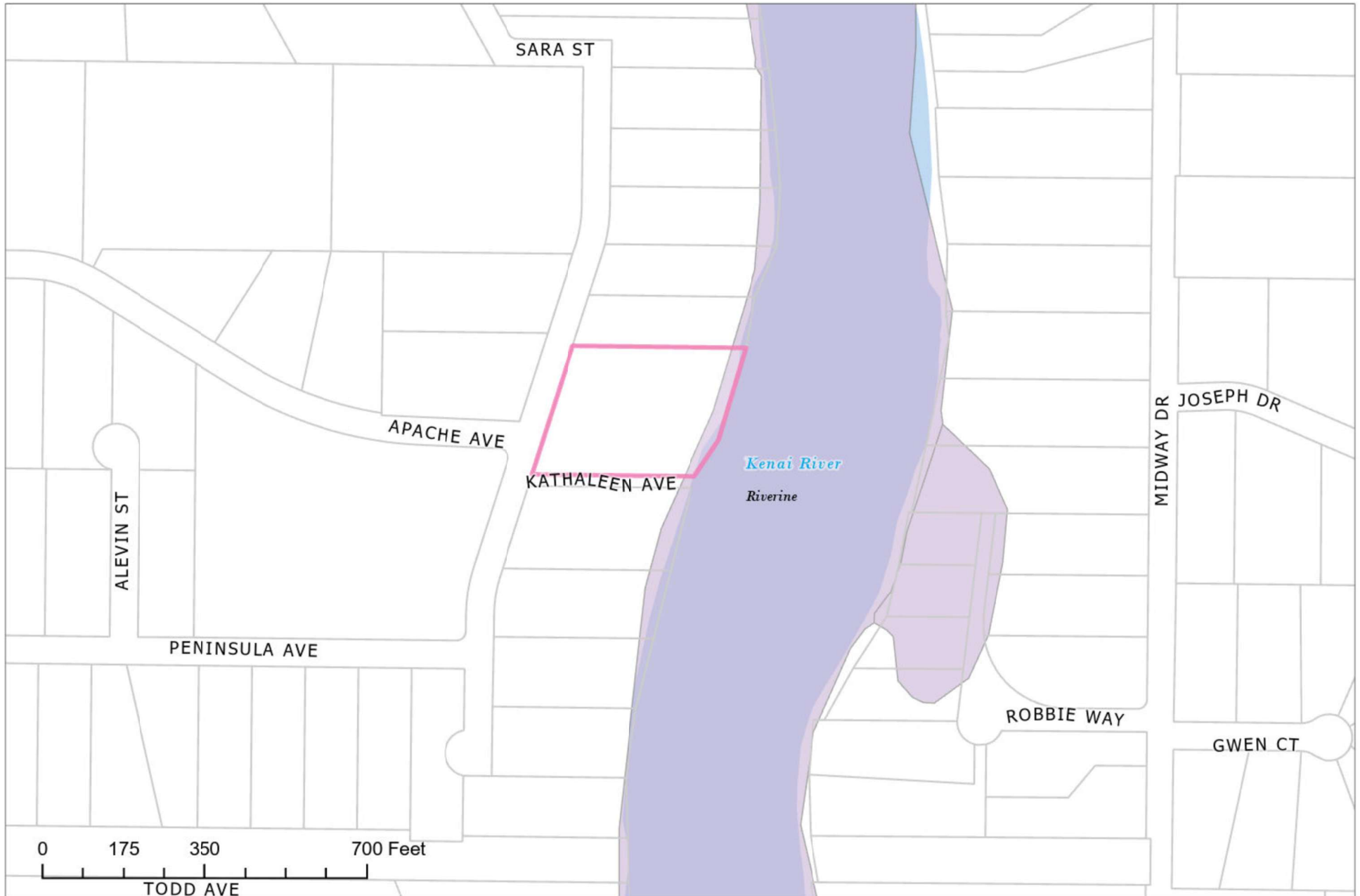
END OF STAFF REPORT



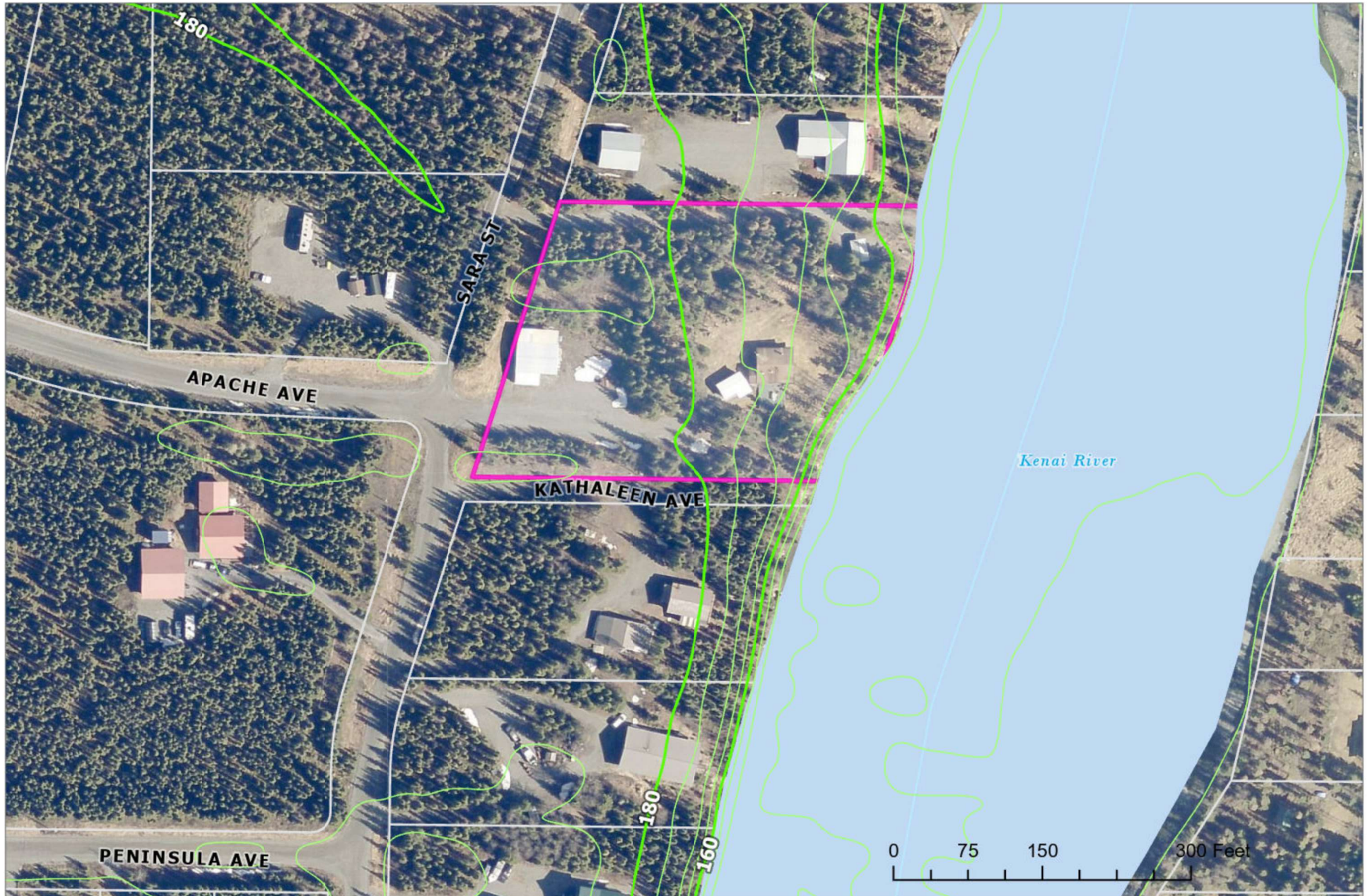
Aerial Map



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.



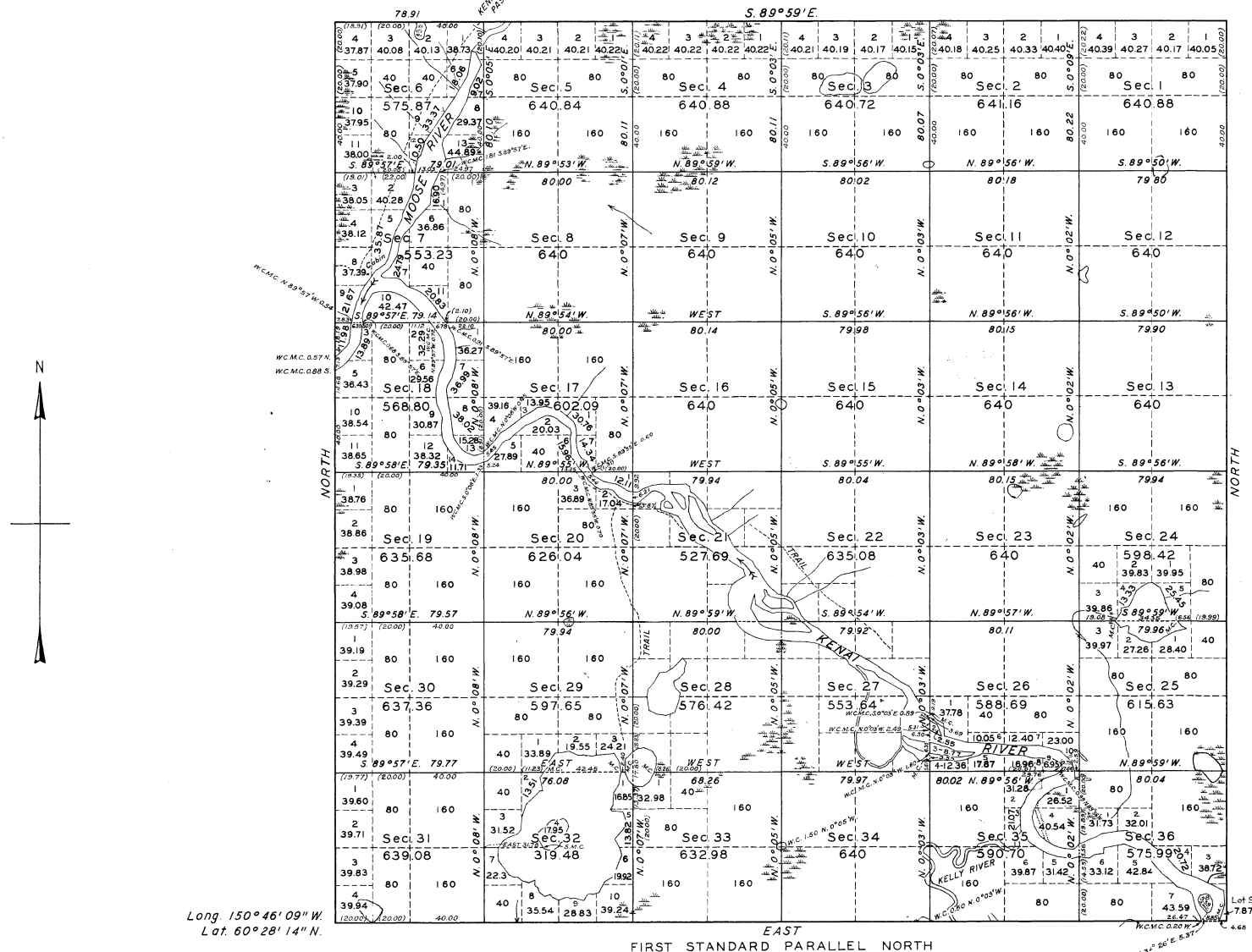
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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TOWNSHIP NO. 5 NORTH, RANGE NO. 8 WEST OF THE SEWARD MERIDIAN, ALASKA

IN TWO SHEETS SHEET NO. 1



THE AREA IS GENERALLY COVERED WITH A FAIR STAND OF SPRUCE, BIRCH, AND ASPEN TIMBER WHICH IS OF LITTLE COMMERCIAL VALUE.

FOR DETAILS IN SECTIONS 21, 22, 27, AND 29, SEE SHEET 2.

Long. 150°46'09" W.
Lat. 60°28'14" N.

SCALE: 40 CHAINS TO AN INCH

MEAN MAGNETIC DECLINATION 26°30' E.				AREA SURVEYED: 21895.00 ACRES			
LINES DESIGNATED	BY WHOM SURVEYED	GROUP		MILEAGE		WHEN SURVEYED	
		NO.	DATE	MLS.	CHS.	BEGUN	COMPLETED
EXTERIOR	FLOYD G. BETTS, C.E.	51	JULY 24, 1935	17	78.91	AUG. 7, 1939	OCT. 10, 1939
SUBDIVISION	LEONARD M. BERLIN, SURVEYOR	"	"	59	62.31	"	"
MEANDER	"	"	"	37	4.16	"	"
MISCELLANEOUS	"	"	"	2	0.54	"	"

OFFICE OF SUPERVISOR OF SURVEYS
DENVER, COLORADO, JUNE 16, 1943.

THE ABOVE PLAT OF TOWNSHIP NO. 5 NORTH, RANGE NO. 8 WEST, OF THE SEWARD MERIDIAN, ALASKA, IS STRICTLY CONFORMABLE TO THE FIELD NOTES OF THE SURVEY THEREOF WHICH HAVE BEEN EXAMINED AND APPROVED.

Russell H. Allen
ACTING ASSISTANT
SUPERVISOR OF SURVEYS.

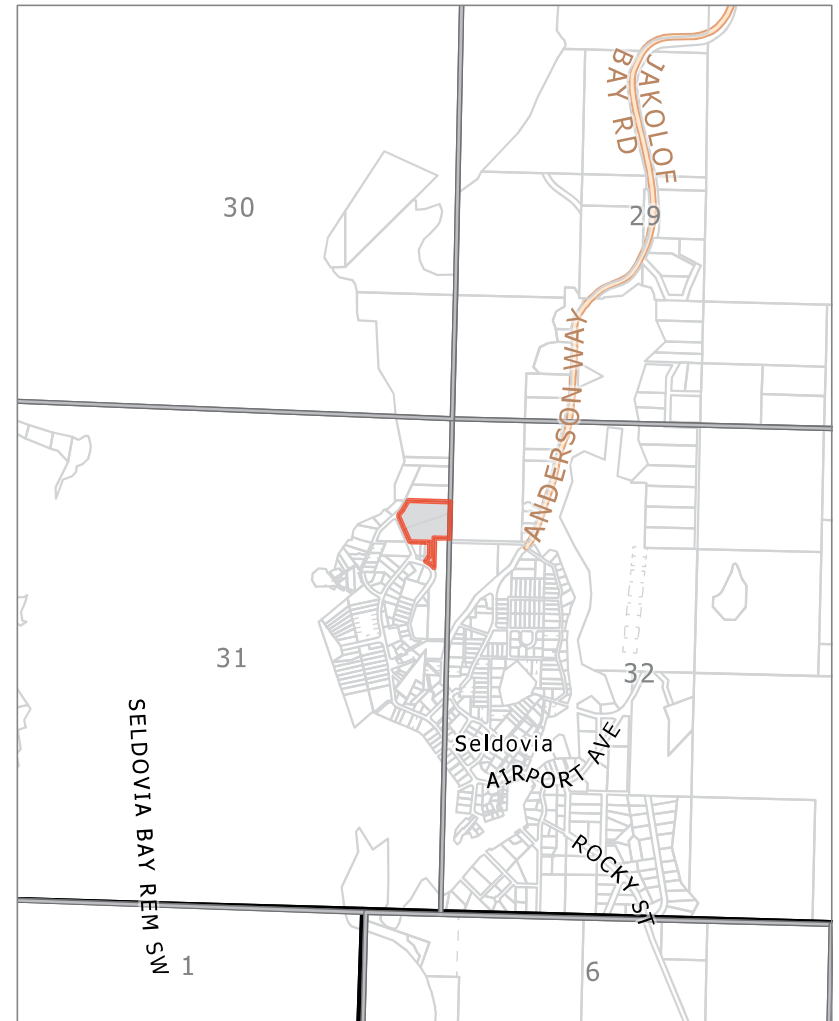
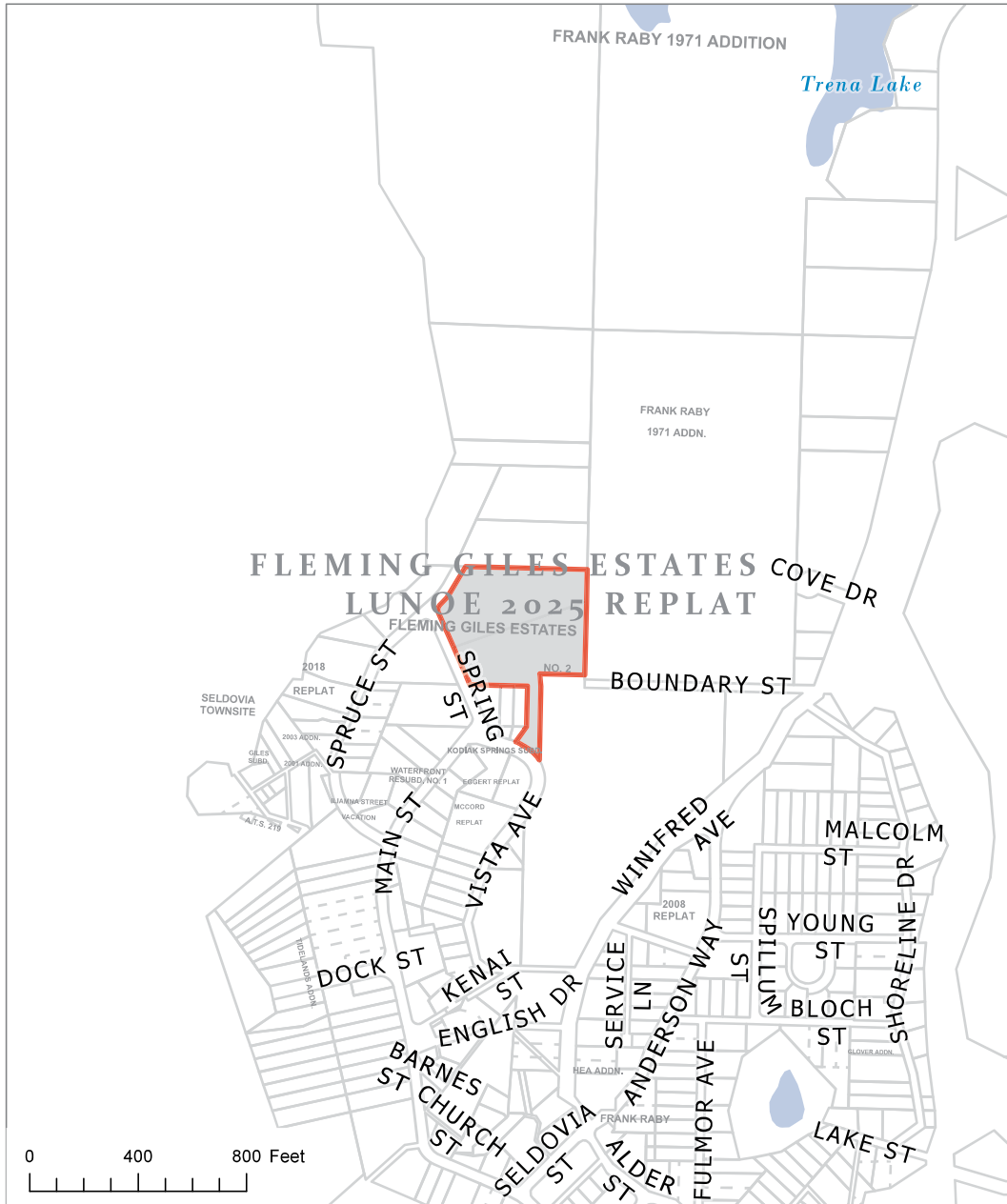
UNITED STATES
DEPARTMENT OF THE INTERIOR
GENERAL LAND OFFICE
WASHINGTON, D.C., JUNE 24, 1943.

THE SURVEY REPRESENTED BY THIS PLAT HAVING BEEN CORRECTLY EXECUTED IN ACCORDANCE WITH THE REQUIREMENTS OF LAW AND THE REGULATIONS OF THIS OFFICE, IS HEREBY ACCEPTED.

Joel Ward Woodson
ASSISTANT COMMISSIONER.

E. NEW BUSINESS

- 1. Fleming Giles Estates Lunoe 2025 Replat; KPB File 2025-133
Seabright Survey & Design / Lunoe
Location: Spring Street, Spruce Street & Vista Avenue
City of Seldovia**



KPB File 2025-133
T 08N R 14W S31
Seldovia



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.

NOTES

1. THIS SUBDIVISION IS SUBJECT TO THE CITY OF SELDOVIA MUNICIPAL CODE. CONTACT THE CITY OF SELDOVIA FOR CURRENT BUILDING SETBACK REQUIREMENTS PRIOR TO DEVELOPMENT.
2. THIS SUBDIVISION IS SERVED BY CITY OF SELDOVIA SEWER AND WATER.
3. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
4. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
5. THIS PLAT WAS PREPARED FOR THE VACATION OF A LOT LINE ONLY. NO SURVEY WAS PERFORMED FOR THE PREPARATION OF THIS PLAT. ALL LOT DIMENSIONS SHOWN ON THIS PLAT ARE FROM RECORD DATA AS SHOWN ON RECORD PLATS SL 94-02 AND SL 96-01.

LEGEND

- 1/2" REBAR PER SL 94-02
- 1/2" REBAR 7328-S PER SL 96-01
- 1/2" REBAR PER SL 96-01

PLAT APPROVAL

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

BY: _____ DATE: _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	67.76'	S34°38'00"W
L2	16.41'	S59°38'00"E

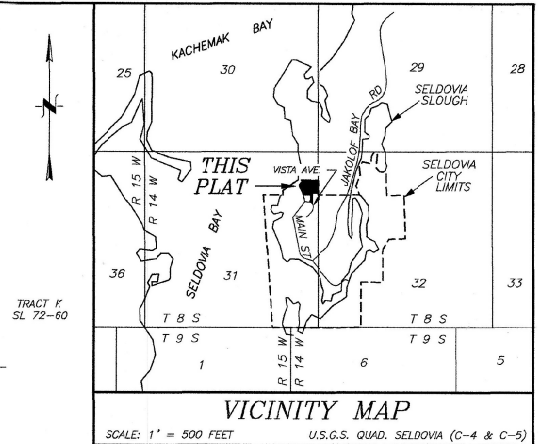
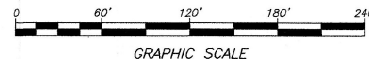
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	36.30'	28.53'	72°54'21"	S11°13'10"W	33.90'
C2	69.95'	220.00'	18°13'00"	S37°06'30"W	69.65'
C3	46.77'	220.00'	12°10'48"	N6°14'09"W	46.68'
C4	60.27'	134.00'	25°46'08"	S46°44'34"E	59.76'
C5	34.90'	225.00'	8°53'13"	S64°05'22"E	34.86'

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____



CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAT 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 HEREON.

PETER LUNDE
13000 MOUNTAIN PLACE
ANCHORAGE, AK 99516

SVEA LUNDE
13000 MOUNTAIN PLACE
ANCHORAGE, AK 99516

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

SELDOVIA RECORDING DISTRICT KPB FILE NO. 2025-XXX

FLEMING GILES ESTATES LUNOE 2025 REPLAT

A SUBDIVISION OF LOT 7, FLEMING GILES ESTATES (SL 94-02) AND LOT 8A FLEMING GILES ESTATES NO. 2 (SL 96-01), LOCATED IN THE NE1/4 SEC. 31 AND THE NW1/4 SEC. 32, T. 8 S., R. 14 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 5.018 ACRES

SEABRIGHT SURVEY + DESIGN KATHERINE A. KIRSIS, P.L.S.

1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
seabrightsurvey@gmail.com

CLIENTS: PETER & SVEA LUNDE
13000 MOUNTAIN PL., ANCHORAGE, AK 99516

DRAWN BY: KK	CHKD BY: KK	JOB #2025-44
DATE: 06/2025	SCALE: 1"=60'	SHEET #1 OF 1

KPB 2025-133

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
FLEMING GILES ESTATES LUNOE 2025 REPLAT**

KPB File No.	2025-133
Plat Committee Meeting:	October 27, 2025
Applicant / Owner:	Peter and Svea Lunoe of Anchorage, AK
Surveyor:	Katie Kirsis, Seabright Survey + Design, LLC
General Location:	Spring St, Spruce St & Vista Ave, Seldovia Area

Parent Parcel No.:	192-130-13 & 192-130-16
Legal Description:	192-130-13: T 8S R 14W SEC 31 Seward Meridian SL 0940002 FLEMING GILES ESTATES SUB AMENDED LOT 7 192-130-16: T 8S R 14W SEC 31 Seward Meridian SL 0960001 FLEMING GILES ESTATES NO 2 LOT 8A
Assessing Use:	Residential Improved Land
Zoning:	City of Seldovia Residential General
Water / Wastewater	City / City
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine two lots of 2.550-acres and 2.469-acres into one lot of approximately 5.018-acres.

Location and Legal Access (existing and proposed):

The legal access to the plat is Vista Ave, and Spring St maintained by the City of Seldovia and Spruce St an undeveloped road along this part of the plat. Vista Ave is a 50' dedication, Spring St is a 40' dedication and Spruce St is a 45' dedication. The City of Seldovia stated in their staff report that the street all meet city code. KPB 20.30.120 notes that minimum right-of-way shall be 60'. Since the City of Seldovia did not request more right-of-way **staff recommend** the Plat Committee concur the right-of-ways are sufficient also.

The roads abutting the plat were dedicated by parent plats. The primary access appears to be from Vista Avenue according to KPB GIS Imagery and as documented within the City Staff Report. Vista Avenue intersects Main Street to the west. The southern portion of Main Street is state-maintained and connects to Airport Avenue, also state-maintained. Airport Avenue terminates at the airport.

Seldovia Bay is located to the west. Dock Street, a state-maintained road, accesses the Bay and connects to Main Street.

A 20-foot-wide private driveway right-of-way easement was granted for the benefit of the north adjacent parcel providing access through the plat from Vista Street. **Staff recommends** the surveyor depict and notate the easement on the plat with reference to the document creating the easement.

KPB Documentation indicates there is a 33-foot section line easement located on Section 31 within the subdivision. No section line easement exists on the east of the section line within Section 32 abutting the plat. **Staff recommends** the surveyor indicate the correct SLE information on the final plat and request the Title Company to update item #9.

Block length is non-compliant. Parent plats dedicated the existing roads and vacated the formerly dedicated ROW within the SLE. Future subdivision of parcels to the north and east could provide additional ROW and provide relief to the block. **Staff recommends** the Plat Committee concur an exception request is not required due to the reasons provided.

KPB Roads Dept RSA review	Out of Jurisdiction: Yes Roads Director: Uhlin, Dil Comments: City of Seldovia
SOA DOT&PF comments	No Comments on plat Comments on SLE: We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property. If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

Site Investigation:

According to KPB GIS imagery, a small structure is located on former Lot 7. There does not appear to be any encroachment issues.

No data is available from KPB GIS to verify contours or wetlands within subject area.

The River Center Reviewer identified the proposed plat to be located within a non-regulatory Flood Zone C, an area of minimal flood risk. **Staff recommends** the Flood Hazard Note per KPB 20.30.280(D) be added to the drawing including the Map Panel and Flood Zone. No depiction is required.

Staff reminds the owner(s), that it is the responsibility of the subdivider to provide all necessary information regarding flood protection measures at the time the preliminary plat is presented for consideration by the planning commission (21.06.050).

The affected area is not located within a Habitat Protection District per the KPB River Center Review.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: City of Seldovia floodplain is managed by the KPB. This is within non-regulatory C Zone, which is an area of minimal flood risk. No depictions required. Plat note should be present. Flood Zone: C Map Panel: 020012-5045A In Floodway: False Floodway Panel:
-------------------------	---

	B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No Response

Staff Analysis

Originally the land consisted of Government Lot 1 within the NE ¼ of Section 31, Township 8 South, Range 14 West, Seward Meridian, Alaska. In 1994, Fleming Giles Estates Amended (SL 94-2) created lots 7 and 8. Fleming Giles Estates No. 2 (SL 96-1) subdivided Lot 8 with an adjacent parcel to the east resulting in Lot 8A. The proposed plat will combine Lot 7 (SL 94-2) and Lot 8A (SL 96-1) into proposed Lot 7A.

Lot size and building setback requirements are established by City Regulations. The flag shape of the lot meets the minimum access size requirements per KPB 20.30.190. The city staff report and resolution state that the requirements will be met during review of additional permits. **Staff recommends** a plat note indicating no permanent structures or wastewater disposal are permitted within the panhandle portion of the flag lot per KPB 20.30.190

On August 5, 2025, Seldovia Planning Commission granted passed and approved Resolution SPC 26-01 granting conditional approval of the preliminary plat.

City water and sewer exist to the proposed lot according to the signed city resolution SPC 26-01 and the proper Wastewater Disposal Note has been added to the plat.

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

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

Utility Easements

The parent plat (SL 94-02) depicted and labeled a 20-foot utility easement centered on an existing overhead powerline on former Lot 7. HEA has requested this easement to be extended to 30-feet. **Staff recommends** the surveyor comply with HEA requests and provide a note stating the former HEA easement is now 30-feet.

The parent plats granted a 10-foot utility easement along all street rights-of-way extending to 20-feet within 5-feet of side lot lines. KPB 20.30.060 states utility easements within the boundaries of an incorporated city shall be determined by the city. The city did not indicate utility easements within the staff report or resolution and no utility easement was provided on the preliminary plat. **Staff recommends** the utility easement granted on the parent plats be carried forward by depiction and notated with reference to the plat which granted the easement (SL 94-02 and SL 96-01).

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.

HEA has requested a 30-foot-wide easement on the southeast area of the panhandle and additional width on the overhead power line. **Staff recommends** the surveyor include this easement on the final plat.

Utility provider review:

HEA	Requested easements- see comment
ENSTAR	No response
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing Review	Reviewer: Pace, Rhealyn Affected Addresses: NONE Existing Street Names are Correct: Yes List of Correct Street Names: SPRING ST, SPRUCE ST, VISTA AVE, MAIN ST Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: No other comments
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Review 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. Review Not Required
Assessing Review	Reviewer: Windsor, Heather Comments: No comment

STAFF RECOMMENDATIONS**CORRECTIONS / EDITS**

Plat note 5 can be removed or modified to reference KPB 20.60.200.

PLAT NOTES TO ADD

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).

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 legal description removing "NW1/4 Sec 34"
- Modify "Clients" to "Owners"
- In the legal description if the title block, add to Fleming Giles Estates Amended Plat.

- 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:

- Label the section line for Sections 31 and 32
- Depict and label the city limits

- 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 Section 2
- Depict and label Trena Lake within Section 29

- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions, or limitations of reservations that could affect the subdivision;

Staff recommendation:

- CTP items #10 & #13 do not affect lots within subdivision. Surveyor to verify and if in agreement with staff that the items do not affect subdivision, ask title company to remove from the final CTP.
- Add CTP item # 14.

- 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:

- Depict and notate the private driveway ROW easement as documented by SL 2003-000026-0 (CTP #14)
- Verify 33' SLE located within section 31 and Sec 32. (CTP #9 to be modified on final submittal)

- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff recommendation:

- Label Lots 3 & 4 (SL 145) and depict line between them, to the north
- Label Lot 2 (SL 94-02) to the west
- Depict lot lines for Lot 1-A, Block 3 (SL 87-03) and Lot 9B, Block 8 (SL 2002-04) to the 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.*

20.30.060. Easements-Requirements.

- D. Unless a utility company requests additional easements, the front ten feet adjoining rights-of-way shall be designated as a utility easement, graphically or by note. Within the boundaries of an incorporated city, the width and location of utility easements will be determined by the city and affected utility providers.

Staff recommendation: The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Grant utility easements requested by the utility providers.**

20.30.280. Floodplain requirements.

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.

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.

20.60.150. Utility easements.

A. The utility easements approved by the planning commission shall be clearly shown on the final plat in dimensioned graphic form or as a note.

Staff recommendation: comply with 20.60.150.

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.

Staff recommendation: comply with 20.60.160.

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



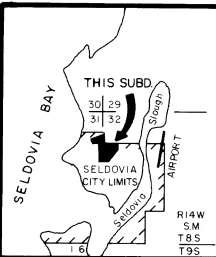
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FLEMING GILES ESTATES No. 2

Being a replat of lot 8 Fleming Giles Estates Amended (SR94-2) and lot 6 block 7 & tract 3A Seldovia Townsite Kodiak Spring Subd. (SR87-3).

Located in the NE1/4 Sec. 31 & NW1/4 Sec. 32, T8S R14W, SM, City of Seldovia, AK
Seldovia Recording District KPB File 95-183

SCALE 1"=100' AREA=14.606 AC. 1 Sept, 1995



VICINITY 1"=2000' MAP

RECORDED-FILED 20

SELDOVIA REC. DISTRICT
DATE 3/20, 1996
TIME 3:25 PM

Requested by:
Johnson Surveying
Box 27
Clam Gulch, AK 99568

PREPARED FOR

Everett M & Peggy G Boscacci
PO Box 278
Seldovia, AK 99663

PREPARED BY

Johnson Surveying
PO Box 27
Clam Gulch, AK 99568

LEGEND

- ✱ - 1927 brass cap mon. by GLO, found
- - 1/2" rebar with 1" plastic cap marked 7328-S, 1993, found
- - 1/2"x2" rebar with 1" plastic cap, set
- - 1/2" rebar with 1" plastic cap marked C-263, found
- () - Information from record SR Plat 87-3
- ⊖ - 1/2" rebar, found

NOTES

1. Existing overhead powerline shown is the centerline of a 20' utility easement.
2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. There is a 10' utility easement fronting on all street ROW's extending to 20' within 5' of side lot lines.
4. No structures permitted within panhandle portion of Lot 8A
5. Lots within this subdivision may be located within a designated flood hazards area; if such is the case, development must comply with Title 21, chapter 05 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction.

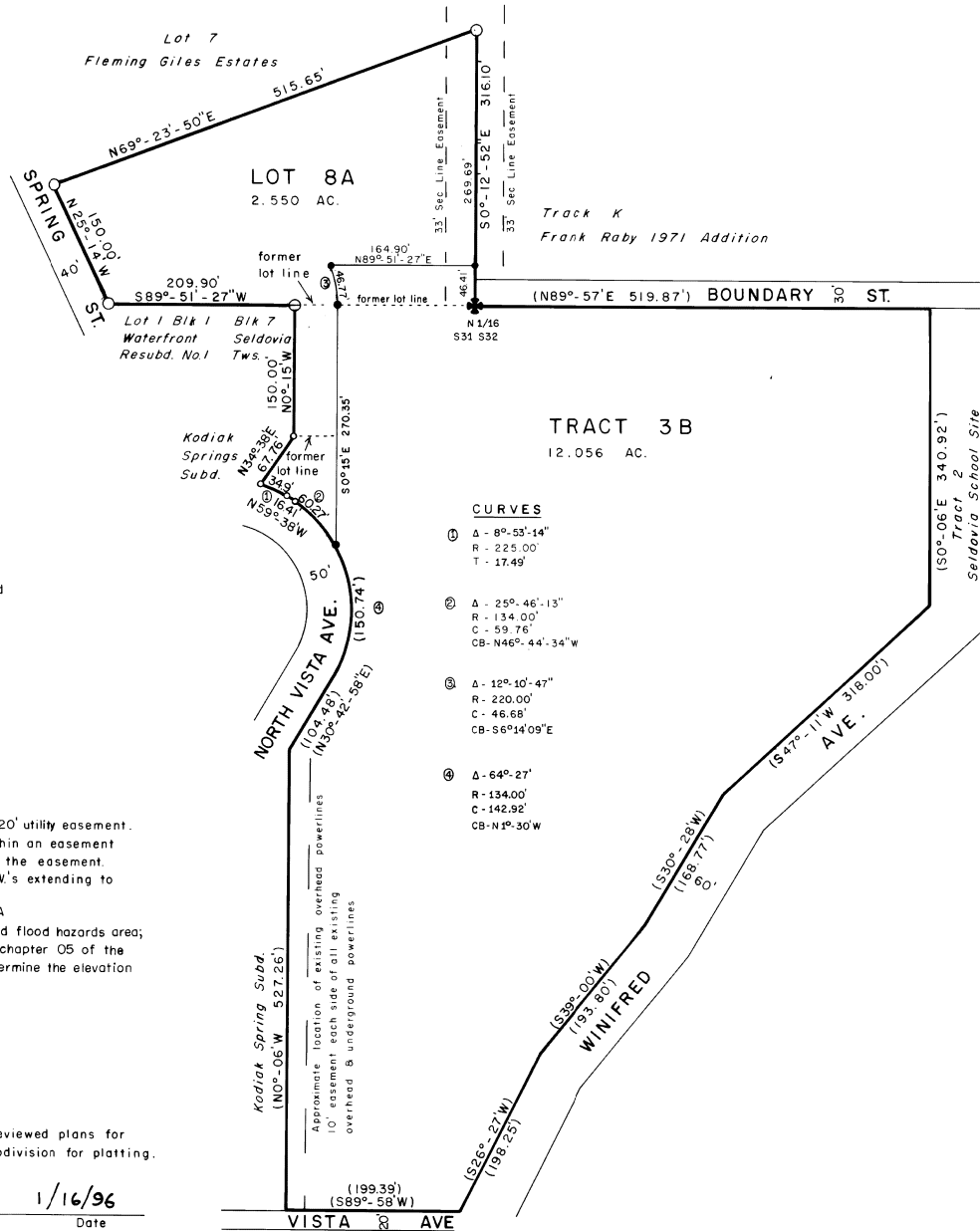
WASTEWATER DISPOSAL

The Alaska Department of Environmental Conservation has reviewed plans for this subdivisions wastewater disposal, and approves this subdivision for platting.

Signature *Scott Inge*

EEA
Title

1/16/96
Date



CURVES

- ① Δ - 8°-53'-14"
R - 225.00'
T - 17.49'
- ② Δ - 25°-46'-13"
R - 134.00'
C - 59.76'
CB - N46°-44'-34"W
- ③ Δ - 12°-10'-47"
R - 220.00'
C - 46.68'
CB - S6°14'09"E
- ④ Δ - 64°-27'
R - 134.00'
C - 142.92'
CB - N1°-30'W

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 27 November, 1995.

KENAI PENINSULA BOROUGH

By *Donald E. Gilman*
Authorized Official

3/18/96
Date

OWNERSHIP CERTIFICATE LOT 8A

We hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of replat, and, by our free consent dedicate and grant all easements to the uses shown. We further certify that Deeds of Trust affecting this property do not contain restrictions which would prohibit this subdivision, or require signature and approval of beneficiaries.

Everett M. Boscacci PO Box 278 Seldovia, AK 99663

Peggy G. Boscacci
Peggy G. Boscacci PO Box 278 Seldovia, AK 99663

NOTARY'S ACKNOWLEDGEMENT

For Everett M. & Peggy G. Boscacci
Subscribed and sworn to before me this
23 day of December, 1995.

Victoria M. Stewart
Notary Public for Alaska
5-16-99
My commission expires

NOTARY'S ACKNOWLEDGEMENT

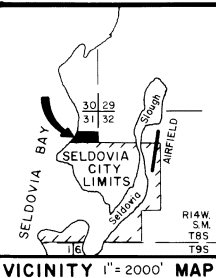
For: Donald E. Gilman
Subscribed and sworn to before me this
18 day of March, 1996.

Don Hanky
Notary Public for Alaska
3-9-99
My commission expires

OWNERSHIP CERTIFICATE TRACT 3B

I hereby certify that I am the owner of the real property shown and described hereon, and that I hereby adopt this plan of replat, and, by my free consent dedicate and grant all easements to the use shown

Donald E. Gilman
Donald E. Gilman, Mayor, Kenai Peninsula Borough
144 N. Binkley St.
Soldotna, AK 99669



VICINITY 1"=2000' MAP

FLEMING GILES ESTATES

AMENDED
PLAT

A Subd. of Lot 5 George Cook Subd. (SR PLAT D-145)

LOCATED IN GOV. LOT 1 NE1/4 SEC. 31, T8S, R14W, S.M., CITY OF SELDOVIA, AK., SELDOVIA RECORDING DISTRICT
KPB FILE 91-109

PREPARED FOR

EVERETT M. & PEGGY G. BOSCACCI
P.O. BOX 278
SELDOVIA, AK. 99663

PREPARED BY

JOHNSON SURVEYING
BOX 27
CLAM GULCH, AK. 99568



SCALE 1"=80' AREA=8.521 acres 29 Oct, 1993

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Planning Commission at the meeting of 22 November, 1993.

KENAI PENINSULA BOROUGH

By Gerald L. Johnson
Authorized Official

2-9-94
Date

NOTES

- Existing overhead powerline shown is the centerline of a 20' utility easement.
- No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- There is a 10' utility easement fronting on all street ROW's, extending to 20' within 5' of side lot lines.
- Applicable to waterfront lots, especially lot 1: Lots within this subdivision may be located within a designated flood hazards area; if such is the case, development must comply with Title 21, Chapter 05 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation may be required prior to construction.

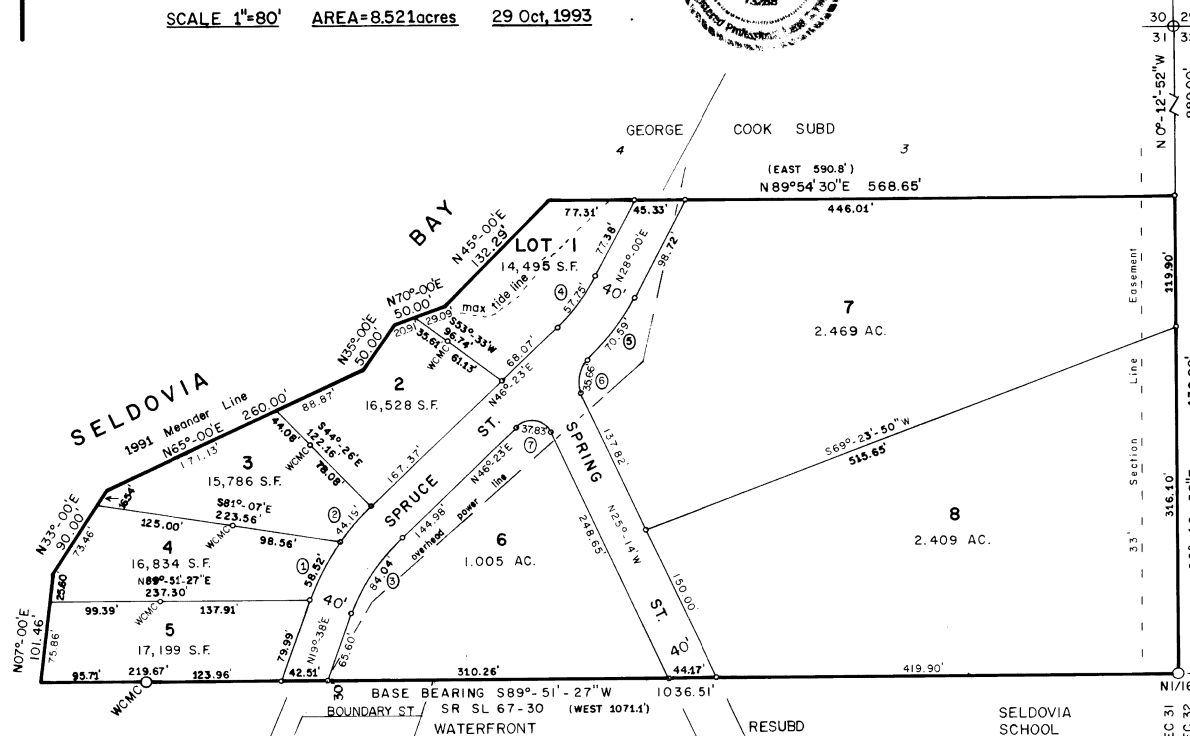
AMENDED PLAT NOTE AND AFFIDAVIT

This plat amends plat SR 94-1 by correcting 'T6S' to 'T8S' in the legal description. This revision constitutes the sole change made to this plat aside from this note. This change does not alter lot areas and does not affect, or influence any change of ownership, drainage features, rights-of-way or any other item which would adversely affect this or adjacent properties.

I am therefore submitting this plat for refile as corrected.

Gerald L. Johnson
Gerald L. Johnson 7328-S

4-22-94
Date



LEGEND

- - 1927 brass cap mon. by G.L.O., found
- - 1/2" x 2' rebar with 1" plastic cap, set
- ⊕ - 1919 brass cap mon. by G.L.O., found
- () - indicates record information; SR D-145.

CURVES

- | | | |
|-------------------|-------------------|----------------|
| ① Δ - 15°-14'-26" | ② Δ - 11°-30'-34" | ③ Δ - 26°-45" |
| R - 220.00' | R - 220.00' | R - 180.00' |
| C - 58.35' | C - 44.12' | T - 42.80' |
| CB - 527°-15'W | CB - 540°-36'W | |
| ④ Δ - 18°-23' | ⑤ Δ - 18°-23' | ⑥ Δ - 71°-37' |
| R - 180.00' | R - 220.00' | R - 28.53' |
| T - 29.13' | T - 35.60' | T - 20.58' |
| | | ⑦ Δ - 108°-23' |
| | | R - 20.00' |
| | | T - 27.72' |

WASTEWATER DISPOSAL

The Alaska Department of Environment Conservation has reviewed plans for this subdivisions wastewater disposal, and approves this subdivision for platting.

Paul D. Hornath E.E.E. 1-21-94
Signature Title Date

OWNERSHIP CERTIFICATE & DEDICATION

We hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision and by our free consent dedicate all ROW's to public use and grant all easements to the uses shown. We further certify that Deeds of Trust affecting this property do not contain restrictions which would prohibit this subdivision, or require signature and approval of beneficiaries.

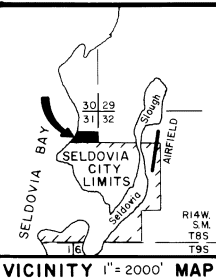
Everett M. Boscacci P.O. Box 278 Selkovia, Ak 99663

Peggy G. Boscacci
Peggy G. Boscacci P.O. Box 278 Selkovia, Ak 99663

NOTARY'S ACKNOWLEDGEMENT

For Everett M. & Peggy G. Boscacci
Subscribed and sworn to before me this 25th day of January, 1994.

Carol Olson
Notary Public for Alaska
My commission expires 2-27-95



VICINITY 1"=2000' MAP

FLEMING GILES ESTATES

AMENDED
PLAT

A Subd. of Lot 5 George Cook Subd. (SR PLAT D-145)

LOCATED IN GOV. LOT 1 NE1/4 SEC. 31, T8S, R14W, S.M., CITY OF SELDOVIA, AK., SELDOVIA RECORDING DISTRICT
KPB FILE 91-109

PREPARED FOR

EVERETT M. & PEGGY G. BOSCACCI
P.O. BOX 278
SELDOVIA, AK. 99663

PREPARED BY

JOHNSON SURVEYING
BOX 27
CLAM GULCH, AK. 99568



SCALE 1"=80' AREA=8.521 acres 29 Oct, 1993

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Planning Commission at the meeting of 22 November, 1993.

KENAI PENINSULA BOROUGH

By Gerard L. Johnson
Authorized Official

2-9-94
Date

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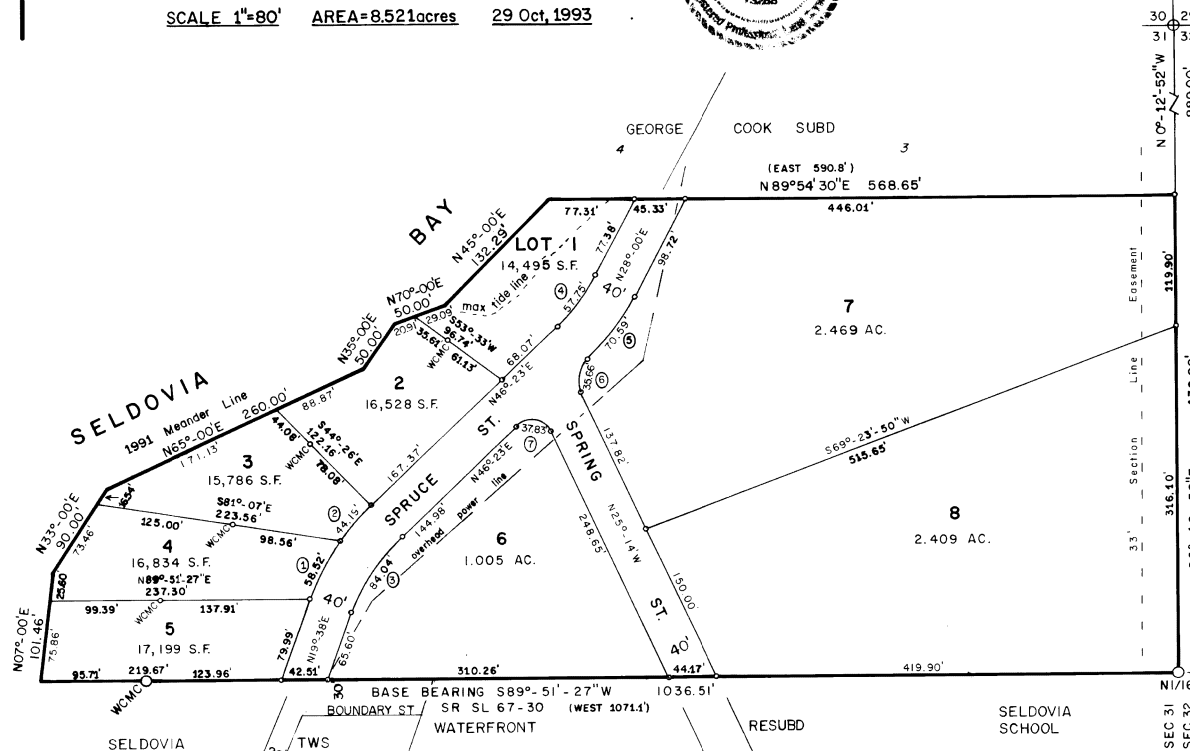
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Gerard L. Johnson
Gerard L. Johnson 7328-S

4-22-94
Date



LEGEND

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- - 1/2" x 2' rebar with 1" plastic cap, set
- ⊕ - 1919 brass cap mon. by G.L.O., found
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CURVES

- | | | | | | | |
|-------------------|-------------------|---------------|---------------|---------------|---------------|----------------|
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| R - 220.00' | R - 220.00' | R - 180.00' | R - 180.00' | R - 220.00' | R - 28.53' | R - 20.00' |
| C - 58.35' | C - 44.12' | T - 42.80' | T - 29.13' | T - 35.60' | T - 20.58' | T - 27.72' |
| CB - 527°-15'W | CB - 540°-36'W | | | | | |

WASTEWATER DISPOSAL

The Alaska Department of Environment Conservation has reviewed plans for this subdivisions wastewater disposal, and approves this subdivision for platting.

Signature Carl D. Hornath Title E.E.E. Date 1-21-94

OWNERSHIP CERTIFICATE & DEDICATION

We hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision and by our free consent dedicate all ROW's to public use and grant all easements to the uses shown. We further certify that Deeds of Trust affecting this property do not contain restrictions which would prohibit this subdivision, or require signature and approval of beneficiaries.

Everett M. Boscacci P.O. Box 278 Seldovia, Ak 99663

Peggy G. Boscacci
Peggy G. Boscacci P.O. Box 278 Seldovia, Ak 99663

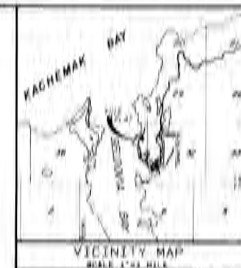
NOTARY'S ACKNOWLEDGEMENT

For Everett M. & Peggy G. Boscacci
Subscribed and sworn to before me this 25th
day of January, 1993.

Carol Olson
Notary Public for Alaska
My commission expires 2-27-95

§ CURVE DATA

CURVE NO.	S	R	A	C	T
1	100.00	100.00	90.00	10.00	10.00
2	100.00	100.00	90.00	10.00	10.00



LEGEND

- BLM or BLD monument (circular)
- BLM or BLD monument not recovered
- Found official survey monument
- Not marked 3 1/2" x 30" aluminum survey monument
- Monument of record not recovered
- Found 5/8" nail
- Not 5/8" nail found with 2" aluminum cap
- Found 1/2" nail
- Not 1/2" nail found with plastic cap 1.000
- Found 1" aluminum cap
- Found nail with plastic cap
- Indicates record plat
- Plat No. 1:30, 1:37-39, 1:45, 1:50
- Street right-of-way being created by this plat
- MH
- Sewer man hole
- Sanitary sewer
- Water line
- (1)

NOTES

- 1) Water supply and sewage disposal systems shall be installed only in accordance with applicable requirements of AS 14.05.10, 14.05.15, and 14.05.20.
- 2) Bids on these lots may or may not be eligible for conventional on-site waste disposal systems. No person may construct, install, maintain, or operate a conventional water system or sewerage disposal system without approval of the Alaska Department of Environmental Conservation is required.
- 3) No direct access to state maintained roads permitted unless authorized by State of Alaska Dept. of Transportation.
- 4) No structures permitted within pondable portion of Lot 10-A.
- 5) All lots will be served by city water and sewer.
- 6) Interior footings lots are restricted to one access only.
- 7) Lots 1-A, Block 1; 2-A, Block 2; 3-A, Block 3; 4-A, Block 4; 5-A, Block 5; 6-A, Block 6; 7-A, Block 7; 8-A, Block 8; 9-A, Block 9; 10-A, Block 10; 11-A, Block 11; 12-A, Block 12; 13-A, Block 13; 14-A, Block 14; 15-A, Block 15; 16-A, Block 16; 17-A, Block 17; 18-A, Block 18; 19-A, Block 19; 20-A, Block 20; 21-A, Block 21; 22-A, Block 22; 23-A, Block 23; 24-A, Block 24; 25-A, Block 25; 26-A, Block 26; 27-A, Block 27; 28-A, Block 28; 29-A, Block 29; 30-A, Block 30; 31-A, Block 31; 32-A, Block 32; 33-A, Block 33; 34-A, Block 34; 35-A, Block 35; 36-A, Block 36; 37-A, Block 37; 38-A, Block 38; 39-A, Block 39; 40-A, Block 40; 41-A, Block 41; 42-A, Block 42; 43-A, Block 43; 44-A, Block 44; 45-A, Block 45; 46-A, Block 46; 47-A, Block 47; 48-A, Block 48; 49-A, Block 49; 50-A, Block 50; 51-A, Block 51; 52-A, Block 52; 53-A, Block 53; 54-A, Block 54; 55-A, Block 55; 56-A, Block 56; 57-A, Block 57; 58-A, Block 58; 59-A, Block 59; 60-A, Block 60; 61-A, Block 61; 62-A, Block 62; 63-A, Block 63; 64-A, Block 64; 65-A, Block 65; 66-A, Block 66; 67-A, Block 67; 68-A, Block 68; 69-A, Block 69; 70-A, Block 70; 71-A, Block 71; 72-A, Block 72; 73-A, Block 73; 74-A, Block 74; 75-A, Block 75; 76-A, Block 76; 77-A, Block 77; 78-A, Block 78; 79-A, Block 79; 80-A, Block 80; 81-A, Block 81; 82-A, Block 82; 83-A, Block 83; 84-A, Block 84; 85-A, Block 85; 86-A, Block 86; 87-A, Block 87; 88-A, Block 88; 89-A, Block 89; 90-A, Block 90; 91-A, Block 91; 92-A, Block 92; 93-A, Block 93; 94-A, Block 94; 95-A, Block 95; 96-A, Block 96; 97-A, Block 97; 98-A, Block 98; 99-A, Block 99; 100-A, Block 100.

NOTARY'S ACKNOWLEDGEMENT

For Carl L. Hill, City Manager
Subscribed and sworn before me this
17th day of September, 1986
My commission expires 10/29/90
Dorcas M. Fisher
Notary Public for the State of Alaska



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described herein and that we hereby submit this plat of subdivision and dedicate all right-of-way to public use and grant all easements to the use shown.

Carl L. Hill, Mayor
City of Kodiak
Dorcas M. Fisher
Notary Public for the State of Alaska

NOTARY'S ACKNOWLEDGEMENT

For Seldivia Townsite, Inc.
Subscribed and sworn before me this
17th day of September, 1986
My commission expires 10/29/90
Dorcas M. Fisher
Notary Public for the State of Alaska

PLAT APPROVAL

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of
Sept. 8, 1986
KENAI PENINSULA BOROUGH
By: [Signature]
Author (201 111 1111)

NOTARY'S ACKNOWLEDGEMENT

For: [Signature]
Subscribed and sworn before me this
17th day of September, 1986
My commission expires 10/29/90
Dorcas M. Fisher
Notary Public for the State of Alaska

NOTARY'S ACKNOWLEDGEMENT

For: [Signature]
Subscribed and sworn before me this
17th day of September, 1986
My commission expires 10/29/90
Dorcas M. Fisher
Notary Public for the State of Alaska

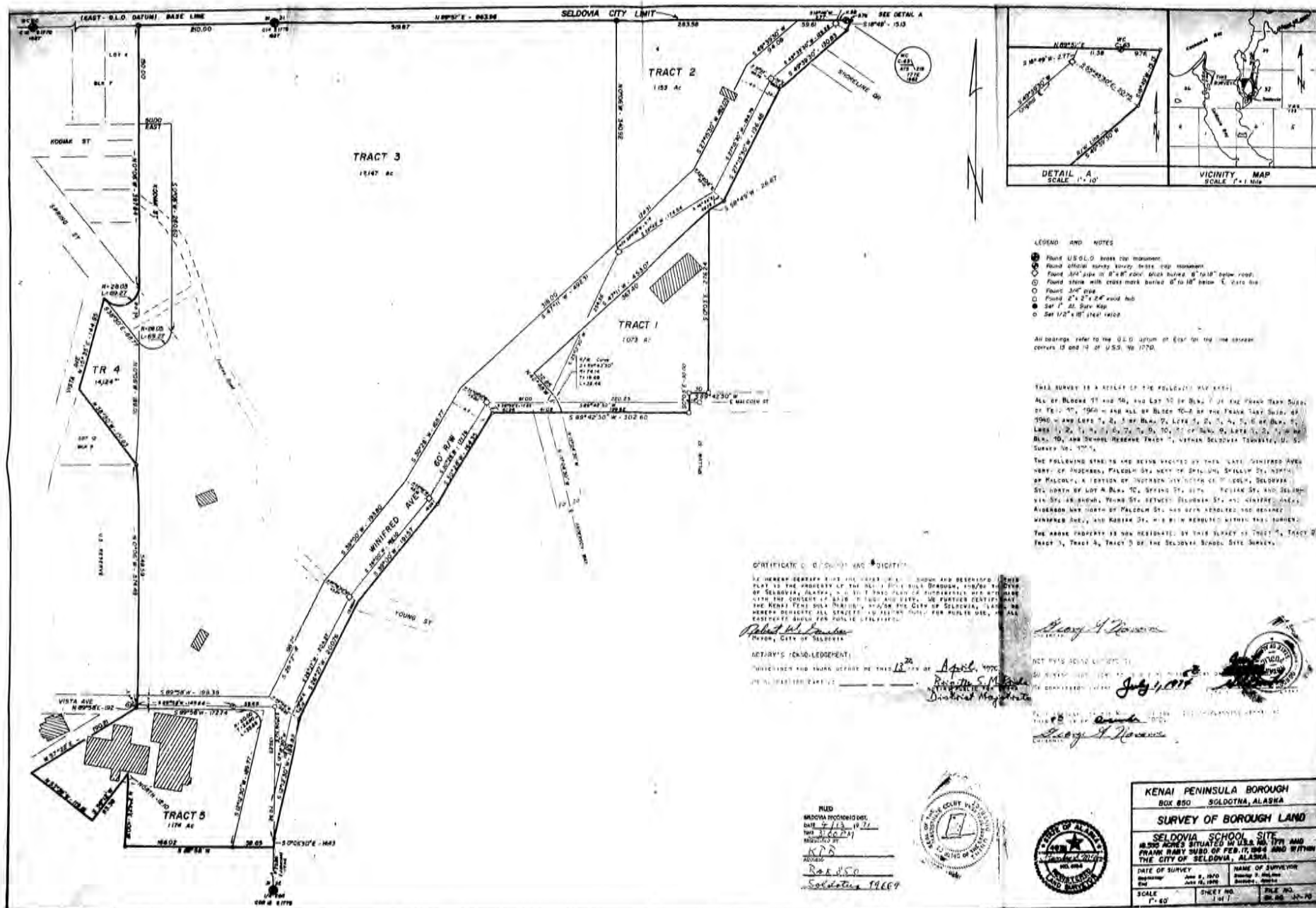
NOTARY'S ACKNOWLEDGEMENT

For: [Signature]
Subscribed and sworn before me this
17th day of September, 1986
My commission expires 10/29/90
Dorcas M. Fisher
Notary Public for the State of Alaska

NOTARY'S ACKNOWLEDGEMENT

For: [Signature]
Subscribed and sworn before me this
17th day of September, 1986
My commission expires 10/29/90
Dorcas M. Fisher
Notary Public for the State of Alaska

SELDOVIA TOWNSITE KODIAK SPRING SUBDIVISION City of Kodiak, Alaska (Plat 1 & 2) Block 1 Section 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100		
DATE OF SURVEY May 21, 1986	SCALE 1" = 40'	SHEET 1 of 1
DRAWN BY [Signature]	CHECKED BY [Signature]	DATE 05/25/86



SUBDIVISION OF LOT 1, SEC. 31 T8S R14W S.M. ALASKA

LAND BELONGING TO GEORGE COOK, SELDOVIA, ALASKA

SURVEYED & DRAWN BY: *Denning & Johnson*

D-145
SELDOVIA
19 FEB. 1958

BEARINGS
X
GLO

SCALE = 1" = 100
SEPT. 17, 1957

SELDOVIA BAY

EAST 115.9
RECORD
104.28

WEST 603.9' M.H.W.

T8S R14W
30 29
31 32
SEC. COR.

LOT 1
5.42 AC.

425.0'

EAST 506.1

2
1.03 AC.

WEST 510.8'

90'

1325.0'

374.0'

436.0'

4
1.45 AC.

3
3.44 AC.

EAST 485.1

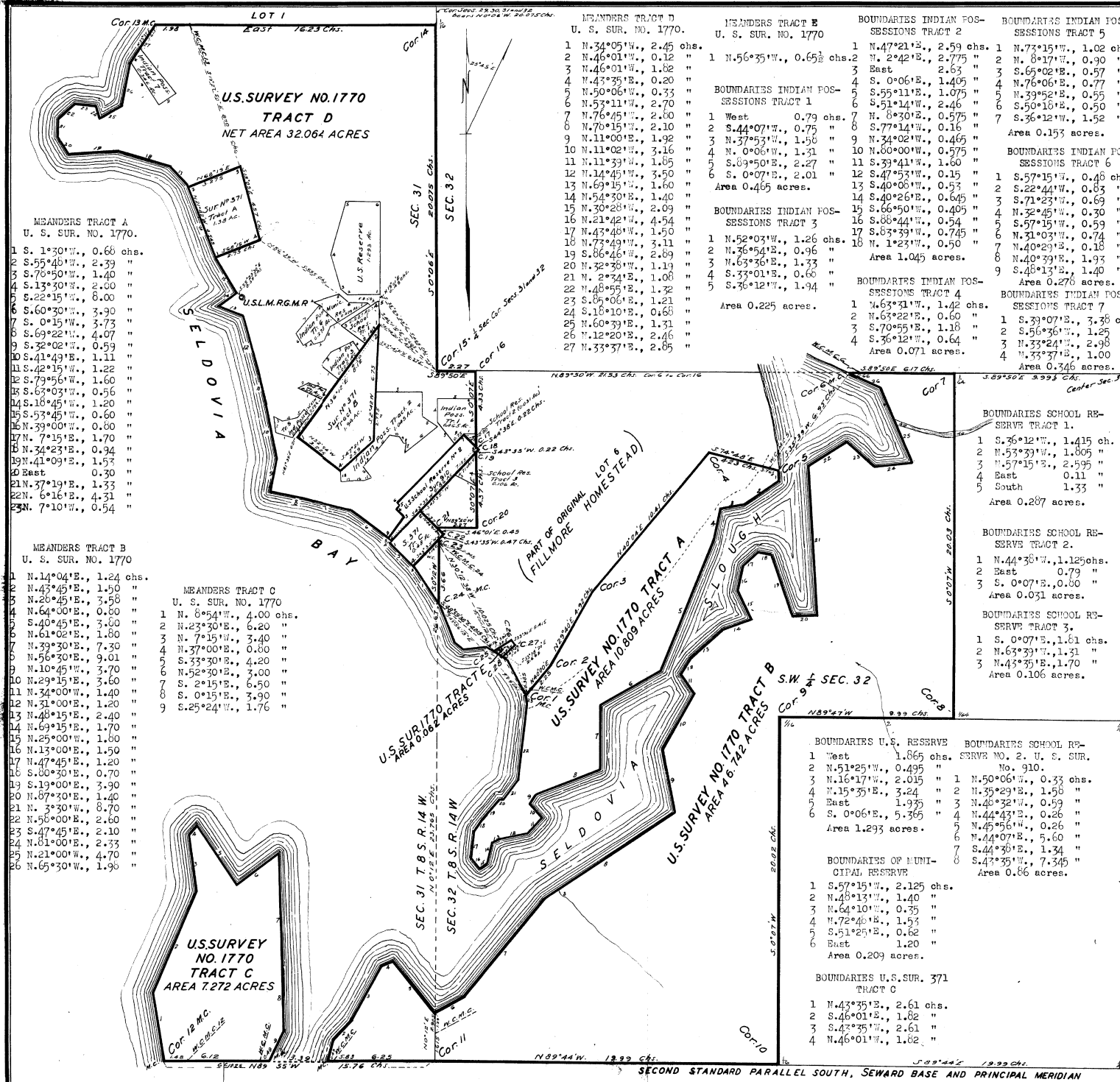
5
7.90 AC.

WEST 1071.2' M.H.W.

SELDOVIA TOWNSITE
U.S. SURVEY NO. 1771

George Cook Property
Sec 31, T 8 S, R 14 W

COR 13
31 32



P L A T

of

EXTERIOR BOUNDARIES

of

U. S. SURVEY NO. 1770.

Made under Sections 11, 12, 13, 14 and 15 of an act of Congress entitled "An Act to repeal timber cultural laws" approved March 3, 1891 and the regulations thereunder for a tract of Public Land, known as

SELDOVIA TOWNSITE

Situate

On Seldovia Bay, Cook Inlet, in Sections 31 and 32, T. 6 S., R. 14 W., Seward Base and Principal Meridian

TERRITORY OF ALASKA

Net area, 96.943 acres
Declination, 25°45' E.
Scale, 4 chains to the inch.

Latitude 59°26'04" N., Longitude 151°43'04" W.

as surveyed by

FRED DAHLQUIST
U. S. CADASTRAL ENGINEER,
May 19 - July 5, 1927

U. S. SUPERVISOR OF SURVEYS CERTIFICATE,
Denver, Colorado,
August 5, 1929.

The original field notes of Survey No. 1770, of the Exterior Boundaries of Seldovia Townsite, situate on Seldovia Bay, Cook Inlet, Alaska, from which this plat has been made, have been examined and approved, and I hereby certify that they furnish such an accurate description of said claim as will, if incorporated into a patent, serve fully to identify the premises, and that such reference is made therein to natural objects and permanent monuments, as will perpetuate and fix the locus thereof.

And I further certify that this is a correct plat of said claim, made in conformity with said original field notes of the survey thereof, and the same is hereby approved.

Samuel J. Johnson
U. S. Supervisor of Surveys.

DEPARTMENT OF THE INTERIOR
GENERAL LAND OFFICE
Washington, D. C., November 26, 1929.

The survey represented by this plat having been correctly executed in accordance with the requirements of law and the regulations of this office, is hereby accepted.

Thomas Hamill
Assistant Commissioner.



CITY OF SELDOVIA

PO Box B, 245 Dock Street
Seldovia, Alaska 99663
Phone 907-234-7643

Regular Planning Commission Meeting

Wednesday, August 6th, 2025

6:00PM

Hybrid Meeting

For more information-

Email cityclerk@cityofseldovia.com

AGENDA
SELDOVIA PLANNING COMMISSION
WEDNESDAY, AUGUST 6th, 2025, 6:00PM
REGULAR MEETING-

In Person at Multipurpose Building, 260 Seldovia Street
or by Zoom Webinar:

<https://us02web.zoom.us/j/83775409703?pwd=CtrkXaSfgcv1m9HXafnxQji5cXEdbz.1>

or join by telephone by dialing: +1 346 248 7799 or +1 669 900 9128

Webinar ID: 837 7540 9703

Passcode: 639578

KROLL REIN FORSBERG SWEET

- A. Call to order;
- B. Roll Call;
- C. Approval of the Agenda;
- D. Approval of Minutes: July 2, 2025
- E. Public Comments Regarding Items Not on the Agenda;
- F. Public Hearings, Prior Notice;
- G. Consideration of Site Plans;
 - 1. SPC RESOLUTION 26-01 – RECOMMENDING APPROVAL OF PRELIMINARY PLAT– FLEMING GILES ESTATES LUNOE 2025 REPLAT OF LOT 7, FLEMING GILES ESTATES {SL 94-02) AND LOT 8A FLEMING GILES ESTATES NO. 2 (SL 96-01), LOCATED IN THE NORTH EAST 1/4 SECTION 31 AND THE NORTHWEST 1/4 SECTION 32, TOWNSHIP 8 SOUTH, RANGE 14 WEST, SEWARD MERIDIAN OF THE KENAI PENINSULA BOROUGHpg 5
 - A. Presentation by Staff or Commission
 - B. Public Presentation or Hearing
 - C. Commission Discussion
 - D. Action/Disposition
- H. Commission Business:
 - 1. Building and Site Development Permit- Topographical Impacts (Excavation/fill) and project checklist pg 14
 - A. Presentation by Staff or Commission
 - B. Public Presentation or Hearing
 - C. Commission Discussion
 - D. Action/Disposition
 - 2. Comprehensive Plan Update..... pg 64
 - A. Presentation by Staff or Commission
 - B. Public Presentation or Hearing
 - C. Commission Discussion
 - D. Action/Disposition
 - 3. 2026-2031 Capital Improvement Plan Project Call pg 80
 - A. Presentation by Staff or Commission
 - B. Public Presentation or Hearing
 - C. Commission Discussion
 - D. Action/Disposition
- I. Staff Reports:
 - 1. Upcoming/Open Commission Business:
 - a. Cedar Street Extension
 - b. Planning website updates- permits and CB District
 - c. Abatement/Public Nuisance Draft Ordinance (recommended to City Council)
 - d. CB District Draft Ordinance (recommended to City Council)
 - e. Administrative Public Hearing Draft Ordinance
 - f. Communications Tower Draft Ordinance

- 2. Building Permits to-date for 2025-
- 3. City Manager's Update Pg 82
- I. Informational Items Not Requiring Action:
- K. Comments of the Public:
- L. Comments of the Commission:
- M. Next Meeting: Regular Meeting, September 3rd, 2025
- N. Adjournment:

TO ATTEND THE MEETING VIRTUALLY:

- 1. As technology allows, this meeting will be available as a Zoom Webinar for individuals to attend virtually at the link provided on the agenda. **To provide public comments directly via Zoom Webinar sign up with the City Clerk's office by 3:00 p.m. the day of the meeting.** 907-234-7643 or cityclerk@cityofseldovia.com.
- 2. This meeting will also be Live-Streamed to the City of Seldovia YouTube Channel as technology allows. To find the meeting log onto YouTube and search for the City of Seldovia. *Public comments will not be able to made directly while watching the meeting live on YouTube and must be submitted in writing beforehand by 3:00pm the day of the meeting.*

TO SUBMIT PUBLIC COMMENT:

- 1. Public comment submissions received by 3:00 p.m. the day of the meeting will be provided to the City Council by the City Clerk. Submit your public comment specifying which discussion you would like to provide comment for by email to the cityclerk@cityofseldovia.com, in person to the Seldovia City Office at 245 Dock Street, or by mail to City of Seldovia, PO Box B, Seldovia, AK 99663.

*** IF YOU REQUIRE SPECIAL ASSISTANCE TO ATTEND THE MEETING, PLEASE NOTIFY THE CITY OFFICE 24 HOURS INADVANCE AND ARRANGEMENTS WILL BE MADE ***

**CITY OF SELDOVIA
SELDOVIA PLANNING COMMISSION
RESOLUTION SPC 26-01**

**A RESOLUTION RECOMMENDING THAT PRELIMINARY PLAT FLEMING GILES
ESTATES LUNOE 2025 REPLAT ATTACHED HERETO BE APPROVED**

LEGAL DESCRIPTION: Lot 7, Fleming Giles Estates {SL 94-02} and
Lot 8A Fleming Giles Estates NO. 2 (SL 96-01),
Located in the North East 1/4 Section 31 and the North West 1/4 Section 32,
Township 8 South, Range 14 West, Seward Meridian,

KPB PARCEL NUMBERS: 19213016 & 19213013

WHEREAS, the City of Seldovia received a preliminary plat from Seabright Surveying, on
behalf of property owners Peter & Svea Lunoe, and

WHEREAS, this plat was prepared for the vacation of a lot line only; and

WHEREAS, no survey was performed for the preparations of this plat; all lot dimensions shown on the
plat are from record data as shown on record plats SL 94-02 and SL 96-01; and

WHEREAS, Lot 7, Fleming Giles Estates (SL 94-02) and Lot 8A Fleming Giles Estates No. 2 (SL 96-
01) are both in the Residential General (RG) Zoning District; and

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

WHEREAS, the proposed lot will have access from Vista Street; and

WHEREAS, City water and sewer are existing to the proposed lot; and

WHEREAS, the Seldovia Planning Commission finds:

1. Pursuant to SMC 18.32.040 Compliance with the minimum lot size and width requirements of the
(RG) Zoning District will be reviewed during the building permit review. The Minimum lot size
and width for the district is 5000 square feet a structure containing one dwelling unit and 2500
square feet per dwelling unit for structures containing two or more dwelling units.
2. Pursuant to SMC 13.04 and SMC 13.06 the water and wastewater connections are subject to the
regulatory requirements of the City of Seldovia.
3. Pursuant to SMC 18.32.050-18.32.080 compliance with the parking spaces, lot coverage, building
setbacks and maximum building height will be reviewed during the building permit review.

**NOW, THEREFORE, BE IT RECOMMENDED BY THE SELDOVIA PLANNING
COMMISSION OF THE CITY OF SELDOVIA, ALASKA:**

Section 1. That Preliminary Plat Fleming Giles Estates Lunoe 2025 Replat of Lot 7, Fleming Giles
Estates {SL 94-02} and Lot 8A Fleming Giles Estates NO. 2 (SL 96-01), located in the North East 1/4
Section 31 and the North West 1/4 Section 32, Township 8 South, Range 14 West, Seward Meridian, be
approved, subject to the following conditions:

53 1. Further development of the property will conform to all federal, State of Alaska, and local
54 regulations.
55
56

57 **PASSED AND APPROVED** by a duly constituted quorum of the City Council of Seldovia, Alaska, on
58 this__day of _____2025.
59
60

61
62 ATTEST:

APPROVED:

63
64
65 _____
66 Elizabeth Diamant, City Clerk

Randi Sweet, Chair



P.O. Box B Seldovia, Alaska 99663 Phone: (907) 234-7643, email: cityclerk@cityofseldovia.com

STAFF REPORT

TO: Seldovia Planning Commission

FROM: Elizabeth Diamant, City Clerk

DATE: August 1, 2025

SUBJECT: SPC Resolution 26-01 – Recommending Approval of Preliminary Plat– Fleming Giles Estates Lunoe 2025 Replat

Request: The applicant is proposing a preliminary plat to replat Lot 7, Fleming Giles Estates and Lot 8a Fleming Giles Estates No. 2, vacating a lot line between the two parcels.

Staff Recommendation: Adopt SPC Resolution 26-01 – Recommending Approval Of Preliminary Plat– Fleming Giles Estates Lunoe 2025 Replat, creating one (1) lot of 5.018 acres.

Applicant: Seabright Surveying & Design
Attn: Katherine A. Kirsis
1044 East End Road, Suite A
Homer, AK 99603
seabrightsurvey@gmail.com

Property Owner(s): Peter & Svea Lunoe
13000 Mountain Place
Anchorage AK, 99516

Legal Descriptions: Lot 7, Fleming Giles Estates {SI 94-02) and Lot 8A Fleming Giles Estates No. 2 (SI 96-01), Located In The North East 1/4 Section 31 and the Northwest 1/4 Section 32, Township 8 South, Range 14 West, Seward Meridian, Kenai Peninsula Borough

Property Addresses: None

KPB Parcel Numbers: 19213016 & 19213013

Zoning District: Residential General (RG)

Summary: A preliminary plat has been submitted from Seabright Surveying on behalf of Peter and Svea Lunoe for a replat of Lot 7, Fleming Giles Estates and Lot 8a Fleming Giles Estates No. 2, vacating a lot line between the two parcels.

Seldovia Municipal Code (SMC) 18.08.03 *Platting* states that “all plans, plats or replats of land laid out in lots or plats, and the streets, alleys or other portions of them intended to be dedicated to public or private use, shall first be submitted to the Commission for its approval or rejection. Any action so taken shall be communicated to the Borough Planning Commission together with the reasons for such action.

Analysis:

The minimum lot size requirement is dependent on structures built: The Minimum lot size and width for the Residential General (RG) Zoning District is 5000 square feet a structure containing one dwelling unit and 2500 square feet per dwelling unit for structures containing two or more dwelling units.

City water and wastewater are existing to the properties along Vista Avenue and dwelling units on the proposed lot will be required to establish a connection to the Seldovia Water and Wastewater utility systems.

Staff finds that the replat of Lot 7, Fleming Giles Estates and Lot 8A Fleming Giles Estates No.2 Located In The North East 1/4 Section 31 and the Northwest 1/4 Section 32, Township 8 South, Range 14 West, Seward Meridian, Kenai Peninsula Borough meets the following Title 18 of the Seldovia Municipal Code (SMC) sections and aligns with the intent of the Seldovia Municipal Zoning Code.

1. Pursuant to SMC 18.32.040 Compliance with the minimum lot size and width requirements of the (RG) Zoning District will be reviewed during the building permit review. The Minimum lot size and width for the district is 5000 square feet a structure containing one dwelling unit and 2500 square feet per dwelling unit for structures containing two or more dwelling units.
2. Pursuant to SMC 13.04 and SMC 13.06 the water and wastewater connections are subject to the regulatory requirements of the City of Seldovia.
3. Pursuant to SMC 18.32.050-18.32.080 compliance with the parking spaces, lot coverage, building setbacks and maximum building height will be reviewed during the building permit review.

Staff Recommendation:

Staff finds that the proposed preliminary plat for Fleming Giles Estates Lunoe 2025 Replat, meets the general standards of Seldovia Municipal Code (SMC) and hereby recommends that the Seldovia Planning Commission approval of Resolution SPC 26-01 Recommending Approval Of Preliminary Plat– Fleming Giles Estates Lunoe 2025 Replat Of Lot 7, Fleming Giles Estates {SL 94-02} And Lot 8a Fleming Giles Estates No. 2 (SL 96-01), Located In The North East 1/4 Section

31 And The Northwest 1/4 Section 32, Township 8 South, Range 14 West, Seward Meridian Of The Kenai Peninsula Borough under the following conditions:

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

Attachments:

- **Aerial Map**
- **Application**
- **Preliminary Plat, Fleming Giles Estates Lunoe 2025 Replat**
- **SL 96-01**
- **SL 94-02**



SPC Resolution 26-01 Preliminary Plat Fleming Giles Estates Lunoe 2025 Replat
Lot 7 Fleming Giles Estates Subd Amended (SL 94-02) &
Lot 8A Fleming Giles Estates No. 2 (SL 96-01)



Planning Department

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

PRELIMINARY PLAT SUBMITTAL FORM

- ☒ PRELIMINARY PLAT ☐ REVISED PRELIMINARY PLAT (no fee required)
- ☐ PHASED PRELIMINARY PLAT ☐ PRELIMINARY PLAT FOR PRIVATE STREETS / GATED SUBDIVISION

- all requirements of chapter 20, excluding 20.20.210 and 20.50 apply and must be met.

SUBDIVISION PLAT NAME: must be a unique name, contact staff for assistance if needed.

Fleming Giles Estates I unoe 2025 Replat

PROPERTY INFORMATION:

legal description: Lot 7 Fleming Giles Estates Subd Amended (SL 94-02) & Lot 8A Fleming Giles Estates No. 2 (SL 96-01)	
Section, Township, Range Section 31, T8S, R14W	
General area description Seldovia	
City (if applicable) Seldovia	Total Acreage 4.97

SURVEYOR

Company: Seabright Survey + Design	Contact Person: Katherine A. Kirsis, PLS
Mailing Address: 1044 East End Rd Suite A	City, State, Zip Homer, AK 99603
Phone: 907-299-1580	e-mail: seabrightsurvey@gmail.com

PROPOSED WASTEWATER AND WATER SUPPLY

WASTEWATER ☐ on site ☐ City ☐ community WATER ☐ on site ☐ City ☐ community

SUBMITTAL REQUIREMENTS

A preliminary plat application will be scheduled for the next available plat committee meeting after a complete application has been received.

- ☐ 1 - full size paper copy
- ☐ 7 - reduced sized drawing (11 x 17)
- ☐ preliminary plat **NON-REFUNDABLE** submittal fee \$400
- ☐ City Planning Commission minutes when located within city limits or Bridge Creek Watershed District
- ☐ certificate to plat for **ALL** parcels included in the subdivision
- ☐ documentation showing proof of signatory authority (partnerships, corporations, estates, trusts, etc.)
- ☐ **ALL** requirements of KPB 20.25.070 (see page 2 for checklist) and KPB 20.25.080

EXCEPTIONS REQUESTED TO PLATTING CODE: A letter, to be presented to the commission, with substantial evidence justifying the requested exception and fully stating the grounds for the exception request, and the facts relied upon, **MUST** be attached to this submittal.

1. _____ 2. _____ 3. _____

APPLICANT: SIGNATURES OF ALL LEGAL PROPERTY OWNERS ARE REQUIRED. Additional signature sheets can be attached. When signing on behalf of another individual, estate, corporation, LLC, partnership, etc., documentation is required to show authority of the individual(s) signing. Contact KPB staff for clarification if needed.

OWNER(s)

Name (printed): PETER LUNOE	Signature:
Phone: 907 529-9174	e-mail: lunoe p @ yahoo.com

Name (printed): SUEA LUNOE	Signature:
Phone: 907 529-9182	e-mail: suea.lunoe@alaska.com

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

FOR OFFICE USE ONLY

RECEIVED BY _____ DATE SUBMITTED _____ KPB FILE # _____

NOTES

1. THIS SUBDIVISION IS SUBJECT TO THE CITY OF SELDOVIA MUNICIPAL CODE. CONTACT THE CITY OF SELDOVIA FOR CURRENT BUILDING SETBACK REQUIREMENTS PRIOR TO DEVELOPMENT.
2. THIS SUBDIVISION IS SERVED BY CITY OF SELDOVIA SEWER AND WATER.
3. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT, WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
4. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
5. THIS PLAT WAS PREPARED FOR THE VACATION OF A LOT LINE ONLY. NO SURVEY WAS PERFORMED FOR THE PREPARATION OF THIS PLAT. ALL LOT DIMENSIONS SHOWN ON THIS PLAT ARE FROM RECORD DATA AS SHOWN ON RECORD PLATS SL 94-02 AND SL 96-01.

LEGEND

- 1/2" REBAR PER SL 94-02
- 1/2" REBAR 7328-S PER SL 96-01
- 1/2" REBAR PER SL 96-01

PLAT APPROVAL

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

BY: _____ AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE _____

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

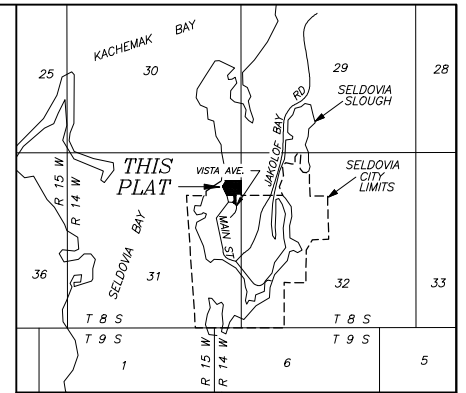
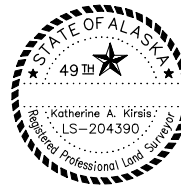
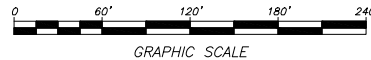
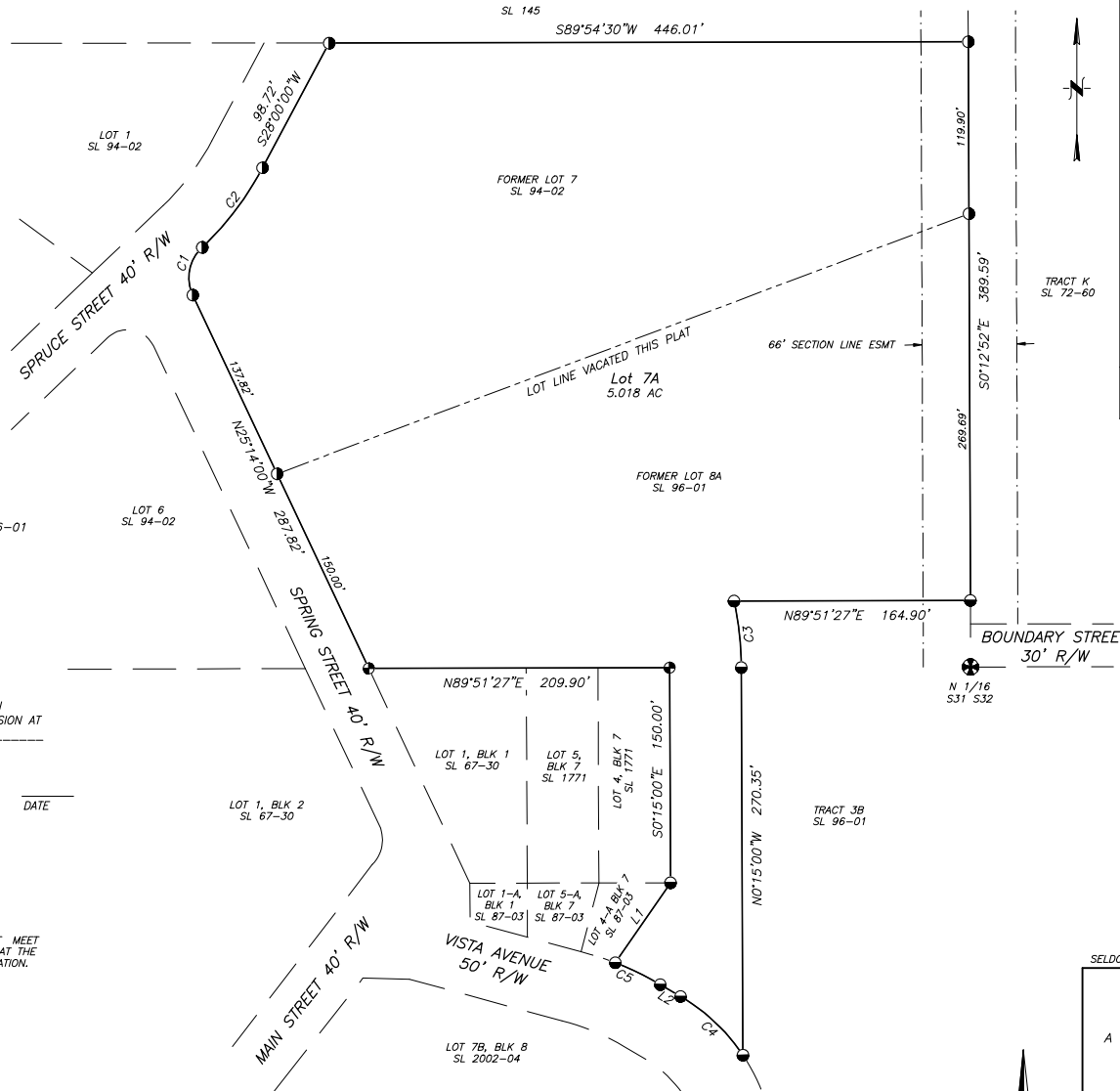
LINE TABLE		
LINE #	LENGTH	BEARING
L1	67.76'	S34°38'00"W
L2	16.41'	S59°38'00"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	36.30'	28.53'	72°54'21"	S11°13'10"W	33.90'
C2	69.95'	220.00'	18°13'00"	S37°06'30"W	69.65'
C3	46.77'	220.00'	12°10'48"	N6°14'09"W	46.68'
C4	60.27'	134.00'	25°46'08"	S46°44'34"E	59.76'
C5	34.90'	225.00'	8°53'13"	S64°05'22"E	34.86'

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____



VICINITY MAP

SCALE: 1" = 500 FEET U.S.G.S. QUAD. SELDOVIA (C-4 & C-5)

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAT 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 HEREON.

PETER LUNOE
13000 MOUNTAIN PLACE
ANCHORAGE, AK 99516

SVEA LUNOE
13000 MOUNTAIN PLACE
ANCHORAGE, AK 99516

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025.
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

SELDOVIA RECORDING DISTRICT KPB FILE NO. 2025-XXX

FLEMING GILES ESTATES LUNOE 2025 REPLAT

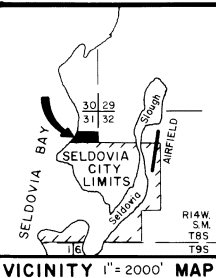
A SUBDIVISION OF LOT 7, FLEMING GILES ESTATES (SL 94-02) AND LOT 8A FLEMING GILES ESTATES NO. 2 (SL 96-01), LOCATED IN THE NE1/4 SEC. 31 AND THE NW1/4 SEC. 32, T. 8 S., R. 14 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 5.018 ACRES

SEABRIGHT SURVEY + DESIGN

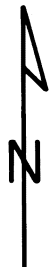
KATHERINE A. KIRSIS, P.L.S.
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
seabrightsurvey@gmail.com

CLIENTS: PETER & SVEA LUNOE
13000 MOUNTAIN PL., ANCHORAGE, AK 99516

DRAWN BY: KK CHKD BY: KK JOB #2025-44
DATE: 06/2025 SCALE: 1"=60' SHEET #1 OF 1



VICINITY 1"=2000' MAP



FLEMING GILES ESTATES

AMENDED
PLAT

A Subd. of Lot 5 George Cook Subd. (SR PLAT D-145)

LOCATED IN GOV. LOT 1 NE 1/4 SEC. 31, T8S, R14W, S.M., CITY OF SELDOVIA, AK., SELDOVIA RECORDING DISTRICT
KPB FILE 91-109

PREPARED FOR

EVERETT M. & PEGGY G. BOSCACCI
P.O. BOX 278
SELDOVIA, AK. 99663

PREPARED BY

JOHNSON SURVEYING
BOX 27
CLAM GULCH, AK. 99568



SCALE 1"=80' AREA=8.521 acres 29 Oct, 1993

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Planning Commission at the meeting of 22 November, 1993.

KENAI PENINSULA BOROUGH

By Gerard L. Johnson
Authorized Official

2-9-94
Date

NOTES

- Existing overhead powerline shown is the centerline of a 20' utility easement.
- No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- There is a 10' utility easement fronting on all street ROW's, extending to 20' within 5' of side lot lines.
- Applicable to waterfront lots, especially lot 1: Lots within this subdivision may be located within a designated flood hazards area; if such is the case, development must comply with Title 21, Chapter 05 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation may be required prior to construction.

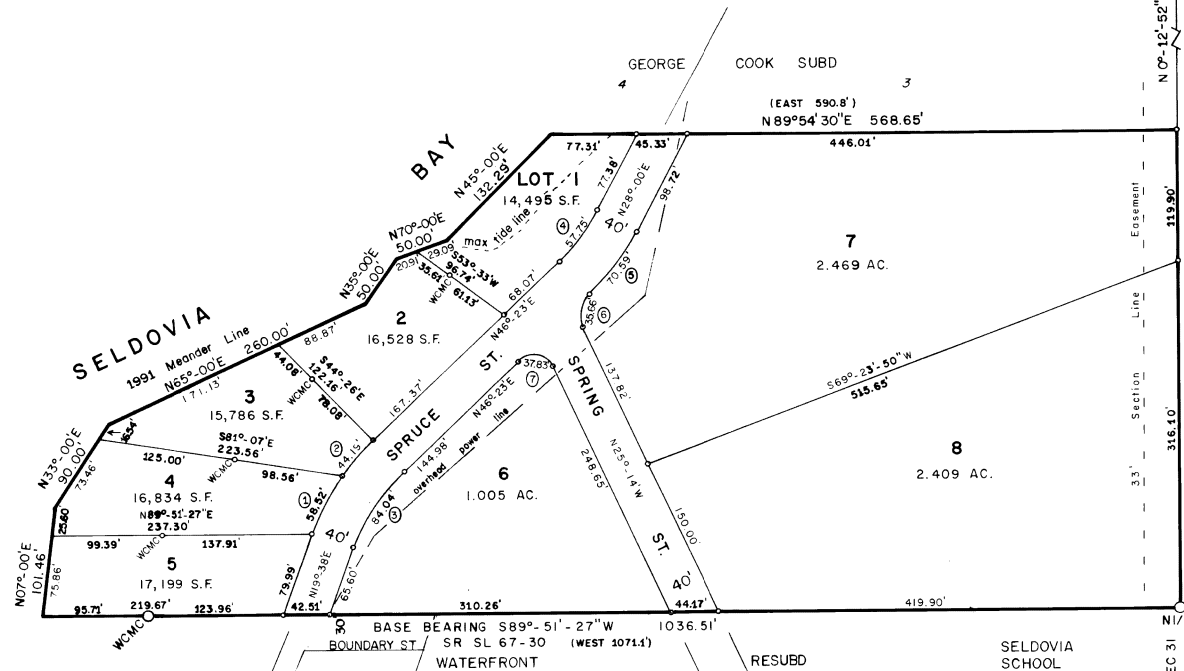
AMENDED PLAT NOTE AND AFFIDAVIT

This plat amends plat SR 94-1 by correcting 'T6S' to 'T8S' in the legal description. This revision constitutes the sole change made to this plat aside from this note. This change does not alter lot areas and does not affect, or influence any change of ownership, drainage features, rights-of-way or any other item which would adversely affect this or adjacent properties.

I am therefore submitting this plat for refile as corrected.

Gerard L. Johnson
Gerard L. Johnson 7328-S

4-22-94
Date



LEGEND

- - 1927 brass cap mon. by G.L.O., found
- - 1/2" x 2' rebar with 1" plastic cap, set
- ⊕ - 1919 brass cap mon. by G.L.O., found
- () - indicates record information; SR D-145.

CURVES

- | | | | | | | |
|---|---|---|---|---|--|---|
| ①
Δ - 15°-14'-26"
R - 220.00'
C - 58.35'
CB - 527°-15'W | ②
Δ - 11°-30'-34"
R - 220.00'
C - 44.12'
CB - 540°-36'W | ③
Δ - 26°-45'
R - 180.00'
T - 42.80' | ④
Δ - 18°-23'
R - 180.00'
T - 29.13' | ⑤
Δ - 18°-23'
R - 220.00'
T - 35.60' | ⑥
Δ - 71°-37'
R - 28.53'
T - 20.58' | ⑦
Δ - 108°-23'
R - 20.00'
T - 27.72' |
|---|---|---|---|---|--|---|

WASTEWATER DISPOSAL

The Alaska Department of Environment Conservation has reviewed plans for this subdivisions wastewater disposal, and approves this subdivision for platting.

Carol D. Hawthorn E.E.E. 1-21-94
Signature Title Date

OWNERSHIP CERTIFICATE & DEDICATION

We hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision and by our free consent dedicate all ROW's to public use and grant all easements to the uses shown. We further certify that Deeds of Trust affecting this property do not contain restrictions which would prohibit this subdivision, or require signature and approval of beneficiaries.

Everett M. Boscacci P.O. Box 278 Seldovia, Ak 99663

Peggy G. Boscacci
Peggy G. Boscacci P.O. Box 278 Seldovia, Ak 99663

NOTARY'S ACKNOWLEDGEMENT

For Everett M. & Peggy G. Boscacci
Subscribed and sworn to before me this 25th day of January, 1993.

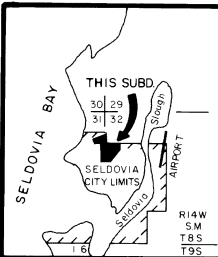
Carol D. Hawthorn
Notary Public for Alaska
My commission expires 2-27-95

FLEMING GILES ESTATES No. 2

Being a replat of lot 8 Fleming Giles Estates Amended (SR94-2) and lot 6 block 7 & tract 3A Seldovia Townsite Kodiak Spring Subd. (SR87-3).

Located in the NE1/4 Sec. 31 & NW1/4 Sec. 32, T8S R14W, SM, City of Seldovia, AK
Seldovia Recording District KPB File 95-183

SCALE 1"=100' AREA=14.606 AC. 1 Sept, 1995



VICINITY 1"=2000' MAP

RECORDED-FILED 20

SELDOVIA REC. DISTRICT
DATE 3/20, 1996
TIME 3:25 PM

Requested by:
Johnson Surveying
Box 27
Clam Gulch, AK 99568

PREPARED FOR

Everett M & Peggy G Boscacci
PO Box 278
Seldovia, AK 99663

PREPARED BY

Johnson Surveying
PO Box 27
Clam Gulch, AK 99568

LEGEND

- ✱ - 1927 brass cap mon. by GLO, found
- - 1/2" rebar with 1" plastic cap marked 7328-S, 1993, found
- - 1/2"x2" rebar with 1" plastic cap, set
- - 1/2" rebar with 1" plastic cap marked C-263, found
- () - Information from record SR Plat 87-3
- ⊖ - 1/2" rebar, found

NOTES

1. Existing overhead powerline shown is the centerline of a 20' utility easement.
2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. There is a 10' utility easement fronting on all street ROW's extending to 20' within 5' of side lot lines.
4. No structures permitted within panhandle portion of Lot 8A
5. Lots within this subdivision may be located within a designated flood hazards area; if such is the case, development must comply with Title 21, chapter 05 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction.

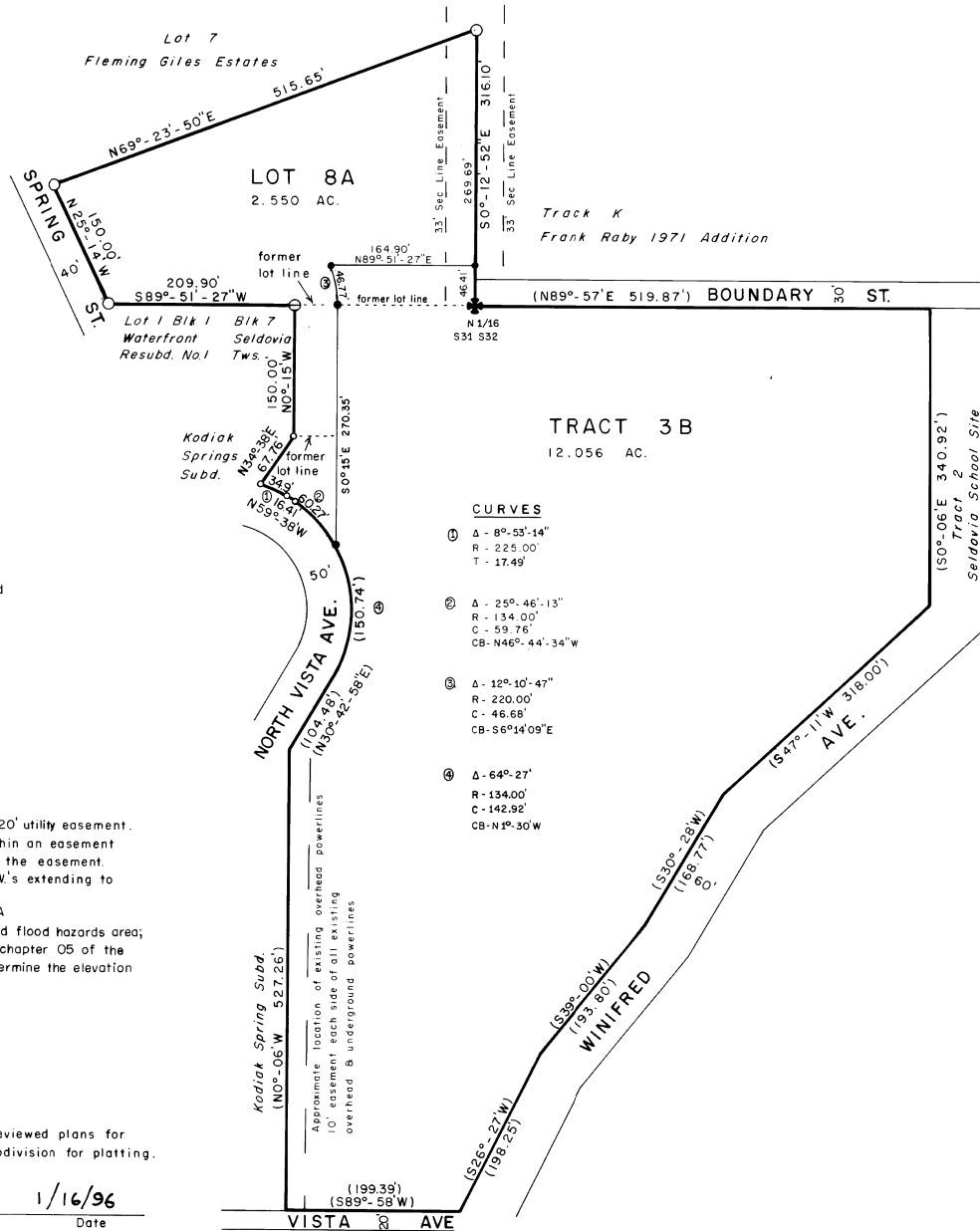
WASTEWATER DISPOSAL

The Alaska Department of Environmental Conservation has reviewed plans for this subdivisions wastewater disposal, and approves this subdivision for platting.

Signature *Scott Inge*

EEA
Title

1/16/96
Date



CURVES

- ① Δ - 8°-53'-14"
R - 225.00'
T - 17.49'
- ② Δ - 25°-46'-13"
R - 134.00'
C - 59.76'
CB - N46°-44'-34"W
- ③ Δ - 12°-10'-47"
R - 220.00'
C - 46.68'
CB - S6°14'09"E
- ④ Δ - 64°-27'
R - 134.00'
C - 142.92'
CB - N1°-30'W

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 27 November, 1995.

KENAI PENINSULA BOROUGH

By *Donald E. Gilman*
Authorized Official

3/18/96
Date

OWNERSHIP CERTIFICATE LOT 8A

We hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of replat, and, by our free consent dedicate and grant all easements to the uses shown. We further certify that Deeds of Trust affecting this property do not contain restrictions which would prohibit this subdivision, or require signature and approval of beneficiaries.

Everett M. Boscacci PO Box 278 Seldovia, AK 99663

Peggy G. Boscacci
Peggy G. Boscacci PO Box 278 Seldovia, AK 99663

NOTARY'S ACKNOWLEDGEMENT

For Everett M. & Peggy G. Boscacci

Subscribed and sworn to before me this 23 day of December, 1995.

Victoria M. Stewart
Notary Public for Alaska

5-16-99
My commission expires

NOTARY'S ACKNOWLEDGEMENT

For: Donald E. Gilman

Subscribed and sworn to before me this 18 day of March, 1996.

Ken Hamby
Notary Public for Alaska

3.9.99
My commission expires

OFFICIAL SEAL
STATE OF ALASKA
KEN HAMBY
NOTARY PUBLIC
3.9.99

OWNERSHIP CERTIFICATE TRACT 3B

I hereby certify that I am the owner of the real property shown and described hereon, and that I hereby adopt this plan of replat, and, by my free consent dedicate and grant all easements to the use shown

Donald E. Gilman
Donald E. Gilman, Mayor, Kenai Peninsula Borough
144 N. Binkley St.
Soldotna, AK 99669

NOTES

1. THIS SUBDIVISION IS SUBJECT TO THE CITY OF SELDOVIA MUNICIPAL CODE. CONTACT THE CITY OF SELDOVIA FOR CURRENT BUILDING SETBACK REQUIREMENTS PRIOR TO DEVELOPMENT.
2. THIS SUBDIVISION IS SERVED BY CITY OF SELDOVIA SEWER AND WATER.
3. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
4. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
5. THIS PLAT WAS PREPARED FOR THE VACATION OF A LOT LINE ONLY. NO SURVEY WAS PERFORMED FOR THE PREPARATION OF THIS PLAT. ALL LOT DIMENSIONS SHOWN ON THIS PLAT ARE FROM RECORD DATA AS SHOWN ON RECORD PLATS SL 94-02 AND SL 96-01.

LEGEND

- 1/2" REBAR PER SL 94-02
- 1/2" REBAR 7328-S PER SL 96-01
- 1/2" REBAR PER SL 96-01

PLAT APPROVAL

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

BY: _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE _____

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	67.76'	S34°38'00"W
L2	16.41'	S59°38'00"E

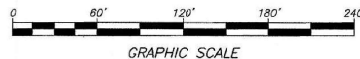
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	36.30'	28.53'	72°54'21"	S11°13'10"W	33.90'
C2	69.95'	220.00'	18°13'00"	S37°06'30"W	69.65'
C3	46.77'	220.00'	12°10'48"	N6°14'09"W	46.68'
C4	60.27'	134.00'	25°46'08"	S45°44'34"E	59.76'
C5	34.90'	225.00'	8°53'13"	S64°05'22"E	34.86'

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025

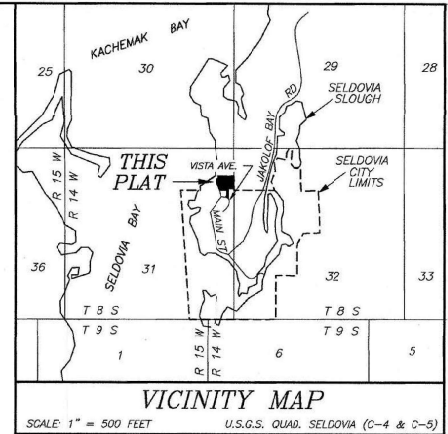
NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____



Depict and label the existing overhead electric line that is located in this approximate area. Provide a label or plat note stating, "The existing overhead powerline is the centerline of a 30-foot-wide electrical easement, including guys and anchors, granted this plat."

SEA REVIEWED - SEE COMMENTS
Scott Huff
Land Management Officer
10/7/2025



CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADAPT THIS PLAT 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 HEREON.

PETER LUNOE
13000 MOUNTAIN PLACE
ANCHORAGE, AK 99516

SVEA LUNOE
13000 MOUNTAIN PLACE
ANCHORAGE, AK 99516

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

SELDOVIA RECORDING DISTRICT

KPB FILE NO. 2025-XXX

FLEMING GILES ESTATES LUNOE 2025 REPLAT

A SUBDIVISION OF LOT 7, FLEMING GILES ESTATES (SL 94-02) AND LOT 8A FLEMING GILES ESTATES NO. 2 (SL 96-01), LOCATED IN THE NE1/4 SEC. 31 AND THE NW1/4 SEC. 32, T. 8 S., R. 14 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 5.018 ACRES

SEABRIGHT SURVEY + DESIGN

KATHERINE A. KIRSIS, P.L.S.

1044 EAST END ROAD, SUITE A

HOMER, ALASKA 99603

(907) 299-1580

seabrightsurvey@gmail.com

CLIENTS: PETER & SVEA LUNOE
13000 MOUNTAIN PL., ANCHORAGE, AK 99516

DRAWN BY: KK

CHKD BY: KK

JOB #2025-44

DATE: 06/2025

SCALE: 1"=60'

SHEET #1 OF 1

KPB 2025-133



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 9/23/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will combine two lots into one lot.

KPB File No. 2025-133

Petitioner(s) / Land Owner(s): Peter Lunoe & Svea Lunoe of Anchorage, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, October 27, 2025**, commencing at **7:00 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

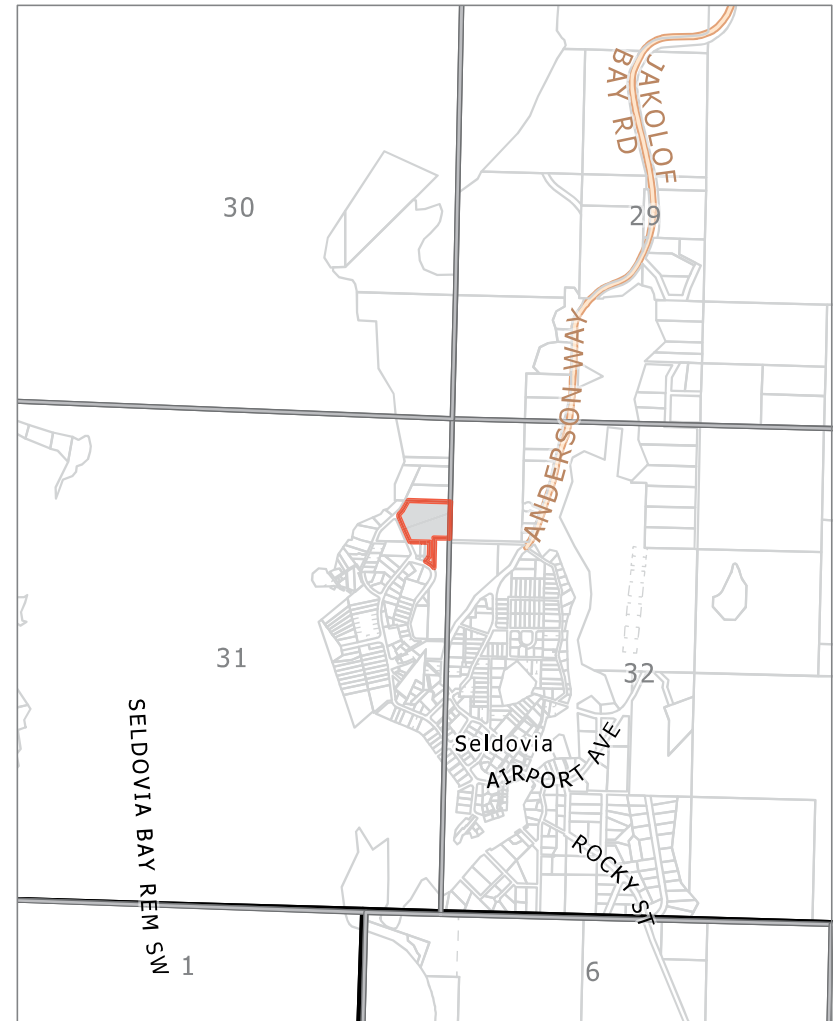
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, October 24, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 10/6/2025



KPB File 2025-133
T 08N R 14W S31
Seldovia

NOTES

1. THIS SUBDIVISION IS SUBJECT TO THE CITY OF SELDOVIA MUNICIPAL CODE. CONTACT THE CITY OF SELDOVIA FOR CURRENT BUILDING SETBACK REQUIREMENTS PRIOR TO DEVELOPMENT.
2. THIS SUBDIVISION IS SERVED BY CITY OF SELDOVIA SEWER AND WATER.
3. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
4. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
5. THIS PLAT WAS PREPARED FOR THE VACATION OF A LOT LINE ONLY. NO SURVEY WAS PERFORMED FOR THE PREPARATION OF THIS PLAT. ALL LOT DIMENSIONS SHOWN ON THIS PLAT ARE FROM RECORD DATA AS SHOWN ON RECORD PLATS SL 94-02 AND SL 96-01.

LEGEND

- 1/2" REBAR PER SL 94-02
- 1/2" REBAR T328-S PER SL 96-01
- 1/2" REBAR PER SL 96-01

PLAT APPROVAL

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

BY: _____ DATE _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	67.76'	S34°38'00"W
L2	16.41'	S59°38'00"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	36.30'	28.53'	72°54'21"	S11°13'10"W	33.90'
C2	69.95'	220.03'	18°13'00"	S37°06'30"W	69.65'
C3	46.77'	220.03'	12°10'48"	N6°14'09"W	46.68'
C4	60.27'	134.00'	25°46'08"	S46°44'34"E	59.76'
C5	34.90'	225.03'	8°53'13"	S64°05'22"E	34.86'

NOTARY'S ACKNOWLEDGMENT

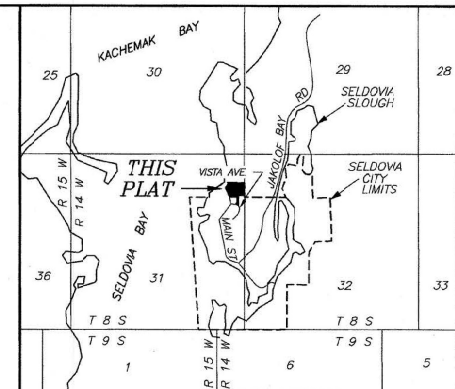
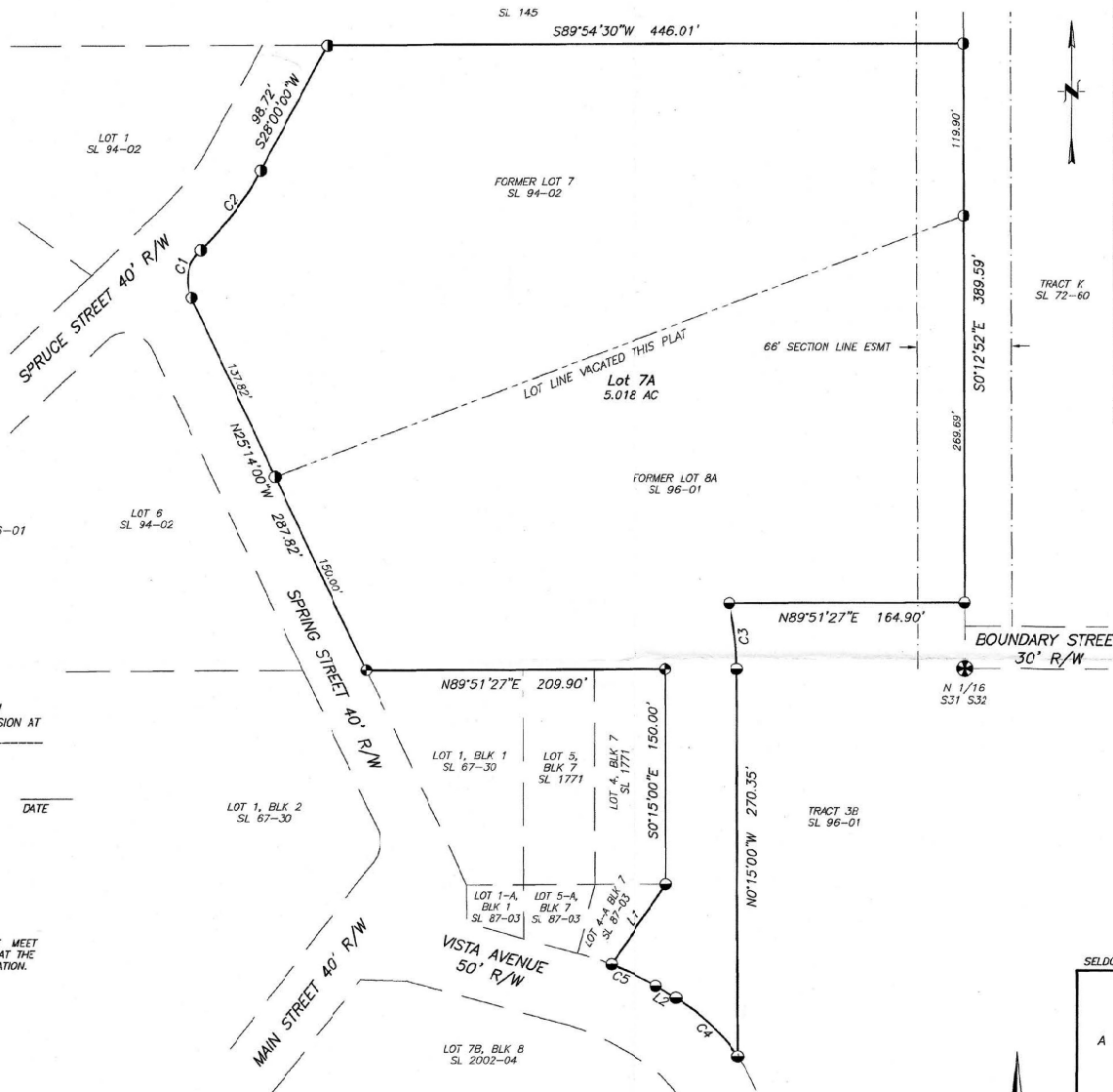
FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____



KPB 2025-133



VICINITY MAP

SCALE: 1" = 500 FEET U.S.G.S. QUAD. SELDOVIA (C-4 & C-5)

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAT 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 HEREON.

PETER LUNOE
13000 MOUNTAIN PLACE
ANCHORAGE, AK 99516

SVEA LUNOE
13000 MOUNTAIN PLACE
ANCHORAGE, AK 99516

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

SELDOVIA RECORDING DISTRICT KPB FILE NO. 2025-XXX

FLEMING GILES ESTATES LUNOE 2025 REPLAT

A SUBDIVISION OF LOT 7, FLEMING GILES ESTATES (SL 94-02) AND LOT 8A FLEMING GILES ESTATES NO. 2 (SL 96-01), LOCATED IN THE NE1/4 SEC. 31 AND THE NW1/4 SEC. 32, T. 8 S., R. 14 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 5.019 ACRES

SEABRIGHT SURVEY + DESIGN KATHERINE A. KIRSIS, P.L.S.

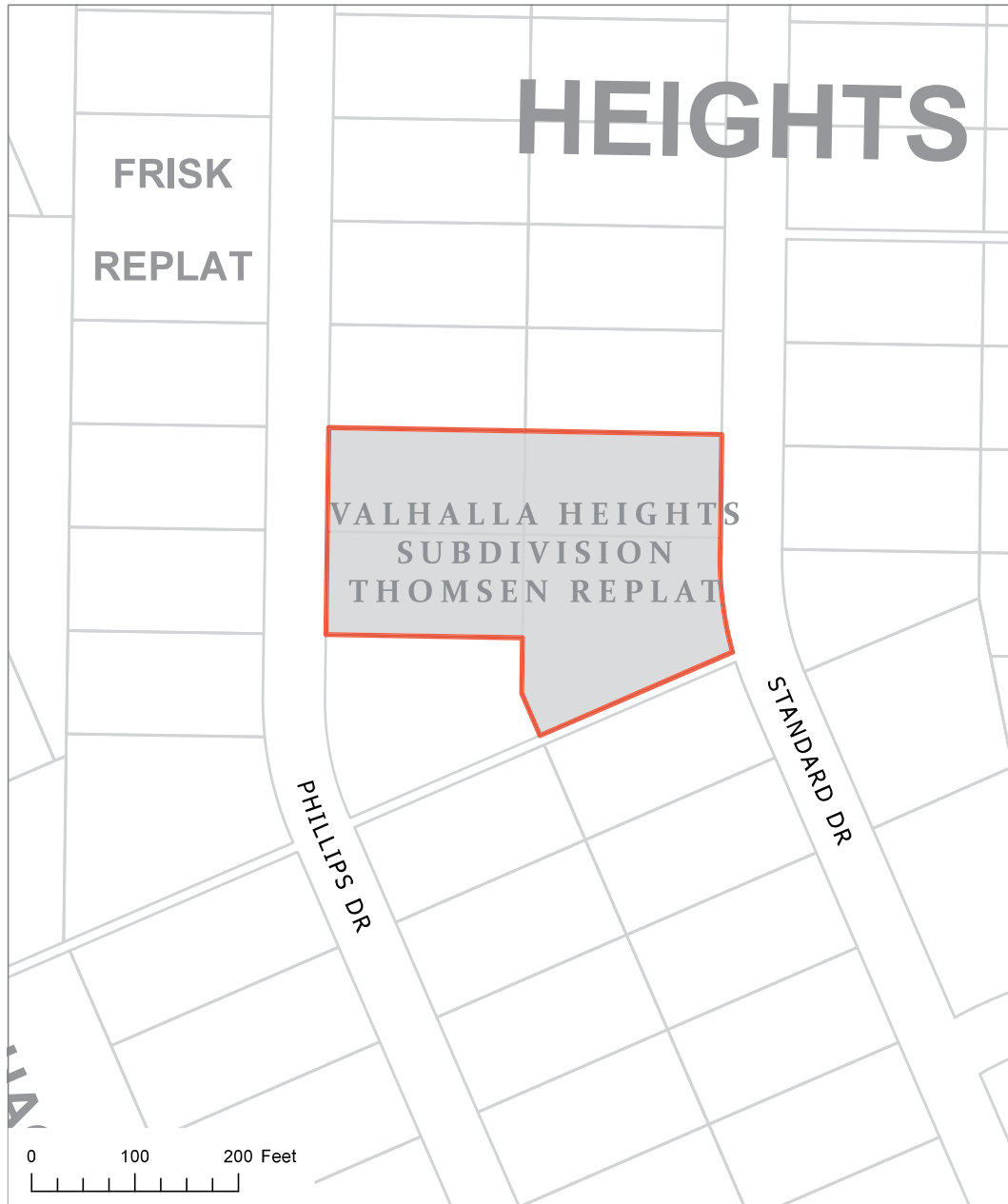
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
seabrightsurvey@gmail.com

CLIENTS: PETER & SVEA LUNOE
13000 MOUNTAIN PL., ANCHORAGE, AK 99516

DRAWN BY: KK CHKD BY: KK JOB #2025-44
DATE: 06/2025 SCALE: 1"=60' SHEET #1 OF 1

E. NEW BUSINESS

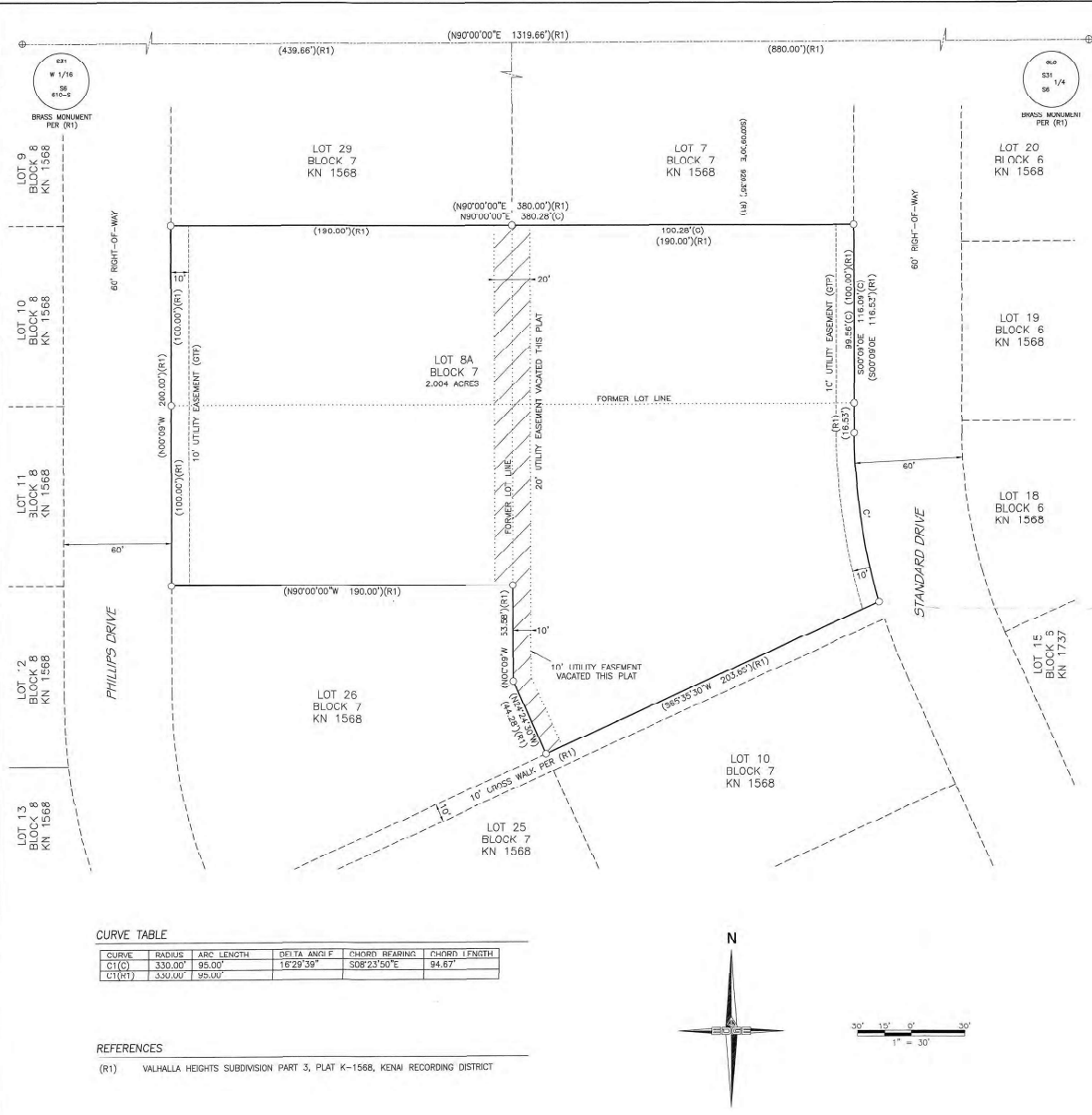
- 2. Valhalla Heights Subdivision Thomsen Replat; KPB File 2025-129**
Edge Survey & Design / Thomsen
Location: Standard Drive & Phillips Drive
City of Kenai



KPB File 2025-129
T 05N R 10W SEC06
City of 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.



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(C)	330.00'	85.00'	16°29'39"	S06°23'50"E	94.87'
C1(R)	330.00'	35.00'			

REFERENCES
(R1) VALHALLA HEIGHTS SUBDIVISION PART 3, PLAT K-1568, KENAI RECORDING DISTRICT

NOTES

1. PER KPB CODE 20.30.250 THE BUILDING SETBACK OF RECORD HAS BEEN REMOVED. ALL DEVELOPMENT MUST COMPLY WITH THE CITY OF KENAI ZONING REGULATIONS AND FLOODPLAIN MANAGEMENT.
2. 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.
3. THIS SUBDIVISION IS SUBJECT TO A GENERAL ELECTRICAL LINE EASEMENT, WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED ON JULY 15, 1969 IN MISC. BOOK 35 PAGE 187 KENAI RECORDING DISTRICT.
4. THIS PLATTING ACTION ELIMINATED EXISTING PROPERTY LINES, NO FIELD SURVEY WAS PERFORMED OR REQUIRED PER KPB CODE 20.60.200.A.
5. UTILITY EASEMENT VACATION APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 13, 2025.
6. NO LEGAL ACCESS PERMITTED FROM PHILLIPS DRIVE, PER CITY OF KENAI CODE 14.10.070(C)(2).
7. WASTEWATER DISPOSAL THE PARENT SUBDIVISION, (PLAT K-1568, KR0), FOR THE LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON JULY 8, 1968. 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/ EASEMENT LINE
- UTILITY EASEMENT
- MONUMENT TIE LINE
- (R1) RECORD DATA
- (GTP) GRANTED THIS PLAT
- (C) COMPUTED
- /// UTILITY EASEMENT VACATED THIS PLAT

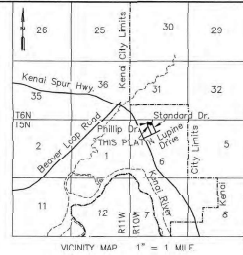
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 13, 2025.
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

CERTIFICATE OF SURVEYOR

I, MARK AMONETTI 13022-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.

CRAIG W. THOMSEN
190 STANDARD DRIVE
KENAI, ALASKA 99511

NOTARY'S ACKNOWLEDGEMENT

FOR: CRAIG W. THOMSEN
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2025

PUBLIC NOTARY SIGNATURE
MY COMMISSION EXPIRES: _____



KPB FILE No. 2025-XXX

VALHALLA HEIGHTS SUBDIVISION THOMSEN REPLAT

A REPLAT OF
LOTS 8, 9, 27 AND 28 BLOCK 6
VALHALLA HEIGHTS SUBDIVISION PART 3
PLAT NO. K-1568
KENAI RECORDING DISTRICT
LOCALIZED WITHIN
NW1/4 SECTION 6, T5N, R10W, S1M,
CITY OF KENAI
KENAI RECORDING DISTRICT
KENAI PENINSULA BOROUGH
STATE OF ALASKA

OWNER:
CRAIG W. THOMSEN
190 STANDARD DRIVE
KENAI, ALASKA 99511

CONTAINING 2.004 ACRES



8000 KING STREET ANCHORAGE, AK 99516
Phone (907) 344-5995 Fax (907) 344-7734
AEC# 1382

DRAWN BY: JY	DATE: 06/03/2025	PROJECT: 25 50+
CHECKED BY: MA	SCALE: 1" = 30'	SHEET: 1 OF 1

AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
VALHALLA HEIGHTS SUBDIVISION THOMSEN REPLAT**

KPB File No.	2025-129
Plat Committee Meeting:	October 27, 2025
Applicant / Owner:	Craig W. Thomsen of Kenai, AK
Surveyor:	Jason Young, Edge Survey & Design LLC
General Location:	Standard Drive and Phillips Drive, City of Kenai

Parent Parcel No.:	049-210-16; 049-210-17; 049-210-18; 049-220-03
Legal Description:	T 5N R 10W SEC 6 SEWARD MERIDIAN KN 0001568 VALHALLA HEIGHTS SUB PART 3 LOTS 8, 9, 27 & 28 BLK 7
Assessing Use:	049-210-16: Residential Improved Land 049-210-17 and 049-210-18: Residential Vacant 049-220-03: Residential Dwelling
Zoning:	City of Kenai Rural Residential
Water / Wastewater	On-Site / On-Site
Exception Request	None

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will consolidate four existing parcels: three of 0.436 acres (19,000 square feet) each, and one measuring 0.693 acres (30,200 square feet), into a single lot totaling approximately 2.002 acres (87,200 square feet).

Location and Legal Access (existing and proposed):

Legal access to the property is provided via Standard Drive and Phillips Drive, both of which are 60-foot dedications. These roads intersect with N Dogwood Road to the north and N Lupine Road to the south, both providing access to the Kenai Spur Highway.

Standard Drive is a city-maintained road and will be the primary access to the proposed lot as requested by the City of Kenai and reflected in plat note #6. The City of Kenai prohibits double frontage lots, so has limited the access.

A 10-foot cross walk is located on the southern boundary as depicted on the drawing. This cross walk was dedicated by the parent plat (KN 1568).

No right-of-way dedication or vacations are proposed by this platting action. The adjacent streets were dedicated by the parent plat.

No section line easements affect the proposed plat.

Block length is compliant due to the presence of existing roads and the pedestrian way to the south: N Dogwood Road to the north, Standard Drive to the East, the 10' cross walk on the south and Phillips Drive to the west. It appears the cross walk was previously dedicated to relieve the block length from N Dogwood Road and N Lupine Drive.

KPB Roads Dept RSA review	Out of Jurisdiction: Yes Roads Director: Uhlin, Dil
---------------------------	--

	Comments: city of Kenai
SOA DOT&PF comments	No comments

Site Investigation:

No structures are depicted on the submitted plat. Reviewing that information with KPB GIS Imagery, structures are present on the east lots of the parent plat with no indication of encroachment issues to property lines. The structures do look close to the utility easement being vacated. Due to the fact the utility easements are being vacated no investigation is needed.

According to the KWF Wetlands Assessment, no wetlands affect the subject property.

The area is relatively flat with slight a slight slope towards the west not exceeding 20% in grade per KPB GIS Imagery.

The City of Kenai Floodplain Administrator reviewed the preliminary plat and had no concerns.

Per the River Center reviewer the plat is not in a habitat protection district.

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

Staff Analysis

Originally the land consisted of Government Lot 3, in Section 6, Township 5 North, Range 10 West, Seward Meridian, Alaska. In 1968, Valhalla Heights Subd. Part 3 K001568 subdivided the subject area. The proposed plat will eliminate the common lot lines between Lots 8,9,27, and 28 block 7 of K001568, resulting in one lot.

On August 20, 2025, The City of Kenai Planning and Zoning Commission granted conditional approval of the plat by PZ Resolution PZ2025-27 which includes the associated utility easement vacation.

The proposed lot size meet City of Kenai requirements per the resolution.

City water and sewer are not available to the proposed plat. According to COK Resolution PZ2025-27, there is an established private water and septic system. Per the City of Kenai, an installation agreement will not be needed. The parent plat was approved by the Kenai Peninsula Borough at the time and the proposed subdivision is vacating lot lines to create fewer lots and less density; There is an existing house on the east lots. Therefore, a soils report will not be required. The proper Wastewater Disposal Note has been denoted as plat note #7.

Notice of the proposed plat was mailed to the beneficial interest holder on September 2, 2025. 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 subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

Utility Easements

Valhalla Heights Subd. Part 3 (K-1568) originally subdivided the area and granted a 10-foot utility easement on the rear lot lines of Lots 8,9,27 and 28, Block 7. This easement is petitioned to be vacated as represented by the hatched area on the preliminary plat. The associated utility easement vacation is scheduled for the October 27th Planning Commission Meeting. Upon approval of the vacation, this plat will finalize the utility easement vacation. Plat note 5 identified the meeting vacation date information, **staff recommends** the surveyor add to the note that the plat is finalizing the approval of the vacation given.

An electric easement was granted to HEA by Book 35, Page 187, KRD and is notated as plat note #3.

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 proposed plat is granting a 10-foot utility easement adjacent to Phillips Drive and Standard Drive. The City Resolution acknowledges the easement being granted. No additional easements have been requested by utility agencies.

Utility provider review:

HEA	No comments or objections
ENSTAR	
ACS	No objections
GCI	No comment

KPB department / agency review:

Addressing Review	Reviewer: Pace, Rhealyn Affected Addresses: 175 PHILLIPS DR, 185 PHILLIPS DR, 180 STANDARD DR, 190 STANDARD DR Existing Street Names are Correct: Yes List of Correct Street Names: PHILLIPS DR, STANDARD DR Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: City of Kenai will advise on addresses
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Review 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. Review Not Required
Assessing Review	Reviewer: Windsor, Heather Comments: No comment

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Modify Plat Approval Date to October 27, 2025
- Modify Plat Note #5 date to October 27, 2025
- Correct typos in plat note 4.

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 legal description to Block 7
- Modify the KPB File No to 2025-129
- Acreage according to the parent plat is 87,200 sq ft (2.0018 ac) please correct area in title block unless can justify difference.

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:

- Depict and label boundary of Kenai National Wildlife Refuge in sections 30, 29 and 32
- Provide a label and continue the depiction of Beaver Creek through section 30
- Modify name "Phillips Drive"

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:

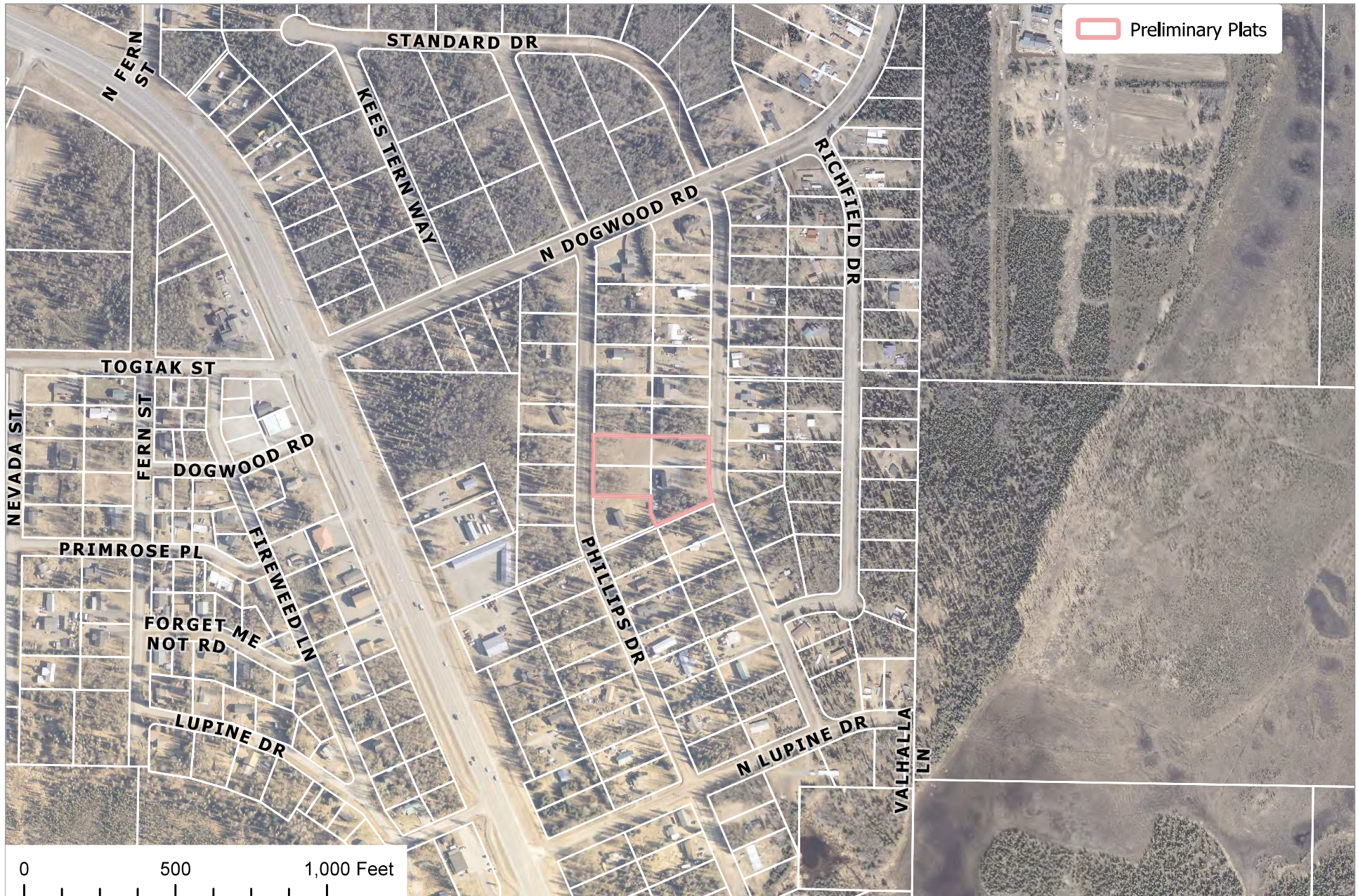
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

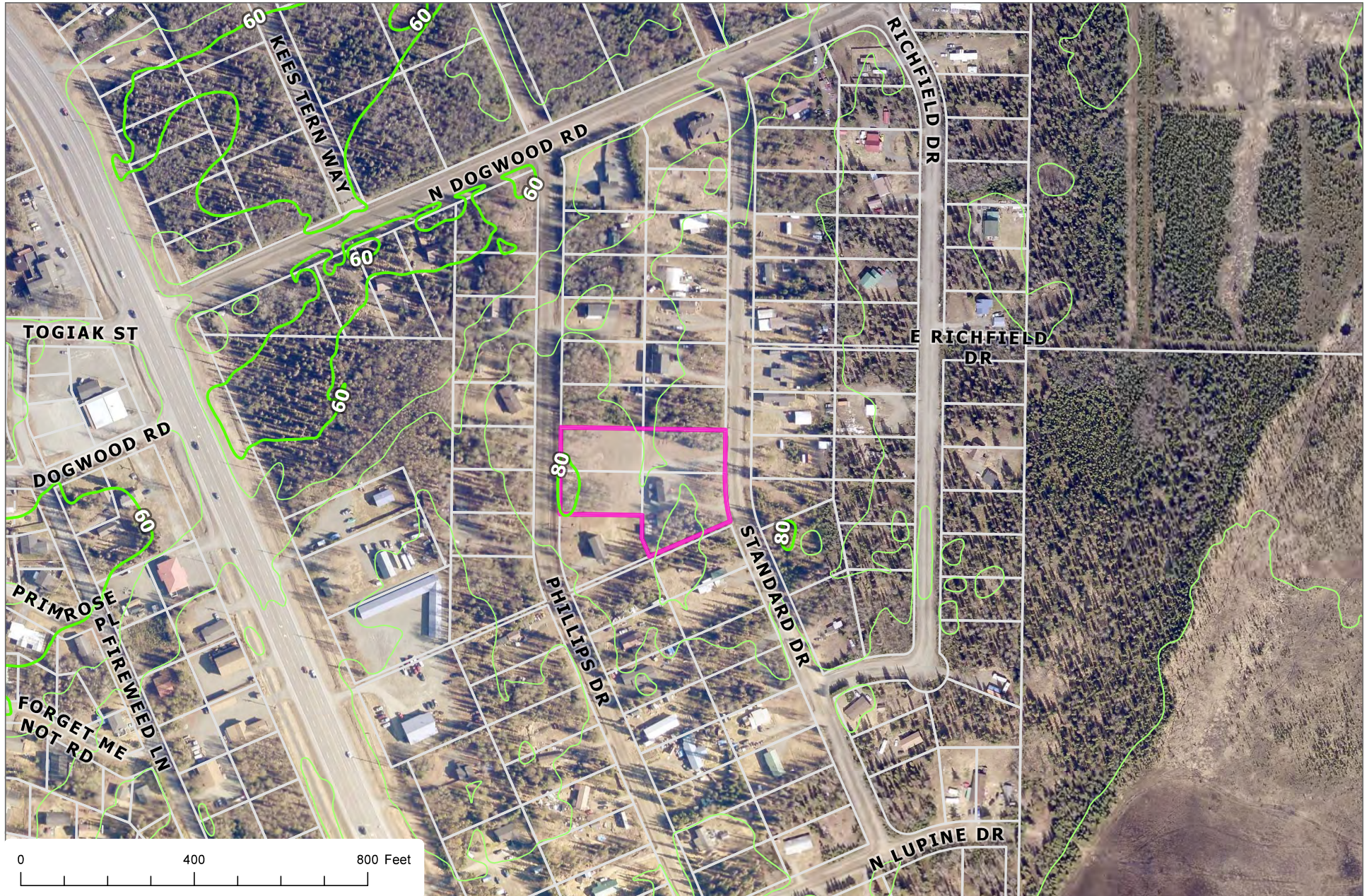
IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION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



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.



All items listed with an asterisk () are considered to be routine and non-controversial by the Commission and will be approved by one motion. There will be no separate discussion of these items unless a Commission Member so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda as part of the General Orders.

B. APPROVAL OF MINUTES

1. *Regular Meeting of July 23, 2025.

Approved by the consent agenda.

C. SCHEDULED PUBLIC COMMENTS - None.

D. UNSCHEDULED PUBLIC COMMENTS - None.

E. CONSIDERATION OF PLATS

1. **Resolution No. PZ2025-27** – Recommending Approval of Preliminary Plat – Valhalla Heights Subdivision Thomsen Replat, Lots 8, 9, 27, & 28, Block 7, Valhalla Heights Subdivision Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian, to the Kenai Peninsula Borough, in the Rural Residential Zoning District.

Planning Director Buettner read the staff report as included in the packet and attached to Resolution PZ2025-27.

MOTION:

Commissioner Woodard **MOVED** to approve Resolution PZ2025-27. Commissioner Pettey **SECONDED** the motion.

Vice Chair Earsley opened the floor for public comment. There being no one wishing to be heard, the public comment period was closed.

There was discussion regarding double frontage rule; the intent of the property owner to construct a larger shop; and relocation of the utility easement.

Clarification was provided that in single residential areas there were no restrictions on land clearing; and although the City did try to locate covenants, they were not enforceable by the City.

VOTE:

YEA: Reveal, Pettey, Earsley, Krause, Fikes, Woodard

NAY: None

ABSENT: Twait

MOTION PASSED.

F. PUBLIC HEARINGS

1. **Resolution No. PZ2025-26** - Recommending the Kenai City Council Amend the Official Zoning Map by Rezoning Thirteen Properties Zoned with Multiple Zones and Assigning One Zoning District per Parcel, Tract, or Government Lot.

MOTION:

Commissioner Woodard **MOVED** to approve Resolution PZ2025-26. Commissioner Pettey **SECONDED** the motion.

Planning Director Buettner read the report as included in the packet and attached to Resolution PZ2025-26.



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2025-27**

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

PROPERTY ADDRESS: 180 & 190 Standard Drive; 175 & 185 Phillips Dr.

LEGAL DESCRIPTION: Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian

KPB PARCEL NUMBERS: 04921016, 04921017, 04921018, & 04922003

WHEREAS, the City of Kenai received a preliminary plat from Edge Survey & Design, LLC, on behalf of property owner Craig Thomsen, for a replat of Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian; 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 lots will have access solely from Standard Drive (a maintained gravel City road); and,

WHEREAS, the proposed lots will not have access from Phillips Drive (a maintained gravel City road) per Kenai Municipal Code (KMC) 14.10.070(e)(2) which prohibits double frontage; and,

WHEREAS, the primary address for the parcel will be 190 Standard Drive, as the primary structure is currently at this address; and,

WHEREAS, City water is not available to the proposed lot; and,

WHEREAS, City sewer is not available to the proposed lot; and,

WHEREAS, an easement for utilities is granted this plat adjacent to the Standard Drive and Phillips Drive rights-of-way, along the eastern and west boundaries of the proposed lot; and,

WHEREAS, an existing easement for utilities along the rear of the current existing lots is requested to be vacated as of this replat; 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 subdivision, subject to the listed conditions, provides utility/access easements, provides satisfactory and desirable building sites. The well and septic system is subject to the regulatory requirements of the Alaska Department of Environmental Conservation.
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the Standard Drive right-of-way exists within the proposed preliminary plat. Standard Drive is an existing street and is determined acceptable access. 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 ($\approx$ 0.47 acre), with a proposed lot size of 2.004 acres or approximately 87,294 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 Sub Thomsen Replat, for a replat of Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian, be approved, subject to the following conditions:

1. Further development of the property will conform to all federal, State of Alaska, and local regulations.
2. A plat note added to the final plat to prohibit access from Phillips Drive to avoid double frontage, in accordance with KMC 14.10.070(e)(2).

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, THIS 27th DAY OF AUGUST, 2025.

JEFF TWAIT, CHAIRPERSON

ATTEST:

LOGAN PARKS, Deputy City Clerk



STAFF REPORT

PLANNING & ZONING DEPARTMENT

TO: Planning and Zoning Commission

FROM: Kevin Buettner, Planning Director

DATE: August 20, 2025

SUBJECT: Resolution No. PZ2025-27 – Preliminary Plat – Valhalla Height Subdivision Thomsen Replat

Request	The applicant is proposing a preliminary plat to replat Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three.
Staff Recommendation	Adopt Resolution No. PZ2025-27 recommending approval of Preliminary Plat – Valhalla Heights Subdivision Thomsen Replat, creating one (1) lot of 2.004 acres.

Applicant:	Edge Survey & Design, LLC Attn: Jason Young PO Box 208 Kasilof, AK 99610
Property Owner:	Craig Thomsen
Legal Descriptions:	Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian
Property Address:	180 & 190 Standard Drive; 175 & 185 Phillips Dr.
KPB Parcel Nos.:	04921016, 04921017, 04921018, & 04922003
Zoning District:	Rural Residential (RR)
Land Use Plan:	Suburban Residential (SR)
Surrounding Uses:	Rural Residential

SUMMARY

A preliminary plat has been submitted from Edge Survey & Design, LLC on behalf of the property owner for a replat of Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian, to create one (1) parcel.

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 replat meets the minimum lot size requirement of 20,000 square feet (≈ 0.47 acre) for the Rural Residential (RR) zoning district. The size of the proposed lot is approximately 87,294 square feet (2.004 acres).

City water and wastewater is not available along Standard Drive and developments on the proposed lot already have an established private water and septic system. Any expansion of the system will be subject to regulations set forth by the Alaska Department of Environmental Conservation.

Direct access to the proposed lots is provided via Standard Drive, a maintained gravel City road. The owner intends to retain their access driveway onto Standard Drive. If approved, the owners intend to keep the 190 Standard Drive address, as the primary structure is already addressed as such. The City of Kenai Public Works Department has reviewed the preliminary plat and has no comments. Therefore, staff finds that an installation agreement is not required for the preliminary plat.

Prior to development, the City of Kenai Floodplain Administrator should be contacted for information and regulations. The City of Kenai Floodplain Administrator has reviewed the preliminary plat and has no comments.

Staff finds that the preliminary plat for a replat of Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian 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 subdivision, subject to the listed conditions, provides utility/access easements, provides satisfactory and desirable building sites, and the existing well and septic system is subject to the regulatory requirements of the Alaska Department of Environmental Conservation.
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the right-of-way within the proposed preliminary plat exists prior to this plat. The right-of-way is a continuation of an existing street and is determined acceptable access. 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 (≈ 0.47 acre), with a proposed lot size of 2.004 acres or approximately 87,294 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.

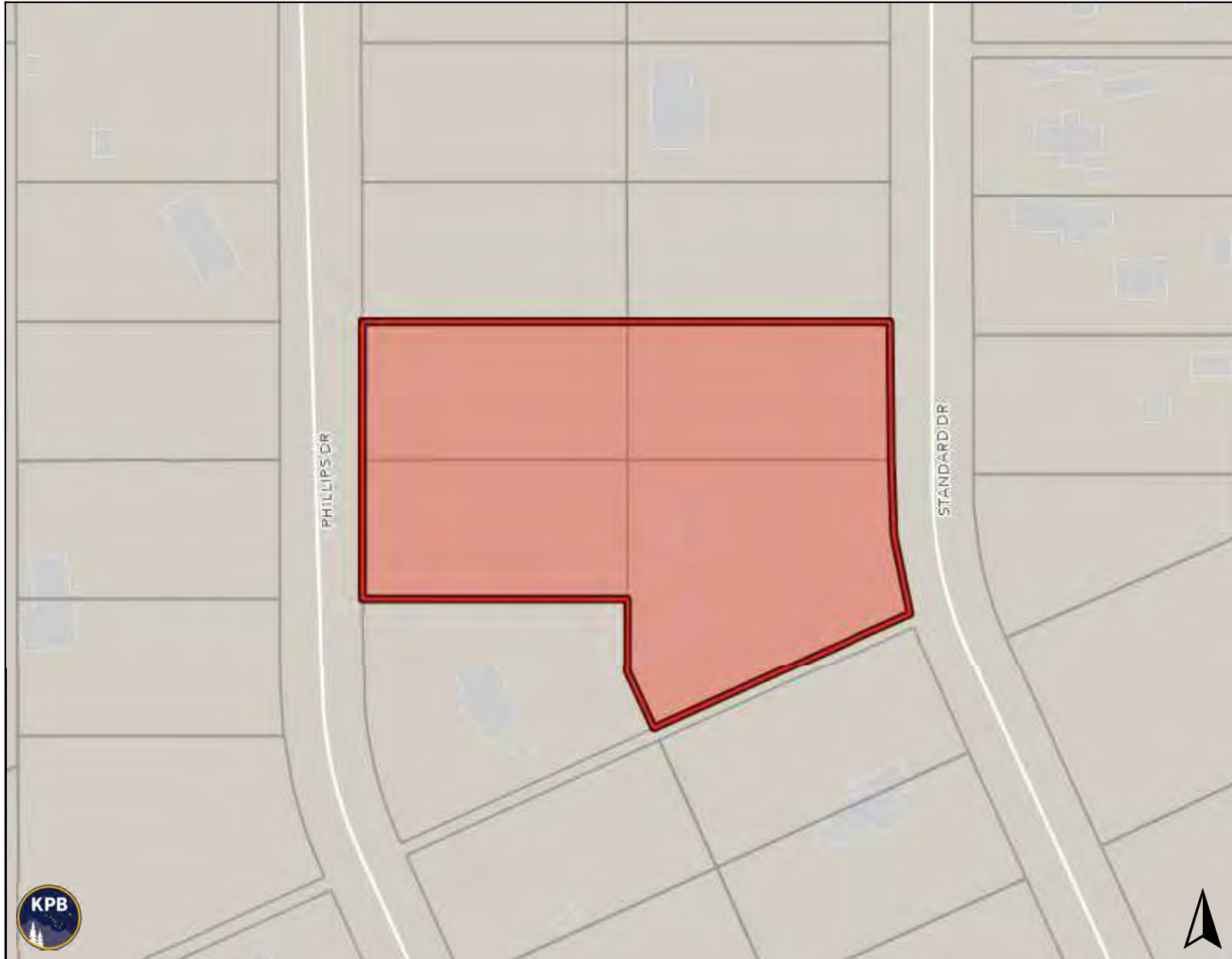
STAFF RECOMMENDATION

Staff finds that the proposed preliminary plat for Valhalla Heights Subdivision Thomsen Replat meets the general standards of Kenai Municipal Code (KMC), Chapter 14.10 *Subdivision Regulations* and Chapter 14.24 *Development Requirements Table* and hereby recommends that the Planning and Zoning Commission recommend approval of Resolution No. PZ2025-27 for a replat of Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian, to the Kenai Peninsula Borough, subject to the following conditions:

1. Further development of the property will conform to all federal, State of Alaska, and local regulations.
2. A plat note added to the final plat to prohibit access from Phillips Drive to avoid double frontage, in accordance with KMC 14.10.070(e)(2).

ATTACHMENTS

Aerial Map
Application
Preliminary Plat, Valhalla Heights Sub Thomsen Replat
Correspondence – Double Frontage



Legend

Transportation

Mileposts

Parcels and PLSS

Tax Parcels



0 150 300
ft

NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use of the data. Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The user assumes all liability for any use of the data, or use of the data.

Borough assumes no liability of any kind arising from the use of this data. The user assumes all liability for any use of the data, or use of the data.



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 LLC
Mailing Address: PO Box 208 City: Kasilo State: AK Zip Code: 99610
Phone Number(s): 907-283-9047
Email: [REDACTED]

PROPERTY OWNER

Name: Craig Thomsen
Mailing Address: 190 Standard Dr. City: Kenai State: AK Zip Code: 99610
Phone Number(s): [REDACTED]
Email: [REDACTED]

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel #: 04921016, 04921017, 04921018, and 04922003
Current City Zoning: [REDACTED]
Use: ☒ Residential ☐ Recreational ☐ Commercial
☐ Other:
Water: ☒ On Site ☐ City ☐ Community
Sewer: ☒ On Site ☐ City ☐ Community

PLAT INFORMATION

Preliminary Plat Name: Valhalla Heights Subdivision Thomsen Replat
Revised Preliminary Plat Name:
Vacation of Public Right-of-Way: ☐ Yes ☒ No
Street Name (if vacating ROW):

Exceptions Required and Requested:

Comments:

REQUIRED ATTACHMENTS

☒ Certificate to Plat ☒ (2) 11" x 17" Plats and/or PDF

SIGNATURE

Signature: [Signature] Date: 7/10/25
Print Name: Craig Thomsen Title/Business: Owner

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: 25615
Premium: \$300.00
Tax:

Gentlemen:

This is a certificate as of July 28, 2025 at 8:00 A.M. for a plat out of the following property:

Lots Eight (8), Nine (9), Twenty-seven (27), and Twenty-eight (28), Block Seven (7), VALHALLA HEIGHTS SUBD. PART 3, according to Plat No. K-1568, Kenai Recording District, Third Judicial District, State of Alaska.

The Company certifies that record title is vested in

Craig W. Thomsen, an unmarried person as to Lot 8 Block 7; and Craig W. Thomsen, a married person, as to Lots 9, 27 and 28, Block 7.

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. **RESERVATIONS AND EXCEPTIONS** as contained in Mineral Patent from the United States of America to the State of Alaska
Recorded: September 27, 1982
Volume/Page: 194/781

FURTHER, no other examination of the excepted title to minerals has been made herein and no insurance nor responsibility therefore is implied or assumed.

3. **TAXES AND ASSESSMENTS**, if any due the taxing authority indicated (We will advise by submitting a copy of our report upon receipt of the information):
Taxing Authority: CITY OF KENAI
4. **TAXES AND ASSESSMENTS**, if any, due the taxing authority indicated:
Taxing Authority: KENAI PENINSULA BOROUGH
5. **EASEMENT** for electric lines or system and/or telephone lines together with right to enter, maintain, repair and clear shrubbery:
Recorded: July 16, 1969
Volume/Page: Misc. 35/187
Granted To: Homer Electric Association, Inc.
Affects: General Easement, no definite location disclosed
6. **RESERVATION** of oil, gas and mineral rights constructive notice of which is given by recital in deeds:
Recorded: July 17, 1968
Volume/Page: Deed Book 52, Pages 51, 52, 70 and 71

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. **RESERVATION** of oil, gas and mineral rights constructive notice of which is given by recital in deed:

Recorded: August 10, 1973
Volume/Page: 72/770

FURTHER, no other examination of the excepted title to minerals has been made herein and no insurance nor responsibility therefore is implied or assumed.

8. **EASEMENTS, SET-BACKS AND DEDICATIONS** as delineated on Plat No. K-1568.

9. **EFFECT** of the notes on said Plat No. K-1568.

10. **BUILDING ENERGY EFFICIENCY STANDARDS CERTIFICATION** including the terms and provisions therein:

Recorded: October 2, 1998
Serial No.: 541/834

11. **SUMMARY OF BUILDING INSPECTION** including the terms and provisions therein:

Recorded: October 2, 1998
Serial No.: 541/835

12. **DEED OF TRUST**, including terms and provisions thereof, to secure an indebtedness of the amount herein stated and for any other amounts payable under the terms thereof:

Amount: \$250,000.00
Dated: November 3, 2021
Recorded: November 8, 2021
Serial No.: 2021-012351-0
Trustor: Craig W. Thomsen, a married person
Trustee: Credit Union 1
Beneficiary: Credit Union 1
Affects Lot 9, Block 7

13. **INTEREST OF THE SPOUSE** of the vestee, if married, and the subject property has been used as a marital homestead.

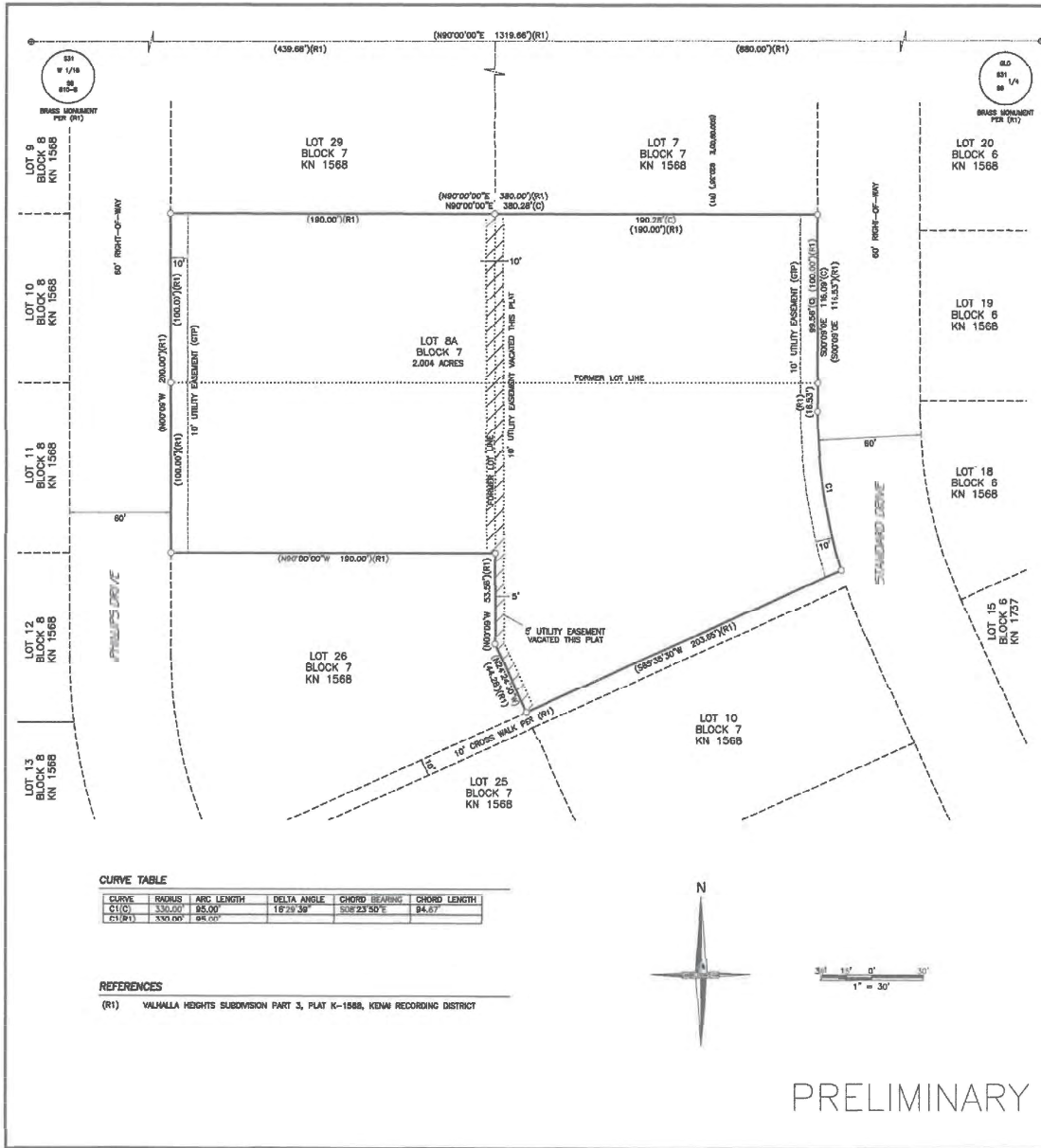
Stewart Title of the Kenai Peninsula, Inc.

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.



- NOTES**
1. PER KPB CODE 20.30.250 THE BUILDING SETBACK OF RECORD HAS BEEN REMOVED. ALL DEVELOPMENT MUST COMPLY WITH THE CITY OF KENAI ZONING REGULATIONS AND FLOODPLAIN MANAGEMENT.
 2. 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.
 3. THIS SUBDIVISION IS SUBJECT TO A GENERAL ELECTRICAL LINE EASEMENT, WITH NO DEFINED LOCATION, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED ON JULY 16, 1999 IN REC. BOOK 35 PAGE 187 KENAI RECORDING DISTRICT.
 4. THIS PLATTING ACTION ELIMINATED EXISTING PROPERTY LINES. NO FIELD SURVEY WAS PERFORMED OR REQUIRED PER KPB CODE 20.68.200A.
 5. UTILITY EASEMENT VACATION APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 13, 2025.
 6. WASTEWATER DISPOSAL: THE PARENT SUBDIVISION, (PLAT K-1568, KRD), FOR THE LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON JULY 8, 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/ EASEMENT LINE
 - UTILITY EASEMENT
 - MONUMENT THE LINE
 - (R1) RECORD DATA
 - (GTP) GRANTED THIS PLAT
 - (C) COMPUTED
 - ▨ UTILITY EASEMENT VACATED THIS PLAT

PLAT APPROVAL

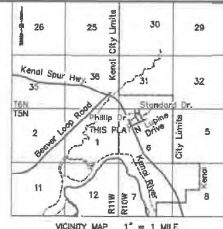
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 13, 2025.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

CERTIFICATE OF SURVEYOR

I, MARK ANDINETTI 13022-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.

CRAIG W. THOMSEN
190 STANDARD DRIVE
KENAI, ALASKA 99811

NOTARY'S ACKNOWLEDGEMENT

FOR: CRAIG W. THOMSEN
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2025

PUBLIC NOTARY SIGNATURE
MY COMMISSION EXPIRES: _____



KPB FILE No. 2025-XXX
**VALHALLA HEIGHTS
SUBDIVISION
THOMSEN REPLAT**

A REPLAT OF
LOTS 8, 9, 27 AND 28 BLOCK 6
VALHALLA HEIGHTS SUBDIVISION PART 3
PLAT NO. K-1568
KENAI RECORDING DISTRICT

LOCATED WITHIN
NW1/4 SECTION 6, T2N, R10W, S.M.
CITY OF KENAI
KENAI RECORDING DISTRICT
KENAI PENINSULA BOROUGH
STATE OF ALASKA

OWNER:
CRAIG W. THOMSEN
190 STANDARD DRIVE
KENAI, ALASKA 99811

CONTAINING 2.004 ACRES



SURVEYOR AND DESIGNER, LLC
3000 KING STREET ANCHORAGE, AK 99516
Phone (907) 344-5990 Fax (907) 344-7794
REC# 1392

DRAWN BY:	DATE:	PROJECT:
BY:	08/18/2025	25-584
BY:	SCALE:	SHEET:
BY:	1" = 30'	1 OF 1

Kevin Buettner

From: Jason Young <jason@edgesurvey.net>
Sent: Monday, August 18, 2025 11:10 AM
To: Kevin Buettner
Subject: Re: Valhalla Heights Sub - Thomsen Replat

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Landowner has no intentions of constructing access to Phillips, so a note will be fine and I can add before KPB submittal.

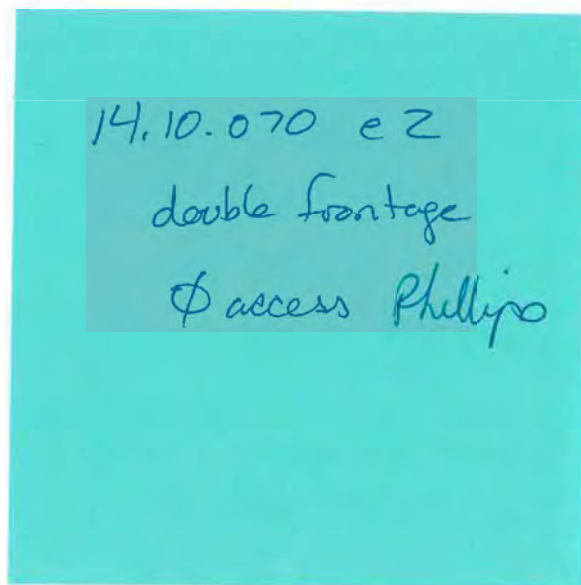
Thanks,
Jason Young
Edge Survey and Design
907-283-9047

From: Kevin Buettner <kbuettner@kenai.city>
Sent: Monday, August 18, 2025 9:12 AM
To: Jason Young <jason@edgesurvey.net>
Subject: Valhalla Heights Sub - Thomsen Replat

Jason,

I am reviewing the replat you dropped off last week. The new proposed parcel will have double frontage, which is not allowed per KMC 14.10.070(e)(2). Would the owner be opposed to a plat note stating that no access shall be given from Phillips Dr.? If that is acceptable, I will ask for an exception to this rule from P&Z.

Kevin Buettner, AICP, LEED AP, CNU-A
Planning Director
(907) 283-8235 (O) | (907) 971-0867 (M)
www.kenai.city



From: [Kevin Buettner](#)
To: jason@edgesurvey.net
Cc: [Planning Department](#); [Carpenter, Beverly](#)
Subject: <EXTERNAL-SENDER>Notice of Recommendation- Preliminary Plat-Valhalla Heights Sub Thomsen Replat
Date: Thursday, August 28, 2025 10:17:20 AM
Attachments: [image001.png](#)
[Resolution PZ2025-27 Thomsen Replat signed.pdf](#)
[NOD to KPB PZ2025-27.pdf](#)

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.

Dear Edge Survey & Design, LLC:

On Wednesday, August 27, 2025, the City of Kenai Planning and Zoning Commission recommended approval of Resolution PZ2025-27 for Preliminary Plat – Valhalla Heights Subdivision Thomsen 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.

Kevin Buettner, AICP, LEED AP, CNU-A
Planning Director
(907) 283-8235 (O) | (907) 971-0867 (M)
www.kenai.city





SENT VIA ELECTRONIC MAIL

August 28, 2025

Edge Survey & Design, LLC
PO Box 208
Kasilof, AK 99610
jason@edgesurvey.net

RE: Notice of Recommendation - Resolution PZ2025-27 – Preliminary Plat – Valhalla Heights Subdivision Thomsen Replat

Dear Edge Survey & Design, LLC:

On Wednesday, August 27, 2025, the City of Kenai Planning and Zoning Commission recommended approval of Resolution PZ2025-27 for Preliminary Plat – Valhalla Heights Subdivision Thomsen 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.

Sincerely,

A handwritten signature in blue ink, appearing to read "KB" followed by a horizontal line.

Kevin Buettner, AICP, LEED AP, CNU-A
Planning Director

Enclosure

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



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2025-27**

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

PROPERTY ADDRESS: 180 & 190 Standard Drive; 175 & 185 Phillips Dr.

LEGAL DESCRIPTION: Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian

KPB PARCEL NUMBERS: 04921016, 04921017, 04921018, & 04922003

WHEREAS, the City of Kenai received a preliminary plat from Edge Survey & Design, LLC, on behalf of property owner Craig Thomsen, for a replat of Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian; 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 lots will have access solely from Standard Drive (a maintained gravel City road); and,

WHEREAS, the proposed lots will not have access from Phillips Drive (a maintained gravel City road) per Kenai Municipal Code (KMC) 14.10.070(e)(2) which prohibits double frontage; and,

WHEREAS, the primary address for the parcel will be 190 Standard Drive, as the primary structure is currently at this address; and,

WHEREAS, City water is not available to the proposed lot; and,

WHEREAS, City sewer is not available to the proposed lot; and,

WHEREAS, an easement for utilities is granted this plat adjacent to the Standard Drive and Phillips Drive rights-of-way, along the eastern and west boundaries of the proposed lot; and,

WHEREAS, an existing easement for utilities along the rear of the current existing lots is requested to be vacated as of this replat; and,

WHEREAS, an installation agreement is not required; and,

WHEREAS, the Planning and Zoning Commission finds:

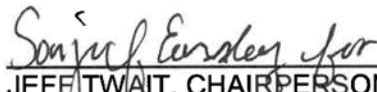
1. Pursuant to KMC 14.10.070 *Subdivision Design Standards*, the preliminary plat for subdivision, subject to the listed conditions, provides utility/access easements, provides satisfactory and desirable building sites. The well and septic system is subject to the regulatory requirements of the Alaska Department of Environmental Conservation.
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the Standard Drive right-of-way exists within the proposed preliminary plat. Standard Drive is an existing street and is determined acceptable access. 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 ($\approx$ 0.47 acre), with a proposed lot size of 2.004 acres or approximately 87,294 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 Sub Thomsen Replat, for a replat of Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian, be approved, subject to the following conditions:

1. Further development of the property will conform to all federal, State of Alaska, and local regulations.
2. A plat note added to the final plat to prohibit access from Phillips Drive to avoid double frontage, in accordance with KMC 14.10.070(e)(2).

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, THIS 27th DAY OF AUGUST, 2025.


JEFF TWAIT, CHAIRPERSON
Chair Jeff Twait

ATTEST:


LOGAN PARKS, Deputy City Clerk



STAFF REPORT

PLANNING & ZONING DEPARTMENT

TO: Planning and Zoning Commission
FROM: Kevin Buettner, Planning Director
DATE: August 20, 2025
SUBJECT: Resolution No. PZ2025-27 – Preliminary Plat – Valhalla Height Subdivision Thomsen Replat

Request The applicant is proposing a preliminary plat to replat Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three.

Staff Recommendation Adopt Resolution No. PZ2025-27 recommending approval of Preliminary Plat – Valhalla Heights Subdivision Thomsen Replat, creating one (1) lot of 2.004 acres.

Applicant: Edge Survey & Design, LLC
Attn: Jason Young
PO Box 208
Kasilof, AK 99610

Property Owner: Craig Thomsen

Legal Descriptions: Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian

Property Address: 180 & 190 Standard Drive; 175 & 185 Phillips Dr.

KPB Parcel Nos.: 04921016, 04921017, 04921018, & 04922003

Zoning District: Rural Residential (RR)

Land Use Plan: Suburban Residential (SR)

Surrounding Uses: Rural Residential

SUMMARY

A preliminary plat has been submitted from Edge Survey & Design, LLC on behalf of the property owner for a replat of Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian, to create one (1) parcel.

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 replat meets the minimum lot size requirement of 20,000 square feet (≈ 0.47 acre) for the Rural Residential (RR) zoning district. The size of the proposed lot is approximately 87,294 square feet (2.004 acres).

City water and wastewater is not available along Standard Drive and developments on the proposed lot already have an established private water and septic system. Any expansion of the system will be subject to regulations set forth by the Alaska Department of Environmental Conservation.

Direct access to the proposed lots is provided via Standard Drive, a maintained gravel City road. The owner intends to retain their access driveway onto Standard Drive. If approved, the owners intend to keep the 190 Standard Drive address, as the primary structure is already addressed as such. The City of Kenai Public Works Department has reviewed the preliminary plat and has no comments. Therefore, staff finds that an installation agreement is not required for the preliminary plat.

Prior to development, the City of Kenai Floodplain Administrator should be contacted for information and regulations. The City of Kenai Floodplain Administrator has reviewed the preliminary plat and has no comments.

Staff finds that the preliminary plat for a replat of Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian 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 subdivision, subject to the listed conditions, provides utility/access easements, provides satisfactory and desirable building sites, and the existing well and septic system is subject to the regulatory requirements of the Alaska Department of Environmental Conservation.
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the right-of-way within the proposed preliminary plat exists prior to this plat. The right-of-way is a continuation of an existing street and is determined acceptable access. 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 (≈ 0.47 acre), with a proposed lot size of 2.004 acres or approximately 87,294 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 Thomsen Replat meets the general standards of Kenai Municipal Code (KMC), Chapter 14.10 *Subdivision Regulations* and Chapter 14.24 *Development Requirements Table* and hereby recommends that the Planning and Zoning Commission recommend approval of Resolution No. PZ2025-27 for a replat of Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian, to the Kenai Peninsula Borough, subject to the following conditions:

1. Further development of the property will conform to all federal, State of Alaska, and local regulations.
2. A plat note added to the final plat to prohibit access from Phillips Drive to avoid double frontage, in accordance with KMC 14.10.070(e)(2).

ATTACHMENTS

Aerial Map
Application
Preliminary Plat, Valhalla Heights Sub Thomsen Replat
Correspondence – Double Frontage



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 9/3/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will combine four parcels into one parcel and finalize a utility easement vacation.

KPB File No. 2025-129

Petitioner(s) / Land Owner(s): Craig W Thomsen of Kenai, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, October 27, 2025**, commencing at **7:00 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

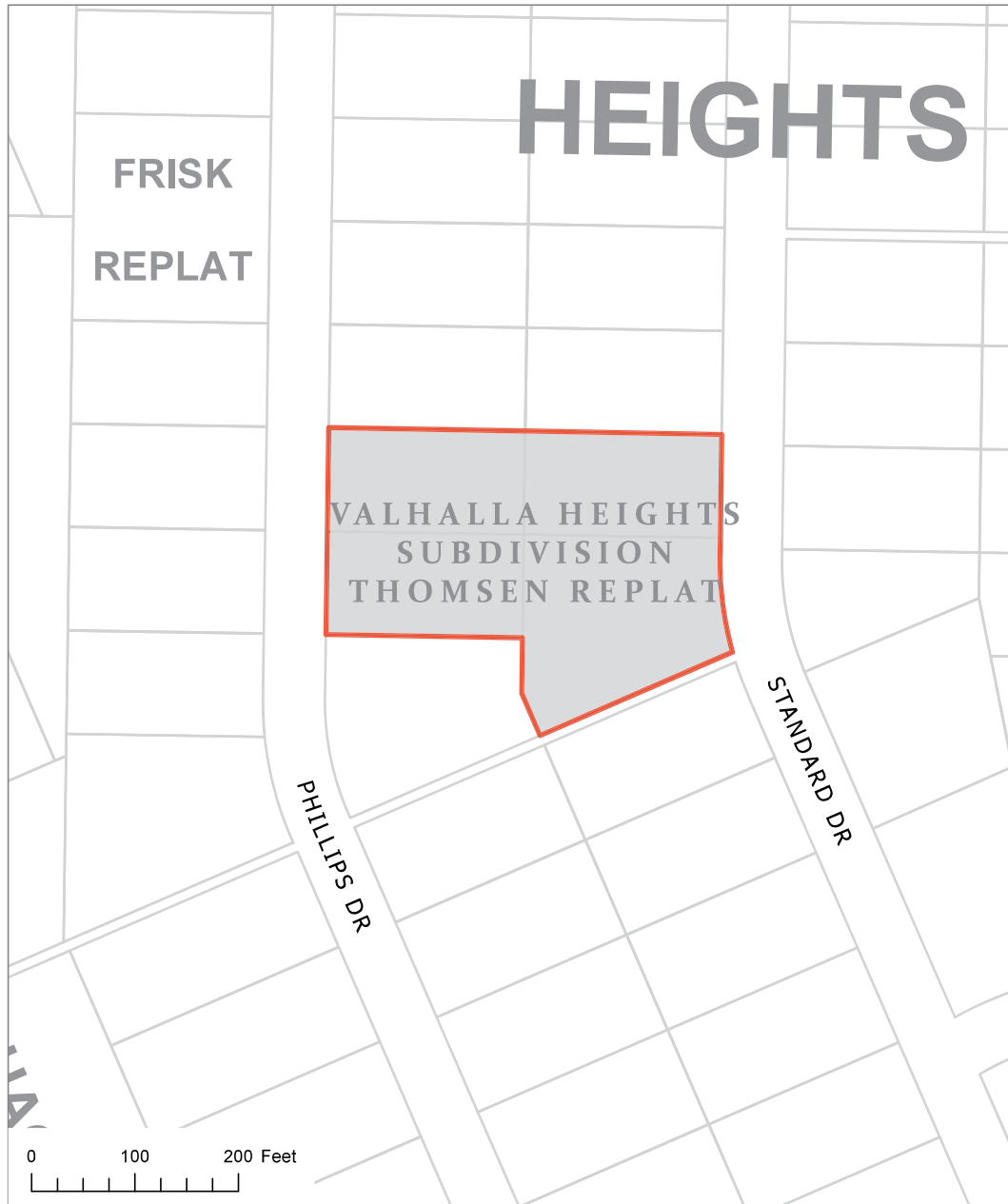
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, October 24, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

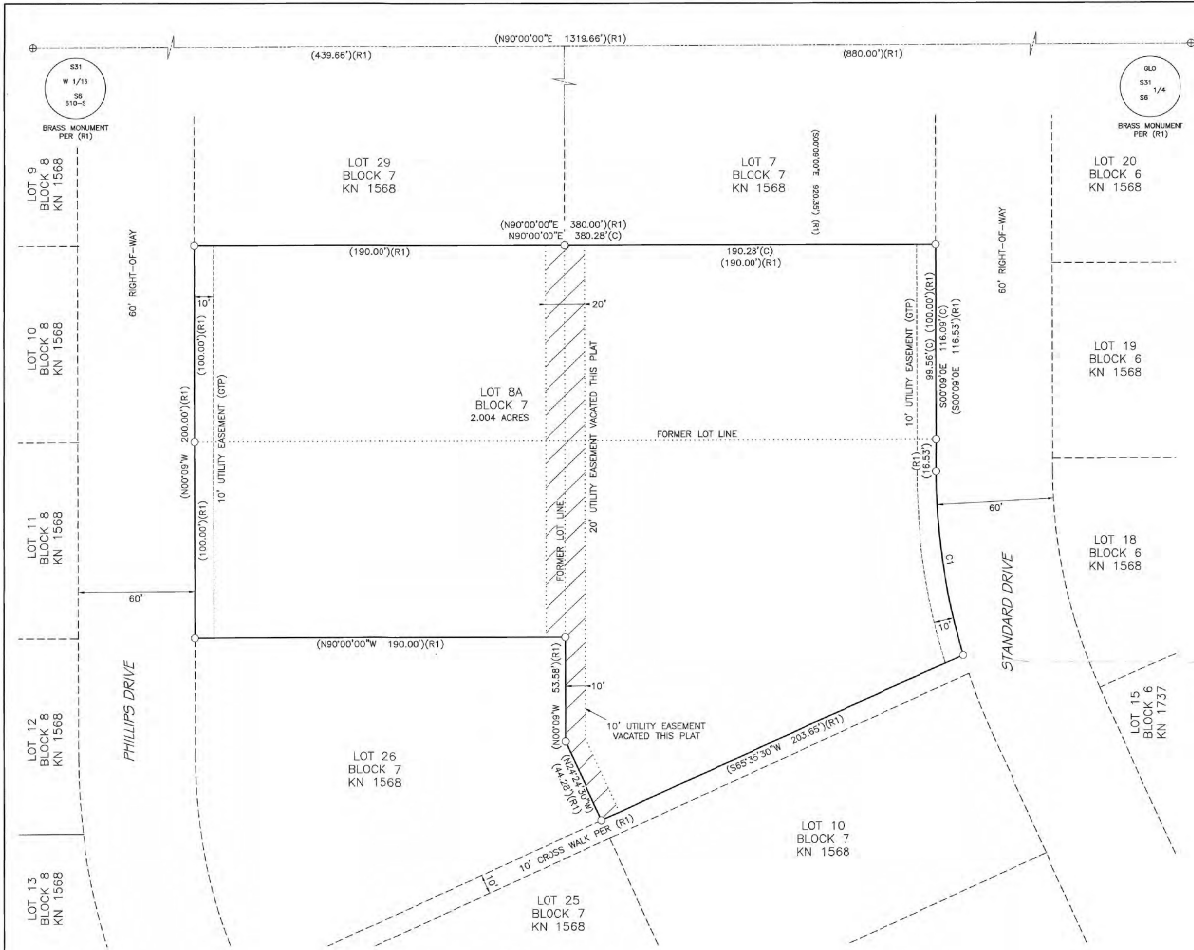
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 10/6/2025



KPB File 2025-129
T 05N R 10W SEC06
City of Kenai



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CT(C)	330.00'	95.00'	16°29'39"	S09°23'50"E	94.67'
CT(R)	330.00'	95.00'			

REFERENCES

(R1) VALHALLA HEIGHTS SUBDIVISION PART 3, PLAT 1-1568, KENAI RECORDING DISTRICT



30' 10' 0' 30'
1" = 30'

PRELIMINARY

NOTES

- PER KPB CODE 20.30.250 THE BUILDING SETBACK OF RECORD HAS BEEN REMOVED. ALL DEVELOPMENT MUST COMPLY WITH THE CITY OF KENAI ZONING REGULATIONS AND FLOODPLAIN MANAGEMENT.
- 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 16, 1989 IN MSC. BOOK 15 PAGE 187 KENAI RECORDING DISTRICT.
- THIS PLATTING ACTION ELIMINATED EXISTING PROPERTY LINES. NO FIELD SURVEY WAS PERFORMED OR REQUIRED PER KPB CODE 20.60.200.A.
- UTILITY EASEMENT VACATION APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 13, 2025.
- NO LEGAL ACCESS PERMITTED FROM PHILLIPS DRIVE, PER CITY OF KENAI CODE 14.10.070(C)(2).
- WASTEWATER DISPOSAL THE "PARENT" SUBDIVISION, (PLAT K-1568, KR1), FOR THE LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON JULY 8, 1988. 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/ EASEMENT LINE
- UTILITY EASEMENT
- MONUMENT TIE LINE
- (R1) RECORD DATA
- (GTP) GRANTED THIS PLAT
- (C) COMPLETED
- /// UTILITY EASEMENT VACATED THIS PLAT

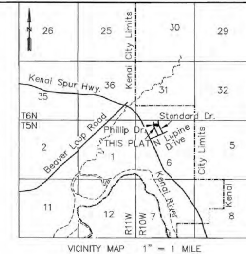
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 13, 2025.
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

CERTIFICATE OF SURVEYOR

I, MARK AMONETHI 13022-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 HEREIN 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.

CRAIG W. THOMSEN
190 STANDARD DRIVE
KENAI, ALASKA 99611

NOTARY'S ACKNOWLEDGEMENT

FOR: CRAIG W. THOMSEN
ACKNOWLEDGED BEFORE ME:
THIS _____ DAY OF _____, 2025

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____

NOTARY
STAMP
AREA

KPB FILE No. 2025-XXX

VALHALLA HEIGHTS
SUBDIVISION
THOMSEN REPLAT

A REPLAT OF
LOTS 8, 9, 27 AND 28 BLOCK 6
VALHALLA HEIGHTS SUBDIVISION PART 3
PLAT NO. K-1568
KENAI RECORDING DISTRICT

LOCATED WITHIN
NW1/4 SECTION 6, T5N, R10W, S1M
CITY OF KENAI
KENAI RECORDING DISTRICT
KENAI PENINSULA BOROUGH
STATE OF ALASKA

OWNER:
CRAIG W. THOMSEN
190 STANDARD DRIVE
KENAI, ALASKA 99611

CONTAINING 2.004 ACRES



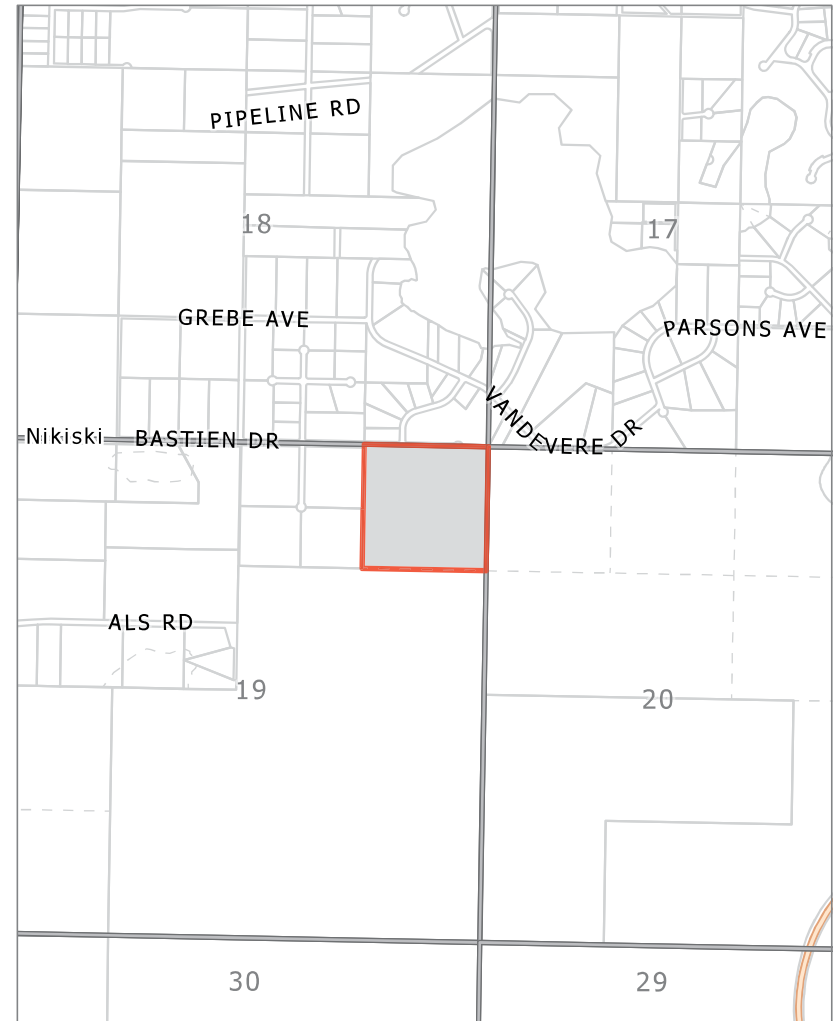
6000 KING STREET ANCHORAGE, AK 99516
Phone (907) 344-5996 Fax (907) 344-7754
KEDA# 1382

DRAWN BY: JY DATE: 05/03/2025 PROJECT: 25-58
CHECKED BY: MA SCALE: 1" = 30' SHEET: 1 OF 1

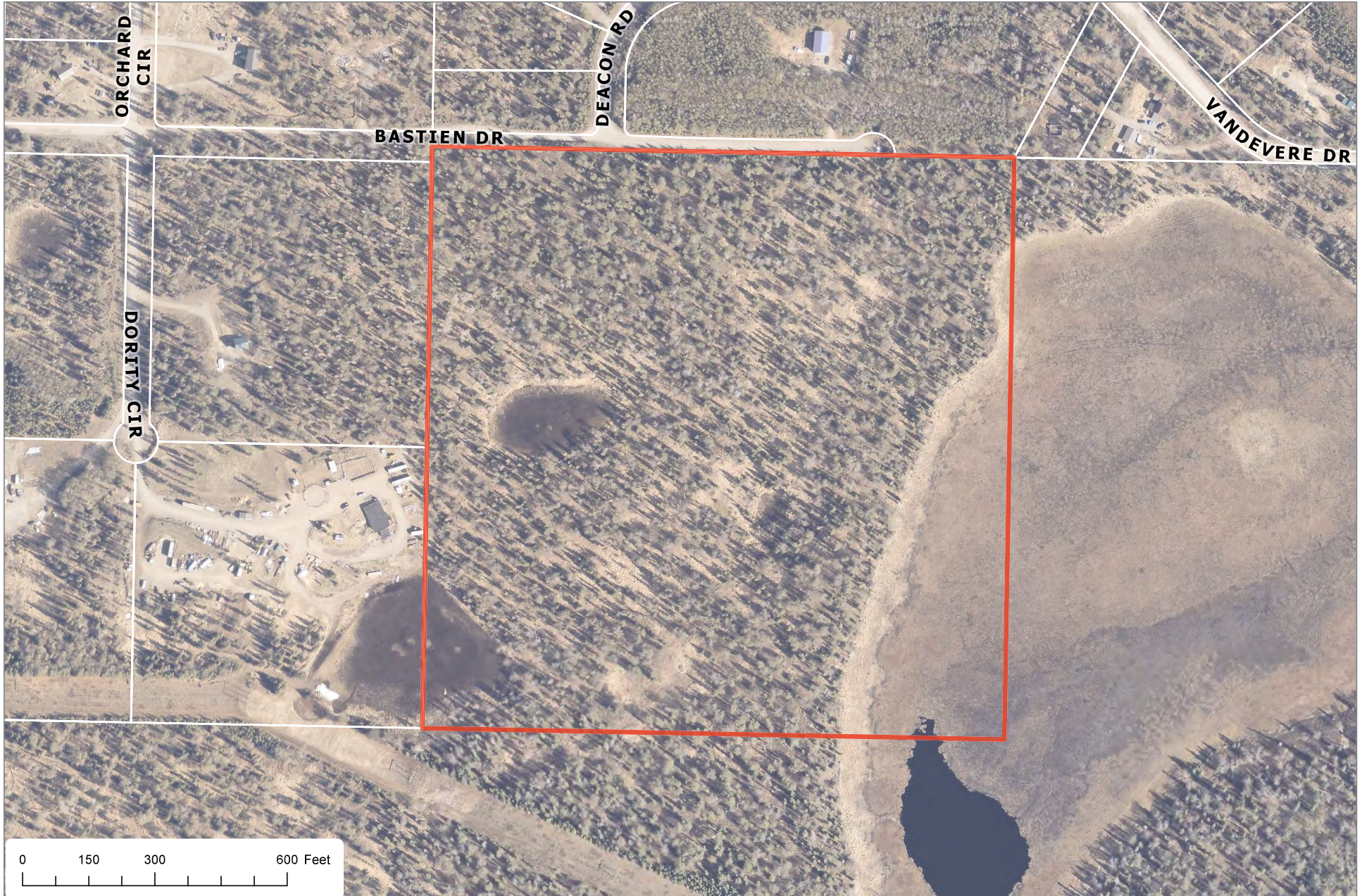
KPB 2025-129V

E. NEW BUSINESS

- 3. Trust Land Survey 2025-06 Jasper Subdivision; KPB File 2025-134
Fixed Height / Alaska Mental Health Trust Authority
Location: Bastien Drive
Nikiski Area / Nikiski APC**

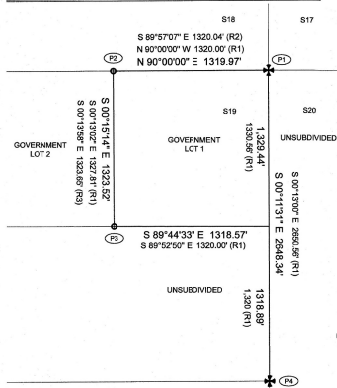


KPB File 2025-134
T 07N R 11W S19
Nikiski

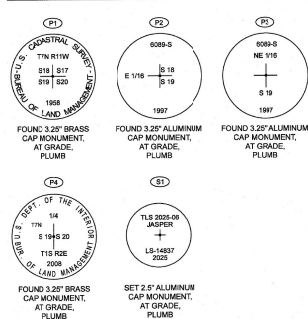


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

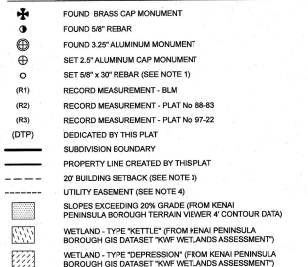
SECTION BREAKDOWN



MONUMENT DETAILS

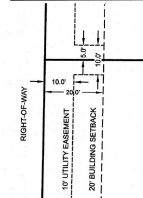


LEGEND



CURVE	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1	20.00	89°52'57"	31.36	28.25	N 45°04'31" W
C2	230.00	36°47'16"	147.68	145.15	N 16°32'41" W
C3	170.00	59°33'58"	187.75	181.08	N 08°39'45" W
C4	230.00	59°33'58"	227.01	217.81	N 08°39'45" W
C5	170.00	36°47'14"	106.85	107.00	N 16°39'42" W
C6	20.00	89°53'07"	31.50	28.32	N 44°52'28" E
C7	60.00	138°42'01"	121.04	83.88	N 89°21'00" E
C8	230.00	4°32'39"	18.24	18.24	N 34°39'59" E
C9	230.00	52°35'41"	206.17	201.88	N 58°23'25" W

EASEMENT DETAIL TYPICAL



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, JUSDI WARNER, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE EXECUTIVE DIRECTOR OF THE ALASKA MENTAL HEALTH TRUST LAND OFFICE AND ACTING BY AND THROUGH THE STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, ALASKA MENTAL HEALTH TRUST LAND OFFICE, PURSUANT TO AS 37.14.008, AS 38.05.801, AND 11 AAC 86 AS AGENT TO THE OWNER, THE ALASKA MENTAL HEALTH TRUST AUTHORITY, A PUBLIC CORPORATION WITHIN THE ALASKA DEPARTMENT OF REVENUE (AS 47.30.011 ET SEQ.) I HEREBY APPROVE TRUST LAND SURVEY 2025-06 JASPER SUBDIVISION FOR THE ALASKA MENTAL HEALTH TRUST AUTHORITY AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED HEREIN.

ALASKA MENTAL HEALTH TRUST LAND OFFICE
JUSDI WARNER
AGENT TO THE OWNER
ALASKA MENTAL HEALTH TRUST AUTHORITY
3745 COMMUNITY PARK LOOP, SUITE 200
ANCHORAGE, AK 99508

DATE

NOTARY'S ACKNOWLEDGMENT

STATE OF ALASKA
THIRD JUDICIAL DISTRICT
THIS IS TO CERTIFY ON THIS DAY OF 2025, BEFORE ME APPEARED JUSDI WARNER, KNOWN TO ME TO BE THE PERSON NAMED WHO EXECUTED THIS FORGING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES

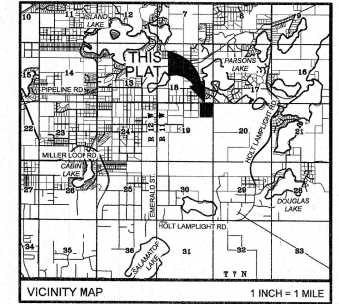
CERTIFICATE OF ACCEPTANCE

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

THE ACCEPTANCE OF LANDS FOR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH
144 NORTH BINKLEY STREET
SOLDOTNA, ALASKA 99599

DATE



NOTES

- SET 6/8" X 30" REBAR WITH 1/2" DIAMETER ORANGE PLASTIC CAP AT ALL LOT CORNERS AND 20' UPLAND ON PROPERTY LINES THAT TERMINATE IN WATER.
- THE VICINITY MAP WAS CREATED USING PUBLICLY AVAILABLE GIS DATA. THIS DATA IS MAINTAINED BY LOCAL, STATE, AND FEDERAL ENTITIES.
- A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- THE FRONT 10 FEET ADJOINING ALL RIGHTS-OF-WAY AND INCREASING TO 20 FEET WITHIN 5 FEET OF SIDE LOT LINES IS GRANTED AS A UTILITY EASEMENT PER THIS PLAT.
- ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION, IF APPLICABLE. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS FOR KPB 2020-170.
- 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.
- 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 14.05).
- FOUND 2.5" BRASS CAP N 73°24'49" W 1.87' FROM MONUMENT (P4). THE MONUMENT WAS DISREGARDED PER THE OFFICIAL BLM FIELD NOTES.

WASTE WATER 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 QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER LICENSE No. DATE

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JULY 22, 2024.

AUTHORIZED OFFICIAL DATE

PLAT OF
**TRUST LAND SURVEY
2025-06 JASPER SUBDIVISION**
A SUBDIVISION OF
GOVERNMENT LOT 1, SECTION 19
TOWNSHIP 1 NORTH, RANGE 11 WEST, SEWARD MERIDIAN
KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA
CONTAINING 40.17 ACRES

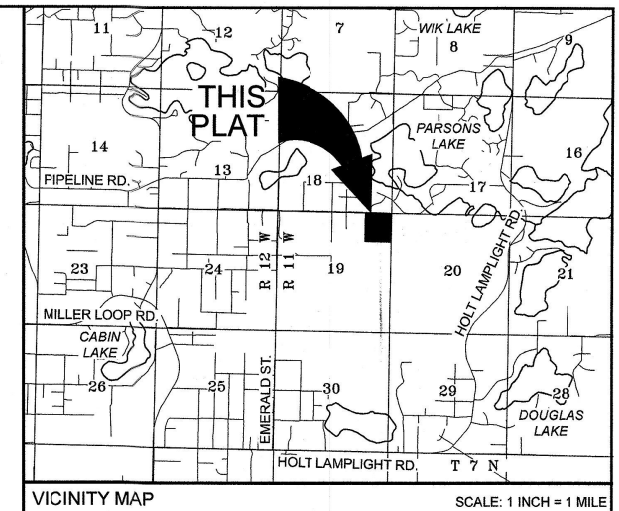
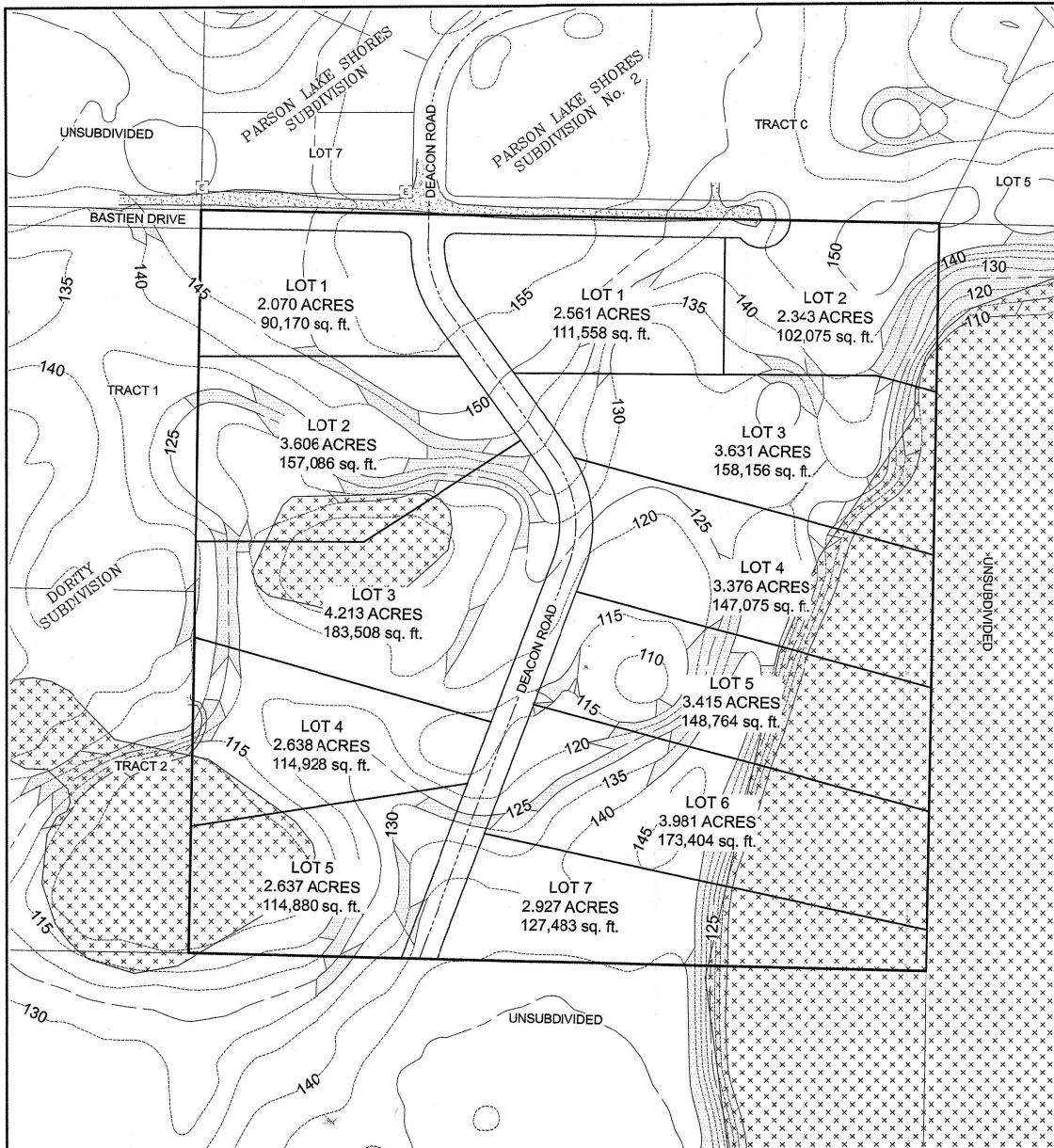
FIXED HEIGHT LLC 907.290.8848
WWW.FIXED-HEIGHT.COM 800 W 41st AVE, STE C
ANCHORAGE, AK 99503
C.O.A. 122544

OWNER: ALASKA MENTAL HEALTH TRUST AUTHORITY
3745 COMMUNITY PARK LOOP, SUITE 200, ANCHORAGE, AK 99508

KPB FILE No.: XXX DRAWN BY: XK
PROJECT No.: 25118 CHECKED BY: BS
SURVEY DATE: JULY 2025 SCALE: 1" = 100'
TLO FILE No.: TLS 2025-06 SHEET: 1 OF 1

KPB 2025-134

E3-3

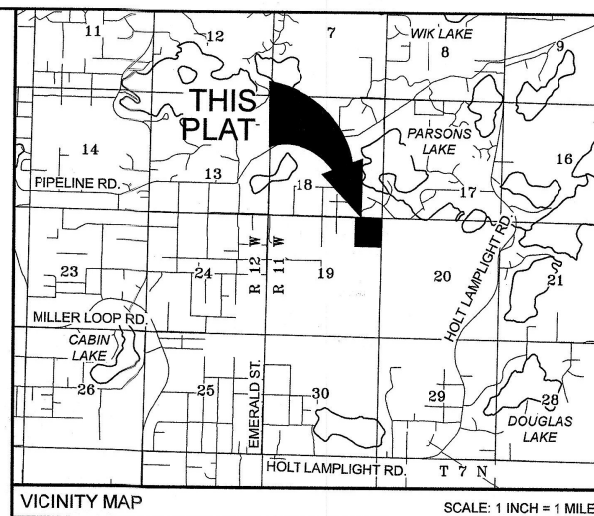
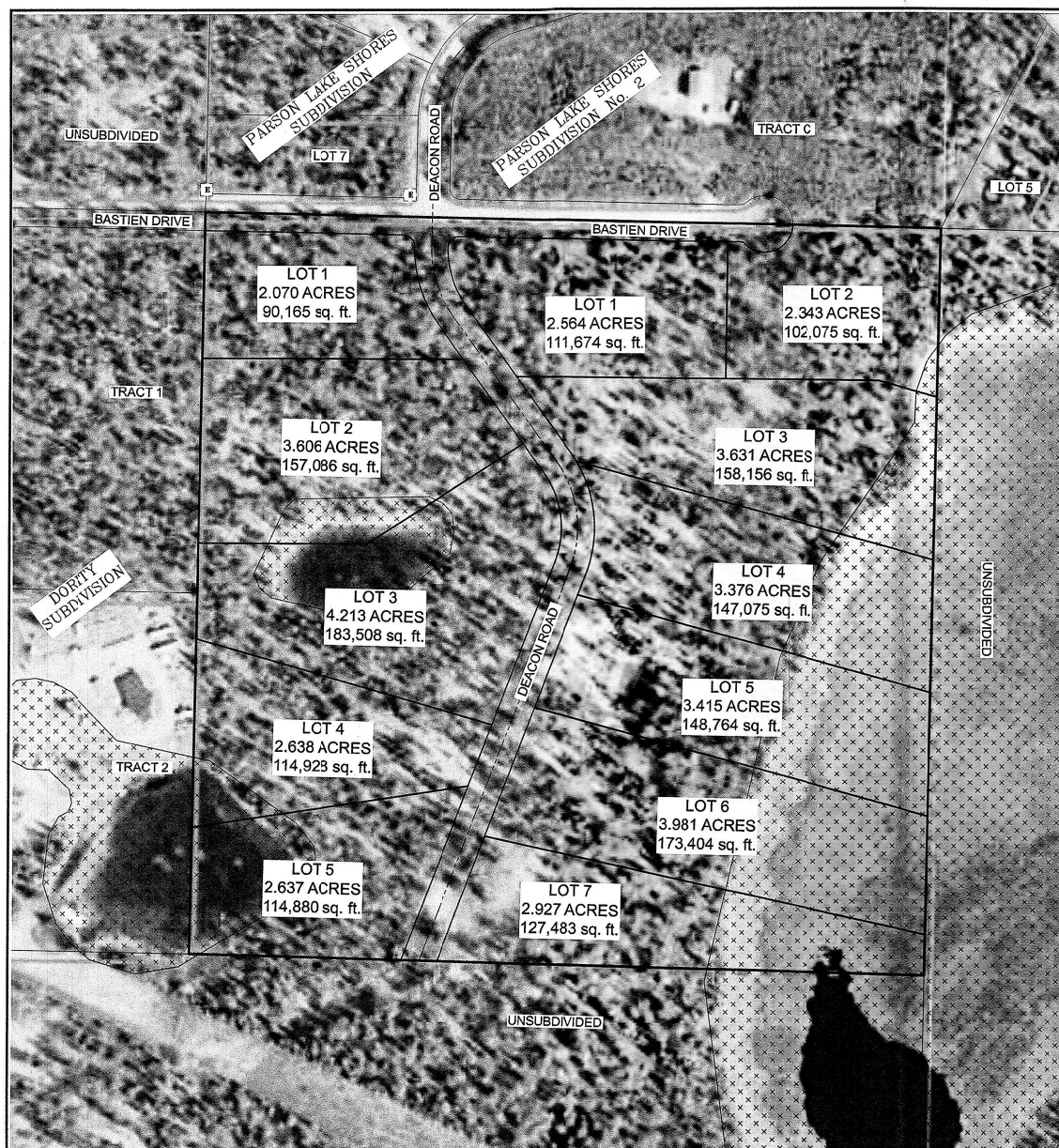


LEGEND

- ELECTRIC TRANSFORMER
- RIGHT-OF-WAY CENTERLINE
- SUBDIVISION BOUNDARY
- PROPERTY LINE CREATED BY THIS PLAT
- 5' CONTOUR LINES
- SLOPES EXCEEDING 20% GRADE (FROM KPB TERRAIN VIEWER 4' CONTOUR DATA)
- WETLAND (FROM KPB GIS DATASET "KWF WETLANDS ASSESSMENT")
- GRAVEL

EXHIBIT	
TRUST LANDS SURVEY 2025-06	
JASPER SUBDIVISION	
A SUBDIVISION OF	
GOVERNMENT LOT 1, SECTION 19	
TOWNSHIP 7 NORTH, RANGE 11 WEST, SEWARD MERIDIAN	
CONTAINING 40.17 ACRES	
	FIXED HEIGHT LLC
	907.290.8949 WWW.FIXEDHEIGHT.COM 600 W 41st AVE, SUITE C ANCHORAGE, AK 99503 C.O.A. 122544
SCALE: 1" = 200'	DRAWN BY: XK
PROJECT NO.: 25116	CHECKED BY: BS





LEGEND

- | | |
|---|---|
|  | ELECTRIC TRANSFORMER |
|  | RIGHT-OF-WAY CENTERLINE |
|  | SUBDIVISION BOUNDARY |
|  | PROPERTY LINE CREATED BY THIS PLAT |
|  | 5' CONTOUR LINES |
|  | SLOPES EXCEEDING 20% GRADE (FROM KPB
TERRAIN VIEWER 4' CONTOUR DATA) |
|  | WETLAND (FROM KPB GIS DATASET "KWF WETLANDS
ASSESSMENT") |
|  | GRAVEL |

EXHIBIT

TRUST LANDS SURVEY 2025-06
JASPER SUBDIVISION

A SUBDIVISION OF

GOVERNMENT LOT 1, SECTION 19
TOWNSHIP 7 NORTH, RANGE 11 WEST, SEWARD MERIDIAN
CONTAINING 40.17 ACRES



FIXED HEIGHT LLC

907.290.8949
WWW.FIXEDHEIGHT.COM
600 W 41st AVE. SUITE C
ANCHORAGE, AK 99503
C.O.A. 122544

SCALE: 1" = 200'

DRAWN BY: XK

PROJECT NO.: 25116

CHECKED BY: BS

AGENDA ITEM E. NEW BUSINESS

ITEM #3 - PRELIMINARY PLAT
Trust Land Survey 2025-06 Jasper Subdivision

KPB File No.	2025-134
Plat Committee Meeting:	October 27, 2025
Applicant / Owner:	Alaska Mental Health Trust Authority of Anchorage, AK
Surveyor:	Buku Saliz / Fixed Height LLC
General Location:	Nikiski Area / Nikiski APC

Parent Parcel No.:	013-100-18 (A portion of)
Legal Description:	T 7N R 11W SEC 19 SEWARD MERIDIAN KN GL 1
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	none

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a Govt lot into twelve lots ranging in size from 2.07-acres to 4.213-acres.

Location and Legal Access (existing and proposed):

Legal access to the plat is along Bastien Dr on the north side of the property and Deacon Rd proposed to run down the middle of the plat. The property is gotten to from Miller Loop Road near milepost 3.5 to Island Lake Road to Bastien Drive.

The plat is proposing a 33' dedication on the north to complete out Bastien Dr to a 66' dedication, that end with a cul-de-sac on the east end. In the middle of the plat is proposed Deacon Road, a 60' dedication.

The are section line easements shown on the plat. The easements shown to the north, came from the plats filed. The section line easements shown on this plat need to be verified as they may be 50' wide per the certificate to plat and the document "Concurrence on Applicability of Section Line Easements on Alaska Mental Health Trust Land Updated September 2022" **Staff recommends** the surveyor confirm the section line easement width and placement around the government lot and update as necessary. The surveyor should also add a plat note in reference to item 4 in the certificate to plat and tie the note to the section line easements on the drawing.

Block length is not compliant around this plat. Deacon Rd is placed at the best possible location on the plat between the lakes on the west and east side of the property. The plat to the west did not dedicate any roads along the west line either. From Dority Cir to the west to Deacon Rd is approximately 1070 feet center to center. To the south and east is a large tract owned by the Alaska Mental Health Trust that can expand on any roads connected to the property. **Staff recommends** the Plat Committee concur that an exception to KPB 20.30.170 Block Length is not needed at this time due to the circumstances noted.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	No comments, petitioner should verify all section line easements

Site Investigation:

Per KPB GIS data, there are no structures or improvements on the area of this plat. from the property to the west, there appears to be a Conex close to the property line. **Staff recommends** the surveyor note any encroachments to staff if found while doing the field survey and how they will be addressed prior to finalizing the plat.

There are steep areas identified on the drawing with a hatched area, with the majority and steepest being on the east near the lake. There are also steep areas near the west edge of the plat as shown that cross northeast at the middle of the plat.

The plat shows some areas of Kettle and Depression as per KWF Wetlands Assessment. These areas should be enlarged to represent the correct areas as represented by the KWF Wetlands Assessment map.

The River Center review did not identify the plat to be located in a FEMA designated flood hazard area, but it is located in a Habitat Protection District. The note as listed in KPB 20.30.290 will need to be added to the plat.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: IS totally or partially within HPD Comments: Portions of this plat lie within the jurisdiction of KPB 21.18 and River Center must permit work within 50 feet of the waterbody.
State of Alaska Fish and Game	No comments, recommend petitioner verify all section line easements

Staff Analysis

This property is surveyed as Government Lot 1 of Section 19, Township 7 North, Range 11 West, S.M. Kenai Recording District, Kenai Peninsula Borough Alaska. This platting action is the first division of the property, creating twelve lots and two dedications.

All twelve lots are below 200,000 sq ft in area and will therefore require a soils report to be done and an engineer to sign the final plat. Match the wastewater disposal note to the soils report results and match KPB 20.40.

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 in the Nikiski Advisory Planning Commission area, the next is scheduled for November 13, 2025. Therefore the minutes for the meeting were not available when the staff report was prepared on October 14, 2025 (KPB 21.02.020).

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

Utility Easements

There is a utility included in the certificate to plat as an easement to HEA listed at item 7. This item does not affect the subdivision and **staff recommends** the surveyor notify the title company to remove it from the CTP.

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 10' utility easement adjoining all rights-of-ways increasing to 20 feet within 5 feet of side lot lines.

Utility provider review:

HEA	No comments 10/7/25
ENSTAR	No comments or recommendations 10/14/25
ACS	No objections 10/10/25
GCI	Approved as shown 10/15/25

KPB department / agency review:

Addressing Review	Reviewer: Pace, Rhealyn Affected Addresses: NONE Existing Street Names are Correct: Yes List of Correct Street Names: BASTIEN DR, DEACON RD Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: No other comments
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Review 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 Review	Reviewer: Windsor, Heather Comments: No comments

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Update the date in the plat Approval to October 27, 2025
In the Certificate of Acceptance note that Bastien Dr is a half dedication.
Add (R3) information on the north and south boundary
Add an overall distance on north line of Lots 1 & 2 Block 1
Modify the KPB File No to 2025-134
Add some road names to the vicinity map

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.

- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;
Staff recommendation:
Add the ROW of Deacon Rd going north.
Add the ROW of Bastien Dr to the west and north. Bastien Dr is 66' going west.
- 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:
Add ROW width to dedications.
- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;
Staff recommendation:
Plat labels need added to tracts to the west, north and north east.
The tract to the northwest needs to be labeled correctly with the lot and plat label.
- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;
Staff recommendation:
Bring the block title and number closer together

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),

Page 4 of 5

KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND

- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

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

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

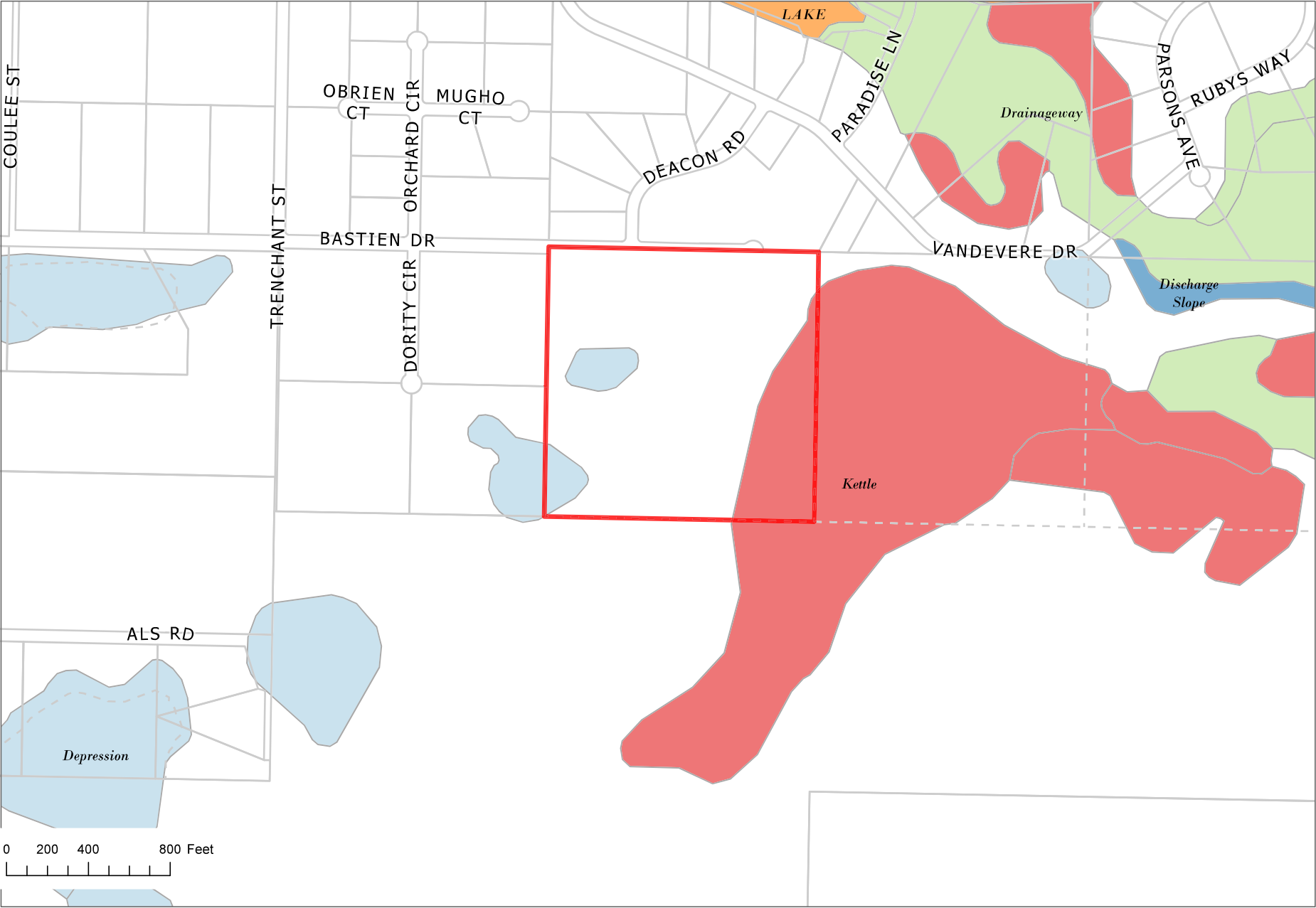
END OF STAFF REPORT



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

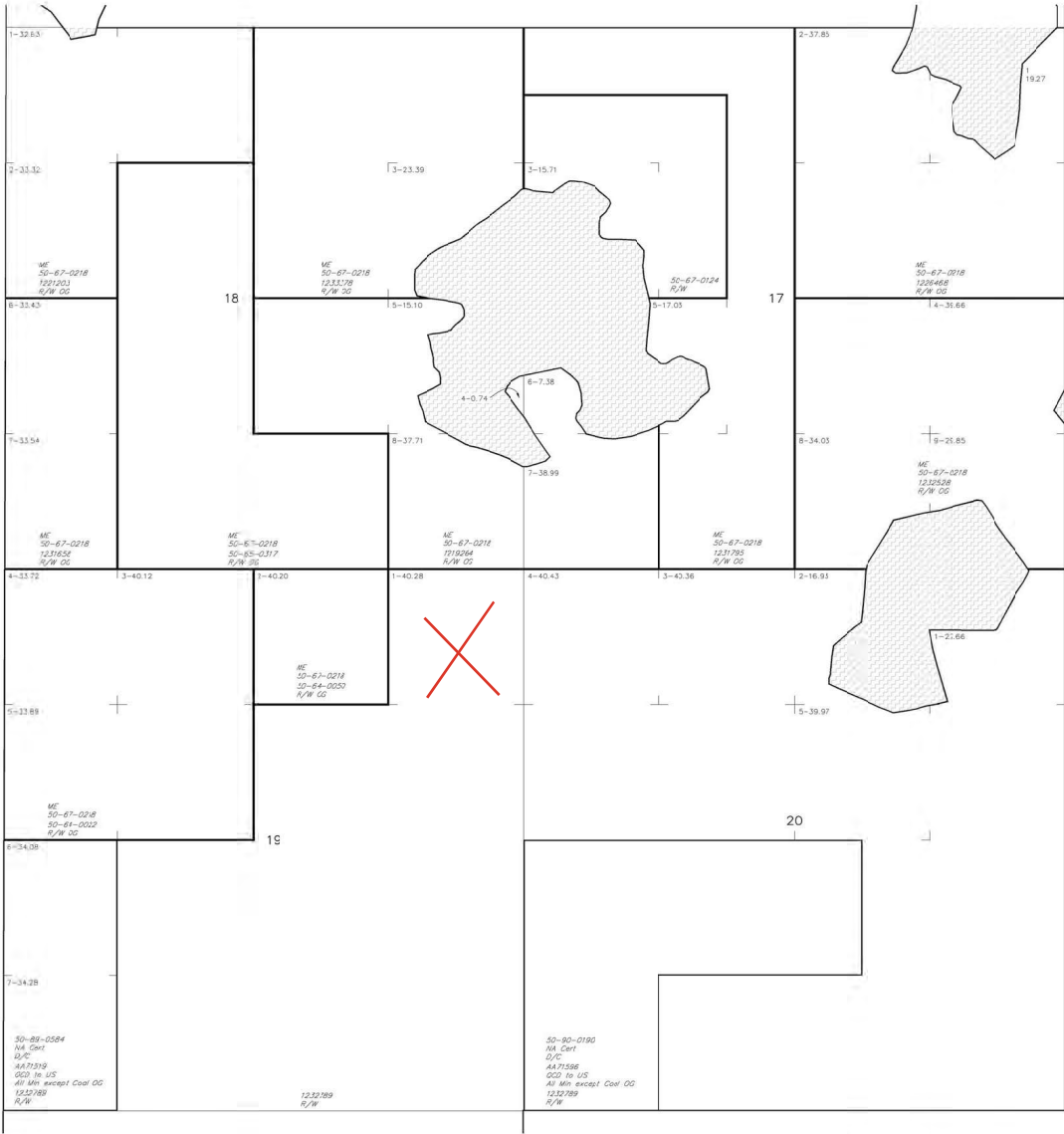


Wetlands



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.

SURVEYED TOWNSHIP 7 NORTH RANGE 11 WEST OF THE SEWARD MERIDIAN, ALASKA



STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

**MTP
SUPPL SECS 17-20**

NO 4
FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-
DEVELOPED LANDS WITHDRAWN FOR CLASSIFICATION
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS

PL 92-203 W/ AA656B
P.L.O. 518.3 W/ Aid of Leg & CI affects Lds/interests
not conveyed W/ Kenai National Moose Range

P.L.O. 518.4 W/ CI affects Lds/interests not conveyed

AA6698-A V/Sel Apin Exm Nav waters, patented Lds &
Lds W/ 2 miles of the city limits of Kenai & Soldotna

A060527 SS Amdt PL 96-487 Sec 906(e) Top Filed

A056731 SS Reserved Min Estate Only

Group Survey 893, approved 04/26/2005, affects
patented lands within section 20

CURRENT TO		NO 4
8-9-2018		Sew Mer 7 N
		R 11 W
		ACAD

WARNING:
This plat is the Bureau's Record of Title, and should be used
only as a graphic display of the township survey data. Rec-
ords and/or do not reflect title changes which may have been
affected by lateral movements of rivers or other bodies of water.
Refer to the coastal survey for official survey information.



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 9/22/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one lot into twelve lots.

KPB File No. 2025-134

Petitioner(s) / Land Owner(s): Alaska Mental Health Trust Authority of Anchorage, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, October 27, 2025**, commencing at **7:00 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

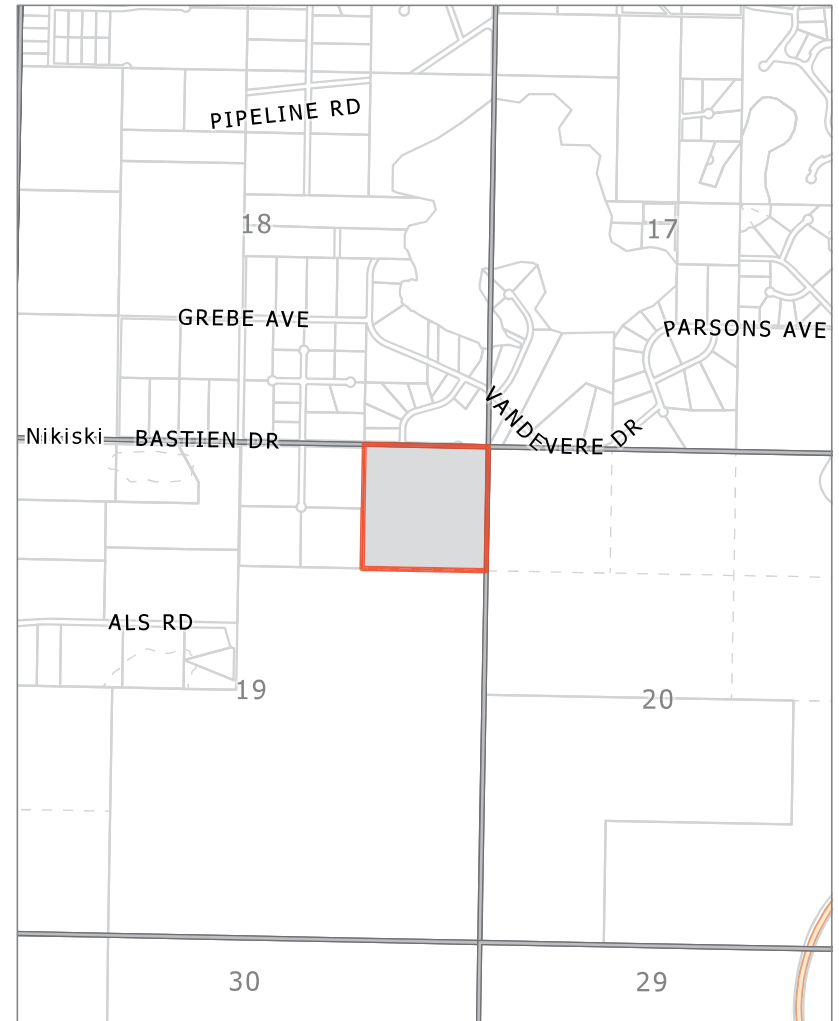
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, October 24, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 10/6/2025



KPB File 2025-134
T 07N R 11W S19
Nikiski

S 89°57'07" E 1320.04' (R2)
 N 90°00'00" W 1320.00' (R1)
 N 90°00'00" E 1319.97'

P2

S 00°15'47" E 1323.52'
 S 00°17'02" E 1327.81' (R3)
 S 00°17'02" E 1323.69' (R4)

GOVERNMENT LOT 2

P3

S 89°44'33" E 1316.57'
 S 89°52'50" E 1320.00' (R1)

GOVERNMENT LOT 1

P1

S 129°44' 1320.06' (R3)

S 129°44' 1320.06' (R3)

UNDIVIDED

S 00°13'30" E 2960.06' (R3)
 S 00°11'31" E 2964.34'

UNDIVIDED

1318.85' 1,320.00'

P4

UN

I, JUDI WARNER, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE EXECUTIVE DIRECTOR OF THE ALASKA MENTAL HEALTH TRUST LAND OFFICE, AND ACTING BY AND THROUGH THE STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES, ALASKA MENTAL HEALTH TRUST LAND OFFICE, PURSUANT TO AS 37.14.009, AS 38.05.801, AND 11 AAC 99, AS AGENT TO THE OWNER, THE ALASKA MENTAL HEALTH TRUST AUTHORITY, A PUBLIC CORPORATION WITHIN THE ALASKA DEPARTMENT OF REVENUE (AS 47.30.011 ET SEQ.), I HEREBY APPROVE TRUST LAND SURVEY 2025-06 JASPER SUBDIVISION FOR THE ALASKA MENTAL HEALTH TRUST AUTHORITY, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED HEREON.

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY ON THIS _____ DAY OF _____, 2025, BEFORE ME APPEARED JUDI WARNER, KNOWN TO ME TO BE THE PERSON NAMED WHO EXECUTED THIS GOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

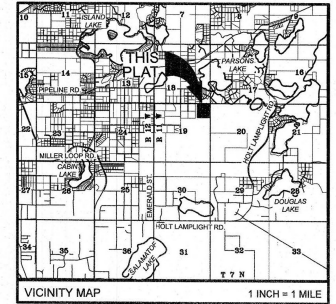
THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS
AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI
PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE
REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS,
RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON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

BASTIEN DRIVE
DEACON ROAD

THE ACCEPTANCE OF LANDS FOR PUBLIC PURPOSES DOES NOT OBLIGATE
THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR
MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH
144 NORTH BINKLEY STREET
SOLDOTNA, ALASKA 99669

DATE _____



1. SET BACK 5' TO CORNER WITH 1.25" DIAMETER ORANGE PLASTIC CAP AT ALL LOT CORNERS AND 20' UPLAND ON PROPERTY LINES THAT TERMINATE IN A LOT CORNER.

2. THE VICTIM MAP WAS CREATED USING PUBLICLY AVAILABLE DATA. THIS DATA IS MAINTAINED BY LOCAL, STATE, AND FEDERAL ENTITIES.

3. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LOWER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.

4. FROM THE FRONT 10 FEET ADJOINING ALL RIGHTS-OF-WAY AND INCREASING TO 15 FEET WITHIN 10 FEET OF SIDE LOT LINES IS GRANTED AS A UTILITY EASEMENT PER THIS PLAN.

5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS PERMIT FOR DISCHARGE, IF APPLICABLE.

6. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER RC 260.0.10.

7. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO MAINTAIN OR USE THE EASEMENT.

8. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR MAINTENANCE AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM (RC 260.406)

9. FOUND 2 5" BRASS CAP N 73°24'46" W 1' 87" FROM MONUMENT [P4]. THE MONUMENT WAS DISGRAGED PER THE OFFICIAL BLM FILE NOTES.

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 QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER _____ LICENSE No. _____ DATE _____

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JULY 22, 2024.

AUTHORIZED OFFICIAL _____ DATE _____

AUTHORIZED OFFICIAL _____ DATE _____

TRUST LAND SURVEY
2025-06 JASPER SUBDIVISION

A SUBDIVISION OF

GOVERNMENT LOT 1, SECTION 19
TOWNSHIP 7 NORTH, RANGE 11 WEST, SEWARD MERIDIAN
KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA
CONTAINING 40.17 ACRES



FIXED HEIGHT LLC

907.290.894
WWW.FIXEDHEIGHT.COM

OWNER: ALASKA MENTAL HEALTH TRUST AUTHORITY
3745 COMMUNITY PARK LOOP, SUITE 200; ANCHORAGE, AK 99508

KPB FILE No.: XXX	DRAWN BY: XK
PROJECT No.: 25116	CHECKED BY: BS
SURVEY DATE: JULY, 2025	SCALE: 1" = 100'
TLO FILE No.: TLS 2025-06	SHEET: 1 OF 1

Figure 1 displays six examples of survey monuments, each with a unique inscription and marking. The monuments are arranged in a 3x2 grid, labeled P1 through P6.

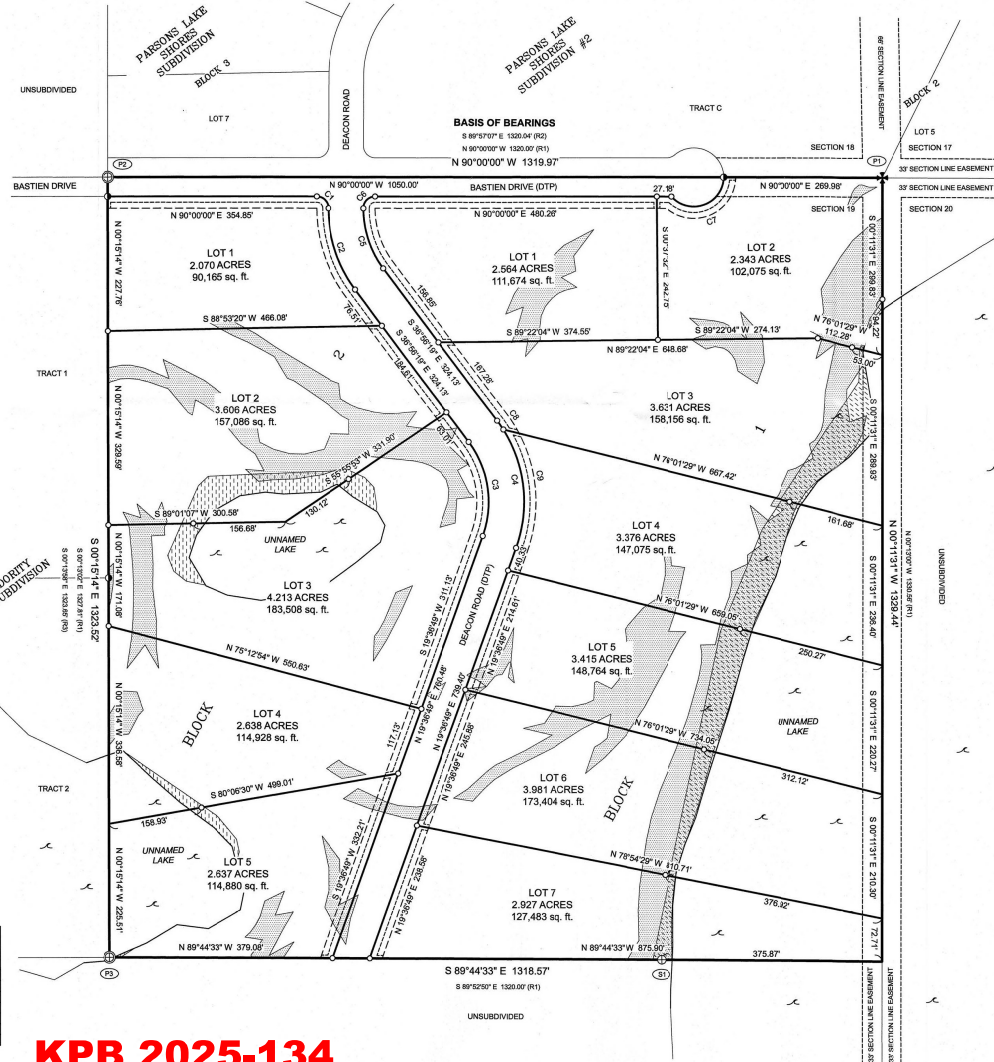
- P1:** A circular monument with the text "CONSTITUTIONAL SCHOOL DISTRICT" around the top edge. The center contains the text "T7N R1W", "S 18 20", and "S7D S20". Below the circle is the year "1955".
- P2:** A circular monument with the number "6089-8" at the top. The center contains a crosshair with "E 1/16" to the left, "S 18" above, and "S 19" below. Below the circle is the year "1997".
- P3:** A circular monument with the number "6089-8" at the top. The center contains a crosshair with "NE 1/16" above and "S 19" below. Below the circle is the year "1997".
- P4:** A circular monument with the text "U.S. DEPT. OF THE INTERIOR" around the top edge and "OF LAND MANAGEMENT" around the bottom edge. The center contains the text "T7N", "S 18 20", and "S7D S20". Below the circle is the year "2008".
- P5:** A circular monument with the text "U.S. DEPT. OF THE INTERIOR" around the top edge and "OF LAND MANAGEMENT" around the bottom edge. The center contains a crosshair with "TLS 2025-09" above, "JANUARY" to the right, and "1.5-14837" below. Below the circle is the year "2025".
- P6:** A circular monument with the text "U.S. DEPT. OF THE INTERIOR" around the top edge and "OF LAND MANAGEMENT" around the bottom edge. The center contains a crosshair with "TLS 2025-09" above, "JANUARY" to the right, and "1.5-14837" below. Below the circle is the year "2025".

Below each monument is a descriptive label:

- P1:** FOUND 3.25" BRASS CAP MONUMENT, AT GRADE, PLUMB
- P2:** FOUND 3.25" ALUMINUM CAP MONUMENT, AT GRADE, PLUMB
- P3:** FOUND 3.25" ALUMINUM CAP MONUMENT, AT GRADE, PLUMB
- P4:** FOUND 3.25" BRASS CAP MONUMENT, AT GRADE, PLUMB
- P5:** SET 2.5" ALUMINUM CAP MONUMENT, AT GRADE, PLUMB
- P6:** SET 2.5" ALUMINUM CAP MONUMENT, AT GRADE, PLUMB

 FOUND BRASS CAP MONUMENT
 FOUND 5/8" REBAR
 FOUND 3.25" ALUMINUM MONUMENT
 SET 2" ALUMINUM CAP MONUMENT
 SET 5/8" x 30" REBAR (SEE NOTE 1)
 (R1) RECORD MEASUREMENT - BLM
 (R2) RECORD MEASUREMENT - PLAT NO. 88-83
 (R3) RECORD MEASUREMENT - PLAT NO. 97-22
 (DTP) DEDICATED BY THIS PLAT
 SUBDIVISION BOUNDARY
 PROPERTY LINE CREATED BY THIS PLAT
 --- 20' BUILDING SETBACK (SEE NOTE 3)
 --- UTILITY EASEMENT (SEE NOTE 4)
 SLOPES EXCEEDING 20% GRADE (FROM KENAI PENINSULA BOROUGH TERRAIN VIEWER 4 CONTOUR DATA)
 WETLAND - TYPE "KETTLE" (FROM KENAI PENINSULA BOROUGH GIS DATASET "KWM" WETLAND ASSESSMENT)
 WETLAND - TYPE "DEPRESSION" (FROM KENAI PENINSULA BOROUGH GIS DATASET "KWM" WETLAND ASSESSMENT)

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1	20.00'	89°50'51"	31.36'	28.25'	N 45°04'31" W
C2	23.00'	36°47'15"	147.68'	145.15'	N 18°32'41" E
C3	170.00'	56°33'06"	167.79'	161.06'	N 08°39'45" W
C4	23.00'	56°33'06"	227.01'	217.91'	N 08°39'45" W
C5	170.00'	36°47'14"	168.89'	107.00'	N 18°32'41" W
C6	23.00'	90°15'05"	9.70'	28.38'	N 44°52'29" E
C7	50.00'	133°38'31"	121.06'	93.58'	N 89°21'00" E
C8	230.00'	4°38'31"	18.24'	18.24'	N 34°39'59" W
C9	230.00'	52°00'41"	208.77'	201.68'	N 06°23'32" W



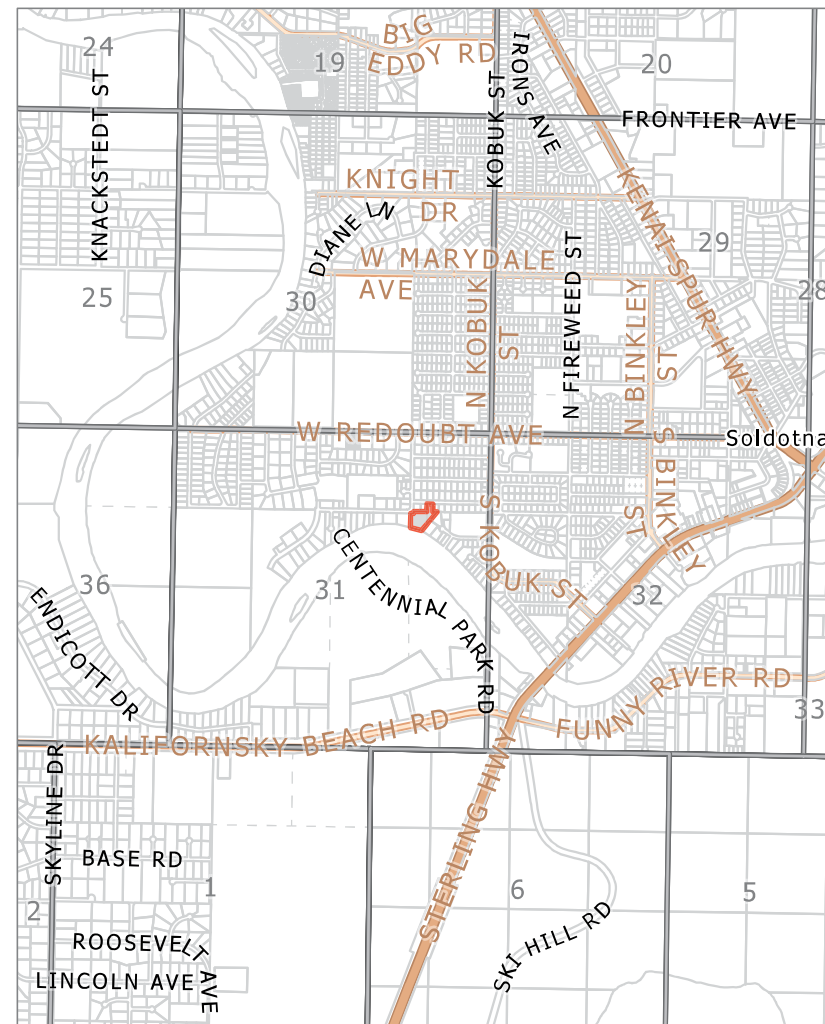
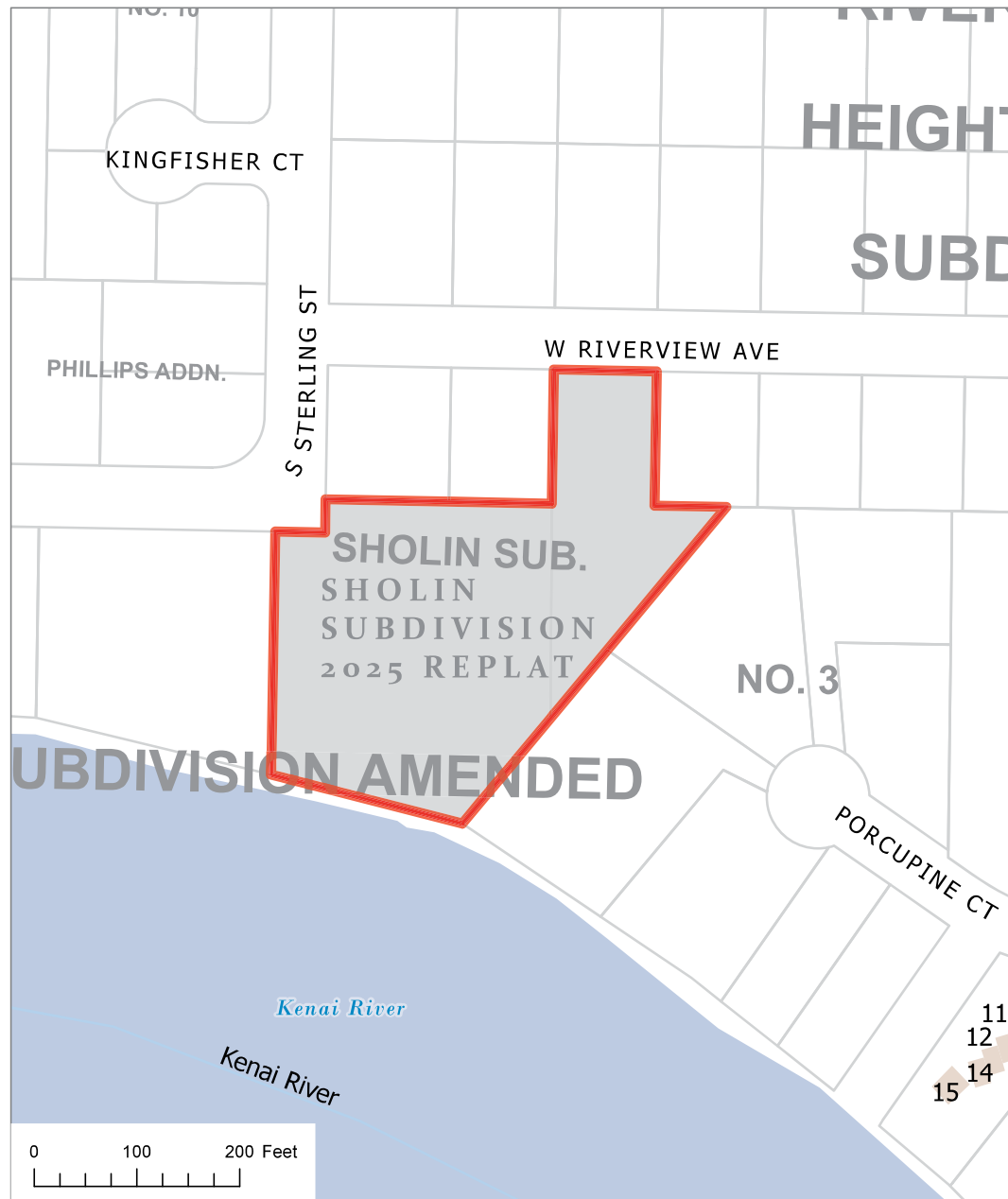
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT.

BUKU SALIZ LS-14837
REGISTERED LAND SURVEYOR

KPB 2025-134

E. NEW BUSINESS

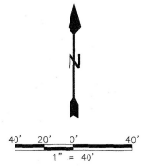
- 4. Sholin Subdivision 2025 Replat; KPB File 2025-148**
Peninsula Surveying / Vadla
Location: W. Riverview Avenue & S. Sterling Street
City of Soldotna



KPB File 2025-148
T 05N R 10W SEC 31
Soldotna



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.

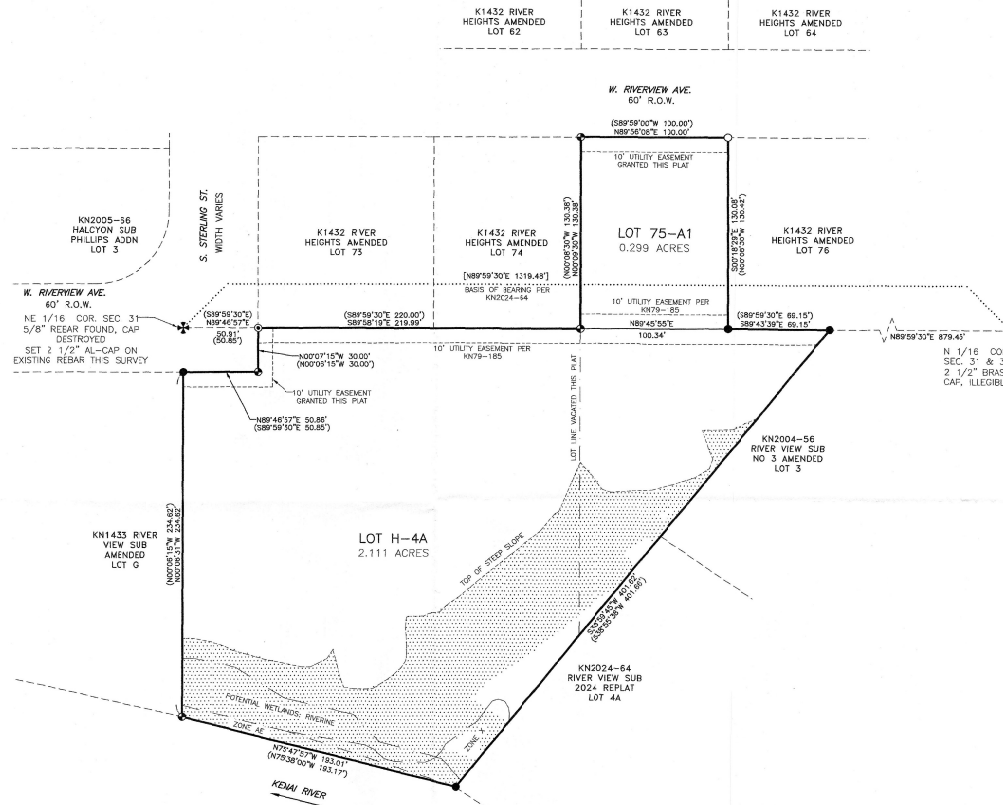


NOTES

1. DEVELOPMENT MUST MEET THE CITY OF SOLDOTNA, TITLE 17 - ZONING CODE.
2. THE FRONT 10' OF ADJOINING DEDICATED RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT.
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. 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 IF APPLICABLE.
5. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA 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 ADMINISTRATION SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. SEE UPDATED FEMA FIRM PANEL 02122C-0805F, EFFECTIVE 2/28/2005 FOR INFORMATION ON FLOODPLAIN ZONES AND 2.
6. FLOODWAY NOTICE: PORTION 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 IS PROVIDED DEMONSTRATING THAT ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASES IN FLOOD LEVELS DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
7. ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTICE: PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. SEE KPB CHAPTER 21.18, AS MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION. WIDTH OF THE HABITAT PROTECTION DISTRICT SHALL BE IN ACCORDANCE WITH KPB 21.18.040.
8. THE NATURAL MEANDERS OF ORDINARY HIGH WATER IS FOR AREA COMPUTATIONS ONLY, THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINE AND THE INTERSECTION WITH THE NATURAL MEANDERS.
9. SUBJECT TO A GENERAL EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., PER BOOK 6 PAGE 129 RECORDED AUGUST 30, 1990, KENAI RECORDING DISTRICT.
10. SUBJECT TO A WALKWAY EASEMENT PER BOOK 482 PAGE 918 RECORDED MAY 11, 1995, KENAI RECORDING DISTRICT, THIS EASEMENT HAS BEEN CONVEYED BACK TO THE FEE SIMPLE OWNER'S OF LOT H-4, SHOLIN SUBDIVISION, IN WARRANTY DEED, RECORDED FEBRUARY 18, 2004 AS SERIAL NUMBER 2004-021495-0.

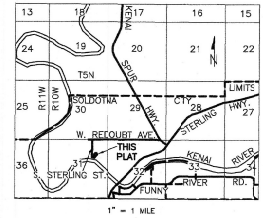
LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- ⊕ SET PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- ⊙ FOUND 3/4" STAINLESS STEEL CAP, ILLEGIBLE
- ⊙ TO SET RPC ON 5/8" x 36" REBAR BY LSI4488
- [] MEASURED AND RECORD DATA PER KN2024-64
- (R1) RECORD DATA PER KN75-1E5
- APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GS DATA



WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

BRUCE E. VADLA, AKA, BRUCE VADLA
389 W. RIVERVIEW AVE
SOLDOTNA, AK 99669

KAREN E.B. VADLA
389 W. RIVERVIEW AVE
SOLDOTNA, AK 99669

NOTARY ACKNOWLEDGMENT

FOR: BRUCE E. VADLA, AKA, BRUCE VADLA
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025

NOTARY PUBLIC FOR: _____

MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: KAREN E.B. VADLA
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025

NOTARY PUBLIC FOR: _____

MY COMMISSION EXPIRES: _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.040.

BOROUGH OFFICIAL _____

DATE _____

KPB FILE NUMBER: 2025-XXXX

PENINSULA SURVEYING, LLC
10535 IATRONA BOULEVARD, WILHELM, AK 99669
(907)306-7065

PLAT OF SHOLIN SUBDIVISION 2025 REPLAT

A SUBDIVISION OF
LOT 75-A & LOT H-4
SHOLIN SUBDIVISION, KN79-1B5
LOCATED WITHIN

NE 1/4 NE 1/4 & GOVT LOT 6, SEC. 31, T5N R10W S.M.
KENAI RECORDING DISTRICT, CITY OF SOLDOTNA, KENAI PENINSULA
BOROUGH, ALASKA, CONTAINING 2.411 ACRES

OWNERS: BRUCE E. VADLA, AKA, BRUCE VADLA KAREN E.B. VADLA
389 W. RIVERVIEW AVE 389 W. RIVERVIEW AVE
SOLDOTNA, AK 99669 SOLDOTNA, AK 99669

SCALE: 1" = 40'

DATE: JULY 14, 2025

DRAWN: BLT

CHECKED: JLS

SHEET: 1 OF 1



KPB 2025-148

AGENDA ITEM E. NEW BUSINESS

ITEM #4 - PRELIMINARY PLAT
Sholin Subdivision

KPB File No.	2025-148
Plat Committee Meeting:	October 27, 2025
Applicant / Owner:	Bruce E and Karen B Vadla of Soldotna, AK
Surveyor:	Jason Schollenberg / Peninsula Surveying LLC
General Location:	W. Riverview Ave and S. Sterling St, Soldotna Area

Parent Parcel No.:	060-150-22 & 060-150-23
Legal Description:	T 5N R 10W SEC 31 SEWARD MERIDIAN KN 0790185 SHOLIN SUB A REPLAT OF RIVER VIEW SUB AMENDED LOT H & RIVERHEIGHTS SUB AMENDED LOT 75 LOT 75-A AND LOT H-4
Assessing Use:	Residential
Zoning:	City of Soldotna
Water / Wastewater	City / Onsite
Exception Request	None

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine two lots of .70-acres and 1.71-acres into one lot of approximately 2.41-acres.

Location and Legal Access (existing and proposed):

Legal access to the plat is by W. Riverview Ave and S. Sterling St. in the northwest corner W. Riverview Ave and S. Sterling St intersect at the corner of Lot H-4A for an access point. Along the north side of Lot 75-A1 W. Riverview Ave gives legal access to the lot. Both roads are maintained by the City of Kenai, W. Riverview Ave is a 60' dedication and S Sterling St is a varied width dedication.

A walkway easement was granted by Book 462, Page 918, KRD. A right-of-way easement was granted by Book 462, Page 913, KRD. These easements are depicted the same within each document. A plat note has been added referencing the walkway easement and the conveyance of said easement to the sole owners of both lots.

The plat note indicates the easement being conveyed back to the owners in document 2004-001405-0. **Staff recommends** the surveyor/owners verify with an attorney that this is the proper way to vacate the two easements if that is the intent. Otherwise, staff believes these easements still exist and need to be shown on the plat drawing and both easements noted in the plat note.

No section line easement affects the subject property.

No right-of-way vacations or dedications are proposed by this platting action.

Block length is not compliant along this location where the plat is located. With the location of the Kenai River south of the lots this plat is unable to give relief to the block length with a dedication. **Staff recommends** the Plat Committee concur that an exception to KPB 20.30.170 Block Length requirements is not needed at this time.

KPB Roads Dept RSA review	Out of Jurisdiction: Yes Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	No comments

Site Investigation:

There are structures on both parent parcels there appears to be a shed on Lot 75-A that looks to be in the rear utility easements and may be encroaching onto the new lot line. A garage and parking for use by the structure occupants of Lot 75-A look to be to the south of the new proposed lot line also and in the utility easement. Staff recommends the surveyor confirm the locations of all structures within close range to the property and utility easement lines and report to staff any issues found to discuss solutions.

Steep areas are shown on the plat with the darker shaded dots on the plat, having slopes greater than 20%.

Wetlands also affect the plat on the southern end near the Kenai River. The limits are shown with a dashed line and labeled as 'potential wetland riverine'. "Potential" can be removed from the drawing.

The Kenai River directly abuts the property on the southern boundary.

The proposed plat includes a depiction of wetlands classified as riverine and reflects KPB GIS KWF data correctly. KPB GIS contours layer show steep slopes abutting the river to the south and along the east as depicted on the submitted plat.

The subdivision is within the City of Soldotna, and does not participate in KPB's floodplain program.

Please contact the City of Soldotna directly for information regarding any development regulations or any required permits.

Per the KPB River Center review, the plat is in a Habitat Protection District, the proper note from PB 20.30.290 is shown at plat note 7, **staff recommends** the surveyor to add the 50' Habitat Protection District line be shown on the drawing.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Within City of Soldotna Comments: No comments
	B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: IS totally or partially within HPD Comments: Portions of this plat fall under the jurisdiction of KPB 21.18 and River Center must permit all work within 50 feet of the waterbody.
State of Alaska Fish and Game	

Staff Analysis

Th property has been platted and replatted by six platting actions since 1961. Sholin Subdivision KN79-185 was the last which created the last configuration of the lots which is not being replatted back to the configuration of Lot 75 in River Heights Subdivision Amended KN0001432 and Lot H an Addition to River View Subdivision Amended KN 001460.

A soils report will not be required as the plat is reconfiguring the two lots and sewer is available within 300 feet of the plat.

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

The plat is located in the City of Soldotna and was reviewed by the City of Soldotna Planning and Zoning Commission at the Regular Meeting of June 4, 2025. The plat was given unanimous consent to process and Resolution PZ2025-014 was issued recommending approval. Verify plat notes 5(7) and 6(8) to remain on the drawing.

Utility Easements

There are utility easements show on the rear line of proposed Lot 75-A1 and north line of Lot H-4A. These easements are existing and need to be labeled correctly.

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.

A new 10' utility easement adjoining the rights-of-ways is being added by the plat as shown and noted.

Utility provider review:

HEA	See comment in packet
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing Review	Reviewer: Pace, Rhealyn Affected Addresses: 375 W RIVERVIEW AVE, 399 W RIVERVIEW AVE Existing Street Names are Correct: Yes List of Correct Street Names: W RIVERVIEW AVE, S STERLING ST Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: City of Soldotna will advise on addresses
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Review 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. Review Not Required
Assessing Review	Reviewer: Windsor, Heather Comments: No comments

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Correct the parent plats for the 10' utility easements on the north lien of Lot H-4A and south line of Lot 76-A1.

Correct the numbering of the plat notes

Modify the KPB File No to 2025-148

Change the Plat Approval to that as shown in KPB 20.60.190.C, with the date of October 27, 2025

PLAT NOTES TO ADD

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

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.

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.

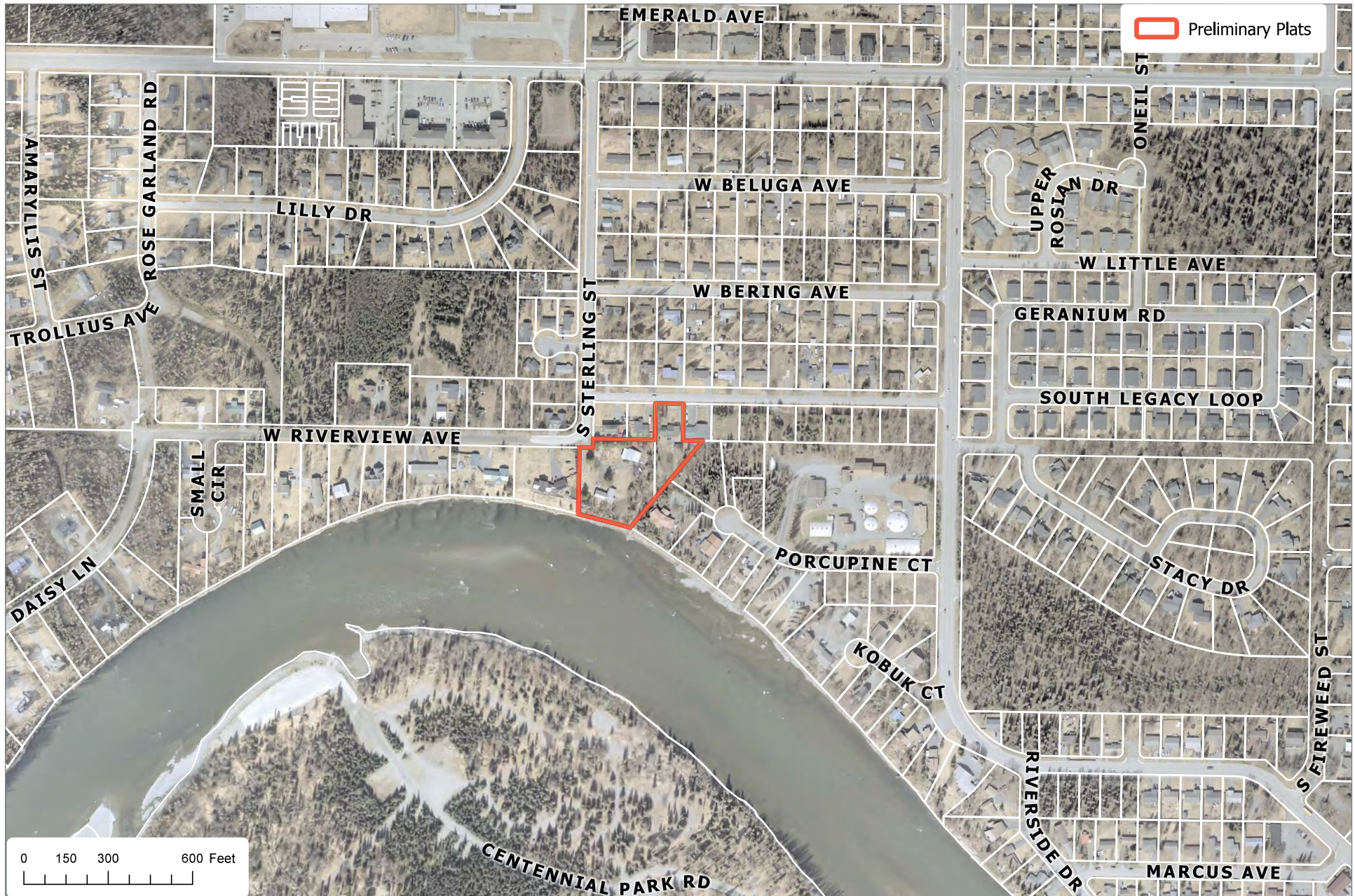
NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

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.

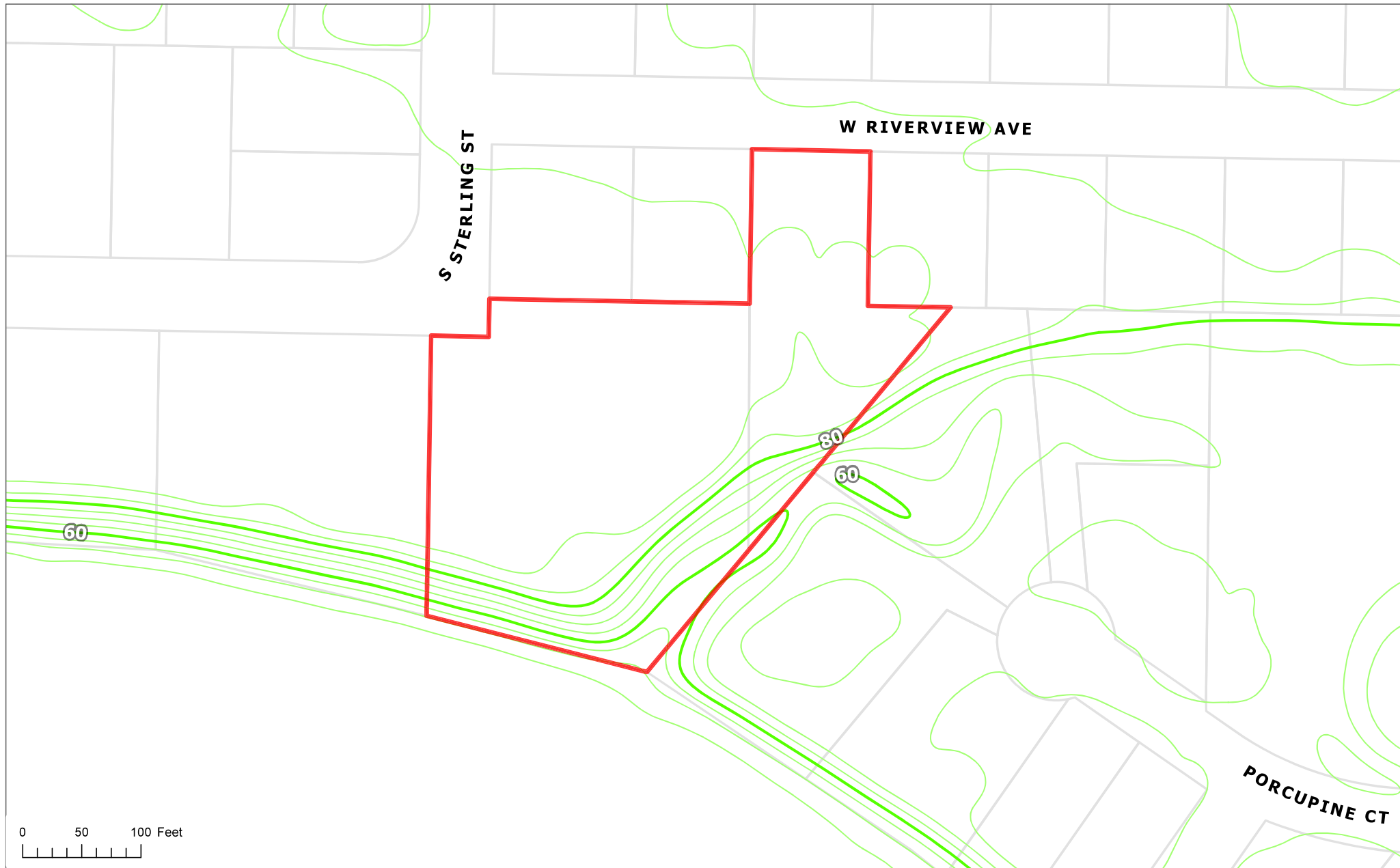
A DECISION OF THE PLAT COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT

Page 4 of 4



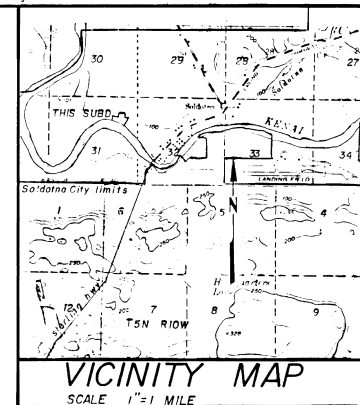
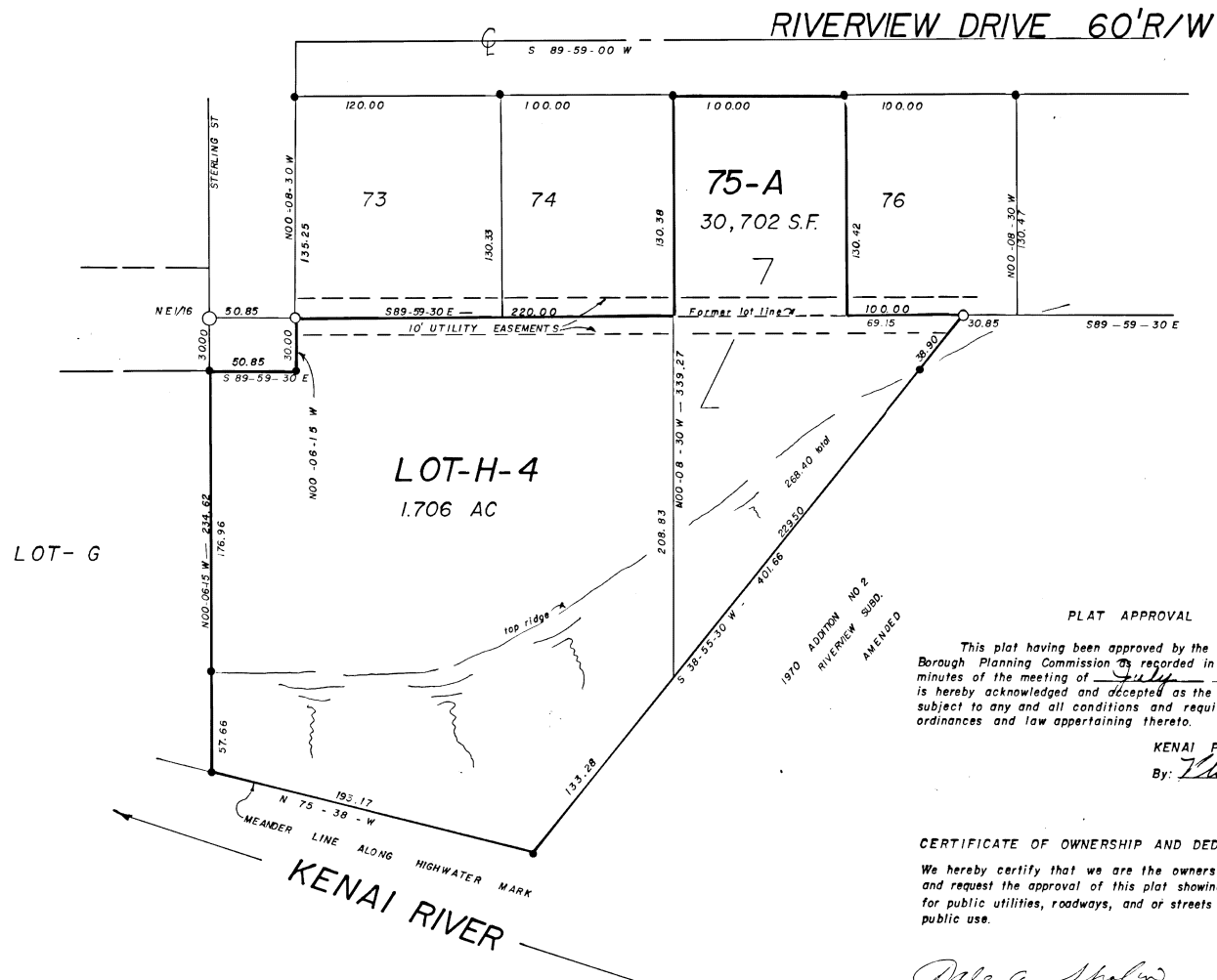
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





9/26/2025





LEGEND AND NOTES

- RECORD OFFICIAL SURVEY B.C. MON.
- RECORD OFFICIAL CAP
- RECORD 1 1/2" X 18" STEEL REBAR

THIS A PAPER PLAT NO FIELD SURVEY WAS MADE NOR ANY STAKES OR MONUMENTS SET THIS DATE.

ALL BEARINGS AND DISTANCES REFER TO RECORD SURVEY INFORMATION.

ALL LOTS ARE SUBJECT TO A 20' BUILDING SET BACK ALONG DEDICATED R/W'S

ALL WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAW AT TIME OF CONSTRUCTION.

EACH OF THE LOTS IN THIS SUBD. SHALL BE SUBJECT TO ASSESSMENTS FOR IMPROVEMENTS REQUIRED BY ORDINANCE OF THE CITY OF SOLDOTNA WHEN INSTALLED BY THE CITY OF SOLDOTNA.

PLAT APPROVAL

This plat having been approved by the Kenai Peninsula Borough Planning Commission on the minutes of the meeting of July 2, 1979, is hereby acknowledged and accepted as the official plat, subject to any and all conditions and requirements of ordinances and law appertaining thereto.

KENAI PENINSULA BOROUGH

By: Philip J. Waring

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Helen M. Sholin
Helen M. Sholin
Floyd E. Heimbuch
Floyd E. Heimbuch Box 850 Soldotna Ak 99669
Bonnie L. Heimbuch
Bonnie L. Heimbuch

NOTARY'S ACKNOWLEDGEMENT

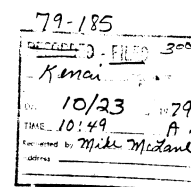
Subscribed and sworn before me this

16th day of Oct, 1979

My commission expires 8/2/83

Stanley S. McNamee
notary public for Alaska

STATE OF ALASKA
NOTARY PUBLIC
STANLEY S. McNAMEE
My Commission Expires 8/2/83



SHOLIN SUBDIVISION

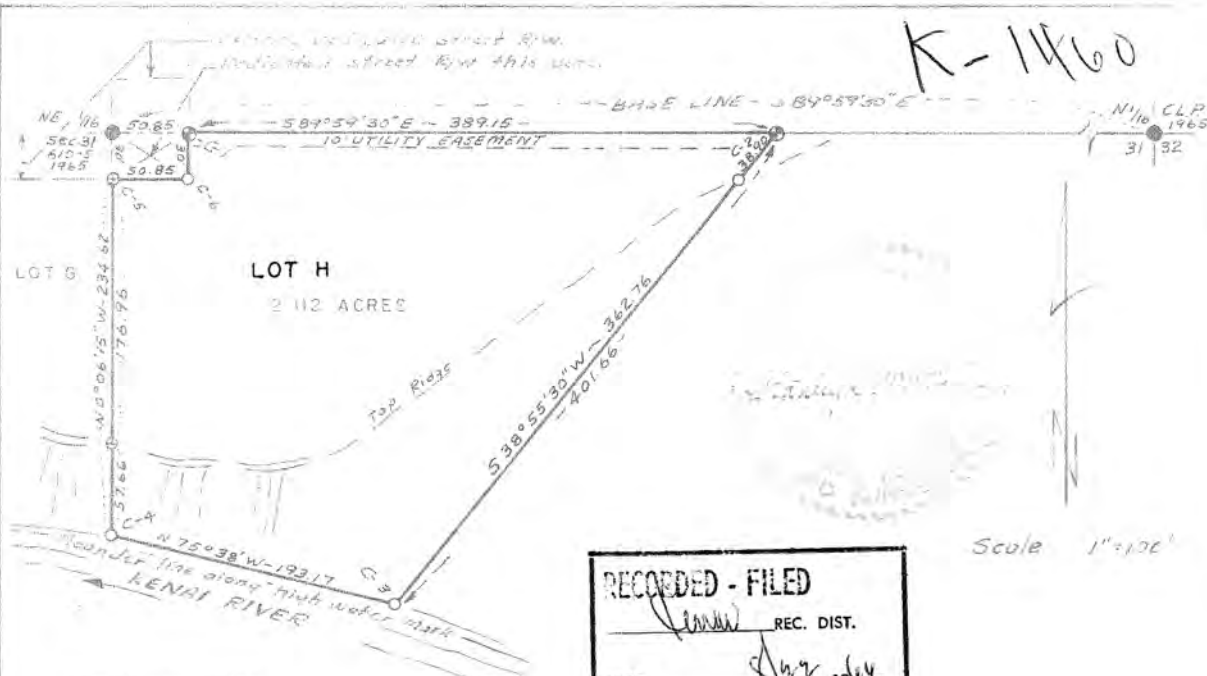
A REPLAT OF LOT H RIVERVIEW SUBD. AMENDED AND LOT 75 RIVERHEIGHTS SUBD. AMENDED

FLOYD HEIMBUCK et al owners
BOX 850, SOLDOTNA AK 99669

LOCATION
2.411 ACRES SITUATED IN THE NE 1/4 NE 1/4
AND GOV'T LOT 6 SEC 31, T5N, R10W
5M AK AND THE CITY OF SOLDOTNA.

PREPARED BY: McLANE & ASSOCIATES INC
SOLDOTNA, ALASKA

DATE 6/4/79	SCALE 1"=50'
----------------	-----------------



- LEGEND and NOTES.
- Found official survey brass cap monument.
 - ⊙ Set 1" Al. cap attached to 1/2"x 24" pipe.
 - ⊕ Found 1/2" steel rod.
 - Set 1/2" steel rod.

RECORDED - FILED

REC. DIST. _____

DATE July 23, 1966

TIME 10:44 AM

Surveyed by Stanley S. McLane

All bearings refer to the G.L.O. datum of N 89°59'E for the North boundary of Section 31.
 The natural meanders along the Kenai River form the bounds of Lot H.

Notes and Bounds description of Lot H an addition to the River View Subd.

Commencing from the NE 1/4 corner of Section 31, T5N, R10W, of the Seward Meridian, Alaska, found official survey brass cap monument, proceed S89°59'30", 50.85 ft. along the North 1/4 line of Section 31 to the true point of beginning and corner 1 of Lot H, thence continue S89°59'30", 348.19 ft. along said North 1/4 line to corner 2, thence S36°55'30", 121.68 ft. to corner 3, this being a point on the meander line of the high water mark of the Kenai River, thence down stream along the meanders of the Kenai River N75°38'17", 193.17 ft. to corner 4, thence N0°06'15", 234.62 ft. on a line between lots G and H to corner 5, a point on the street R/W line, thence S89°59'30", 50.85 ft. to corner 6, thence N0°06'15", 30.00 ft. to the true point of beginning, thus embracing 2.112 acres of land more or less.

CERTIFICATION OF REGISTERED LAND SURVEYOR.
 I hereby certify that I am a registered land surveyor, and that this plat represents a survey made by me, and that the monuments shown thereon actually exist as located, and that all dimensional and other details are correct.

Date July 23, 1966 Stanley S. McLane
 Registered Land Surveyor

CERTIFICATION OF OWNER AND DEDICATION.
 I hereby certify that I am the owner of said property, and adopt this plan with my free consent, and dedicate the street as shown to public use.

Date July 25, 1966 Marvin E. Smith
 owner

Welded City Planning Commission.

Soldotna City Council.

Received 8/1/66
C. L. Parker, Ch.
 Chairman

Received 8/4/66
C. L. Parker
 City Clerk

Welded Assembly.

Received 8-9-1966
8-9-1966
Harold D. Murray
 Welded Official

LOT H

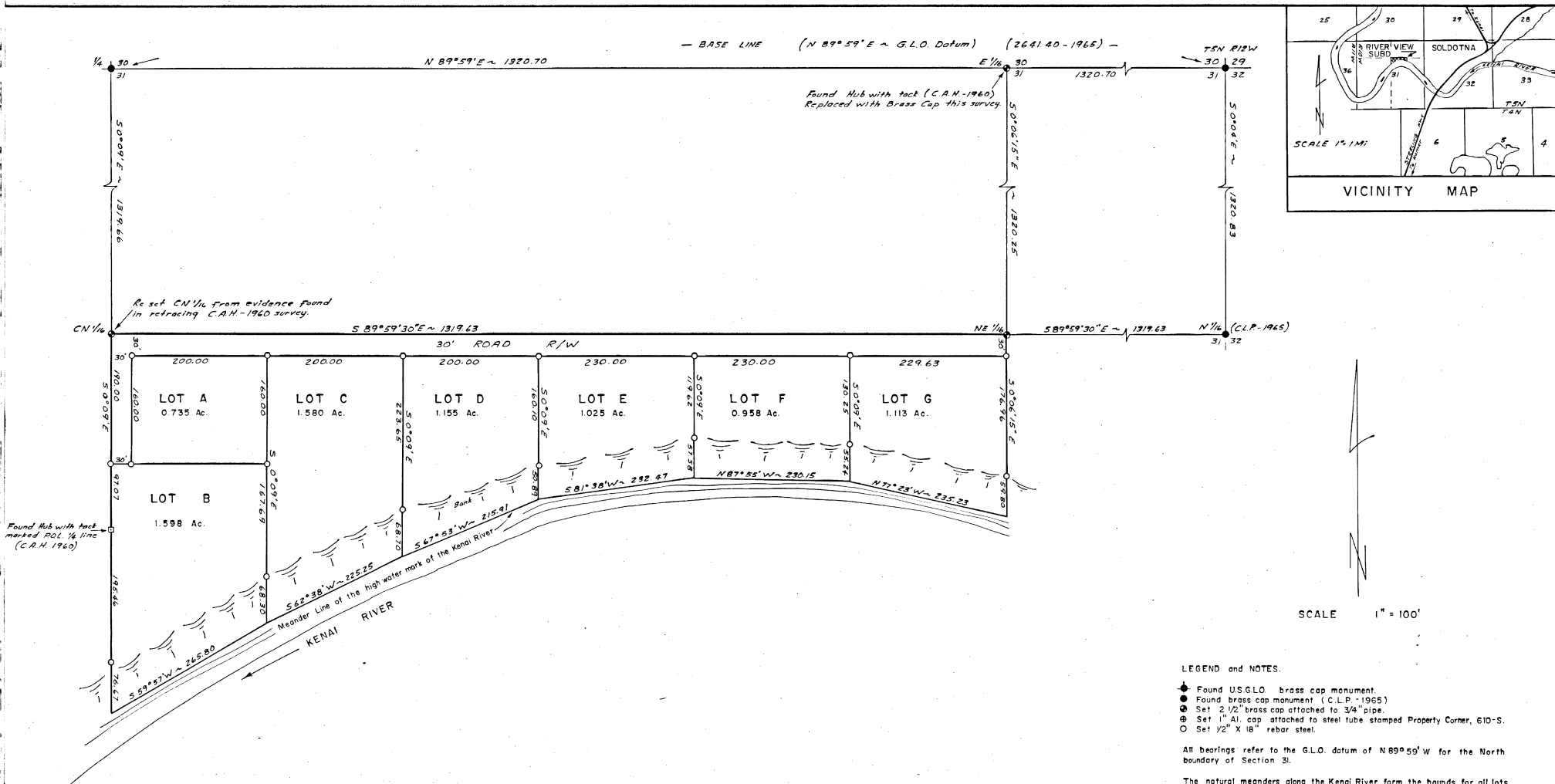
AN ADDITION TO RIVER VIEW SUBDIVISION AMENDED

MARVIN E. SMITH, owner

SITUATED IN LOT 6, OF SECTION 31, T5N, R10W, OF THE SEWARD MERIDIAN, ALASKA, IN SOLDOTNA, ALASKA

SURVEYED BY Stanley S. McLane, R.L.S. Date July 20, 1966

Riverview Sub. Amended- Lot H
 K-1460



CERTIFICATE OF REGISTERED LAND SURVEYOR.

I hereby certify that I am a registered land surveyor and that this plat represents a survey made by me, and the monuments shown thereon actually exist as located, and that all dimensional and other details are correct.

Date- Oct. 15, 1965 Stanley S. McLane
Registered Land Surveyor

CERTIFICATE OF OWNERSHIP AND DEDICATION.

I hereby certify that I am the owner of said property, and adopt this plan with my free consent and dedicate all streets and/or roads to public use.

Date, _____
owner

KENAI PENINSULA BOROUGH ASSEMBLY.

Received _____

Approved _____

Chairman



LEGEND and NOTES.

- Found U.S.G.L.O. brass cap monument.
- Found brass cap monument (C.L.P.-1965)
- Set 2 1/2" brass cap attached to 3/4" pipe.
- Set 1" Al. cap attached to steel tube stamped Property Corner, 610-S.
- Set 1/2" x 16" rebar steel.

All bearings refer to the G.L.O. datum of N 89°59'W for the North boundary of Section 31.

The natural meanders along the Kenai River form the bounds for all lots adjoining the river.

This is a retracement survey of boundaries and the interior subdivision of the River View Subdivision.

River View Sub. Amended
1/18/66
Kenai K-1433

RIVER VIEW SUBDIVISION AMENDED

MARVIN E. SMITH, owner

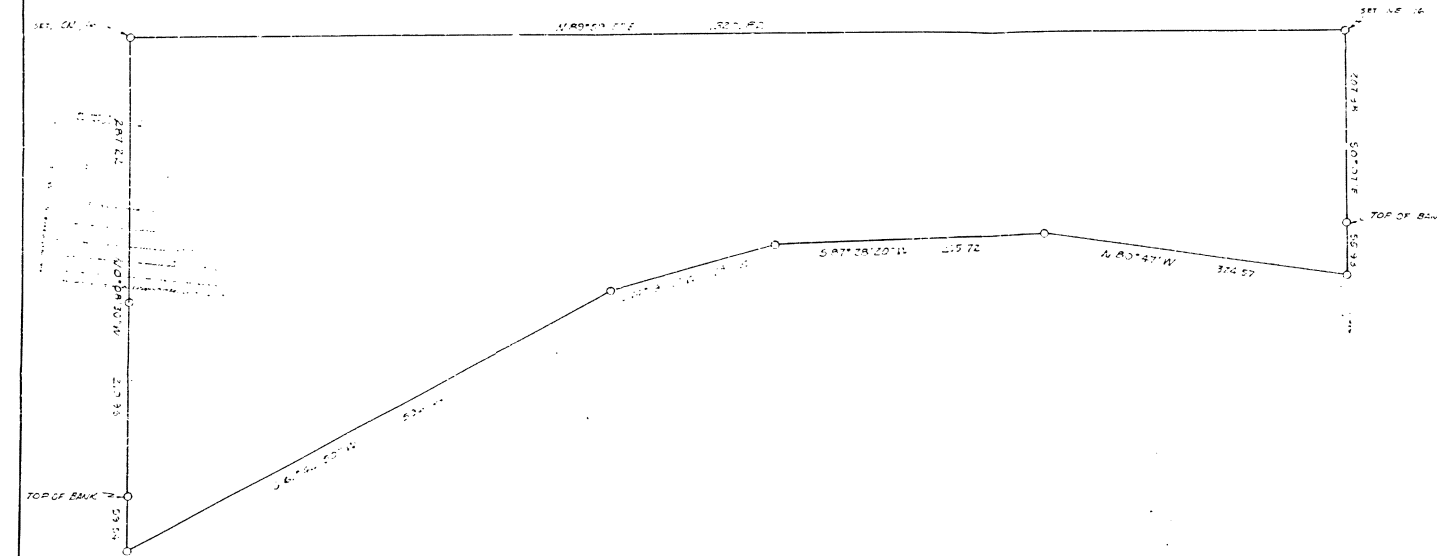
LEGAL DESCRIPTION

GOV'T. LOT 4 OF SECTION 31, T 5 N, R 10 W,
SEWARD MERIDIAN, ALASKA.
CONTAINING 9.183 ACRES OF LAND.

SURVEYED BY
Stanley S. McLane, R.L.S. Date Sept. 17, 1965
to Sept. 22, 1965

K-849
61-382
Book 114 p. 192

RECORDED - FILED
K-849 REC. DIST.
DATE 4-21-1961
TIME 2:35 P.M.
Requested by Marvin E. Smith
As Seen



V.I.T.S.
O - indicates hub and tick set.

CERTIFICATE OF OWNERSHIP AND LOCATION

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent, and dedicate all streets, alleys, walks, parks and other open spaces to public and private use as noted.

April 21 1961

Witnessed by:

William E. Smith
Lorne E. Smith

Marvin E. Smith, Owner

CERTIFICATE OF REGISTERED SURVEYOR

I hereby certify that I am a registered professional land surveyor and that the plot represents the survey made by me or under my direct supervision, and the monuments shown thereon actually exist as located, and that all dimensional and other details are correct.

22 December 1960

C.A. Hurlbut
Registered Surveyor

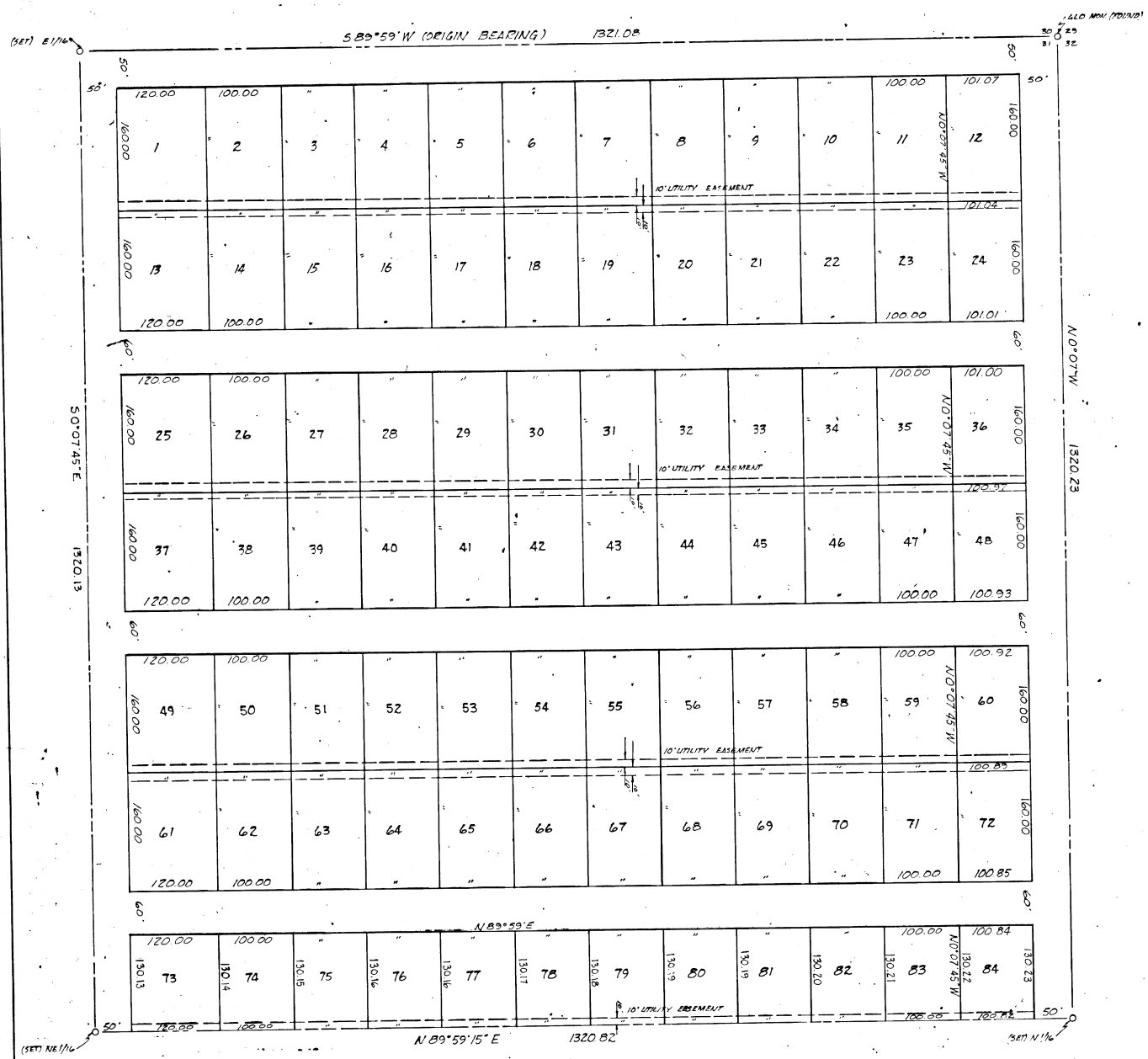


RIVER VIEW SUBDIVISION LOCATED IN THE SW 1/4 OF THE NE 1/4, SEC 31 T5N, R10W S.M. MARVIN E. SMITH, OWNER	
HEWITT V. LOUNSBURY & ASSOCIATES ANCHORAGE, ALASKA	
DATE: DECEMBER 22, 1960	SCALE: 1" = 100'
DRWN: L.H.L.	SHEET: 1 OF 1
CHKD: C.A.H.	GRID:

128 interview Sub.
K-849

058
NH

130



River Heights Sub.
4/21/61
Kenai - 850

CERTIFICATE OF OWNERSHIP AND DEDICATION	
I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.	
19	
Witnessed by:	
Marvin E. Smith, Owner	
CERTIFICATE OF REGISTERED SURVEYOR	
I hereby certify that I am a registered professional land surveyor and that this plat represents the survey made by me or under my direct supervision and the monuments shown hereon actually exist as located, and that all dimensional and other details are correct.	
22 December 1960	
C. A. Hurd Registered Surveyor	
RIVER HEIGHTS SUBDIVISION LOCATED IN THE NE 1/4 OF THE NE 1/4, SEC 31 T5N, R10W, S.M. MARVIN E. SMITH, OWNER	
HEWITT V. LOUNSBURY & ASSOCIATES ANCHORAGE, ALASKA	
DATE: DECEMBER 21, 1960	SCALE: 1" = 100'
DRWN: L.H.L.	SHEET: 1 OF 1
CHKD: C.A.H.	GRID:

CITY OF SOLDOTNA
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2025-014

RECOMMENDING APPROVAL OF THE
SHOLIN SUBDIVISION 2025 REPLAT

WHEREAS, the attached plat for the Sholin Subdivision 2025 Replat was referred to the City of Soldotna Planning and Zoning Commission, and received from Peninsula Surveying, LLC on May 15, 2025; and

WHEREAS, the Planning and Zoning Commission conducted a duly advertised review on June 4, 2025, following noticing requirements outlined in Soldotna Municipal Code 16.10.040.E; and

WHEREAS, the Planning and Zoning Commission finds:

1. The preliminary plat is a lot line adjustment between Lot 75-A and Lot H-4, Sholin Subdivision, which reverts back to the original plat, Riverview Subdivision Amended and Riverheights Subdivision Amended;
2. Each lot currently has a single-family dwelling with accessory structures with the proposed Lot 75-A1 will no longer have an accessory structure;
3. The single-family dwelling and accessory structure(s) on the proposed Lot 75-A1 may become nonconforming structures due to 20-foot rear yard setback requirement in the SF/TF Residential District;
4. Both lots are zoned Single-Family/Two-Family (SF/TF) Residential;
5. Surrounding zoning is SF/TF Residential;
6. Municipal water and sewer are available within 300 feet of the proposed subdivision;
7. Access to the lots is via W. Riverview Avenue;
8. The plat does not subdivide property within a public improvement district subject to special assessments.
9. There is not a delinquency amount owed to the City of Soldotna for the referenced property;
10. The preliminary plat generally meets the standards in Title 16 – *Subdivision Requirements* and applicable requirements established by other titles of the Soldotna Municipal Code (SMC).

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOLDOTNA, ALASKA:

Section 1. That the Commission recommends the Kenai Peninsula Borough Planning Commission approve the Sholin Subdivision 2025 Replat, subject to the findings as stated above and the following conditions:

1. Remove the indicated 20-foot building setbacks along the rights-of-way and update note no. 1 to “Development must meet the City of Soldotna, Title 17 – Zoning Code”.

2. Prior to the final plat approval, provide an as-built for City staff to determine the nonconforming status of the structures on the proposed lots.

Section 2. A copy of this resolution shall be forwarded to the Kenai Peninsula Borough Planning Department for their consideration.

Section 3. This resolution shall become effective immediately upon its adoption.

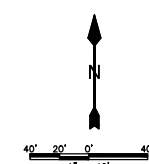
PASSED BY THE PLANNING AND ZONING COMMISSION THIS 4TH DAY OF JUNE, 2025.

Kaitlin Vadla, Chair

ATTEST:

Linda Mitchell, ED+P Director

Yes:
No:
Absent:



NOTES

1. A BUILDING SETBACK OF 20' 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' OF ADJOINING DEDICATED RIGHTS-OF-WAY ALSO A UTILITY EASEMENT.
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 ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
5. 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 IF APPLICABLE.
7. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA 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 ADMINISTRATION SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. SEE UPDATED FEMA FIRM PANEL 02122C-0905F, EFFECTIVE 2/28/2025 FOR INFORMATION ON FLOODPLAIN ZONES AE AND X.
8. FLOODWAY NOTICE: PORTION 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 IS PROVIDED DEMONSTRATING THAT ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASES IN FLOOD LEVELS DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
7. ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE: PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. SEE KPB CHAPTER 21.18, AS MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION. WIDTH OF THE HABITAT PROTECTION DISTRICT SHALL BE IN ACCORDANCE WITH KPB 21.18.040.
8. THE NATURAL MEANDERS OF ORDINARY HIGH WATER IS FOR AREA COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINE AND THE INTERSECTION WITH THE NATURAL MEANDERS.
9. SUBJECT TO A GENERAL EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., PER BOOK 6 PAGE 129 RECORDED AUGUST 30, 1960, KENAI RECORDING DISTRICT.
10. SUBJECT TO A GRANT OF EASEMENTS FOR RIGHT-OF-WAY PER BOOK 152 PAGE 792 RECORDED JANUARY 24, 1980, KENAI RECORDING DISTRICT.
11. SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS PER BOOK 462 PAGE 913 RECORDED MAY 11, 1995, KENAI RECORDING DISTRICT.
12. SUBJECT TO A WALKWAY EASEMENT PER BOOK 462 PAGE 918 RECORDED MAY 11 1995, KENAI RECORDING DISTRICT.
13. STIPPLED HATCH PATTERN REPRESENTS SLOPES GREATER THAN 20% PER KPB GIS CONTOUR DATA.

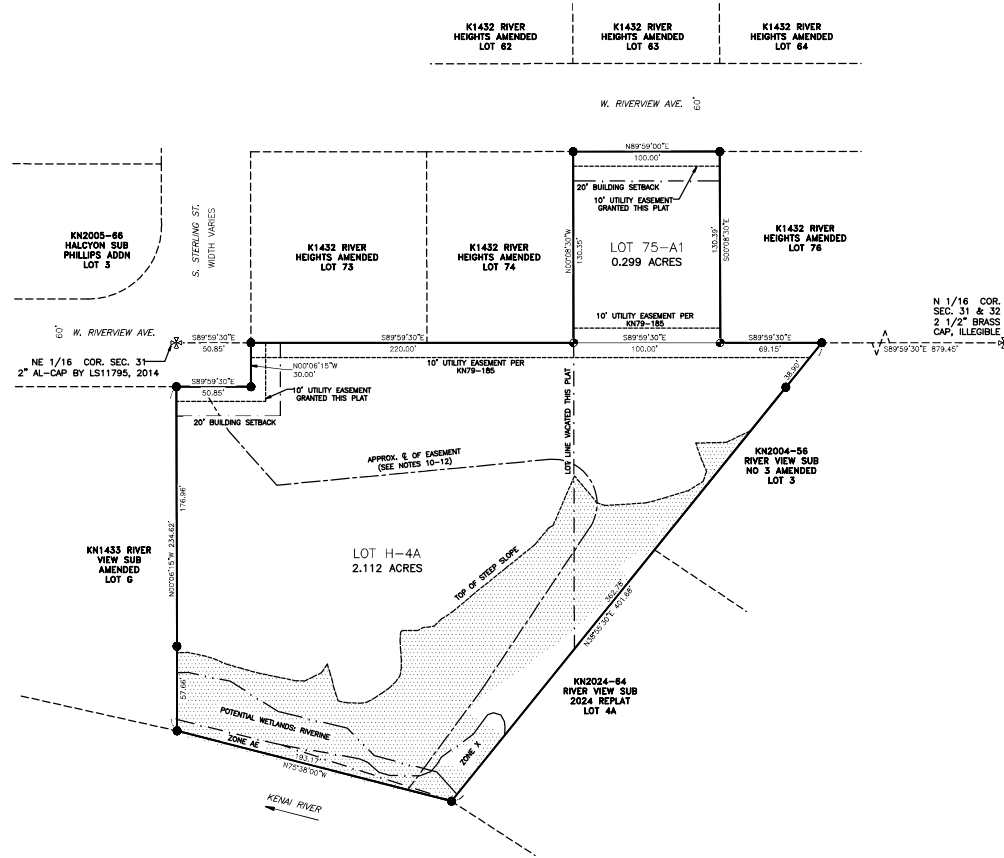
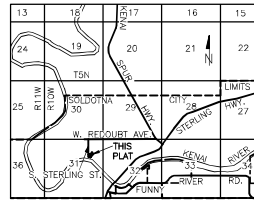
LEGEND

- ✱ RECORD PRIMARY MONUMENT AS DESCRIBED
- RECORD MONUMENT - OTHER
- ⦿ TO SET RPC ON 5/8" X 36" REBAR BY LS14488

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER LICENSE # DATE



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

BRUCE E. VADLA, AKA. BRUCE VADLA
399 W RIVERVIEW AVE
SOLDOTNA, AK 99669

KAREN E.B. VADLA
399 W RIVERVIEW AVE
SOLDOTNA, AK 99669

NOTARY ACKNOWLEDGMENT

FOR: BRUCE E. VADLA, AKA. BRUCE VADLA
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2025

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: KAREN E.B. VADLA
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2025

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.040.

BOROUGH OFFICIAL DATE

KPB FILE NUMBER: 2025-XXXX

PENINSULA SURVEYING, LLC 10555 KATRINA BOULEVARD, NAILCHIK, AK 99639 (907)556-7069		
PLAT OF SHOLIN SUBDIVISION 2025 REPLAT		
A SUBDIVISION OF LOT 75-A & LOT H-4 SHOLIN SUBDIVISION, KN79-185 LOCATED WITHIN: NE1/4 NE1/4 & GDVT LOT 6, SEC. 31, T5N, R10W, S.M. KENAI RECORDING DISTRICT, CITY OF SOLDOTNA, KENAI PENINSULA BOROUGH, ALASKA, CONTAINING 2.411 ACRES		
OWNERS: BRUCE E. VADLA, AKA. BRUCE VADLA 399 W RIVERVIEW AVE SOLDOTNA, AK 99669		KAREN E.B. VADLA 399 W RIVERVIEW AVE SOLDOTNA, AK 99669
SCALE: 1" = 40'	DATE: FEBRUARY 13, 2025	
DRAWN: BLT	CHECKED: JLS	SHEET: 1 OF 1



To: Planning and Zoning Commission
From: Linda Mitchell, ED+P Director
Date: May 30, 2025
Subject: **Resolution PZ 2025-014.** Recommending Approval of the Sholin Subdivision 2025 Replat

Request: The applicant is requesting for a lot line adjustment between two (2) lots.
Staff Recommendation: Adopt Resolution PZ 2025-014 recommending approval of the preliminary plat for a lot line adjustment.

GENERAL INFORMATION

Applicant: Jason Schollenberg
Peninsula Surveying, LLC
10535 Katrina Blvd., Ninilchik, AK 99639

Property Owners: Karen E.B. Vadla and Bruce Vadla
399 W. Riverview Avenue, Soldotna, AK 99669

Parcel IDs: 060-150-22 and 060-150-23

Property Addresses: 375 and 399 W. Riverview Avenue

Legal Description: Lots 75-A and H-4, Sholin Subdivision

Area: 2.411 acres

General Location: Southeast of W. Riverview Avenue and S. Sterling Street

Proposed Lot Size: Lot 75-A1 0.299 acres (13,024 ft²)
Lot H-4A 2.112 acres (91,999 ft²)

Existing Zoning: Single-Family/Two-Family (SF/TF) Residential

Existing Land Use: Single-Family Dwelling

Surrounding Zoning and Land Use:

North/South/ West/East:	Single-Family/Two-Family Residential	Single-Family Dwellings
------------------------------------	--------------------------------------	-------------------------

Kenai River Overlay District (KROD):

Proposed Lot H-4A is subject to KROD standards.

Utilities:

Municipal sewer and water are available within 300 feet

Access:

W. Riverview Avenue

REQUEST

The preliminary plat will adjust the lot between the lots located at 375 and 399 W. Riverview Avenue (*Figure 1*).

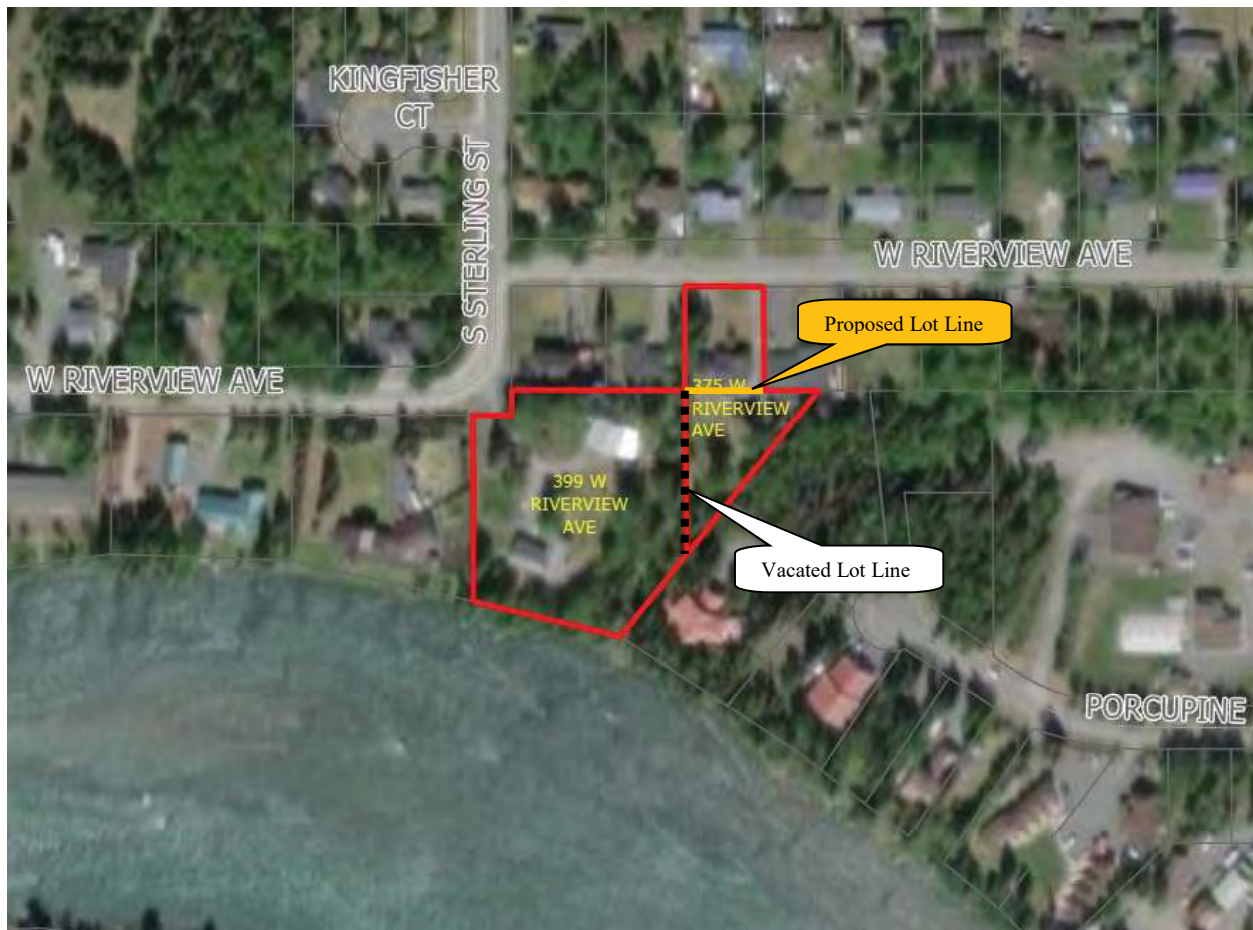


Figure 1. Sholin Subdivision 2025 Replat would adjust a lot line to enlarge the lot at 399 W. Riverview Avenue and reduce the lot at 375 W. Riverview Avenue.

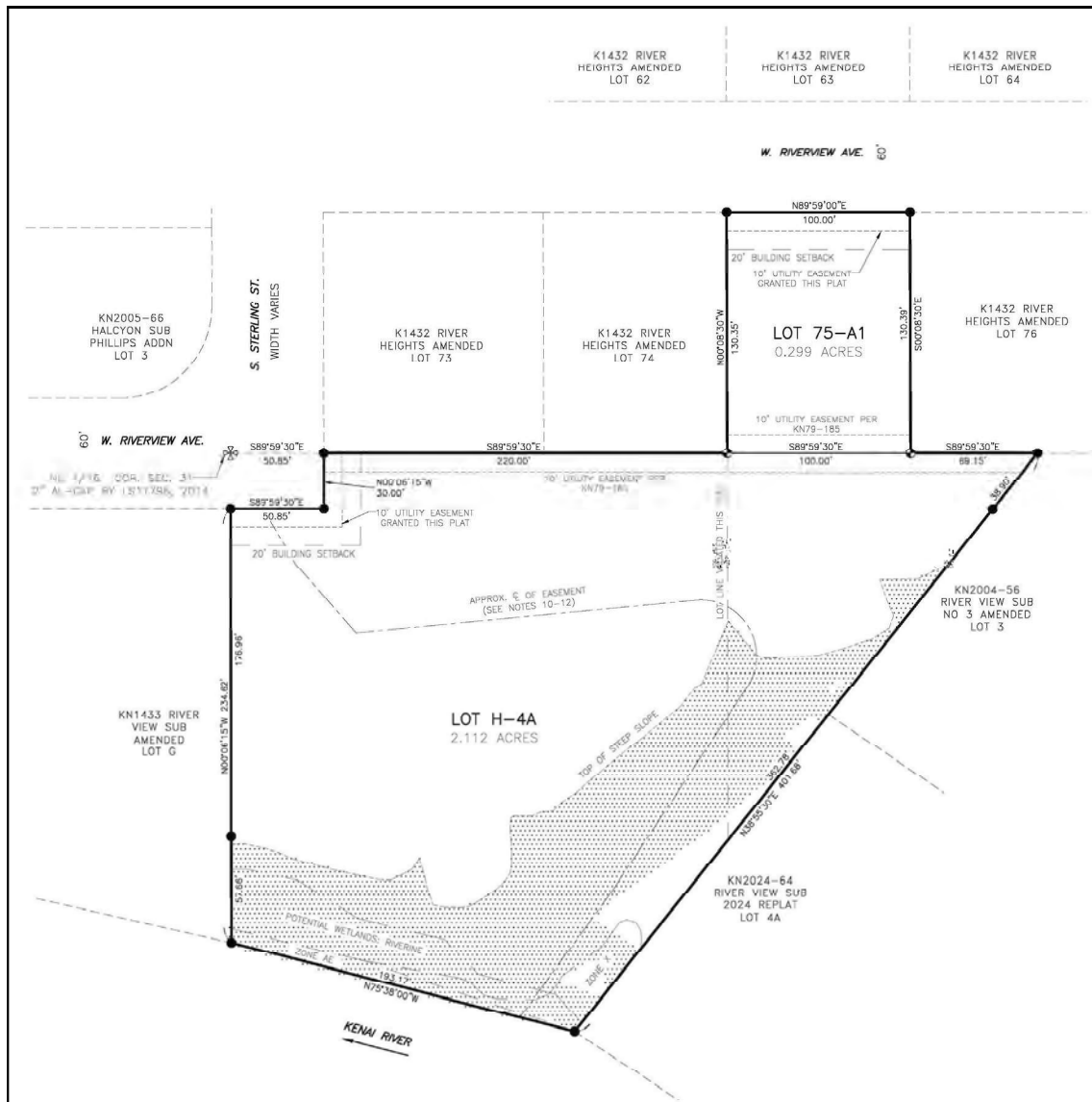


Figure 2. *Sholin Subdivision 2025 Replat shows a lot line adjustment.*

APPROVAL PROCESS

Authority to review and approve proposed vacations, abbreviated subdivision plats, subdivision plat waivers, and preliminary plats showing a subdivision of land within the corporate boundary of the City of Soldotna is provided by AS 29.40.010 and Kenai Peninsula Borough (KPB) code 20.25.050, and is codified within SMC 16.10.040.

ANALYSIS

General Standards

Standards for subdividing property is intended to meet the public safety, utility, street and public access needs of the city and its residents and to ensure quality development in the city consistent with the comprehensive plan are found in Title 16 – *Subdivision Requirements*.

Zoning. Both lot are zoned Single-Family/Two-Family (SF/TF) Residential (*Figure 3*).

In the preliminary plat, Lots H-4A and 75-A1 meet the SF/TF Residential general standards, except the rear yard setback requirement. An accessory structure currently on Lot 75-A would encroach into the 20-foot rear yard setback when it is situated on the proposed Lot H-4A. Potentially, the single-family dwelling on the proposed Lot 75-A1 may become a non-conforming structure since it appears to be located within the 20-foot rear yard setback. A condition has been added to require an as-built to provide measurements for both structures to determine the nonconforming status (see Condition No. 2).



Figure 3. Both lots are zoned Single-Family/Two-Family (SF/TF) Residential District.

Access. Access for both lots are via W. Riverview Avenue.

Streets. There are no dedications, nor the construction or acceptance of right-of-way involved in this replat.

Street Designations. There are no street designations involved in this replat.

Utility. Utility locations shall conform to SMC Section 12.30.070. This replat does not introduce any new utility easements.

Water and Sewer Services. Municipal sewer and water are available within 300 feet of the proposed subdivision. Water and sewer lines/connections must conform to SMC Sections 13.10.040 and 13.18.040.

NOTICING AND PUBLIC COMMENTS

In accordance with SMC 16.10.040.E, on May 23, 2025, notices with the meeting date and subdivision request were mailed to property owners within 300 feet of the subject properties. At the time this staff report is published, staff received one (1) comment that stated no objections to the preliminary plat (see attached Public Comment).

DEPARTMENT REVIEW COMMENTS

Staff did not route the preliminary plat to other departments since there are no dedications or changes to the rights-of-way or utility easements.

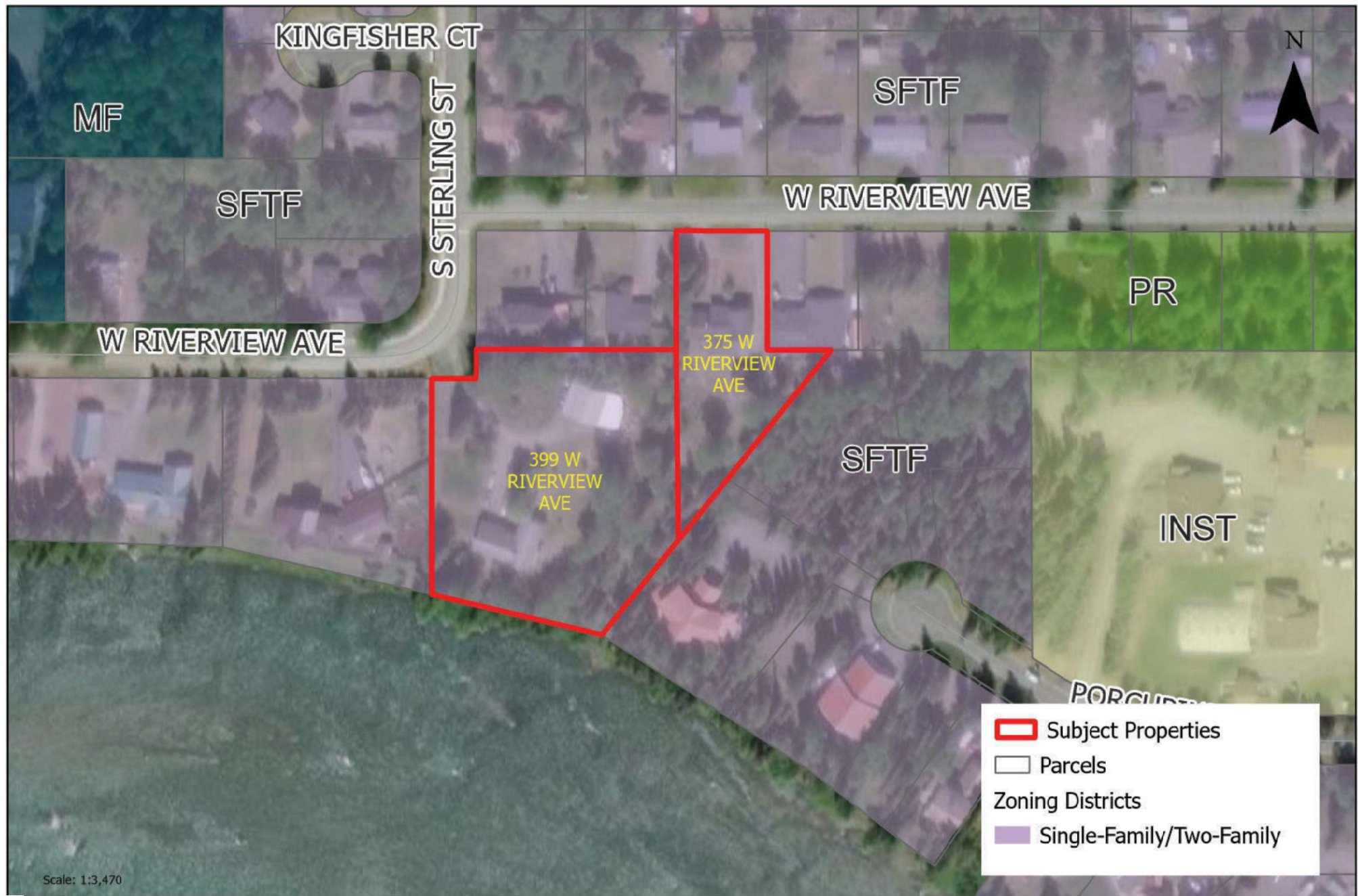
STAFF RECOMMENDATION

Staff finds that the preliminary plat for a subdivision meets the standards in Title 16 – *Subdivision Requirements* and applicable requirements established by other titles of the Soldotna Municipal Code (SMC). Staff recommends the Planning and Zoning Commission adopt Resolution PZ 2025-014, recommending approval of the preliminary plat, Sholin Subdivision 2025 Replat to the Kenai Peninsula Borough, subject to the following conditions:

1. Remove the indicated 20-foot building setbacks along the rights-of-way and update note no. 1 to “Development must meet the City of Soldotna, Title 17 – Zoning Code”.
2. Prior to the final plat approval, provide an as-built for City staff to determine the nonconforming status of the structures on the proposed lots.

Attachments:

- A. Zoning Map
- B. Preliminary Plat
- C. Parent Plat
- D. Public Comment



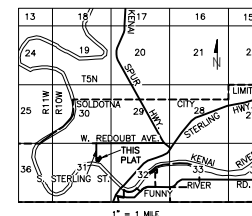
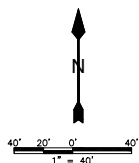
Scale: 1:3,470

0 0.07 0.15 0.3 Miles

Zoning Map 375 and 399 W. Riverview Avenue

E4-25

Esri, Maxar, Earthstar
Geographics, and the
GIS User Community



NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
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13. STIPPLED HATCH PATTERN REPRESENTS SLOPES GREATER THAN 20% PER KPB GIS CONTOUR DATA.

LEGEND

- ✱ RECORD PRIMARY MONUMENT AS DESCRIBED
- RECORD MONUMENT - OTHER
- TO SET RPC ON 5/8" X 36" REBAR BY LS14488

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER

LICENSE #

DATE



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

BRUCE E. VADLA, AKA. BRUCE VADLA
399 W RIVERVIEW AVE
SOLDOTNA, AK 99669

KAREN E.B. VADLA
399 W RIVERVIEW AVE
SOLDOTNA, AK 99669

NOTARY ACKNOWLEDGMENT

FOR: BRUCE E. VADLA, AKA. BRUCE VADLA
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025

NOTARY PUBLIC FOR: _____

MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: KAREN E.B. VADLA
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025

NOTARY PUBLIC FOR: _____

MY COMMISSION EXPIRES: _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.040.

BOROUGH OFFICIAL

DATE

KPB FILE NUMBER: 2025-XXXX

PENINSULA SURVEYING, LLC

10535 KATRINA BOULEVARD, NENILCHIK, AK 99639
(907)306-7065

PLAT OF

SOLIN SUBDIVISION 2025 REPLAT

A SUBDIVISION OF
LOT 75-A & LOT H-4
SOLIN SUBDIVISION, KN79-185

NE 1/4 NE 1/4 & GOVT LOT 6, SEC. 31, T5N, R10W, S.M.
KENAI RECORDING DISTRICT, CITY OF SOLDOTNA, KENAI PENINSULA
BOROUGH, ALASKA, CONTAINING 2.411 ACRES

OWNERS: BRUCE E. VADLA, AKA. BRUCE VADLA KAREN E.B. VADLA
399 W RIVERVIEW AVE 399 W RIVERVIEW AVE
SOLDOTNA, AK 99669 SOLDOTNA, AK 99669

SCALE: 1" = 40'

DATE: FEBRUARY 13, 2025

DRAWN: BLT

CHECKED: JLS

SHEET: 1 OF 1

From: [Brian Shackleton](#)
To: [Planning & Zoning](#)
Subject: Comments for Preliminary Plat PZ 2025-014
Date: Thursday, May 29, 2025 10:24:49 AM

No objections.

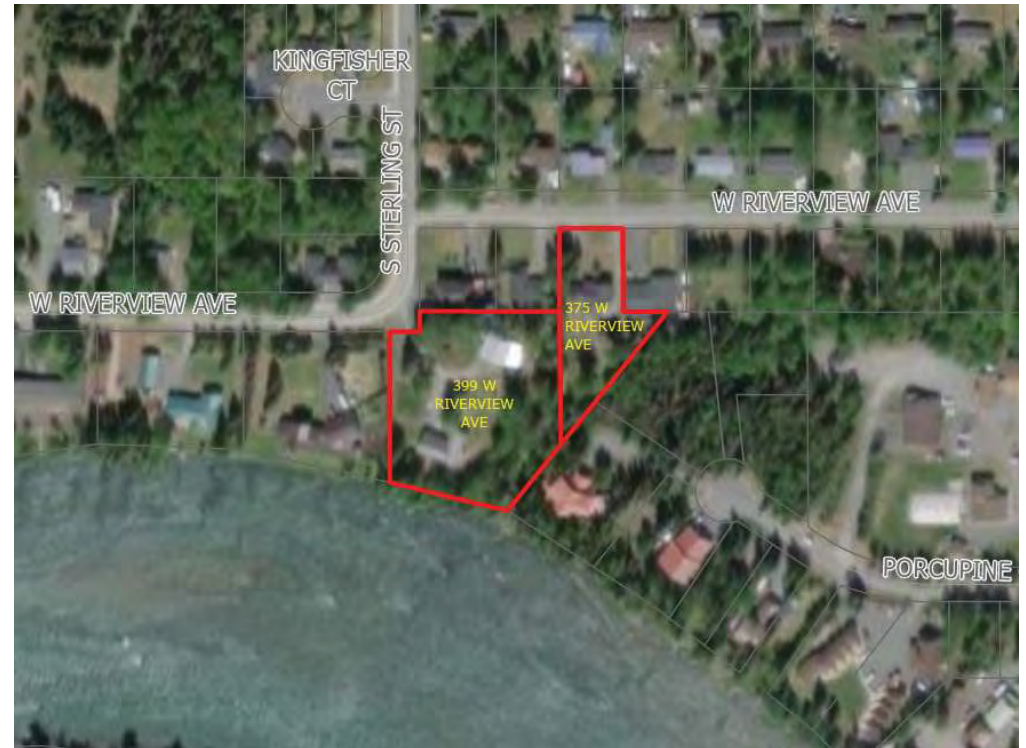
Brian Shackleton
385 Lingonberry Lane, Suite A
Soldotna, AK 99669

Owner:

PID:06044099
410 W. Riverview Ave.

PID: 0604407
418 W. Riverview Ave.

PID: 06044098
187 S. Sterling St.



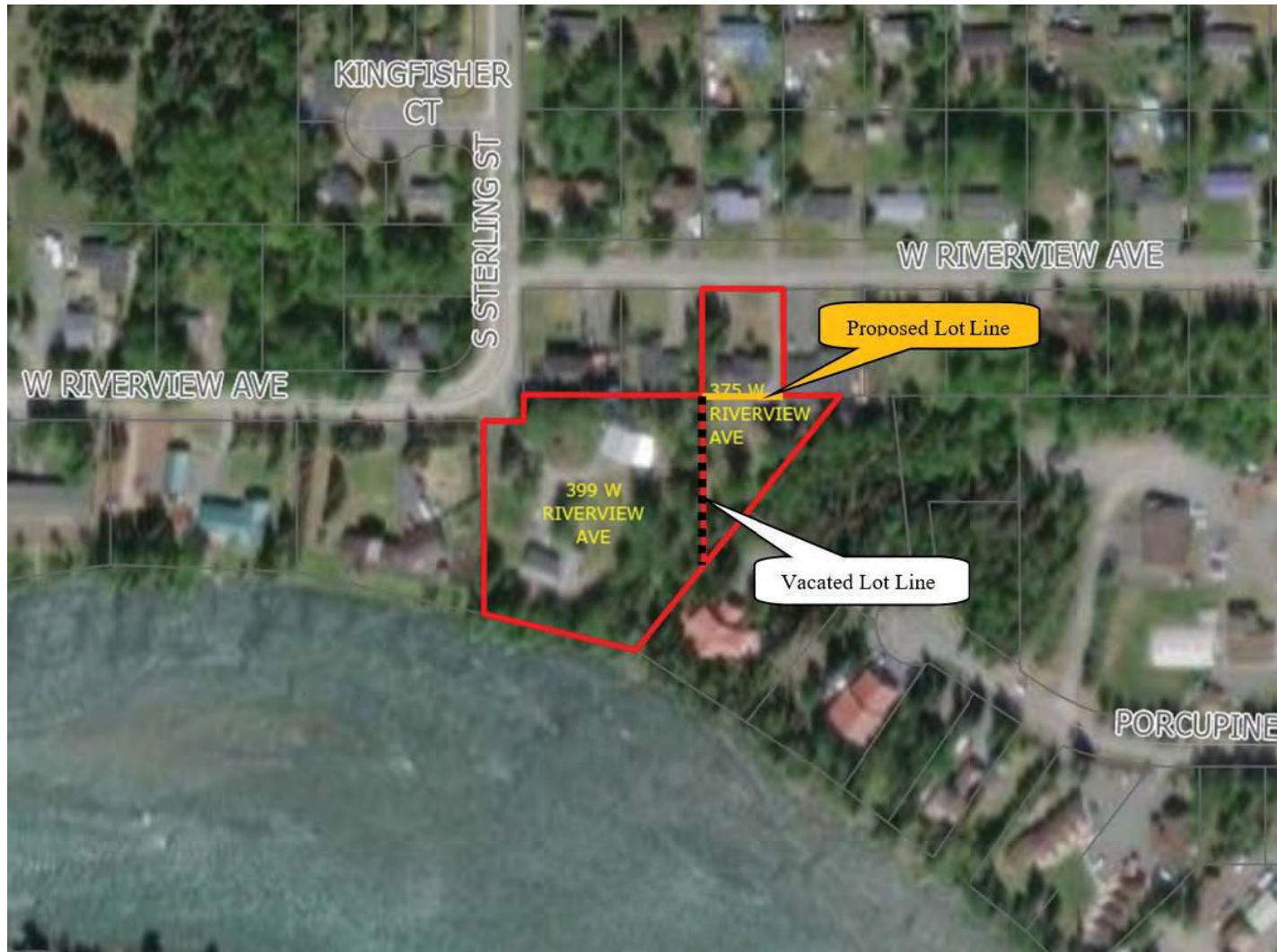
RECOMMENDING APPROVAL OF THE SHOLIN SUBDIVISION 2025
REPLAT

RESOLUTION 2025-014

Linda Mitchell, ED+P Director
June 4, 2025



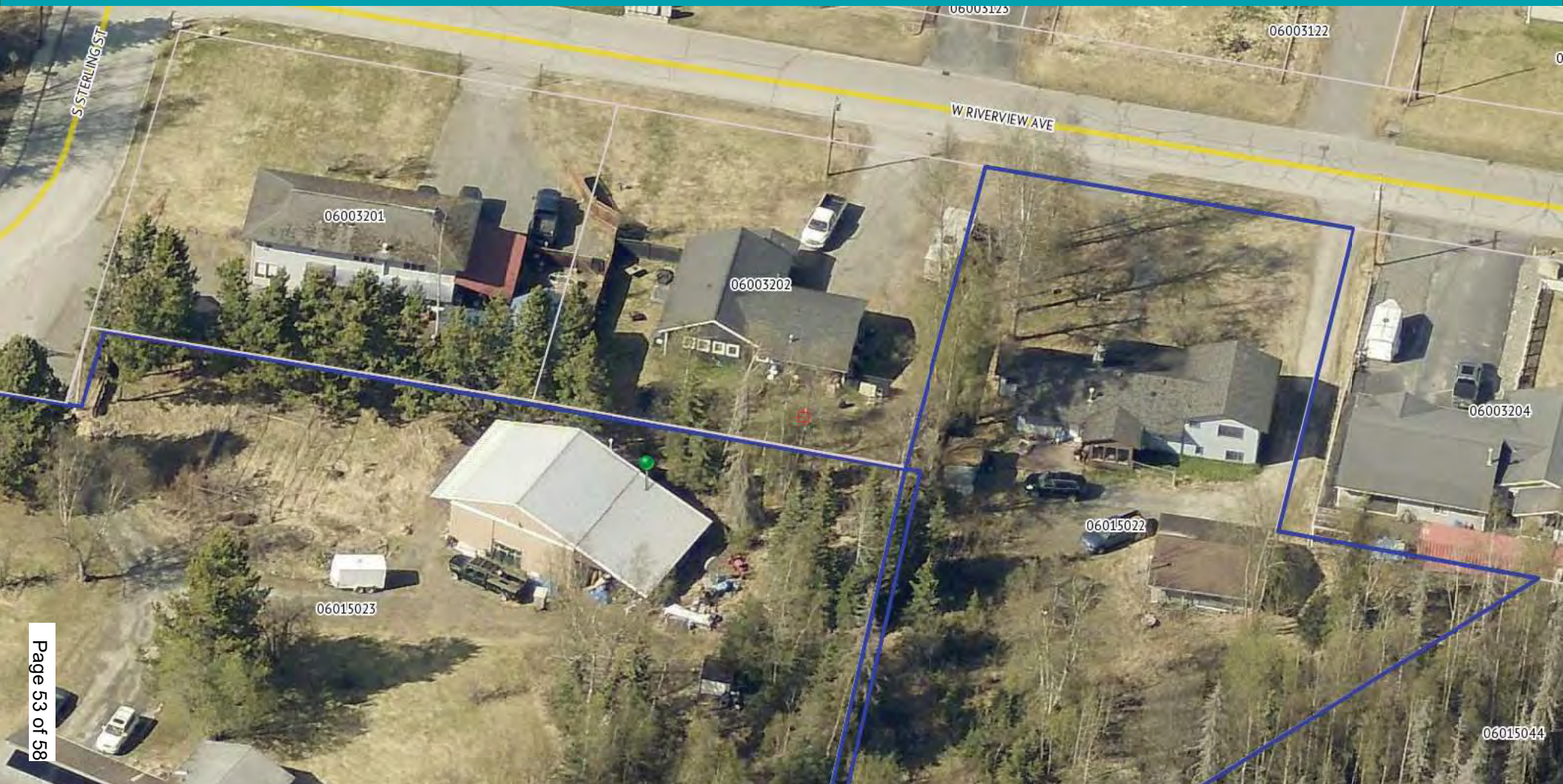
PRELIMINARY PLAT REQUEST



TITLE 16 - SUBDIVISION REQUIREMENTS - ZONING



TITLE 16 - SUBDIVISION REQUIREMENTS – ZONING (CONT.)

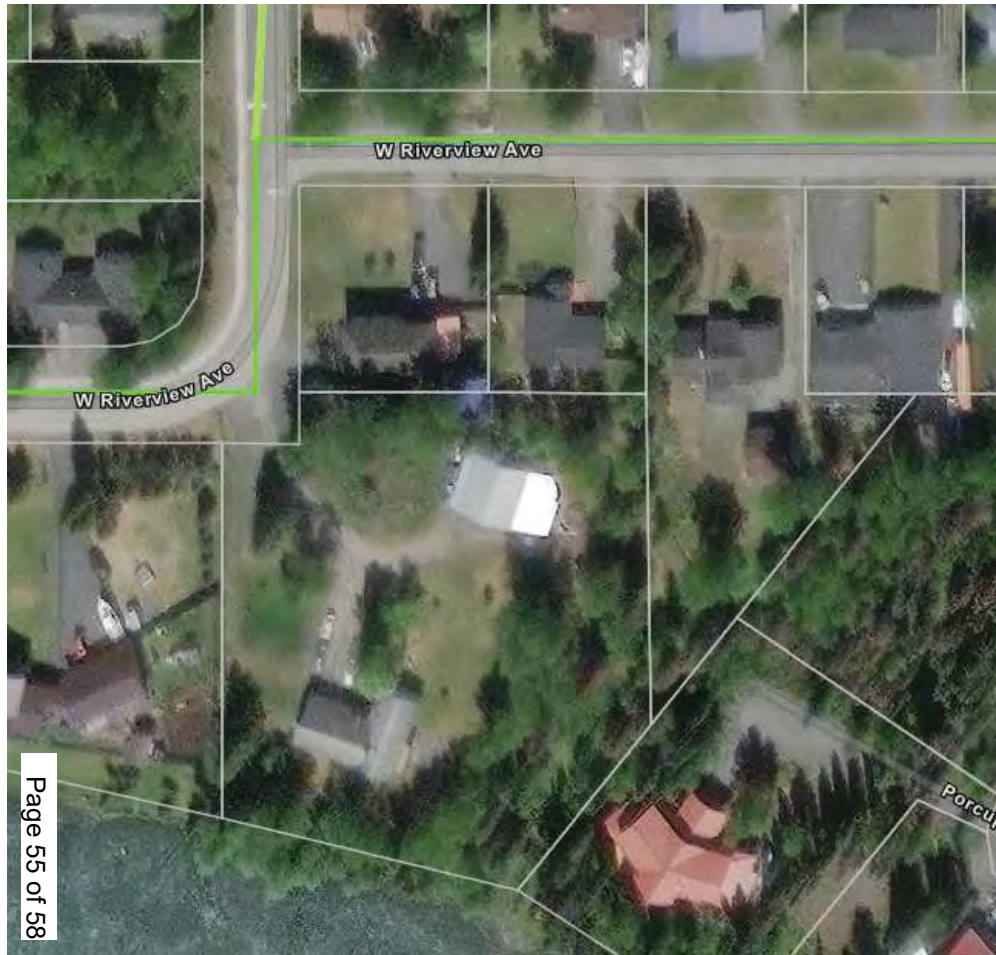


TITLE 16 – SUBD. REQS. – ACCESS & STREET DESIGNATION



TITLE 16 - SUBDIVISION REQUIREMENTS – UTILITY

SEWER COLLECTION SYSTEM



Page 55 of 58

WATER DISTRIBUTION SYSTEM



NOTICING AND COMMENTS

 **SOLDOTNA**
Economic Development + Planning
177 North Birch Street
Soldotna, AK 99669



Questions or Comments?
Contact Economic Development + Planning
planning@soldotna.org or 907-262-9107

Notices were mailed on **May 23, 2025**

Public Comments: 1 (no objections)

Department Comments: Not Requested

PUBLIC NOTICE



The Planning and Zoning Commission will meet on **Wednesday, June 4, 2025 at 5:30 p.m.** in the City Council Chambers, located in City Hall at 171 N. Birch Street, to consider the following Preliminary Plat request:

A recommendation to the Kenai Peninsula Borough for the lot line adjustment between two (2) parcels, described as Lot 75-A and Lot H-4, Sholin Subdivision.

Resolution No.: PZ 2025-014

Project Locations: 375 and 399 W. Riverview Avenue

Zoning District: Single-Family/Two-Family (SF/TF) Residential

Planning & Zoning Commission meetings are livestreamed on the City's YouTube channel at <https://www.youtube.com/@citysoldotna>

Telephonic/virtual participation: To participate through the Zoom webinar by telephone call 1-669-900-6833 or 1-253-215-8782, or to join from a computer visit <https://us02web.zoom.us/j/84511083895>, the webinar ID is: 845 1108 3895.

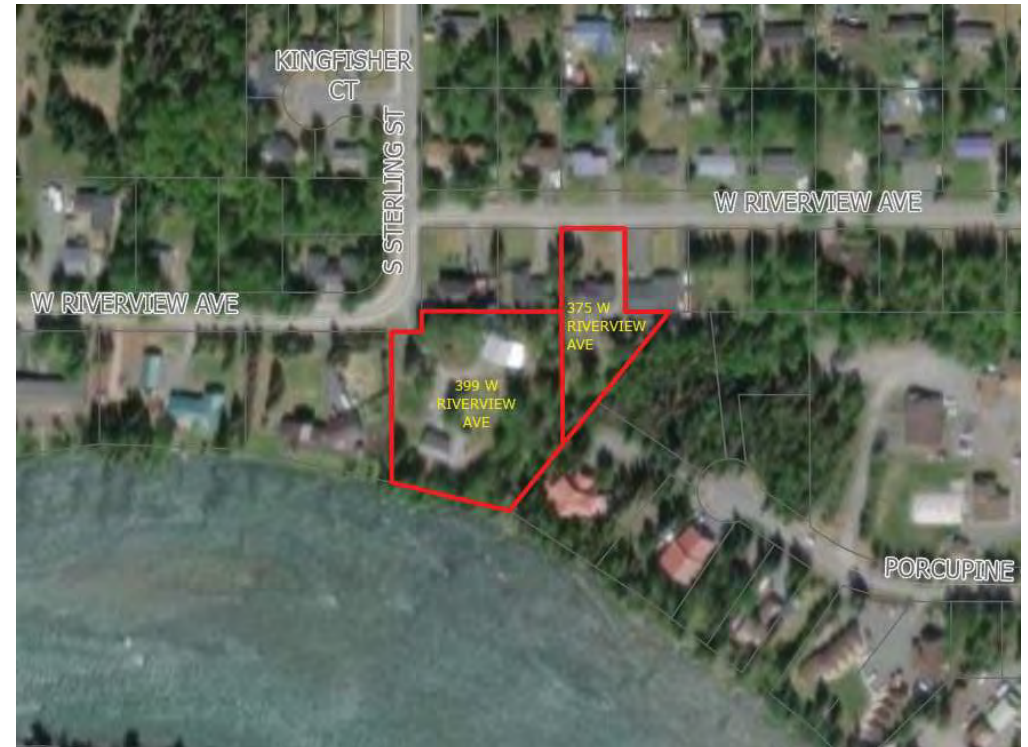
You are being sent this notice in accordance with the Soldotna Municipal Code 16.10.040 and Soldotna Public Notification Policy, because you are a property owner within 300 feet of the proposed subdivision.



STAFF RECOMMENDATION

Adopt Resolution PZ 2025-014 recommending approval of the preliminary plat, Sholin Subdivision 2025 Replat to the Kenai Peninsula Borough, subject to the following conditions:

1. Remove the indicated 20-foot building setbacks along the rights-of-way and update note no. 1 to "Development must meet the City of Soldotna, Title 17 – Zoning Code".
2. Prior to the final plat approval, provide an as-built for City staff to determine the nonconforming status of the structures on the proposed lots.



RECOMMENDING APPROVAL OF THE SHOLIN SUBDIVISION 2025
REPLAT

RESOLUTION 2025-014

Linda Mitchell, ED+P Director
June 4, 2025



Wednesday, June 4, 2025, 5:30 PM Council Chambers, Soldotna, Alaska Regular Meeting

Page

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

Chair Vadla called the Regular Soldotna Planning & Zoning Commission meeting of June 4, 2025 to order at 5:30 p.m.

There were present:

Chair Kaitlin Vadla

Dennis Murray

Genevieve Smithwick-Aley

Susan Strausbaugh

comprising a quorum of the Commission.

Vice Chair Mark Burton (Excused Absence)

Thomas Anderson (Excused Absence)

Gary Turner (Excused Absence)

Also in attendance were:

Dan Nelson, Council Member Ex-Officio Representative to P&Z Commission

Linda Mitchell, Director of Economic Development and Planning

Kyle Kornelis, Public Works Director

Johni Blankenship, City Clerk

Beth McDonald, Associate Planner

2. APPROVAL OF AGENDA

Commissioner Smithwick-Aley moved to approve the agenda.

Motion to Approve the Agenda

Moved by: Jenny Smithwick-Aley

Seconded by: Susan Strausbaugh

Yes Kaitlin Vadla, Susan Strausbaugh, Jenny
Smithwick-Aley, and Dennis Murray

Approved 4-0

3. APPROVAL OF MINUTES

3.1 Planning & Zoning Commission Meeting of May 7, 2025 6 - 12

[Planning & Zoning Commission - May 07 2025 - Minutes - Html](#)



Commissioner Murray moved to approve the May 7, 2025
Planning & Zoning Commission Meeting Minutes.

Motion to Approve the May 7, 2025 Planning & Zoning
Commission Meeting Minutes 6 - 12

Moved by: Dennis Murray

Seconded by: Susan Strausbaugh

Yes Kaitlin Vadla, Susan Strausbaugh, Jenny
Smithwick-Aley, and Dennis Murray

Approved 4-0

4. PRESENTATION WITH PRIOR NOTICE

4.1 5 Year Capital Improvement Plan - Kyle Kornelis, Public Works
Director

Public Works Director Kyle Kornelis presented the 5-Year
Capital Improvement Plan process and offered the
Commissioners an opportunity to make comments and
recommendations.

5. PUBLIC HEARINGS

5.1 Resolution PZ 2025-011 - Granting a Conditional Use Permit
for a Recreational Lodge within the Rural Residential District
at 1045 Roald Avenue

Commissioner Murray moved to approve Resolution PZ 2025-

011.

ED&P Director Mitchell requested Resolution PZ 2025-011 be postponed until July 2, 2025 in order to allow for additional public hearing.

Chair Vadla opened the public comment period. With no one wishing to speak the public comment period was closed and the item was back before the Commission.

Commissioner Murray moved to postpone PZ Resolution 2025-011 until July 2, 2025.

Motion to Postpone Resolution PZ 2025-011 to July 2, 2025.

Moved by: Dennis Murray

Seconded by: Susan Strausbaugh

Yes Kaitlin Vadla, Susan Strausbaugh, Jenny Smithwick-Aley, and Dennis Murray

Motion to Postpone Approved 4-0

6. UNFINISHED BUSINESS

7. NEW BUSINESS

- 7.1 Resolution PZ 2025-013 - Recommending Approval of the Soldotna Junction Subdivision Addition No. 24
Commissioner Smithwick-Aley moved to approve Resolution PZ 2025-013.

ED&P Director Mitchell provided a staff report.

Chair Vadla opened the public comment period.

Mike McLane addressed the Commission in support of PZ Resolution 2025-013.

With no one else wishing to speak, the public comment period was closed and the item was back before the Commission.

Motion to approve Resolution PZ 2025-013.

Moved by: Jenny Smithwick-Aley

Seconded by: Susan Strausbaugh

Yes Kaitlin Vadla, Susan Strausbaugh, Jenny
Smithwick-Aley, and Dennis Murray

Approved 4-0

- 7.2 Resolution PZ 2025-014 - Recommending Approval of the
Sholin Subdivision 2025 Replat
Chair Vadla declared a potential conflict noting that her
parents owned the property in question.
Chair Vadla passed the gavel to Commissioner Murray.
Commissioner Murray declared a conflict did not exist and
Chair Vadla participated in discussion and voting on the item.
Commissioner Murray returned the gavel to Chair Vadla.
Commissioner Smithwick-Aley moved to approve Resolution
PZ 2025-014.
Chair Vadla opened the public comment period.
Penny Vadla addressed the Commission in support of PZ
Resolution 2025-014.
With no one else wishing to speak, the public comment
period was closed.
Motion to Approve Resolution PZ 2025-014

Moved by: Jenny Smithwick-Aley
Seconded by: Dennis Murray

Yes Kaitlin Vadla, Susan Strausbaugh, Jenny
Smithwick-Aley, and Dennis Murray

Approved 4-0

8. PUBLIC COMMENTS WITHOUT PRIOR NOTICE

Chair Vadla opened the public comment period. With no one wishing to
speak, the public comment period was closed.

9. INFORMATIONAL ITEMS

CITY OF SOLDOTNA
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2025-014

RECOMMENDING APPROVAL OF THE
SHOLIN SUBDIVISION 2025 REPLAT

WHEREAS, the attached plat for the Sholin Subdivision 2025 Replat was referred to the City of Soldotna Planning and Zoning Commission, and received from Peninsula Surveying, LLC on May 15, 2025; and

WHEREAS, the Planning and Zoning Commission conducted a duly advertised review on June 4, 2025, following noticing requirements outlined in Soldotna Municipal Code 16.10.040.E; and

WHEREAS, the Planning and Zoning Commission finds:

1. The preliminary plat is a lot line adjustment between Lot 75-A and Lot H-4, Sholin Subdivision, which reverts back to the original plat, Riverview Subdivision Amended and Riverheights Subdivision Amended;
2. Each lot currently has a single-family dwelling with accessory structures with the proposed Lot 75-A1 will no longer have an accessory structure;
3. The single-family dwelling and accessory structure(s) on the proposed Lot 75-A1 may become nonconforming structures due to 20-foot rear yard setback requirement in the SF/TF Residential District;
4. Both lots are zoned Single-Family/Two-Family (SF/TF) Residential;
5. Surrounding zoning is SF/TF Residential;
6. Municipal water and sewer are available within 300 feet of the proposed subdivision;
7. Access to the lots is via W. Riverview Avenue;
8. The plat does not subdivide property within a public improvement district subject to special assessments.
9. There is not a delinquency amount owed to the City of Soldotna for the referenced property;
10. The preliminary plat generally meets the standards in Title 16 – *Subdivision Requirements* and applicable requirements established by other titles of the Soldotna Municipal Code (SMC).

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOLDOTNA, ALASKA:

Section 1. That the Commission recommends the Kenai Peninsula Borough Planning Commission approve the Sholin Subdivision 2025 Replat, subject to the findings as stated above and the following conditions:

1. Remove the indicated 20-foot building setbacks along the rights-of-way and update note no. 1 to “Development must meet the City of Soldotna, Title 17 – Zoning Code”.

2. Prior to the final plat approval, provide an as-built for City staff to determine the nonconforming status of the structures on the proposed lots.

Section 2. A copy of this resolution shall be forwarded to the Kenai Peninsula Borough Planning Department for their consideration.

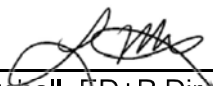
Section 3. This resolution shall become effective immediately upon its adoption.

PASSED BY THE PLANNING AND ZONING COMMISSION THIS 4TH DAY OF JUNE, 2025.



Kaitlin Vadla, Chair

ATTEST:



Linda Mitchell, ED+P Director

Yes: Murray, Smithwick-Aley, Strausbaugh, Vadla
No: None
Absent: Burton, Anderson, Turner

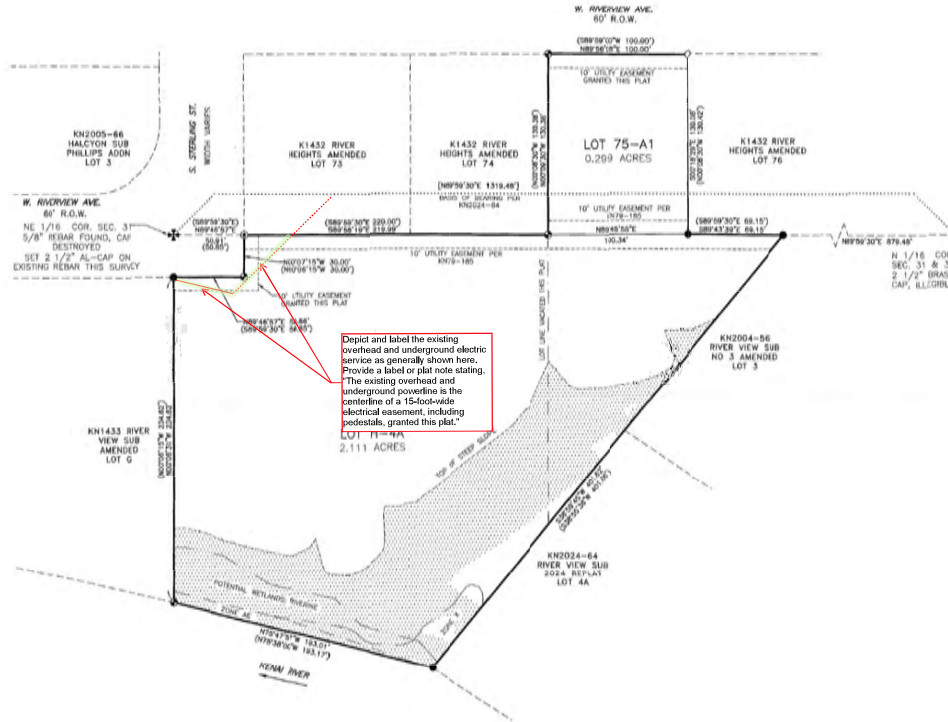


K1432 RIVER HEIGHTS AMENDED LOT 62 K1432 RIVER HEIGHTS AMENDED LOT 63 K1432 RIVER HEIGHTS AMENDED LOT 64



NOTES

1. DEVELOPMENT MUST MEET THE CITY OF SOLDOTNA, TITLE 17 - ZONING CODE.
2. THE FRONT 10' OF ADJOINING DEDICATED RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT.
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. 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 IF APPLICABLE.
5. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA 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 ADMINISTRATION SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. SEE UPDATED FEMA FIRM PANEL 021220-0905F, EFFECTIVE 3/28/2025 FOR INFORMATION ON FLOODPLAIN ZONES AE AND X.
6. FLOODWAY NOTICE: PORTION 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 IS PROVIDED DEMONSTRATING THAT ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASES IN FLOOD LEVELS DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
7. ANAEROBIC WATERS HABITAT PROTECTION DISTRICT: PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH ANAEROBIC WATERS HABITAT PROTECTION DISTRICT. SEE KPB CHAPTER 21.18, AS MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION. WIDTH OF THE HABITAT PROTECTION DISTRICT SHALL BE IN ACCORDANCE WITH WPD 21.18.040.
8. THE NATURAL MEANDERS OF ORDINARY HIGH WATER IS FOR AREA COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SLODLINE AND THE INTERSECTION WITH THE NATURAL MEANDERS.
9. SUBJECT TO A GENERAL EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., PER BOOK 6 PAGE 129 RECORDED AUGUST 30, 1966 KENAI RECORDING DISTRICT.
10. SUBJECT TO A WARRANTY EASEMENT PER BOOK 462 PAGE 918 RECORDED MAY 11, 1995, KENAI RECORDING DISTRICT. THIS EASEMENT HAS BEEN CONVEYED BACK TO THE FEE SIMPLE OWNER'S OF LOT H-4, SHOLIN SUBDIVISION, IN WARRANTY DEED, RECORDED FEBRUARY 18, 2004 AS SERIAL NUMBER 2004-001405-0.



LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- SET PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- FOUND 3/4" STAINLESS STEEL CAP, ILLEGIBLE
- TO SET RPC ON 5/8" X 36" REBAR BY L514488
- MEASURED AND RECORD DATA PER KN2024-64
- RECORD DATA PER KN79-185
- APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GIS DATA

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

BRUCE E. VADLA, AKA, BRUCE VADLA
399 W RIVERVIEW AVE
SOLDOTNA, AK 99669

KAREN E.B. VADLA
399 W RIVERVIEW AVE
SOLDOTNA, AK 99669

NOTARY ACKNOWLEDGMENT

FOR BRUCE E. VADLA, AKA, BRUCE VADLA
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2025

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR KAREN E.B. VADLA
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2025

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.040.

BOROUGH OFFICIAL: _____ DATE: _____

KPB FILE NUMBER: 2025-XXXX

PENINSULA SURVEYING, LLC
10535 KATRINA BOULEVARD, WHELCIE, AK 99639
(907)306-7025

PLAT OF
SHOLIN SUBDIVISION 2025 REPLAT

A SUBDIVISION OF
LOT 75-A1 & LOT 76
SHOLIN SUBDIVISION, KN79-185
LOCATED WITHIN
NE 1/4 NE 1/4 & S 1/2 SEC. 31, T2N, R10W, S4M
KENAI RECORDING DISTRICT, CITY OF SOLDOTNA, KENAI PENINSULA
BOROUGH, ALASKA, CONTAINING 2.411 ACRES

OWNERS: BRUCE E. VADLA, AKA, BRUCE VADLA KAREN E.B. VADLA
399 W RIVERVIEW AVE 399 W RIVERVIEW AVE
SOLDOTNA, AK 99669 SOLDOTNA, AK 99669

SCALE: 1" = 40' DATE: JULY 14, 2025
DRAWN: BLT CHECKED: JLS SHEET: 1 OF 1

KPB 2025-148



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 9/29/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will combine two lots into one lot.

KPB File No. 2025-148

Petitioner(s) / Land Owner(s): Bruce E. and Karen E. B. Vadla of Soldotna, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department.

Comments should be guided by the requirements of that Ordinance.

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, October 27, 2025**, commencing at **7:00 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

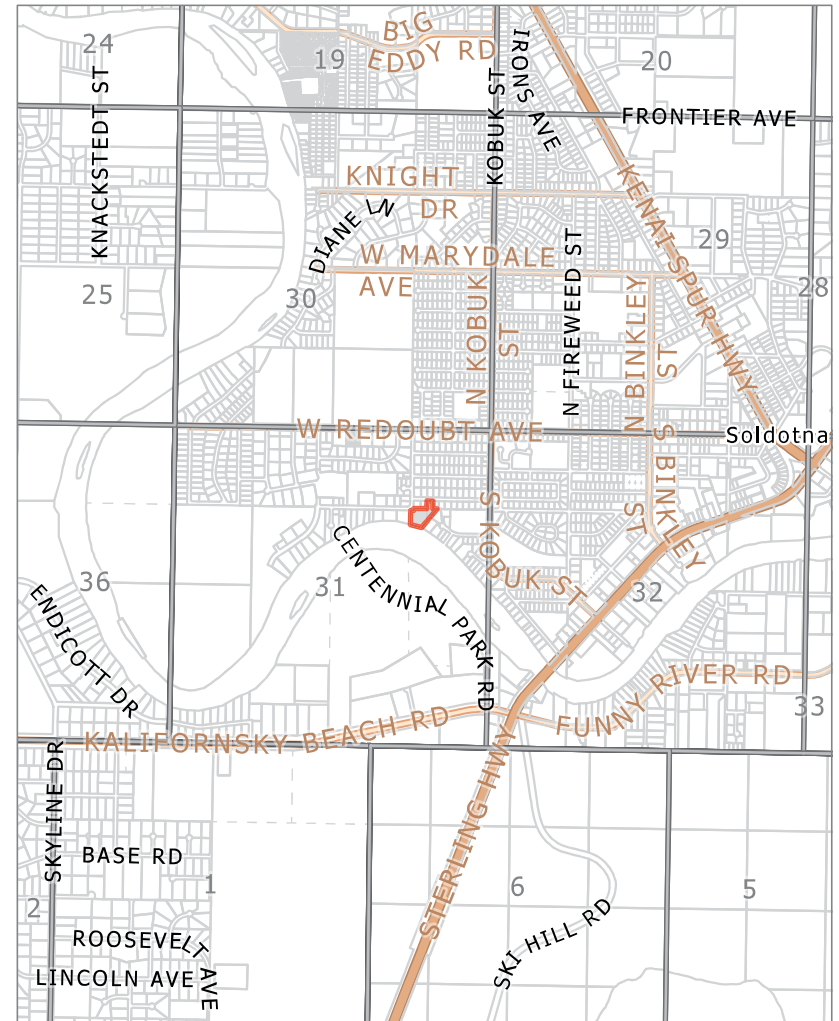
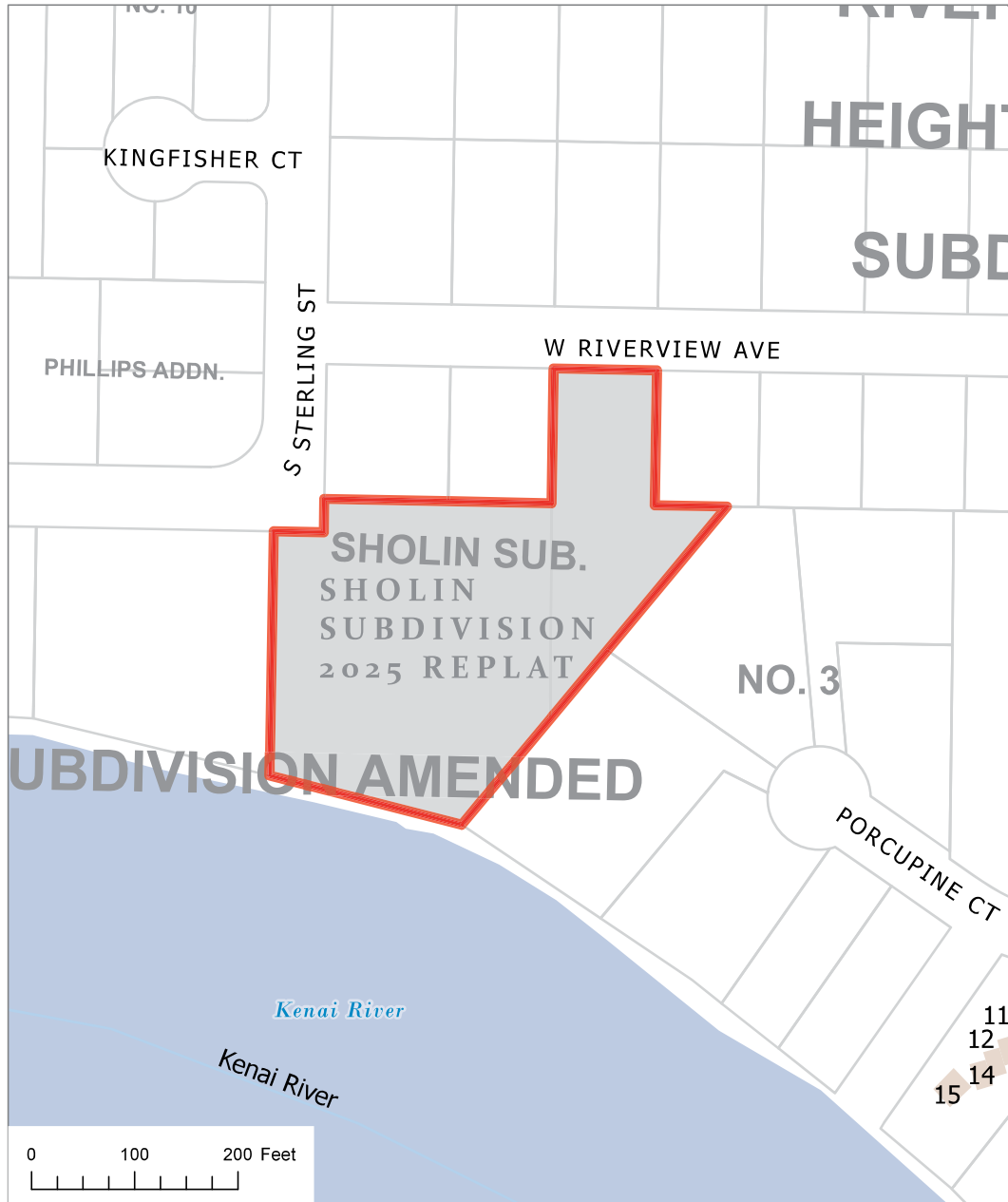
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, October 24, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

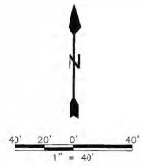
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 10/6/2025



KPB File 2025-148
T 05N R 10W SEC 31
Soldotna

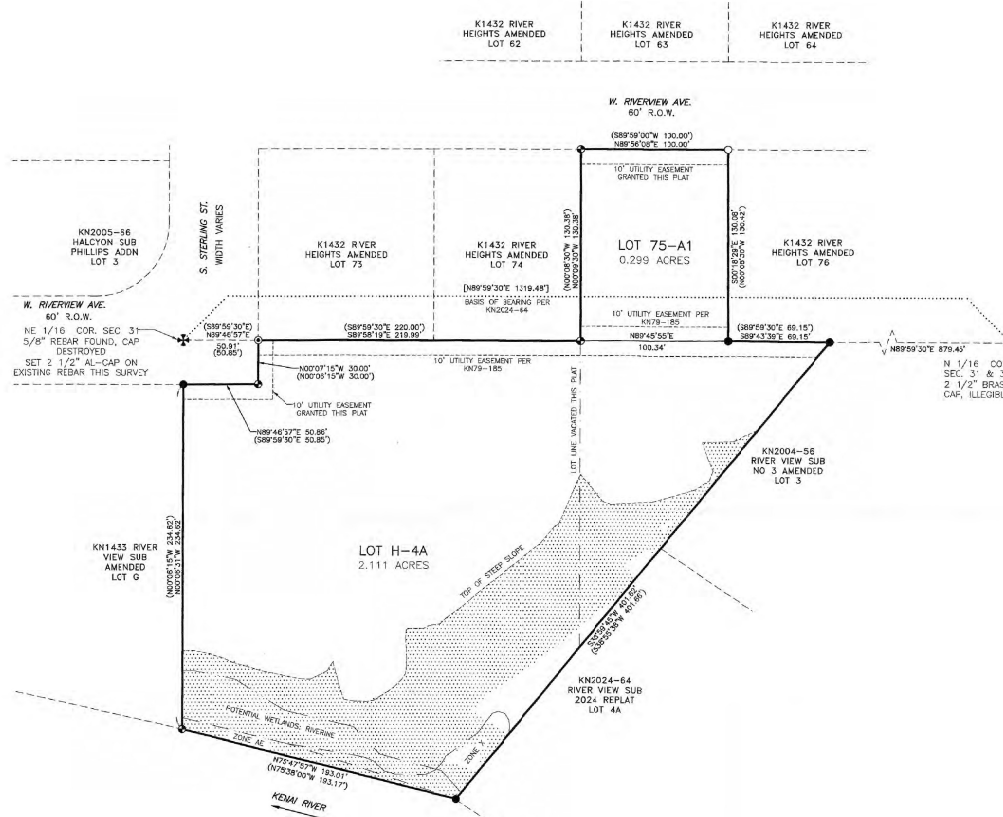


NOTES

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10. SUBJECT TO A WALKWAY EASEMENT PER BOOK 462 PAGE 918 RECORDED MAY 11, 1995, KENAI RECORDING DISTRICT. THIS EASEMENT HAS BEEN CONVEYED BACK TO THE TRUE SIMPLE OWNER'S OF LOT H-4, SHOLIN SUBDIVISION, IN WARRANTY DEED, RECORDED FEBRUARY 16, 2004 AS SERIAL NUMBER 2004-021465-0.

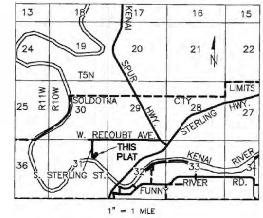
LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- SET PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- FOUND 3/4" STAINLESS STEEL CAP, ILLEGIBLE
- TO SET RPC ON 5/8" x 36" REBAR BY LSI4488
- MEASURED AND RECORD DATA PER KN2024-64
- RECORD DATA PER KN75-185
- APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GS DATA



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CERTIFICATE OF OWNERSHIP AND DEDICATION

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BRUCE E. VADLA, AKA, BRUCE VADLA
389 W RIVERVIEW AVE
SOLDOTNA, AK 99669

KAREN E.B. VADLA
389 W RIVERVIEW AVE
SOLDOTNA, AK 99669

NOTARY ACKNOWLEDGMENT

FOR: BRUCE E. VADLA, AKA, BRUCE VADLA
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2025

NOTARY PUBLIC FOR: _____

MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: KAREN E.B. VADLA
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2025

NOTARY PUBLIC FOR: _____

MY COMMISSION EXPIRES: _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.040.

BOROUGH OFFICIAL _____

DATE _____

KPB FILE NUMBER: 2025-XXXX

PENINSULA SURVEYING, LLC
10535 IATRONA BOULEVARD, WILHELM, AK 99639
(907)306-7065

PLAT OF

SHOLIN SUBDIVISION 2025 REPLAT

A SUBDIVISION OF
LOT 75-A & LOT H-4
SHOLIN SUBDIVISION, KN75-185

LOCATED WITHIN
NE 1/4 NE 1/4 & GOVT LOT 6, SEC. 31, T5N, R10W, S.M.
KENAI RECORDING DISTRICT, CITY OF SOLDOTNA, KENAI PENINSULA
BOROUGH, ALASKA, CONTAINING 2.411 ACRES

OWNS: BRUCE E. VADLA, AKA, BRUCE VADLA KAREN E.B. VADLA
389 W RIVERVIEW AVE 389 W RIVERVIEW AVE
SOLDOTNA, AK 99669 SOLDOTNA, AK 99669

SCALE: 1" = 40'

DATE: JULY 14, 2025

DRAWN: BLT

CHECKED: JLS

SHEET: 1 OF 1



KPB 2025-148

E. NEW BUSINESS

- 5. Virginia Lyn 2025 Replat; KPB File 2025-062**
Mullikin Surveys / Mustard Seed iTrust
Location: Virginia Lyn Way Near Beluga Lake
City of Homer



KPB File 2025-062
T 6S R 13W Sec21
Homer



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.

NOTES:

1. The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble R-10 survey grade receivers, differentially corrected and processed using Spectra Geospatial Survey Pro 6.8.1.7.
2. A bulking setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate planning commission.
3. The northern 10 feet of Lots 53 and 54, adjoining the southern edge of Virginia Lyn Way right-of-way, are subject to an underground utility and slope maintenance easement for the placement and maintenance of utilities, and for maintenance of slopes per document No. 2019-002812, Homer Recording District.
4. An easement over, across, under and through Lots 53 and 54 for a public use right-of-way, including the right to construct, operate, and maintain public improvements and utilities of all kinds, was granted to the City of Homer in Book 61, Pages 79 through 81, Serial Nos 71-835 and 71-836, Homer Recording District.
5. 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: Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
7. Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
8. Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

SURVEYORS CERTIFICATE

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

Date: _____
Registration No.: 14449-S
Christopher L. Mullikin,
Professional Land Surveyor



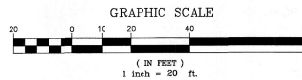
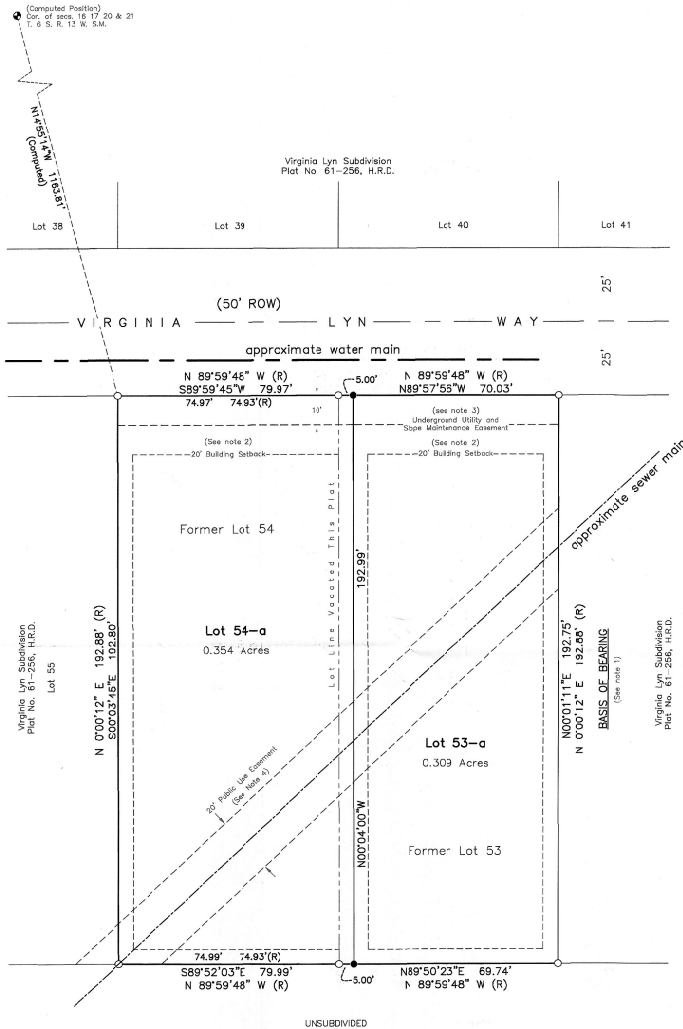
LEGEND

- Record GLO 3 3/4" Brass Cap on Iron Post, 1917
- Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2023
- Found 2" Aluminum Cap on 5/8" Rebar, 7538-S 2019
- (R) Record Measurements Per Record of Survey HM 2019-41

----- Vacated Lot Line
----- Setback Line
----- Easement Line

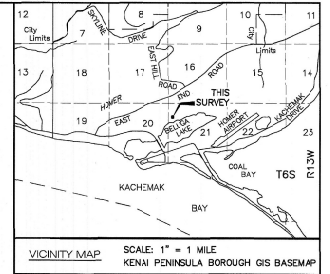
Note: There are no areas over 20% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)

Note: The entire survey is within Discharge Slope Wetlands per the Kenai Watershed Forum (KWF).



KPB 2025-062

**PRELIMINARY
PLAT**



CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that: 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 to public use and grant all easements to the use shown.

Paul Huper
3901 Pennock Street
Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT

For: _____

Acknowledged before me this ____ day of _____, 2025.

Notary Public for Alaska
My Commission expires: _____
For: _____

Acknowledged before me this ____ day of _____, 2025.

Notary Public for Alaska
My Commission expires: _____

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April 4th, 2025.

Kenai Peninsula Borough Authorized Official



VIRGINIA LYN 2025 REPLAT

A REPLAT OF LOTS 53 AND 54
VIRGINIA LYN SUBDIVISION, PLAT No. 61-256
HOMER RECORDING DISTRICT

LOCATED WITHIN
THE NW1/4 NW1/4 OF SECTION 21
TOWNSHIP 6 SOUTH, RANGE 13 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 0.663 ACRES

SURVEYOR	CLIENT
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 HOMER, AK 99603	PAUL HUPER 3901 PENNOCK STREET HOMER, AK 99603
SURVEY DATE: 4/18/2025	SCALE: 1" = 20'
PLAT DATE: 4/18/2025	BOOK No.: NA
CHECKED BY: JLM	FILE: HUPER SUBDIVISION.dwg
DRAWN BY: MFS	KPB FILE No.: 2025-##

AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT
Virginia Lyn 2025 Replat**

KPB File No.	2025-062
Plat Committee Meeting:	October 27, 2025
Applicant / Owner:	Mustard Seed iTrust of Homer, Alaska
Surveyor:	Christopher Mullikin / Mullikin Surveys
General Location:	Virginalyn Way off Mattox Road

Parent Parcel No.:	179-133-05 and 179-133-06
Legal Description:	Township 6 South, Range 13 West, Section 21, Seward Meridian, Homer Recording District, Plat 61-256, Virginia Lyn Subdivision, Lot 53 and Lot 54
Assessing Use:	Residential Dwellings
Zoning:	City of Homer
Water / Wastewater	City / City
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine two 0.34-acre parcels and replat them into two lots having sizes of 0.309-acres to 0.354-acres.

Location and Legal Access (existing and proposed):

Legal access to the proposed plat is along Virginalyn Way on the north side of the plat. Virginalyn Way is a 50' dedication maintained by the City of Homer. To the west is Pennock St a city of Homer maintained dedication to runs north to East End Rd a State of Alaska maintained road.

The right-of-way of Virginalyn is dedicated at 50 feet. KPB 20.30.120 requires street widths to be 60 feet. With the lots being in the jurisdiction of the City of Homer and having already been reviewed by the City of Homer Planning and Zoning and approved with no recommendation for extra right-of-way; no addition right of way is being requested by KPB Staff.

The plat is not vacating any right-of-way and is not affected by a section line easement either. The City of Homer noted in their staff report that this subdivision is being

KPB Roads Dept RSA review	Out of Jurisdiction: Yes Roads Director: Uhlin, Dil Comments: city of homer jurisdiction
SOA DOT comments	

Site Investigation:

There are improvements on the lots of structures. The City of Homer recommended in the resolution that the structures be shown on the plat. **Staff recommends** an as-built of the structures be submitted with the final submittal rather than shown on the final drawing. As-built should have write up of details how the issues found will be addressed. The Borough has no jurisdiction in the City of Homer to enforce the setback encroachment issues. **Staff request** the surveyor submit prior to final approval information and findings from the City of Homer any resolve done with the structure having encroachment or setback issues.

The terrain of the plat is flat with an even slope of about 10% across the property going from the northwest corner to the southeast corner.

The entire property is designated as Discharge Slope according to the KWF Wetlands Assessment. This is noted near the legend on the drawing.

The subdivision is within the City of Homer. The floodplain program is administered and enforced by HCC 21.41 Flood Prone Areas. For information on the flood plain regulations and required permits in Homer, please contact the Homer Planning Department at 907-235-3106 or at planning@ci.homer.ak.us.

The River Center reviewer did not identify the plat to be located in a habitat protection district.

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

Staff Analysis

The property was originally a part of the NW1/4 NW1/4 Sec 21, T6S, R13W, SM, Homer, Alaska, being the Carl Kibby Homestead. Plat of the Carl Kibby Homestead HM0002337 showed the intended division of the property created by two deeds that were filed of the NW1/4 NW1/4 of Section 21. Virginia Lyn Subdivision HM61-256 platted Tract A of Carl Kibby Homestead.

A soils report will not be required for these lots as city water and sewer are available to these lots.

Notice of the proposed plat was mailed to the beneficial interest holder on June 25, 2025. 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 plat is located in the City of Homer and was reviewed at the City of Homer Planning and Zoning Commission meeting of May 21, 2025. The Commission voted with unanimous consent to approved with conditions and sent the plat to KPB Plat Committee.

Utility Easements

There is a 10' underground utility and slope maintenance easement noted in plat note 3 and dawn on the plat along the adjacent right-of-way as filed in 2019-002812. The city of Homer is also requiring a 15' utility easement immediately adjacent to the right-of-way be dedicated on the plat. staff recommends the surveyor add the 15' utility easement as required by the City of Homer along with a plat note and Certificate of Acceptance by City of Homer for the easement.

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.

Utility provider review:

HEA	No comment
ENSTAR	No comments or recommendations
ACS	No objections
GCI	No comments or objections

KPB department / agency review:

Addressing Review	Reviewer: Pace, Rhealyn Affected Addresses: 1161 VIRGINIALYN WAY, 1177 VIRGINIALYN WAY Existing Street Names are Correct: No List of Correct Street Names: VIRGINIALYN WAY Existing Street Name Corrections Needed: PLEASE CORRECT ON PLAT, VIRGINIALYN WAY All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: CITY OF HOMER WILL ADVISE ON ADDRESSING
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Review 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. Review Not Required
Assessing Review	Reviewer: Windsor, Heather Comments: No comments

STAFF RECOMMENDATIONS**CORRECTIONS / EDITS**

Correct plat note #4 to be through page 82.

In the Plat Approval make the approval date October 27, 2025

Change the signer under Certificate of Ownership and Dedication to correct name and address of Mustard Seed iTrust

Label side and rear line easements with size and type.

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:

- Include City of Homer within legal description
- Modify the KPB File n to 2025-062
- Change the owner to current owners of Mustard Seed iTrust and current address
- Change Client to Owner

- 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:

Spelling of Virginialyn Way needs corrected on the drawing.

- 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:

Map should be more representative of roads in area, zoom in to site since it is a city location

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.

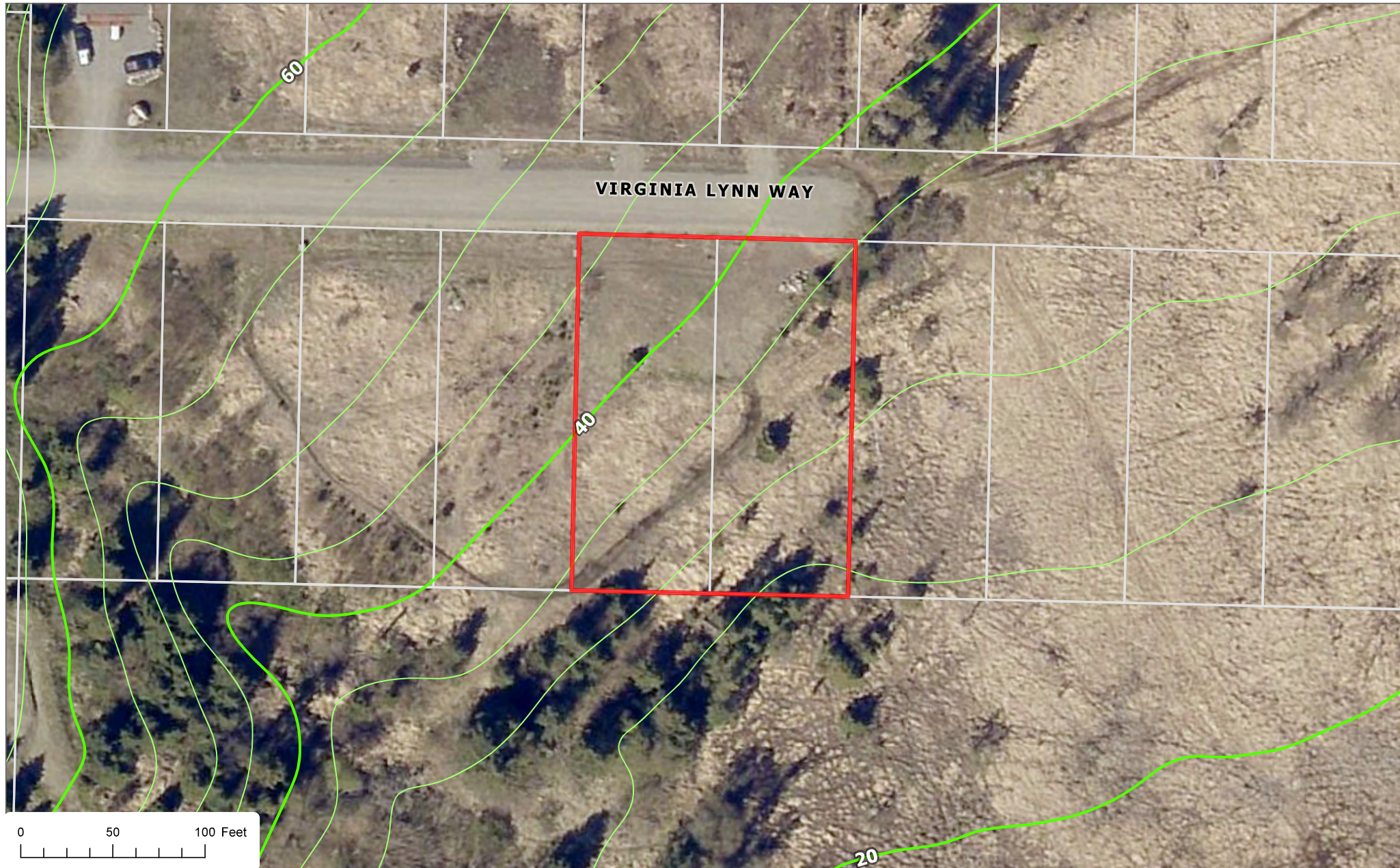
IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION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



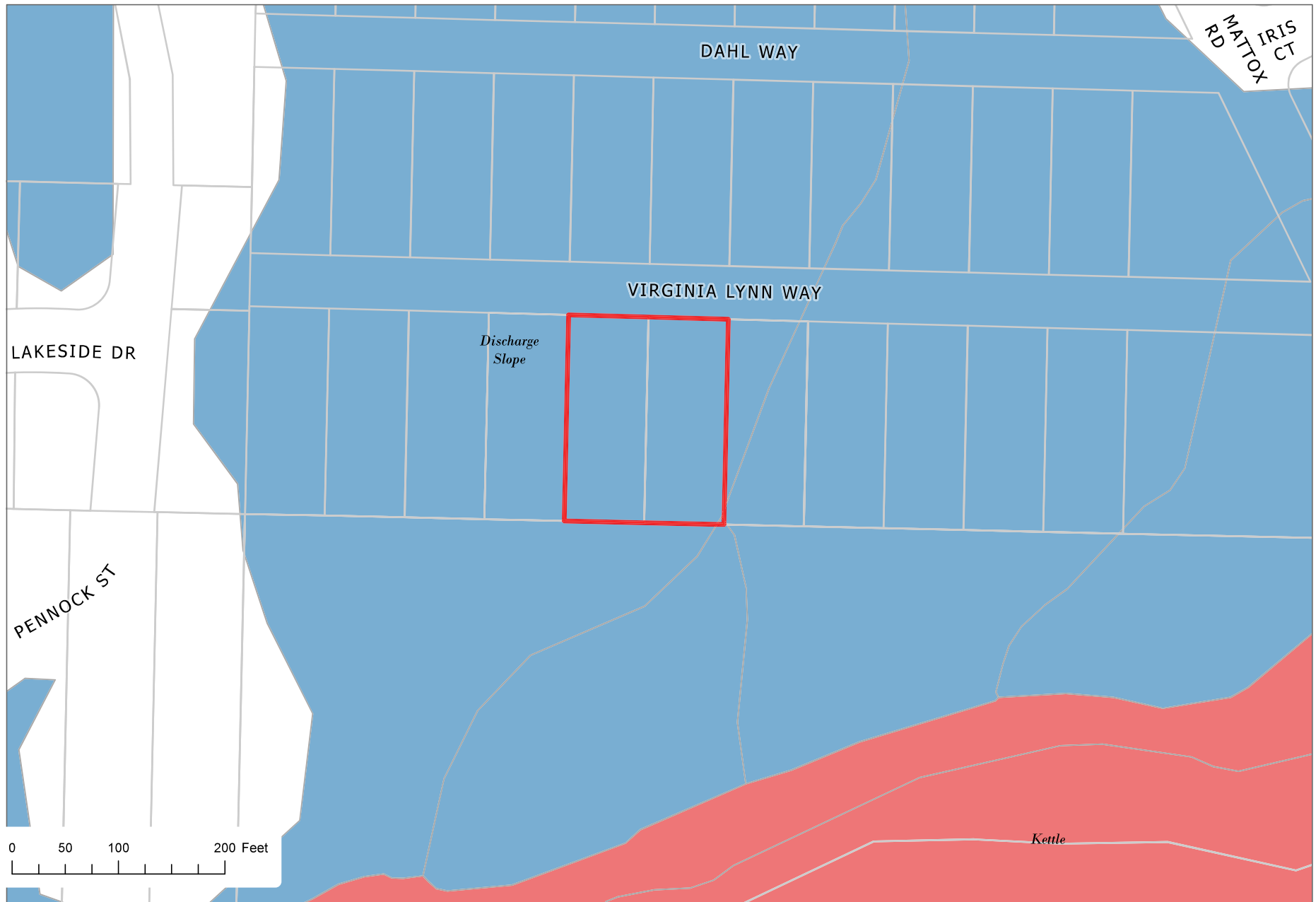
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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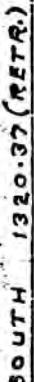
Wetlands



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.

LOCATED IN NW $\frac{1}{4}$ NW $\frac{1}{4}$ SEC. 21, T6S-R13W S.M. HOMER, ALASKA
WITHIN TRACT "A" CARL KIBBY HOMESTEAD

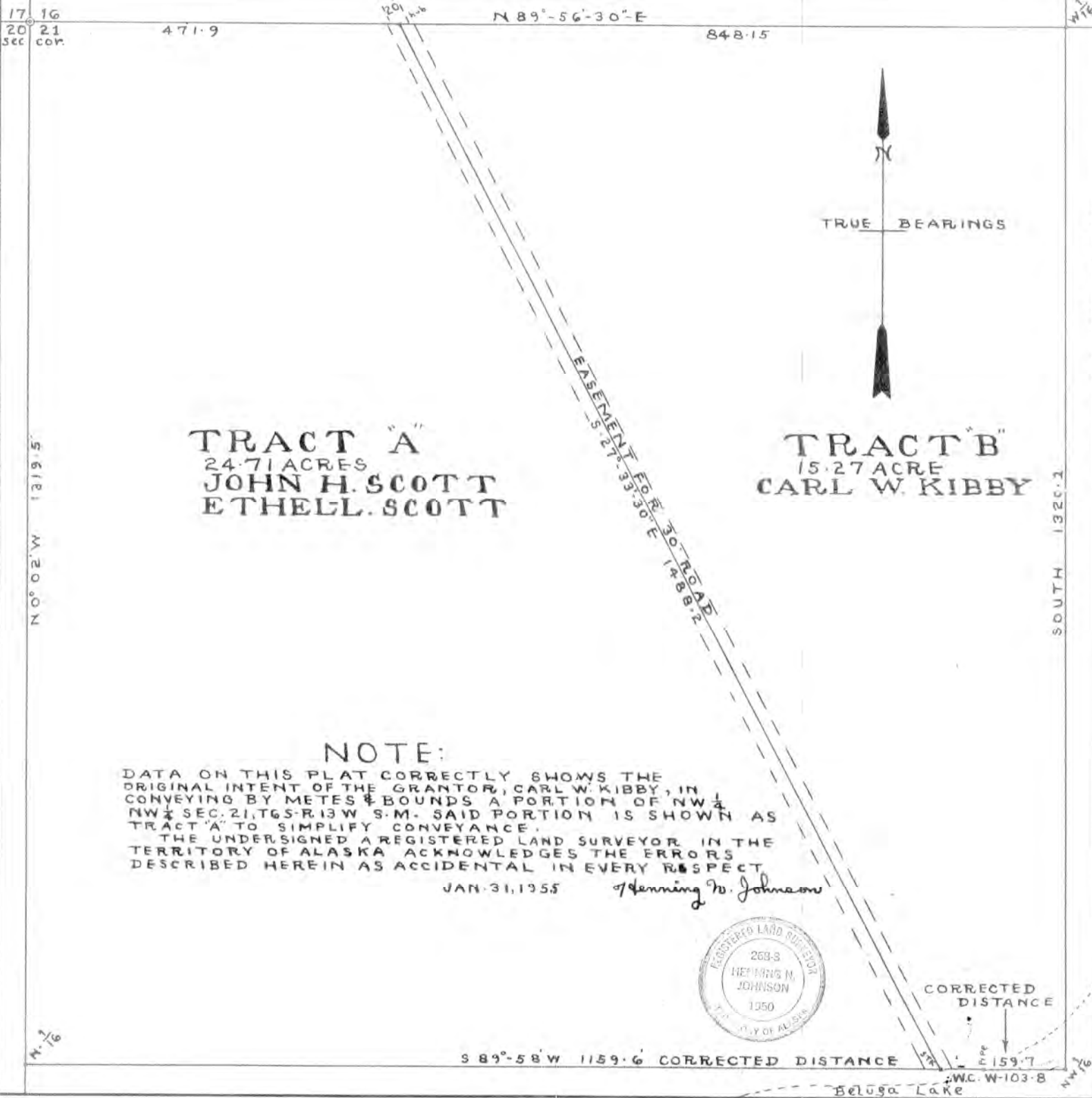
HOMER
Serial No. 61-256



PLAT OF THE CARL KIBBY HOMESTEAD

LOCATED IN NW $\frac{1}{4}$ NW $\frac{1}{4}$ SEC. 21, T6S-R13W S.M. ALASKA
SHOWING CORRECTION OF DEEDS NO. 2242 & 2267, HOMER RECORD

SCALE = 1" = 100'





City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Staff Report 25-029

TO: Homer Planning Commission **25-029**
FROM: Ryan Foster, City Planner
DATE: May 21, 2025
SUBJECT: Virginia Lyn 2025 Replat

Requested Action: Approval of a preliminary plat to adjust the lot lines between Virginia Lyn Subdivision Lots 54 and 53. This preliminary plat establishes a new lot line between a proposed Lot 54-a and Lot 53-a.

General Information:

Applicants:	Paul Hueper 3901 Pennock St. Homer, AK 99603	Mullikin Surveys, LLC PO Box 1023 Homer, AK 99603
Location:	West of Pennock Street at Virginialyn Way	
Parcel ID:	17913305 & 17913306	
Size of Existing Lot(s):	0.335 acres, 0.335 acres	
Size of Proposed Lots(s):	0.354 acres and 0.309 acres	
Zoning Designation:	Urban Residential District	
Existing Land Use:	Residential	
Surrounding Land Use:	North: Residential South: Vacant East: Vacant West: Residential	
Comprehensive Plan:	1-C-1 Promote infill development in all housing districts.	
Wetland Status:	Wetland/ Discharge Slope.	
Flood Plain Status:	Not in a floodplain.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are available.	
Public Notice:	Notice was sent to 45 property owners of 48 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is within the Urban Residential District. This plat adjusts the lot lines between Virginia Lyn Subdivision Lots 54 and 53. A new lot line is placed between a proposed Lot 54-a of 0.354 acres and Lot 53-a of 0.309 acres. There is an existing conditional use permit for three dwelling units and a zoning permit for both Lot 54 and Lot 53. There is an active stop work code enforcement order on both Lot 54 and Lot 53 regarding encroachment issues on these properties. The intent of this replat is to ensure the encroachment issues are addressed, ensuring the access easement is clear of buildings/structures and all other City code requirements are also met.

Homer City Code 22.10.051 Easements and rights-of-way

- A. The subdivider shall dedicate in each lot of a new subdivision a 15-foot-wide utility easement immediately adjacent to the entire length of the boundary between the lot and each existing or proposed street right-of-way.

Staff Response: The plat does not meet this requirement. The plat illustrates a 10'-utility easement and should be changed to 15'.

- B. The subdivider shall dedicate in each lot of a new subdivision any water and/or sewer easements that are needed for future water and sewer mains shown on the official Water/Sewer Master Plan approved by the Council.

Staff Response: The plat meets this requirement.

- C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities required by HCC 11.04.120.

Staff Response: The plat meets these requirements.

Preliminary Approval, per KPB code 20.25.070 Form and contents required. The commission will consider a plat for preliminary approval if it contains the following information at the time it is presented and is drawn to a scale of sufficient size to be clearly legible.

- A. Within the Title Block:
1. Names 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;
 2. Legal description, location, date, and total area in acres of the proposed subdivision; and
 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

- 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 Response: The plat meets does not meet these requirements. The spelling for Virginia Way is incorrect.

- 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 Response: The plat meets these requirements.

- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions or limitation of reservations that could affect the subdivision;

Staff Response: The plat meets these requirements. *No such areas are proposed.*

- F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision; [Additional City of Homer HAPC policy: Drainage easements are normally thirty feet in width centered on the drainage. Final width of the easement will depend on the ability to access the drainage with heavy equipment. An alphabetical list of street names is available from City Hall.]

Staff Response: The plat meets these requirements.

- G. Status of adjacent lands, including names of subdivisions, lot lines, lock numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff Response: The plat meets these requirements.

- H. Approximate location of areas subject to inundation, flooding or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;

Staff Response: The plat meets these requirements.

- I. Approximate locations of areas subject to tidal inundation and the mean high water line;

Staff Response: The plat meets these requirements.

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

Staff Response: The plat meets these requirements.

- K. Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;

Staff Response: The plat does not meet these requirements.

- L. Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 10 percent on other streets;

Staff Response: The plat meets these requirements. No new roads are dedicated.

- 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 Response: The plat meets this requirement.

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

Staff Response: The plat does not meet these requirements. This replat is intended to correct for encroachment issues with the construction of new dwelling units on each of the properties and any existing encroachments should be noted, including a statement on how encroachments will be resolved.

- O. If the subdivision will be finalized in phases, all dedications for through streets as required by KPB 20.30.030 must be included in the first phase.

Staff Response: The plat meets these requirements.

Public Works Comments: Public Works staff reviewed the plat and have the following comment.

“survey and depict the water service valve (for lot 53-1) in relation to the newly adjusted property line. I want to ensure the water service for lot 53-a is not now on lot 54-a with the lot line moving over 5’.”

Staff Recommendation:

Planning Commission recommends approval of the preliminary plat.

1. Depict the utility easement along Virginia Way as 15’.
2. Correct the spelling for the street Virginia Way.
3. Add apparent encroachments to existing building setbacks and utility easements and a statement of how encroachments will be resolved.
4. Depict the water service valve for lot 53-a in relation to the newly adjusted property line, to verify that, that service is not on lot 54-a.

Attachments:

1. Preliminary Plat
2. Surveyor’s Letter
3. Public Notice
4. Aerial Map

NOTES

- The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble R-10 survey grade receivers, differentially corrected and processed using Spectra Geospatial Survey Pro 6.8.1.7.
- A building setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate planning commission.
- The northern 10 feet of Lots 53 and 54, adjoining the southern edge of Virginia Lyn Way right-of-way, are subject to an underground utility and slope maintenance easement for the placement and maintenance of utilities, and for maintenance of slopes per document No. 2019-002812, Homer Recording District.
- An easement over, across, under, and through Lots 53 and 54 for a public use right-of-way, including the right to construct, operate, and maintain public improvements and utilities of all kinds, was granted to the City of Homer in Book 61, Pages 19 through 51, Serial Nos. 71-835 and 71-836, Homer Recording District.
- No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- Wastewater Disposal: Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
- Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
- Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

SURVEYORS CERTIFICATE

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

Date: _____
Registration No.: 14449-S
Christopher L. Mullikin,
Professional Land Surveyor



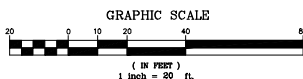
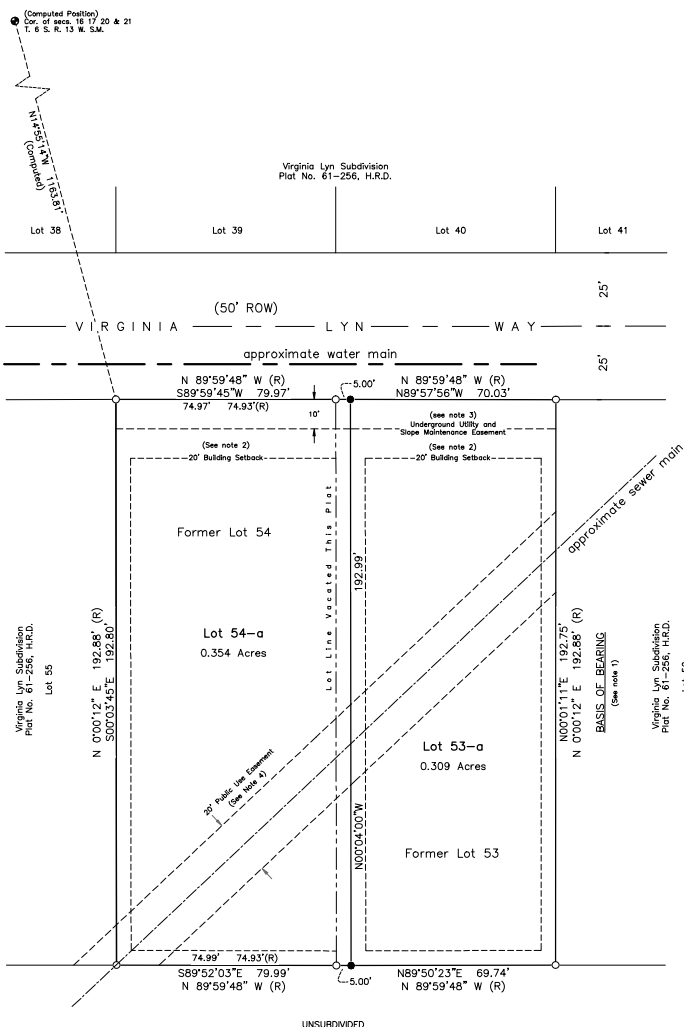
LEGEND

- Record GLO 3 1/2" Brass Cap on Iron Post, 1917
- Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2025
- Found 2" Aluminum Cap on 5/8" Rebar, 7538-S 2019
- (R) Record Measurements Per Record of Survey HM 2019-41

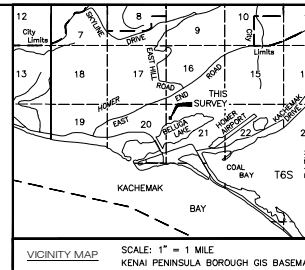
----- Vacated Lot Line
----- Setback Line
----- Easement Line

Note: There are no areas over 20% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)

Note: The entire survey is within Discharge Slope Wetlands per the Kenai Watershed Forum (KWF)



PRELIMINARY
PLAT



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 to public use and grant all easements to the use shown.

Paul Hueper
3901 Pennock Street
Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT

For: _____

Acknowledged before me this ____ day of _____, 2025.

Notary Public for Alaska
My Commission expires: _____

For: _____

Acknowledged before me this ____ day of _____, 2025.

Notary Public for Alaska
My Commission expires: _____

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April #__, 2025.

Kenai Peninsula Borough Authorized Official



VIRGINIA LYN 2025 REPLAT

A REPLAT OF LOTS 53 AND 54
VIRGINIA LYN SUBDIVISION, PLAT No. 61-256
HOMER RECORDING DISTRICT

LOCATED WITHIN
THE NW1/4 NW1/4 OF SECTION 21
TOWNSHIP 6 SOUTH, RANGE 13 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 0.663 ACRES

SURVEYOR	CLIENT
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 Homer, AK 99603	PAUL HUEPER 3901 PENNOCK STREET HOMER, AK 99603
SURVEY DATE: 4/18/2025	SCALE: 1" = 20'
PLAT DATE: 4/18/2025	BOOK No.: NA
CHECKED BY: CLM	FILE: HUEPER SUBDIVISION.dwg
DRAWN BY: MRS	KPB FILE No.: 2025-###



MULLIKIN SURVEYS LLC

MullikinSurveys.com 907-299-2289

Christopher Mullikin, PLS
P.O. Box 1023, Homer, AK 99603

PRELIMINARY PLAT SUBMITTAL

Planning Dept.
City of Homer
491 E. Pioneer Ave.
Homer, AK 99603

Re: Virginia Lyn 2025 Replat

To Whom it may concern,

This is a preliminary plat submittal for Paul Hueper, owner of Lots 53 & 54, Virginia Lyn Subdivision, HM61-256.

Please find included in this packet:

- o One full sized paper plat
- o 1 reduced size (11x17) drawing
- o \$300 check (#248) for plat submittal fee

Sincerely,

Christopher Mullikin, PLS

RECEIVED

APR 24 2025

**CITY OF HOMER
PLANNING/ZONING**

NOTICE OF SUBDIVISION

Public notice is hereby given that a preliminary plat has been received proposing to subdivide or replat property. You are being sent this notice because you are an affected property owner within 500 feet of a proposed subdivision and are invited to comment.

Proposed subdivision under consideration is described as follows:

Virginia Lyn 2025 Replat Preliminary Plat

The location of the proposed subdivision affecting you is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the City of Homer Planning and Zoning Office. Subdivision reviews are conducted in accordance with the City of Homer Subdivision Ordinance and the Kenai Peninsula Borough Subdivision Ordinance. A copy of the Ordinance is available from the Planning and Zoning Office. **Comments should be guided by the requirements of those Ordinances.**

A public meeting will be held by the Homer Planning Commission on Wednesday, May 21, 2025 at 6:30 p.m. In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603. To attend the meeting virtually, visit zoom.us and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

Meeting ID: 979 8816 0903

Passcode: 976062

Additional information regarding this matter will be available by 5 p.m. on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for May 16, 2025 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written comments must be received by 4 p.m. on the day of the meeting.

If you have questions or would like additional information, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 235-3106, email: clerk@cityofhomer-ak.gov, or in-person at Homer City Hall.

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 500 FEET OF PROPERTY.

.....



Legend

Transportation

Mileposts

Parcels and PLSS

Tax Parcels



0 100 200 ft

NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use of this data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correctness of the data, or use of the data.

CALL TO ORDER

Session 25-10, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:35 p.m. on May 21st, 2025 in the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONERS BARNWELL, VENUTI, S. SMITH, SCHNEIDER, STARK, & H. SMITH

ABSENT: COMMISSIONER CONLEY

STAFF: CITY PLANNER FOSTER & DEPUTY CITY CLERK PETTIT

AGENDA APPROVAL

Chair S. Smith requested a motion and second to approve the agenda as presented.

SCHNEIDER/BARNWELL MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Ole Andersson, city resident, shared that he lives at the end of Tundra Rose Road. He commended Kyra Wagner for her presentation regarding erosion that she presented to the Commission on May 7th. He urged the Commission to make good choices in their future decisions, and stated that he's in favor of the reconsideration for the Foss Acres 2025 Addition Preliminary Plat.

Jinky Handy, city resident, urged the Commission to reconsider the Foss Acres 2025 Addition Preliminary Plat.

RECONSIDERATION

A. Foss Acres 2025 Addition Preliminary Plat, Staff Report 25-25, Commissioner Barnwell

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of his report included in the packet.

BARNWELL/VENUTI MOVED TO RECONSIDER THE FOSS ACRES 2025 ADDITIONAL PRELIMINARY PLAT.

Commissioner Barnwell provided his reasoning for issuing the reconsideration, summarizing that he felt the Commission needed to spend more time with this application before making a decision. He cited insufficient information as the key reason as to why he issued the reconsideration. He also highlighted various other issues he had with the plat, including walking trail connectivity, traffic safety concerns, and wetlands.

Commissioner Stark stated that the Commission followed due process in regards to this plat. He added that it shouldn't be incumbent upon the applicant to fix the traffic problems.

Commissioner H. Smith noted that his biggest concern is the drainage easements and how that water is taken care of. He acknowledged that platting is just part of the process, not the entire process.

Hearing no further discussion, Chair S. Smith requested the Clerk to perform a roll-call vote.

VOTE: YES: VENUTI, SCHNEIDER, H. SMITH, BARNWELL.

VOTE: NO: S. SMITH, STARK.

Motion carried.

CONSENT AGENDA

A. Unapproved Regular Meeting Minutes of May 7, 2025

BARNWELL/SCHNEIDER MOVED TO ADOPT THE CONSENT AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS/VISITORS

REPORTS

A. City Planner's Report, Staff Report 25-27

City Planner Foster reviewed his staff report included in the packet, covering the following items:

- Comprehensive Plan update
- Ordinance 25-11(S)(A) was adopted as amended with discussion by the City Council
- Cancellation of the next Regular Meeting on June 4th, 2025
- Joint Worksession with City Council on June 11th, 2025
- Next Regular Meeting is scheduled for June 18th, 2025.
- Next Commissioner Report to Council on May 27th, 2025

PUBLIC HEARINGS

PLAT CONSIDERATION

A. Christensen Gardens Preliminary Plat, Staff Report 25-28

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of his staff report included in the packet.

Chair S. Smith opened the floor for the Applicant. Christopher Mullikin noted that he was the surveyor who prepared the plat. He highlighted the oversight of the missing creek from the plat, providing that the creek comes around the edge of the wetlands on Tract F-1-B. He stated that the creek will be added to the next version. Chair S. Smith then opened the public comment period.

Jan Keiser, city resident, recalled a section of City Code requiring connectivity be provided when a development is within a certain proximity of an existing non-motorized trail. She encouraged the Commission to include a condition on the plat directing staff to explore whether that provision applies. Ms. Keiser also noted that City Code stipulates a property can't connect to city water unless it is also connected to city sewer. In reference to the staff's recommendation to add the locations of existing creeks, she additionally requested that the Commission require the inclusion of drainage easements.

With no other members of the public wishing to speak, Chair S. Smith closed the public comment period. He then opened the floor to questions and comments from the Commission.

Commissioner Barnwell questioned if the Stream Hill Trails were part of the City's trail system and whether there's a requirement in City Code to have connectivity to those trails. City Planner Foster noted that staff determined there weren't requirements to put that type of improvement on this plat after reviewing Homer City Code Title 11.

There were brief conversations regarding water and sewer in the area.

H. SMITH/SCHNEIDER MOVED TO ADOPT STAFF REPORT 25-028 AND RECOMMEND APPROVAL OF THE CHRISTENSEN GARDENS PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:

1. IN ACCORDANCE WITH HCC 22.101.051, STAFF RECOMMENDS THAT THE SURVEYOR REMOVE NOTE 2 AND REVISE THE UTILITY EASEMENT ALONG EAST END ROAD TO REFLECT THE REQUIRED 15 FEET.
2. STAFF RECOMMENDS THAT THE SURVEYOR CLEARLY INDICATE THE LOCATIONS OF ALL EXISTING CREEKS AND DRAINAGE FEATURES AS REFERENCED IN THE NOTES, AS WELL AS DRAINAGE EASEMENTS.
3. STAFF RECOMMENDS THAT THE SURVEYOR EITHER REMOVE "SETBACK LINE" FROM THE PLAT'S LEGEND, AS NO SETBACKS ARE ILLUSTRATED, OR ILLUSTRATE THE APPROPRIATE SETBACKS AS REFERENCED IN NOTE 6.
4. STAFF RECOMMENDS THAT INFORMATION REGARDING THE STATUS OF LANDS ACROSS HOUGH ROAD TO THE EAST BE INCLUDED IN THE PLAT.
5. STAFF RECOMMENDS THAT THE LOT NUMBER OF THE ADJACENT LAND TO THE NORTHWEST OF TRACT F-1-A BE REVISED TO REFLECT THE RECORD AND READ AS "TRACT B" INSTEAD OF "LOT 30."

There was a brief discussion regarding the addition of a condition to investigate trail connectivity for this particular plat.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- B. Virginia Lynn 2025 Replat Preliminary Plat, Staff Report 25-29

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of his staff report included in the packet.

Chair S. Smith opened the floor for the Applicant. Christopher Mullikin noted that he was the surveyor who prepared the plat. He stated that the utility easement will be changed on the final plat, and acknowledged the errors in the spelling of “Virginalyn Way.” He added that the primary purpose of this plat is to resolve all of the encroachment issues and made himself available for questions. Chair S. Smith then opened the public comment period.

Jan Keiser, city resident, noted that she was still working for the City when this came forward the first time for the conditional use permit. She stated that the developer needs tight survey control to ensure there are not encroachments.

With no other members of the public wishing to speak, Chair S. Smith closed the public comment period. He then opened the floor to questions and comments from the Commission. There were none.

H. SMITH/BARNWELL MOVED TO ADOPT STAFF REPORT 25-029 AND RECOMMEND APPROVAL OF THE VIRGINIA LYNN 2025 REPLAT PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:

1. DEPICT THE UTILITY EASEMENT ALONG VIRGINIALYN WAY AS 15’.
2. CORRECT THE SPELLING FOR THE STREET VIRGINIALYN WAY.
3. ADD APPARENT ENCROACHMENTS TO EXISTING BUILDING SETBACKS AND UTILITY EASEMENTS AND A STATEMENT OF HOW ENCROACHMENTS WILL BE RESOLVED.
4. DEPICT THE WATER SERVICE VALVE FOR LOT 53-A IN RELATIONSHIP TO THE NEWLY ADJUSTED PROPERTY LINE, TO VERIFY THAT SERVICE IS NOT ON LOT 54-A.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

C. A A Mattox Sub. 1958 Addn. a Portion of Lot 15 Replat Preliminary Plat, Staff Report 25-30

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of his staff report included in the packet.

Chair S. Smith opened the floor for the Applicant. Katie Kirsis noted that she was the surveyor who prepared the plat. She made herself available for questions. Chair S. Smith then opened the public comment period.

Without any members of the public coming forward to speak, Chair S. Smith closed the public comment period. He then opened the floor to questions and comments from the Commission. There were none.

H. SMITH/SCHNEIDER MOVED TO ADOPT STAFF REPORT 25-030 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:

1. THE PROPERTY OWNER WILL NEED TO PROVIDE WATER AND SEWER TO BOTH LOTS.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

A. Foss Acres 2025 Addition Preliminary Plat, Staff Report 25-25

Chair S. Smith introduced the item by reading of the title and noted the following main motion that was back on the floor per the Reconsideration:

BARNWELL/STARK MOVED TO ADOPT STAFF REPORT 25-25 AND RECOMMEND APPROVAL OF THE FOSS ACRES 2025 ADDITION PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:

1. THE DEVELOPER WILL NEED TO ENTER INTO A SUBDIVISION AGREEMENT WITH THE CITY:
 - a. CONSTRUCT TUNDRA ROSE ROAD AND THE DEDICATED CUL-DE-SAC OFF JEFFREY AVENUE TO A CITY STANDARD ROAD.
 - b. PROVIDE POWER AND GAS TO ALL LOTS.
 - c. DEDICATE A 40' WIDE ROAD ACCESS AND UTILITY EASEMENT TO PROVIDE LEGAL ACCESS TO THE UN-SUBDIVIDED REMAINDER TO THE EAST.
 - d. CONSTRUCT A HAMMER HEAD AT THE END OF TUNDRA ROSE ROAD WITHIN THE RIGHT-OF-WAY TO PROVIDE EMERGENCY AND MAINTENANCE TURNAROUND.
 - e. THERE IS A 10' UTILITY EASEMENT ALONG THE PROPERTY BOUNDARIES OF TRACTS B2, B3, A PORTION OF B4, AND B5. CHANGE THE LANGUAGE OF THE UTILITY EASEMENT TO INCLUDE PEDESTRIAN ACCESS FOR A FUTURE TRAIL AND RECREATIONAL CONNECTIVITY.
2. HOMER PLANNING COMMISSION RECOMMENDS APPLICANT PROVIDES DETAILED SURVEY WITH TOPOGRAPHY, CURRENT WETLANDS STATUS, DRAINAGES, AND CONTOUR LINES:
 - a. DOWNSTREAM WATER IMPACT.
 - b. EVALUATE ROAD ACCESS FROM JEFFREY AVENUE.

Commissioner Barnwell declared potential ex-parte communication between himself and some members of the public. He briefly described conversations he had regarding the Foss Acres Preliminary Plat the morning before he issued the notice for reconsideration.

Commissioner Stark questioned Mr. Barnwell if he had discussed any additional information not originally provided during the original hearing. Mr. Barnwell stated that he did not.

Commissioner H. Smith asked Mr. Barnwell if either of the conversations he had regarding the plat influenced him to issue the notice for reconsideration. Mr. Barnwell claimed that one of the conversations ultimately contributed to his decision to issue a notice of reconsideration, though no new information was provided.

H. SMITH/STARK MOVED THAT COMMISSIONER BARNWELL HAD EX-PARTE COMMUNICATION AND SHOULD BE EXCLUDED FROM THE CONVERSATION.

There were brief discussions regarding what classifies as ex-parte communication.

Chair S. Smith requested the Clerk to perform a roll-call vote.

VOTE: YES: S. SMITH, SCHNEIDER, H. SMITH, STARK.

VOTE: NO: VENUTI.

Motion carried.

Commissioner Barnwell removed himself from Cowles Council Chambers for the remainder of this business item.

Chair S. Smith opened the floor to further discussion from the Commission regarding the motion on the floor.

Commissioner S. Smith stated that he trusts the back end of the process, adding that he does not see the need for the Commission to reverse the decision made in his absence.

Commissioner Stark echoed Mr. Smith's comments. He noted that the Borough has ability to add any requirements they see fit.

Hearing no other comments from the Commission, Chair S. Smith requested the Clerk to perform a roll-call vote.

VOTE (MAIN MOTION): YES: SCHNEIDER, H. SMITH, STARK, S. SMITH.

VOTE (MAIN MOTION): NO: VENUTI.

Motion carried.

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. 2025 Planning Commission Calendar
- B. 2025 Planning Commission Meeting Dates and Submittal Deadlines

Chair S. Smith noted the informational materials. There were comments regarding the Commission's schedule.

COMMENTS OF THE AUDIENCE

Jan Keiser, city resident, noted that the Foss Acres Subdivision lies within the Woodard Creek watershed. She stated that in 2017, the City convened a coalition of stakeholders to develop goals, objectives, and recommendations for the watershed's protection and management. She asserted that the Foss Acres plat, along with several of its conditions, conflicts with nearly all of those guidelines.

Ole Andersson, city resident, alluded to things that are yet to be known about the Foss Acres Subdivision. He suggested the Planning Commission should have more than just one hearing before approving a plat consideration. He thanked the Commissioners for the work they do.

Jinky Handy, city resident, expressed her concern about the cost of developing the road for the Foss Acres Subdivision. She recalled a 1990s agreement between herself, Ole Andersson, and the City in which she and Mr. Andersson agreed to assume responsibility for road maintenance. She also raised concerns about

ensuring emergency vehicle access, access to her own property, and the ability to receive deliveries during the time of road development. Ms. Handy requested assurance from the City that the developer would be responsible for any costs associated with road damage, abandonment, or related issues.

Rika Mouw, city resident, echoed Ms. Keiser's comments and inquired about the number of affirmative votes required to adopt a motion. She expressed her desire for the Commission to consider past studies—particularly those related to the Woodard Creek watershed—when making decisions, rather than allowing them to be overlooked.

COMMENTS OF THE STAFF

Deputy City Clerk Pettit noted that it was a great meeting, and that he was looking forward to seeing everyone again next month.

COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)

COMMENTS OF THE COMMISSION

Commissioner Venuti commented that it was an interesting meeting. He stated that he feels the Commission is cavalier about how it deals with wetlands, adding that he doesn't feel the Commission pays enough attention to the issue.

Commissioner H. Smith reasoned that the City could buy up all the wetlands in order to control outcomes. He acknowledged that the Commission can't make all the decisions given that there is a process and other parties involved. He added that just because an individual doesn't get their way doesn't mean that due process didn't play out. He thanked the members of the public, City staff, and his fellow Commissioners.

Commissioner Stark thanked his fellow Commissioners for the thoughtful deliberation. He also gave thanks to City staff and members of the public. He stated that there are checks and balances to ensure that due process is carried out. He offered to provide any reports to Council when needed.

Commissioner Schneider shared that it's good to be back after his hiatus. He emphasized the need for constant improvement, adding that it was interesting to watch due process in action at the meeting tonight.

Commissioner Barnwell echoed Mr. Venuti's comments regarding the omission of wetlands when making decisions. He noted that the City has no policy for wetlands even though the City has a ton of useful information on wetlands. He suggested that the process the Commission uses for plat considerations be improved. He thanked City staff, his fellow Commissioners, and the public for their participation in the meeting tonight.

Chair S. Smith urged Mr. Andersson and Ms. Handy to take their concerns about the maintenance of Tundra Rose Road to City Council. He briefly spoke to due process and Title 21. He stood by the decision that the Commission made on the Foss Acres Subdivision given the rules and laws governing the Commission. He questioned the omission of the Bridge Creek Watershed from the Title 21 spreadsheet. He shared his desire for a better way of weighing in public comment when the Commission is making decisions. Lastly, he noted that his dad has been in and out of the hospital recently, and that he might be absent in the near future.

ADJOURN

There being no further business to come before the Commission, Chair Scott Smith adjourned the meeting at 8:21 p.m. The next Regular Meeting is scheduled for **Wednesday, June 18th, 2025 at 6:30 p.m.** A Worksession is scheduled for 5:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.

Zach Pettit, Deputy City Clerk II

Approved:_____



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 9/22/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will reconfigure lot lines between two lots.

KPB File No. 2025-062

Petitioner(s) / Land Owner(s): Mustard Seed iTrust of Homer, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, October 27, 2025**, commencing at **7:00 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, October 24, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 10/6/2025



KPB File 2025-062
T 6S R 13W Sec21
Homer

NOTES:

- The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble R-10 survey grade receiver, differentially corrected and processed using Spectra Geospatial Survey Pro 6.8.1.7.
- A building setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate planning commission.
- The northern 10 feet of Lots 53 and 54, adjoining the southern edge of Virginia Lyn Way right-of-way, are subject to an underground utility and slope maintenance easement for the placement and maintenance of utilities, and for maintenance of slopes per document No. 2019-002812, Homer Recording District.
- An easement over, across, under and through Lots 53 and 54 for a public use right-of-way, including the right to construct, operate, and maintain public improvements and utilities of all kinds, was granted to the City of Homer in Book 61, Pages 79 through 81, Serial Nos. 71-635 and 71-636, Homer Recording District.
- No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- Wastewater Disposal: Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
- Any person developing this property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
- Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

SURVEYORS CERTIFICATE

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

Date: _____
Registration No.: 14449-S
Christopher L. Mullikin,
Professional Land Surveyor



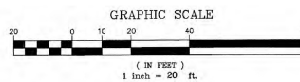
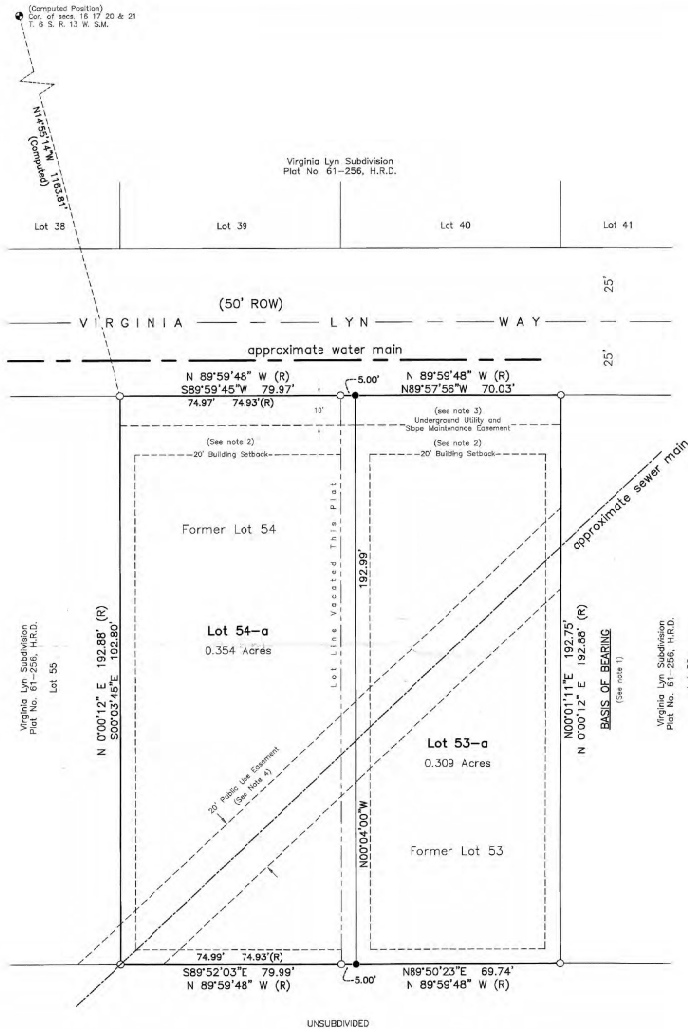
LEGEND

- Record GLO 3 1/4" Brass Cap on Iron Post, 1917
- Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2025
- Found 2" Aluminum Cap on 5/8" Rebar, 7538-S 2019
- (R) Record Measurements Per Record of Survey HM 2019-41

----- Vacated Lot Line
----- Setback Line
----- Easement Line

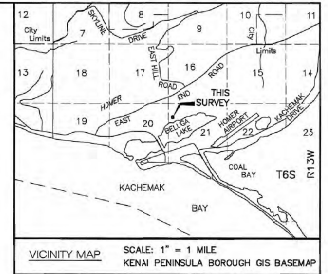
Note: There are no areas over 20% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)

Note: The entire survey is within Discharge Slope Wetlands per the Kenai Watershed Forum (KWF).



KPB 2025-062

PRELIMINARY
PLAT



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 line consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Paul Hueper
3501 PENNOCK STREET
HOMER, AK 99603

NOTARY'S ACKNOWLEDGMENT

For: _____

Acknowledged before me this ____ day of _____, 2025.

Notary Public for Alaska
My Commission expires: _____

For: _____

Acknowledged before me this ____ day of _____, 2025.

Notary Public for Alaska
My Commission expires: _____

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April 4th, 2025.

Kenai Peninsula Borough Authorized Official



VIRGINIA LYN 2025 REPLAT

A REPLAT OF LOTS 53 AND 54
VIRGINIA LYN SUBDIVISION, PLAT No. 61-256
HOMER RECORDING DISTRICT

LOCATED WITHIN
THE NW1/4 NW1/4 OF SECTION 21
TOWNSHIP 6 SOUTH, RANGE 13 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 0.663 ACRES

SURVEYOR	CLIENT
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 HOMER, AK 99603	PAUL HUEPER 3501 PENNOCK STREET HOMER, AK 99603
SURVEY DATE: 4/18/2025	SCALE: 1" = 20'
PLAT DATE: 4/18/2025	BOOK No.: NA
CHECKED BY: CLM	FILE: HUEPER SUBDIVISION.dwg
DRAWN BY: MPS	KPB FILE No.: 2025-##

E. NEW BUSINESS

- 6. Pioneer Vistas Unit No. 6 Young Subdivision; KPB File 2025-135**
Mullikin Surveys / Young
Location: Herndon Drive & Svedlund Street
City of Homer

AGENDA ITEM E. NEW BUSINESS

**ITEM #6 - PRELIMINARY PLAT
PIONEER VISTAS UNIT NO 6 YOUNG SUBDIVISION**

KPB File No.	2025-135
Plat Committee Meeting:	October 27, 2025
Applicant / Owner:	Thomas M. Young and Sonja Martin Young and Sonja M. Martin-Young of Homer, Alaska
Surveyor:	Christopher Mullikin, Mullikin Surveys LLC
General Location:	Herndon Drive and Svedlund Street, City of Homer
Parent Parcel No.:	177-191-18 & 177-070-17
Legal Description:	177-070-17: T 6S R 13W SEC 20 Seward Meridian HM 0820060 PIONEER VISTAS SUB UNIT NO 6 TRACT 4 177-191-18: T 6S R 13W SEC 20 Seward Meridian HM PTN NW1/4 NW1/4 BEGINNING @NE CORNER OF LT 1 TR A NILS O SVEDLUND SUB OR 456.1 FT N OF NW1/16 CORNER SEC 20; TH N0 DEG 3'W 15 FT; TH N89 DEG 57'30"W 180 FT; TH S0 DEG 3'E 62.5 FT; TH N75 DEG 15'E 186.2 FT TO POB

STAFF REPORT

Upon review of the submittal legal descriptions, and right-of-way information, staff has determined that further review of the plat and associated public use easement is required by the City of Homer prior to consideration by the Kenai Peninsula Borough Planning Commission.

Staff has postponed the item until such review is completed. Members of the public who wish to provide comment may do so; however, no action will be taken at this time.

END OF STAFF REPORT



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 9/23/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will combine two lots into one lot.

KPB File No. 2025-135

Petitioner(s) / Land Owner(s): Thomas M. Young & Sonja M. Martin-Young of Homer, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, October 27, 2025**, commencing at **7:00 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

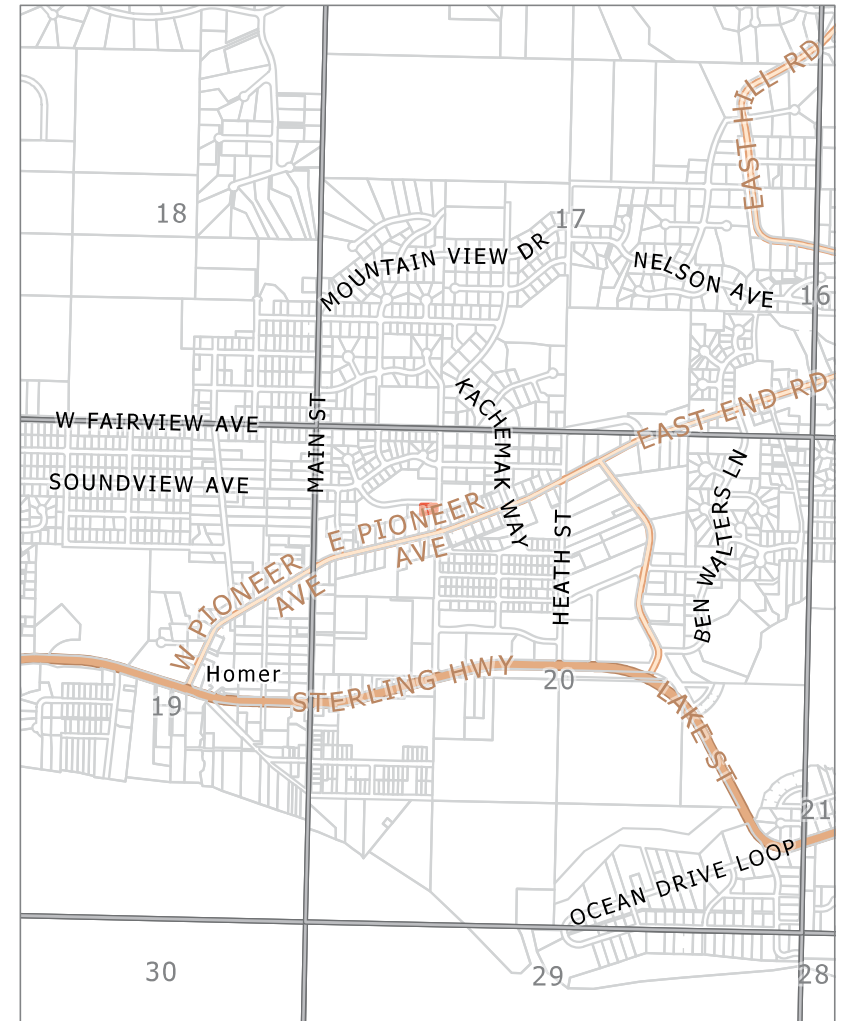
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, October 24, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 10/6/2025



KPB File 2025-135
T 06S R 13W S20
Homer

2. The purpose of this plan is to create Tract 64-A by vacating the southerly lot line of Tract 4, Pioneer Vistas Unit II, BM 82-60.
3. No filed survey was conducted as provided in KRS Code 20.00.200(A). All dimensions shown are record per Amended Plat of Hills O, Nevada Subdivision, Tract 14-A, Amended Pioneer Vistas Unit II, Nevada Subdivision Plat of Lot 1A, BM 74-01198, and Pioneer Vistas Unit II, BM 82-60.
4. A building setback of 20 feet is required from all street right-of-way unless a lesser standard is approved by resolution of the appropriate planning commission.
5. A 30 foot right-of-way and public use easement, including the right to construct, operate, and maintain public improvements and utilities at lot to consist; operate, and maintain public improvements and utilities at lot within said right-of-way was granted to the City of Homer as outlined in Book 43, Page 555, Homer Recording District, and the same easement is located on the Amended Plat of Hills O, Nevada Subdivision, Plat of Lot 1A, BM 74-01198.
6. The subdivision is subject to a 15 foot easement for underground distribution and service lines to construct, reconstruct, repair, operate, and maintain, over, under, along or across; granted to Homer Electric Association, Inc. as outlined in Book 43, Page 555, Homer Recording District.
7. 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 for its intended regulatory requirements of the Alaska Department of Environmental Conservation.
8. Wastewater Disposal: Wastewater treatment and disposal systems must meet minimum regulatory requirements of the Alaska Department of Environmental Conservation.
9. 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, if applicable.
10. All lots within this subdivision are subject to the City of Homer zoning regulations. Refer to the Homer City Code for all current setback and site development restrictions. Owners should check with the City of Homer Planning Department prior to development activities.
11. Acceptance of this plan by the Kani Peninsula Borough does not indicate approval of the plan or any proposed improvements.

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

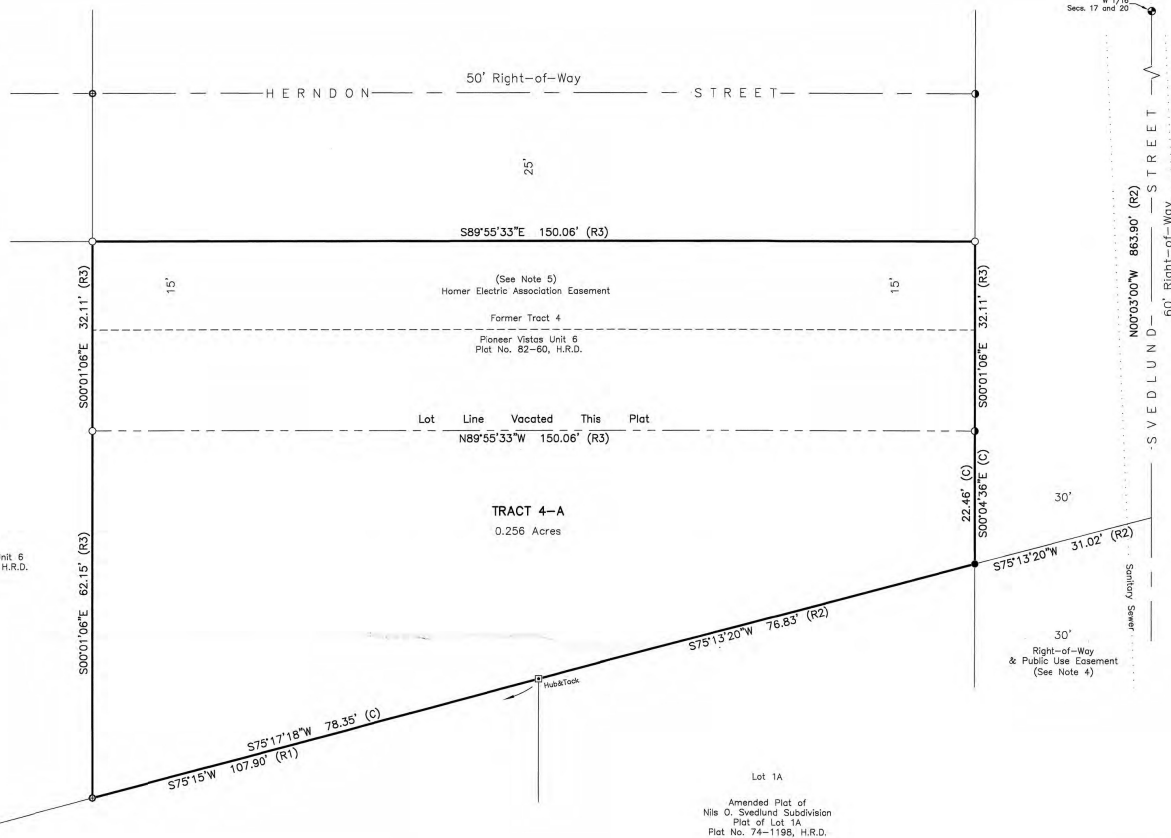
Date: _____

Registration No.: 14449-S
Christopher L. Mullikin,
Professional Land Surveyor



PRELIMINARY
PLAT

KPB 2025-135



- Record Brass Capped Iron Pipe, 268-S
- Record 1 1/2" Aluminum Cap on 5/8" Rebar, 4374-S 1982
- Record Iron Pipe
- Record 5/8" Rebar
- Calculated Position, No Monument Set

(R1) Record Measurements Per HM 251-A,
Amended Plat of Nils O. Svedlund Subdivision

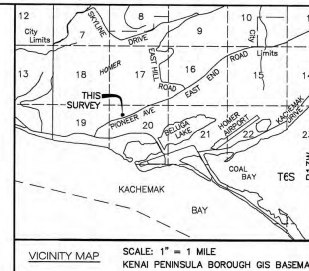
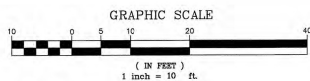
(R2) Record Measurements Per HM 74-1198,
Amended Plat of Nils O. Svedlund Subdivision Plat of Lot 1A

(R3) Record Measurements Per HM 82-60, Pioneer Vietas Unit 6

———— Lot Line Vacated This Plat
----- Easement Line

Note: There are no areas over 20% grade per Kenai Peninsula Borough
Web Map "viewKPB" (Five Foot Contours)

Note: The survey does not contain Wetlands per the Kenai Watershed Forum (KWF)



we hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Thomas M. Young
P.O. Box 537
Homer, AK 99603

For: _____

Acknowledged before me this _____ day of _____, 2025

Notary Public for Alaska
My Commission expires: _____

Acknowledged before me this _____ day of _____, 2025

Notary Public for Alaska
My Commission expires:

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of June 22, 2025.

Kenai Peninsula Borough, Authorized Official



PIONEER VISTAS UNIT 6-YOUNG SUBDIVISION

A SUBDIVISION/REPLAT OF TRACT 4
PIONEER VISTAS UNIT 6, PLAT No. 82-60
HOMER RECORDING DISTRICT

LOCATED WITHIN
THE NW 1/4 NW 1/4 OF SECTION 20
TOWNSHIP 6 SOUTH, RANGE 13 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 0.256 ACRES

<i>SURVEYOR</i>	<i>CLIENT</i>
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 Homer, AK 99603	THOMAS M. YOUNG SONJA M. MARTIN-YOUNG P.O. BOX 537 HOMER, AK 99603
SURVEY DATE: NA	SCALE: 1" = 20'
PLAT DATE: 5/30/2025	BOOK No.: NA
CHECKED BY: CLM	FILE: 3927.dwg
DRAWN BY: MRS	KPB FILE No.: 2025-###