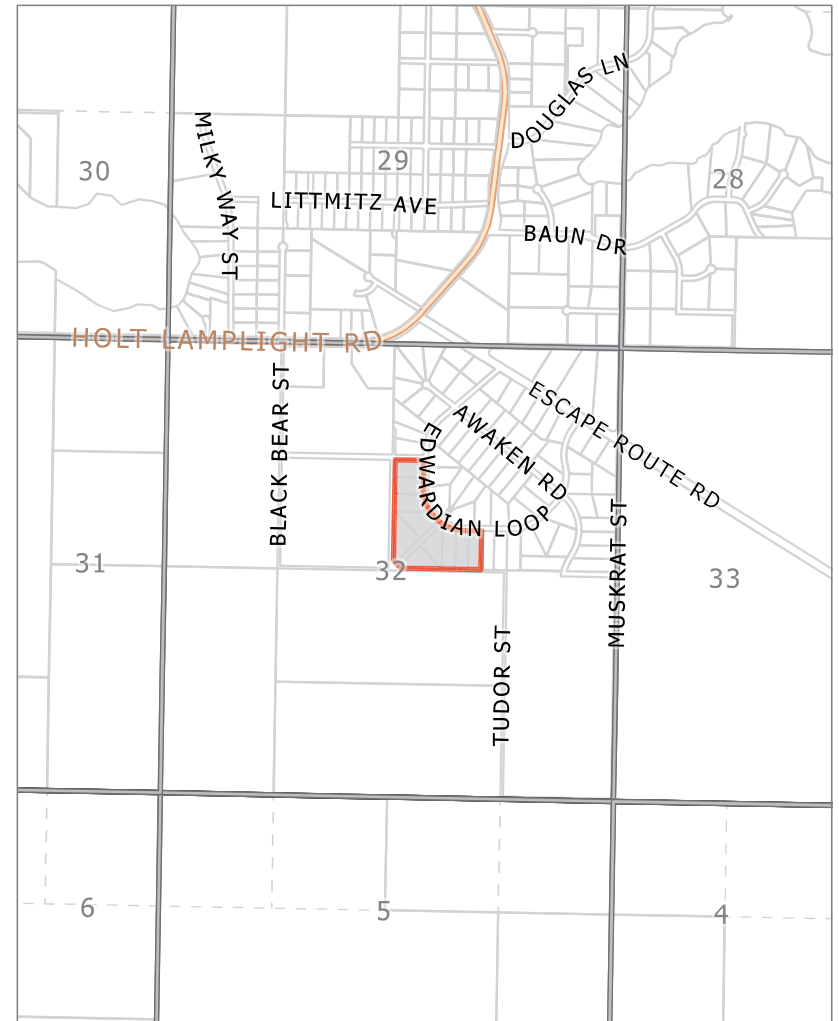
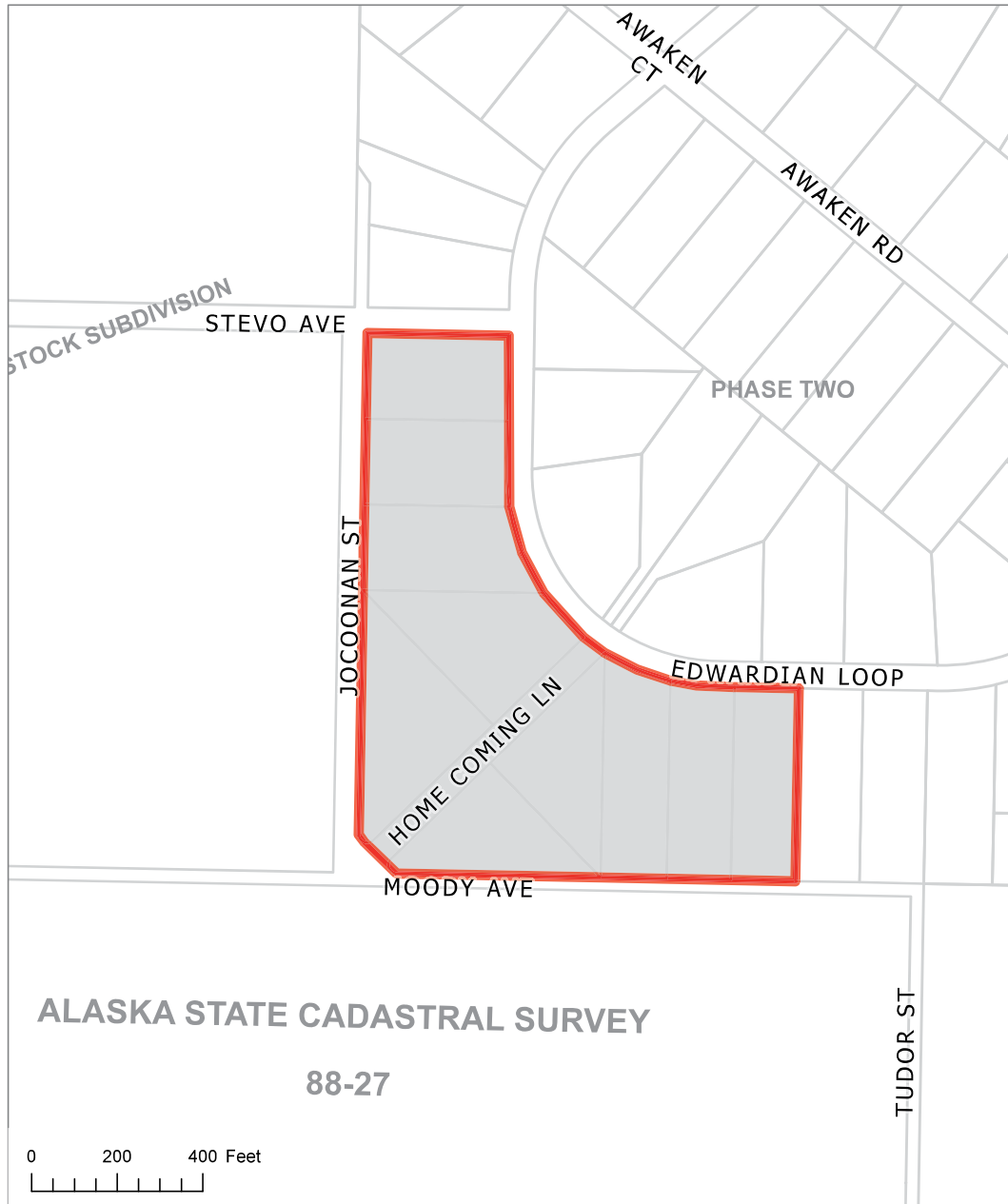


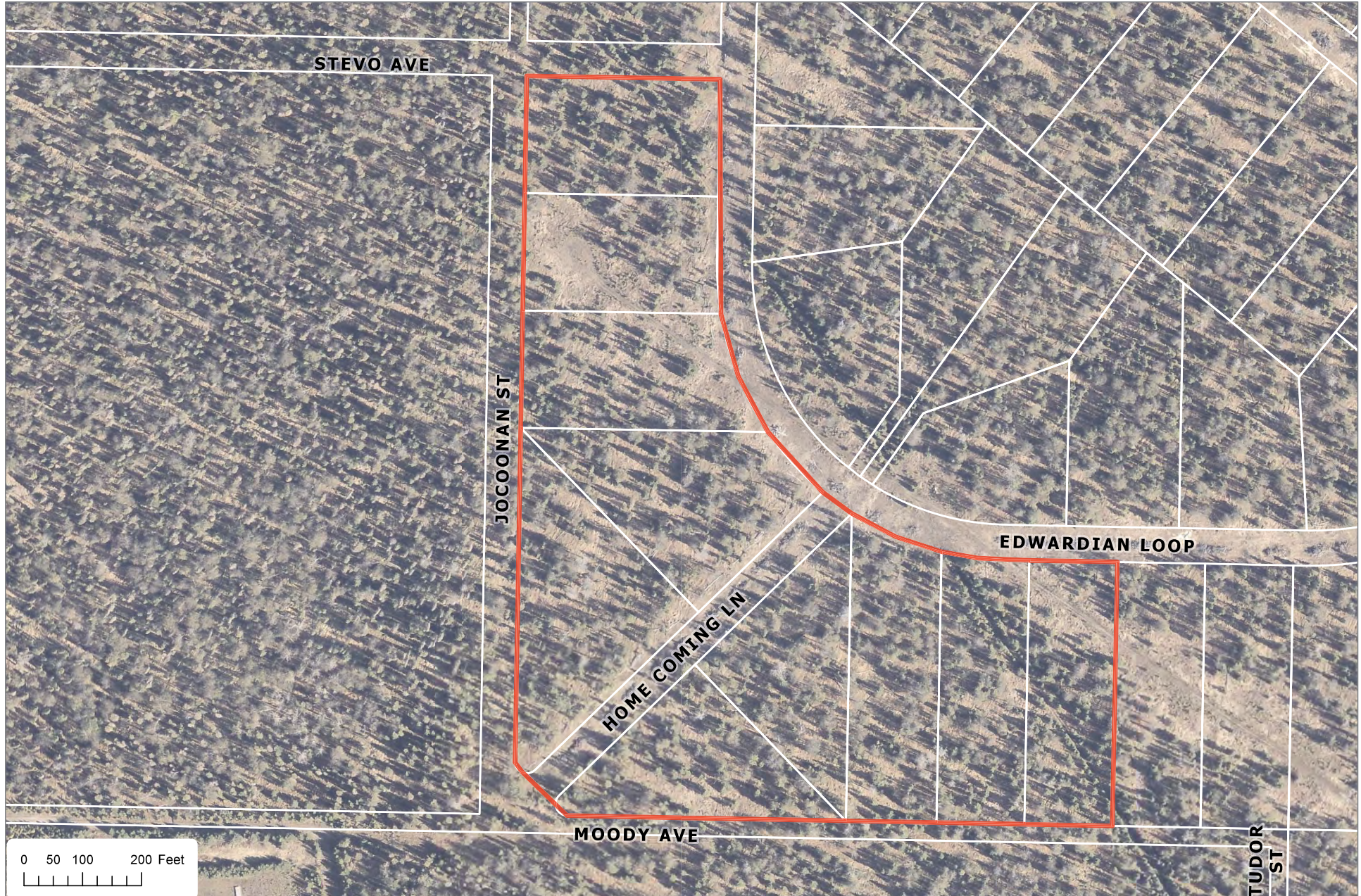
## **E. NEW BUSINESS**

- 7. The Renaissance Phase Two 2025 Replat; KPB File 2025-070  
McLane Consulting Group / Salamatof Native Association Inc.  
Location: South of the Junction Between Holt Lamplight Road &  
Escape Route  
Nikiski Area / Nikiski APC**



KPB File 2025-070  
T 7N R 11W Sec32  
Nikiski



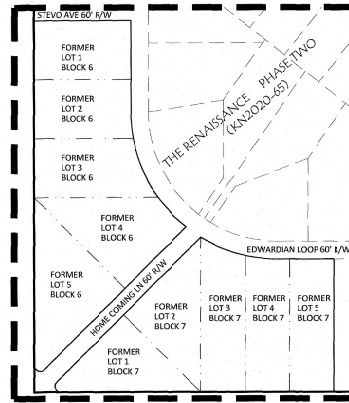


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



KPB 2025-070

FORMER LOT DETAIL  
SCALE: 1" = 200'



CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	51°00'00"	500.00	447.90	239.84	S 25°49'50" E
C2	38°00'00"	500.00	337.17	175.38	S 70°40'29" E
C3	90°00'00"	20.00	31.42	20.00	S 44°53'44" W
C4	53°00'00"	50.00	46.30	25.00	N 63°32'22" W
C5	60°00'00"	50.00	52.05	29.27	S 59°33'11" W
C6	69°00'00"	50.00	60.21	34.39	S 65°18'22" E
C7	90°00'00"	50.00	48.77	23.40	S 64°56'00" E
C8	53°00'00"	50.00	46.30	25.00	N 63°32'22" W
C9	90°00'00"	20.00	31.42	20.00	S 44°53'44" W
C10	10°00'00"	500.00	89.35	44.79	S 05°13'20" E
C11	2°00'00"	500.00	20.49	10.20	S 11°30'40" E
C12	10°00'00"	500.00	89.35	44.79	S 05°13'20" E
C13	27°00'00"	500.00	242.49	123.78	S 57°27'00" E
C14	134°00'00"	20.00	47.37	48.21	N 67°34'44" W
C15	14°00'00"	500.00	129.34	65.34	S 65°47'00" E
C16	131°00'00"	20.00	45.12	44.28	N 20°50'30" W
C17	11°00'00"	500.00	96.39	48.20	S 78°45'00" E
C18	89°00'00"	20.00	31.42	19.84	S 89°30'10" E
C19	70°00'00"	500.00	61.70	35.49	S 23°03'44" W
C20	72°00'00"	500.00	63.88	36.59	S 48°32'11" E
C21	91°00'00"	500.00	80.37	51.80	N 49°19'43" E
C22	51°00'00"	500.00	44.79	23.99	N 22°14'11" W
C23	84°00'00"	20.00	29.98	18.24	N 47°38'30" E

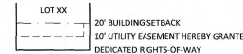
NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
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. BUILDING SETBACK: 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.
4. THE FRONT 15 FEET OF THE 30 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
5. 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 DEPARTMENT.
6. NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF FLAG LOT 6A BLOCK 6.
7. LOTS WITHIN THIS SUBDIVISION TO BE SERVED BY COMMUNITY WELL.
8. THIS PLAT MAY BE SUBJECT TO THE FOLLOWING:
  - 8.1. TERMS, COVENANTS, CONDITIONS AND PROVISIONS AS CONTAINED IN THE ALASKA NATIVE CLAIMS SETTLEMENT ACT DATED DECEMBER 18, 1974, AS AMENDED BY PUBLIC LAW 92-203, 85 STAT. 688, USC 1601 ET SEQ. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KPB 21.41.080.
  - 8.2. RESERVATIONS CONTAINED IN DEED EXECUTED BY THE STATE OF ALASKA RECORDED APRIL 1, 1985, BOOK 258 PAGE 364, 680.

LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REAR W/ PLASTIC CAP LS-1795
- FOUND 5/8" REAR W/ 1" STAINLESS STEEL CAP 850325
- SET 5/8"x39" REAR W/ 1" BLUE PLASTIC CAP LS-211269
- CONTOUR INTERVAL = 5'

TYPICAL SETBACK DETAIL (NTS)



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

CHRISTOPHER J. MONFOR, PRESIDENT & CEO  
SALAMAT OF NATIVE ASSOCIATION INC., OWNER  
PO BOX 2382  
KENAI, AK 99611

CERTIFICATE OF ACCEPTANCE - KPB

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

PROPOSED 60' R/W LANCELOT CT.  
PROPOSED 60' R/W OWENVERIE CT.

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

AUTHORIZED OFFICIAL

DATE

PLAT APPROVAL

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

AUTHORIZED OFFICIAL

NOTARY'S ACKNOWLEDGEMENT

FOR: CHRISTOPHER J. MONFOR  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025

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

NOTARY PUBLIC FOR THE  
STATE OF ALASKA

Plat #

Recorded \_\_\_\_\_  
Date \_\_\_\_\_  
Time \_\_\_\_\_



THE RENAISSANCE PHASE TWO 2025 REPLAT  
REPLAT OF LOTS 1-5 BLOCK 6 AND LOTS 1-5 BLOCK 7 THE RENAISSANCE PHASE TWO (KN2020-65)

OWNER: SALAMAT OF NATIVE ASSOCIATION INC.  
PO BOX 2382  
KENAI, AK 99611

17,901 AC. N/1 SITUATED IN THE E1/2 OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTING  
SURVEYING - MAPPING  
P.O. BOX 408  
SOLDOTNA, AK 99609  
VOICE: (907) 283-4298  
FAX: (907) 283-2068  
WWW.BURLANECO.COM

KPB File No. 2025-XXX  
Project No. 252026  
Scale: 1" = 80' Date: MAY 2025 BOOK: XX-XX Drawn by: AHH



AGENDA ITEM E. NEW BUSINESS

**ITEM #7 - PRELIMINARY PLAT  
THE RENAISSANCE PHASE TWO 2025 REPLAT**

<b>KPB File No.</b>	2025-070
<b>Plat Committee Meeting:</b>	May 27, 2025
<b>Applicant / Owner:</b>	Salamatof Native Association Inc. of Nikiski, Alaska
<b>Surveyor:</b>	Andrew Hamilton, McLane Consulting Inc.
<b>General Location:</b>	Holt Lamplight Area

<b>Parent Parcel No.:</b>	013-122-40; 013-122-41; 013-122-42; 013-122-43; 013-122-44; 013-122-45; 013-122-46; 013-122-47; 013-122-48; 013-122-49
<b>Legal Description:</b>	Lots 1-5, Block 6 and Lots 1-5, Block 7, The Renaissance Phase Two, Kenai Recording District, Plat 2020-65, Township 7 North, Range 11 West, Section 32, Seward Meridian
<b>Assessing Use:</b>	Residential Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Community Water and On-site Septic
<b>Exception Request</b>	20.30.200

---

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide ten lots ranging in size from 1.51-acres to 2.17-acres into twenty lots ranging in size from 0.469-acres to 1.344-acres and dedicate Gwenevere Court and Lancelot Court.

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

This subdivision is located in Nikiski, south of the junction between Milepost 2 Holt Lamplight Road and the Escape Route.

Multiple access points are available for the proposed plat: Stevo Avenue to the north, Edwardian Loop to the east, Moody Avenue to the south, Jocoonan Street to the west, and Homecoming Lane is located centrally.

Stevo Avenue a 66-foot dedicated right-of-way located to the north of Block 6 which connects to Edwardian Loop to the east and Black Bear Street to the west. Black Bear Street connects to Holt Lamplight Road to the north, a state-maintained road. Edwardian Loop is a 66-foot dedicated right-of-way and is located to the east of Block 6 and north of Block 7. Edwardian Loop connects to Escape Route Road to the northeast, a borough-maintained road. Homecoming Lane is a 60-foot dedicated road located centrally between Blocks 6 and 7, at a northeast to southwest diagonal, connecting Edwardian Loop to Moody Avenue. Moody Avenue is located to the south and is a 30-foot dedicated right-of-way. The previous parent plat (KN 2020-65) dedicated the 30-feet and no additional right-of-way is requested. Jocoonan Street is located to the east of Block 6 and intersects with Moody Avenue to the south and Stevo Avenue to the north.

Gwenevere Court and Lancelot Court will be dedicated by this platting action, both ending in cul-de-sac bulbs. Lancelot Court will provide access to proposed Lots 1-A through 5A, Block 6 and Gwenevere Court will provide access to proposed lots 4A through 9A, Block 7. Both cul-de-sacs streets meet the length requirement of under 1,000 feet long per KPB 20.30.100. The dimensions for the cul-de-sac bulbs meet the minimum radius of 50 feet.

The dedication of Lancelot Court will provide legal access to Lots 1A through 5A, Block 6. The dedication of Gwenevere Court will provide legal access to proposed Lots 4A through 9A, Block 7.

Several lots as follows 1A (next to 3A), 3A, 4A and 10A Block 6 and 6A and 7A Block 7 have double frontage on two roads and depths less than 250'. This is in conflict with KPB 20.30.230 – Lots-Double frontage prohibited when. When looking at the layout of the cul-de-sacs and the lots, it appears to be the best possible scenario for the plat layout. And the surveyor has requested an exception to KPB 20.30.200 – Lots – Minimum size to be discussed later. With the reduced size in the exception request, this layout again is reasonable. Staff recommends the Plat Committee concur an exception to KPB 20.30.230 Lots – Double Frontage Prohibited is not needed at this time and a note be added to the plat stating that main lot entry shall be from Lancelot Ct, Edwardian Loop, Home Coming Ln or Gwenevere Ct.

There are no proposed vacations with this platting action.

Block length is compliant due to the presence of existing roads: Stevo Avenue, Jocoonan Street, Home Coming Lane and Edwardian Loop define the block for Block 6. Edwardian Loop, Home Coming Lane and Moody Lane define the block for Block 7.

A 50-foot public access easement is located to the south and west of the proposed plat and is depicted and labeled on the preliminary plat.

KPB Roads Dept RSA review	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: There are multiple lots on this plat that do not meet the borough minimum lot size, but no exception request.
SOA DOT comments	No Comments

**Site Investigation:**

The surveyor depicted no structures on the preliminary plat showing the subject area as vacant and confirmed by KPB GIS Imagery and KPB Assessing Records.

The preliminary plat includes contours at intervals of 5-feet. No areas appear to exceed 20% slope according to the KPB GIS terrain viewer. **Staff recommends** that it's the surveyor's discretion to keep or remove the contours on the final plat submittal per KPB 20.60.010.

No wetlands affect the subject property according to the KWF Wetlands Assessment.

This platting action is not within a Flood Zone Hazard area or Habitat Protection District per the KPB River Center Review.

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 NOT within HPD Comments: No comments
State of Alaska Fish and Game	No Response



### **Staff Analysis**

Originally, this land was an aliquot part of the NE1/4 and E1/2 SE1/4 of Section 32, Township 7 North, Range 11 West, Seward Meridian, Kenai, Alaska excluding the Nikiski Emergency Escape Route right-of-way. In 2014, The Renaissance Phase One (KN 2014-51) subdivided the area and created a phased plan subdivision. In 2020, The Renaissance Phase Two further subdivided Tract A. The proposed platting action will subdivide Lots 1-5, Block 6 and Lots 1-5, Block 7, into twenty lots.

Proposed Lot 6A, Block 6, is a flag lot design and meets the code requirements in KPB 20.30.190. The access portion is 20 feet wide and does not exceed 150 feet in length.

Proposed Lots 1A through 5A, Block 6, Lot 7A and 11A, Block 6, Lots 4A and 5A, Block 7, and Lots 8A and 9A, Block 7, are less than the code minimum size of 40,000 square feet. The surveyor has submitted an exception request for KPB 20.30.200 – Lots- Minimum Size, that will be discussed later in the staff report.

There is a Soils Report on file for the parent subdivision; however, the new plat does not comply with the requirements of KPB 20.40.020- wastewater review not required, as it's increasing the number of developable lots. A soils report will be required and an engineer will sign the final plat. The surveyor has stated in the exception request that the proposed subdivision will be served by multiple community water wells and individual wastewater systems. Approval of the plat is needed to get the installation of the wells completed.

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 Nikiski Advisory Planning Commission approved the plat during their May 8, 2025 meeting.

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

### **Utility Easements**

The parent plats granted a 15-foot-wide utility easement within the 20-foot building setback from all street rights-of-way and the entire setback within 5 feet of the side lot lines as a utility easement. The surveyor is granting a 15-foot utility easement on the proposed plat. **Staff recommends** the surveyor modify the typical detail on the preliminary plat to show 15-foot as notated in plat note number 4 and to label the sections of the utility easement granted by the parent plat per KPB 20.60.160 and sections of the easement granted by this plat.

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 Comments
ENSTAR	No Comments or Recommendations
ACS	No Response
GCI	Approved as Shown

### **KPB department / agency review:**

Addressing Review	Reviewer: Leavitt, Rhealyn Affected Addresses: NONE  Existing Street Names are Correct: Yes
-------------------	---

	<p>List of Correct Street Names: EDWARDIAN LOOP, HOMECOMING LN, JOCOONAN ST, MOODY AVE, STEVO AVE</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: Yes</p> <p>List of Approved Street Names: LANCELOT CT GWENEVERE CT</p> <p>List of Street Names Denied:</p> <p>Comments: No other comments</p>
Code Compliance	<p>Reviewer: Ogren, Eric</p> <p>Comments: No comments</p>
LOZMS Review Planner	<p>Reviewer: Raidmae, Ryan</p> <p>There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing Review	<p>Reviewer: Windsor, Heather</p> <p>Comments: No comment</p>
Advisory Planning Commission	Approved

## **STAFF RECOMMENDATIONS**

### **CORRECTIONS / EDITS**

- Modify Plat Approval date to May 27, 2025
- In Block 6, switch lot labels 1A and 2A to make a consecutive order counterclockwise around the cul-de-sac.
- CTP item #12 does not affect this property as noted on KN2014-51 at plat note 7 and can be removed from the CTP when updated.
- Show measured data on the drawing when field work complete.

### **PLAT NOTES TO ADD**

- Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program (KPB 14.06).

### **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 KPB File No to KPB 2025-070
- modifying the legal description to "NE 1/4" to specify the subdivision location better.

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:**

- Remove the label for Range 12W
- Staff suggests adding a label for Edwardian Loop

---

**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- Wastewater Disposal Note to be modified in accordance with Soils Report

---

**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.

**20.60.010. - Preparation requirements generally.** The final plat shall be prepared in accordance with this chapter and the preliminary plat as approved. Information required for the preliminary plat by KPB 20.25.070 shall be included on the final plat except that the information required by KPB 20.25.070 (K)—(N) shall not be included. The approximate dimensions required by KPB 20.25.070(J) shall be replaced with accurate dimensions as required by KPB 20.60.110 and KPB 20.60.120. If the final plat contains only a portion of the preliminary plat, it must comply with KPB 20.25.110(B).

**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.

**20.60.190. - Certificates, statements, and signatures required.**

A final plat submitted for review and approval shall bear the following certificates with signatures of appropriate parties signed with permanent black ink:

**A. Certificate of ownership, dedication, and acknowledgement.**

1. All parties having an interest of record in land being subdivided shall sign a certificate of ownership and dedication printed on the plat, affixed thereto, or by separate affidavit. If such title interest is vested in other than named individuals, including but not limited to corporations, partnerships, limited liability companies, trusts or homeowner's associations, the certificate shall be signed and acknowledged by an individual(s) under written authority granted by its board of directors or shown by official documentation appropriate to the entity. Documentation of such authority shall be submitted with the final plat.

- Provide all required documents granting authority to the individuals signing on behalf of Salamatof Native Association, Inc.

## 7. Certificate of Acceptance

- Please include names of dedicated rights-of-way

### **EXCEPTIONS REQUESTED:**

#### **A. KPB 20.30.200-Lots-Minimum Size**

Surveyor's Discussion: The intent of this replat is to reconfigure the lots to a more suitable layout for development as a senior housing project.

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

1. These lots will be served by multiple community water wells and individual wastewater systems per structure.
2. All of the proposed lots will be 20,000 square feet or larger which complies with KPB 20.30.200(C)(1).
3. The intention for the subdivision is to develop a Senior Housing Facility.

Staff Discussion:

#### **20.30.200. - Lots—Minimum size.**

Except in cities where zoning and subdivision regulations establish different minimums, lots must be designed to meet the following area requirements:

- A. Lots shall contain at least 6,000 square feet if served by public wastewater disposal and water systems.
- B. Lots shall contain at least 40,000 square feet if both the well and wastewater disposal are to be located on the lot unless it can be demonstrated to the satisfaction of the commission that a smaller lot size is adequate for the safe location and operation of an on-site well and wastewater disposal system.
- C. Subdivisions designed to be served by public wastewater disposal and water systems but not yet served by such systems may be permitted to contain lots of less than 40,000 square feet if the following conditions are met:

1. The available area may be reduced to 20,000 square feet when public water or wastewater disposal system is available, complying with KPB 20.40;

2. A statement from an engineer affixed with his seal and signature attesting that the proposed lot design and associated building restrictions will assure adequate area is available to each building site for safe on-site well and wastewater disposal, including area for a replacement wastewater disposal system.

#### **Staff Findings.**

4. A soils report will be required for review and approval prior to finalization of the plat to comply with KPB 20.40 and provide documentation that there is on each lot at least 20,000 square feet of contiguous area suitable for use for a wastewater disposal system and replacement.
5. No wetlands affect the proposed platting area.
6. There are minimal slope grades within the proposed platting area.
7. All required right-of-way dedications have been dedicated from previous plats or dedicated by this plat.
8. All required easements have been shown on the preliminary plat and no additional easements have been requested by utility agencies.
9. 20.60.090 Improvements-Other public systems. A final plat of a subdivision outside city limits served by a public or existing ADEC approved water or wastewater disposal system shall not be approved prior to provision of documentation from the owner of the system that service to the system is installed and available to each lot in the subdivision, and that connection to all lots will not exceed the capacity of the system.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee (or Commission, as applicable) 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 1-2 and 5-8 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 1-3 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; 4-9 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.

---

**RECOMMENDATION:**

**SUBJECT TO EXCEPTION(S) GRANTED, 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**

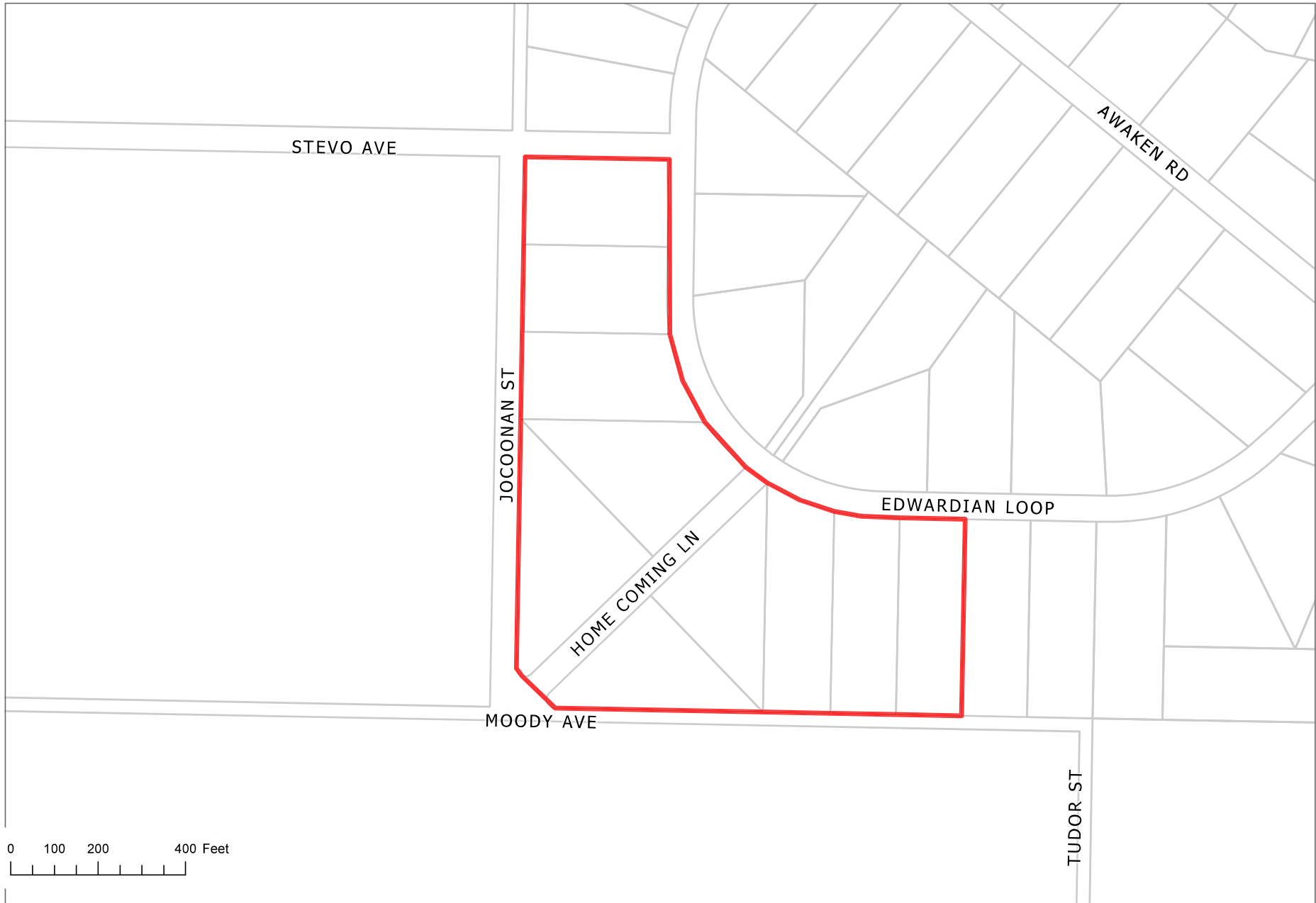
---





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.





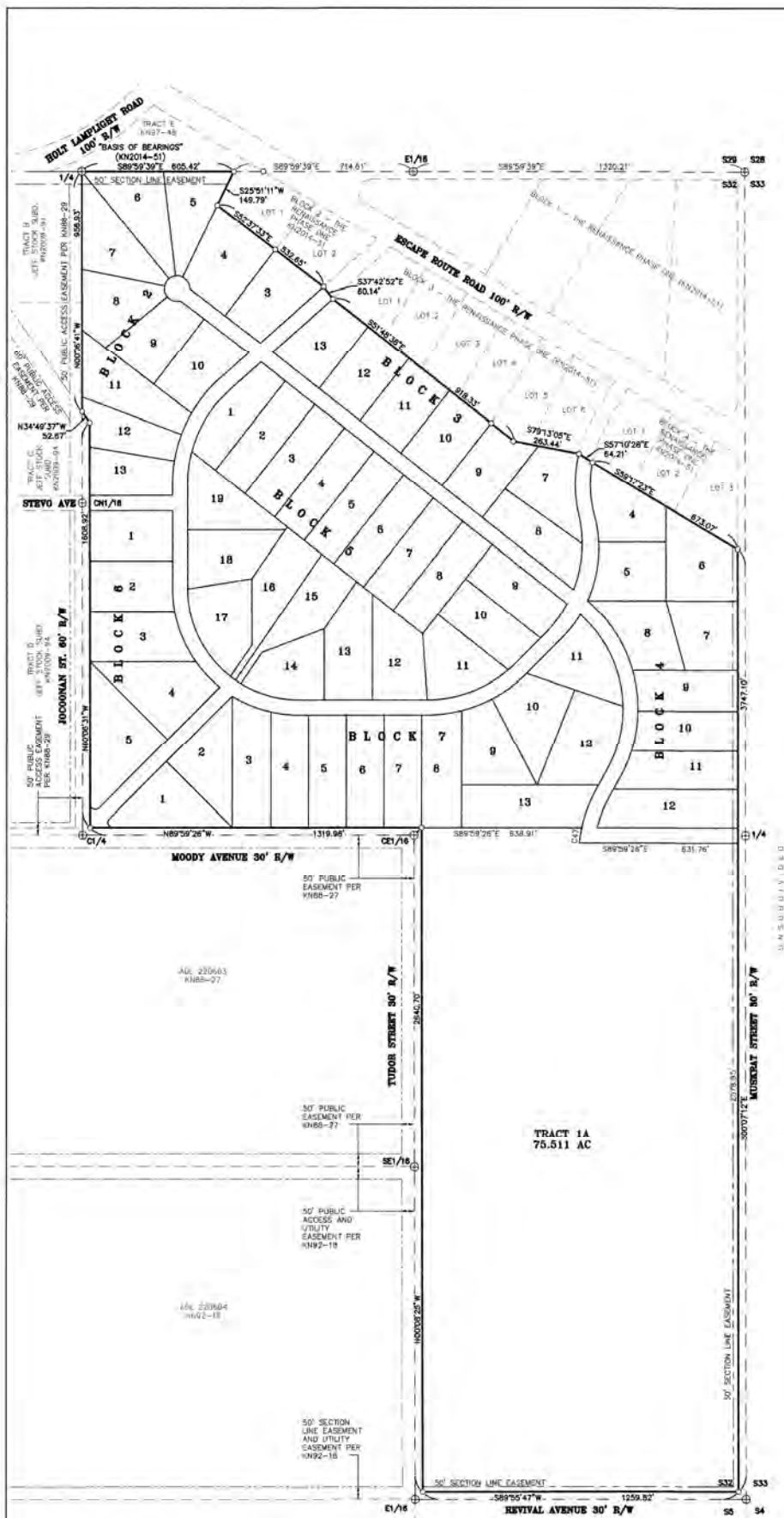
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





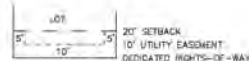
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





#### NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
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. BUILDING SETBACK - A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET FRONTS-OF-WAY UNLESS A LESSOR STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
4. THE FRONT 15 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
5. 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 DEPARTMENT.
6. NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF FLAG LOTS 16 & 18 BLOCK 8.
7. EXCEPTIONS WERE GRANTED TO PROPOSED STREET LAYOUT (KPS 20.30.030) AND BLOCK LENGTH (KPS 20.30.170) BY THE PLANNING COMMISSION AT THE MEETING ON MAY 13, 2019.
8. THIS PLAT MAY BE AFFECTED BY TERMS, COVENANTS, CONDITIONS AND PROVISIONS AS CONTAINED IN THE ALASKA NATIVE CLANS SETTLEMENT ACT DATED DECEMBER 16, 1971 AS US PUBLIC LAW 92-203, 90 STAT. 688, USC 1601 ET SEQ. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KPS 21.44.080.



SETBACK DETAIL

#### LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR w/ PLASTIC CAP L-11795 UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP B5032-S
- LOT #

#### CERTIFICATE OF OWNERSHIP AND DEDICATION

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

CHRISTOPHER J. MONFOR, PRESIDENT & CEO  
SALAMATOR NATIVE ASSOCIATION INC., OWNER  
PO BOX 2682  
KENAI, AK 99611

#### NOTARY'S ACKNOWLEDGEMENT

FOR  
ACKNOWLEDGED BEFORE ME THIS  
12th DAY OF APRIL 2019  
MY COMMISSION EXPIRES: 04-24-22  
Notary Public for the  
STATE OF ALASKA



#### PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING MAY 13, 2019.

BY: [Signature] 12/1/20  
AUTHORIZED OFFICIAL DATE

Plat #	
Section	
Block	
Lot	

#### WASTEWATER DISPOSAL - LOTS

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

STAN A. MOORE C.E. 7883 AK 2 NOV 2020 DATE

#### WASTEWATER DISPOSAL - TRACT 1A

THIS TRACT IS AT LEAST 20000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



THE RENAISSANCE PHASE TWO			
SUBDIVISION OF TRACT 1A & THE RENAISSANCE PHASE ONE (KPS 20.14-03)			
SALAMATOR NATIVE ASSOCIATION INC., OWNER KENAI, AK 99611			
188,805 AC. W/4, SITUATED IN THE E1/2 OF SECTION 33, T.7N. R.11W. S.4E, AK, THE KENAI PENINSULA BOROUGH, IN THE KENAI RECORDING DISTRICT.			
ENGINEERING, RECORDS SURVEILLING, MAPPING PO BOX 3852 KENAI, AK 99611 VOICE: 907-261-4424 FAX: 907-261-4424 WWW.MANAGEMENTS.COM	KPS FILE NO. 2019-040	PROJECT NO. 190004	
PLAT # 17-0001	DATE: APRIL 2019	BOOK: 019	PAGE: 1083







