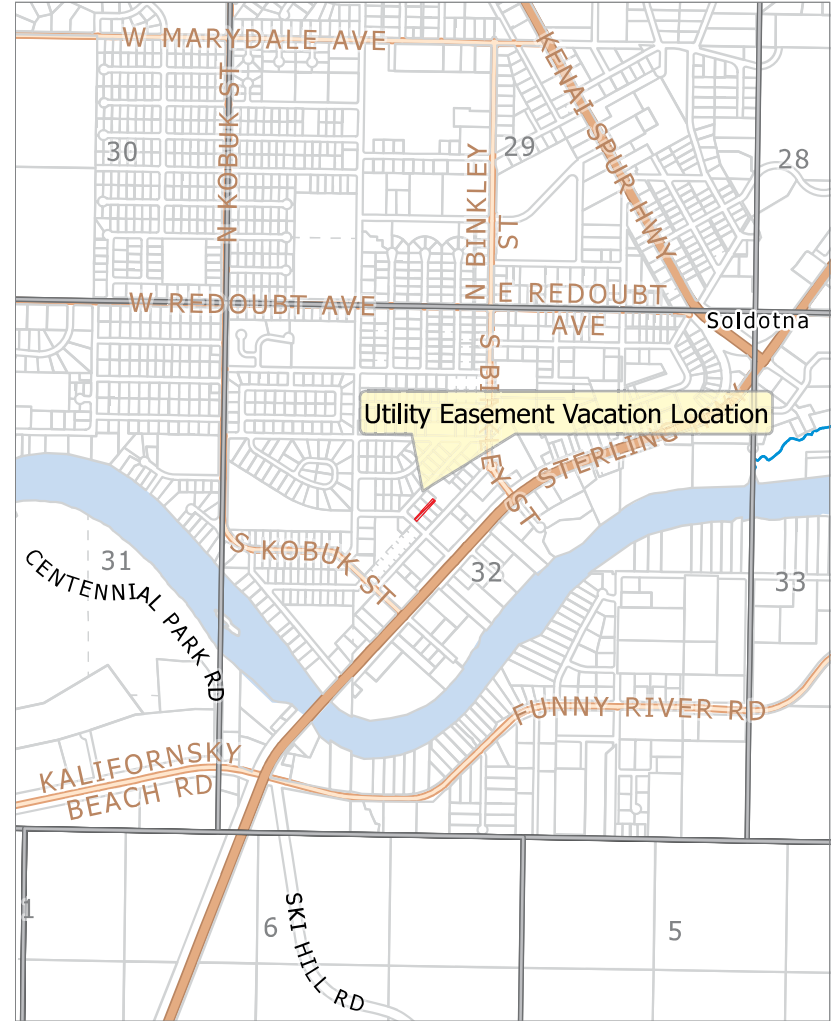
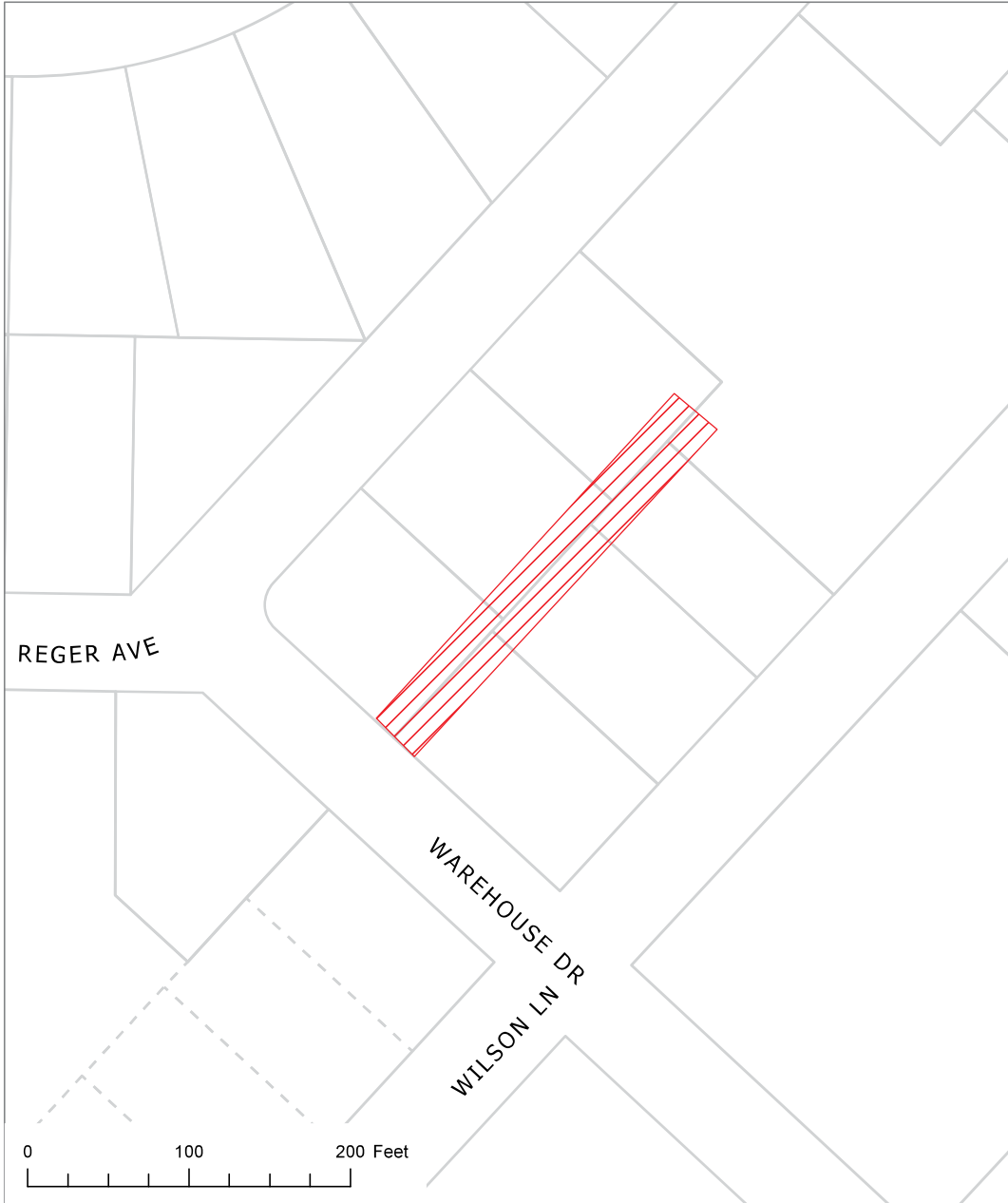


E. NEW BUSINESS

- 4. Utility Easement Vacation; KPB File 2024-008V
McLane Consulting Group / Ehmann & KPB
Request; Vacates the westerly approximately 260' by
20' portion of a utility easement & rededicated a 10'
utility easement along Wilson L. & Reger Ave.
City of Soldotna**

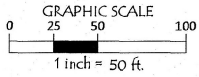


KPB File 2024-008V
T 05N R 10W SEC 32
Soldotna

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.

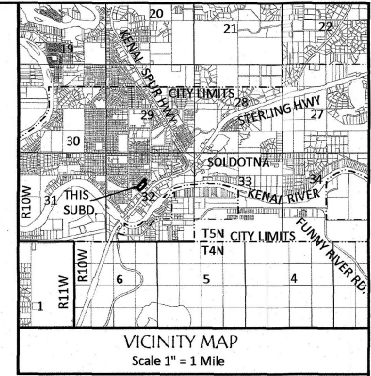


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/1" STAINLESS STEEL CAP 85032-S
- ⊕ POWER POLE
- OVERHEAD ELECTRIC
- RECORD AND MEASURED DATA AGREE UNLESS NOTED OTHERWISE
- ▨ 20' UTILITY EASEMENT HEREBY VACATED



CERTIFICATE OF OWNERSHIP AND DEDICATION

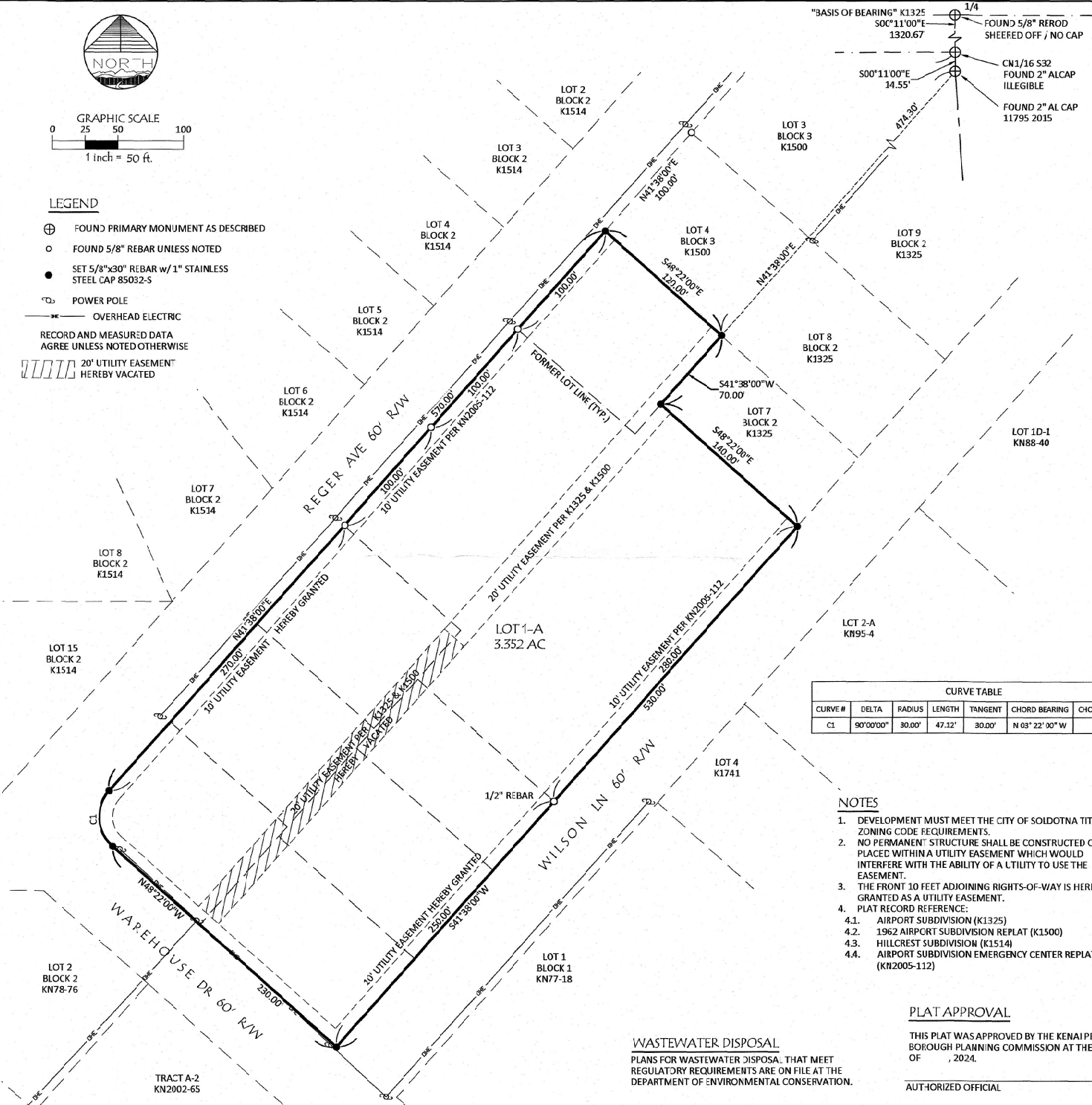
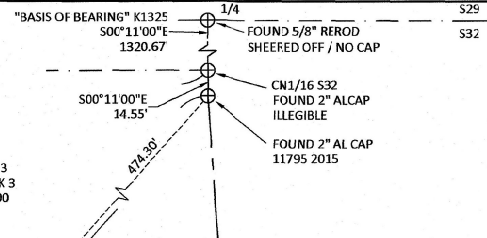
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE KENAI PENINSULA BOROUGH IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF THE KENAI PENINSULA BOROUGH HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE AL. RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT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

KENAI PENINSULA BOROUGH
144 N. BINKLEY STREET, SOLDOTNA, AK 99611

NOTARY'S ACKNOWLEDGEMENT

FOR:
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF ALASKA



CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	30.00'	47.32'	30.00'	N 03° 22' 00" W	42.43'

- NOTES**
- DEVELOPMENT MUST MEET THE CITY OF SOLDOTNA TITLE 17 ZONING CODE REQUIREMENTS.
 - 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 FRONT 10 FEET ADJOINING RIGHTS-OF-WAY IS HEREBY GRANTED AS A UTILITY EASEMENT.
 - PLAT RECORD REFERENCE:
 - AIRPORT SUBDIVISION (K1325)
 - 1962 AIRPORT SUBDIVISION REPLAT (K1500)
 - HILLCREST SUBDIVISION (K1514)
 - AIRPORT SUBDIVISION EMERGENCY CENTER REPLAT (KN2005-112)



Plat #	
Rec Dist	_____
Date	_____
Time	_____

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

PLAT APPROVAL
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2024.
AUTHORIZED OFFICIAL _____

AIRPORT SUBDIVISION 2023 REPLAT
REPLAT OF LOT 1 & 2 BLOCK 2 AIRPORT SUBDIVISION (K1325), LOT 0 BLOCK 2 1962 AIRPORT SUBDIVISION REPLAT (K1500), LOT 4, 5, 8, 9 & 10 BLOCK 3 HILLCREST SUBDIVISION (K1514) AND LOT 1 AIRPORT SUBDIVISION EMERGENCY CENTER REPLAT (KN2005-112) AND THE ASSOCIATED 20' UTILITY EASEMENT VACATION

KENAI PENINSULA BOROUGH
144 N. BINKLEY STREET, SOLDOTNA, AK 99611

3.352 AC. M/L SITUATED IN THE NW1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 468 SOLDOTNA, AK 99689 VOICE: (907) 283-4216 FAX: (907) 283-3205 WWW.MCIANECG.COM	Project No. 232009
Scale 1" = 50'	Date: MAY 2023
FB# 22-14	Drawn by: JAH

**ITEM #4 - UTILITY EASEMENT ALTERATION
WESTERLY 260 FOOT BY 20 FOOT PORTION OF A UTILITY EASEMENT**

KPB File No.	2024-008V
Planning Committee Meeting:	February 26, 2024
Applicant / Owner:	Kenai Peninsula Borough of Soldotna
Surveyor:	James Hall / McLane Consulting, Inc
General Location:	Warehouse Dr and Wilson Ln in Soldotna

STAFF REPORT

Specific Request / Purpose as stated in the petition: This is a request to vacate a 260 foot by 20 foot utility easement located along the back of the lots on the subdivisions. The easement is being vacated for future expansion and development of the site.

Notification: Notice of vacation mailings were sent by regular mail to fifty-eight owners of property within 600 feet. Notice of the proposed vacation was emailed to seventeen agencies and interested parties.

The public notice was posted on the Planning Department’s bulletin board at the KPB Administration Building.

Staff Analysis:

The petition is to vacate a combined portion of 10 foot utility easements located along the interior block lines of lots for the purpose of clearing the area of incumbrances from the easement for future development. Along a portion of Lot 1 Airport Subdivision Emergency Center Replat KRD 2005-112 there is in place a 10 foot utility easement adjacent to the road rights-of-ways. The other plats making up this proposed plat to finalize the easement vacation did not have utility easements adjacent to the road rights-of-ways.

The proposed plat Airport Subdivision 2023 Replat will finalize the easement vacation when completed and includes a 10 foot utility easement adjacent to the remaining lines along the rights-of-ways.

At the meeting of January 3, 2024, the City of Soldotna Planning and Zoning Commission approved unanimously Resolution 2024-003 recommending approval of the Airport Subdivision 2023 Replat, which vacates a portion of a 20 ft. utility easement..

Utility provider review:

HEA	Agreeable to vacation of the portion of platted utility easement on condition of granting other requested utility easements
ENSTAR	No comment
ACS	No comment
GCI	Approved as shown
TELALASKA	

Findings:

1. ACS, ENSTAR, GCI, and HEA provided written non-objection to the proposed vacation.
2. Airport Subdivision K1325 created a 10’ public utility easement along the back line of Block two in the subdivision, being proposed for vacation.
3. 1962 Airport Subdivision Replat K1500 created a 10’ utility easement along the back of Lot 0, being proposed for vacation.
4. Hillcrest Subdivision K1514 created a 10’ utility easement along the back line of Block three in the

- subdivision, being proposed for vacation.
5. Airport Subdivision Emergency Center Replat KRD 2005-112 transferred forward the 20' utility easement running the middle of the lot parallel to the streets from the previous plats, which is being proposed for vacation. KRD 2005-112 also dedicated new 10' utility easements along the road rights-of-ways.
 6. The vacation of the utility easement should have no effect on service.
 7. There are existing structures onsite.
 8. No surrounding properties will be denied utilities.
 9. The new location of the utility easement will give easier access to utilities.

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Make the following corrections:

- Change KPB number to 2024-008 for preliminary and final plat
- In the legal, remove Lot 4 on the second line.
- Subdivision labels to the northeast on Lots 3 & 4 need corrected to K1514
- Designate on the boundary lines the record plat designation distances and plat reference.

RECOMMENDATION:

Based on consideration of the merits as outlined by Staff comments and Staff findings, Staff recommends APPROVAL of the utility easement alteration as petitioned, subject to:

1. Grant utility easements requested by the Soldotna City Council and utility providers.
2. Finalizing the approval of the easement alteration by either;
 - a. The recording of a subdivision plat within 12 months, compliant with the requirements of Chapter 20 of KPB Code or,
 - b. The recording of a utility easement alteration resolution within 90 days of the adoption of the resolution by the Planning Commission, with the following requirements:
 - i. An exhibit drawing showing, and dimensioning, the utility easement alteration area, prepared, signed and sealed by a licensed land surveyor. The exhibit drawing will be attached to, and recorded with, the resolution.
 - ii. The applicants will provide the recording fee for the resolution and its attachment to the Planning Department.
 - iii. The Planning Department is responsible for filing the Planning Commission resolution.

20.65.070 Alteration of platted utility easements

- E. A planning commission decision under this section is final. A notice of decision shall be sent to the petitioner. No reapplication or petition concerning the same alteration to platted utility easement may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed. If the reasons for denial are resolved, the petitioner may submit a new petition for alteration of platted utility easement with documentation that the issues have been resolved, accompanied by a new fee.**
- F. An appeal of the planning commission decision under this section must be filed in the superior court in accordance with the Alaska Rules of Appellate Procedure.**

The 2019 Kenai Peninsula Borough Comprehensive Plan adopted November, 2019 by Ordinance No. 2019-25. The relevant objectives are listed.

Goal 3. Preserve and improve quality of life on the Kenai Peninsula Borough through increased access to local and regional facilities, activities, programs and services.

- *Focus Area: Energy and Utilities*
 - o *Objective A - Encourage coordination or residential, commercial, and industrial development with extension of utilities and other infrastructure.*
 - *Strategy 1. Near – Term: Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs.*
 - *Strategy 2. Near – Term: Maintain regular contact with utility operators to coordinate and review utility easement requests that are part of subdivision plat approval.*
 - *Strategy 3. Near – Term: Identify potential utility routes on Borough lands.*
- *Housing*
 - o *Objective D. Encourage efficient use of land, infrastructure and services outside incorporated cities by prioritizing future growth in the most suitable areas.*
 - *Strategy 1. Near – Term: Collaborate with the AK Department of Transportation, incorporated cities within the borough, utility providers, other agencies overseeing local services, and existing communities located adjacent to the undeveloped areas that are appropriate for future growth, to align plans for future expansion of services to serve future residential development and manage growth.*

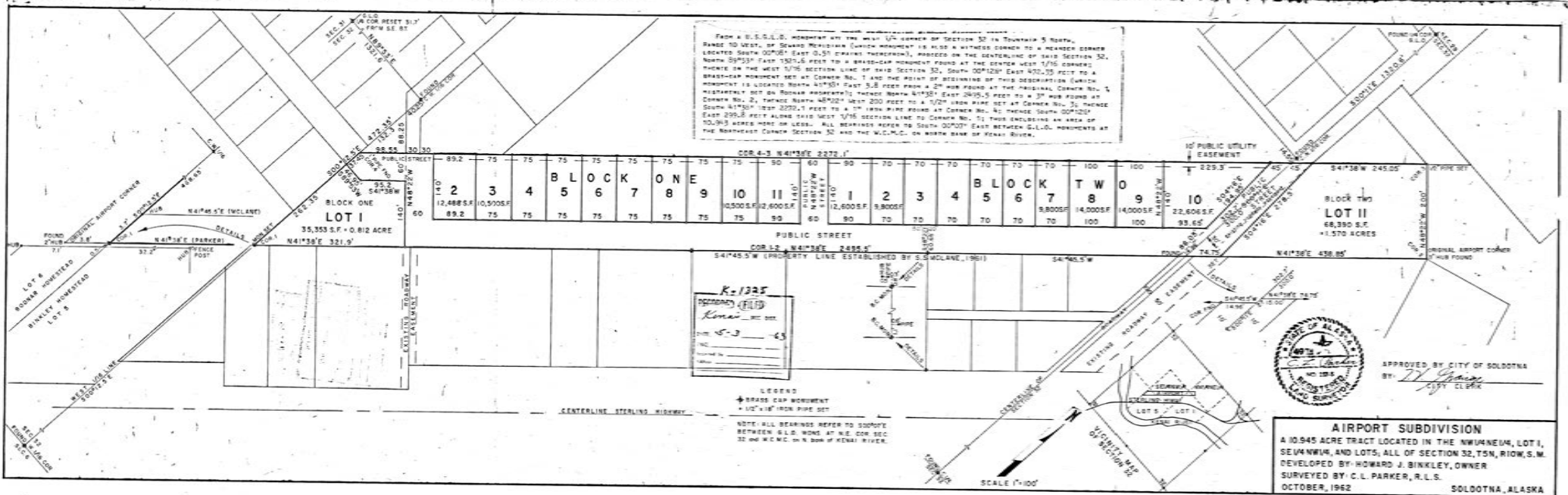
END OF STAFF REPORT



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.

10-7225

FROM A U.S.C.G.S. MONUMENT AT THE WEST 1/4 CORNER OF SECTION 32 TO POINT 5 NORTH, RANGE 10 WEST, OF SEWARD MERIDIAN (WHICH MONUMENT IS ALSO A WITNESS CORNER TO A BEARER CORNER LOCATED SOUTH 02°05' EAST 0.51' (GRAVEL THEODOLITE)), PROCEED AS THE CENTERLINE OF SAID SECTION 32, NORTH 89°53' EAST 1307.6 FEET TO A BRASS-CAP MONUMENT FOUND AT THE CENTER WEST 1/16 CORNER THEREON ON THE WEST 1/16 SECTION LINE OF SAID SECTION 32, SOUTH 00°12' EAST 402.35 FEET TO A BRASS-CAP MONUMENT SET AT CORNER NO. 1 AND THE POINT OF BEGINNING OF THIS DESCRIPTION (WHICH MONUMENT IS LOCATED NORTH 41°50' EAST 3.8 FEET FROM A 2" IRON PIPE FOUND AT THE ORIGINAL CORNER NO. 1 NEARLY SET ON ROAD HEREABOUTS); THENCE NORTH 41°50' EAST 2495.5 FEET TO A 3" WUB FOUND AT CORNER NO. 2; THENCE NORTH-NORTHWEST 200 FEET TO A 1/2" IRON PIPE SET AT CORNER NO. 3; THENCE SOUTH 41°50' WEST 2292.1 FEET TO A 1" IRON PIPE FOUND AT CORNER NO. 4; THENCE SOUTH 00°12' EAST 295.8 FEET ALONG SAID WEST 1/16 SECTION LINE TO CORNER NO. 5; THIS INCLUDING AN AREA OF 10.913 ACRES MORE OR LESS. ALL BEARINGS REFER TO SOUTH 00°00' EAST BETWEEN G.L.C. MONUMENTS AT THE NORTHEAST CORNER SECTION 32 AND THE W.C.M.C. ON NORTH BANK OF KENAI RIVER.



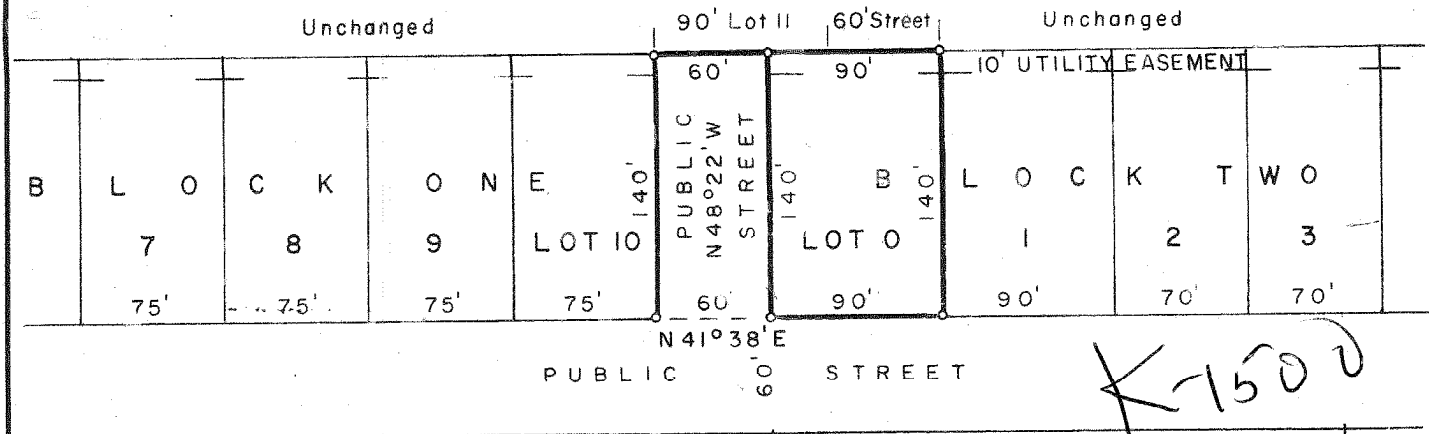
K-1225
 APPROVED
 R. L. S. 3-45



APPROVED BY CITY OF SOLDOTNA
 BY: *M. G. Gaine*
 CITY CLERK

AIRPORT SUBDIVISION
 A 10.945 ACRE TRACT LOCATED IN THE NW1/4NW1/4, LOT 1, SE1/4NW1/4, AND LOTS, ALL OF SECTION 32, T5N, R10W, S.M. DEVELOPED BY HOWARD J. BINKLEY, OWNER SURVEYED BY C. L. PARKER, R. L. S. OCTOBER, 1962 SOLDOTNA, ALASKA

ORIGINAL AIRPORT SUBDIVISION LAYOUT



RECORDED - FILED
 REC. DIST.
 DATE 8/23 1967
 TIME 11:30 AM
 Requested by [Signature]
 Address [Signature]

140' CARVER PROPERTY 60' SANDSTROM PROPERTY

60' STREET RIGHT-OF-WAY TO PUBLIC USE BY B. CARVER, OWNER

250'

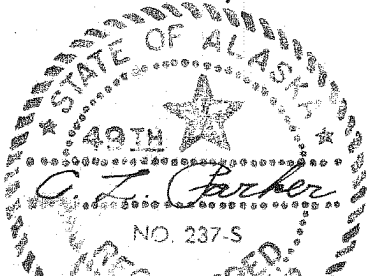
140'

CENTERLINE STERLING HIGHWAY

CERTIFICATE OF OWNERSHIP AND CONSENT

I HEREBY CERTIFY THAT I AM THE OWNER OF LOTS 10 AND 11 OF BLOCK 1 AND LOT 1 OF BLOCK 2 OF THE 1962 AIRPORT SUBDIVISION, AND FREELY CONSENT TO THE ABOVE REPLATTING OF LOT 11 INTO A 60-FOOT PUBLIC STREET AND THE ADJOINING 30 FEET OF PROPOSED LOT J, PROVIDED THE CITY OF SOLDOTNA WILL IN TURN VACATE THE EXISTING 60-FOOT STREET AND CONVEY SAME BACK TO THE ORIGINAL OWNER, BURTON CARVER.

REQUESTED BY Burton Carver OWNER OF LOT 11 DATE 1/19/66
 APPROVED BY A. Keebler CITY OF SOLDOTNA DATE 1/21/66



1962 AIRPORT SUBDIVISION REPLAT OF LOT 11 BLOCK ONE AND ADJOINING 60' x 140' STREET
 PLATTED BY C. L. PARKER, R.L.S. 237
 JANUARY 18, 1966 SOLDOTNA, ALASKA
 203399

1962 Airport S/D Replat
 K-1500

1959 LITTLE SUBDIVISION

(I.P. set by 610S, 1959 NW 1/16 Cor. found 201.6 B.C. inserted by me)

S 89° 53.5' W 1321.0' North 1/16 line of Section 32 1119.4

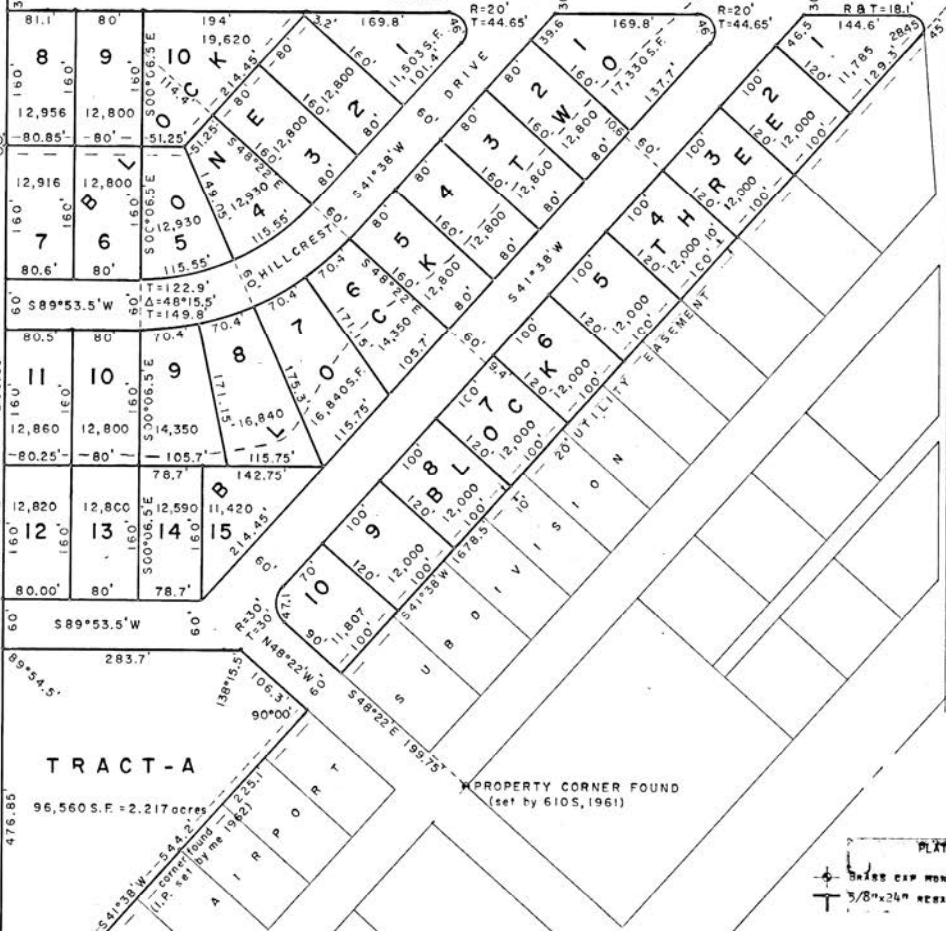
(reset 9" below road from my R.P.'s to original B.C. man. set by me in 1955)

1961 S C H W A N K L S U B D I V I S I O N

S 00° 10' E 1320.9' West 1/16 line of Section 32

R E G E R

Top of 15'-20" high bank



TRACT-A

96,560 S.F. = 2.217 acres

PROPERTY CORNER FOUND (set by 610S, 1961)



PLAT LEGEND

- ⊕ BRASS CAP MONUMENT
- ⊕ 3/8" x 24" REBAR ROD SET THIS SURVEY

CERTIFICATE OF OWNERSHIP & DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON; THAT WE ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT; AND WE DO HEREBY DEDICATE TO PUBLIC USE AND TO THE USE OF PUBLIC UTILITIES THE ROADWAYS AND EASEMENTS SHOWN.

APPROVAL OF THIS PLAT IS REQUESTED.
 _____, OWNER
 _____, OWNER
 _____, OWNER

NOTARY'S ACKNOWLEDGEMENT

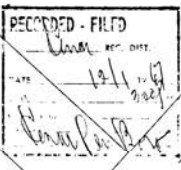
SUBSCRIBED AND SWORN BEFORE ME THIS 27th DAY OF November, 1967.

Shirley A. Brown
NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES January 27, 1971

PLAT APPROVED BY KENAI PENINSULA BOROUGH PLANNING COMMISSION, 5-13-67

George A. Norman
PLANNING OFFICER



K-1514

HILLCREST SUBDIVISION

16.47 ACRES IN SE 1/4 NW 1/4 OF SECTION 32, T5N, R10W, S.M.
 DEVELOPER: W.G. MAHURIN, BOX 505, SOLDOTNA, ALASKA.
 SURVEYOR: C.L. PARKER, R.L.S. 237
 SEPTEMBER, 1967

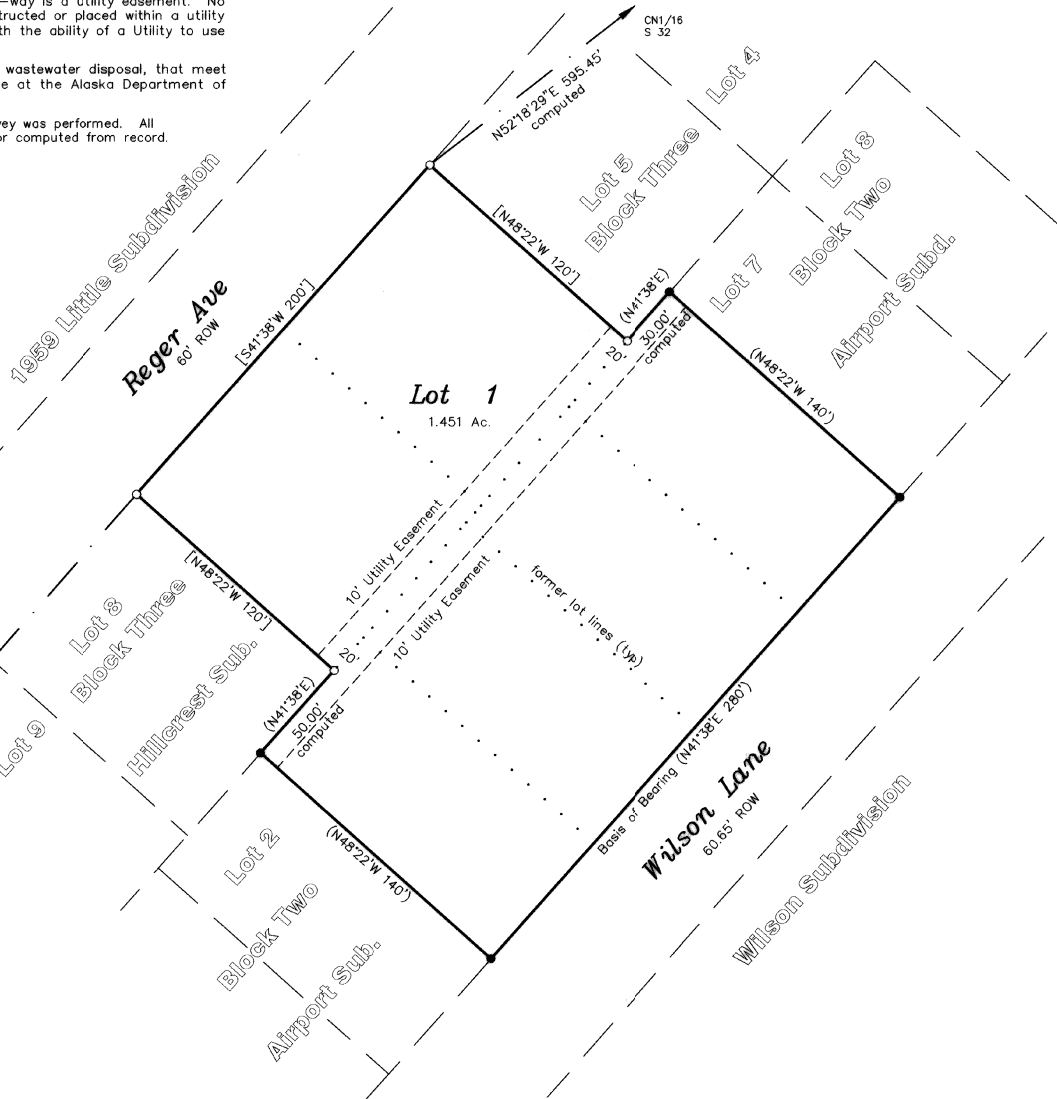
SCALE: 1"=100'

NOTES:

- 1) Development of these lots is subject to the City of Soldotna's zoning regulations.
- 2) Front 10 ft. adjacent to 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) **WASTEWATER DISPOSAL:** Plans for wastewater disposal, that meet regulatory requirements are on file at the Alaska Department of Environmental Conservation.
- 4) This is a PAPER PLAT, no field survey was performed. All dimensional data used is obtained or computed from record.



CW1/16
S 32

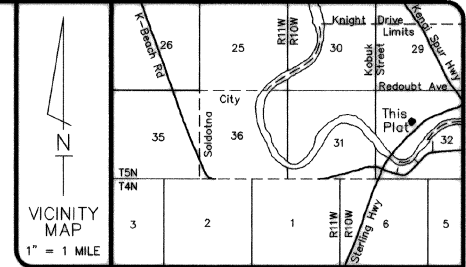


LEGEND:

- 5/8" Rebar (record)
- 1/2" Iron Pipe (record)
- [] Record Datum - Airport Subdivision Plat # K-1325
- () Record Datum - Hillcrest Subdivision Plat # K-1514

SURVEYOR'S CERTIFICATE

I hereby certify that; I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.



CERTIFICATE of OWNERSHIP and DEDICATION

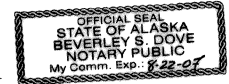
I HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

John J. Williams
John J. Williams, Mayor
Kenai Peninsula Borough
144 N. Binkley Street
Soldotna, Alaska 99611-7599

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 5th DAY OF December 2005 FOR John J. Williams

Beverly S. Dove
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 8-22-07



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF October 24, 2005

KENAI PENINSULA BOROUGH

Mary Beth
AUTHORIZED OFFICIAL

KPB FILE No. 2005-276

Airport Subdivision Emergency Center Replat

Replat of Lots 6 & 7 of Block Three Hillcrest Sub. K-1514 and Lots 3, 4, 5, & 6 of Block Two Airport Sub. K-1325 Located within the SE1/4 NW1/4 Section 32, T5N, R10W, S.M., City of Soldotna, Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 1.451 Acres

Integrity Surveys

8195 Kenai Spur Hwy Kenai, Alaska 99611-8902
SURVEYORS PHONE - (907) 283-9047 PLANNERS
FAX --- (907) 283-9071

JOB NO: 25161	DRAWN: 28 November, 2005 CB
SURVEYED: N/A	SCALE: 1" = 40'
FIELD BK: N/A	DISK: Airport

2005-112
RECORDED
Kenai REC. DIST.
DATE: 12-6 2005
TIME: 12:23 P.M.
REQUESTED BY:
INTEGRITY SURVEYS
605 SWIRES DRIVE
KENAI, ALASKA 99611

CITY OF SOLDOTNA PLANNING & ZONING MINUTES

Wednesday, January 3, 2024, 5:30 PM Council Chambers, Sodatna, Alaska Regular Meeting

Page

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE AND ROLL CALL

2. APPROVAL OF AGENDA

Motion to amend agenda by updating "Mark Burton, Seat F" as "Vacant, Seat F"

Moved by: Thomas Anderson

Approved

3. APPROVAL OF MINUTES

3.1 Planning & Zoning Commission Meeting of December 6, 2023 6 - 12

[23PM1206.pdf](#) 

Approved by unanimous consent

4. PRESENTATION WITH PRIOR NOTICE

5. PUBLIC HEARINGS

5.1 Resolution PZ 2024-001 - Recommending that Hillcrest 13 - 30

Subdivision's Lots 5, 8, 9 and 10 of Block 3; Airport Subdivision's Lot 1 of the Emergency Center Replat; Airport Subdivision's Lots 0, 1 and 2 of Block 2 be Rezoned from Commercial to Institutional on the Official Zoning Map.

[PRS 2024-001 Packet Item.pdf](#) 

Commissioner Anderson stated he resides within 300 ft. of the proposed action.

- Chair Vadla stated that the City's attorney determined Commissioner Anderson does not have a conflict of interest. Determination of impartiality was conducted.
- Commissioner Anderson stated he can be impartial.

- Director Czarnezki stated that Commissioner Anderson should be further questioned.
- 1. Chair Vadla asked Commissioner Anderson to describe his property. Commissioner Anderson stated he resides at 159 Hillcrest Ave and owns the neighboring lot.
- 2. Chair Vadla asked if Commissioner Anderson has prejudged the merits of the matter. Commissioner Anderson stated he has not prejudged anything until he hears what's presented.
- 3. Chair Vadla asked if Commissioner Anderson believes the permissions that are granted tonight may positively or negatively impact Commissioner Anderson's property. Commissioner Anderson said he does not know and it depends.
- 4. Chair Vadla asked if the effect will be minor or significant. Commissioner Anderson stated the building is large and will be significant in the City.
- 5. Chair Vadla asked if there are previously undisclosed concerns relating to his ability to fairly evaluate the application. Commissioner Anderson there are not.
- 6. Chair Vadla asked if there is any reason for Commissioner Anderson can not promise to be fair and impartial and not base the decision on a personal bias. Commissioner Anderson stated he can promise that.
- Chair Vadla determined Commissioner Anderson is allowed to participate in the three agenda items.

Director Czarnezki summarized the staff report.

Chair Vadla opened the public hearing, asking for public comments. The following people spoke in opposition to Resolution 2024-001:

- **Linda Lansing, 199 Hillcrest.**
Mrs. Lansing spoke in opposition.
- **Vince Simac, 157 Hillcrest.**
Mr. Simac spoke in opposition.

Chair Vadla closed the public hearing and asked for Commissioner comments and questions.

- **Chief Roy Browning** spoke in support and answered

commissioner questions.

Commission Member Murray moved to adopt PRS 2024-001 13 - 30

Moved by: Dennis Murray

Seconded by: Thomas Anderson

Approved

Motion to amend PRS 2024-001 Section 4. This resolution shall be contingent and become effective immediately upon the adoption of PRS Resolution 2024-002 13 - 30

Moved by: Thomas Anderson

Seconded by: Jenny Smithwick Aley

Yes Charlene Tautfest, Kaitlin Vadla, Jenny Smithwick Aley, Thomas Anderson, and Dennis Murray

Approved 5-0

5.2 Resolution PZ 2024-002 - Granting Approval of a Conditional Use Permit for the Development of a Fire Station located at 273 Wilson Lane. 31 - 67

[PRS 2024-002 Packet Item.pdf](#) 

Chair Vadla opened the public hearing, asking for public comments. The following people spoke in opposition to Resolution 2024-002:

- **Jennifer Hester, 159 & 165 Hillcrest.**
Miss. Hester spoke in opposition.
- **Linda Lansing, 199 Hillcrest.**
Mrs. Lansing spoke in opposition.
- **Vince Simac, 157 Hillcrest.**
Mr. Simac spoke in opposition.

Chair Vadla closed the public hearing and asked for Commissioner comments and questions.

- **Chief Roy Browning** spoke in support and answered commissioner questions.
- **Chris Parker** spoke in support and answered

commissioner questions.

Commission Member Murray moved to adopt PRS 2024-002 31 - 67

Moved by: Dennis Murray

Seconded by: Jenny Smithwick Aley

Commissioner Murray moved to amend PRS 2024-002. "The applicant shall install lighting that is required to minimize glare to the surrounding residential properties 31 - 67

Moved by: Dennis Murray

Seconded by: Jenny Smithwick Aley

Approved

Commission Member Murray moved to postpone PRS 2024-002 to February 7, 2024 31 - 67


Moved by: Dennis Murray

Seconded by: Jenny Smithwick Aley

Approved

6. UNFINISHED BUSINESS

7. NEW BUSINESS


7.1 Resolution PZ 2024-003 - Recommending Approval of the Airport Subdivision 2023 Replat 68 - 85
[PRS 2024-003 Packet Item.pdf](#) 

Commissioner Member Murray moved to approve PRS 2024-003 68 - 85

Moved by: Dennis Murray

Seconded by: Jenny Smithwick Aley

Approved

7.2 Resolution PZ 2024-004 - Recommending Approval of Soldotna Creek The Pointe Addition 86 - 98
[PRS 2024-004 Packet Item.pdf](#) 

Commission Member Smithwick-Aley moved to approve PRS
2024-004

Moved by: Jenny Smithwick Aley

Seconded by: Dennis Murray

Approved

8. PUBLIC COMMENTS WITHOUT PRIOR NOTICE

9. INFORMATIONAL ITEMS

10. REPORTS

- 10.1 Mayor and Council Reports
- 10.2 City Manager Report
- 10.3 Director of ED&P / Associate Planner Report
- 10.4 Commission Comments

11. PENDING LEGISLATION

- 11.1 Resolution PZ 2023-025 - Recommending that Section 17.10.335 Landscaping be Amended to Provide Consistency with Standards in the Commercial Zoning District
NOTE: Postponed on December 6, 2023 for research and refinement of language. Tentatively scheduled to be addressed on March 6, 2024

12. ADJOURNMENT

Date:
Action:
Vote:

CITY OF SOLDOTNA
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ 2024-003

RECOMMENDING APPROVAL OF THE
AIRPORT SUBDIVISION 2023 REPLAT

WHEREAS, the attached plat for the Airport Subdivision 2023 Replat was referred to the City of Soldotna Planning and Zoning Commission, and received from McLane Consulting, INC. on November 29, 2023; and

WHEREAS, the Soldotna Planning and Zoning Commission find:

1. The plat combines eight lots into one 3.352-acre lot, Lot 1-A;
2. The plat includes the dedication of portions of two 10 ft. utility easements and vacates a portion of a 20 ft. utility easement;
3. The parent parcels are legally described as T 5N R 10W Sec 32 Seward Meridian KN 0001514 Hillcrest Sub Lots 5, 8-10 Blk 3; KN2005112 Airport Sub Emergency Center Replat Lot 1; KN0001325 Airport Sub Lots 1 and 2 Blk 2; and KN0001500 1962 Airport Sub Replat Lot 0 Blk 2;
4. The parent parcels are owned by the Kenai Peninsula Borough, represented by the applicant, McLane Consulting Inc.;
5. One of the parent parcels is developed with a public services office, the other seven parent parcels are undeveloped;
6. The property is zoned Commercial; the property is petitioned to be rezoned Institutional under PZ Resolution 2024-001;
7. The plat creates one lot, Lot 1-A, that meets the area requirements and general standards of Soldotna Municipal Code 17.10.275, Institutional District;
8. Surrounding zoning to northwest is Single-Family/Two-Family, as well as Multi-Family Residential. Zoning to the northeast, south and southwest is Commercial. Zoning to the southeast is Institutional;
9. Municipal water and sewer are available;
10. Access to the proposed subdivision is provided via Reger Avenue, Wilson Lane, and Warehouse Drive;
11. The plat does not subdivide property within a public improvement district subject to special assessments. There is not a delinquency amount owed to the City of Soldotna for the referenced property;
12. An installation or subdivision agreement will not be required;
13. The replat meets all other general standards of Soldotna Municipal Code; and,

WHEREAS, in accordance with SMC 16.10.040.E the City mailed 43 notices to property owners within 300 feet, and within the subdivision, notifying them of the proposed action.

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 Airport Subdivision 2023 Replat subject to the findings as stated above.

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 3RD DAY OF JANUARY, 2024.

Kaitlin Vadla, Chair

ATTEST:

Jennifer Hester, Associate Planner

Yes:
No:
Absent:



177 North Birch Street
Soldotna, AK 99669
Phone: 907.262.9107
Fax: 907.262.1245
planning@soldotna.org
www.soldotna.org

TO: Planning and Zoning Commission
THROUGH: John Czarnecki, Director ED+P
FROM: Jennifer Hester, Associate Planner
DATE: December 13, 2023
SUBJ: Resolution PZ 2024-003. Recommending Approval of the Airport Subdivision 2023 Replat

GENERAL INFORMATION

Applicants: Butch Ehmann
Kenai Peninsula Borough
144 N Binkley St
Soldotna, AK 99669
James Hall
McLane Consulting Inc.
PO Box 468
Soldotna, AK 99669

Parcel Ids,	265 Wilson Ln	060-111-01	12,632 ft ²
Physical Addresses	259 Wilson Ln	060-111-02	10,019 ft ²
& Lot Sizes:	273 Wilson Ln	060-111-11	12,632 ft ²
	253 Wilson Ln	060-111-12	63,162 ft ²
	228 Reger Ave	060-115-05	12,197 ft ²
	242 Reger Ave	060-115-08	12,197 ft ²
	246 Reger Ave	060-115-09	12,632 ft ²
	250 Warehouse Dr	060-115-10	11,761 ft ²

Legal: T 5N R 10W Sec 32 Seward Meridian KN 0001514 Hillcrest Sub Lots 5, 8-10 Blk 3; KN2005112 Airport Sub Emergency Center Replat Lot 1; KN0001325 Airport Sub Lots 1 and 2 Blk 2; and KN0001500 1962 Airport Sub Replat Lot 0 Blk 2

Location: Southeast of Reger Ave, northeast of Warehouse Dr & northwest of Wilson Ln

Size of Proposed Lot: Lot 1-A 3.352 Acres (146,013 ft²)

Current Zoning: Commercial

Proposed Zoning: Institutional

Existing Land Use:

All parcels vacant except for 060-111-12, which is developed with a Public Service Office: Office of Emergency Management

Surrounding Zoning and Land Use:

Northwest:	Single-Family/Two-Family	Residential dwellings
	Multi-Family Residential	
Northeast:	Commercial	Vacant Retail
Southeast:	Commercial	Financial Institution Residential Dwelling
	Institutional	Public Service Office
Southwest:	Commercial	Community Residence Light Industry

Kenai River Overlay District (KROD):

The property is located outside of the KROD

Utilities:

The property is served by Municipal water and sewer

Access:

Access may be provided off of Reger Avenue, Warehouse Drive and Wilson Lane

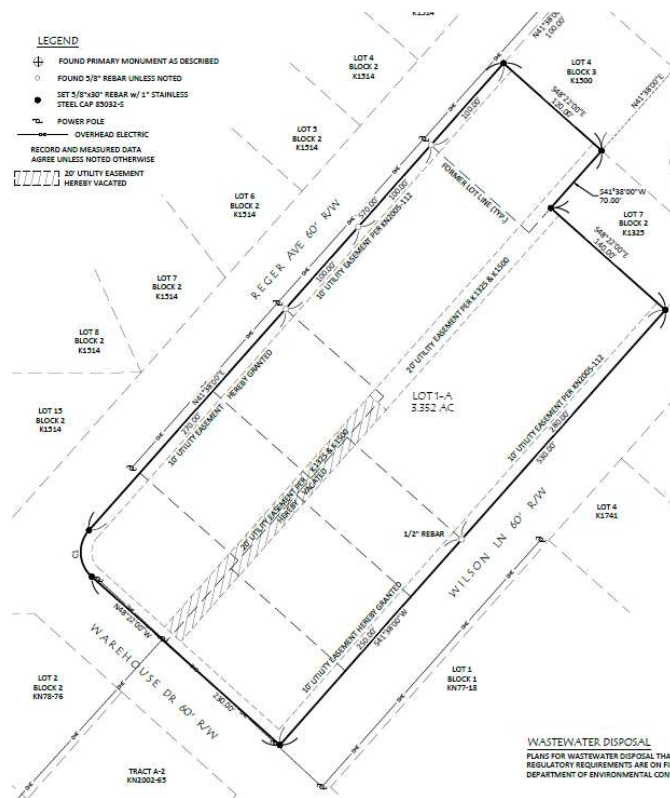


Figure 1. Preliminary plat intends to combine eight lots into one lot, vacate a portion of a utility easement, and grant two utility easements.

BACKGROUND INFORMATION

All eight lots are owned by the applicant. The proposed preliminary plat intends to combine eight lots (Hillcrest Sub Lots 5, 8, 9 and 10 of Block 3; Airport Subdivisions Lots 0, 1 and 2 of Block 2 and Airport Subdivision Emergency Center Lot 1) into one lot (Lot 1-A). The preliminary plat also vacates approximately 260 linear ft. of a 20 ft. wide utility easement and grants a 10 ft. wide utility easement along 250 linear ft. of Wilson Lane and a 10 ft. wide utility easement along 270 linear ft. of Reger Avenue.

The parcels are currently zoned Commercial, and are concurrently petitioned to be rezoned into the Institutional District (Resolution PZ 2024-001). This staff report will consider the subdivision under the standards of the proposed zoning district of Institutional. However, if the rezone does not become adopted, then the subdivision is also in compliance with the Commercial District. Proposed Lot 1-A of the preliminary plat meet all the general standards for the Institutional Zoning District. These standards can be found under Soldotna Municipal Code (SMC) Section 17.10.230.

The surrounding parcels to the northwest are zoned Single-Family/Two-Family as well as Multi-Family Residential and developed with residential dwellings. Land to the southeast is zoned Institutional and developed with a Public Services Office. Surrounding parcels on the other three sides are zoned Commercial and are developed with retail, a financial institution, a residential dwelling, a community residence and light industry with office space.

Legal access to the proposed Lot 1-A is from Wilson Ln., Warehouse Dr. and Reger Ave., which are maintained by the City. Wilson Ln. and Warehouse Dr. are paved roads. Reger Ave. is a gravel road.

A 260 ft. portion of the 20-foot easement through Lot 1-A is also currently unused by public utilities. Only a portion of this easement is requested to be vacated.

The vacation of the utility easement allows for the property owner to develop the land without the restrictions placed by the easement.

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 Soldotna Municipal Code (SMC) 16.10.040.



Figure 2. Proposed Lot 1-A would be in the Institutional District with the adoption of PZ Resolution 2024-001.

ANALYSIS

General Standards

Institutional District

The Institutional District is intended to provide an area in which government and tax-exempt institutions can offer social and cultural amenities to the citizens of the community. Currently the zoning for the eight parcels are Commercial. The staff report reflects the proposed and concurrent zoning map amendment of Resolution PZ 2024-001 of this area to Institutional.

The preliminary plat meets all the following general standards for the Institutional District. These standards can be found under Section 17.10.275 of the SMC and are summarized in the table below:

Standard	Required	Provided*	Standard Met?	Code Reference
Minimum Lot Size	See note below**	3.352 acres	YES	17.10.275.E.1
Minimum Lot Width	See note below**	230 ft.	YES	17.10.275.E.1
Maximum Lot Coverage	30 %	21%	YES	17.10.275.E.1
Maximum Building Height	48-ft.	47-ft.	YES	17.10.275.E.2
Yard Setback	front: back: side:	20-ft 20-ft 15-ft	9-ft*** 69-ft 37-ft.	NO 17.10.275.E.1
<p>* Lot size is based on the proposed Resolution 2024-004 Airport Subdivision 2023 Replat **Area, width, coverage, and yard setback requirements shall be governed by off-street parking, loading, landscaping, building, and fire code requirements. ***The Office of Emergency Management would be considered legal, non-conforming</p>				

STAFF COMMENTS

This plat is a combination of eight parcels into one parcel, as well as the vacation of 260 ft. of a 20 ft. utility easement and the dedication of two 10 ft. wide utility easements, one being 270 linear ft. along Reger Ave. and one being 250 linear ft. along Wilson Ln. No exceptions are being requested.

The plat was circulated to City Staff for review and comments.

Forty-three notices were mailed on December 18, 2023. No comments were received at the time this report was drafted.

FULL DISCLOSURE OF POTENTIAL CONFLICT

Associate Planner Jennifer Hester lives at 159 Hillcrest Avenue, and owns the real property at 165 Hillcrest Avenue. These two properties are located directly north across Reger Avenue and 60 ft. away from the project area.

STAFF RECOMMENDATION

Staff finds that the Airport Subdivision 2023 Replat meets the general standards of the Soldotna Municipal Code, and therefore recommends approval. Resolution PZ 2023-003 has been provided for your use, and would recommend approval to the Kenai Peninsula Borough.

Attachments:

- A. Location Map
- B. Preliminary Plat



Planning Department

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

PETITION FOR ALTERATION TO PLATTED UTILITY EASEMENT

PUBLIC HEARING REQUIRED

Upon receipt of complete application with fees and all required attachments, a public hearing before the Planning Commission will be scheduled. The petition with all required information and attachments must be in the Planning Department at least 30 days prior to the Planning Commission hearing date. By State Statute and Borough Code, the public hearing must be scheduled within 60 days of receipt of a complete application.

SUBMITTAL REQUIREMENTS

A utility easement alteration application will be scheduled for the next available planning commission meeting after a complete application has been received.

- non-refundable fee to help defray costs of advertising public hearing.
- Utility easement requested to be altered was granted by subdivision plat, filed as Plat No. 1325 & 1514 in KENAI Recording District. **OR**
- Comments from HEA Electric Association attached.
- Comments from ENSTAR Gas Company attached.
- Comments from ACS Telephone Company attached.
- Comments from GCI Cable Company attached.
- Comments from KPB Roads Department attached.
- Comments from City Advisory Planning Commission (if located within a city). Copy of minutes at which this item was acted on, along with a copy of City Staff Report.
- 1 copy of the plat or map showing the utility easement to be altered. Must not exceed 11 x 17 inches in size. Area to be altered shall be marked clearly with cross hatching or other identifiable markings.
- If an existing improvement is encroaching into the easement, an As-Built drawing depicting the encroachment must be attached.
- Yes No Is the utility easement in use by any utility company? If yes, which utility?
HEA
- REASON FOR ALTERATION** The petitioner must attach a statement with reasonable justification for the alteration utility easement.
Alteration of utility easement will be finalized by resolution plat

LEGAL DESCRIPTION OF PARCEL CONTAINING THE UTILITY EASEMENT TO BE ALTERED:

L8-10 B3 (K1514) & L0 B2 (K1500) & L1-2 B2 (K1325)	
Section, township, range SEC.32, T5N, R10W, SM AK	
City (if applicable) <u>SOLDOTNA</u>	General area <u>Warehouse & Wilson</u>

Owners of the parcel affected by the platted utility easement must sign the petition. Each petitioner must include address and legal description of his/her property. Attach additional signature sheets if needed.

Submitted by: Petitioner Representative

Name (printed): <u>Butch Ehmann</u>	Signature:
e-mail: <u>behmann@kpb.us</u>	Address: <u>144 NORTH BINKLEY ST.</u>
Owner of: <u>KENAI PENINSULA BOROUGH PETI</u>	<u>SOLDOTNA, AK 99669</u>

Petitioners:

Name (printed):	Signature
e-mail:	Address:
Owner of:	

Petitioners:

Name (printed):	Signature
e-mail:	Address:
Owner of:	

FOR OFFICE USE ONLY
RECEIVED BY _____ DATE SUBMITTED _____ KPB FILE # _____



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 20.30.210 and 20.50 apply and must be met.

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

Airport Subdivision 2023 Replat w/ associated utility easement vacation

PROPERTY INFORMATION:

Legal description: L1 & 2 B2 AIRPORT SUBD. (K1325), L0 B2 1962 AIRPORT SUBD. REPLAT (K1500), L4, 5, 8, 9 & 10 B3 HILLCREST SUBD. (K1514) AND L1 AIRPORT SUBD. EMERGENCY CENTER REPLAT (KN2005-112)

Section: 32 Township: 5N Range: 10W

General area description Wilson Ln and Warehouse Dr

City (if applicable): Soldotna Total Acreage: 3.627

SURVEYOR

Company: McLane Consulting, Inc.	Contact Person: James Hall
Mailing Address: PO BOX 468	City, State, Zip Soldotna, AK 99669
Phone: 907-283-4218	e-mail: jhall@mclanecg.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
- 3 – 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: Complete the EXCEPTION REQUEST APPLICATION and attach to the preliminary plat submittal.

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): Butch Ehmann	Signature:
Phone: 907-982-4971	e-mail: behmann@kpb.us

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

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

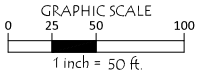
Name (printed):	Signature:
Phone:	e-mail:

FOR OFFICE USE ONLY

RECEIVED BY _____

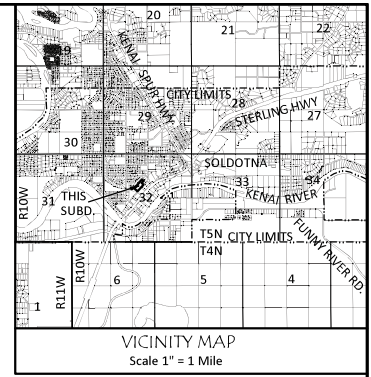
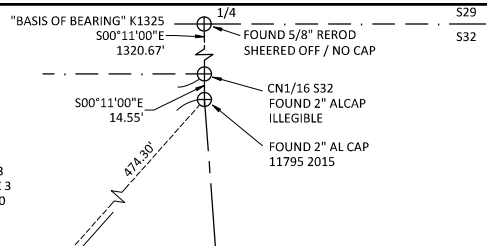
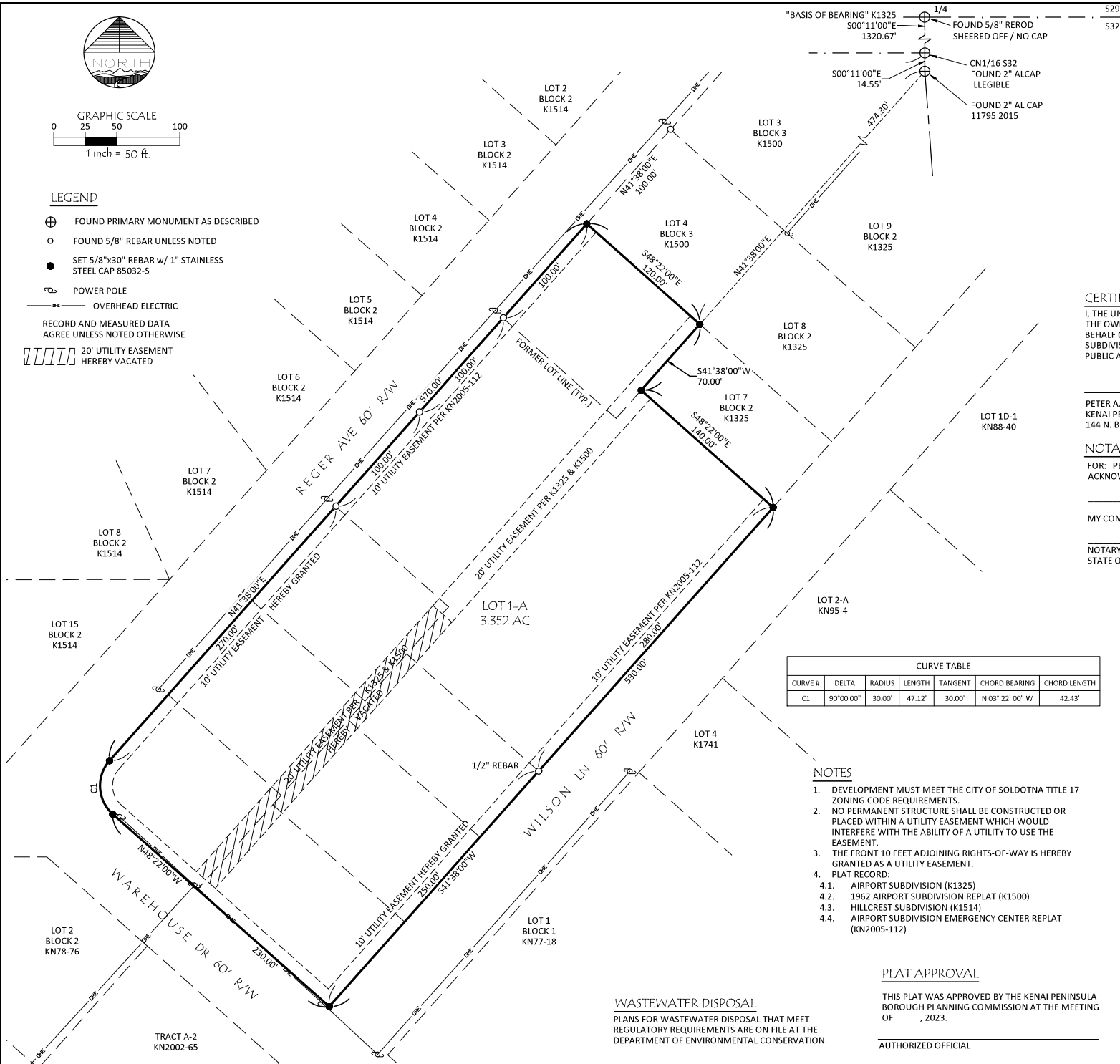
DATE SUBMITTED _____

KPB FILE # _____



LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S
- ☉ POWER POLE
- DE — OVERHEAD ELECTRIC
- RECORD AND MEASURED DATA AGREE UNLESS NOTED OTHERWISE
- ▨ 20' UTILITY EASEMENT HEREBY VACATED



CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE KENAI PENINSULA BOROUGH IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF THE KENAI PENINSULA BOROUGH 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.

PETER A. MICCICHE, MAYOR
 KENAI PENINSULA BOROUGH
 144 N. BINKLEY STREET, SOLDOTNA, AK 99611

NOTARY'S ACKNOWLEDGEMENT

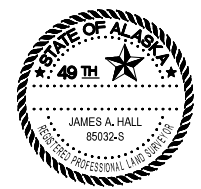
FOR: PETER A. MICCICHE
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023
 MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC FOR THE STATE OF ALASKA

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	30.00'	47.12'	30.00'	N 03°22'00" W	42.43'

- NOTES**
- DEVELOPMENT MUST MEET THE CITY OF SOLDOTNA TITLE 17 ZONING CODE REQUIREMENTS.
 - 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 FRONT 10 FEET ADJOINING RIGHTS-OF-WAY IS HEREBY GRANTED AS A UTILITY EASEMENT.
 - PLAT RECORD:
 - AIRPORT SUBDIVISION (K1325)
 - 1962 AIRPORT SUBDIVISION REPLAT (K1500)
 - HILLCREST SUBDIVISION (K1514)
 - AIRPORT SUBDIVISION EMERGENCY CENTER REPLAT (KN2005-112)

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

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2023.
 AUTHORIZED OFFICIAL _____



Plat #

Rec Dist _____

Date _____ 20__

Time _____ M

AIRPORT SUBDIVISION 2023 REPLAT
 REPLAT OF LOT 1 & 2 BLOCK 2 AIRPORT SUBDIVISION (K1325), LOT 0 BLOCK 2 1962 AIRPORT SUBDIVISION REPLAT (K1500), LOT 4, 5, 8, 9 & 10 BLOCK 3 HILLCREST SUBDIVISION (K1514) AND LOT 1 AIRPORT SUBDIVISION EMERGENCY CENTER REPLAT (KN2005-112) AND THE ASSOCIATED 20' UTILITY EASEMENT VACATION

KENAI PENINSULA BOROUGH
 144 N. BINKLEY STREET, SOLDOTNA, AK 99611

3.352 AC. M/L SITUATED IN THE NW1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

	ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 468 SOLDOTNA, AK, 99669 VOICE: (807) 283-4218 FAX: (807) 283-3265 WWW.MCLANECG.COM	KPB File No. 2023-xxx
	Project No. 232009	

Scale 1" = 50' Date : MAY 2023 FB# 22-14 Drawn by : JAH

CITY OF SOLDOTNA PLANNING AND ZONING COMMISSION
NOTICE OF PRELIMINARY PLAT SUBMISSION

Notice is hereby given that a preliminary plat has been received by the City of Soldotna to combine eight lots into one lot. You are being sent this notice in accordance with Section 17.10.425 of the Soldotna Municipal Code (SMC) and Soldotna Public Notification Policy, because you are a property owner within 300 feet of the proposed replat.

The preliminary plat combines eight lots into one 3.352-acre lot, Lot 1-A. Access to the parcel is from Reger Avenue, Wilson Lane and Warehouse Drive. The properties are zoned Commercial, but are petitioned to be rezoned to Institutional under PZ Resolution 2024-001. The physical addresses are 265 Wilson Ln., 259 Wilson Ln., 273 Wilson Ln., 253 Wilson Ln., 228 Reger Ave., 242 Reger Ave., 246 Reger Ave., and 250 Warehouse Dr. (T 5N R 10W Sec 32 Seward Meridian KN 0001514 Hillcrest Sub Lots 5, 8-10 Blk 3; KN2005112 Airport Sub Emergency Center Replat Lot 1; KN0001325 Airport Sub Lots 1 and 2 Blk 2; and KN0001500 1962 Airport Sub Replat Lot 0 Blk 2).

The plat is being recommended for approval by the following resolution:

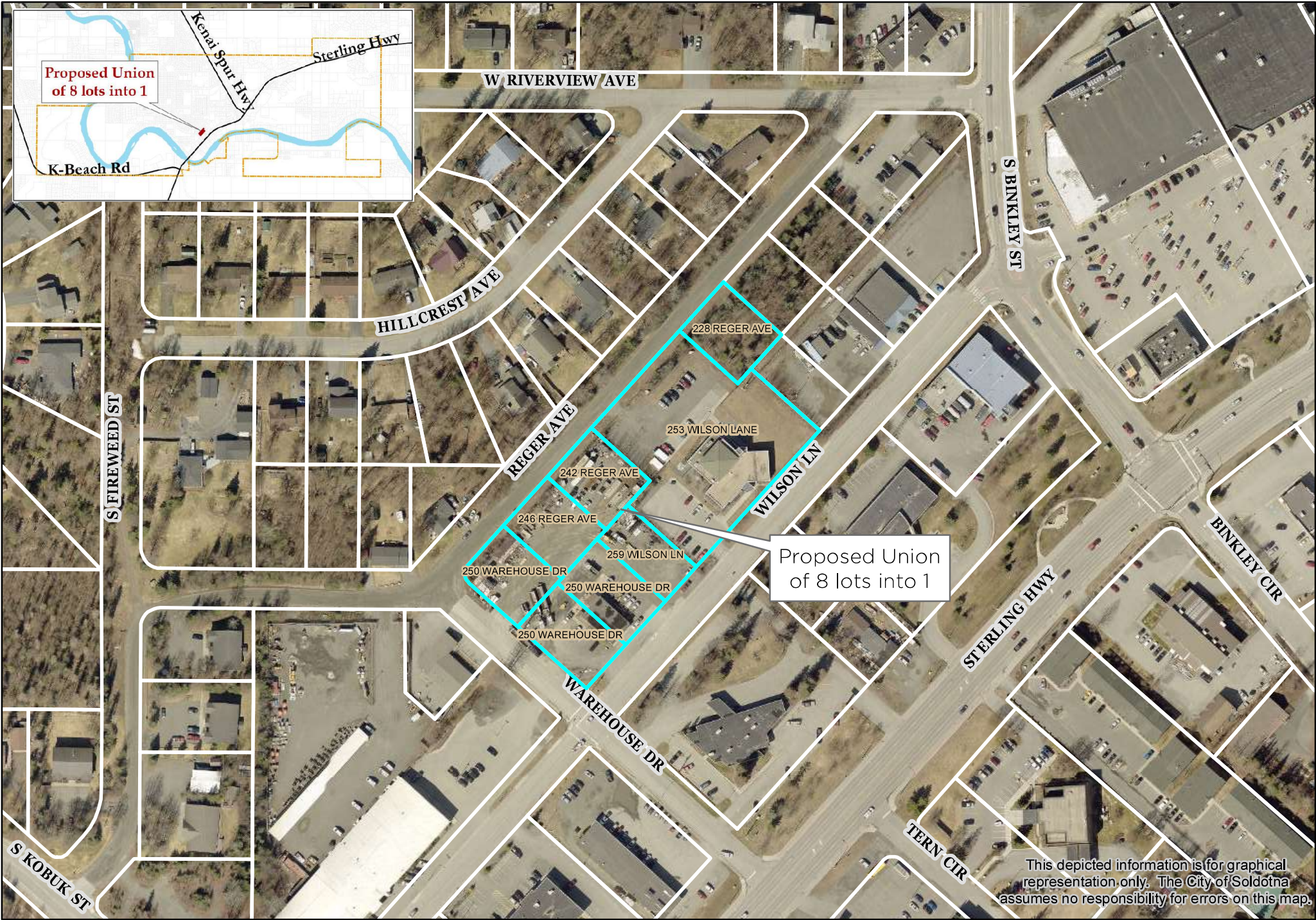
Resolution PZ 2024-003
Recommending Approval of the Airport Subdivision 2023 Replat

Although final approval lies with the Kenai Peninsula Borough government, the City of Soldotna Planning & Zoning Commission has first review of any platting applications. The Planning & Zoning Commission meeting is an opportunity for any individual to submit commentary on this plat in person or via other communication methods (see below).

A meeting will be held by the City of Soldotna Planning and Zoning Commission on **Wednesday, January 3, 2024**, commencing at 5:30 p.m. The meeting will be held at 177 N. Birch Street, Soldotna, Alaska 99669.

Anyone wishing to testify may come to the above meeting to give testimony; or may submit a written statement to the attention Jennifer Hester, Associate Planner, City of Soldotna, 177 N. Birch Street, Soldotna, Alaska 99669; fax to 907-714-1234; or email to jhester@soldotna.org. The Zoom Webinar ID is: 845 1108 3895. To join the webinar from a computer visit <https://us02web.zoom.us/j/84511083895> or to join by telephone call 1-669-900-6833.

A MAP SHOWING THE PARCEL REPLAT LOCATION IS ON THE BACK OF THIS NOTICE.

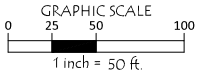


Proposed Union of 8 lots into 1

This depicted information is for graphical representation only. The City of Soldotna assumes no responsibility for errors on this map.

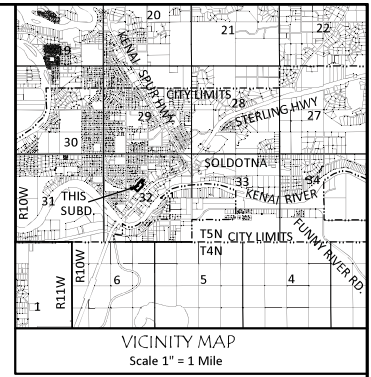
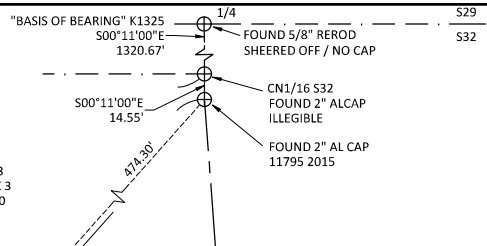
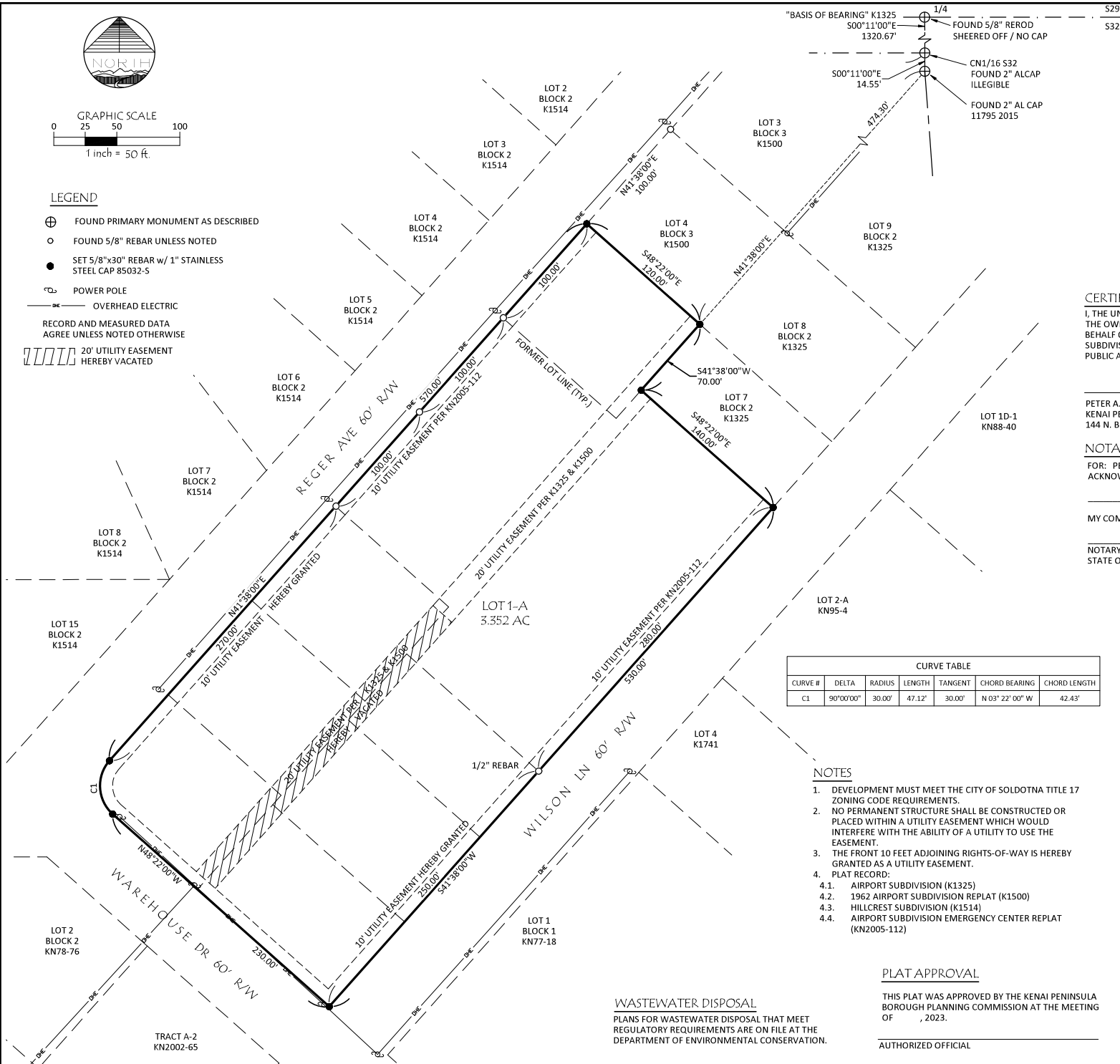
Location Map for Airport Subdivision 2023 Replat
 PZ - Resolution 2024-003





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 KENAI PENINSULA BOROUGH
 144 N. BINKLEY STREET, SOLDOTNA, AK 99611

NOTARY'S ACKNOWLEDGEMENT

FOR: PETER A. MICCICHE
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023
 MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC FOR THE STATE OF ALASKA

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	ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 468 SOLDOTNA, AK, 99669 VOICE: (807) 283-4218 FAX: (807) 283-3265 WWW.MCLANECG.COM	KPB File No.	2023-xxx
	Project No.	232009	

Scale 1" = 50' Date : MAY 2023 FB# 22-14 Drawn by : JAH

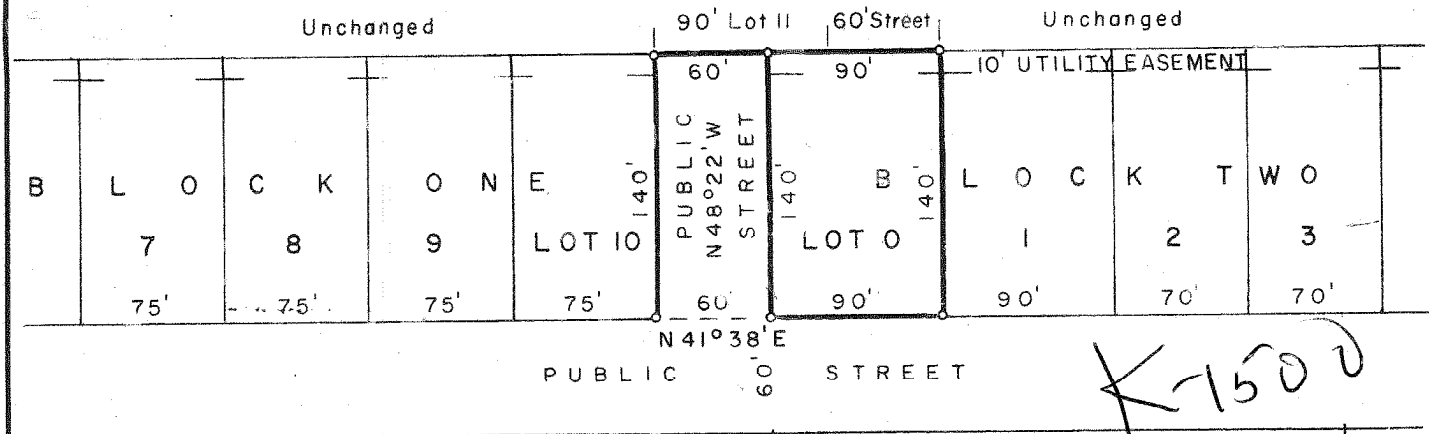
Notification List of Property Owners within 300 ft.

SITE ADDRESS	OWNER	ADDRESS	CITY, STATE ZIP
265 WILSON LN	KENAI PENINSULA BOROUGH	144 N BINKLEY ST	SOLDOTNA, AK 99669
259 WILSON LN	KENAI PENINSULA BOROUGH	144 N BINKLEY ST	SOLDOTNA, AK 99669
239 WILSON LN	PENINSULA BISHOPS ATTIC INC	229 WILSON LN	SOLDOTNA, AK 99669
231 WILSON LN	PENINSULA BISHOPS ATTIC INC	229 WILSON LN	SOLDOTNA, AK 99669
229 WILSON LN	PENINSULA BISHOPS ATTIC INC	229 WILSON LN	SOLDOTNA, AK 99669
225 WILSON LN	PENINSULA BISHOPS ATTIC INC	229 WILSON LN	SOLDOTNA, AK 99669
273 WILSON LN	KENAI PENINSULA BOROUGH	144 N BINKLEY ST	SOLDOTNA, AK 99669
253 WILSON LN	KENAI PENINSULA BOROUGH	144 N BINKLEY ST	SOLDOTNA, AK 99669
140 HILLCREST AVE	MCGLOHN TERRY & PRISCILLA LIVING TRUST	9341 STRUTZ AVE	ANCHORAGE, AK 99507
160 HILLCREST AVE	BLACKMORE JERRY O	160 HILLCREST AVE	SOLDOTNA, AK 99669
148 HILLCREST AVE	JAEGER MICHAEL J	148 HILLCREST AVE # 2	SOLDOTNA, AK 99669
152 HILLCREST AVE	SANCHE CARL	152 HILLCREST AVE	SOLDOTNA, AK 99669
109 HILLCREST AVE	KRIEGER WALTER C & TINA LOUISE	PO BOX 41	SOLDOTNA, AK 99669
127 HILLCREST AVE	ELLIOTT RYAN D	PO BOX 1015	KENAI, AK 99611
139 HILLCREST AVE	TURNER ROBERTA J	139 HILLCREST AVE	SOLDOTNA, AK 99669
149 HILLCREST AVE	ROSS MICHAEL L	PO BOX 211861	ANCHORAGE, AK 99521
153 HILLCREST AVE	KENT HOWARD J	153 HILLCREST AVE	SOLDOTNA, AK 99669
157 HILLCREST AVE	SIMAC VINCENT L	157 HILLCREST AVE	SOLDOTNA, AK 99669
159 HILLCREST AVE	ANDERSON THOMAS M	159 HILLCREST AVE	SOLDOTNA, AK 99669
165 HILLCREST AVE	ANDERSON TOM	159 HILLCREST AVE	SOLDOTNA, AK 99669
167 HILLCREST AVE	PETERSON TRUMAN & PHYLLIS LIVING TRUST	10508 149TH AVE NE	GRANITE FALLS, WA 98252
177 HILLCREST AVE	BRANTLEY GALEN J Jr	177 HILLCREST AVE	SOLDOTNA, AK 99669
185 HILLCREST AVE	BRENNAN TOBIN PATRICK	185 HILLCREST AVE	SOLDOTNA, AK 99669
184 REGER AVE	LANSING JOHN SR & LINDA	199 HILLCREST AVE	SOLDOTNA, AK 99669
172 REGER AVE	REUTOV ISIAH	PO BOX 214	STERLING, AK 99672
168 REGER AVE	LLOYD ALICIA LEVINA O	168 REGER AVE	SOLDOTNA, AK 99669
164 REGER AVE	R2A PROPERTIES LLC	2985 W OLD HIGHWAY RD	MORGAN, UT 84050
218 REGER AVE	KENAI PENINSULA BOROUGH	144 N BINKLEY ST	SOLDOTNA, AK 99669
224 REGER AVE	KENAI PENINSULA BOROUGH	144 N BINKLEY ST	SOLDOTNA, AK 99669
228 REGER AVE	KENAI PENINSULA BOROUGH	144 N BINKLEY ST	SOLDOTNA, AK 99669
242 REGER AVE	KENAI PENINSULA BOROUGH	144 N BINKLEY ST	SOLDOTNA, AK 99669
246 REGER AVE	KENAI PENINSULA BOROUGH	144 N BINKLEY ST	SOLDOTNA, AK 99669
250 WAREHOUSE DR	KENAI PENINSULA BOROUGH	144 N BINKLEY ST	SOLDOTNA, AK 99669
109 W RIVERVIEW AVE	POKRANDT JAY M & TAMMY	334 N FOOTHILL DR	CEDAR CITY, UT 84721
44552 STERLING HWY	WELLS FARGO BANK	PO BOX 2609	CARLSBAD, CA 92018
131 WAREHOUSE DR	DAVIS FAMILY TRUST	48590 KSRM CT	KENAI, AK 99611
44604 STERLING HWY	DENALI PROPERTY II LLC	1230 W INTL AIRPORT RD	ANCHORAGE, AK 99518
167 WAREHOUSE DR	FREEDOM HOUSE	185 SHADY LN	SOLDOTNA, AK 99669
151 WAREHOUSE DR	NOR-INVESTMENTS ALASKA LLC	411 W CONGRESS ST	TUCSON, AZ 85701
252 WILSON LN	MEANS LOREN ALONZO III	1554 N SHORELINE DR	WASILLA, AK 99654
44526 STERLING HWY	JOHNSON PATRICK K	44526 STERLING HWY	SOLDOTNA, AK 99669
231 S BINKLEY ST	KENAI PENINSULA BOROUGH	144 N BINKLEY ST	SOLDOTNA, AK 99669
44510 STERLING HWY	SOLDOTNA CITY OF	177 N BIRCH ST	SOLDOTNA, AK 99669

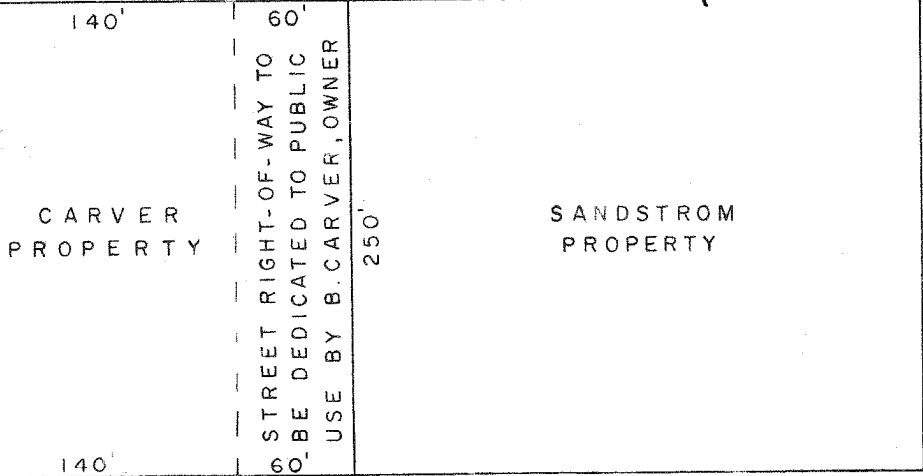
At least seven days prior to the meeting, a copy of the subdivision request and meeting information shall be mailed to the applicant and owners of real property within 300 feet of the property to be acted upon, as shown on the Borough Assessor's public parcel information records. SMC 16.10.040

PARENT PLAT

ORIGINAL AIRPORT SUBDIVISION LAYOUT



RECORDED - FILED
 REC. DIST.
 DATE 8/23 1967
 TIME 11:30 AM
 Requested by [Signature]
 Address [Signature]

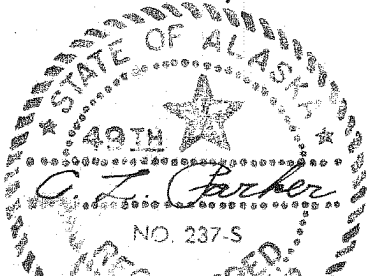


CENTERLINE STERLING HIGHWAY

CERTIFICATE OF OWNERSHIP AND CONSENT

I HEREBY CERTIFY THAT I AM THE OWNER OF LOTS 10 AND 11 OF BLOCK 1 AND LOT 1 OF BLOCK 2 OF THE 1962 AIRPORT SUBDIVISION, AND FREELY CONSENT TO THE ABOVE REPLATTING OF LOT 11 INTO A 60-FOOT PUBLIC STREET AND THE ADJOINING 30 FEET OF PROPOSED LOT J, PROVIDED THE CITY OF SOLDOTNA WILL IN TURN VACATE THE EXISTING 60-FOOT STREET AND CONVEY SAME BACK TO THE ORIGINAL OWNER, BURTON CARVER.

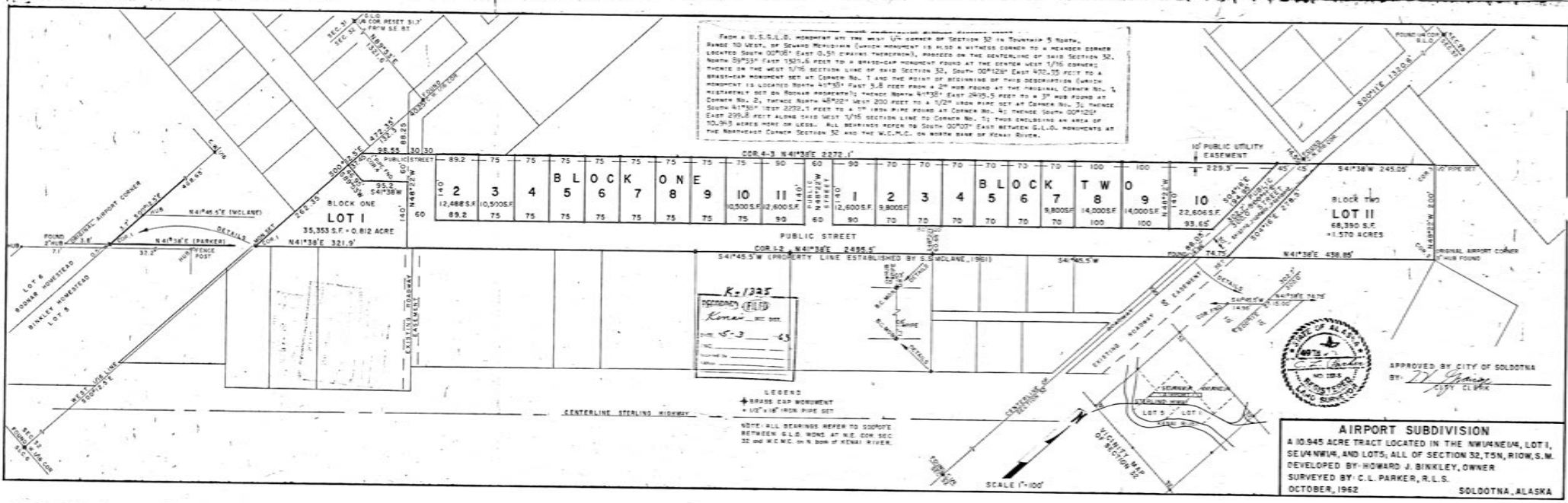
REQUESTED BY Burton Carver OWNER OF LOT 11 DATE 1/19/66
 APPROVED BY A. Keebler CITY OF SOLDOTNA DATE 1/21/66

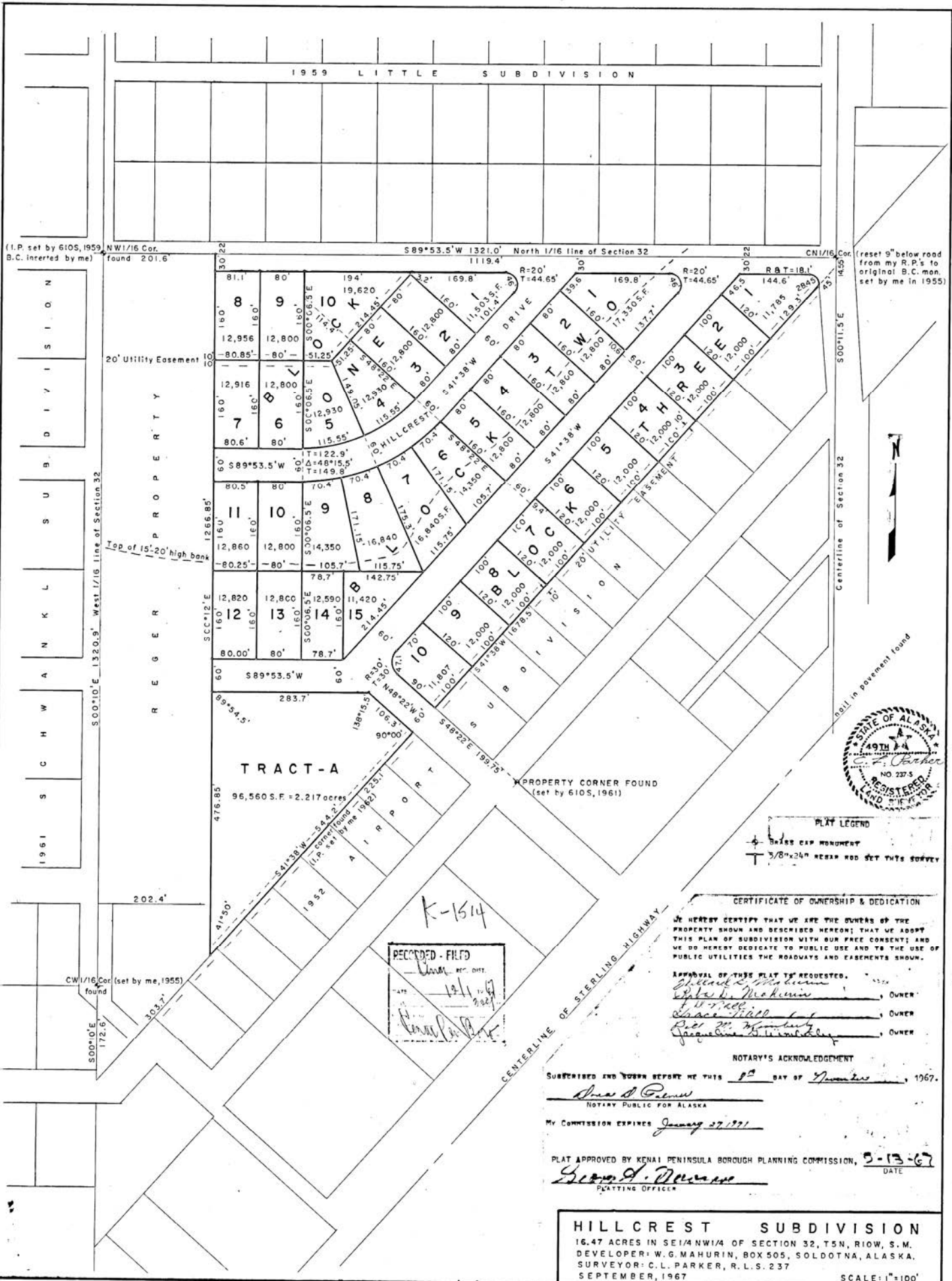


1962 AIRPORT SUBDIVISION REPLAT
 OF LOT 11 BLOCK ONE AND
 ADJOINING 60' x 140' STREET
 PLATTED BY C. L. PARKER, R.L.S. 237
 JANUARY 18, 1966 SOLDOTNA, ALASKA
 203399

1962 Airport S/D Replat
 K-1500

PARENT PLAT





PLAT LEGEND
 + BRASS CAP MONUMENT
 T 3/8" x 24" REBAR ROD SET THIS SURVEY

CERTIFICATE OF OWNERSHIP & DEDICATION
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON; THAT WE ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT; AND WE DO HEREBY DEDICATE TO PUBLIC USE AND TO THE USE OF PUBLIC UTILITIES THE ROADWAYS AND EASEMENTS SHOWN.

APPROVAL OF THIS PLAT IS REQUESTED.
 [Signature] OWNER
 [Signature] OWNER
 [Signature] OWNER

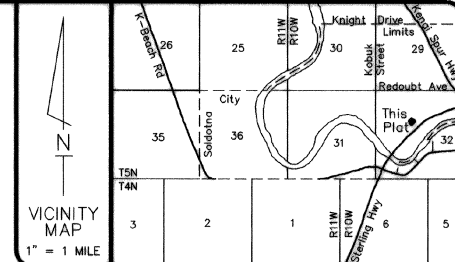
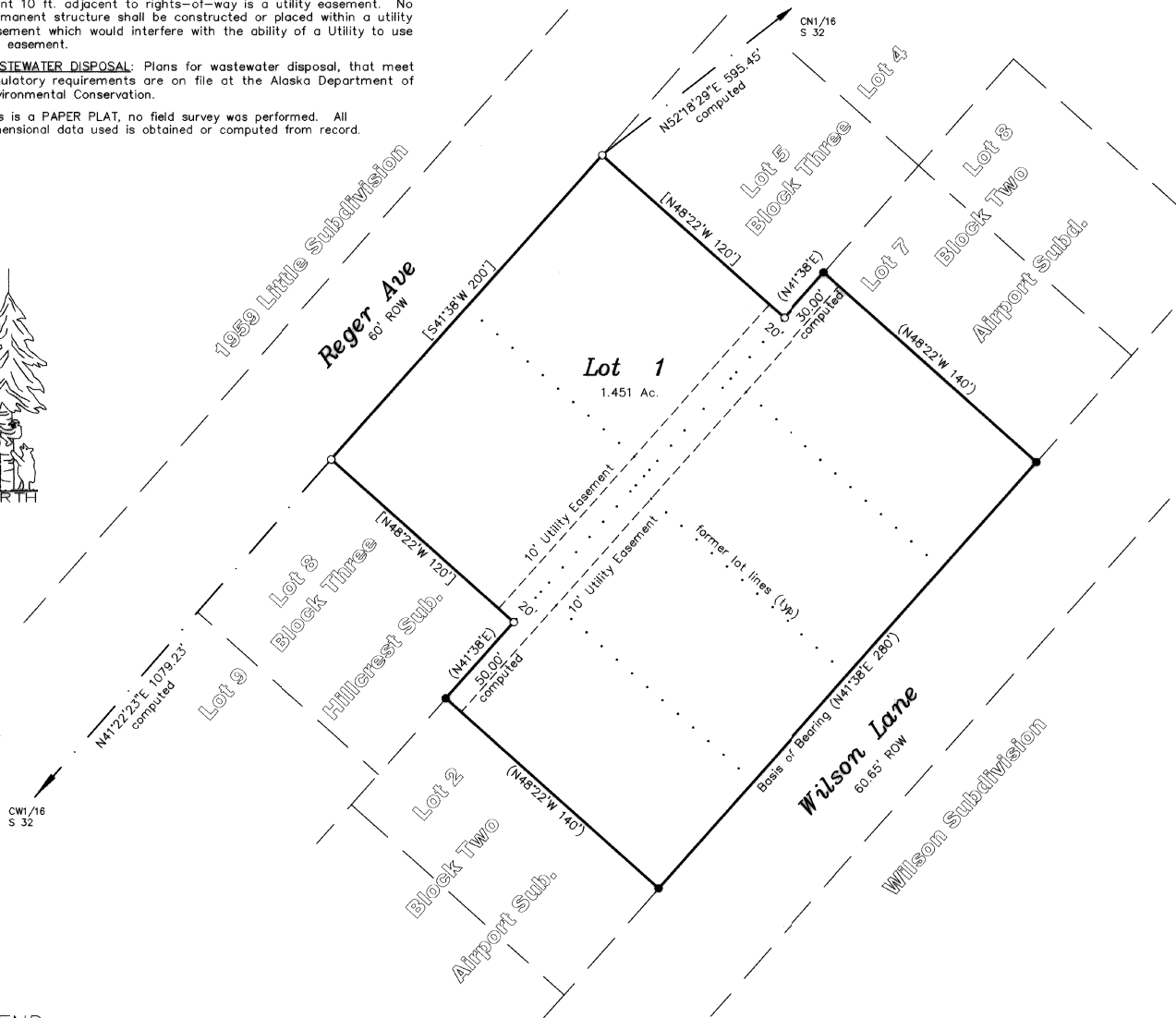
NOTARY'S ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN BEFORE ME THIS 27th DAY OF November, 1967.
 [Signature] NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES January 27, 1971

PLAT APPROVED BY KENAI PENINSULA BOROUGH PLANNING COMMISSION, 5-13-67
 [Signature] PLANNING OFFICER

HILLCREST SUBDIVISION
 16.47 ACRES IN SE1/4NW1/4 OF SECTION 32, T5N, R10W, S.M.
 DEVELOPER: W.G. MAHURIN, BOX 505, SOLDOTNA, ALASKA.
 SURVEYOR: C.L. PARKER, R.L.S. 237
 SEPTEMBER, 1967 SCALE: 1"=100'

NOTES:

- 1) Development of these lots is subject to the City of Soldotna's zoning regulations.
- 2) Front 10 ft. adjacent to 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) **WASTEWATER DISPOSAL:** Plans for wastewater disposal, that meet regulatory requirements are on file at the Alaska Department of Environmental Conservation.
- 4) This is a PAPER PLAT, no field survey was performed. All dimensional data used is obtained or computed from record.



CERTIFICATE of OWNERSHIP and DEDICATION

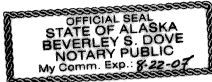
I HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

John J. Williams
 John J. Williams, Mayor
 Kenai Peninsula Borough
 144 N. Binkley Street
 Soldotna, Alaska 99611-7599

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 5th DAY OF December 2005 FOR John J. Williams

Beverly S. Dove
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 8-22-07



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF October 24, 2005

KENAI PENINSULA BOROUGH
Mary Beth
 AUTHORIZED OFFICIAL

KPB FILE No. 2005-276

Airport Subdivision Emergency Center Replat

Replat of Lots 6 & 7 of Block Three Hillcrest Sub. K-1514 and Lots 3, 4, 5, & 6 of Block Two Airport Sub. K-1325 Located within the SE1/4 NW1/4 Section 32, T5N, R10W, S.M., City of Soldotna, Kenai Recording District, Kenai Peninsula Borough, Alaska.
 Containing 1.451 Acres

Integrity Surveys	
8195 Kenai Spur Hwy Kenai, Alaska 99611-8902	
SURVEYORS	PLANNERS
PHONE - (907) 283-9047	PHONE - (907) 283-9047
FAX --- (907) 283-9071	FAX --- (907) 283-9071
JOB NO: 25161	DRAWN: 28 November, 2005 CB
SURVEYED: N/A	SCALE: 1" = 40'
FIELD BK: N/A	DISK: Airport

LEGEND:

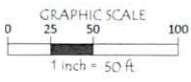
- 5/8" Rebar (record)
- 1/2" Iron Pipe (record)
- [] Record Datum - Airport Subdivision Plat # K-1325
- () Record Datum - Hillcrest Subdivision Plat # K-1514

SURVEYOR'S CERTIFICATE

I hereby certify that; I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.

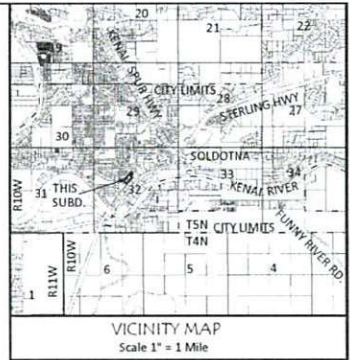


2005-112
RECORDED
 Kenai REC. DIST.
 DATE: 12-6 2005
 TIME: 12:23 P.M.
 REQUESTED BY:
 INTEGRITY SURVEYS
 605 SWIRES DRIVE
 KENAI, ALASKA 99611



LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-5
- ⚡ POWER POLE
- OVERHEAD ELECTRIC
- RECORD AND MEASURED DATA AGREE UNLESS NOTED OTHERWISE
- ▨ 20' UTILITY EASEMENT HEREBY VACATED



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE KENAI PENINSULA BOROUGH IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF THE KENAI PENINSULA BOROUGH 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.

PETER A. MICCICHE, MAYOR
KENAI PENINSULA BOROUGH
144 N. BINKLEY STREET, SOLDOTNA, AK 99611

NOTARY'S ACKNOWLEDGEMENT

FOR: PETER A. MICCICHE
ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 2023

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

This plat utility review has been updated to not require the 15 foot wide utility easement from the transformer to Reger Avenue, the 15 foot utility easement adjoining Reger Avenue and Warehouse Drive. The 7/12/2023 revisions are shown in blue.

HEA REVIEWED - SEE COMMENTS
Scott Huff
Scott Huff 7/12/2023
Land Management Officer

HEA REVIEWED - SEE COMMENTS
Scott Huff
Scott Huff 6/6/2023
Land Management Officer

A three phase underground electric line is located within the platted utility easement that is proposed to be vacated. HEA is agreeable to the vacation of a section of the platted utility easement on the condition that new easements are provided which will allow the line to be relocated from the transformer on Lot 1 near the OEM building, to Reger Avenue, then to the intersection with Warehouse Drive and finally to the intersection with Wilson Lane.

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	30.00'	47.12'	30.00'	N 03° 22' 00" W	42.43'

NOTES

1. DEVELOPMENT MUST MEET THE CITY OF SOLDOTNA TITLE 17 ZONING CODE REQUIREMENTS.
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. THE FRONT 10 FEET ADJOINING RIGHTS-OF-WAY IS HEREBY GRANTED AS A UTILITY EASEMENT.
4. PLAT RECORD:
 - 4.1. AIRPORT SUBDIVISION (K1325)
 - 4.2. 1962 AIRPORT SUBDIVISION REPLAT (K1500)
 - 4.3. HILLCREST SUBDIVISION (K1514)
 - 4.4. AIRPORT SUBDIVISION EMERGENCY CENTER REPLAT (KN2005-112)

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2023.

AUTHORIZED OFFICIAL _____

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



Plat # _____

Rec Dist _____

Date _____ 20 _____

Time _____ M

AIRPORT SUBDIVISION 2023 REPLAT

REPLAT OF LOT 1 & 2 BLOCK 2 AIRPORT SUBDIVISION (K1325), LOT 0 BLOCK 2 1962 AIRPORT SUBDIVISION REPLAT (K1500), LOT 4, 5, 8, 9 & 10 BLOCK 3 HILLCREST SUBDIVISION (K1514) AND LOT 1 AIRPORT SUBDIVISION EMERGENCY CENTER REPLAT (KN2005-112) AND THE ASSOCIATED 20' UTILITY EASEMENT VACATION

KENAI PENINSULA BOROUGH
144 N. BINKLEY STREET, SOLDOTNA, AK 99611
3.627 AC. M/L SITUATED IN THE NW1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.



KPB File No. 2023-xxx

Project No. 232009

Scale 1" = 50'

Date : MAY 2023

Drawn by : JAH