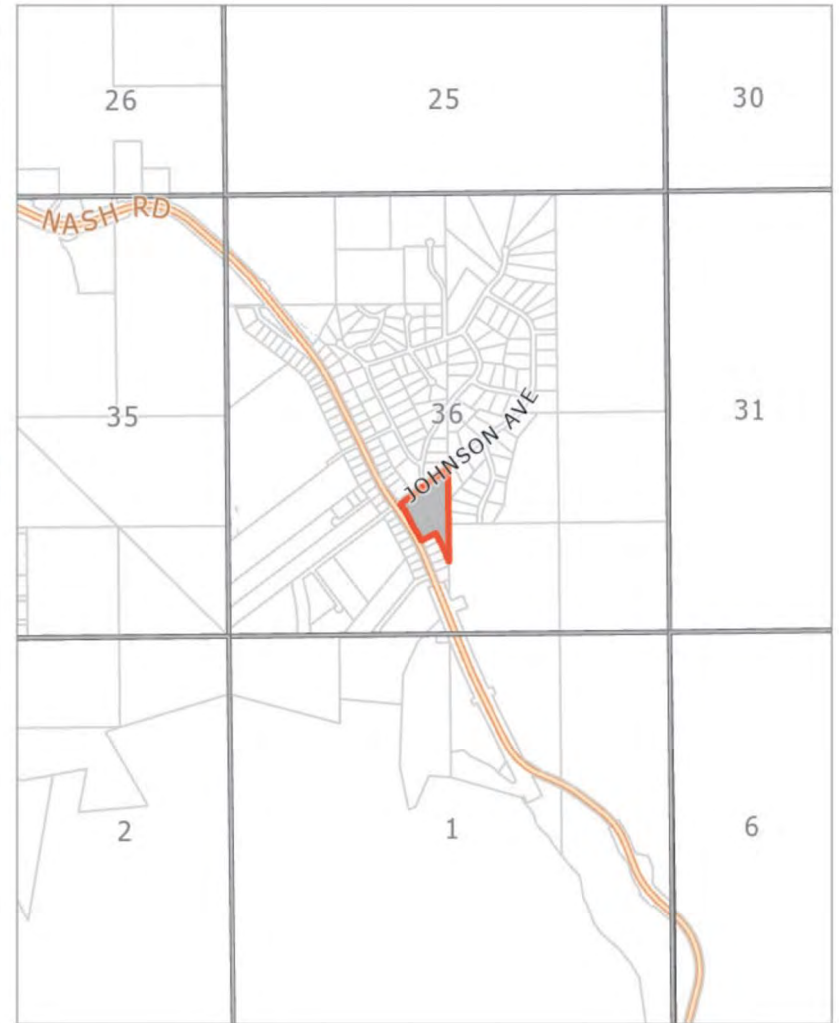
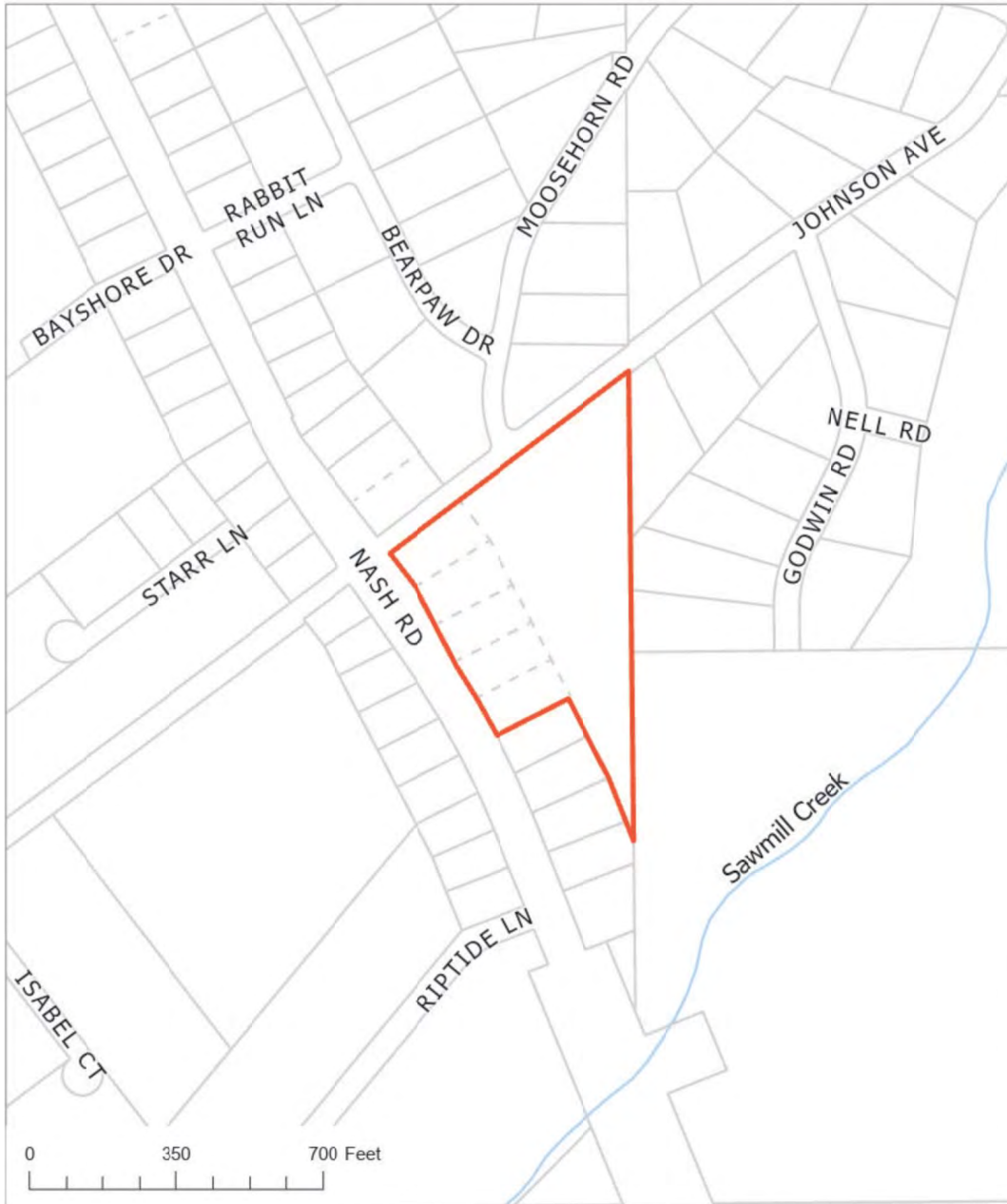


E. NEW BUSINESS

- 4. Clyde King Subdivision 2024 Addn.; KPB File 2024-115
Johnson Surveying / Kenai Seward Properties. LLC
Location: Nash Road & Johnson Avenue
Bear Creek Area**



KPB File 2024-115
T1N R1W SEC 36
Bear Creek

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



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Clyde King Subdivision 2024 Addition

Preliminary Plat

A resubdivision of Tract 1 Addn. No. 1 Clyde King Subd., SWD 74-5 and Lots 7, 8, 9, 10, & 11 Clyde King Subd., SWD plot #20. Located in the SW 1/4 Section 36, T1N, R1W, SM, Seward, Alaska Seward Recording District Kenai Peninsula Borough

Prepared for
Kenai Peninsula Seward Properties, LLC
41580 River Park Dr.
Soldotna, AK 99669

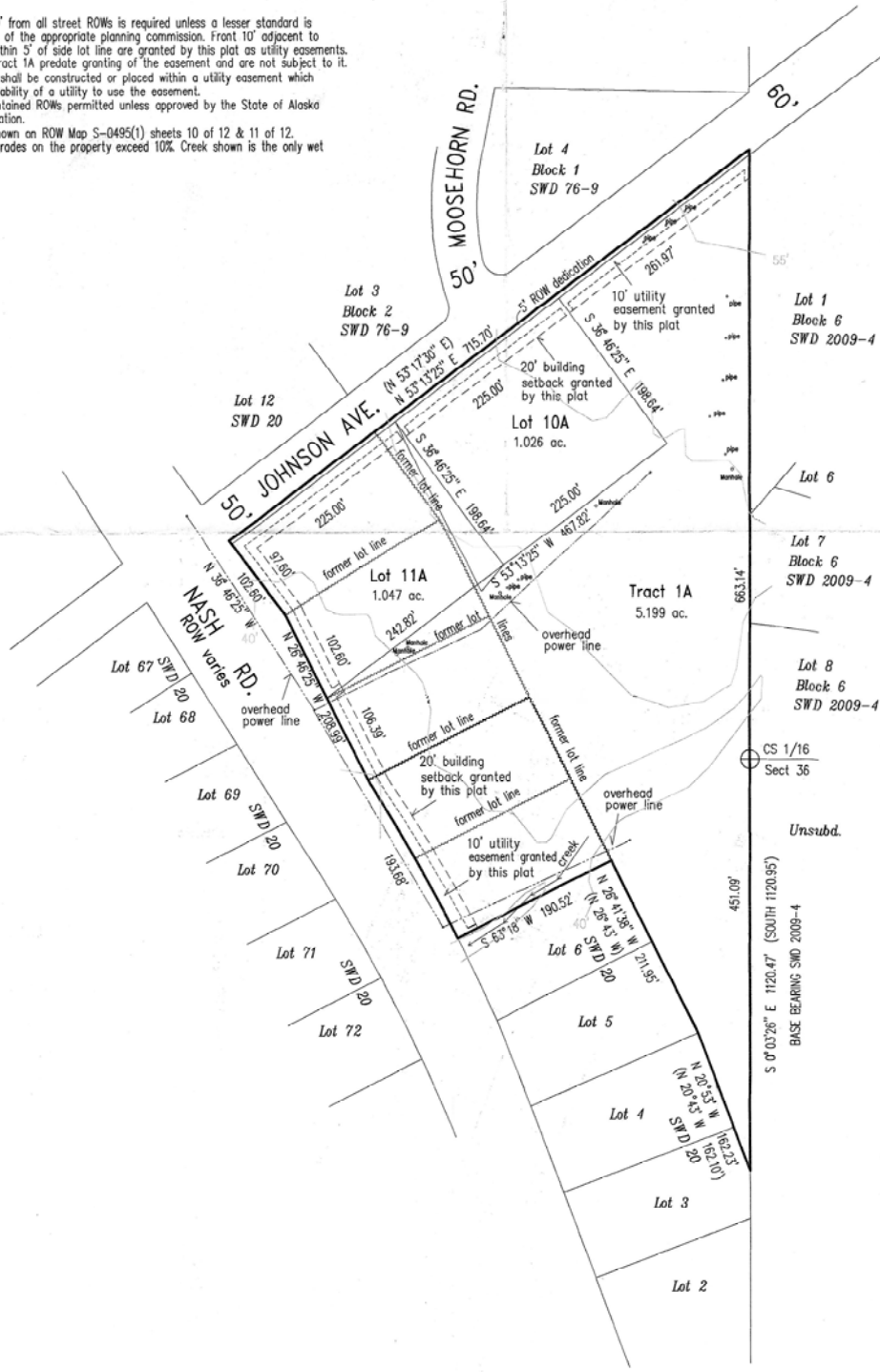
Prepared by
Johnson Surveying
P.O. Box 27
Clam Gulch, Ak 99508
(907) 262-5772

SCALE 1" = 100' AREA = 7.354 acres
15 October, 2024

VICINITY 1" = 1 mile MAP

NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' adjacent to rights of way and 20' within 5' of side lot line are granted by this plat as utility easements. Septic pipes shown on Tract 1A predate granting of the easement and are not subject to it.
2. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
3. No access to state maintained ROWs permitted unless approved by the State of Alaska Department of Transportation.
4. Nash Road ROW is as shown on ROW Map S-0495(1) sheets 10 of 12 & 11 of 12.
5. Contour interval 5'. no grades on the property exceed 10%. Creek shown is the only wet area on the property.



AGENDA ITEM E. NEW BUSINESS

**ITEM #4 - PRELIMINARY PLAT
CLYDE KING SUBDIVISION 2024 ADDITION**

KPB File No.	2024-115
Plat Committee Meeting:	November 18, 2024
Applicant / Owner:	Kenai Peninsula Seward Properties, LLC
Surveyor:	Jerry Johnson – Johnson Surveying
General Location:	Bear Creek

Parent Parcel No.:	145-153-99
Legal Description:	Lots 7 through 11, Clyde King Subdivision, SW 20 and Tract 1, Clyde King Subdivision Addition No. 1, SW 74-5
Assessing Use:	Commercial Mobile Home Park
Zoning:	Unrestricted
Water / Wastewater	On Site – On Site
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 7.37-acre parcel into three parcels: two lots of 1.047 acres and 1.026 acres, and one tract containing 5.199 acres.

Location and Legal Access (existing and proposed):

Legal access to the subdivision is provided from the north and west. Johnson Avenue, a 50-foot borough-maintained road, is located to the north and connects to Nash Road to the west. Nash Road is a State-maintained Road.

This plat is proposing to dedicate 5 feet to Johnson Avenue to the north, increasing the road width the road width from 50-feet to 55-feet. Johnson Avenue is 60 feet wide directly to the east, and this dedication will help make the road more unison with the road right-of-way alignment.

Block length is compliant due to the presence of existing roads: Nash Road to the west, Johnson Avenue to the north and Goodwin Road to the east.

PER DOT: The platting action voids any previous issued permits. Land owners will need to reapply for driveway access permits to state road and right-of-way access. **Staff recommends:** the owner contact the SOA concerning access permits for this property.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: No RSA comments.
SOA DOT comments	Missing curve data along Hash Road. (Reference Record of Survey 2004-1 SRD)

Site Investigation:

Per KPB Imagery, there are multiple structures located on the parent parcel. On the preliminary plat, septic pipes are depicted within the 10-foot utility easement, which pre-dates the granting of the easement.

Staff recommends: The surveyor to confirm if structures will encroach on proposed Lots 10A and 11A. Manhole labels and pipe labels to be removed from final unless within easement.

The topography is relatively flat with no grades exceeding 10%. No wetlands affect this property according to KWF Wetlands assessment. The preliminary plat identifies a creek located to the southwest of proposed Tract A1.

Staff recommends: The surveyor confirm source of the creek.

This subdivision is located within the Seward Bear Creek Mapped Flood Service Area. **Staff recommends** the surveyor contact the City of Seward to verify if any information shall be added in reference to this flood service area to the note.

Staff Comments:

To maintain consistency with KPB 21.06.050, **staff requests** the surveyor ensure the proposed subdivision have adequate drainage to reduce exposure to flood damage.

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

Staff recommends: Add Flood Hazard Notice as defined by KPB 21.06.030 and include flood zones and map panels as provided by the KPB Floodplain Reviewer:

FLOOD HAZARD NOTICE:

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

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area</p> <p>Comments: Code required plat note must be present. Portions of the subdivision have mapped flood depths that are used for regulatory purposes. The area is on two map panels. 02122C-4544E and 02122C-4563D.</p> <p>Flood Zone: X Zone, SMFDA Map Panel: 02122C-4544E In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No KPB 21.18 jurisdiction in Seward</p>
State of Alaska Fish and Game	No response

Staff Analysis

The land was originally part of the W1/2 of Section 36, Township 1 North, Range 1 West, SM, Alaska. Clyde King Subdivision SW 00020 subdivided a portion of said W1/2 as did Clyde King Subdivision Addition No. 1 SW 74-5. This plat consists of Lots 7 through 11, Clyde King Subdivision, SW 00020, and Tract 1, Clyde King Subdivision

Addition No. 1, SW 74-5. The proposed plat will subdivide the parcel into three parcels consisting of Lots 10A and 11A and Tract 1A.

A soils report will be required and an engineer will sign the final plat for Lots 10A and 11A. Tract 1A is larger than 200,000 sq ft and will not require a soils report.

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 property is not within an advisory planning commission nor within the limits of the City of Seward.

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

Per KPB Imagery, there are structures very close to the proposed common lot lines and possibly the east line of the plat. **Staff recommends:** *the surveyor confirms whether an encroachment affects the replat. If a permanent structure or structures cross a lot line, staff requests the encroachment be shown and a note be placed on the final plat to indicate that acceptance of the plat by the Borough does not indicate acceptance of any encroachments.*

Utility Easements

A right-of-way easement was granted to the City of Seward, recorded in Book 51R at Page 281 and Book 77 at Page 954 to construct, operate, and maintain an electric transmission and/or telephone distribution line or system. These easements need to be noted on the plat and if possible, shown.

A 10-foot utility easement is being dedicated adjacent to rights-of-way, and 20-feet within 5-feet of side lot lines, as depicted and notated in plat note number one. Overhead powerlines are depicted on the proposed plat.

Staff recommends: The surveyor should delineate and add plat notes to reflect easements per the recorded documents as identified in the Certificate to Plat, items #12 and #13.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

Utility provider review:

HEA	No comments at this time- Not located within HEA's service area
ENSTAR	No comments or recommendations
ACS	No response
GCI	No response
SEWARD ELECTRIC	No Response
CHUGACH ELECTRIC	No Comments-not located within Chugach Electric service area
TELALASKA	No response

KPB department / agency review:

Addressing	Reviewer: Leavitt, Rhealyn Affected Addresses: 33836 NASH RD Existing Street Names are Correct: Yes List of Correct Street Names: JOHNSON AVE, NASH RD
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	<p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No List of Approved Street Names:</p> <p>List of Street Names Denied: Comments: 33836 NASH RD WILL BE RETAINED WITH TRACT 1A</p>
Code Compliance	<p>Reviewer: Ogren, Eric</p> <p>Comments: No comments</p>
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	<p>Reviewer: Wilcox, Adeena</p> <p>Comments: No objection</p>

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Add KPB file no 2024-115 to the title block
 Correct the legal description within the title block, "Clyde King Subdivision Addition No. 1, SW 74-5.
 Add curve data to the front of the plat
 Add a Certificate of Acceptance for the 5' dedication along Johnson Ave
 There are some extra lines in Lot 10A that need cleaned up.

PLAT NOTES TO ADD

- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

KPB 20.25.070 – Form and contents required

Staff recommendation: *final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.*

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;
Staff recommendation: *Adjust railroad tracks in section 34 to match KPB imagery; align more with airport instead of highway.*

- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
Staff recommendation: *Depict and add plat notes to reference right-of-way easements granted to City of Seward per documents recorded in Book 51R at Page 281 (CTP # 12) and Book 77 Page 954 (CTP # 13).*

- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of

subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff recommendation: Add lot 13 to parcel adjacent to the north. Legal description includes lot 12 and lot 13, SWD 20.

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;
Staff recommendation: It appears that there are some additional lot lines drawn near the easterly side of Lot 11A. Please correct.
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;
Staff recommendation: Structures may encroach into proposed Lot 10A. Surveyor to confirm.

KPB 20.30 – Subdivision Design Requirements

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

20.30.060. Easements-Requirements.

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

Staff recommendation: The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Grant utility easements requested by the utility providers.** Depict and add plat notes to reference right-of-way easements granted to City of Seward per documents recorded in Book 51R at Page 281 (CTP # 12) and Book 77 Page 954 (CTP # 13).

20.30.280. Floodplain requirements.

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

D. All subdivisions or replats within the Flood Insurance Rate Map (FIRM) area or SMFDA, as amended, as defined by KPB 21.06.030, shall contain the following note:

FLOOD HAZARD NOTICE:

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

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

RECOMMENDATION:

STAFF RECOMMENDS:

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

NOTE: 20.25.120. - REVIEW AND APPEAL.

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

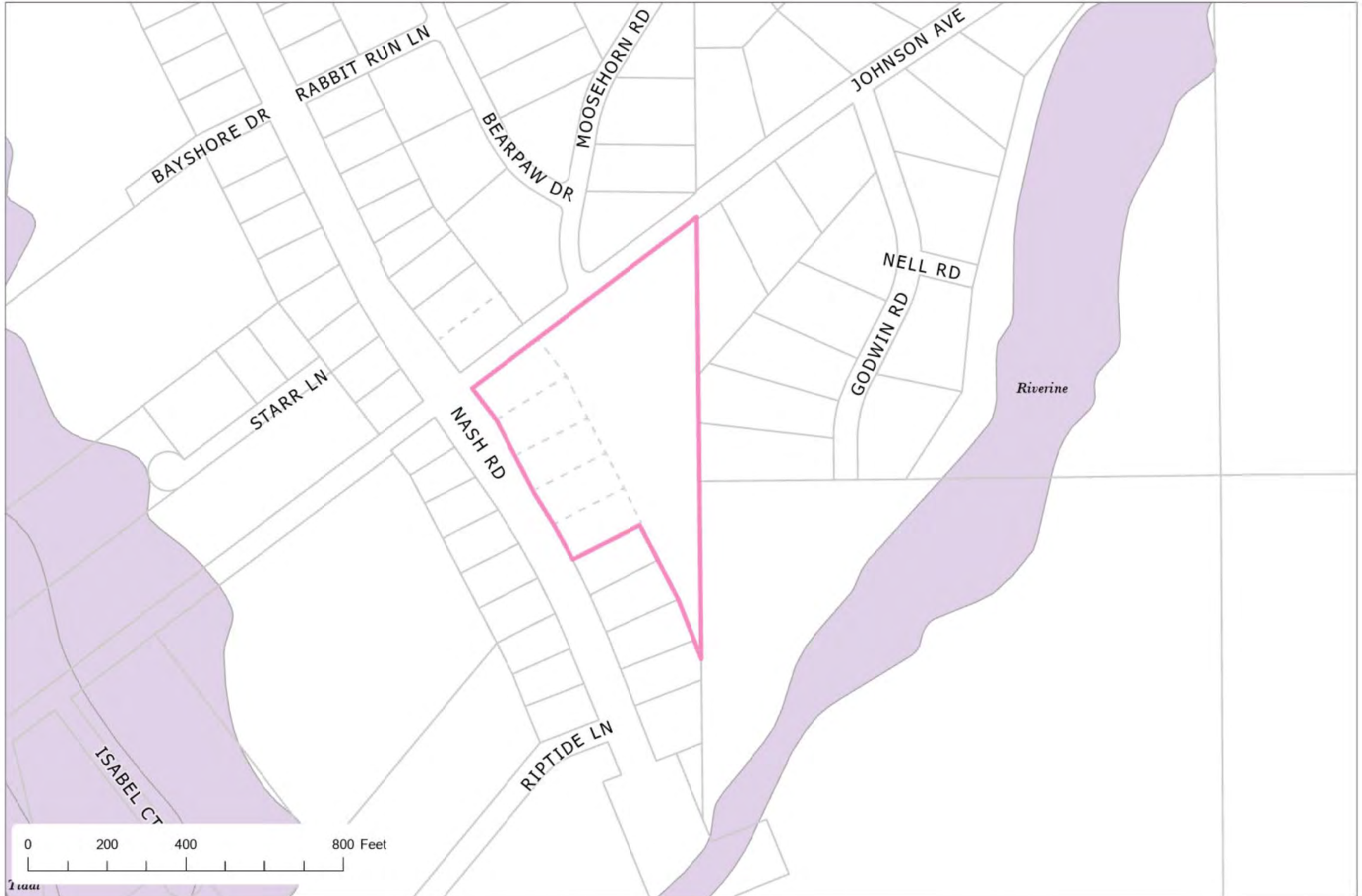
END OF STAFF REPORT



Aerial Map



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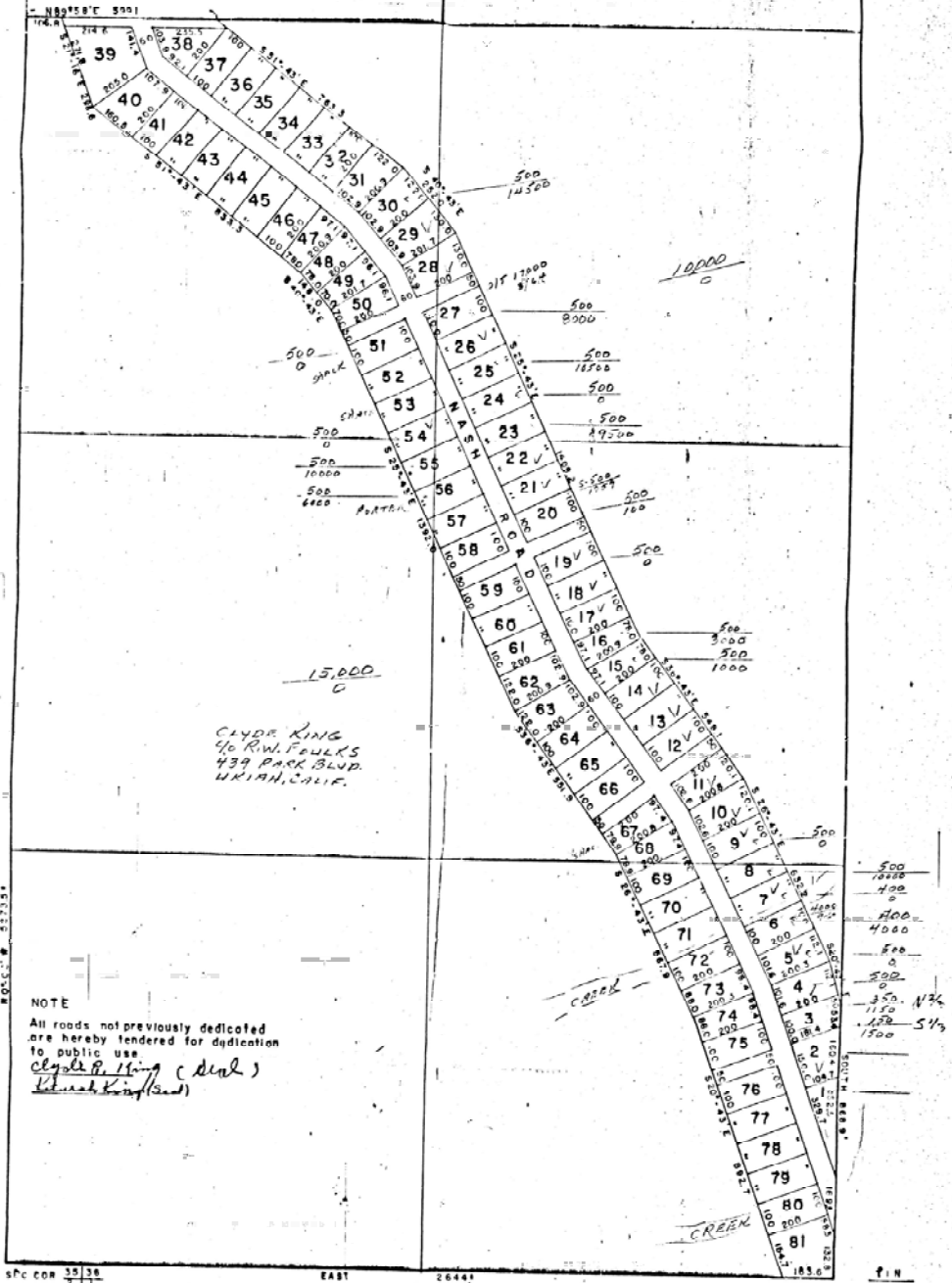
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Aerial with 5-foot Contours



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NOTE
 All roads not previously dedicated
 are hereby tendered for dedication
 to public use
 Clyde King (high)
 Clyde King (road)

This is to certify that on this 21st Day of July 1953 before me the undersigned, a Notary Public in and for the County of Alameda, State of California, and upon personally appearing before me Clyde King and Robert Benert, both known to me to be the persons mentioned and who presented to me the above instrument and acknowledged to me that they signed and sealed the same voluntarily and for the uses and purposes mentioned.

Witness my hand and seal this 21st day of July 1953 at the City and County of Alameda, California.
 Robert Benert, Notary Public
 My Commission Expires 11-20-1957

CLYDE KING SUBDIVISION
 1/2 SECTION 36
 TOWNSHIP 1 NORTH, RANGE 1 WEST
 PLAT NO. 20
 # 18

CLYDE KING SUBDIVISION

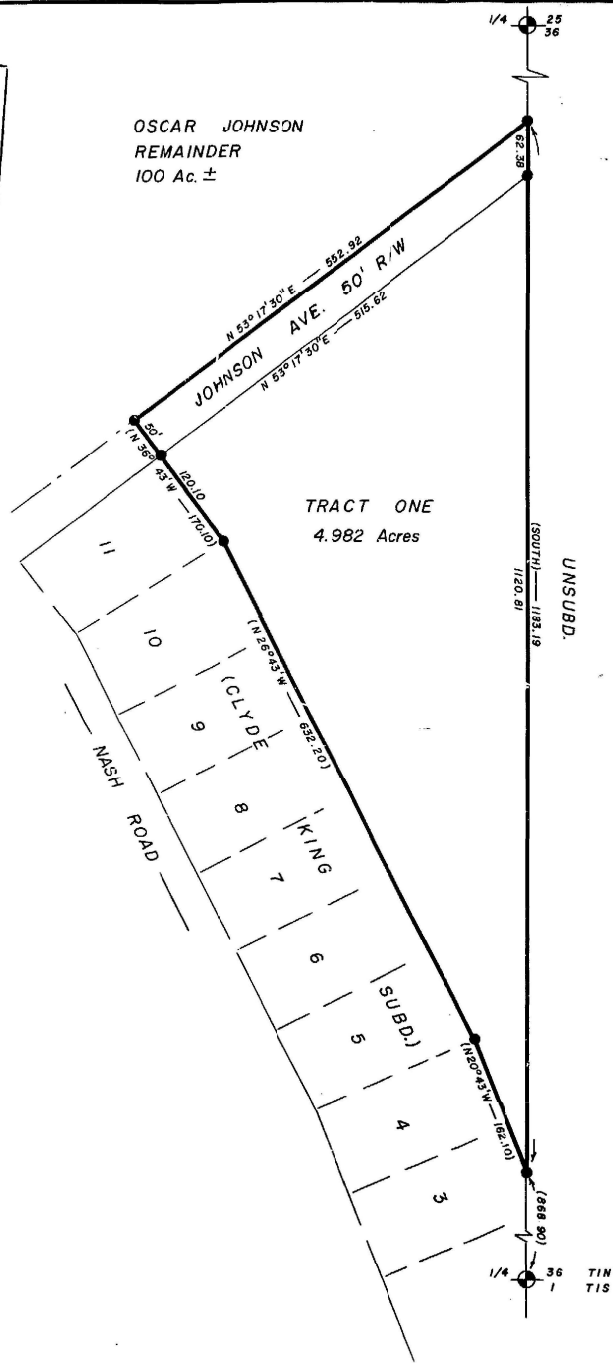
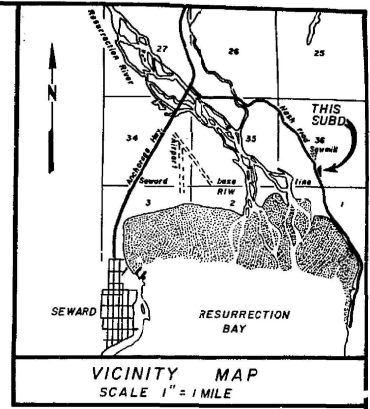
OF
 A PORTION OF THE WEST 1/2 SECTION 36, T.1N., R.1W., SEWARD MERIDIAN
 SURVEY AND PLAT BY ROBERT BENERT REGISTERED CIVIL ENGINEER
 JULY 1953

3-11-ND
 Plat No. 74-5

RECORDED FILED
 Seward REC. DIST.
 DATE 9-17 1974
 TIME 4:01 P M
 Requested by Oscar Johnson
 Address Seward Alaska
 (Signature)

Part 74-5

OSCAR JOHNSON
 REMAINDER
 100 Ac. ±



LEGEND AND NOTES:
 ● Found U.S. C.L.O. brass cap monument.
 ● Set 1/2" x 18" steel rod.
 () Indicates data of record.
 ALL BEARINGS REFER TO THE N-S CENTER LINE OF SEC. 36, T1N, R1W, S.M. AK. AS BEING SOUTH.

CERTIFICATE OF OWNERSHIP AND DEDICATION.

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

Date _____
 Oscar B. Johnson
 Stanley S. Johnson
 Owners

NOTARY'S ACKNOWLEDGEMENT.

Subscribed and sworn before me this 17 day of September, 1974.
 My commission expires July 27, 1974.
 Christian C. Williams
 Notary Public for Alaska



PLAT APPROVAL.

Plat approved by the Commission this 19th day of August, 1974.
 Stanley F. Thompson
 Mayor

ADDITION NO. 1		
CLYDE KING SUBDIVISION		
Oscar Johnson — owner Seward, Alaska.		
DESCRIPTION. 5.595 ACRES SITUATED IN THE W1/2 SEC. 36 T1N, R1W, S.M. AK. SEWARD RECORDING DISTRICT.		
Surveyed by: S.S. McLane R.L.S.		
DATE OF SURVEY	SCALE	BLK. NO.
6/26 — 7/17 1974	1" = 100'	6 — 74