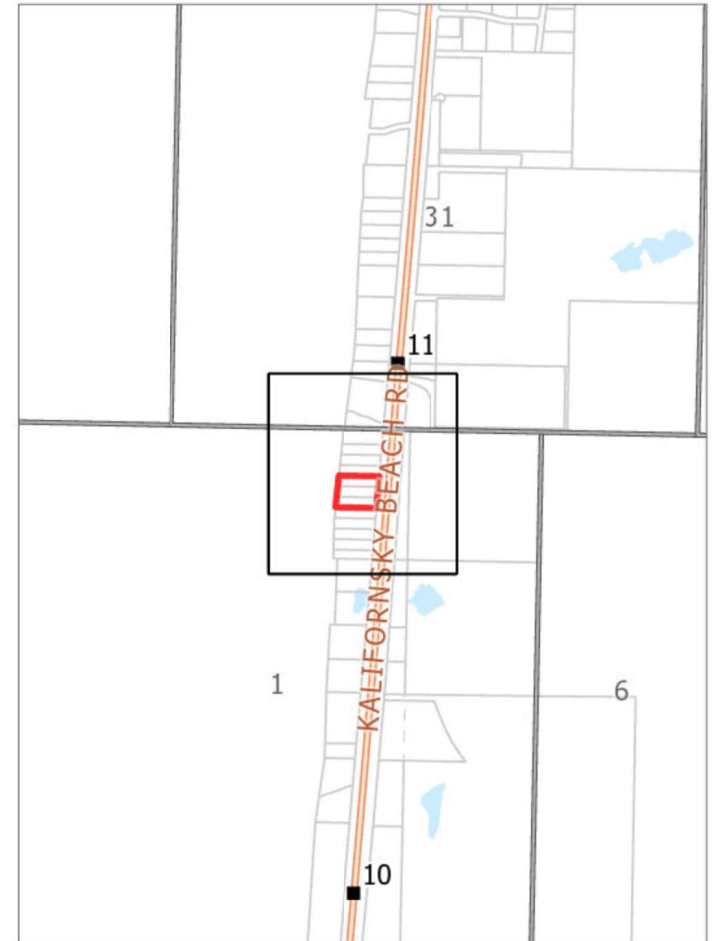


## **E. NEW BUSINESS**

- 8. Sea Watch Estates 2024 Addition; KPB File 2024-121  
Edge Survey & Design, LLC / Sanders & Hillstrand  
Location: K-Beach Road Near MP 11  
Kalifornsky Area**



KPB File 2024-121  
T04N R12W SEC 1  
Kalifornsky

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.



Aerial Map

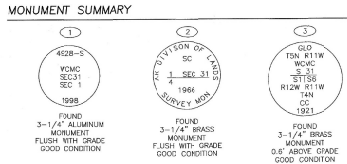
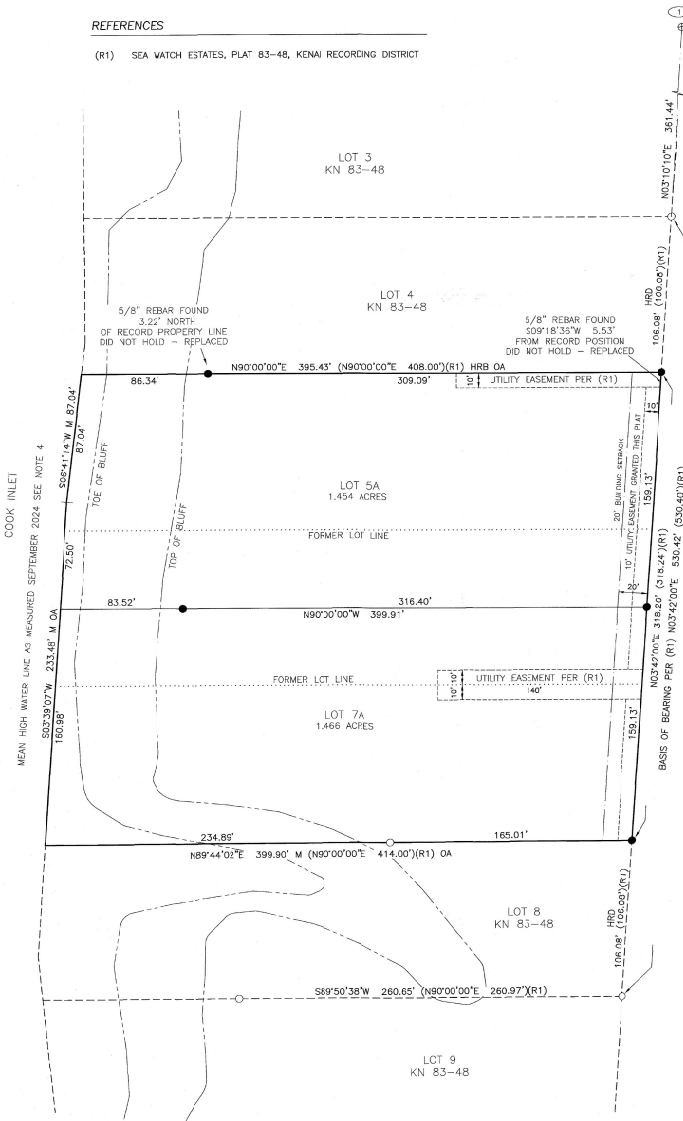


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



REFERENCES

(R1) SEA WATCH ESTATES, PLAT 83-48, KENAI RECORDING DISTRICT



**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF NOVEMBER 18, 2024. KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

NOTES

- BUILDING SETBACK - A 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.
- NO PRIVATE ACCESS TO STATE MAINTAINED FOW'S PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
- THE FRONT 10 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT, GRANTED THIS PLAT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
- THE NATURAL MEANDERS OF THE LINE OF MEAN HIGH WATER FORMS THE TRUE BOUNDS OF THE SUBDIVISION. THE APPROXIMATE LINE OF MEAN HIGH WATER, AS SHOWN, IS FOR COMPUTATIONS ONLY. THE TRUE PROPERTY CORNERS BEING ON THE EXTENSION OF THE SIDE LOT LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
- ACCEPTANCE OF THIS PLAT BY THE KENAI PENINSULA BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.
- THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS FER KPB 20.60.170.
- THIS SUBDIVISION SUBJECT TO GRANT OF RIGHT OF WAY FOR HIGHWAY PURPOSES GRANTED TO STATE OF ALASKA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS. RECORDED NOVEMBER 28, 1962. VOLUME: MSC 9, PAGE 196.
- THIS SUBDIVISION SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS. RECORDED APRIL 4, 1983. VOLUME: 205, PAGE: 512. AMENDMENTS RECORDED SEPTEMBER 13, 2024. SERIAL NUMBER 2024-006806-0.
- WASTEWATER DISPOSAL: THE PARENT SUBDIVISION FOR THE LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION OR KENAI PENINSULA BOROUGH ON APRIL 11, 1998. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LEGEND

⊕	FOUND PRIMARY MONUMENT AS REFERENCED	---	SUBDIVISION BOUNDARY
○	FOUND PROPERTY CORNER	---	INTERIOR LOT LINE
○	5/8" REBAR WITH NO CAP	---	ADJACENT PROPERTY LINE
●	SET PROPERTY CORNER	---	10 FOOT UTILITY EASEMENT
●	5/8" X 30" REBAR WITH 2" ALUMINUM CAP	---	20 FOOT BUILDING SETBACK
(#)	RECORD DATA, SEE REFERENCE	---	MONUMENT TIE LINE
√	MEASURED	---	TOP / TCE OF BLUFF
OA	OVER ALL	---	FORMER LOT LINE
HRD	HELD RECORD DISTANCE		
HRB	HELD RECORD BEARING		

NOTARY ACKNOWLEDGEMENT

FOR: JOY NOELLE SANDERS  
ACKNOWLEDGED BEFORE ME

THIS DAY OF \_\_\_\_\_, 2024

PUBLIC NOTARY SIGNATURE

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

NOTARY STAMP AREA

NOTARY ACKNOWLEDGEMENT

FOR: JEREMIAH BRIDGER BROOKS-SANDERS  
ACKNOWLEDGED BEFORE ME

THIS DAY OF \_\_\_\_\_, 2024

PUBLIC NOTARY SIGNATURE

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

NOTARY STAMP AREA

NOTARY ACKNOWLEDGEMENT

FOR: HEATHER HILLSTRAND  
ACKNOWLEDGED BEFORE ME

THIS DAY OF \_\_\_\_\_, 2024

PUBLIC NOTARY SIGNATURE

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

NOTARY STAMP AREA

NOTARY ACKNOWLEDGEMENT

FOR: JONATHAN HILLSTRAND  
ACKNOWLEDGED BEFORE ME

THIS DAY OF \_\_\_\_\_, 2024

PUBLIC NOTARY SIGNATURE

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

NOTARY STAMP AREA

CERTIFICATE OF SURVEYOR

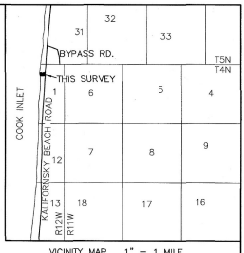
I, MARK MONETTI, 3022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



RECORDER'S STAMP AREA

2.25"

PRELIMINARY REVIEW



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

JOY NOELLE SANDERS  
35193 KALIFORNISKY BEACH RD.  
KENAI, AK 99611

JEREMIAH BRIDGER BROOKS-SANDERS  
35193 KALIFORNISKY BEACH RD.  
KENAI, AK 99611

HEATHER HILLSTRAND  
25913 137TH STREET  
BUCKLEY, WA 98321

JONATHAN HILLSTRAND  
25913 137TH STREET  
BUCKLEY, WA 98321

KPB FILE No. 2024-???

SEA WATCH ESTATES 2024 ADDITION

A SUBDIVISION OF  
LOTS 5, 6, AND 7, SEA WATCH ESTATES SUBDIVISION  
PLAT 83-48 KENAI RECORDING DISTRICT

LOCATED WITHIN NW 1/4 NE 1/4 SECTION 1,  
T4N, R12W, S1M  
STATE OF ALASKA  
KENAI PENINSULA BOROUGH  
KENAI RECORDING DISTRICT

OWNERS:  
JOY AND JEREMIAH SANDERS  
35193 KALIFORNISKY BEACH ROAD  
KENAI, AK 99611

HEATHER AND JONATHAN HILLSTRAND  
25913 137TH STREET  
BUCKLEY, WA 98321

CONTAINING 2.920 ACRES



8000 KING STREET ANCHORAGE, AK 99518  
Phone (907) 344-5990 Fax (907) 344-7794  
AE24# 1352

DRAWN BY: DATE: PROJECT:  
JY 10/22/2024 24-800

CHECKED BY: SCALE: SHEET:  
MA 1" = 40' 1 OF 1

AGENDA ITEM E. NEW BUSINESS

**ITEM #8- PRELIMINARY PLAT  
SEA WATCH ESTATES 2024 ADDITION**

<b>KPB File No.</b>	2024-121
<b>Plat Committee Meeting:</b>	November 18, 2024
<b>Applicant / Owner:</b>	Sanders and Hillstrand
<b>Surveyor:</b>	Jason Young – Edge Survey & Design, LLC
<b>General Location:</b>	Kalifornsky – Kalifornsky APC

<b>Parent Parcel No.:</b>	131-010-26; 131-010-27; 131-010-28
<b>Legal Description:</b>	Lots 5, 6, and 7, Sea Watch Estates, KN 83-48
<b>Assessing Use:</b>	Residential Dwelling and Residential Vacant
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	On-Site – On-Site
<b>Exception Request</b>	None Requested

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will reconfigure three existing lots- one of 1.00 acres and two of 0.99 acres each- into two lots. The new lots will be 1.466 acres and 1.454 acres.

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

Legal access is provided by Kalifornsky Beach Road to the east. Kalifornsky Beach Road is a 200-foot State-maintained Road. The subdivision is located near milepost 11 of Kalifornsky Beach Road.

There are no dedications or vacations proposed with this platting action. No section line easements affect this subdivision.

A reservation for highway purposes, and any assignments or uses thereof for recreational, utility or other purposes, affects this plat.

**Staff recommends:** Add a plat note referencing the easement reservation per Certificate to Plat item number 8.

The parent plat, Sea Watch Estates Subdivision, KN 83-48, indicates shared driveway locations and includes a note stating that access onto Kalifornsky Beach Road is limited to one driveway serving two lots each. Parent plat shows these locations already predetermined. **Staff recommends:** Depict driveway indicators and add a driveway access note with reference to the parent plat.

*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.

The block length is non-compliant. Due to the specific location of the subdivision directly adjacent to the Cook Inlet, the plat cannot give a dedication to become compliant. **Staff recommends** the plat committee concur that an exception is not required.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: No comments
SOA DOT comments	No comment

**Site Investigation:**

According to KPB imagery and KPB Assessing records, improvements will be located on both proposed lots when complete. there does not appear to be any encroachments to from the property. There is a shared driveway with the lot to the south and propose Lot 7A. this is not considered an encroachment as it was granted per KN 83-48 through State of Alaska DOT request.

The plat is situated along the Cook Inlet, with a bluff directly to the west.

The River Center Reviewer has identified the plat as being within FEMA-designated flood hazard areas, Zones X and VE. The VE Zone should be depicted and labeled. Per KPB 20.30.280(D), flood hazard notes should be added to the plat including the FEMA map panels and flood zone designation. The Floodplain Determination map is included in the staff packet.

Per the River Center review the plat is not located within a Habitat Protection District.

*KPB satellite imagery indicates this property may contain wet areas. **Staff recommendation:** place a note on the final plat indicating any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetland determination if applicable.*

KPB River Center review	<p>A. Floodplain  Reviewer: Hindman, Julie  Floodplain Status: IS in flood hazard area  Comments: Code required plat note needs to be added. The VE Zone should be depicted and labeled.</p> <p>Flood Zone: X Zone, VE  Map Panel: 02122C-0785E  In Floodway: False  Floodway Panel:</p> <p>B. Habitat Protection  Reviewer: Aldridge, Morgan  Habitat Protection District Status: Is NOT within HPD  Comments: No comments</p>
State of Alaska Fish and Game	No Response

**Staff Analysis**

The land originally consisted of aliquot Government Lot 1 of Section 1, Township 5 North, Range 12 West, Seward Meridian, Kenai, Alaska, within the Kenai Recording District of the Kenai Peninsula Borough. Sea Watch Estates, KN 83-48, initially platted these lots, creating Lots 1 through 12. This platting action proposes to reconfigure Lots 5 through 7 into Lot 5A and Lot 7A.

A soils report will not be required. The existing parent subdivision was approved, and the proposed subdivision is vacating lot lines to create fewer lots, thus fulfilling KPB 20.40.020 (A) (1) (a).

Notice of the proposed plat was mailed to two beneficial interest holders on October 30, 2024. The beneficial interest holders will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

The plat is in the Kalifornsky Beach advisory planning commission which is inactive at this time.

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

**Utility Easements**

The parent plat, Sea Watch Estates, KN 83-48, granted a 20-foot by 140-foot utility easement between the common lot lines of Lots 6 & 7 being carried forward and shown on the plat.

The proposed plat grants a 10-foot utility easement adjoining all rights-of-way and is depicted and notated on the plat as plat note number 3.

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

**Utility provider review:**

HEA	No comments
ENSTAR	No comments or recommendations
ACS	No response
GCI	No response

**KPB department / agency review:**

Addressing Review	<p>Reviewer: Leavitt, Rhealyn          Affected Addresses:          35193 KALIFORNSKY BEACH RD, 35159 KALIFORNSKY BEACH RD</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: KALIFORNSKY BEACH RD</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:          Comments: ADDRESSES WILL BE RETAINED</p>
Code Compliance	<p>Reviewer: Ogren, Eric          Comments: No comments</p>
LOZMS Review Planner	<p>Reviewer: Raidmae, Ryan          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: Wilcox, Adeena          Comments: No objection</p>

Advisory Planning Commission	Inactive
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**STAFF RECOMMENDATIONS**

**CORRECTIONS / EDITS**

- Correct plat note number 8 “amendments.”

*PLAT NOTES TO ADD*

- Add a plat note in reference to Certificate to Plat item number 7.
- Per KPB 20.60.170(B) the borough will not enforce private covenants, easements, or deed restrictions. The borough will not enforce private covenants, easements, or deed restrictions.

---

**KPB 20.25.070 – Form and contents required**

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

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat’s name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

**Staff recommendation:** Include full name for Joy and Jeremiah Sanders as reflected in the Certificate to Plat and KPB records. Correct spelling of Johnathan Hillstrand.

Revised KPB File No to 2024-121

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

**Staff recommendation:** Label section 34.

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

**Staff recommendation:** Add easements per CTP #7 & # 8

- 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:** Per parent plat, add driveway indicators and driveway access note with reference parent plat, KN 83-48.

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**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.

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

---

**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**

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Aerial Map



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KPB Parcel ID(s):  
**13101027, 13101028,  
13101026**

Selected Parcel Boundary or  
Boundaries



Regulatory

Regulatory Floodplain Layers

SMFDA



Regulatory Floodway



Regulatory Floodplain

VE

X

Parcel and PLSS

Tax Parcels



**Community Flood Insurance  
Rate Map (FIRM) Panel(s):**

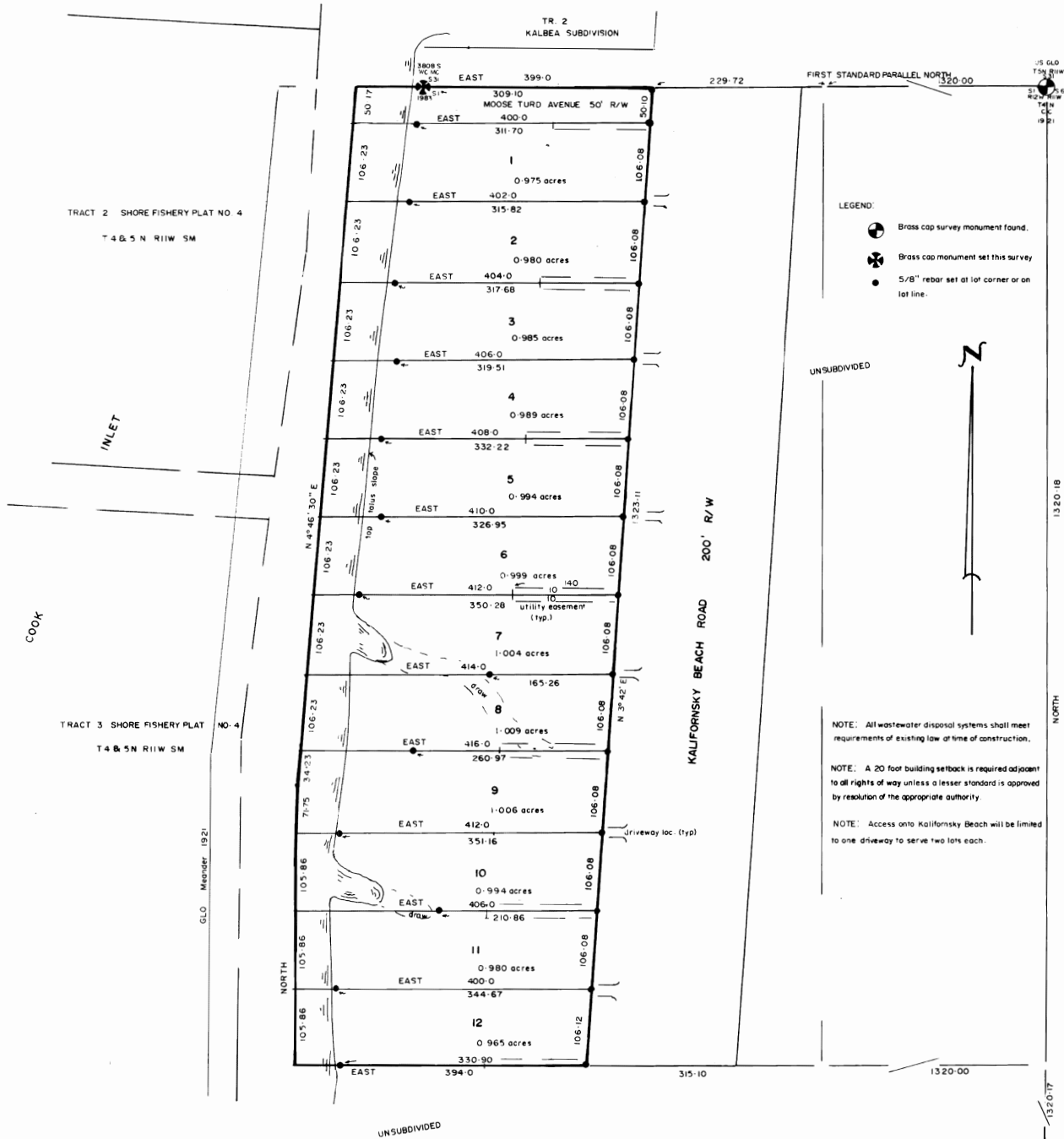
The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. It is not intended to be used for measurement. Kenai Peninsula Borough assumes no liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.

Friday, November 1, 2024

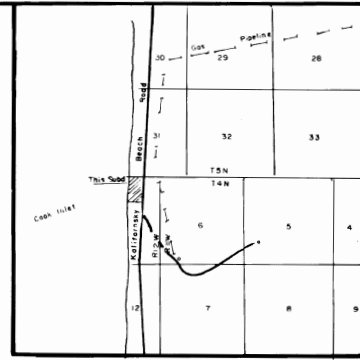


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8348  
Kenai 10.50  
4-4-83  
2/12/86 P  
475  
86-4683



LOCATION MAP 1" = 1 mi.

- LEGEND:
- ⊕ Brass cap survey monument found.
  - ⊗ Brass cap monument set this survey
  - 5/8" rebar set at lot corner or on lot line.



UNSUBDIVIDED

- NOTE: All wastewater disposal systems shall meet requirements of existing law at time of construction.
- NOTE: A 20 foot building setback is required adjacent to all rights of way unless a lesser standard is approved by resolution of the appropriate authority.
- NOTE: Access onto Kalifornsky Beach will be limited to one driveway to serve two lots each.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHTS OF WAY TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN

*Forest C. Nelson*  
Forest C. Nelson  
Box 635 Seward, Alaska

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF FEBRUARY, 1983

*Rosely J. Krichoff*  
NOTARY PUBLIC IN ALASKA  
MY COMMISSION EXPIRES Oct. 12, 1986

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF FEBRUARY 14, 1983

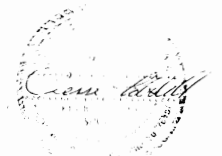
**CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

This subdivision has been reviewed in accordance with 18AAC73.065 and is approved, subject to any noted restrictions.  
*Robert P. Casanova* *Emma Egan* 4/1/83  
SIGNATURE TITLE DATE

KENAI PENINSULA BOROUGH

BY: *[Signature]*  
AUTHORIZED OFFICIAL

**SURVEYOR CERTIFICATE**



REGISTRATION NUMBER, SEAL AND SIGNATURE

SEA WATCH ESTATES			
A subdivision within gov. lot 1 sec. 1 T4N R12W 5M (gov. lot 1 being the fractional NW 1/4 NE 1/4) Kenai Peninsula Borough, Alaska			
Scale 1" = 100'	Area subdivided 12.340 acres	Proposed land use Residential	Date of survey March, 1983
FOREST NELSON Box 635 Seward, Alaska		JESSE LOBDELL - SURVEYOR Box 1386 Kenai, Alaska	