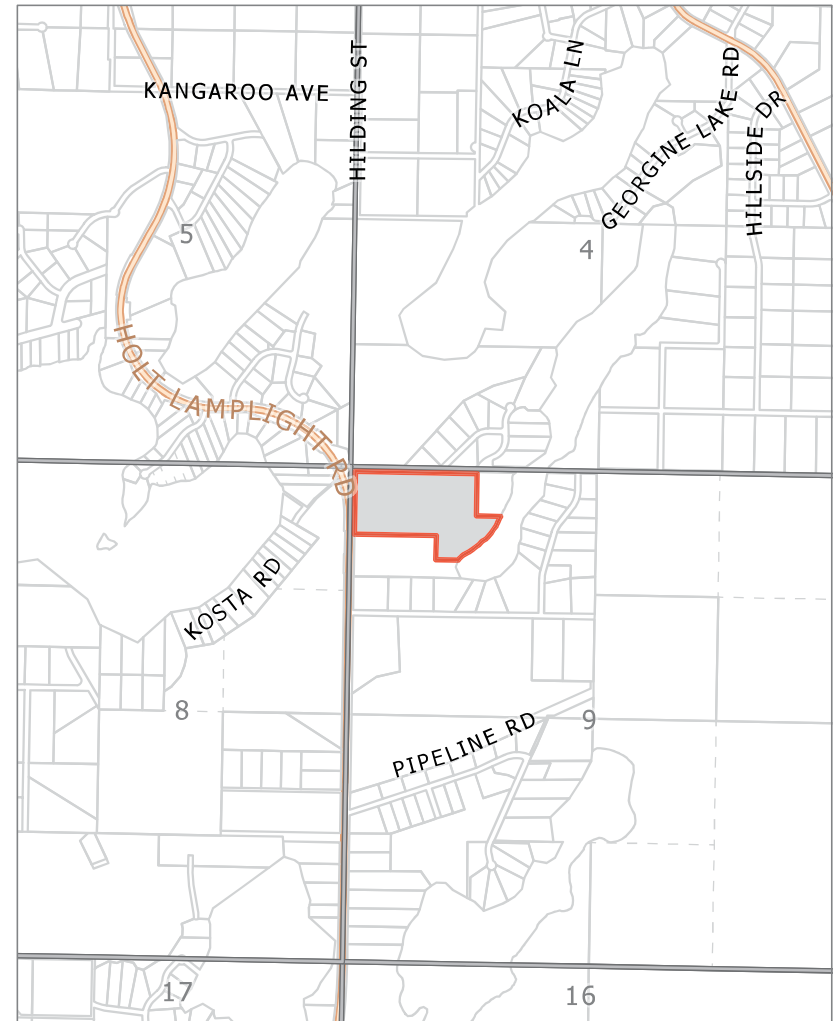
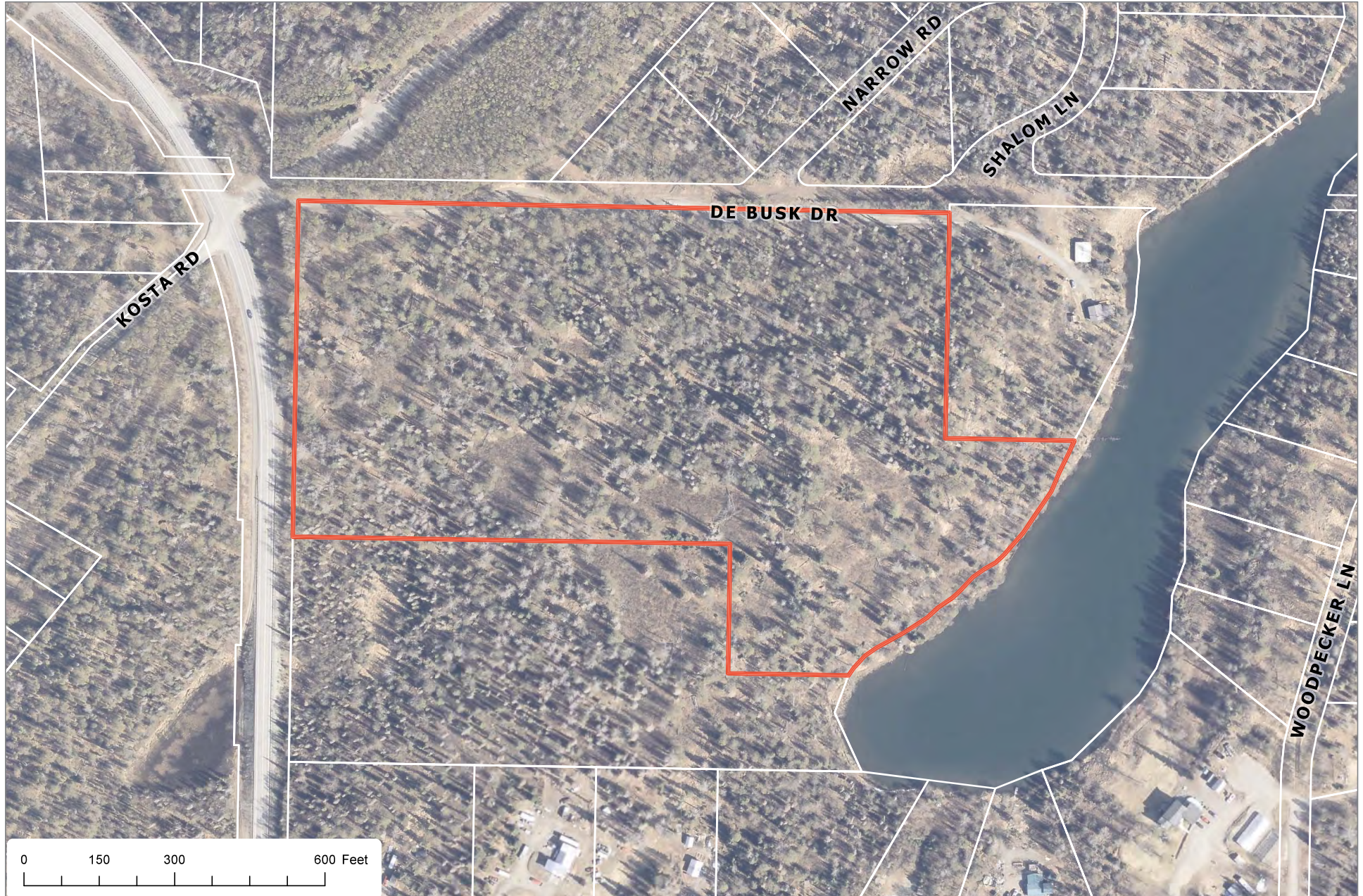


E. NEW BUSINESS

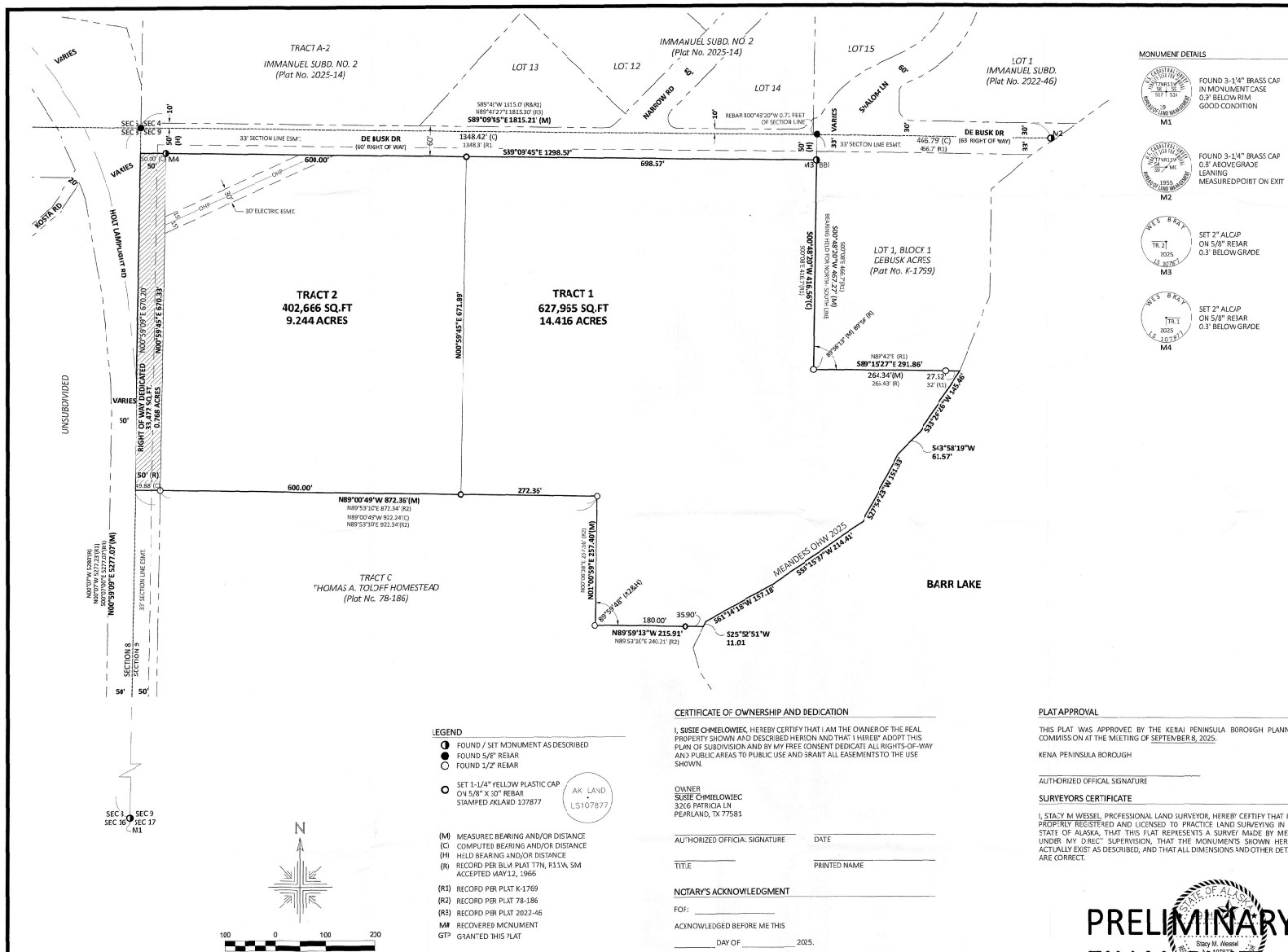
- 3. Big Bear Lookout Subdivision; KPB File 2025-110**
AK Lands / Chmielowiec
Location: Holt Lamplight Road & De Busk Drive
Nikiski Area / Nikiski APC



KPB File 2025-110
T 07N R 11W S09
Nikiski



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



MONUMENT DETAILS

M1 FOUND 3-1/4" BRASS CAP IN MONUMENT CASE 0.3' BELOW RIM GOOD CONDITION

M2 FOUND 3-1/4" BRASS CAP ON 5/8" REBAR 0.5' ABOVE GRADE LEAVING MEASURED POINT ON EXIT

M3 SET 2" ALCAP ON 5/8" REBAR 0.3' BELOW GRADE

M4 SET 2" ALCAP ON 5/8" REBAR 0.3' BELOW GRADE

NOTES:

- THIS PROJECT IS LOCATED WITHIN ALASKA STATE PLANE COORDINATE SYSTEM, ZONE 4, NORTH AMERICAN DATUM OF 1983 (NAD 83). BEARINGS SHOWN HEREIN ARE GEODETIC BEARINGS DERIVED FROM COORDINATES BASED ON GPS OBSERVATIONS. ALL DISTANCES ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET, USING A COMBINED SCALE FACTOR OF 1.00000046 APPLIED TO GRID MEASUREMENTS.
- RESERVATION OF SECTION LINE EASEMENT 33 FEET N. WIDTH ALONG EACH SIDE OF SECTION LINE AS PROVIDED BY 45 USC 932 AND REENACTED BY 1221 GLA 1933.
- EASEMENT'S NOT SHOWN ON THIS PLAT:
A. TELECOMMUNICATIONS AND ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION RECORDED ON MAY 26, 1961 PER BOOK 6 PAGE 373.
- 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.
- THE FRONT 10 FEET OF THE BUILDING SETBACK ADJACENT TO RIGHTS-OF-WAY AND ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO 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.
- ANY PERSON DEVELOPING THE PROPERTIES SHOWN HEREON IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.

PLAT OF:

BIG BEAR LOOKOUT SUBDIVISION

CREATING TRACTS 1 AND 2 CONTAINING 24.428 ACRES

A SUBDIVISION OF:
A PORTION OF GOVERNMENT LOTS 4 AND 5 IN SECTION 9, TOWNSHIP 7 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, STATE OF ALASKA,
ACCORDING TO UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT PLAT ACCEPTED MAY 12, 1966

EXCEPTING THEREFROM ANY PORTION LYING WITHIN
DE BUSK ACRES, FILED UNDER PLAT NO. 6-1769;
TRACTS B & C THOMAS A. TOLLOFF HOMESTEAD, FILED UNDER PLAT NO. 78-186;
TOLLOFF SUBDIVISION NO. 1, FILED UNDER PLAT NO. 78-132;
AND FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITHIN
TOLLOFF SUBDIVISION NO. 2, FILED UNDER PLAT NO. 79-103.

KENAI RECORDING DISTRICT
KENAI PENINSULA BOROUGH
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

LOCATED WITHIN: NW1/4 OF SECTION 9, T7N, R11W, S.M., AK.

OWNER:
SUSIE CHMIELOWIEC
3206 PATRICIA LN
PEARLAND, TX 77581

AK LANDS, Land Surveying LLC
PO Box 110485
Anchorage, AK 99511
aklands@aklands.com
http://aklands.com
(507) 744-LAND

Date: 06/14/2025 Scale: 1"=100' Date of Survey: May 5, 2025 Sheet: 1 of 1
Drawn: SMW PN: 1559 Field Book: 8/56-18_13/68-69 KPB No. 2025-110

KPB 2025-110

AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT
BIG BEAR LOOKOUT SUBDIVISION**

KPB File No.	2025-110
Plat Committee Meeting:	September 8, 2025
Applicant / Owner:	Susie Chmielowiec of Houston, Texas
Surveyor:	Stacy Wessel / AK Lands Land Surveying
General Location:	Holt Lamplight Road and De Busk Drive, Nikiski

Parent Parcel No.:	013-440-22
Legal Description:	T 7N R 11W SEC 9 SEWARD MERIDIAN KN PTN OF GOV LOTS 4 & 5 EXCL DEBUSK ACRES & TRS B & C THOMAS A TOLOFF HMSTD & TOLOFF SUBS #1 AND #2
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide an approximately 23-acre parcel into two parcels of size 9.244-acres and 14.416-acres and dedicate a portion of Holt Lamplight Road.

Location and Legal Access (existing and proposed):

The proposed plat is located near Wik Lake, at the intersection of Holt Lamplight Road and De Busk Drive in Nikiski.

Legal access is provided by De Busk Drive to the north and Holt Lamplight Road to the west. De Busk Drive is a borough-maintained road. The width varies from 60-feet on the west to 63-feet on the east, but has a jog at the east end of this property in the right-of-way alignment. De Busk Drive connects to Holt Lamplight Road to the west and provides access to Barr Lake to the east. Portions of the existing De Busk Drive encroaches into the subject parcel near the intersection of De Busk Drive and Holt Lamplight Road and near the projection of the easterly line of Narrow Road, as shown on the aerial map and the contour exhibit. Additional right-of-way is requested on the south of De Busk Dr to cover the road encroachments, **staff recommends** the Surveyor contact the Platting Manager for additional information on the ROW dedication from the centerline of the existing ROW to meet the needs of this request.

Holt Lamplight Road is a state-maintained road. The proposed plat is dedicating 50 feet to the eastern side of existing Holt Lamplight Road. The dedication was originally a right-of-way easement granted to the SOA as recorded in Book 33, Page 39 KRD. This easement is within the proposed dedication and a plat note should be added stating the fact. **Staff recommends** the surveyor add a Certificate of Dedication to the State of Alaska and contact the appropriate Office to arrange for a signature for the Certificate when the time is needed for the area being dedicated along Holt lamplight Rd.

Access to the proposed plats will be limited to De Busk Drive per the SOA DOT&PF. **Staff recommends** a plat note be added referencing the limited access to Holt Lamplight Rd.

Block length is not compliant along the plat. the north line is longer than 1320 feet and between De Busk Dr and Two Junes Ave is 1550 feet. Per the DOT comments; no access to Holt Lamplight Rd is permitted. And a cul-de-sac off of De Busk Dr is limited due to the location of the lake to the east and tract to the south.

66-foot section line easements, with 33-feet on either side of the section line, are located on the north and west of the proposed subdivision. The section line easements are within De Busk Drive and Holt Lamplight Road, as shown on the drawing and noted at plat note 2.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	Section corner numbers are flipped on the M1 monument corner. Since Holt-Lamplight is a DOT road, we can accept the dedication for that portion.
SOA DOT&PF	No direct access to Holt Lamplight will be granted. All proposed lots must take access from De Busk Drive.

Site Investigation:

A dwelling is located on proposed Tract 1 according to the contour exhibit provided by the Surveyor and confirmed by KPB Assessing records.

Steep areas are present per the KPB GIS contours layer. The additional exhibit includes contours with areas greater than 20% shaded.

Barr Lake abuts the subdivision on the southeast and there is a very minor portion of wetlands located in the south of proposed Tract 1 according to the KWF Wetlands Assessment. Tract 2 has a small spot of wetlands designated as Depression per the KWF Wetlands Assessment.

Per the River Center reviewer, the plat is not located in a FEMA flood hazard area nor a habitat protection district.

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

Staff Analysis

The land was originally a part of Government Lots 4 and 5 in Section 9, Township 7 North, Range 11 West, Seward Meridian, Alaska. This subdivision will subdivide a portion of the Government Lots into two tracts and dedicate a portion to Holt Lamplight Road.

A soils report will not be required as per KPB 20.40.030, the new lots are greater than 200,000 square feet. **Staff recommends** the KPB 20.40.030 Wastewater Disposal Note be added to the Final Plat.

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

Nikiski Advisory Planning Commission minutes for the September 4, 2025 meeting were not available when the staff report was prepared on August 26, 2025 (KPB 21.02.020). Meeting notes will be provided with the desk packet if available but not necessarily addressed in the staff report.

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

Utility Easements

A right-of-way easement was granted to Homer Electric Association, Inc. as referenced in plat note number three.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

The proposed plat will grant a 10-foot utility easement extending to 20-feet within 5-feet of side lot lines.

HEA has requested the addition of a 30' Electric Easement as shown on the plat drawing in the northwest corner of Tract 2.

Utility provider review:

HEA	Comment as noted
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing Review	<p>Reviewer: Pace, Rhealyn Affected Addresses: 49821 DE BUSK DR</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: DEBUSK DR, NARROW RD, SHALOM LN, HOLT LAMPLIGHT 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:</p> <p>Comments: 49821 DE BUSK DR WILL REMAIN WITH TRACT 1</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	Reviewer: Windsor, Heather Comments: No comment
Advisory Planning Commission	

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

- Modify KPB File Number to 2025-110

PLAT NOTES TO ADD

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.
- No access to state maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.

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:

- KPB Records show owner's address as 6002 Clinton Drive, Houston, TX 77020. Owner of record must confirm alternative address.

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:

- Add labels: Kivi Lake in Section 5 and Georgina Lake in Section 4
- Add labels for the following sections: 6, 7, 31, 32, 33, 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 CTP item #10
- Add the ROW easement recorded in Book 33, Page 39 as a plat note and include a statement that the plat is dedicating that portion of the easement.

F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;

Staff recommendation:

- Add the ROW easement recorded in Book 33, Page 39 Include a flag label on the sketch.
- Extend the ROW dedication north to the section corner including the 50'x50' section that De Busk Acres (KN 1769) excluded.
- Existing gravel road on north for De Busk Drive encroaches onto subject parcel. Request additional ROW dedication south of current dedication.

- 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 proposed 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:
○ Modify the subdivision label to the north: Tracts B&C Thomas A. Toloff Homestead (KN 78-186)
- H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;
Staff recommendation:
Very small section of wetlands classified as a Depression located in the north of Tract 2.
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;
Staff recommendation:
○ Existing gravel road on north for De Busk Drive encroaches onto subject parcel. Request additional ROW dedication from west intersection to projection of the easterly line of Narrow Road. see contours map for encroachments and aerial map. **Staff recommends** the surveyor contact Platting Department staff for additional 30-feet from centerline ROW dedications.
○ Driveway for adjacent parcel to the east connects to existing road on northeast of parcel. Needs to be addressed.

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.

20.30.240. Building setbacks.

- A. The setback shall be graphically depicted and labeled on the lots; if such depiction will interfere with the legibility of the plat, a typical lot showing the depiction and label may be provided on the plat, clearly indicating that the typical setback applies to all lots created by the plat.

Staff recommends comply with 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 20.40.030

KPB 20.60 – Final Plat

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

20.60.040. Dedication of public use lands. Any land shown on a plat as a street, public park or other public area must be dedicated on the final plat to a tax-exempt governmental entity. If the governmental entity is not the Kenai Peninsula Borough, the governmental entity shall be required to execute an acceptance of the dedication on the plat.

Staff recommends the surveyor include a dedication of Holt Lamplight to the SOA

20.60.160. Easements.

A. The plat shall clearly show the location, width, and use of all easements. The easements must be clearly labeled and identified and, if already of record, the recorded reference given. If public easements are being granted by the plat, they shall be properly set out in the owner's certification of dedication.

Staff recommendation: comply with code

RECOMMENDATION:

STAFF RECOMMENDS:

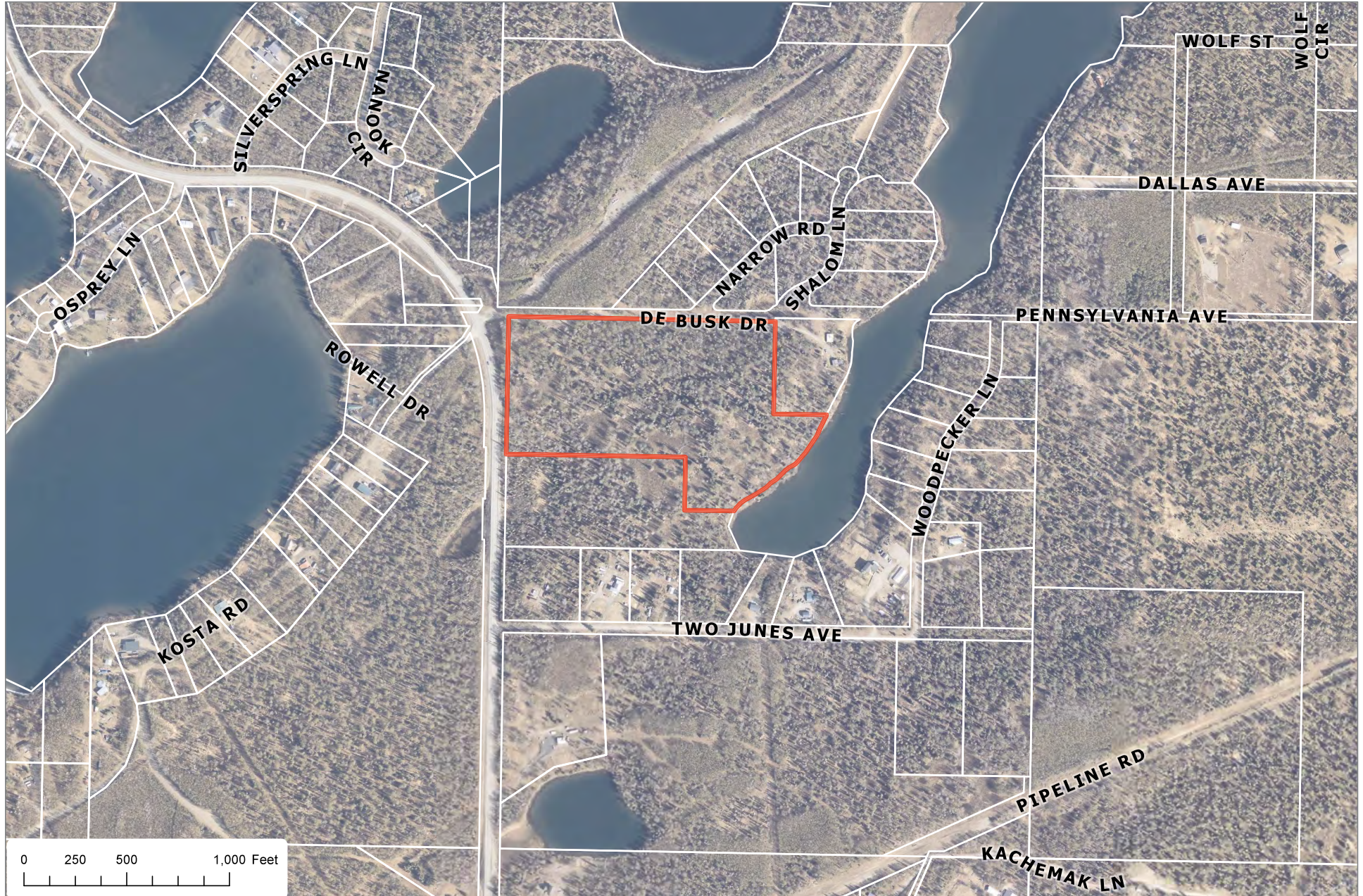
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

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

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

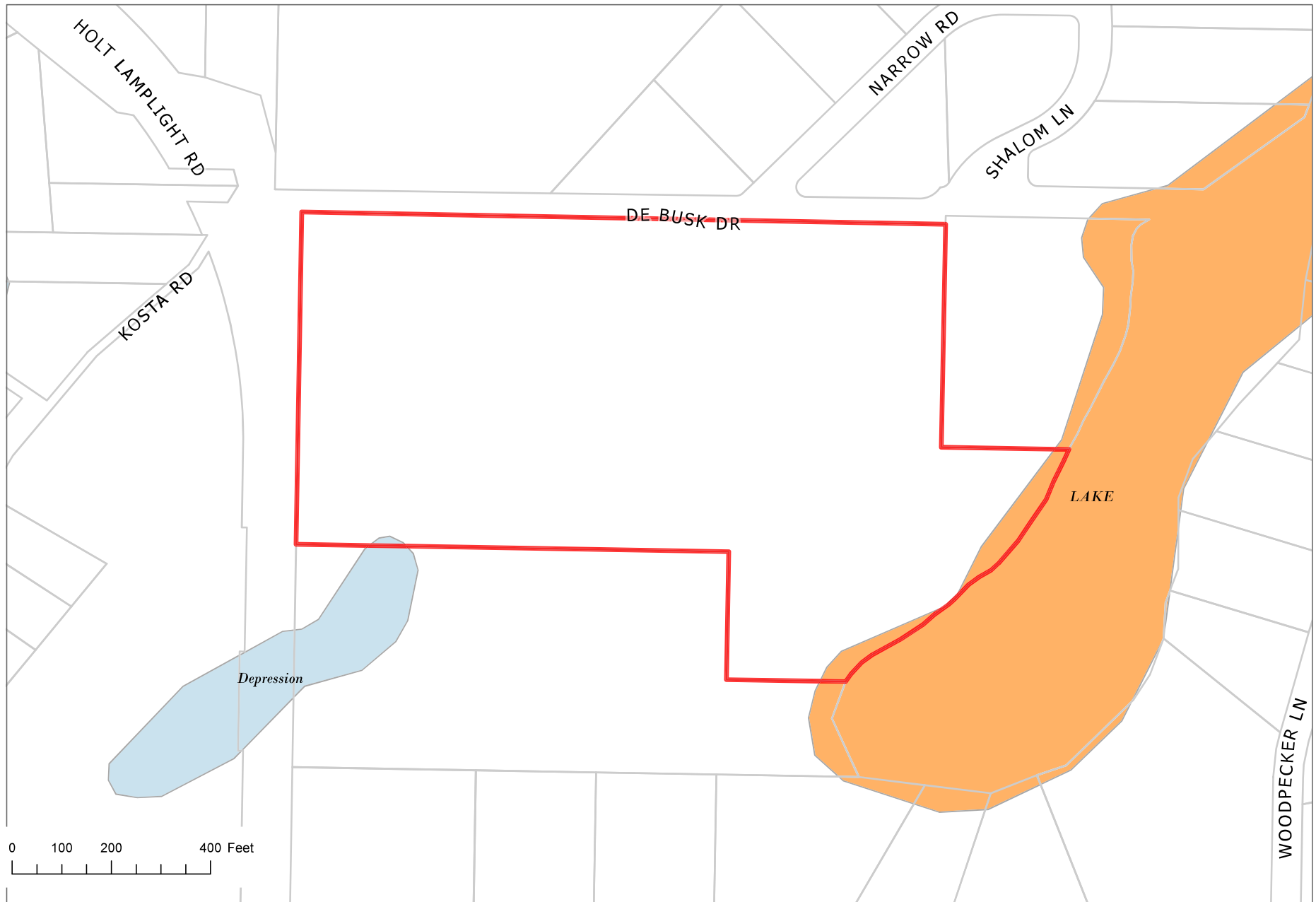
END OF STAFF REPORT



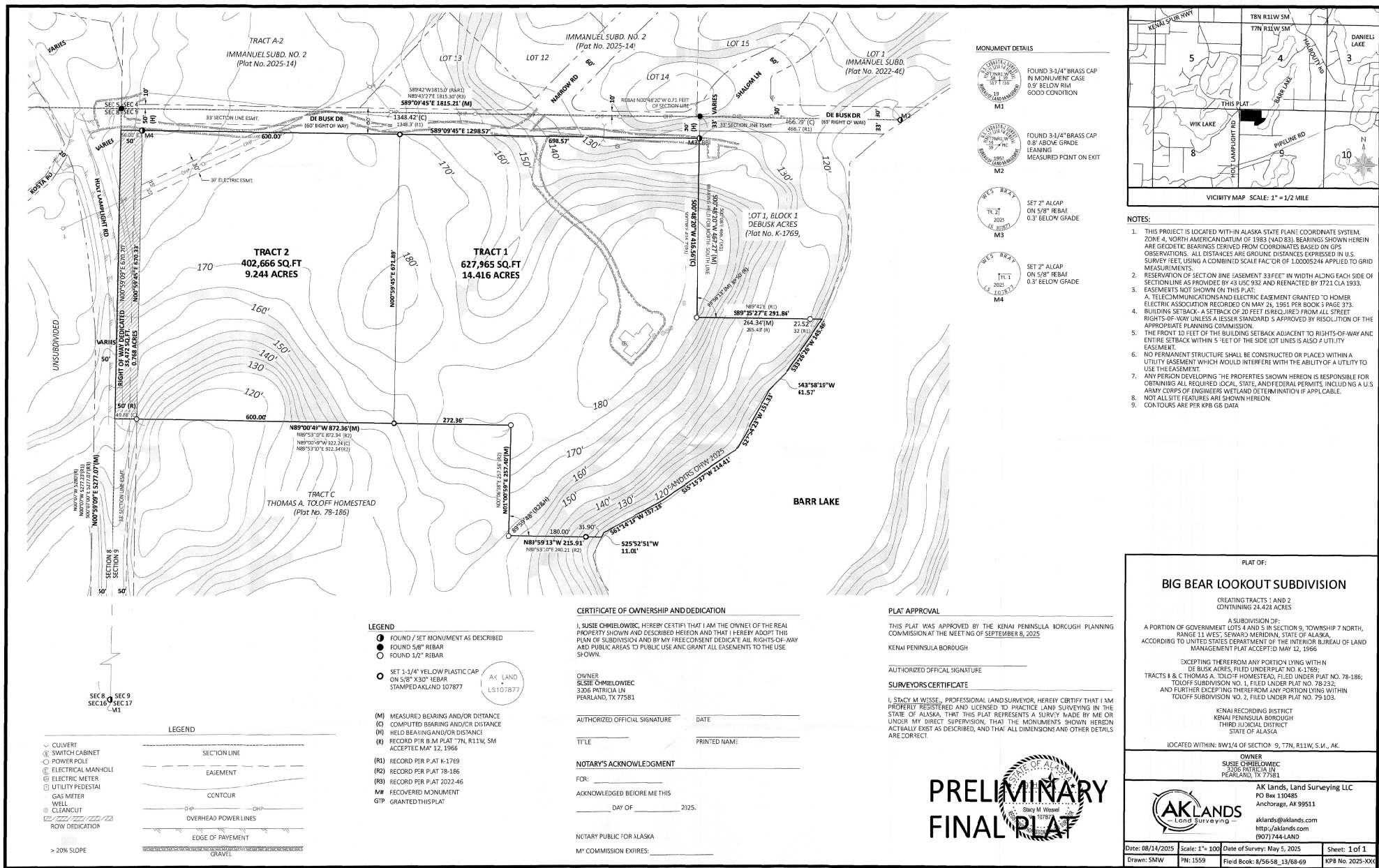
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Wetlands

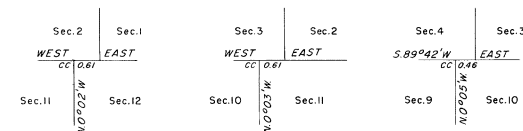


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KPB 2025-110 Contours Map

TOWNSHIP 7 NORTH, RANGE II WEST, OF THE SEWARD MERIDIAN, ALASKA



ENLARGED DIAGRAMS

This plat represents the dependent resurvey of the south boundary of sections 1 through 4, and the survey of a portion of the south and east boundaries, and subdivisional and meander lines.

Survey executed by C. Norman Brown, Cadastral Surveyor, May 26 to August 19, 1964, under Special Instructions dated May 3, 1963, and approved May 9, 1963, for Group No. 161, Alaska.

The west two miles of the north boundary were surveyed in 1922 by Fred Dahlquist. The west boundary was surveyed in 1953 by Gordon W. Webber. The west two miles of the south boundary, the east four miles of the north boundary, the north mile of the east boundary, were surveyed in 1955 by Robert Q. Pickering.

The meanders of the lakes were determined by photogrammetric methods, using photographs taken in 1964.

A portion of this township is designated Tract "A" for legal description purposes.

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D. C. May 12, 1966

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director

R. E. Brown

Acting Chief, Division of Engineering

