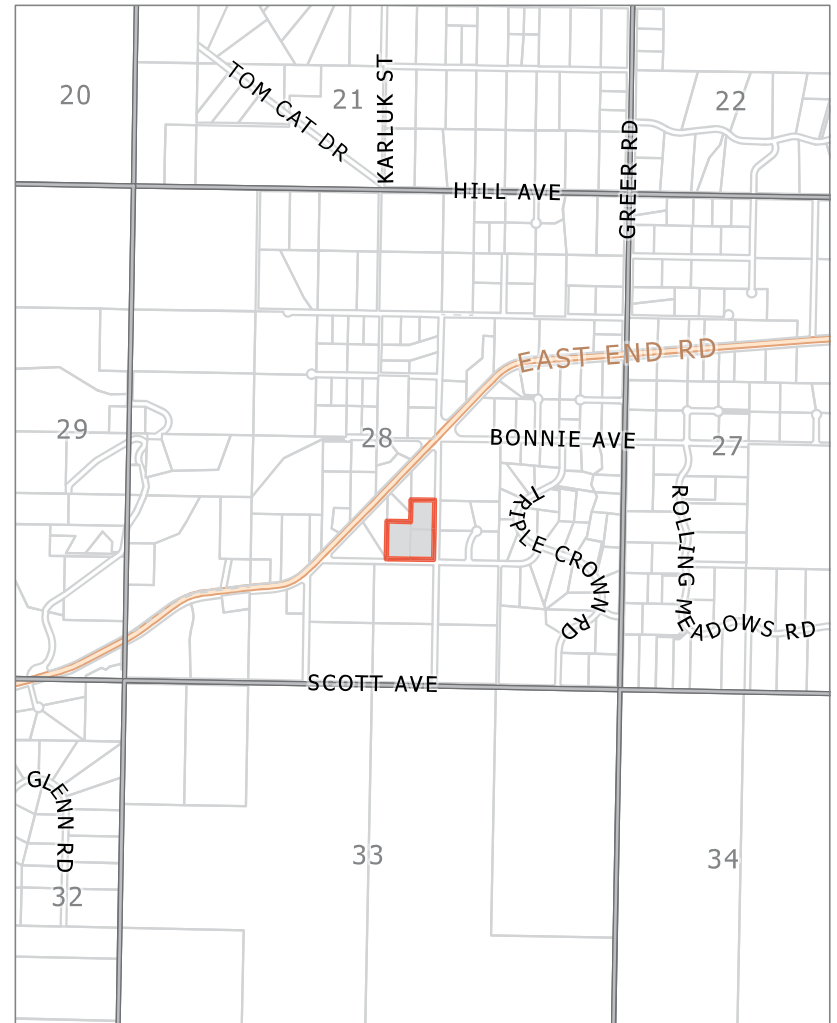


E. NEW BUSINESS

- 2. Fritz Creek Drive No. 2 Sorensen; KPB File 2026-044
Mullikin Surveys / Sorensen
Location: Stuart Avenue & Sorensen Street
Fitz Creek Area**



KPB File 2026-044
T05S R12W SEC28
Fritz 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.



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

NOTES:

1. A building setback of 20' is required from all street rights-of-way unless a lesser standard is approved by the appropriate Planning Commission.
2. The front 10' and the entire setback within 5 feet of side lot lines 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. A 5' clearing easement was granted by HM74-2000 adjacent to Sorensen Street and Stuart Avenue. The 5' easement was carried over as a utility easement on HM80-101. This plat will be granting additional utility easements to be 10 feet adjacent to the dedicated rights-of-way that increases to 20 feet within 5 feet of side lot lines.
3. Acceptance of this plat does not indicate acceptance of any encroachments by the borough.
4. There is a general easement to Homer Electric Association recorded at Book 30 Page 51, Homer Recording District. No definite location disclosed.
5. No field survey was performed as allowed by KPB 20.60.20(A). This plat was prepared from record information on plats HM80-101 and HM2007-50.
6. 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.



LEGEND

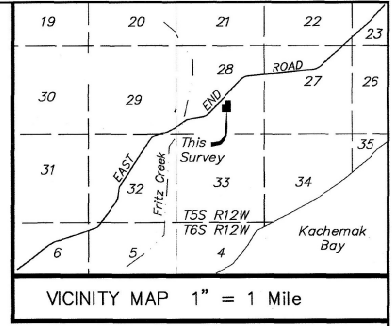
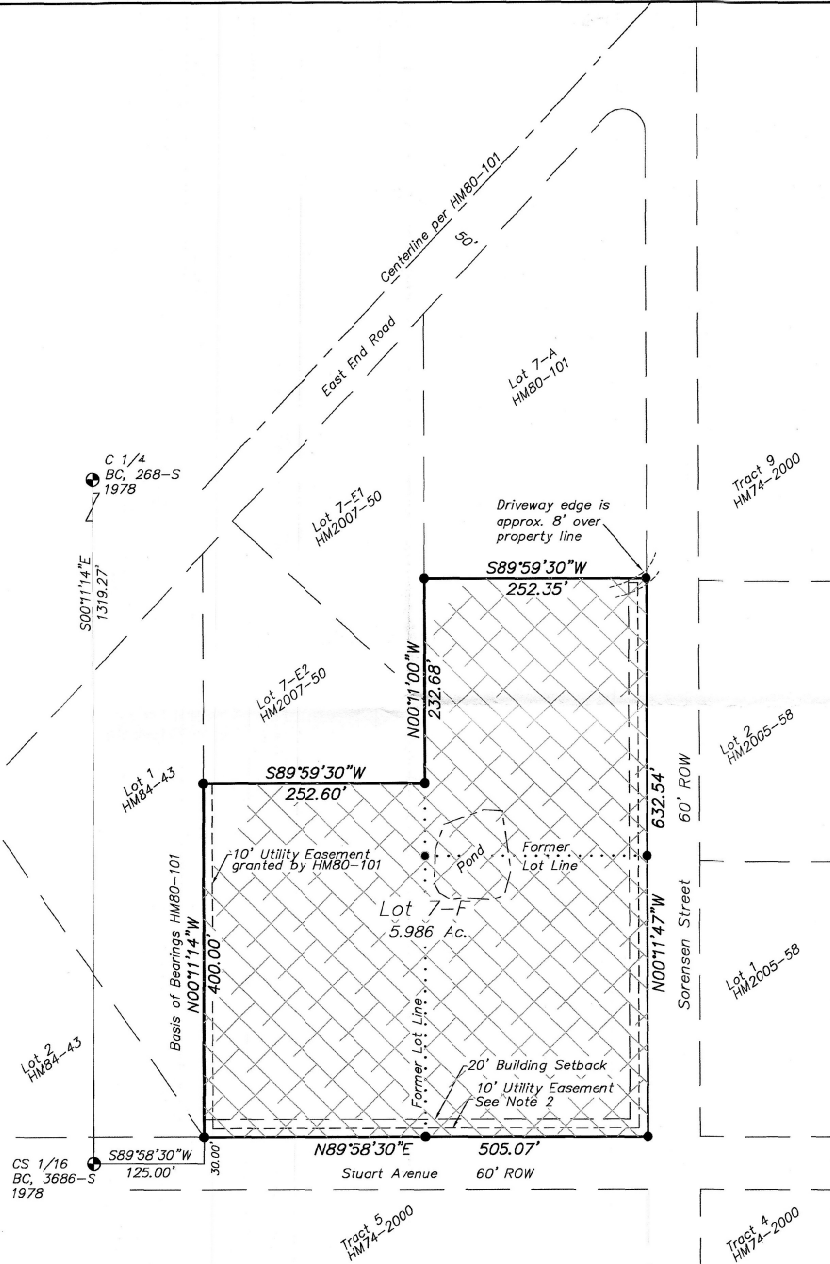
- Primary monument as described
- 1/2 Rebar per HM80-101
- ▨ Wetlands discharge slope per Kenai Watershed Forum Wetlands Assessment

All monumentation and dimensional information is of record per HM80-101

Wastewater Certificate:

This lot is at least 200,000 square feet and may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Conservation.

KPB 2026-044



Ownership Certificate:
I hereby certify that I am the owner of the real property shown and described hereon and I hereby adopt this plan of subdivision and by my free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Albert E. Sorensen III
38627 Sorensen St.
Homer, AK 99603

Notary's Acknowledgement:
For _____
Acknowledged before me this _____ day of _____, 2026.

Notary Public for Alaska
My commission expires: _____

Plat Approval:
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of July 18, 2022.
Kenai Peninsula Borough
By: _____
Authorized Official



FRITZ CREEK DRIVE - SUBD. NO 2 -2022 Addition- SORESEN A replat of Lots 7-B, 7-C, and 7-D Fritz Creek Drive Subdivision No. 2, HM80-101 into a single lot within NW1/4 SE1/4 Section 28, T5S., R12W., 5M Kenai Peninsula Borough, Homer Recording District, Third Judicial District, Alaska Containing 5.986 Acres more or less	
Prepared for: Albert E. Sorensen III 38627 Sorensen St. Homer, AK 99603	Prepared by: Mullikin Surveys LLC Christopher Mullikin, PLS P.O. Box 1923 Homer, AK 99603
Scale: 1"=100' FB: 24	Date: 5/14/2026 Job# 932 KPB File No. 2022-093

AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
FRITZ CREEK DRIVE SUBD NO 2 SORENSEN**

KPB File No.	2026-044
Plat Committee Meeting:	June 22, 2026
Applicant / Owner:	Albert E. Sorensen III of Homer, Alaska
Surveyor:	Christopher Mullikin; Mullikin Surveys, LLC
General Location:	Sorensen Street, Stuart Avenue, Fritz Creek area

Parent Parcel No.:	172-390-02, 172-390-03, and 172-390-04
Legal Description:	T 5S R 12W SEC 28 Seward Meridian HM 0800101 FRITZ CREEK DRIVE SUB NO 2 LOTS 7-B, 7-C, AND 7-D
Assessing Use:	172-390-02: Residential Accessory Building 172-390-03 and 172-390-04: Residential Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	On site
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine three lots of 1.826 acres, 1.841 acres, and 2.319 acres into one lot of 5.986 acres.

Location and Legal Access (existing and proposed):

The proposed plat is located at the corner of Sorensen Street and Stuart Avenue, off East End Road near mile 8.5.

Legal access is provided by Sorensen Street and Stuart Avenue, both 60-foot-wide rights-of-way. Based on available data, the western portion of Stuart Avenue is constructed and maintained by the borough from East End Rd until the northwest boundary of Tract 5 (HM 74-2000) to the south, then stops and is undeveloped for 1400 feet and is constructed out to Triple Crown Road. Sorensen Street is constructed and privately maintained from East End Rd down to the northwest boundary of the proposed subdivision.

No right-of-way dedications or vacations are proposed by this platting action.

No section line easements affect the subject area.

East End Road, Stuart Avenue, and Sorensen Street define the closed block. The lengths along Stuart Avenue and Sorensen Street comply with block length standards. The length along East End Road is slightly longer due to being angled. To the corner of Stuart Ave and Sorensen St from East End Rd down either road is right near 1300 feet, making the block compliant.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT&PF comments	No comments

Site Investigation:

According to available data, improvements are present on parent Lot 7-B. KPB GIS information indicates the possibility of encroachments near the north line. While a field survey is not required, the surveyor visited the site

to verify the location of the structure and determined that no permanent structures encroach on the property lines. A small portion of the driveway appears to cross the property line of Lot 7-A near the connection to Sorensen Street.

The terrain contains gentle slopes with no steep terrain present. The KWF Assessment layer on KPB Imagery shows that the majority of the subdivision is subject to discharge slopes. A pond is located near the center of the proposed lot and was located by the Surveyor. The proper wetland designation note has been added as plat note 6.

The proposed plat is not located within a flood hazard zone nor within a habitat protection district.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection</p> <p>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 proposed plat is a replat of land originally subdivided in 1974 by Fritz Creek Drive Subdivision (HM 74-2000) into 9 tracts, which also dedicated the surrounding rights-of-way. In 1980, Tract 7 was further subdivided by Fritz Creek Drive Subd. No. 2 (HM 80-101), resulting in Lots 7-A through 7-E. The proposed plat will combine lots 7-B, 7-C, and 7-D into one Lot.

A soils report was not performed for the parent plats associated with this land. This platting action removes lot lines and adds more than 1,000 square feet to the lot, resulting in a parcel over 200,000 square feet. A soils analysis report will not be required, and the correct Wastewater Disposal Note is present.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The plat is located in the Kachemak Bay Advisory Planning Commission which is inactive at this time.

Utility Easements

Fritz Creek Drive Subdivision (HM 74-2000) granted 5-foot clearing easements adjacent to the dedications of Sorensen Street and Stuart Avenue. These easements were carried forward and noted as 5-foot utility easements on Fritz Creek Drive Subd. No. 2 (HM 80-101). Plat HM 80-101 also granted a 10-foot utility easement along the western property line of Lot 7-D.

Plat note 2 states that there are 10-foot utility easement adjacent to the rights-of-way that increase to 20 feet within 5 feet of the side lot lines and includes the history of the utility easements. **Staff recommends** depicting the 20-foot within 5 feet of the side lot line easement along the west boundary.

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.

NEW EASEMENT BEING PROVIDED ON THE PLAT.
 NEW UTILITY EASEMENT REQUESTS FROM PROVIDERS.

Utility provider review:

HEA	No comments
ENSTAR	
ACS	No objections
GCI	

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 38627 Sorensen St Existing Street Names are Correct: Yes List of Correct Street Names: Sorensen St, Stuart Ave, East End Rd Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 38627 Sorensen St will remain
Code Compliance	Vacant
LOZMS Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment

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

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

- Modify the plat approval date to June 22, 2026.
- Within plat note 6, add a space between “wetland determination.”
- Change “Wastewater Certificate” to “Wastewater Disposal.”
- Identify which reference plat applies to dimensions given.
- C1/4 corner per HM80-101 and HM2007-50 has the year 1968 shown on it. Please correct.

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:

- o Within the legal description, modify the subdivision name to be consistent with the parent plat "Fritz Creek Drive Subd. No. 2"
- o Modify KPB File No. to KPB 2026-044

- 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:

- o Depict and label Stuart Avenue and Sorensen Street

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.

- 20.30.170. Blocks-Length requirements. Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state-maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

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:

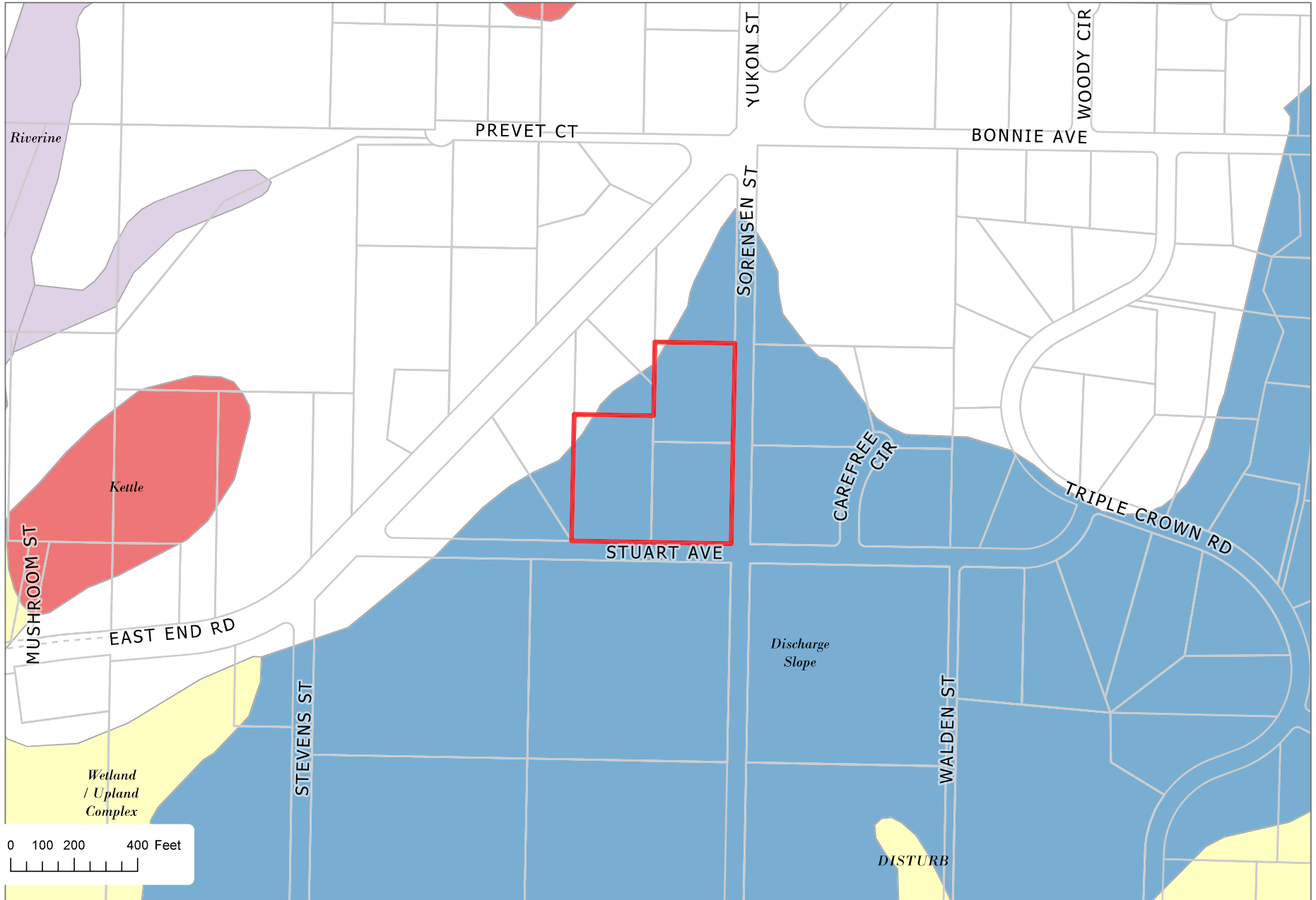
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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

NOTE: 20.25.120. - REVIEW AND APPEAL.

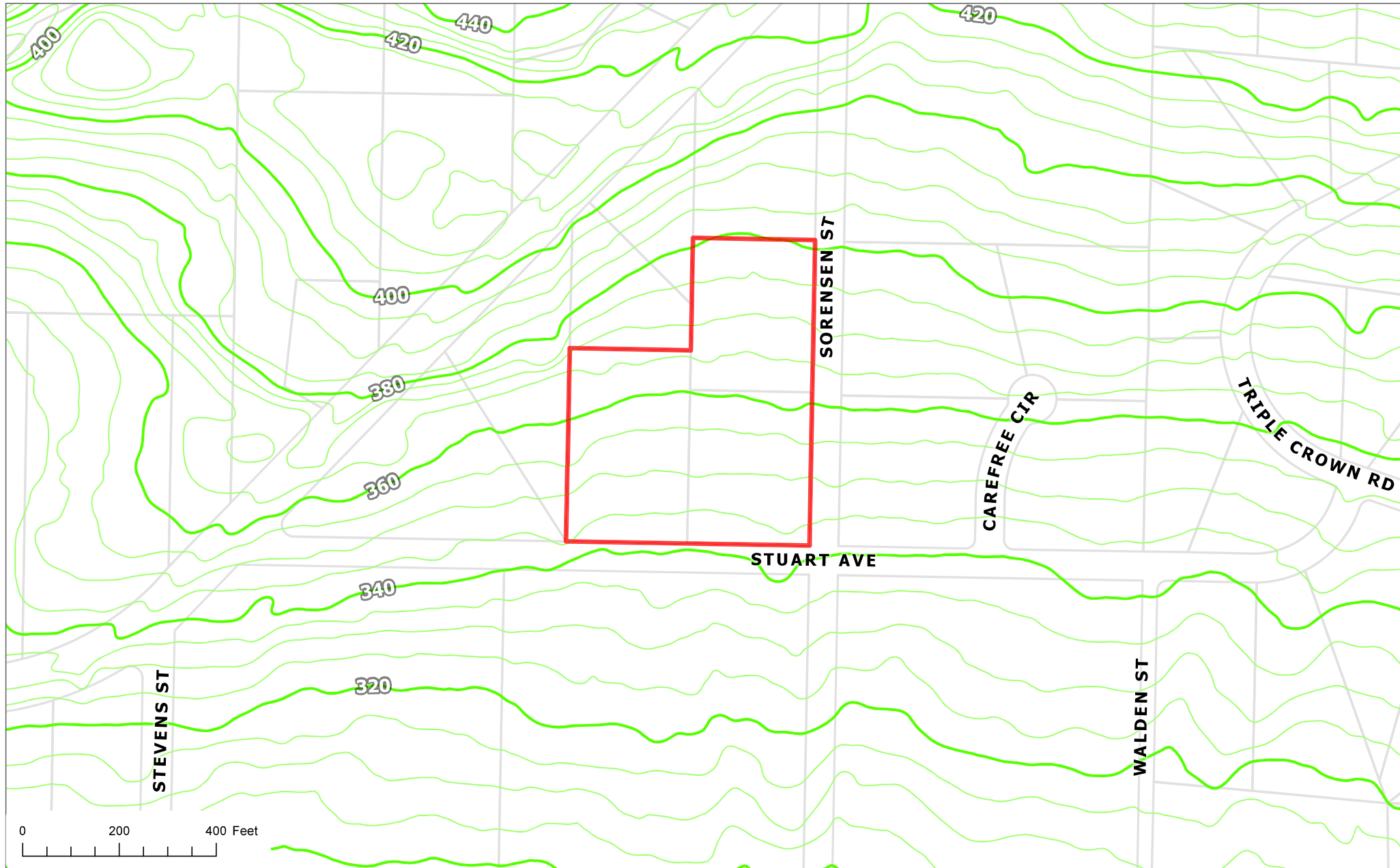
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING 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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CERTIFICATE OF OWNERSHIP
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON I HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES DEDICATED BY ME FOR PUBLIC USE
Gene E. Sneed
 GENE E. SNEED SRA BOX 489-W ANCHORAGE, AK

Sarah Ann Sneed
 SARAH ANN SNEED

NOTARY'S ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 DAY OF October 1980
Jessie Chelton 12-6-82
 NOTARY PUBLIC FOR ALASKA MY COMMISSION EXPIRES SURVEYORS' CERTIFICATE

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT CORNERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT

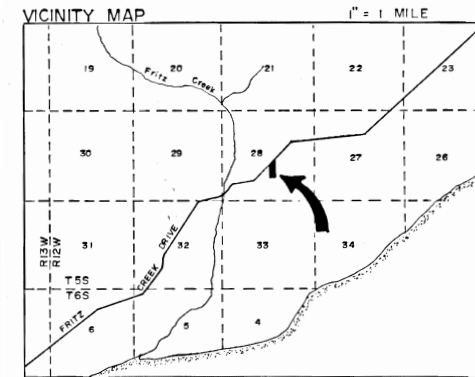
Jerry Anderson 10/21/80
 JERRY ANDERSON, 3686-S DATE

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF September 24, 1980

Philip Waring
 AUTHORIZED OFFICER

80-101
 RECORDED FILED 10
 REC. DIST.
 DATE 11-25 1980
 TIME 8:30 A.M.
 Submitted by RJP
 Address Seldovia

NOTE:
 A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS OF WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 1/2" X 24 REBAR SET AT ALL LOT CORNERS EXCEPT AS SHOWN.
 LOT 7-A SHALL SHARE A COMMON ACCESS TO EAST ROAD WITH LOT 7-E OR SHALL BE RESTRICTED TO ACCESS FROM YUKON AVENUE.



DATE: SEPT., 1980
 SCALE: 1" = 100'
 DRAWN BY: S.W.
 FLD. BK. NO.: 92, 91
 JOB NO.: 1233

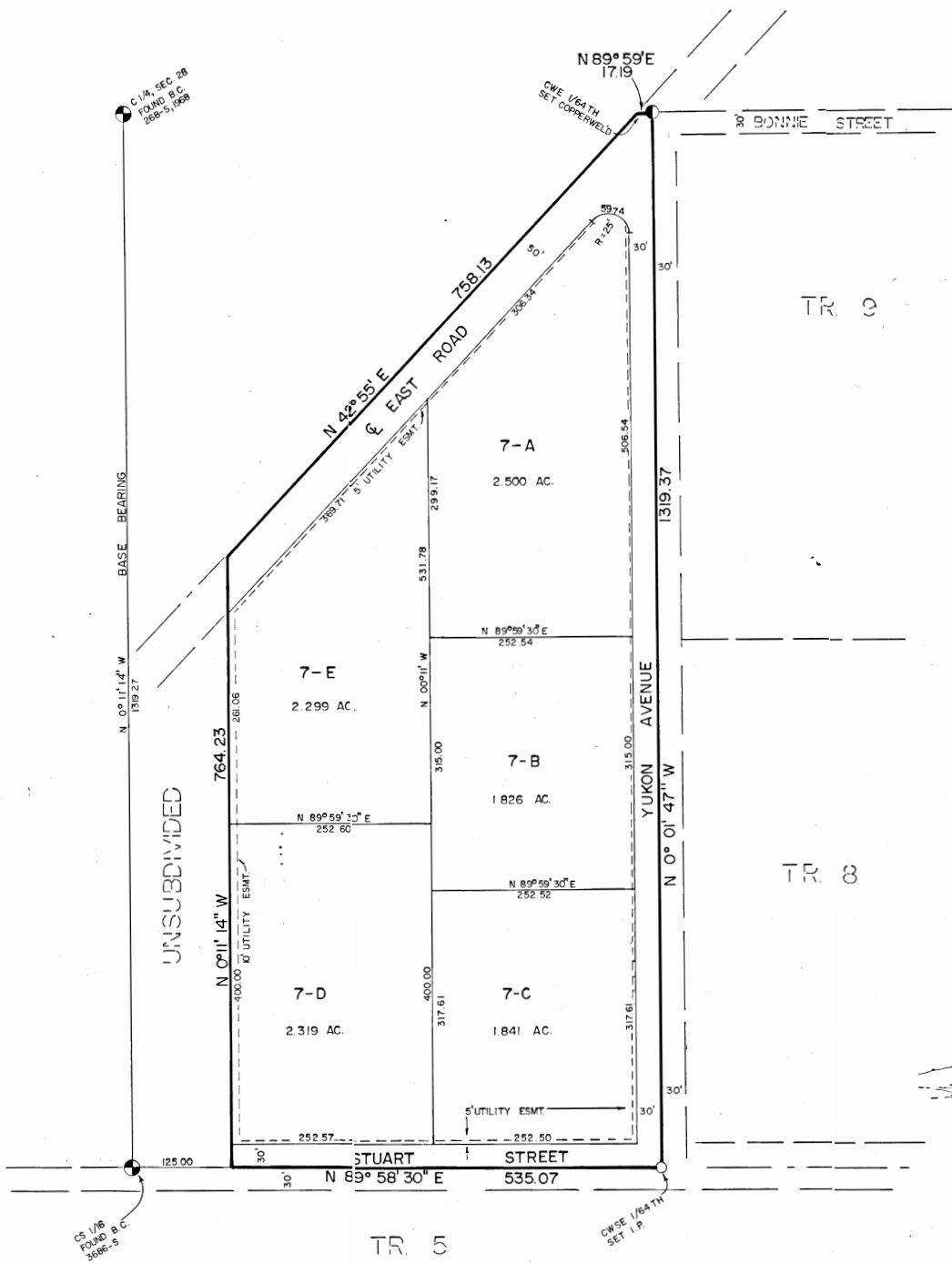


FRITZ CREEK DRIVE SUBD. NO. 2

BEING A RESUBDIVISION OF TR. 7, FRITZ CREEK DRIVE SUBDIVISION, PLAT NO. 74-2000, WITHIN THE NW 1/4 SE 1/4, SEC. 28, T. 5 S., R. 12 W., S. M.

CONTAINING 12.908 ACRES

ABILITY SURVEYS
 JERRY ANDERSON, R.L.S. BOX 1263 HOMER, ALASKA



C1/4, SEC. 28
 FOUND B.C.
 266-5, 1968

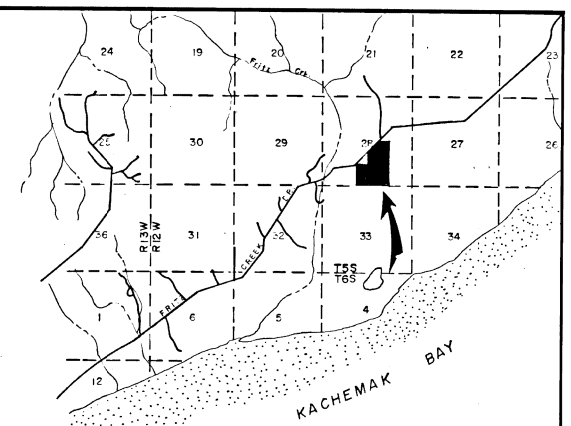
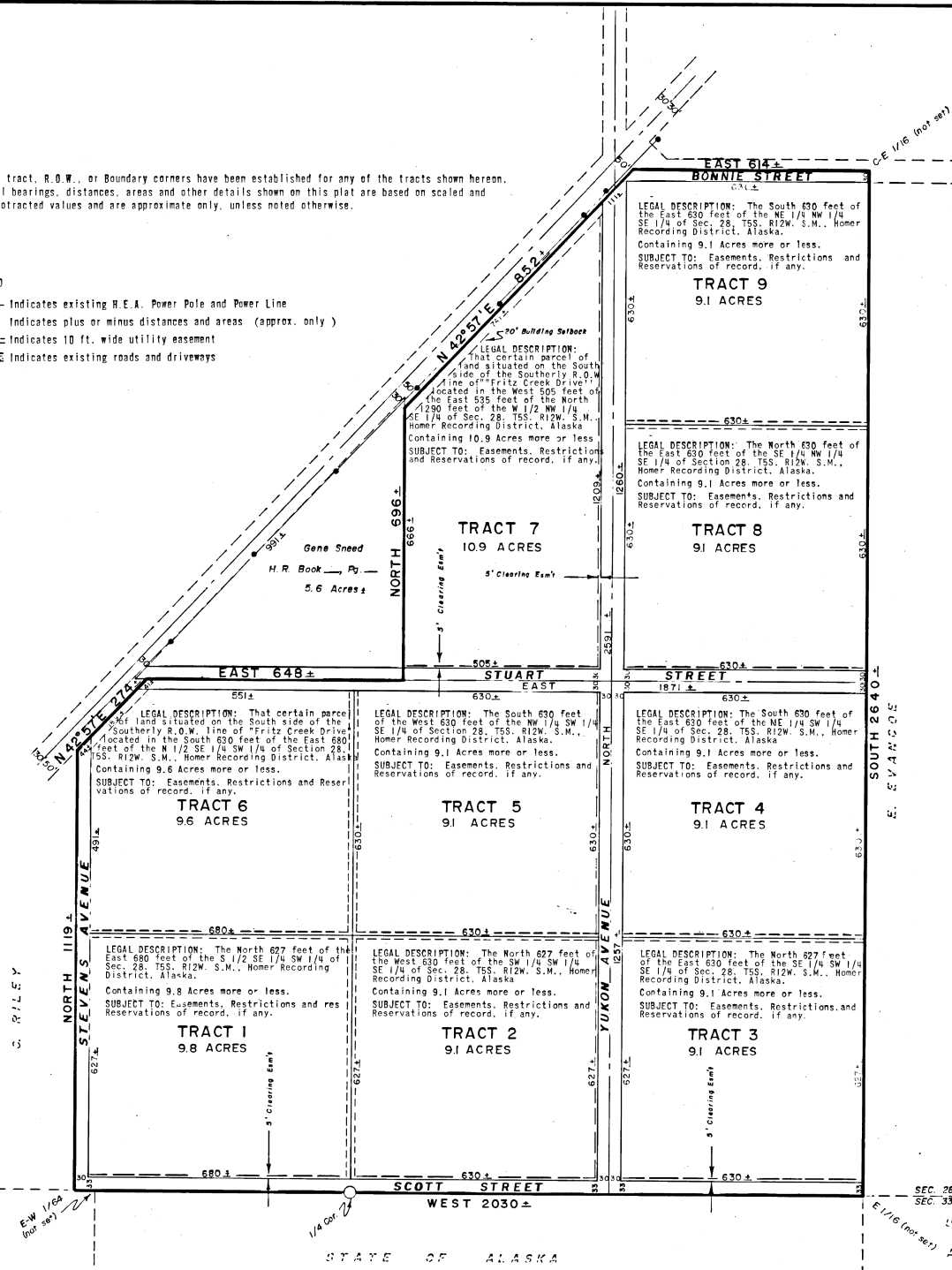
C5 1/8
 FOUND B.C.
 3686-5

NOTES

1. No tract, R.O.W., or Boundary corners have been established for any of the tracts shown hereon.
2. All bearings, distances, areas and other details shown on this plat are based on scaled and protracted values and are approximate only, unless noted otherwise.

LEGEND

- Indicates existing H.E.A. Power Pole and Power Line
- ± Indicates plus or minus distances and areas (approx. only)
- Indicates 10 ft. wide utility easement
- Indicates existing roads and driveways



CERTIFICATE OF OWNERSHIP

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent and dedicate all streets, easements and other open spaces to public use.

DATE 8-26-1974
OWNER Gene Sneed
Steady Construction
OWNER

NOTARY'S ACKNOWLEDGEMENT

Certificate of ownership subscribed and sworn to before me this 26 day of August 1974.
Jessie Chelton 01-05-75
NOTARY IN AND FOR THE STATE OF ALASKA MY COMMISSION EXPIRES



SURVEYOR'S CERTIFICATE

I hereby certify that I am a Registered Land Surveyor and that this plat was prepared by me and is based on a subdivision by protraction of a portion of the S 1/2 of Section 28, T5S, R12W, S.M., as shown hereon. No corners have been established for any of the Tracts within this subdivision.
DATE 8/21/74
KEN BRANCH, R.L.S. 1301-S

KENAI PENINSULA BOROUGH

I hereby certify that this subdivision plat has been found to comply with the regulations of the Kenai Peninsula Borough and that said plat has been approved by the Kenai Peninsula Borough Planning Commission.
August 19, 1974 Stanley F. Thompson
DATE BOROUGH MAYOR

74-2000
RECORDED (FILED) 324
HOMER REC. DIST.
DATE 10-9-1974
TIME 11:55 A.M.
Requested by KPB
Address Soldatna

FRITZ CREEK DRIVE SUBDIVISION

AN ALIQUOT PARTS SUBDIVISION OF A PORTION OF THE S 1/2 OF SECTION 28, T5S, R12W, S.M., HOMER RECORDING DISTRICT, ALASKA
CONTAINING 93.1 ACRES ±

PREPARED FOR: Gene Sneed, 3838 East 40th St., Anchorage, Alaska
PREPARED BY: Ken Branch, R.L.S., P.O. Box 1295, Homer, Alaska
DRAWN BY: Susan Latta
DATE: August 7, 1974
SCALE: 1" = 200'