

# Kenai Peninsula Borough Planning Department

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## MEMORANDUM

**TO:** Kelly Cooper, Assembly President  
Members, Kenai Peninsula Borough Assembly

**THRU:** Charlie Pierce, Mayor *CP*  
Max Best, Planning Director *MB*

**FROM:** Bruce Wall, Planner *BW*

**DATE:** April 21, 2020

**RE:** Amendment to Ordinance 2019-34, Amending KPB 21.46.040 to Create the Kalifornsky Center Single Family Residential R-1 Local Option Zoning District on an Approximately 55-acre Borough-Owned Parcel. (Mayor)

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The subdivision plat associated with this proposed local option zoning district was recorded on April 13, 2020 as Plat Number 2020-18 (attached). Section 2 of the proposed ordinance should be amended to reflect this plat number as follows:

[Please note the bold underlined language is new.]

➤ Amend Section 2, as follows:

**SECTION 2.** That KPB 21.46.040 is hereby amended as follows:

21.46.040. Single-Family Residential (R-1) Districts.

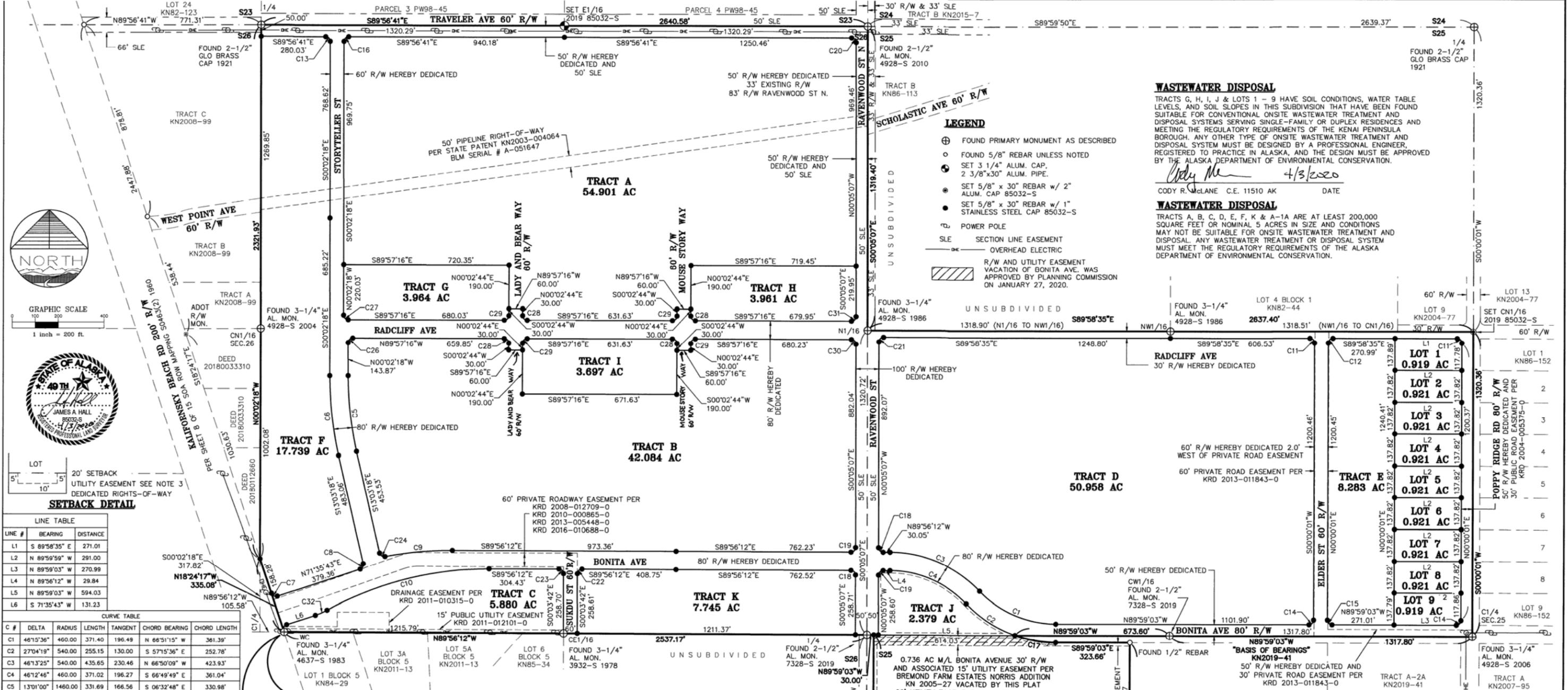
A. The following Single-Family Residential (R-1) districts and official maps are hereby adopted:

...

13. Kalifornsky Center is described as follows:

Tract A, Kalifornsky Center Subdivision, according to Plat 2020-18, Kenai Recording District.

...



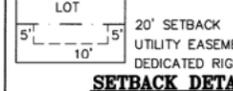
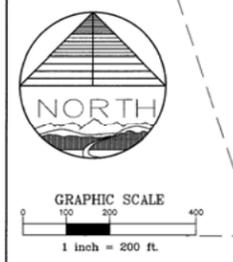
**WASTEWATER DISPOSAL**  
 TRACTS G, H, I, J & LOTS 1 - 9 HAVE SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION THAT HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

*Cody R. McLane* 4/3/2020  
 CODY R. McLANE C.E. 11510 AK DATE

**LEGEND**

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- SET 3 1/4" ALUM. CAP, 2 3/8"x30" ALUM. PIPE.
- SET 5/8" x 30" REBAR w/ 2" ALUM. CAP 85032-S
- SET 5/8" x 30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S
- ⊖ POWER POLE
- SLE SECTION LINE EASEMENT
- OVERHEAD ELECTRIC
- R/W AND UTILITY EASEMENT VACATION OF BONITA AVE. WAS APPROVED BY PLANNING COMMISSION ON JANUARY 27, 2020.

**WASTEWATER DISPOSAL**  
 TRACTS A, B, C, D, E, F, K & A-1A ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS 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 ENVIRONMENTAL CONSERVATION.

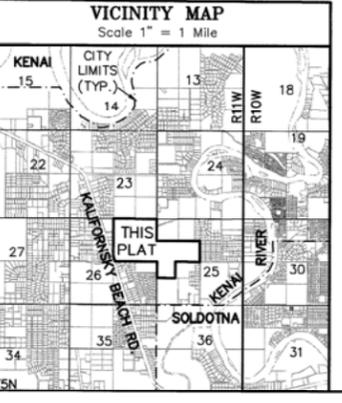
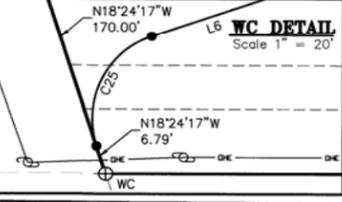


**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S 89°58'35" E	271.01
L2	N 89°59'59" W	291.00
L3	N 89°59'03" W	270.99
L4	N 89°56'12" W	29.84
L5	N 89°59'03" W	594.03
L6	S 71°35'43" W	131.23

**CURVE TABLE**

C #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	46°15'36"	460.00	371.40	196.49	N 66°51'15" W	361.39
C2	27°04'19"	540.00	255.15	130.00	S 57°15'36" E	252.78
C3	46°13'25"	540.00	435.65	230.46	N 66°50'09" W	423.93
C4	46°12'46"	460.00	371.02	196.27	S 66°49'49" E	361.04
C5	13°01'00"	1460.00	331.69	166.56	S 06°32'48" E	330.98
C6	13°01'00"	1540.00	349.86	175.69	S 06°32'48" E	349.11
C7	90°00'00"	20.00	31.42	20.00	S 63°24'17" E	28.28
C8	84°39'01"	20.00	29.55	18.21	N 29°16'13" E	26.93
C9	10°55'41"	1550.00	295.63	148.27	S 84°35'57" W	295.18
C10	29°05'32"	1450.00	736.25	376.24	S 75°31'02" W	728.36
C11	89°58'36"	20.00	31.41	19.99	N 44°59'17" W	28.28
C12	90°01'24"	20.00	31.42	20.01	S 45°00'43" W	28.29
C13	89°54'24"	20.00	31.38	19.97	N 44°59'30" W	28.26
C14	90°00'56"	20.00	31.42	20.01	N 45°00'29" E	28.29
C15	89°59'04"	20.00	31.41	19.99	S 44°59'31" E	28.28
C16	90°05'36"	20.00	31.45	20.03	S 45°00'30" W	28.31
C17	19°11'17"	540.00	180.84	91.28	S 80°23'24" E	180.00
C18	89°51'05"	20.00	31.36	19.95	S 45°00'40" E	28.25
C19	90°08'55"	20.00	31.47	20.05	S 44°59'20" W	28.32
C20	89°51'35"	20.00	31.37	19.95	N 45°00'54" W	28.25
C21	90°06'32"	20.00	31.45	20.04	S 44°58'09" W	28.31
C22	90°07'30"	20.00	31.46	20.04	S 45°00'03" W	28.32
C23	89°52'30"	20.00	31.37	19.96	N 44°59'57" W	28.25
C24	87°48'35"	20.00	30.65	19.25	S 56°57'36" E	27.74
C25	90°00'00"	20.00	31.42	20.00	S 26°35'43" W	28.28
C26	90°05'01"	20.00	31.45	20.03	S 45°00'13" W	28.30
C27	89°54'59"	20.00	31.39	19.97	S 44°59'47" E	28.26
C28	90°00'00"	20.00	31.42	20.00	N 44°57'16" W	28.28
C29	90°00'00"	20.00	31.42	20.00	S 45°02'44" W	28.28
C30	89°52'10"	20.00	31.37	19.95	N 45°01'12" W	28.25
C31	90°07'50"	20.00	31.46	20.05	N 44°58'48" E	28.32
C32	10°37'28"	300.00	55.63	27.89	N 66°16'59" E	55.55



- NOTES**
- WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
  - BUILDING SETBACK - A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. SEE SETBACK DETAIL.
  - THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
  - THE 50 FOOT BUILDING SETBACK SHOWN ON PLAT KN2005-27 IS NOW VOID WITH THE MONUMENTATION OF THE BOUNDARY LINE OF FORMER TRACT A-1.
  - 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.
  - ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
  - NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
  - KALIFORNISKY BEACH ROAD EASEMENT RESERVED BY PUBLIC LAND ORDER No.601 DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER No.757 DATED OCTOBER 10, 1959, PUBLIC LAND ORDER No.1613 DATED APRIL 7, 1958 AND DEPARTMENT OF THE INTERIOR ORDER No.2665 DATED OCTOBER 16, 1951 AMENDMENT No.1 DATED JULY 17, 1952 AND AMENDMENT No.2 DATED SEPTEMBER 15, 1956 FILED IN THE FEDERAL REGISTER.
  - GENERAL EASEMENT AFFECTING FORMER TRACT A-1 WAS GRANTED TO HOMER ELECTRIC ASSOCIATION PER BOOK 9, PAGE 56 KRD WITH NO DEFINED LOCATION.
  - EXCEPTIONS WERE GRANTED TO KPB 20.30.030 (PROPOSED STREET LAYOUT), KPB 20.30.170 (BLOCK LENGTH) BY PLANNING COMMISSION MEETING FEBRUARY 10, 2020.
  - THERE IS AN EXISTING NATURAL GAS SERVICE LINE THAT WAS INSTALLED PRIOR TO THE TRAVELER AVENUE DEDICATED RIGHT OF WAY THAT SERVES TRACT C.
  - VACATION OF BONITA AVE. AND UTILITY EASEMENT WAS APPROVED BY THE PLANNING COMMISSION ON JANUARY 27, 2020.

**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.

**NOTARY'S ACKNOWLEDGEMENT**  
 FOR: CHARLIE PIERCE  
 ACKNOWLEDGED BEFORE ME THIS  
 8<sup>th</sup> DAY OF April 2020  
 MY COMMISSION EXPIRES: 4-11-2024  
*Pamela Wastell*  
 NOTARY PUBLIC FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES April 11, 2021

**PLAT APPROVAL**  
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF FEBRUARY 10, 2020.  
*Max Burt* 4-3-2020  
 AUTHORIZED/OFFICIAL

**KALIFORNISKY CENTER SUBDIVISION & ASSOCIATED R/W VACATION**  
 A SUBDIVISION OF TRACT A-1 BREMOND FARM ESTATES NORRIS ADDITION KN2005-27, THE S 1/2 OF NW 1/4 OF SEC.25 AND THE NE 1/4 OF SEC.26, T.5N., R.11W., S.M., AK EXCEPTING THEREFROM KALIFORNISKY BEACH ROAD RIGHT-OF-WAY.  
 KENAI PENINSULA BOROUGH DOUGLAS A. NORRIS SR.  
 144 N. BINKLEY ST., PO BOX 125  
 SOLDOTNA, AK 99669 SOLDOTNA, AK 99669

264.680 AC. M/L SITUATED IN THE NE 1/4 OF SEC.26 AND W 1/2 OF SEC.25, T.5N., R.11W., S.M., AK, THE KENAI PENINSULA BOROUGH AND KENAI RECORDING DISTRICT.

ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 486  
 SOLDOTNA, AK 99669  
 VOICE: (907) 283-4218  
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 WWW.MCLANECS.COM

KPB FILE NO. 2019-132R1  
 PROJECT NO. 192023

SCALE 1" = 200' DATE: OCT. 2019 BOOK NO.: 19-10 DRAWN BY: JAH

CHARLIE PIERCE, BOROUGH MAYOR  
 KENAI PENINSULA BOROUGH, OWNER NE 1/4 OF SECTION 26 AND S 1/2 OF NW 1/4 OF SECTION 25, T.5N., R.11W., S.M., AK 144 N. BINKLEY ST., SOLDOTNA, AK 99669