

E. NEW BUSINESS

1. Soldotna Junction Subdivision Addition No. 24

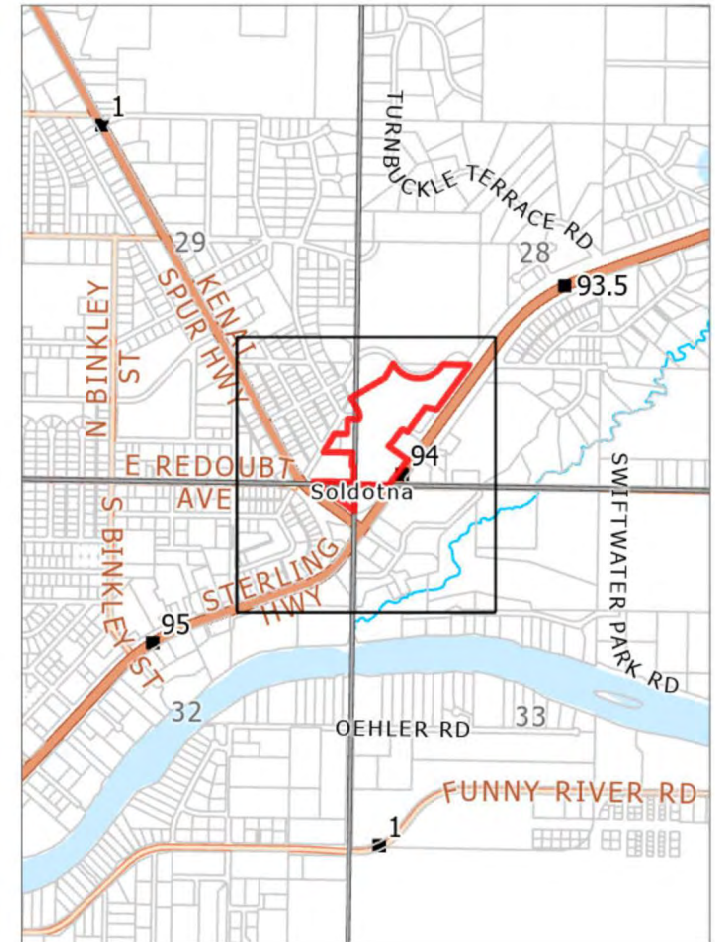
KPB File 2024-136

McLane Consulting Group

**Poppin Family Revocable Community Property & Jack C.
Farnsworth Residuary Trust**

**Location: N. Soldotna Ave., Foothill Rd., Devin Dr., MP 94
Sterling Hwy., Cohoe St.**

City of Soldotna



KPB FILE 2024-136
T05N ROW
Sec 28,29 & 32
SOLDOTNA



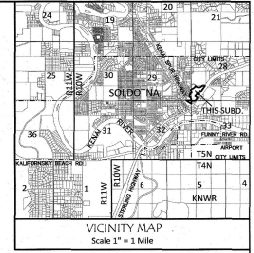
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

KP8 2024-0136

E1-3

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	120°00'00"	312.00'	633.82'	341.12'	S 89°38'17" E
C2	90°01'51"	30.00'	47.10'	30.02'	S 89°48'48" W
C3	15°02'08"	3300.00'	86.60'	43.55'	S 42°38'58" W
C4	81°59'22"	65.00'	93.01'	56.49'	N 40°12'13" W
C5	79°03'59"	20.00'	27.59'	16.50'	N 42°15'12" W
C6	77°24'09"	170.00'	217.79'	126.72'	N 33°47'09" E
C7	20°19'15"	330.04'	117.01'	59.15'	N 60°12'31" E
C8	32°09'13"	250.00'	88.30'	44.72'	S 25°14'02" W
C9	97°17'42"	20.00'	31.85'	20.40'	S 11°36'48" E
C10	33°04'41"	100.25'	58.00'	29.87'	S 73°30'30" E
C11	119°59'57"	20.00'	41.89'	34.64'	N 29°09'58" W
C12	40°30'57"	160.00'	113.14'	59.05'	N 69°48'28" W
C13	72°38'23"	20.00'	25.34'	14.69'	N 85°01'12" W
C14	12°34'34"	230.00'	50.48'	25.34'	S 64°11'54" W
C15	35°21'18"	270.00'	166.61'	86.05'	S 52°48'32" W
C16	128°24'12"	20.00'	44.82'	41.38'	S 29°34'13" E
C17	104°19'25"	40.00'	55.00'	44.37'	S 43°36'37" E
C18	144°31'12"	50.00'	127.81'	106.42'	S 84°28'51" W
C19	42°17'40"	20.00'	14.71'	7.72'	N 43°12'40" W
C20	9°47'47"	630.00'	106.94'	53.62'	N 59°21'14" W

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 36°40'30" W	55.36'
L2	N 30°09'40" W	170.00'
L3	N 54°51'00" W	34.99'
L4	N 89°59'57" W	19.00'
L5	N 31°37'50" E	35.11'
L6	S 33°49'00" E	36.13'
L7	N 4°36'57" E	52.14'
L8	N 0°02'00" E	31.31'
L9	S 12°31'40" W	25.90'
L10	N 54°50'27" W	41.32'



NOTES

- DEVELOPMENT MUST MEET THE CITY OF SELDOVIA TITLE 17 ZONING CODE REQUIREMENTS.
- THE FRONT 10' OF THE LOTS ADJACENT TO RIGHTS OF WAY IS ALSO A UTILITY EASEMENT AND THE FRONT 20' OF THE LOTS ADJACENT TO RIGHTS OF WAY WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT PER KN2007-29.
- 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.
- NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
- THIS SUBDIVISION MAY BE AFFECTED BY:
 - COVENANTS, CONDITIONS, AND RESTRICTIONS AS CONTAINED WITHIN THE DECLARATION OF PROTECTIVE RESTRICTIONS IN KN BOOK 317 PAGE 59 AND KN BOOK 3 PAGE 137 MAY AFFECT THESE PARCELS.
 - CITY OF SELDOVIA RESOLUTION NO. 90-4 RECORDED IN KN BOOK 317 PAGE 520 AFFECTS THESE PARCELS.
 - AN ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JUNE 21, 1994 RECORDED IN BOOK 1 PAGE 32, KENAI RECORDING DISTRICT, LOCATION NOT DEFINED.
 - AN ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JULY 8, 1997 RECORDED IN BOOK 3 PAGE 55, KENAI RECORDING DISTRICT, LOCATION NOT DEFINED.
 - A WATER AND SEWER EASEMENT GRANTED TO THE CITY OF SELDOVIA ON AUGUST 27, 1991 RECORDED IN BOOK 388, PAGE 312 & 316.
 - A UTILITY EASEMENT GRANTED TO THE CITY OF SELDOVIA ON DECEMBER 20, 2004 RECORDED AS DOCUMENT NUMBER 2004-012793-0, KENAI RECORDING DISTRICT.
 - A GRESS AND EGRESS EASEMENT GRANTED TO CHRIST LUTHERAN CHURCH ON JUNE 4, 2007 RECORDED AS DOCUMENT NUMBER 2007-000731-0, KENAI RECORDING DISTRICT.
 - AN ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JUNE 4, 1994 RECORDED IN MISC. BOOK 10 PAGE 167, KENAI RECORDING DISTRICT, LOCATION NOT DEFINED.
 - A 20' WIDE ELECTRICAL DISTRIBUTION LINE EASEMENT CENTERED ON EXISTING POWERLINE PER KN2007-29

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT POPPIN FAMILY REVOCABLE COMMUNITY PROPERTY TRUST, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON POPPIN FAMILY REVOCABLE COMMUNITY PROPERTY TRUST, 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.

DANIEL JOHN POPPIN, TRUSTEE
POPPIN FAMILY REVOCABLE COMMUNITY PROPERTY TRUST
PO BOX 796, SELDOVIA AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: DANIEL JOHN POPPIN
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE STATE OF _____

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF SELDOVIA FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAN INCLUDING EASEMENTS, RIGHTS-OF-WAY (DARLIE CIRCLE), ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAN. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: CITY MANAGER
CITY OF SELDOVIA

NOTARY'S ACKNOWLEDGEMENT

FOR: NINA F. KERSTIN
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE STATE OF _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT JACK C FARNSWORTH RESIDUARY TRUST, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF JACK C FARNSWORTH RESIDUARY TRUST, 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.

NINA F. KERSTIN, TRUSTEE
JACK C FARNSWORTH RESIDUARY TRUST
PO BOX 330, SELDOVIA AK 99669

LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 1/2" REBAR UNLESS NOTED OTHERWISE
- FOUND 5/8" REBAR w/ 1" STAINLESS STEEL CAP 15-11269
- SECTION LINE EASEMENT
- CONTOUR INTERVAL = 4'

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2025.

AUTHORIZED OFFICIAL

Plat #
Rev Date: _____
Date: _____
Time: _____



SELDOVIA JUNCTION SUBDIVISION
ADDITION NO. 24
REPLAT OF TRACT A & LOT 8A SELDOVIA JUNCTION SUBDIVISION
ADDITION NUMBER TWENTY-THREE (KN2007-29)

JACK C FARNSWORTH RESIDUARY TRUST
PO BOX 330
SELDOVIA, AK 99669

POPPIN FAMILY REVOCABLE COMMUNITY PROPERTY TRUST
PO BOX 330
SELDOVIA, AK 99669

21.993 AC. N/4 SITUATED IN SECTION 28, 29 & 12, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, CITY OF SELDOVIA, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 408
SELDOVIA, AK 99669
VOICE: (907) 284-4214
FAX: (907) 283-3200
WWW.MCLANES.COM

KPB File No. 2025-xxx
Project No. 222007
Scale 1" = 100' Date: MAY 2025 FB# xxx Drawn by: AHH

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
SUBDIVISION NAME**

KPB File No.	2024-136
Plat Committee Meeting:	July 14, 2025
Applicant / Owner:	Jack C Farnsworth Residuary Trust and estate of Dolly M Farnworth / Soldotna, Alaska Poppin Family Revocable Community Property Trust / Soldotna, Alaska
Surveyor:	Andrew Hamilton / McLane Consulting Inc.
General Location:	Sterling Hwy and Kenai Spur Hwy, Soldotna

Parent Parcel No.:	059-190-45 & 059-190-46
Legal Description:	T 5N R 10W SEC 28, 29, 32 SEWARD MERIDIAN KN 2007029 SOLDOTNA JUNCTION SUB NO 23 Lot 8A & TRACT A
Assessing Use:	Vacant and Residential
Zoning:	Multi-Family Residential and Commercial
Water / Wastewater	City / City
Exception Request	None requested

STAFF REPORT

This plat was postponed at the February 24, 2025 Plat Committee meeting for further review and design by the surveyor, owner and the City of Soldotna and is being brought back to this meeting for Preliminary approval.

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 21.693 acre parcel into 8 lots and three dedications

Location and Legal Access (existing and proposed):

Legal access to the plat is by Cohoe St a 60' undeveloped right-of-way on the north for Lot 8. Foothill Rd on the west being a varied width right-of-way will give access to Lot 6 and 7. A 20' alley on the of N. Soldotna Ave will give limited access to Lots 4 and 6. Kenai Spur Highway will give access to Lot 1. Sterling highway gives access to Lots 2 and 8 and to Devin Dr into the plat. N Soldotna Dr and Devin Dr will access into the plat and proposed rights-of-ways to Lots 2 -5 and 7. Devin Dr, Cohoe St and N. Soldotna Ave are maintained by the City of Soldotna. Sterling Highway and Kenai Spur Highway are maintained by the State of Alaska. For road and right-of-way access to the Sterling Highway or Kenai Spur Highway land owners will need to apply to the State of Alaska for driveway and road access permits.

The plat is not proposing any new vacations. Three new right-of-way dedications are proposed as shown.

Most of the Section line easement that crosses this subdivision has been vacated by two Section Line Easement Vacation Plats KRD79-164 and KN2005-7. There are some areas of the Section line easement remaining that are shown on the plat located on the south line of Lot 2 being 13' wide and to the west in the proposed right-of-way and to the south of Lot 2 being 33' wide. There is also a 13' wide portion of Section line easement shown in Tract 1A KN2004-91 on the west side of the plat.

Block length is compliant with Cohoe St, Sterling Highway, Devin Dr, the proposed right-of-way crossing the plat, N. Soldotna Ave and Foothill Rd creating one loop on the north side of the plat. While on the south side of the plat is Kenai Spur Highway, N. Soldotna Ave, the Proposed right-of-way crossing the plat, Devin Dr and Sterling Highway completing a loop.

KPB Roads Dept RSA review	No comment, located in City of Soldotna.
SOA DOT comments	

Site Investigation:

There are structures located on the property in the current Tract A. Once the plat is complete these structures will be located on Lot 6 of the final plat. There are structures close to the property lines around the plat, staff recommends the surveyor note any encroachments when doing the field work and notify staff of any found and how they will be addressed.

There are steep areas noted on the plat along with the contours of which are located in Tract A to the north. The top of slope and toe of slope are also indicated on the drawing. **Staff recommends** with the final plat submittal; the surveyor remove the contours and leave the top of slope and toe of slope along with the 20% to identify the steep areas.

There are no wetlands, mapped flood hazard areas or habitat protection districts to be noted on the drawing.

KPB River Center review	<p>. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Within City of Soldotna 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	

Staff Analysis

The plat was originally part of three different sections being Section 28, 29 and 32 of Township 5 North, Range 10 West S.M. City of Soldotna, Kenai Peninsula Borough, Alaska. Several deeds and subdivisions have divided the property over the years into various parcels and tracts. Soldotna Junction Subdivision Addition No Twenty-Three KN2007-29 was the last plat of these parcels to be completed.

A soils report will not be required as there is municipal water and sewer available within 300 feet of the proposed subdivision. The city of Soldotna has requested an installation or subdivision agreement be executed between the City and the property owners prior to the approval of the final of the Phase 1 of Soldotna Junction Subdivision Addition No 24. **Staff recommends** the surveyor provide staff a copy of the signed installation agreement prior to approval of 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.

As indicated, the property is located inside the City of Soldotna. The plat was reviewed by the City of Soldotna Planning and Zoning Commission at the regular meeting of June 4, 2025. The Commission unanimously recommended approval of the Soldotna Junction Subdivision Addition No. 24 and affirmed Resolution No PZ2025-013. According to the terms of the resolution, an installation agreement with the City of Soldotna is required. The owners will need to supply a copy of the installation agreement to KPB Platting Staff prior to final approval of the plat. The City Resolution, city packet and minutes are included in the packet for viewing.

Utility Easements

There are several easements being carried over from the parent plat that are shown. Staff recommends the surveyor identify the easements being carried over to this plat be identified by the type and the plat that created them. There are no easements being vacated with this plat.

Plat note 2 indicates the front 10' of lots adjacent to rights-of-ways and the front 20' within 5' of side lot lines to a utility easement. Staff recommends the easement either be shown on the drawing or a typical detail be added.

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 plat is creating a 30' water and sewer easement along the south line of Lot 7.

Utility provider review:

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

KPB department / agency review:

Addressing Review	Reviewer: Leavitt, Rhealyn Affected Addresses: 150 N SOLDONTA AVE, 137 FOOTHILL RD, 143 FOOTHILL RD. Existing Street Names are Correct: Yes List of Correct Street Names: N SOLDONTA AVE, FOOTHILL RD, DEVIN DR, STERLING HWY, COHOE ST, KENAI SPUR HWY Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: CITY OF SOLDONTA WILL ADVISE ON ADDRESSING AND APPROVE STREET NAMES
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Review 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. Review Not Required
Assessing Review	Reviewer: Windsor, Heather

STAFF RECOMMENDATIONS**CORRECTIONS / EDITS**

- Update the Certificate of Acceptance to correct street names and name of who will sign.
- The bulb portion the section line easement in south end of Hudec Drive should be identified
- Move the Certificate of Ownership and Notary's Acknowledgement close to each other. Lower Notary's Acknowledgement looks to be with the Certificate of Acceptance

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:

Ownership should be the same as shown by the assessor and in the Certificate to Plat: Jack C Farnsworth Residuary Trust and the Estate of Dolly M. Farnsworth for Tract A

Correct the PO Box for the Poppin Family Revocable Community Property Trust in title block

C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;**Staff recommendation:**

Farnworth Blvd needs labeled to the west
E Redoubt to the east is a 63' right of way.

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:**

Dedications need the names as approved to be added to the final..

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:**

Lots to the northwest need correct plat labels of K8177

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.

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: 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



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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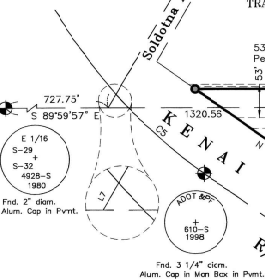
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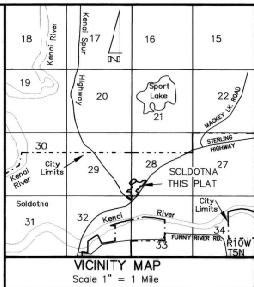
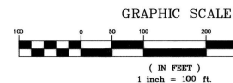
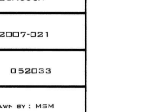
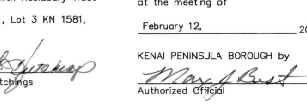
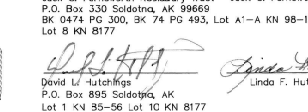
WASTEWATER DISPOSAL:

Plans for wastewater disposal, that meet regulatory requirements are on file at the Department of Environmental Conservation.

LINE TABLE		
LINE	LENGTH	BEARING
L1	19.20	N89°59'57"W
L2	35.11	S31°17'52"W
L3	55.16	S16°45'28"E
L4	13.62	N35°07'46"E
L5	34.99	S54°50'21"E
L6	101.17	S35°08'40"W
L7	25.00	S3°00'00"W



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	86.60	330.00	150°21'11"	43.55	86.35	N42°38'58"E
C2	74.82	143.40	29°53'39"	38.28	73.97	N44°56'25"E
C3	473.69	226.00	120°05'25"	392.16	391.62	N89°58'11"W
C4	653.77	312.00	120°03'29"	541.03	540.56	S89°58'11"E
C5	183.14	619.51	131°42'21"	94.99	186.72	S48°14'56"E
C7	47.14	30.00	90°01'44"	33.02	42.44	S80°08'45"W



- LEGEND**
- Found GLO monument as noted.
 - Found official survey monument as noted.
 - Found 1/2" iron pipe at property corner.
 - Set 5/8" x 30" rebar with McLane 2" alum. cap attached.
 - Found 1/2" rebar at property corner.
- Record data () KRD 98-1 < KRD 93-41 ~ KN 8177
^ ^ K581 [] KRD 85-56 [] KRD 2004-91
Right of Way Street or Alley Vacated by this plat

- NOTES**
- Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 18 AAC 72 and 18 AAC 60.
 - No direct access to state maintained ROWS permitted unless approved by State of Alaska Department of Transportation and Public Facilities.
 - No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
 - The Kenai Peninsula Borough Planning Commission approved the vacation of Kaslof Street 33-67 R/W, Farnsworth Avenue 50' R/W, a 35.2 Unnamed R/W and portions of the 20' Alleys at the meeting of February 26, 2007.
 - The front 10' of the lots adjacent to rights of ways is also a utility easement and the front 20' of the lots adjacent to rights of ways within 5' of the side lot lines is also a utility easement.
 - The Sterling Highway and Kenai Spur Highway rights of way were determined from the ACDTSP right of way monuments recovered and shown hereon and the Right of Way Maps for Kenai Spur Highway Project MP 6-2.8 F022-1(7) filed as KN 99-86, Sterling Highway MP 73-94 IR-CAS-3 and the Soldotna Urban F-021-2(4) filed as KN 84-1.
 - Development on these parcels is subject to the City of Soldotna Title 17 Zoning Code regulations.
 - Covenants, conditions and restrictions as contained within the Declaration of Protective Restrictions in KN Book 33 Page 59 and KN Book 3 Page 137 may affect these parcels.
 - City of Soldotna Resolution No. 30-14 recorded in KN Book 367 Page 320 affects these parcels.

NOTARY'S ACKNOWLEDGEMENT
For: Nina F. Kersten
David L. Hutchings and Linda F. Hutchings
Subscribed and sworn before me this
23rd day of May, 2007.
My commission expires 2/28/11
Nina F. Kersten
Notary Public for the State of Alaska

NOTARY'S ACKNOWLEDGEMENT
For: Nina F. Kersten
Subscribed and sworn before me this
19 day of May, 2007.
My commission expires 2 May 2010
Nina F. Kersten
Notary Public for the State of Arizona

CERTIFICATE OF OWNERSHIP AND DEDICATION
We hereby certify that we are the owners of the real property shown and described herein and that we hereby adopt this plan of subdivision and by our free consent grant all easements to the use shown.
We further certify that the Deed of Trust affecting this property does not contain restrictions which would prohibit this subdivision; or require signature and approval of beneficiaries.
Dolly M. Farnsworth
P.O. Box 330 Soldotna, AK 99569
BK 74 PG 475, Lot 2, 4, 5, 6, 7, 8 KN-1581
Dolly M. Farnsworth, Trustee
Jack C. Farnsworth Residuary Trust
P.O. Box 330 Soldotna, AK 99569
BK 0474 PG 300, BK 74 PG 493, Lot A-1-A KN 98-1, Lot 3 KN 1581, Lot 8 KN 8177
Nina F. Kersten, Trustee
Jack C. Farnsworth Residuary Trust
P.O. Box 330 Soldotna, AK 99569
BK 0474 PG 300, BK 74 PG 493, Lot A-1-A KN 98-1, Lot 3 KN 1581, Lot 8 KN 8177
David L. Hutchings
P.O. Box 855 Soldotna, AK
Lot 1 CV 35-56 Lot 10 KN 8177



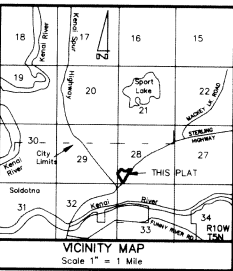
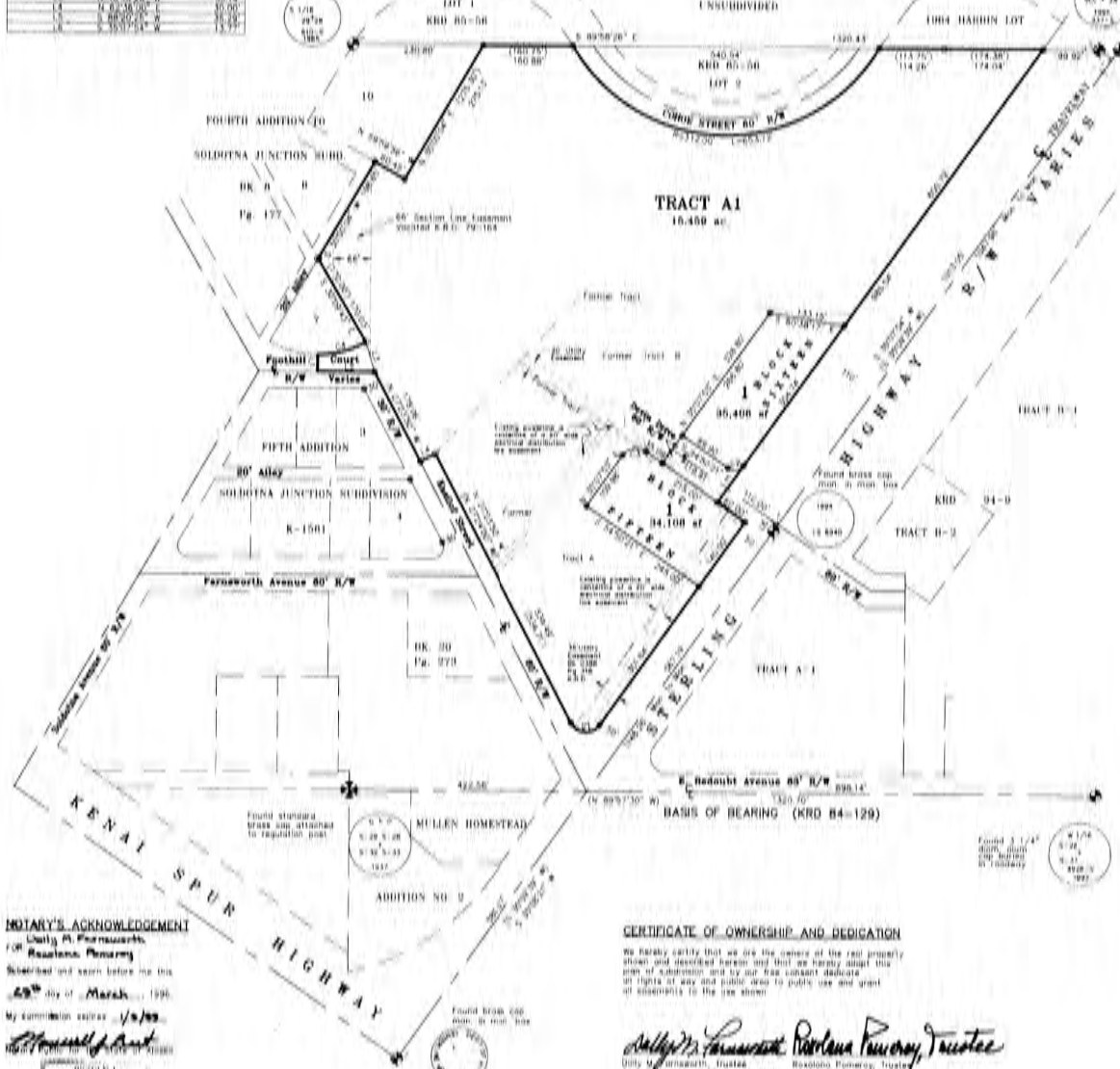
Kenai REC. DIST.
DATE 5-31-2007
TIME 11:03 AM
Recorded by M.L.A.
Address _____

**SOLDOTNA JUNCTION SUBDIVISION
ADDITION NUMBER TWENTY-THREE**
(A Resubdivision of Tract A1-A KN 98-1, Lot 1 KN 85-56, Lot 8 & 10 KN Mile BK 8 Pg 177, BK 0474 PG 300, BK 74 PG 493, BK 74 PG 475, Lots 2-8 Blk 11 KN 1581 and Vacation of 35.2 St., Farnsworth Ave., Kaslof St., 35.2 Unnamed R/W and Alleys)
Jack C. Farnsworth Residuary Trust, owner
P.O. Box 330 Soldotna, AK 99569

ENGINEERING - TESTING SURVEYING - MAPPING P.O. Box 481 SOLDOTNA AK 99569 VOICE: (907) 283-0419 FAX: (907) 283-0285 WWW.MLANEAS.COM	KPE FILE NO. 2007-021 PROJECT NO. 052033
------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	100.00	61.09	49.40	51.38	N 60° 00' 00" E	119° 59' 59" W
2	100.00	61.09	49.40	51.38	N 60° 00' 00" E	119° 59' 59" W
3	100.00	61.09	49.40	51.38	N 60° 00' 00" E	119° 59' 59" W
4	100.00	61.09	49.40	51.38	N 60° 00' 00" E	119° 59' 59" W
5	100.00	61.09	49.40	51.38	N 60° 00' 00" E	119° 59' 59" W
6	100.00	61.09	49.40	51.38	N 60° 00' 00" E	119° 59' 59" W
7	100.00	61.09	49.40	51.38	N 60° 00' 00" E	119° 59' 59" W
8	100.00	61.09	49.40	51.38	N 60° 00' 00" E	119° 59' 59" W
9	100.00	61.09	49.40	51.38	N 60° 00' 00" E	119° 59' 59" W
10	100.00	61.09	49.40	51.38	N 60° 00' 00" E	119° 59' 59" W

LINE	DIRECTION	DISTANCE
1	N 60° 00' 00" E	100.00
2	N 60° 00' 00" E	100.00
3	N 60° 00' 00" E	100.00
4	N 60° 00' 00" E	100.00
5	N 60° 00' 00" E	100.00
6	N 60° 00' 00" E	100.00
7	N 60° 00' 00" E	100.00
8	N 60° 00' 00" E	100.00
9	N 60° 00' 00" E	100.00
10	N 60° 00' 00" E	100.00



- LEGEND**
- ✕ 10.0/BLM monument found this survey.
 - Found 1/2" iron pipe at property corner.
 - Found official survey monument as noted.
 - 3/4" x 3/4" rebar with McLane cap attached.
 - Found 1/2" rebar at property corner.
 - Traced data.

- NOTES**
- Water supply and sewage disposal systems shall be permitted only in accordance with applicable requirements of 18 AAC 70, 18 AAC 72, and 18 AAC 80.
 - No direct access to maintained ROWS permitted unless approved by State of Alaska Department of Transportation.
 - No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
 - Record and found data are identical unless noted otherwise.
 - The front 10' or less adjoining rights-of-way is a utility easement.

WASTEWATER DISPOSAL

The Alaska Department of Environmental Conservation has reviewed plans for this subdivision's wastewater disposal, and approves this subdivision for siting.

[Signature] District Chief, Dept. 3, 12/1/96
Date



96-8
RECORDED 20
KENAI REC. DIST.
DATE 3/2 1996
BY 3/14
REQUESTED BY: McLane Consulting Group
ADDRESS: P.O. Box 9669
Soldotna, AK 99669

MOTARY'S ACKNOWLEDGEMENT
Cholly A. Farnsworth,
Notary Public
Subscribed and sworn before me this
6th day of March, 1996.
My commission expires 1/1/99.
[Signature]
NOTARY PUBLIC
STATE OF ALASKA

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the real property shown and described herein and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights of way and public area to public use and grant of easements to the use shown.

[Signatures]
Cholly A. Farnsworth, Trustee
Jack L. Farnsworth, Trustee
Kathleen Farnsworth, Trustee

PLAT APPROVAL

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of
February 26, 1996

KENAI PENINSULA BOROUGH BY
[Signature]
Approved Official

**SOLDOTNA JUNCTION SUBDIVISION
ADDITION NUMBER TWENTY**

(A Resubdivision of Tracts A and B Soldotna Junction Addition No. 7 Subdivision and a Portion of the unsubdivided remainder of SW 1/4 NW 1/4 Section 28)

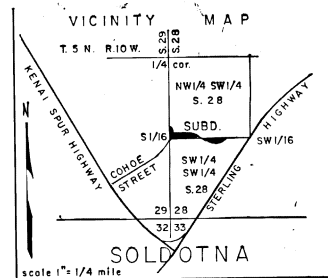
June C. Farnsworth Residuary Trust, owner
P.O. Box 530
Soldotna, AK 99669

LOCATION
17,304 AC. M/L SITUATED WITHIN THE SW 1/4 SW 1/4 SECTION 28, T. 5 N., R. 10 W., SEWARD MERIDIAN, AK, THE CITY OF SOLDOTNA, THE KENAI PENINSULA BOROUGH AND THE KENAI RECORDING DISTRICT.

PREPARED BY
McLANE CONSULTING GROUP
Box 9669, Soldotna, AK 99669

DATE OF SURVEY 3/2/96	BOOK NO. 96-01-21	PROJECT/DWG. NO. 950241
DRAWN BY mmh	SCALE 1" = 100'	K.P.B. FILE NO. 96-025

PARKER PROPERTY
unsubdivided remainder
36.85 acres ±



CERTIFICATION OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon, and that we hereby adopt this plan of subdivision, and dedicate all right-of-ways to public use, and grant all easements to the use shown.

Charles L. Parker
Charles L. Parker, P.O. B. 349, Soldotna, AK. (owner Lot-1)

Jack C Farnsworth Residuary Trust, (owner Lot-2)
P.O.B. 330, Soldotna, AK.

Trustee Dolly M. Farnsworth
Dolly M. Farnsworth
Trustee Julia Alice Jackson
Julia Alice Jackson

PLAT APPROVAL:

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April 11, 1983
KENAI PENINSULA BOROUGH by [Signature]
Authorized Official

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 28th day
of DECEMBER, 1984

for:
Charles L. Parker
Dolly M. Farnsworth
Julia Alice Jackson

Notary Public for Alaska [Signature]
My Commission expires 7-14-85

NOTES:

1. Lots 1 and 2 must be deeded to adjoining property owner only, and shall not be conveyed separately thereafter except as part of a future subdivision, and except from Farnsworth Trust to adjoining owner Hutchings.

LEGEND

- 4, 2 1/2" monuments
3 found, 1 set
- 2, 1/2" iron pipe found
- 3, 1/2" rebar rod found
- 5, 1/2" x 24" rebar rod set
- 33' section line, right-of-way
easement claimed by State
of Alaska.

AFIDAVIT FOR
ISOLATED SUBDIVISION
MADE WITH ADEQ



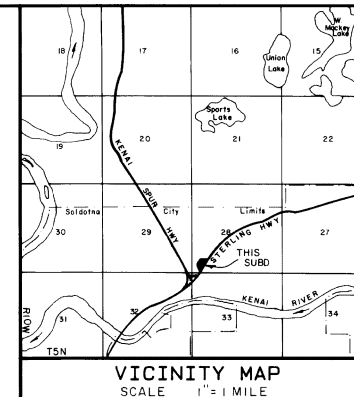
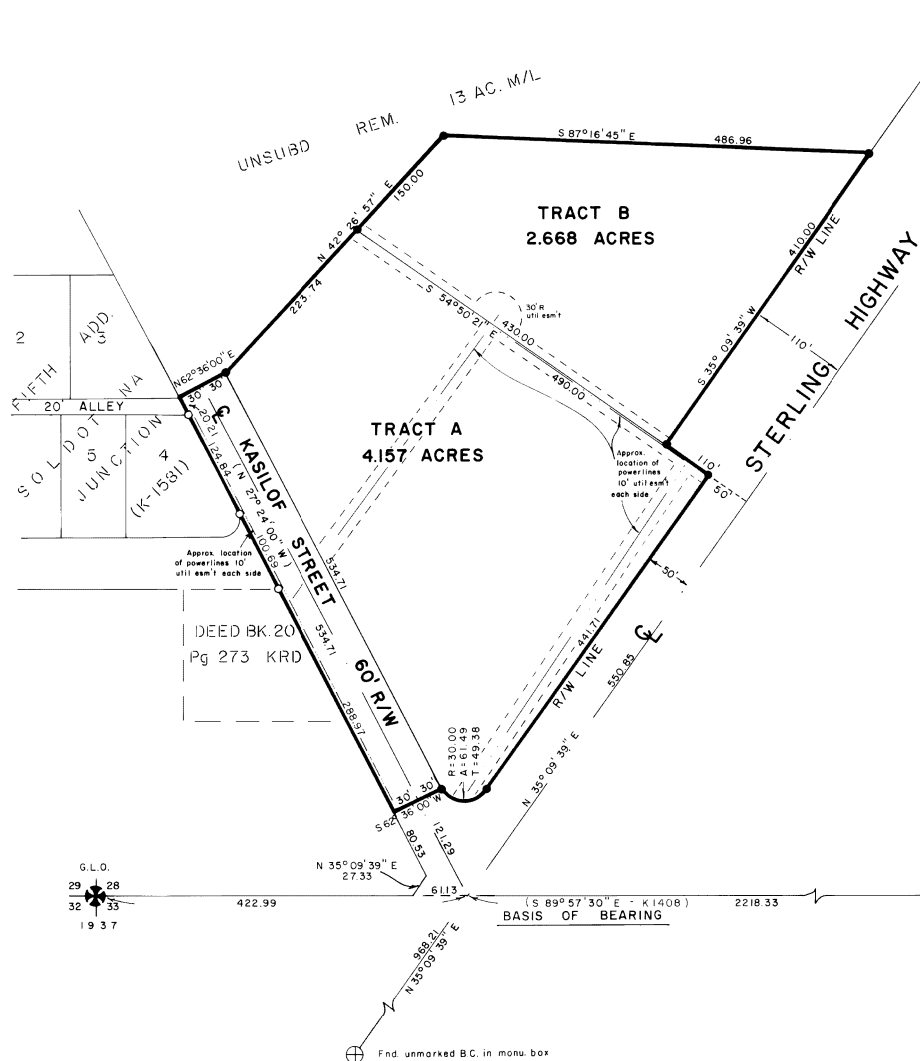
HILLTOP SUBDIVISION

Comprised of 2.815 acres in the NW 1/4 SW 1/4 and SW 1/4 SW 1/4, all in Section 28, T.5N, R.10W, S.M., and in the City of Soldotna, AK.

Owners: Charles L. Parker, Box 349, Soldotna, AK
Farnsworth Trust, Box 330, Soldotna, AK

Surveyor: C.L. Parker R.L.S. 237, Box 349, Soldotna, AK, 99669

Drawn and Surveyed by T. Eastham, December 1984 Scale: 1" = 100'



LEGEND

- ⊗ BLM or GLO monument recovered
- ⊕ BLM or GLO monument not recovered
- ⊙ Found official survey monument
- ⊙ Set Bernsten 3 1/4" x 30" aluminum survey monument
- ⊙ Monument of record not recovered
- ⊙ Found 5/8" rebar
- ⊙ Set 5/8" x 30" rebar with 2" aluminum cap
- Found 1/2" rebar
- Set 1/2" x 24" rebar
- () Indicates Datum of Record

NOTES

1) All wastewater treatment and disposal systems shall comply with existing law at the time of construction.

NOTARY'S ACKNOWLEDGEMENT

Dolly M. Farnsworth
 FOR: Julia Alice Jackson
 Subscribed and sworn before me this
16th day of Mar, 1984.

My commission expires 7-14-85
Nancy Pick
 Notary Public for the State of Alaska

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision and dedicate all right-of-ways to public use and grant all easements to the use shown.

Dolly M. Farnsworth
 Dolly M. Farnsworth, Trustee
Julia Alice Jackson
 Julia Alice Farnsworth, Trustee

PLAT APPROVAL

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of

March 17, 1984
 KENAI PENINSULA BOROUGH

By [Signature]
 Authorized Official

SOLDOTNA JUNCTION SUBDIVISION ADDITION No. 7

Jack C. Farnsworth Residuary Trust, owner
 Box 330
 Soldotna, AK 99669

LOCATION

7562 ACRES SITUATED IN THE SW1/4 SW1/4 SECTION 28, T5N, R10W, S.M. AK, THE CITY OF SOLDOTNA, AND THE KENAI PENINSULA BOROUGH.

Prepared by: **McLANE & ASSOCIATES, INC.**
 Soldotna, AK 99699

DATE OF SURVEY March 13, 1984	SCALE 1" = 100'	BOOK NO. 84-03
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**PLANNING & ZONING COMMISSION
MEETING AGENDA**

Kaitlin Vadla, Chair
Gary Turner, Seat A
Susan Strausbaugh, Seat C
Jenny Smithwick-Aley, Seat D
Thomas Anderson, Seat E
Mark Burton, Seat F
Dennis Murray, Seat G

Wednesday, June 4, 2025, 5:30 PM
Council Chambers, Soldotna, Alaska

Regular Meeting

Page

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

3.1 Planning & Zoning Commission Meeting of May 7, 2025

4. PRESENTATION WITH PRIOR NOTICE

4.1 5 Year Capital Improvement Plan - Kyle Kornelis, Public Works Director

5. PUBLIC HEARINGS

5.1 Resolution PZ 2025-011 - Granting a Conditional Use Permit for a Recreational Lodge within the Rural Residential District at 1045 Roald Avenue

[PZ 2025-011 Postponement.pdf](#)

3

6. UNFINISHED BUSINESS

7. NEW BUSINESS

7.1 Resolution PZ 2025-013 - Recommending Approval of the Soldotna Junction Subdivision Addition No. 24

[PZ 2025-013 Packet Item.pdf](#)

LAYDOWN [RES 2025-013 Presentation.pptx](#)

4 - 33

- 7.2 Resolution PZ 2025-014 - Recommending Approval of the
Sholin Subdivision 2025 Replat
[PZ 2025-014 Packet Item.pdf](#) 
LAYDOWN [RES 2025-014 Presentation.pptx](#) 

34 - 58

8. PUBLIC COMMENTS WITHOUT PRIOR NOTICE

9. INFORMATIONAL ITEMS

10. REPORTS

- 10.1 Mayor and Council Reports
- 10.2 City Manager Report
- 10.3 Director of ED&P Report
- 10.4 Commission Comments

11. ADJOURNMENT

The next Planning & Zoning Commission Meeting is held on July 2, 2025, at 5:30 p.m. All meetings are held in-person in the City Council Chamber, 177 N. Birch Street, Soldotna, Alaska 99669.

Planning & Zoning Commission meetings are broadcast live via the City's website at soldotna.org/streaming and on YouTube at <https://www.youtube.com/@citysoldotna>.

Telephonic/virtual participation: To participate through the Zoom webinar by telephone call 1-669-900-6833 or 1-253-215-8782, or to join from a computer visit <https://us02web.zoom.us/j/84511083895>, the webinar ID is: 845 1108 3895.

Persons who wish to submit written comments may send comments to planning@soldotna.org. The agenda and agenda items are posted on the City's website at soldotna.org/meetingcalendar. To view the agenda or agenda items, select the meeting you are interested in. Copies of agenda items are available at the City Clerk's Office or outside the Council Chamber prior to the meeting. Please contact the City Clerk's Office at 907-262-9107 or cityclerk@soldotna.org for additional details.



SOLDOTNA

Economic Development + Planning

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Linda Mitchell, Director ED+P
DATE: May 30, 2025
SUBJECT: Postponement of Resolution PZ 2025-011 – Conditional Use Permit for a Recreational Lodge at 1045 Roald Avenue

Due to a noticing error, staff is postponing the subject resolution to ensure noticing requirements are met and adequate public comment period is provided.

The subject resolution is postponed to Wednesday, July 2, 2025 Planning and Zoning Commission regular meeting.

CITY OF SOLDOTNA
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2025-013

RECOMMENDING APPROVAL OF THE SOLDOTNA JUNCTION SUBDIVISION ADDITION
NO. 24

WHEREAS, the attached revised plat for the Soldotna Junction Subdivision Addition No. 24 was referred to the City of Soldotna Planning and Zoning Commission, and received from McLane Consulting Inc. on May 5, 2025; and

WHEREAS, the Planning and Zoning Commission conducted a duly advertised review on June 4, 2025, following noticing requirements outlined in Soldotna Municipal Code 16.10.040.E;

WHEREAS, the Planning and Zoning Commission finds:

1. The revised preliminary plat is an 8-lot subdivision with dedicated rights-of-way and easements;
2. The existing lots are legally described as Tract A and Lot 8A, Soldotna Junction Subdivision Addition No. 23;
3. The parent parcel, Tract A has two (2) residential structures, which will be within proposed Lot 6 and the parent parcel, Lot 8A is vacant;
4. The parent parcel, Tract A is zoned Commercial and the parent parcel, Lot 8A is zoned Multi-Family Residential;
5. Surrounding zoning is Rural Residential and Commercial to the north, Commercial to the east, Commercial to the south, and Institutional and Multi-Family Residential to the west;
6. A zoning map amendment (i.e., rezone) was enacted by City Council under Ordinance 2024-041 to rezone portions of the Commercial District to Limited Commercial and Multi-Family Residential with an effective date of the rezone contingent on the final plat recordation;
7. The preliminary plat with the proposed rezone would meet the zoning district requirements with the exception of Lot 6 due to an existing detached shed and potentially an existing residential structure that do not meet the required setbacks for the Multi-Family Residential District, which the detached shed would become a nonconforming structure and the residential structure may become a nonconforming structure; nonconforming structures are subject to SMC 17.10.325 – *Nonconforming uses*;
8. The preliminary plat with the current zoning, Commercial and Multi-Family Residential meets the zoning district requirements;
9. Municipal water and sewer are available within 300 feet of the proposed subdivision;
10. Access to the lots is by Cohoe Street to the north, Foothill Road and Soldotna Avenue to the west, Sterling Highway and Devin Drive to the east, and proposed rights-of-way within the subdivision;
11. Street construction after dedication requires an installation or subdivision agreement pursuant to SMC 12.06.020.C;

12. New street names for the right-of-way dedications must be approved by City Council in accordance with SMC 12.24.050;
13. The plat does not subdivide property within a public improvement district subject to special assessments.
14. There is not a delinquency amount owed to the City of Soldotna for the referenced property;
15. The revised preliminary plat for a subdivision generally meets the standards in Title 16 – *Subdivision Requirements* and applicable requirements established by other titles of the Soldotna Municipal Code (SMC).

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOLDOTNA, ALASKA:

Section 1. That the Commission recommends the Kenai Peninsula Borough Planning Commission approve the Soldotna Junction Subdivision Addition No. 24, subject to the findings as stated above and the following conditions:

1. Prior to the final plat approval, an installation or subdivision agreement must be executed between the City and property owner(s) if street construction is to occur after dedication.
2. Prior to the final plat approval, the subdivider must provide a street naming exhibit for the dedicated right-of-way between the extend rights-of-way, Devin Drive and Farnsworth Boulevard to be recommended by Planning and Zoning Commission and approved by City Council in accordance with SMC 12.24.050.
3. Provide a 30-foot water and sewer easement centered on the existing water main along the south (rear) lot line of Lot 6 and a portion of Lot 5.
4. Multi-way stop signs must be installed within the subdivision as determined by the Public Works Director to mitigate adverse traffic flow and safety concerns.
5. This resolution for the revision to Soldotna Junction Subdivision Addition No. 24 preliminary plat will supersede Resolution PZ 2024-017.

Section 2. A copy of this resolution shall be forwarded to the Kenai Peninsula Borough Planning Department for their consideration.

Section 3. This resolution shall become effective immediately upon its adoption.

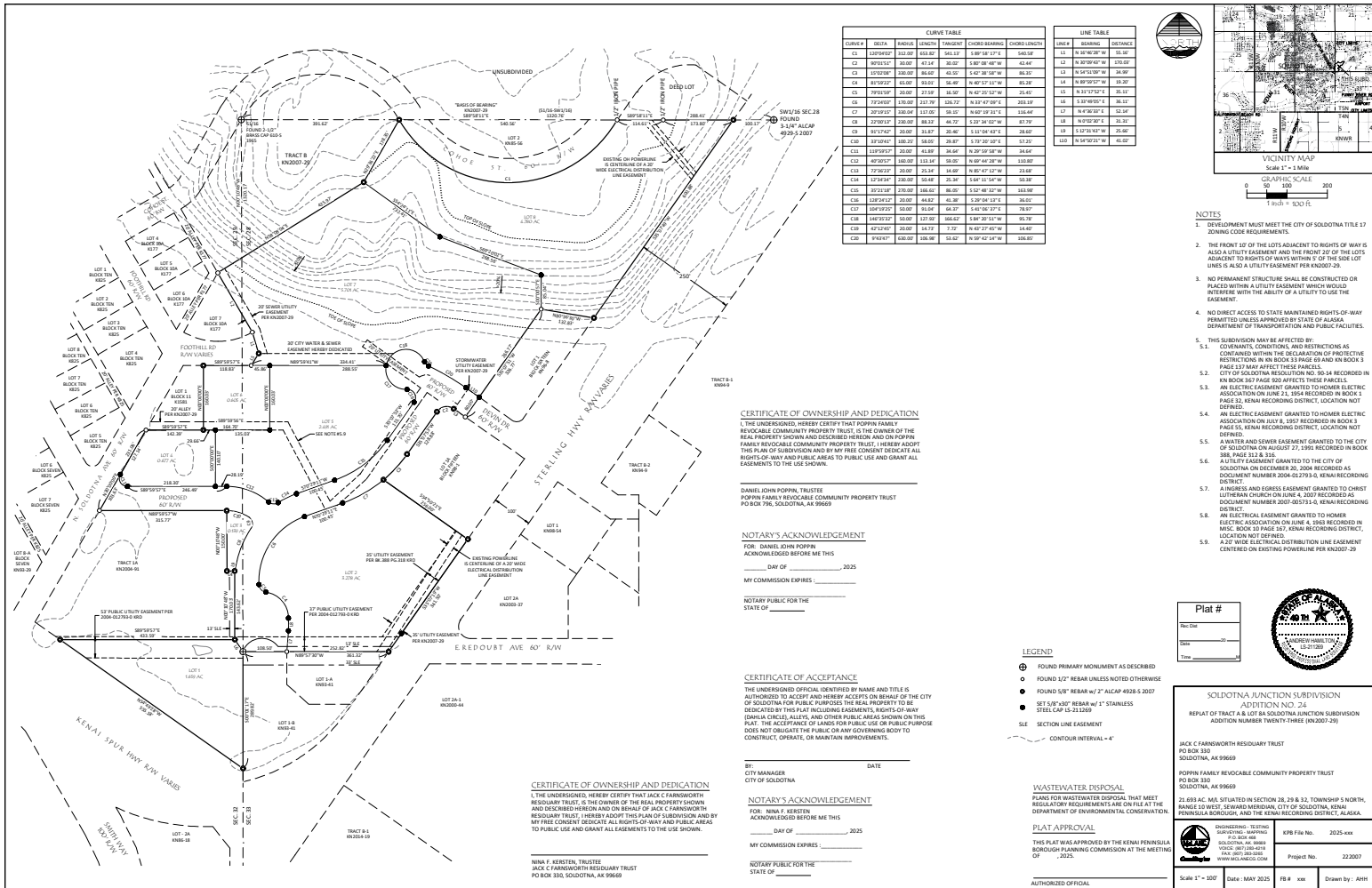
PASSED BY THE PLANNING AND ZONING COMMISSION THIS 4TH DAY OF JUNE, 2025.

Kaitlin Vadla, Chair

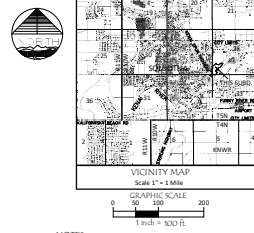
ATTEST:

Linda Mitchell, Economic Development + Planning Director

Yes:
No:
Absent:



CURVE TABLE						LINE TABLE		
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH	LINE #	BEARING
C1	130°00'00"	132.00	433.82	141.13	130°18'17"E	140.52	13	N 89°00'00"W
C2	100°00'00"	200.00	471.24	150.00	140°18'17"E	140.52	14	N 89°00'00"W
C3	170°00'00"	200.00	471.24	150.00	140°18'17"E	140.52	15	N 89°00'00"W
C4	170°00'00"	200.00	471.24	150.00	140°18'17"E	140.52	16	N 89°00'00"W
C5	170°00'00"	200.00	471.24	150.00	140°18'17"E	140.52	17	N 89°00'00"W
C6	170°00'00"	200.00	471.24	150.00	140°18'17"E	140.52	18	N 89°00'00"W
C7	170°00'00"	200.00	471.24	150.00	140°18'17"E	140.52	19	N 89°00'00"W
C8	170°00'00"	200.00	471.24	150.00	140°18'17"E	140.52	20	N 89°00'00"W
C9	170°00'00"	200.00	471.24	150.00	140°18'17"E	140.52	21	N 89°00'00"W
C10	170°00'00"	200.00	471.24	150.00	140°18'17"E	140.52	22	N 89°00'00"W
C11	170°00'00"	200.00	471.24	150.00	140°18'17"E	140.52	23	N 89°00'00"W
C12	170°00'00"	200.00	471.24	150.00	140°18'17"E	140.52	24	N 89°00'00"W
C13	170°00'00"	200.00	471.24	150.00	140°18'17"E	140.52	25	N 89°00'00"W
C14	170°00'00"	200.00	471.24	150.00	140°18'17"E	140.52	26	N 89°00'00"W
C15	170°00'00"	200.00	471.24	150.00	140°18'17"E	140.52	27	N 89°00'00"W
C16	170°00'00"	200.00	471.24	150.00	140°18'17"E	140.52	28	N 89°00'00"W
C17	170°00'00"	200.00	471.24	150.00	140°18'17"E	140.52	29	N 89°00'00"W
C18	170°00'00"	200.00	471.24	150.00	140°18'17"E	140.52	30	N 89°00'00"W
C19	170°00'00"	200.00	471.24	150.00	140°18'17"E	140.52	31	N 89°00'00"W
C20	170°00'00"	200.00	471.24	150.00	140°18'17"E	140.52	32	N 89°00'00"W



- NOTES**
1. DEVELOPMENT MUST MEET THE CITY OF SODDITA TITLE 17 ZONING CODE REQUIREMENTS.
 2. THE FRONT 30' OF THE LOTS ADJACENT TO RIGHTS OF WAY IS ALSO A UTILITY EASEMENT AND THE FRONT 30' OF THE LOTS ADJACENT TO RIGHTS OF WAY WITHIN 1' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT PER EN2007-29.
 3. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED ON PLACES WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
 4. NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALABAMA DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY.
 5. THIS SUBDIVISION MAY BE AFFECTED BY:
 - a. COVENANTS, CONDITIONS, AND RESTRICTIONS AS CONTAINED WITHIN THE DECLARATION OF PROTECTIVE RESTRICTIONS IN BK BOOK 33 PAGE 68 AND BK BOOK 3 PAGE 137 MAY AFFECT THESE PARCELS.
 - b. AN ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JUNE 21, 1994 RECORDED IN BOOK 1 PAGE 31, KENNA RECORDING DISTRICT, LOCATION NOT DEPICTED.
 - c. AN ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JULY 8, 1997 RECORDED IN BOOK 3 PAGE 58, KENNA RECORDING DISTRICT, LOCATION NOT DEPICTED.
 - d. A WATER AND SEWER EASEMENT GRANTED TO THE CITY OF SODDITA ON DECEMBER 20, 2004 RECORDED IN BOOK 388, PAGE 312 & 313.
 - e. A UTILITY EASEMENT GRANTED TO THE CITY OF SODDITA ON DECEMBER 20, 2004 RECORDED AS DOCUMENT NUMBER 2004-021791-1, KENNA RECORDING DISTRICT.
 - f. A HEREDITARY EGRESS EASEMENT GRANTED TO CHRIST LUTHERAN CHURCH ON JUNE 4, 2007 RECORDED AS DOCUMENT NUMBER 2007-052731-1, KENNA RECORDING DISTRICT.
 - g. AN ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JUNE 4, 1993 RECORDED IN BK BOOK 30 PAGE 187, KENNA RECORDING DISTRICT, LOCATION NOT DEPICTED.
 - h. A 21' WIDE ELECTRICAL DISTRIBUTION UTILITY EASEMENT LOCATED ON EXISTING POWERLINE PER EN2007-29.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT POPPIN FAMILY REVOCABLE COMMUNITY PROPERTY TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, 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.

DANIEL JOHN POPPIN, TRUSTEE
POPPIN FAMILY REVOCABLE COMMUNITY PROPERTY TRUST
PO BOX 330, SODDITA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: DANIEL JOHN POPPIN
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE STATE OF _____

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF SODDITA FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAN INCLUDING EASEMENTS, RIGHTS-OF-WAY (DASHED CIRCLES, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAN), THE ACCEPTANCE OF LANDS FOR PUBLIC USE ON PUBLIC PURPOSE DOES NOT CONSTITUTE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: _____ DATE _____
CITY MANAGER
CITY OF SODDITA

NOTARY'S ACKNOWLEDGEMENT

FOR: NINA F. KERSTEN
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE STATE OF _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT JACK C FARNWORTH RESIDUARY TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF JACK C FARNWORTH RESIDUARY TRUST, 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.

NINA F. KERSTEN, TRUSTEE
JACK C FARNWORTH RESIDUARY TRUST
PO BOX 330, SODDITA, AK 99669

- LEGEND**
- ① FOUND 1/2" REBAR UNLESS NOTED OTHERWISE
 - FOUND 1/2" REBAR w/ 2" A/CALP 4928-5-2007
 - SET 1/2" x 30" REBAR w/ 1" STAINLESS STEEL CAP US-211289
 - SECTION LINE EASEMENT
 - CONTOUR INTERVAL = 4'

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

PLAN APPROVAL

THIS PLAN WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 2025.

AUTHORIZED OFFICIAL _____

Plat #

Doc. No. _____

Page _____ of _____

Time _____

SODDITA JUNCTION SUBDIVISION

ADDITION NO. 24

REPLAT OF TRACT A & LOT 16 SODDITA JUNCTION SUBDIVISION

ADDITION NUMBER TWENTY-THREE (EN2007-29)

JACK C FARNWORTH RESIDUARY TRUST
PO BOX 330
SODDITA, AK 99669

POPPIN FAMILY REVOCABLE COMMUNITY PROPERTY TRUST
PO BOX 330
SODDITA, AK 99669

21.693 AC. MA. SITUATED IN SECTION 28, 29 & 32, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, CITY OF SODDITA, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

Division of Geological and Geophysical Surveys
STATE OF ALASKA
1000 W. 10TH AVENUE
ANCHORAGE, AK 99501
WWW.DGG.SOS.ALASKA.GOV

ENR File No. 2025-xxxx

Project No. 222007

Scale 1" = 100' Date: MAY 2025 FB: xxx Drawn by: AHH

To: Planning and Zoning Commission
From: Linda Mitchell, ED+P Director
Date: May 30, 2025
Subject: **Resolution PZ 2025-013.** Recommending Approval of the Soldotna Junction Subdivision Addition No. 24

Request: The applicant is requesting a revision to the preliminary plat, Soldotna Junction Subdivision Addition No. 24 (PZ 2024-017) from a 13-lot phased subdivision to an 8-lot subdivision.

Staff Recommendation: Adopt Resolution PZ 2025-013 recommending approval of the revised preliminary plat subject to the conditions.

GENERAL INFORMATION

Applicant: Andrew Hamilton
McLane Consulting Inc.
P.O. Box 468, Soldotna, AK 99669

Property Owners: Nina Kersten
Dolly M. Farnsworth, Jack C. Farnsworth Residuary Trust
P.O. Box 330, Soldotna, AK 99669

Dan Poppin
Poppin Family Revocable Community Property Trust
P.O. Box 796, Soldotna, AK 99669

Parcel IDs: 059-190-45 (Lot 8A)
059-190-46 (Tract A)

Legal Descriptions: Soldotna Junction Addition Subdivision No. 23 Tract A
Soldotna Junction Addition Subdivision No. 23 Lot 8A

Areas: 21.14 acres (Tract A)
0.56 acres (Lot 8A)

General Location: Kenai Spur Highway and Sterling Highway

Proposed Lot Size:

Lot 1	1.659 acres	(72,266 ft ²)
Lot 2	3.278 acres	(142,790 ft ²)
Lot 3	0.140 acres	(6,055 ft ²)
Lot 4	0.677 acres	(29,490 ft ²)
Lot 5	2.491 acres	(108,508 ft ²)
Lot 6	0.605 acres	(26,354 ft ²)
Lot 7	5.701 acres	(248,336 ft ²)
Lot 8	4.780 acres	(208,217 ft ²)

Existing Zoning: Commercial
Multi-Family Residential

Existing Land Use: Two (2) residential structures on Tract A

Surrounding Zoning and Land Use:

North:	Commercial	Undeveloped Offices
	Rural Residential	Residential Dwelling
South:	Commercial	Offices Eating and Drinking Establishments
East:	Commercial	Eating and Drinking Establishment Automotive Fueling Station Retail Financial Institution
West:	Multi-Family	Multi-family residences
	Institutional	Church

Kenai River Overlay District (KROD): Proposed subdivision is **not** subject to KROD standards.

Utilities: Municipal sewer and water are available within 300 feet

Access:

Lot 1	Kenai Spur Hwy. and proposed right-of-way
Lot 2	Sterling Hwy. and proposed right-of-way
Lots 3 and 5	proposed rights-of-way
Lot 4	N Soldotna Ave. and proposed right-of-way
Lot 6	Foothill Rd.
Lot 7	Foothill Rd. and proposed right-of-way
Lot 8	Cohoe St. and Sterling Hwy.

REQUEST

A revised preliminary plat has been submitted for Resolution PZ 2024-013, which recommended approval of Soldotna Junction Subdivision Addition No. 24, a phased subdivision. The applicant has provided the following summary of changes.

- The right of way location is largely the same except for the cul-de-sac extending off Devin Drive is now a shorter road.
- Previous lots 2 and 3 have been grouped into one lot
- Previous lots 5 and 6 have been grouped
- Previous lots 7-11 have been grouped
- Previous Tract A-1 has been split into two lots.
- The primary reasoning [for the plat revision] is that this is a more economically feasible development for the owners.
- There is no intention to phase the subdivision.

The preliminary plat will subdivide two (2) parcels, a 21.14-acre parcel, Tract A, and a 0.56-acre parcel, Lot 8A into an 8-lot subdivision (*Figure 1*).



Figure 1. The Soldotna Junction Subdivision Addn. No. 24 intends to subdivide two (2) parcels into an 8-lot subdivision.

The land is mostly vacant, except for two (2) residential structures located off Foothill Road on Tract A. In the revised preliminary plat, the two (2) residential structures will be on Lot 6.

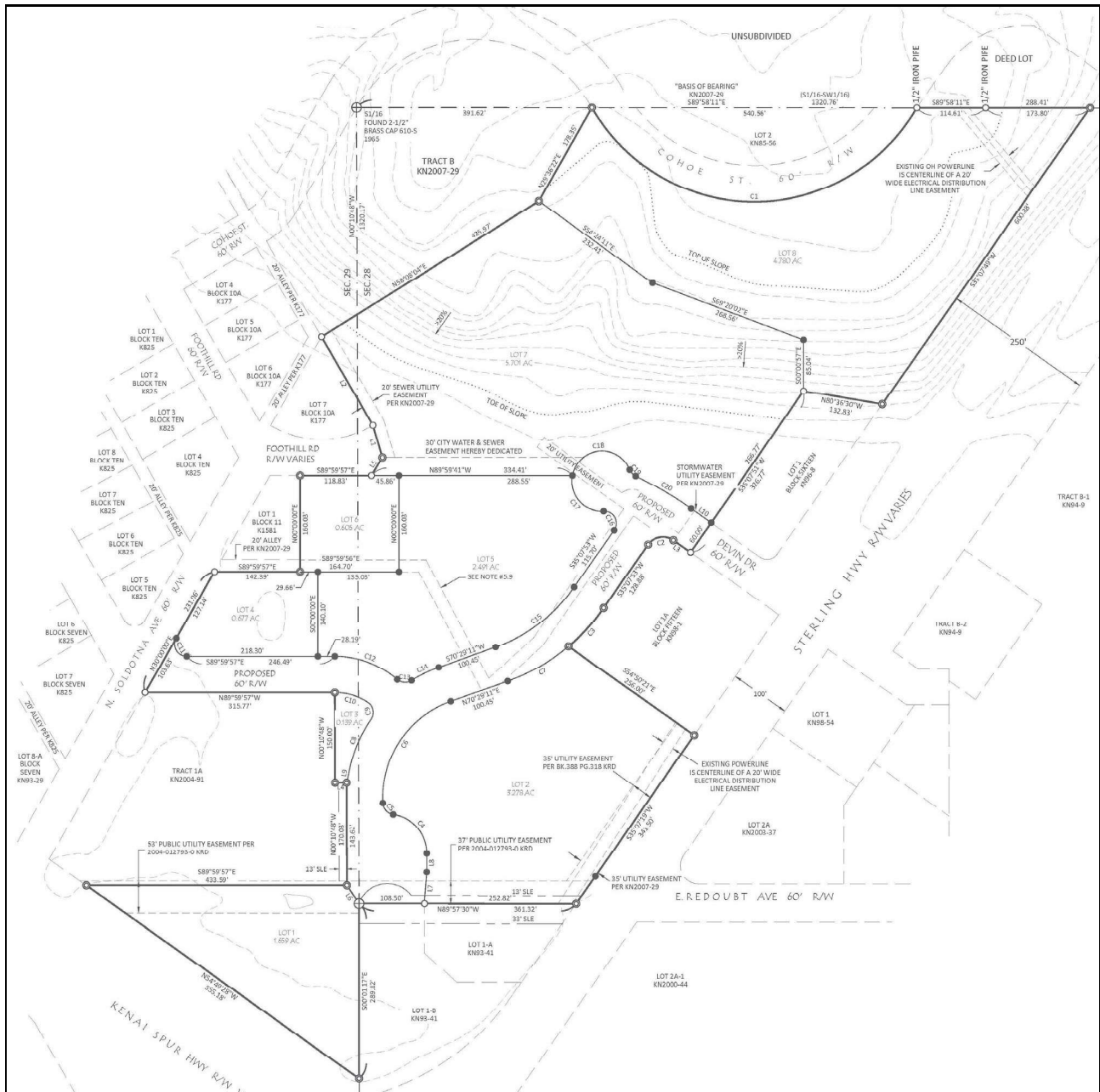


Figure 2. Soldotna Junction Subdivision Addn. No. 24 Preliminary Plat

APPROVAL PROCESS

Authority to review and approve proposed vacations, abbreviated subdivision plats, subdivision plat waivers, and preliminary plats showing a subdivision of land within the corporate boundary of the City of Soldotna is provided by AS 29.40.010 and Kenai Peninsula Borough (KPB) code 20.25.050, and is codified within SMC 16.10.040.

ANALYSIS

General Standards

Standards for subdividing property is intended to meet the public safety, utility, street and public access needs of the city and its residents and to ensure quality development in the city consistent with the comprehensive plan are found in Title 16 – *Subdivision Requirements*.

Zoning. One of the parent parcels, 059-190-45 (Lot 8A), addressed as 150 N Soldotna Avenue is zoned Multi-Family Residential (*Figure 3*). The larger parent parcel, 059-190-46 (Tract A), addressed as 137 and 143 Foothill Road is zoned as Commercial.

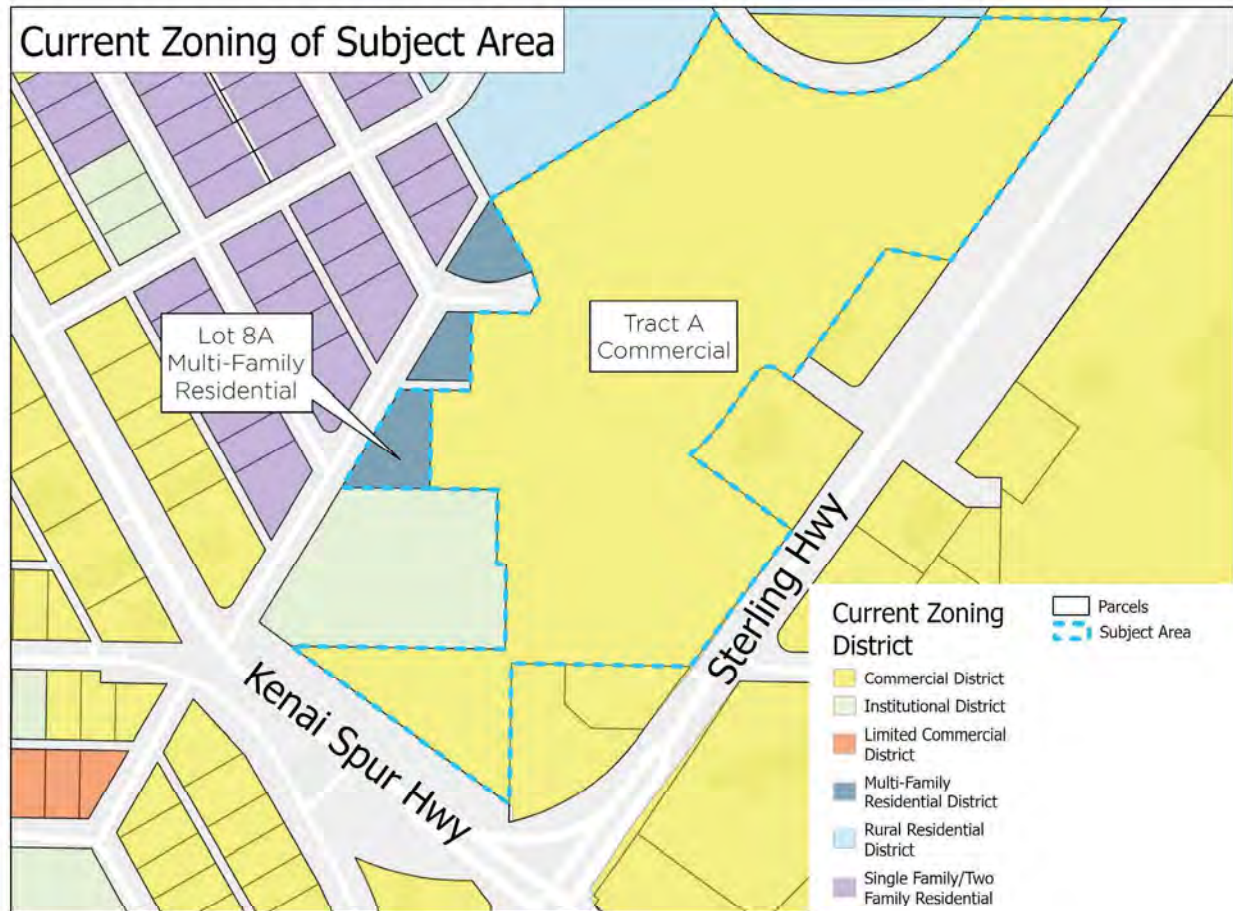


Figure 3. Tract A is zoned Commercial District and Lot 8A is zoned Multi-Family Residential

A zoning map amendment (i.e., rezone) was enacted by City Council under Ordinance 2024-041 to rezone portions of the Commercial District to Limited Commercial and Multi-Family. The effective date of the rezone is contingent on the final plat recordation (*Figure 4*).

In the revised preliminary plat, Lots 1-3 meet Commercial District standards, Lots 4, 5, 7, and 8 meet Limited Commercial District standards, and Lot 6 meets Multi-Family Residential District standards. The existing residential structure on Lot 6 may not meet required (west) side yard setbacks, potentially becoming a nonconforming structure with the proposed rezone. The detached

shed does not meet the rear yard setback and would become a nonconforming structure. Nonconforming structures are subject to SMC 17.10.325 – *Nonconforming uses*.

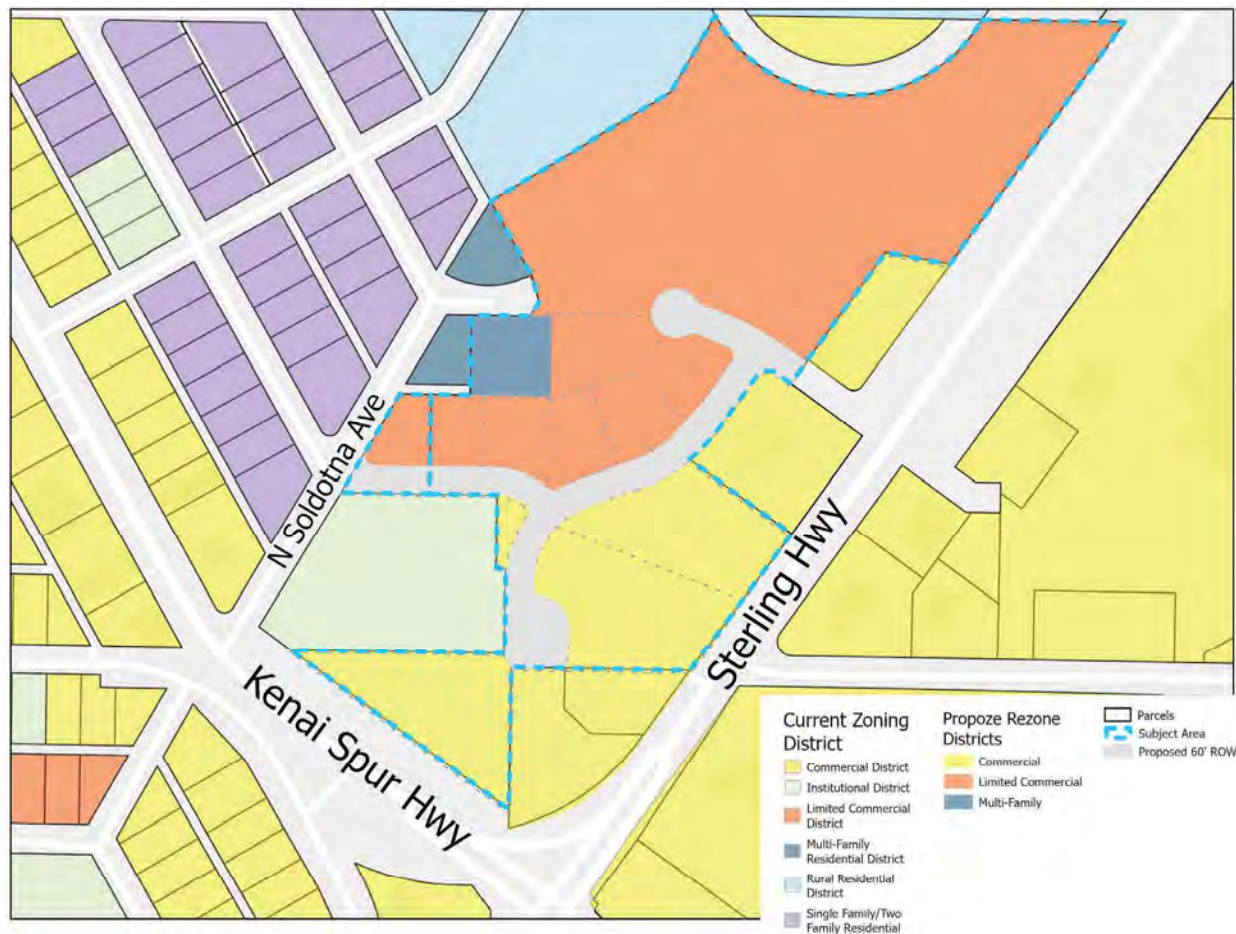


Figure 4. *Proposed Rezone for Soldotna Junction Subdivision Addition No. 24*

Access. Access to the lots is by Cohoe Street to the north, Foothill Road and Soldotna Avenue to the west, Sterling Highway and Devin Drive to the east, and proposed rights-of-way within the subdivision.

Streets. The 60-foot right-of-way dedications conforms to SMC Chapter 12.04 – *City Streets Generally*. The applicant had requested for street construction after dedication to obtain capital for build out from the sales of certain lots. SMC 12.06.020.C states that “*in lieu of street construction prior to dedication, the city and the property owner of record shall enter into an agreement setting forth the terms and conditions of the dedication and its construction.*” An installation or subdivision agreement has been added as a condition of approval (see Condition No. 1).

Street Designation. There are several right-of-way dedications. Two (2) proposed rights-of-way are extension of existing streets, Devin Drive and Farnsworth Boulevard. One of the dedicated right-of-way will require a new street name, which must be approved by City Council in accordance with SMC 12.24.050. A condition has been added that prior to the final plat approval, the proposed street name must be reviewed and approval by City Council (see Condition No. 2).

Utility. A portion of the City's water main is within the 20-foot wide electrical distribution line easement (*Figure 5*). The parent plat (Soldotna Junction Subdivision No. 23) vacated an alleyway, which had previously granted access to the utility. The dedication of a 30-foot water and sewer easement centered on the existing water main along the rear lot line of Lot 6 and a portion of Lot 5 corrects this issue and provides legal access to the City's public infrastructure. The 30-foot water and sewer easement dedication between Foothill Road and the edge of the cul-de-sac aligns with an identified project in the 2015 Soldotna Water Master Plan to address system needs and future service.



Figure 5. *A portion of a water main is within the 20-foot wide electrical distribution line easement.*

Water and Sewer Services. Municipal sewer and water are available within 300 feet of the proposed subdivision. A preliminary design of the water and sewer lines/connections were reviewed by City staff and comments were discussed with the applicant. The final design must conform to SMC Sections 13.10.040 and 13.18.040.

NOTICING AND PUBLIC COMMENTS

In accordance with SMC 16.10.040.E, on May 23, 2025, notices with the meeting date and a copy of the preliminary plat were mailed to property owners within 300 feet of the subject properties. At the time this staff report is published, staff has not received any comments.

DEPARTMENT REVIEW COMMENTS

Staff provided the Public Works Director and Utility Manager the opportunity to comment on the revised subdivision application. No comments were provided.

STAFF RECOMMENDATION

Staff finds that the revised preliminary plat meets the standards in Title 16 – *Subdivision Requirements* and applicable requirements established by other titles of the Soldotna Municipal Code (SMC). Staff recommends the Planning and Zoning Commission adopt Resolution PZ 2025-013, recommending approval of the preliminary plat, Soldotna Junction Subdivision Addition No. 24 to the Kenai Peninsula Borough, subject to the following conditions:

1. Prior to the final plat approval, an installation or subdivision agreement must be executed between the City and property owner(s) if street construction is to occur after dedication.
2. Prior to the final plat approval, the subdivider must provide a street naming exhibit for the dedicated right-of-way between the extend rights-of-way, Devin Drive and Farnsworth Boulevard to be recommended by Planning and Zoning Commission and approved by City Council in accordance with SMC 12.24.050.
3. Provide a 30-foot water and sewer easement centered on the existing water main along the south (rear) lot line of Lot 6 and a portion of Lot 5.
4. Multi-way stop signs must be installed within the subdivision as determined by the Public Works Director to mitigate adverse traffic flow and safety concerns.
5. This resolution for the revision to Soldotna Junction Subdivision Addition No. 24 preliminary plat will supersede Resolution PZ 2024-017.

Attachments:

- A. Location Map
- B. Preliminary Plat
- C. Resolution PZ 2024-017
- D. Parent Plat

ATTACHMENT A: Aerial Map

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REVISED PRELIMINARY PLAT
Soldotna Junction Subdivision Addn. No. 24
Parcel IDs: 059-190-45 & 059-190-46
RESOLUTION PZ 2025-013

SOLDOTNA



Date Printed: 5/30/2025

Map for Reference Only
NOT A LEGAL DOCUMENT



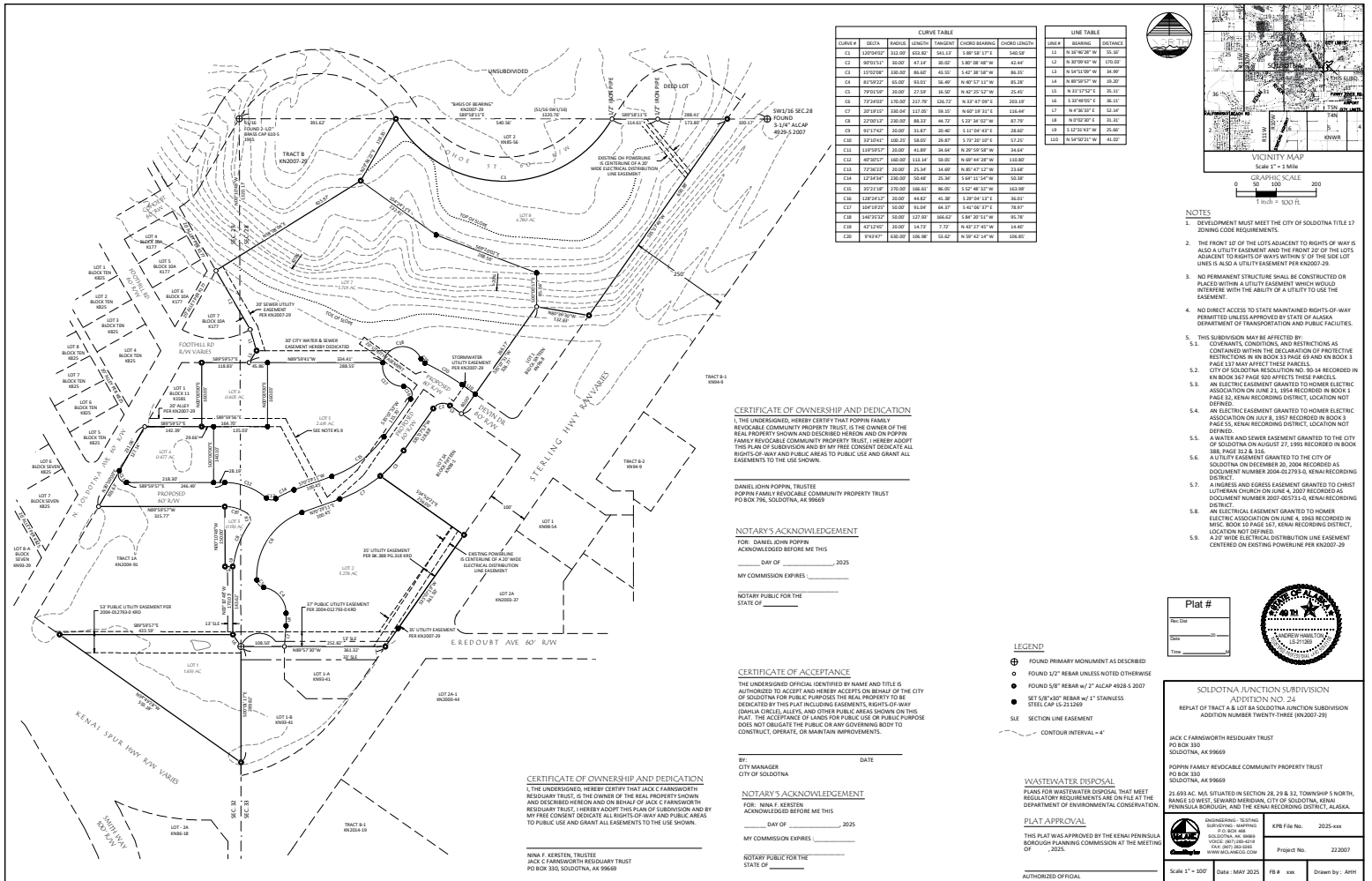
0 250 500 Feet

Legend

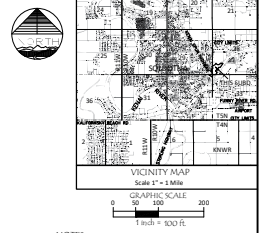
- Parcels
- Subject Area

ATTACHMENT B: Preliminary Plat

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CURVE TABLE						LINE TABLE		
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH	LINE #	BEARING
C1	130°00'00"	132.00	433.87	141.13	130°18'17"E	140.57	13	N 89°40'28"W
C2	100°00'00"	200.00	471.24	200.00	8°40'28"W	434.97	14	N 89°40'28"W
C3	170°00'00"	200.00	471.24	200.00	170°00'00"	434.97	15	N 89°40'28"W
C4	87°00'00"	132.00	433.87	141.13	87°00'00"	140.57	16	N 89°40'28"W
C5	170°00'00"	200.00	471.24	200.00	170°00'00"	434.97	17	N 89°40'28"W
C6	170°00'00"	200.00	471.24	200.00	170°00'00"	434.97	18	N 89°40'28"W
C7	170°00'00"	200.00	471.24	200.00	170°00'00"	434.97	19	N 89°40'28"W
C8	170°00'00"	200.00	471.24	200.00	170°00'00"	434.97	20	N 89°40'28"W
C9	170°00'00"	200.00	471.24	200.00	170°00'00"	434.97	21	N 89°40'28"W
C10	170°00'00"	200.00	471.24	200.00	170°00'00"	434.97	22	N 89°40'28"W
C11	170°00'00"	200.00	471.24	200.00	170°00'00"	434.97	23	N 89°40'28"W
C12	170°00'00"	200.00	471.24	200.00	170°00'00"	434.97	24	N 89°40'28"W
C13	170°00'00"	200.00	471.24	200.00	170°00'00"	434.97	25	N 89°40'28"W
C14	170°00'00"	200.00	471.24	200.00	170°00'00"	434.97	26	N 89°40'28"W
C15	170°00'00"	200.00	471.24	200.00	170°00'00"	434.97	27	N 89°40'28"W
C16	170°00'00"	200.00	471.24	200.00	170°00'00"	434.97	28	N 89°40'28"W
C17	170°00'00"	200.00	471.24	200.00	170°00'00"	434.97	29	N 89°40'28"W
C18	170°00'00"	200.00	471.24	200.00	170°00'00"	434.97	30	N 89°40'28"W
C19	170°00'00"	200.00	471.24	200.00	170°00'00"	434.97	31	N 89°40'28"W
C20	170°00'00"	200.00	471.24	200.00	170°00'00"	434.97	32	N 89°40'28"W



- NOTES**
1. DEVELOPMENT MUST MEET THE CITY OF SODDUTA TITLE 17 ZONING CODE REQUIREMENTS.
 2. THE FRONT 30' OF THE LOTS ADJACENT TO RIGHTS OF WAY IS ALSO A UTILITY EASEMENT AND THE FRONT 30' OF THE LOTS ADJACENT TO RIGHTS OF WAY WITHIN 1' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT PER EN2007-29.
 3. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED ON PLACES WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
 4. NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
 5. THIS SUBDIVISION MAY BE AFFECTED BY:
 - a. COVENANTS, CONDITIONS, AND RESTRICTIONS AS CONTAINED WITHIN THE DECLARATION OF PROTECTIVE RESTRICTIONS IN BK BOOK 33 PAGE 68 AND BK BOOK 3 PAGE 137 MAY AFFECT THESE PARCELS.
 - b. AN ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JUNE 21, 1994 RECORDED IN BOOK 1 PAGE 31, KENAI RECORDING DISTRICT, LOCATION NOT DEFINED.
 - c. AN ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JULY 8, 1997 RECORDED IN BOOK 3 PAGE 58, KENAI RECORDING DISTRICT, LOCATION NOT DEFINED.
 - d. A WATER AND SEWER EASEMENT GRANTED TO THE CITY OF SODDUTA ON DECEMBER 20, 2004 RECORDED IN BOOK 388, PAGE 312 & 313.
 - e. A UTILITY EASEMENT GRANTED TO THE CITY OF SODDUTA ON DECEMBER 20, 2004 RECORDED AS DOCUMENT NUMBER 2004-021793-1, KENAI RECORDING DISTRICT.
 - f. A HEREDITARY EGRESS EASEMENT GRANTED TO CHRIST LUTHERAN CHURCH ON JUNE 4, 2007 RECORDED AS DOCUMENT NUMBER 2007-05273-1, KENAI RECORDING DISTRICT.
 - g. AN ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JUNE 4, 1994 RECORDED IN BK BOOK 33 PAGE 137, KENAI RECORDING DISTRICT, LOCATION NOT DEFINED.
 - h. A 21' WIDE ELECTRICAL DISTRIBUTION UTILITY EASEMENT LOCATED ON EXISTING POWERLINE PER EN2007-29.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT POPPIN FAMILY REVOCABLE COMMUNITY PROPERTY TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, 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.

DANIEL JOHN POPPIN, TRUSTEE
POPPIN FAMILY REVOCABLE COMMUNITY PROPERTY TRUST
PO BOX 330, SODDUTA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: DANIEL JOHN POPPIN
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025.
MY COMMISSION EXPIRES _____
NOTARY PUBLIC FOR THE STATE OF _____

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF SODDUTA FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAN INCLUDING EASEMENTS, RIGHTS OF WAY (DASHED CIRCLES, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAN), THE ACCEPTANCE OF LANDS FOR PUBLIC USE ON PUBLIC PURPOSE DOES NOT CONSTITUTE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: _____ DATE _____
CITY MANAGER
CITY OF SODDUTA

NOTARY'S ACKNOWLEDGEMENT

FOR: NINA F. KERSTEN
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025.
MY COMMISSION EXPIRES _____
NOTARY PUBLIC FOR THE STATE OF _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT JACK C FARNWORTH RESIDUARY TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF JACK C FARNWORTH RESIDUARY TRUST, 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.

NINA F. KERSTEN, TRUSTEE
JACK C FARNWORTH RESIDUARY TRUST
PO BOX 330, SODDUTA, AK 99669

- LEGEND**
- ① FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND 1/2" REBAR UNLESS NOTED OTHERWISE
 - FOUND 1/8" REBAR w/ 2" A/CAP 4928-5 2007
 - SET 1/8" 30" REBAR w/ 1" STAINLESS
 - STEEL CAP US-211269
 - SECTION LINE EASEMENT
 - CONTOUR INTERVAL = 4'

Plat #

Doc. No. _____

Time _____

SODDUTA JUNCTION SUBDIVISION

ADDITION NO. 24

REPLAT OF TRACT A & LOT 16 SODDUTA JUNCTION SUBDIVISION

ADDITION NUMBER TWENTY-THREE (EN2007-29)

JACK C FARNWORTH RESIDUARY TRUST
PO BOX 330
SODDUTA, AK 99669

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21.693 AC. MA. SITUATED IN SECTION 28, 29 & 32, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, CITY OF SODDUTA, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

DISSEMINATION: TESTIMONIAL
JACK C FARNWORTH
SODDUTA, AK 99669
JULY 2025 10:00 AM
JACK C FARNWORTH
PO BOX 330
SODDUTA, AK 99669

878 File No.: 2025-xxxx

Project No.: 222007

Scale 1" = 100' Date: MAY 2025 FB: xxx Drawn by: AHH

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CITY OF SOLDOTNA
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2024-017

RECOMMENDING APPROVAL OF THE SOLDOTNA JUNCTION SUBDIVISION ADDITION
NO. 24 PHASE ONE & TWO

WHEREAS, the attached plat for the Soldotna Junction Subdivision Addition No. 24 Phase One & Two was referred to the City of Soldotna Planning and Zoning Commission, and received from McLane Consulting Inc. on November 12, 2024; and

WHEREAS, the Planning and Zoning Commission conducted a duly advertised review on December 4, 2024, following noticing requirements outlined in Soldotna Municipal Code 16.10.040.E;

WHEREAS, the Planning and Zoning Commission finds:

1. The preliminary plat is a two-phased subdivision with Phase 1 consisting of a 6-lot subdivision, right-of-way dedications, and dedication of a 30-foot water and sewer easement between Foothill Road and edge of the cul-de-sac and Phase 2 is planned for a 7-lot subdivision;
2. The existing lots are legally described as Tract A and Lot 8A, Soldotna Junction Subdivision Addition No. 23;
3. The parent parcel, Tract A has two (2) residential structures, which will be within proposed Lot 12 and the parent parcel, Lot 8A is vacant;
4. The parent parcel, Tract A is zoned Commercial and the parent parcel, Lot 8A is zoned Multi-Family Residential;
5. Surrounding zoning is Rural Residential and Commercial to the north, Commercial to the east, Commercial to the south, and Institutional and Multi-Family Residential to the west;
6. A concurrent application for a zoning map amendment was submitted to petition the proposed Tract A-1 and Lots 5 through 11 to be zoned Limited Commercial and the proposed Lot 12 to be zoned Multi-Family Residential under Resolution PZ 2024-016;
7. The preliminary plat with the proposed rezone would meet the zoning district requirements with the exception of Lot 12 due to an existing detached shed and potentially an existing residential structure that do not meet the required setbacks for the Multi-Family Residential District, which the detached shed would become a nonconforming structure and the residential structure may become a nonconforming structure; nonconforming structures are subject to SMC 17.10.325 – *Nonconforming uses*;
8. The preliminary plat with the current zoning, Commercial and Multi-Family Residential meets the zoning district requirements;
9. Municipal water and sewer are available within 300 feet of the proposed subdivision;
10. Access to the lots is by Cohoe Street to the north, Foothill Road and Soldotna Avenue to the west, Sterling Highway and Devin Drive to the east, and proposed rights-of-way within the subdivision;

11. Street construction after dedication requires an installation or subdivision agreement pursuant to SMC 12.06.020.C;
12. New street names for the right-of-way dedications must be approved by City Council in accordance with SMC 12.24.050;
13. The plat does not subdivide property within a public improvement district subject to special assessments.
14. There is not a delinquency amount owed to the City of Soldotna for the referenced property;
15. The preliminary plat for a phased subdivision generally meets the standards in Title 16 – *Subdivision Requirements* and applicable requirements established by other titles of the Soldotna Municipal Code (SMC).

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOLDOTNA, ALASKA:

Section 1. That the Commission recommends the Kenai Peninsula Borough Planning Commission approve the Soldotna Junction Subdivision Addition No. 24 Phase One & Two, subject to the findings as stated above and the following conditions:

1. Prior to the final plat approval for Phase 1, an installation or subdivision agreement must be executed between the City and property owner(s).
2. All dedications for streets and the 30-foot water and sewer easement between Foothill Road and Devin Drive must be provided in Phase 1.
3. Prior to the final plat approval for Phase 1, the subdivider must provide a street naming exhibit for the dedicated rights-of-way to be recommended by Planning and Zoning Commission and approved by City Council in accordance with SMC 12.24.050.
4. Three stop signs shall be installed within the subdivision.

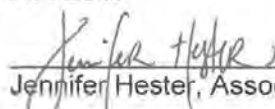
Section 2. A copy of this resolution shall be forwarded to the Kenai Peninsula Borough Planning Department for their consideration.

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED BY THE PLANNING AND ZONING COMMISSION THIS 4TH DAY OF DECEMBER, 2024.


Kaitlin Vadla, Chair

ATTEST:


Jennifer Hester, Associate Planner

Yes: Anderson, Tautfest, Turner, Vadla
No: None
Absent: Burton, Murray, Smithwick-Aley

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RECOMMENDING APPROVAL OF THE (REVISED) SOLDOTNA JUNCTION
SUBDIVISION ADDITION NO. 24

RESOLUTION 2025-013

Linda Mitchell, ED+P Director
June 4, 2025

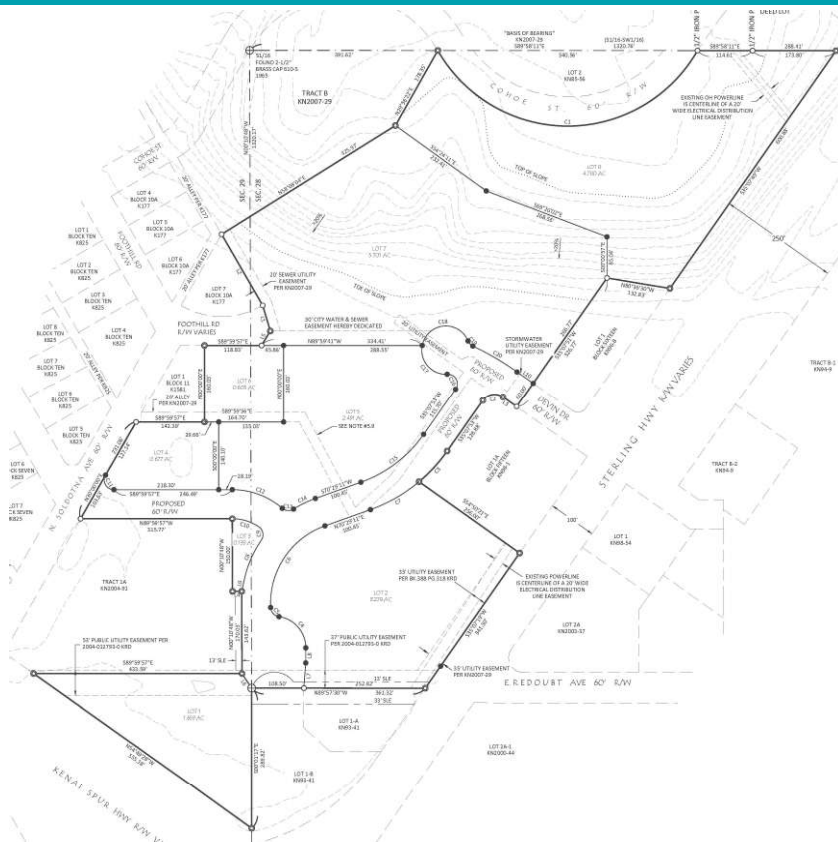


PRELIMINARY PLAT REVISION REQUEST

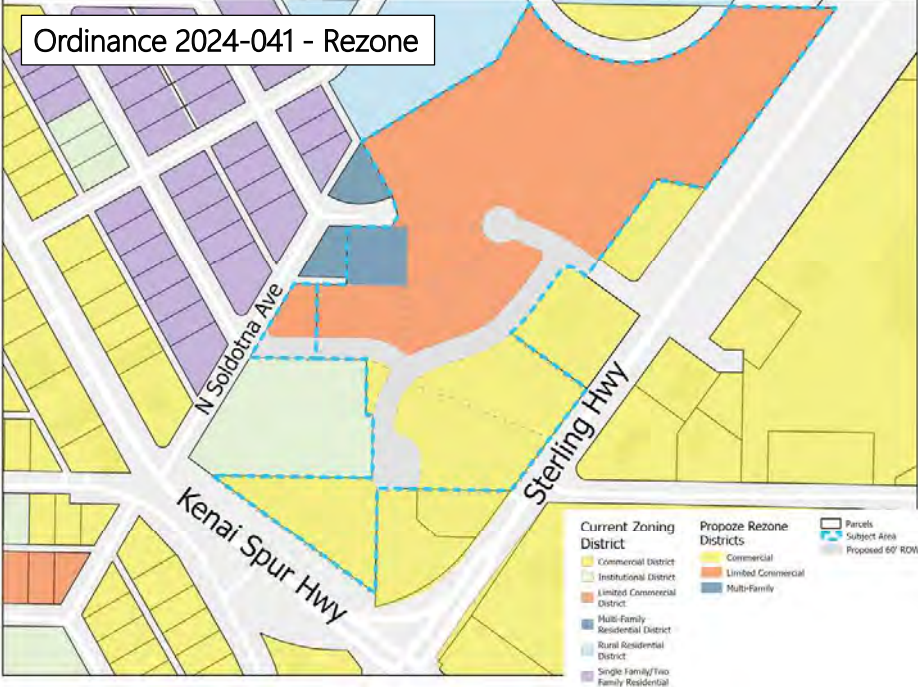
At the December 4, 2024 meeting, P&Z Commission adopted Resolution PZ 2024-013 recommending approval of the subject plat.

Summary of Changes:

- The right of way location is largely the same except for the cul-de-sac extending off Devin Drive is now a shorter road.
- Previous lots 2 and 3 have been grouped, now Lot 2.
- Previous lots 5 and 6 have been grouped, now Lot 4.
- Previous lots 7-11 have been grouped, now Lot 5.
- Previous Tract A-1 has been split into two lots, now Lots 7 and 8.
- The primary reasoning [for the plat revision] is that this is a more economically feasible development for the owners.
- There is no intention to phase the subdivision.



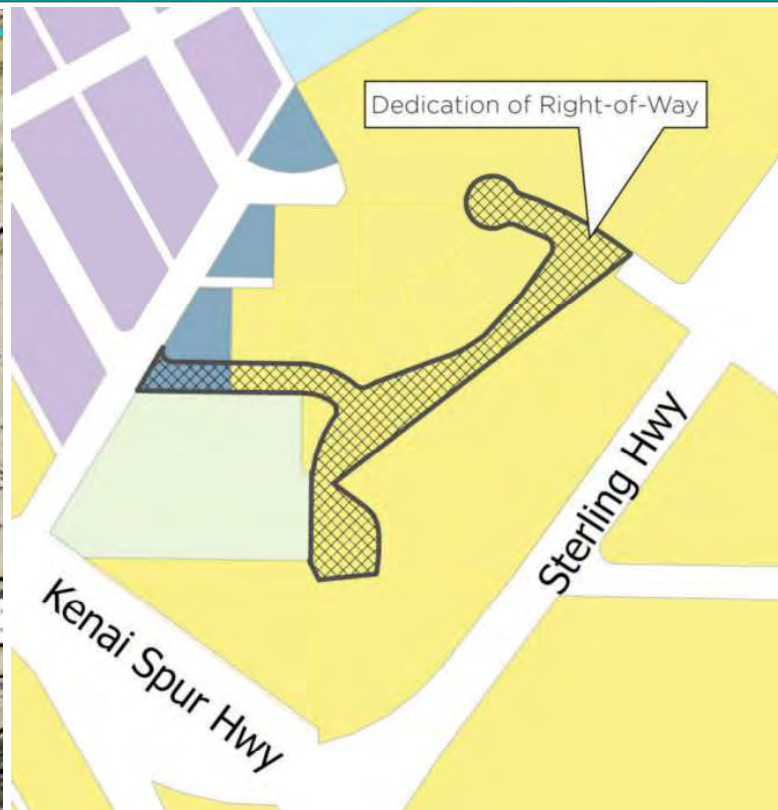
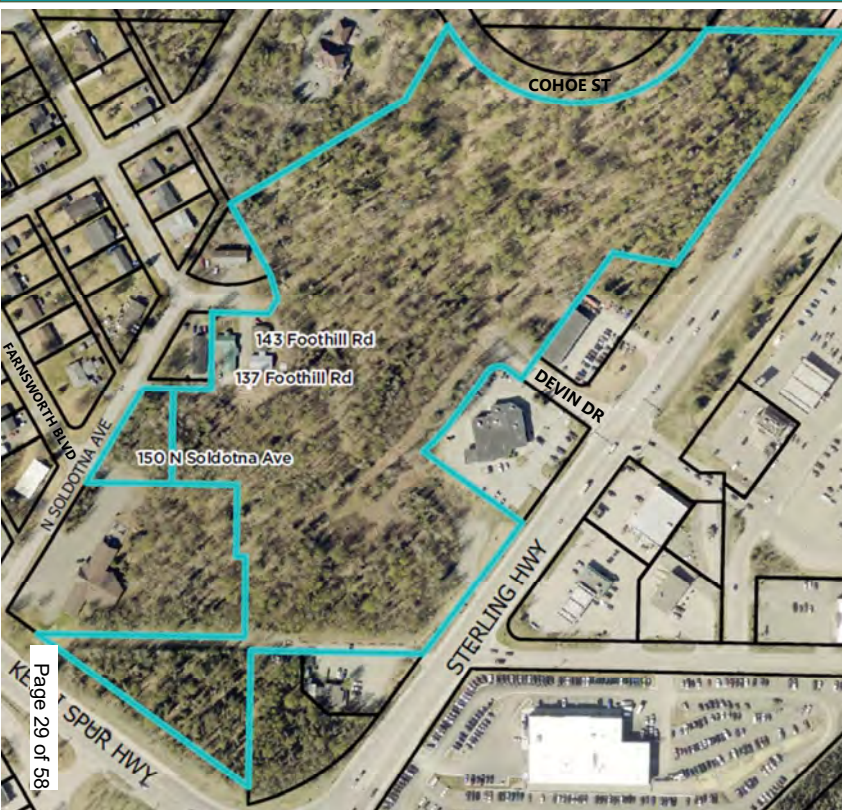
TITLE 16 - SUBDIVISION REQUIREMENTS - ZONING



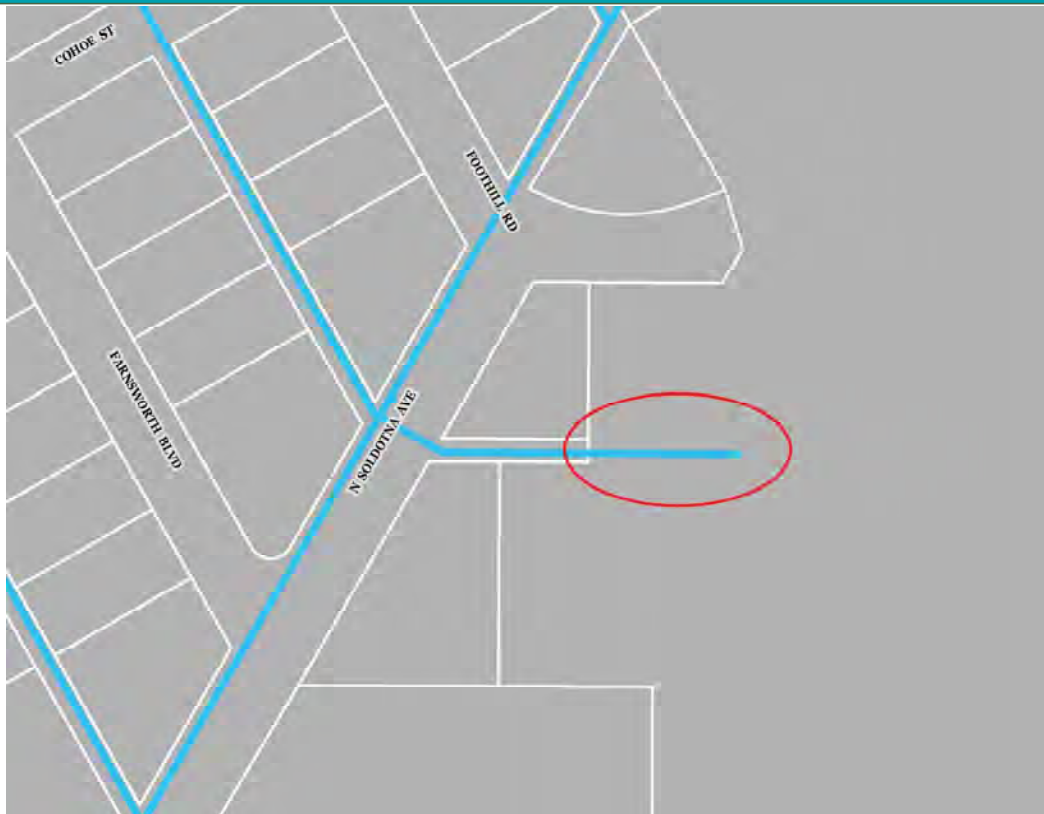
TITLE 16 - SUBDIVISION REQUIREMENTS – ZONING (CONT.)



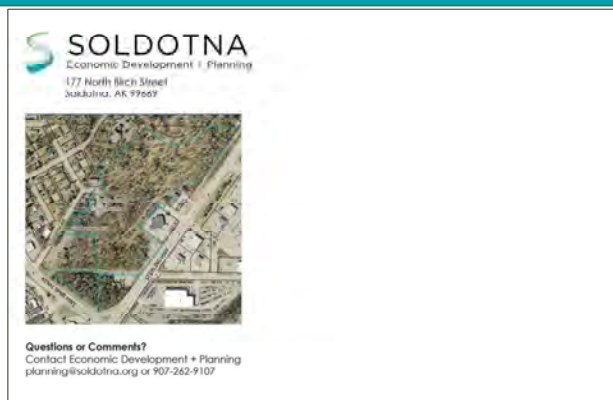
TITLE 16 – SUBD. REQS. – ACCESS & STREET DESIGNATION



TITLE 16 - SUBDIVISION REQUIREMENTS – UTILITY



NOTICING AND COMMENTS



PUBLIC NOTICE

The Planning and Zoning Commission will meet on **Wednesday, June 4, 2025 at 5:30 p.m.** in the City Council Chambers, located in City Hall at 177 N. Birch Street, to consider the following revised Preliminary Plat request:

A recommendation to the Kenai Peninsula Borough for the subdivision affecting two (2) parcels described as Tract A and Lot RA, Soldotna Junction Subdivision Addition No. 23.

Planning and Zoning previously adopted Resolution PZ 2024-017 recommending approval of the subject preliminary plat; however, changes have been to reduce the number of proposed lots and it will no longer be a phased subdivision.

Resolution No. PZ 2025-013
Project Location: 150 N. Soldotna Avenue, 137 & 143 Foothill Road
Zoning Districts: Multi-Family (MF) Residential and Commercial (C)

Planning & Zoning Commission meetings are livestreamed on the City's YouTube channel at <https://www.youtube.com/soldotna>.

Telephonic/virtual participation: To participate through the Zoom webinar by telephone call 1-669-900-6833 or 1-253-215-6782, or to join from a computer visit <https://us02web.zoom.us/j/8451083695>, the webinar ID is: 845 108 3695.

You are being sent this notice in accordance with the Soldotna Municipal Code §§ 10.040 and Soldotna Public Notification Policy, because you are a property owner within 500 feet of the proposed subdivision.

Scan to Submit Comments via Email

Notices were mailed on **May 23, 2025**

Public Comments: None

Department Comments: None

STAFF RECOMMENDATION

Adopt Resolution PZ 2025-013 recommending approval of the preliminary plat, Soldotna Junction Subdivision Addition No. 24 to the Kenai Peninsula Borough, subject to the following conditions:

1. Prior to the final plat approval, an installation or subdivision agreement must be executed between the City and property owner(s) if street construction is to occur after dedication.
 2. Prior to the final plat approval, the subdivider must provide a street naming exhibit for the dedicated right-of-way between the extend rights-of-way, Devin Drive and Farnsworth Boulevard to be recommended by Planning and Zoning Commission and approved by City Council in accordance with SMC 12.24.050.
 3. Provide a 30-foot water and sewer easement centered on the existing water main along the south (rear) lot line of Lot 6 and a portion of Lot 5.
 4. Multi-way stop signs must be installed within the subdivision as determined by the Public Works Director to mitigate adverse traffic flow and safety concerns.
- This resolution for the revision to Soldotna Junction Subdivision Addition No. 24 preliminary plat will supersede Resolution PZ 2024-017.



RECOMMENDING APPROVAL OF THE (REVISED) SOLDOTNA JUNCTION
SUBDIVISION ADDITION NO. 24

RESOLUTION 2025-013

Linda Mitchell, ED+P Director
June 4, 2025



CITY OF SOLDOTNA
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2025-014

RECOMMENDING APPROVAL OF THE
SHOLIN SUBDIVISION 2025 REPLAT

WHEREAS, the attached plat for the Sholin Subdivision 2025 Replat was referred to the City of Soldotna Planning and Zoning Commission, and received from Peninsula Surveying, LLC on May 15, 2025; and

WHEREAS, the Planning and Zoning Commission conducted a duly advertised review on June 4, 2025, following noticing requirements outlined in Soldotna Municipal Code 16.10.040.E; and

WHEREAS, the Planning and Zoning Commission finds:

1. The preliminary plat is a lot line adjustment between Lot 75-A and Lot H-4, Sholin Subdivision, which reverts back to the original plat, Riverview Subdivision Amended and Riverheights Subdivision Amended;
2. Each lot currently has a single-family dwelling with accessory structures with the proposed Lot 75-A1 will no longer have an accessory structure;
3. The single-family dwelling and accessory structure(s) on the proposed Lot 75-A1 may become nonconforming structures due to 20-foot rear yard setback requirement in the SF/TF Residential District;
4. Both lots are zoned Single-Family/Two-Family (SF/TF) Residential;
5. Surrounding zoning is SF/TF Residential;
6. Municipal water and sewer are available within 300 feet of the proposed subdivision;
7. Access to the lots is via W. Riverview Avenue;
8. The plat does not subdivide property within a public improvement district subject to special assessments.
9. There is not a delinquency amount owed to the City of Soldotna for the referenced property;
10. The preliminary plat generally meets the standards in Title 16 – *Subdivision Requirements* and applicable requirements established by other titles of the Soldotna Municipal Code (SMC).

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOLDOTNA, ALASKA:

Section 1. That the Commission recommends the Kenai Peninsula Borough Planning Commission approve the Sholin Subdivision 2025 Replat, subject to the findings as stated above and the following conditions:

1. Remove the indicated 20-foot building setbacks along the rights-of-way and update note no. 1 to “Development must meet the City of Soldotna, Title 17 – Zoning Code”.

2. Prior to the final plat approval, provide an as-built for City staff to determine the nonconforming status of the structures on the proposed lots.

Section 2. A copy of this resolution shall be forwarded to the Kenai Peninsula Borough Planning Department for their consideration.

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED BY THE PLANNING AND ZONING COMMISSION THIS 4TH DAY OF JUNE, 2025.

Kaitlin Vadla, Chair

ATTEST:

Linda Mitchell, ED+P Director

Yes:
No:
Absent:

Wednesday, June 4, 2025, 5:30 PM Council Chambers, Soldotna, Alaska Regular Meeting

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**

Chair Vadla called the Regular Soldotna Planning & Zoning Commission meeting of June 4, 2025 to order at 5:30 p.m.

There were present:

Chair Kaitlin Vadla

Dennis Murray

Genevieve Smithwick-Aley

Susan Strausbaugh

comprising a quorum of the Commission.

Vice Chair Mark Burton (Excused Absence)

Thomas Anderson (Excused Absence)

Gary Turner (Excused Absence)

Also in attendance were:

Dan Nelson, Council Member Ex-Officio Representative to P&Z Commission

Linda Mitchell, Director of Economic Development and Planning

Kyle Kornelis, Public Works Director

Johni Blankenship, City Clerk

Beth McDonald, Associate Planner

2. **APPROVAL OF AGENDA**

Commissioner Smithwick-Aley moved to approve the agenda.

Motion to Approve the Agenda

Moved by: Jenny Smithwick-Aley

Seconded by: Susan Strausbaugh

Yes Kaitlin Vadla, Susan Strausbaugh, Jenny
Smithwick-Aley, and Dennis Murray

Approved 4-0

3. APPROVAL OF MINUTES

- 3.1 Planning & Zoning Commission Meeting of May 7, 2025
[Planning & Zoning Commission - May 07 2025 - Minutes - Html](#)



Commissioner Murray moved to approve the May 7, 2025
Planning & Zoning Commission Meeting Minutes.

Motion to Approve the May 7, 2025 Planning & Zoning
Commission Meeting Minutes

Moved by: Dennis Murray

Seconded by: Susan Strausbaugh

Yes Kaitlin Vadla, Susan Strausbaugh, Jenny
Smithwick-Aley, and Dennis Murray

Approved 4-0

4. PRESENTATION WITH PRIOR NOTICE

- 4.1 5 Year Capital Improvement Plan - Kyle Kornelis, Public Works
Director
Public Works Director Kyle Kornelis presented the 5-Year
Capital Improvement Plan process and offered the
Commissioners an opportunity to make comments and
recommendations.

5. PUBLIC HEARINGS

- 5.1 Resolution PZ 2025-011 - Granting a Conditional Use Permit
for a Recreational Lodge within the Rural Residential District
at 1045 Roald Avenue
Commissioner Murray moved to approve Resolution PZ 2025-
011.

ED&P Director Mitchell requested Resolution PZ 2025-011 be postponed until July 2, 2025 in order to allow for additional public hearing.

Chair Vadla opened the public comment period. With no one wishing to speak the public comment period was closed and the item was back before the Commission.

Commissioner Murray moved to postpone PZ Resolution 2025-011 until July 2, 2025.

Motion to Postpone Resolution PZ 2025-011 to July 2, 2025.

Moved by: Dennis Murray

Seconded by: Susan Strausbaugh

Yes Kaitlin Vadla, Susan Strausbaugh, Jenny Smithwick-Aley, and Dennis Murray

Motion to Postpone Approved 4-0

6. UNFINISHED BUSINESS

7. NEW BUSINESS

- 7.1 Resolution PZ 2025-013 - Recommending Approval of the Soldotna Junction Subdivision Addition No. 24
Commissioner Smithwick-Aley moved to approve Resolution PZ 2025-013.

ED&P Director Mitchell provided a staff report.

Chair Vadla opened the public comment period.

Mike McLane addressed the Commission in support of PZ Resolution 2025-013.

With no one else wishing to speak, the public comment period was closed and the item was back before the Commission.

Motion to approve Resolution PZ 2025-013.

Moved by: Jenny Smithwick-Aley

Seconded by: Susan Strausbaugh

Yes

Kaitlin Vadla, Susan Strausbaugh, Jenny
Smithwick-Aley, and Dennis Murray

Approved 4-0

- 7.2 Resolution PZ 2025-014 - Recommending Approval of the
Sholin Subdivision 2025 Replat
Chair Vadla declared a potential conflict noting that her
parents owned the property in question.
Chair Vadla passed the gavel to Commissioner Murray.
Commissioner Murray declared a conflict did not exist and
Chair Vadla participated in discussion and voting on the item.
Commissioner Murray returned the gavel to Chair Vadla.
Commissioner Smithwick-Aley moved to approve Resolution
PZ 2025-014.
Chair Vadla opened the public comment period.
Penny Vadla addressed the Commission in support of PZ
Resolution 2025-014.
With no one else wishing to speak, the public comment
period was closed.
Motion to Approve Resolution PZ 2025-014

Moved by: Jenny Smithwick-Aley

Seconded by: Dennis Murray

Yes

Kaitlin Vadla, Susan Strausbaugh, Jenny
Smithwick-Aley, and Dennis Murray

Approved 4-0

8. PUBLIC COMMENTS WITHOUT PRIOR NOTICE

Chair Vadla opened the public comment period. With no one wishing to
speak, the public comment period was closed.

9. INFORMATIONAL ITEMS

None.

10. REPORTS

- 10.1 Mayor and Council Reports
Council Member Nelson provided a City Council update report.
- 10.2 City Manager Report
None.
- 10.3 Director of ED&P Report
Director Mitchell thanked the Commissioners for attending the training work session last month. She announced an additional training work session would be coming in the fall. She reported on the Accessory Dwelling Unit (ADU) regulations and noted a work session and code revision legislation would be forthcoming.
- 10.4 Commission Comments
Chair Vadla commented on property taxes within the City of Soldotna, noting that the small amount of property tax paid by the property owners in the city, did not offset the costs associated with the Field House.

11. ADJOURNMENT

Chair Vadla adjourned the meeting at 7:01 p.m.

I certify the above represents accurate minutes of the Soldotna Planning & Zoning Commission meeting of June 4, 2025.

Linda Mitchell, Director of Economic Development and Planning

June 6, 2025

McLane Consulting
PO Box 468
Soldotna, AK 99669
ahamilton@mclanecg.com

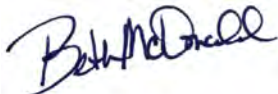
RE: Notice of Recommendation - Resolution PZ2025-013 – Preliminary Plat - Soldotna Junction Subdivision Addition No. 24

Dear McLane Consulting:

On Wednesday, June 4, 2025, the City of Soldotna Planning and Zoning Commission recommended approval of Resolution PZ2025-013 for Preliminary Plat Soldotna Junction Subdivision Addition NO. 24. **An installation agreement is required.** Enclosed is a copy of the resolution.

If you have any questions, please contact Economic Development and Planning Department at 907-7141234 or planning@soldotna.org.

Sincerely,



Beth McDonald
Associate Planner

Enclosure

cc: Beverly Carpenter, KPB Planning Department (bcarpenter@kpb.us)

CITY OF SOLDOTNA
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2025-013

RECOMMENDING APPROVAL OF THE SOLDOTNA JUNCTION SUBDIVISION ADDITION
NO. 24

WHEREAS, the attached revised plat for the Soldotna Junction Subdivision Addition No. 24 was referred to the City of Soldotna Planning and Zoning Commission, and received from McLane Consulting Inc. on May 5, 2025; and

WHEREAS, the Planning and Zoning Commission conducted a duly advertised review on June 4, 2025, following noticing requirements outlined in Soldotna Municipal Code 16.10.040.E;

WHEREAS, the Planning and Zoning Commission finds:

1. The revised preliminary plat is an 8-lot subdivision with dedicated rights-of-way and easements;
2. The existing lots are legally described as Tract A and Lot 8A, Soldotna Junction Subdivision Addition No. 23;
3. The parent parcel, Tract A has two (2) residential structures, which will be within proposed Lot 6 and the parent parcel, Lot 8A is vacant;
4. The parent parcel, Tract A is zoned Commercial and the parent parcel, Lot 8A is zoned Multi-Family Residential;
5. Surrounding zoning is Rural Residential and Commercial to the north, Commercial to the east, Commercial to the south, and Institutional and Multi-Family Residential to the west;
6. A zoning map amendment (i.e., rezone) was enacted by City Council under Ordinance 2024-041 to rezone portions of the Commercial District to Limited Commercial and Multi-Family Residential with an effective date of the rezone contingent on the final plat recordation;
7. The preliminary plat with the proposed rezone would meet the zoning district requirements with the exception of Lot 6 due to an existing detached shed and potentially an existing residential structure that do not meet the required setbacks for the Multi-Family Residential District, which the detached shed would become a nonconforming structure and the residential structure may become a nonconforming structure; nonconforming structures are subject to SMC 17.10.325 – *Nonconforming uses*;
8. The preliminary plat with the current zoning, Commercial and Multi-Family Residential meets the zoning district requirements;
9. Municipal water and sewer are available within 300 feet of the proposed subdivision;
10. Access to the lots is by Cohoe Street to the north, Foothill Road and Soldotna Avenue to the west, Sterling Highway and Devin Drive to the east, and proposed rights-of-way within the subdivision;
11. Street construction after dedication requires an installation or subdivision agreement pursuant to SMC 12.06.020.C;

12. New street names for the right-of-way dedications must be approved by City Council in accordance with SMC 12.24.050;
13. The plat does not subdivide property within a public improvement district subject to special assessments.
14. There is not a delinquency amount owed to the City of Soldotna for the referenced property;
15. The revised preliminary plat for a subdivision generally meets the standards in Title 16 – *Subdivision Requirements* and applicable requirements established by other titles of the Soldotna Municipal Code (SMC).

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOLDOTNA, ALASKA:

Section 1. That the Commission recommends the Kenai Peninsula Borough Planning Commission approve the Soldotna Junction Subdivision Addition No. 24, subject to the findings as stated above and the following conditions:

1. Prior to the final plat approval, an installation or subdivision agreement must be executed between the City and property owner(s) if street construction is to occur after dedication.
2. Prior to the final plat approval, the subdivider must provide a street naming exhibit for the dedicated right-of-way between the extend rights-of-way, Devin Drive and Farnsworth Boulevard to be recommended by Planning and Zoning Commission and approved by City Council in accordance with SMC 12.24.050.
3. Provide a 30-foot water and sewer easement centered on the existing water main along the south (rear) lot line of Lot 6 and a portion of Lot 5.
4. Multi-way stop signs must be installed within the subdivision as determined by the Public Works Director to mitigate adverse traffic flow and safety concerns.
5. This resolution for the revision to Soldotna Junction Subdivision Addition No. 24 preliminary plat will supersede Resolution PZ 2024-017.

Section 2. A copy of this resolution shall be forwarded to the Kenai Peninsula Borough Planning Department for their consideration.

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED BY THE PLANNING AND ZONING COMMISSION THIS 4TH DAY OF JUNE, 2025.


Kaitlin Vadla, Chair

ATTEST:


Linda Mitchell, Economic Development + Planning Director

Yes: Strausbaugh, Smithwick-Aley, Murray, Vadla
No: None
Absent: Burton, Anderson, Turner